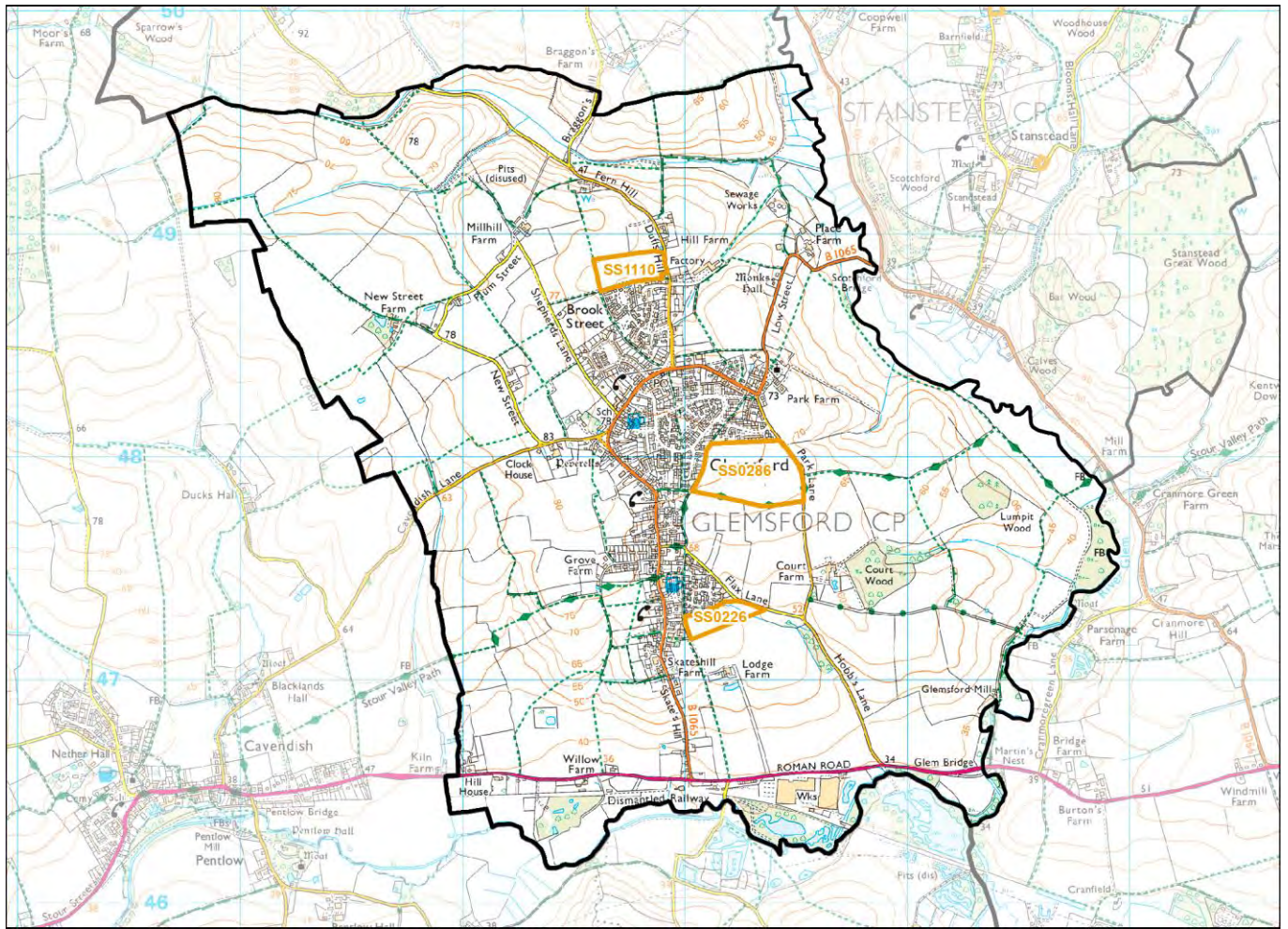


# Glemsford



 Employment  Residential

**Site Name:** Land south-east of George Lane,  
Glensford

**Main SS ID:** SS0226

**LA/LS ID:**

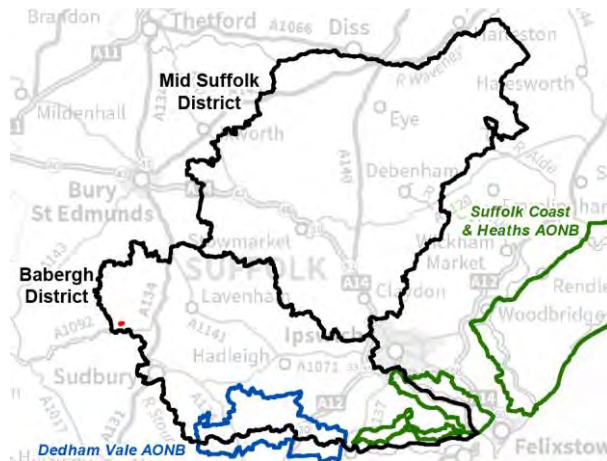
**Type:** SS0226 - Residential

**Parish:** Glensford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is comprised of a small area within a large arable field. Land is very gently sloping, lying between 52m AOD and 65m AOD. Field edges are exposed and not bound by any fences or hedgerows. A small watercourse runs near to the north eastern edge of the site.

### Settlement form and edge

Moderate-low

The site is adjacent to existing development in Glensford which is located to the north and west. Historically, the settlement had a linear form although this has been altered by modern infill development. Development of the site would not be out of keeping with the existing settlement form although it could further detract from the traditional linear settlement form. The current settlement is not well integrated into the landscape as there are no boundary features.

### Settlement setting

Moderate-low

The site contributes to the agricultural setting of the existing settlement. Development would not significantly reduce the sense of separation between Glensford and other settlements, although it could be perceived as narrowing the gap between Glensford and Lodge Farm.

### Views

Moderate

The flat and open character of the landscape enables expansive views. There is intervisibility with the public footpaths that run along the northern and western edges of the site as well as from Flax Lane to the north. Existing properties to the north and west also overlook the site. The open character of the landscape gives the site localised visual prominence.

### Perceptual qualities

Moderate

The site has an open and expansive character due to the large field sizes and lack of boundary vegetation. The site is undeveloped, although clear views of existing development create an association with the settlement.

### Cultural and historical associations

Moderate-low

The HLC identifies the site to be a post-1950s agricultural landscape. There are no designated heritage features within the site. Glensford Conservation Area is located 60m to the west of the site, although there is little intervisibility due to intervening development.

### Overall Landscape Sensitivity - Residential development

Moderate-low

The site has Low-moderate landscape sensitivity to residential development. Development would not be at odds with the existing settlement pattern and there are no designated natural or heritage features. Sensitivities include the open, expansive character which enables long views and undeveloped setting provided to existing settlement. If this site were to be developed in combination with one of more sites around Glensford the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land south of Kings Road,  
Glemsford

**Main SS ID:** SS0286

**LA/LS ID:**

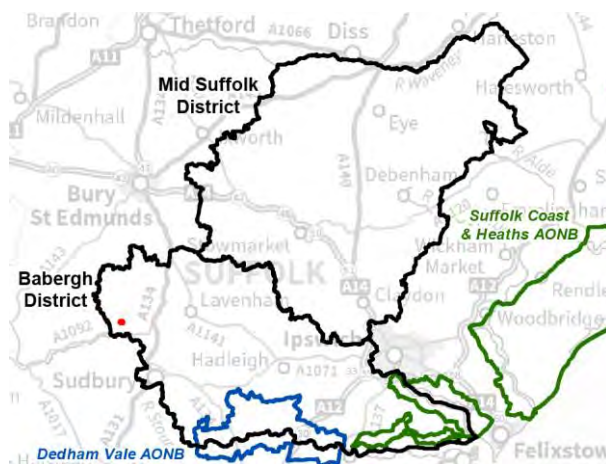
**Type:** SS0286 - Residential

**Parish:** Glemsford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is a gently sloping large field with elevation between 70m AOD and 80m AOD. Current land use is arable agriculture. Most of the field is bound by low-cut hedgerows with occasional trees, although there is no boundary feature on the eastern edge, adjacent to Park Lane.

### Settlement form and edge

Moderate

The site is adjacent to existing development in Glemsford which is located to the north and west. Historically, the settlement had a linear form although this has been altered by modern infill development. Development of this site would further alter the settlement form, creating a more nucleated settlement pattern. The site is not located beyond any significant boundary feature.

### Settlement setting

Moderate-low

The site contributes to the rural and undeveloped setting to the eastern side of the village. It makes limited contribution to the sense of separation between the settlement and outlying farmsteads.

### Views

Moderate

Views are long and open due to the expansive character of the landscape with limited or low-cut boundary vegetation. The Stour Valley Long Distance Path runs along the southern boundary and enables views across the site. There is also intervisibility with existing properties on Kings Road and The Pippins.

### Perceptual qualities

Moderate

The site has an agricultural character as a result of the extensive surrounding arable land use. The extensive views of existing development on the edge of Glemsford create an association with the settlement. Due to the large size of the field and the low clipped or absent hedgerows, the site has an open and expansive character.

### Cultural and historical associations

Moderate-low

The HLC indicates that field boundaries are of pre-18th century origin. Glemsford Conservation Area is located within 150m of the site, however there is no intervisibility due to intervening development. There are no designated heritage features within the site.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has moderate landscape sensitivity to residential development. Development of this site would further erode the historic linear settlement pattern and is likely to be prominent within the landscape due to the open and expansive character which enables long views. It also provides part of the rural setting to the Stour Valley Long Distance Path. Factors which reduce sensitivity include the relatively flat landform and lack of designated natural or heritage features.

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

**Site Name:** Land west of Duffs Hill,  
Glemsford

**Main SS ID:** SS1110

**LA/LS ID:**

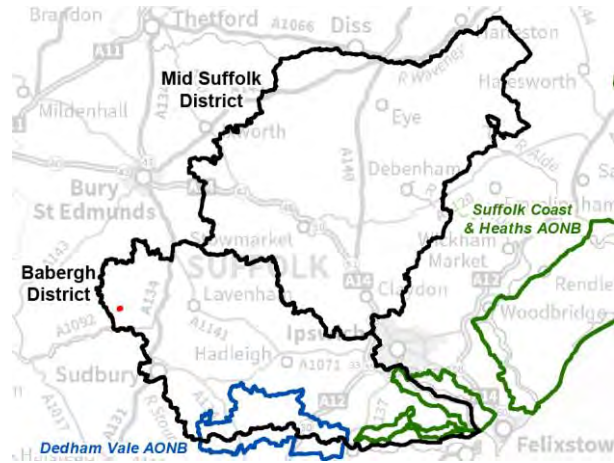
**Type:** SS1110 - Residential

**Parish:** Glemsford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is comprised of the south-eastern part of a large arable field located to the north of Glemsford. Land is gently sloping, between 65m AOD in the south to and 70m AOD in the north. The site is bound along its eastern edge (Duffs Hill) by garden fences and hedgerows of varying height.

### Settlement form and edge

Moderate

The site is adjacent to existing settlement to the south. Historically, the settlement had a linear form although this has been altered by modern infill development. Development here would be perceived as encroachment into the countryside but would not cause a significant change in settlement form. The north and western edges of the site are open.

### Settlement setting

Moderate

The site contributes to the rural character of the existing settlement. Development would increase the sense of coalescence between the current settlement edge and Hill Farm to the north east of the site but would still leave some sense of separation.

### Views

Moderate

Views to the north and west are open due to the lack of boundary vegetation, although slightly limited by the gently sloping landform. There is intervisibility with public footpaths which run immediately adjacent to the south and west of the site.

### Perceptual qualities

Moderate

The site has a strong rural character, and experiences dark night skies as a result of its undeveloped nature and rural location. The limited boundary vegetation creates an expansive and open character within the site.

### Cultural and historical associations

Moderate

The site is located adjacent to Glemsford Conservation Area. There are several listed properties immediately to the south east of the site, properties on Chequers Lane (Grade II listed) and The Crown Inn (Grade II\* listed), and Hill Farmhouse and outbuildings to the north east (Grade II listed). The HLC indicates that field boundaries are of pre-18th century origin

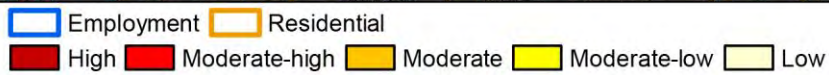
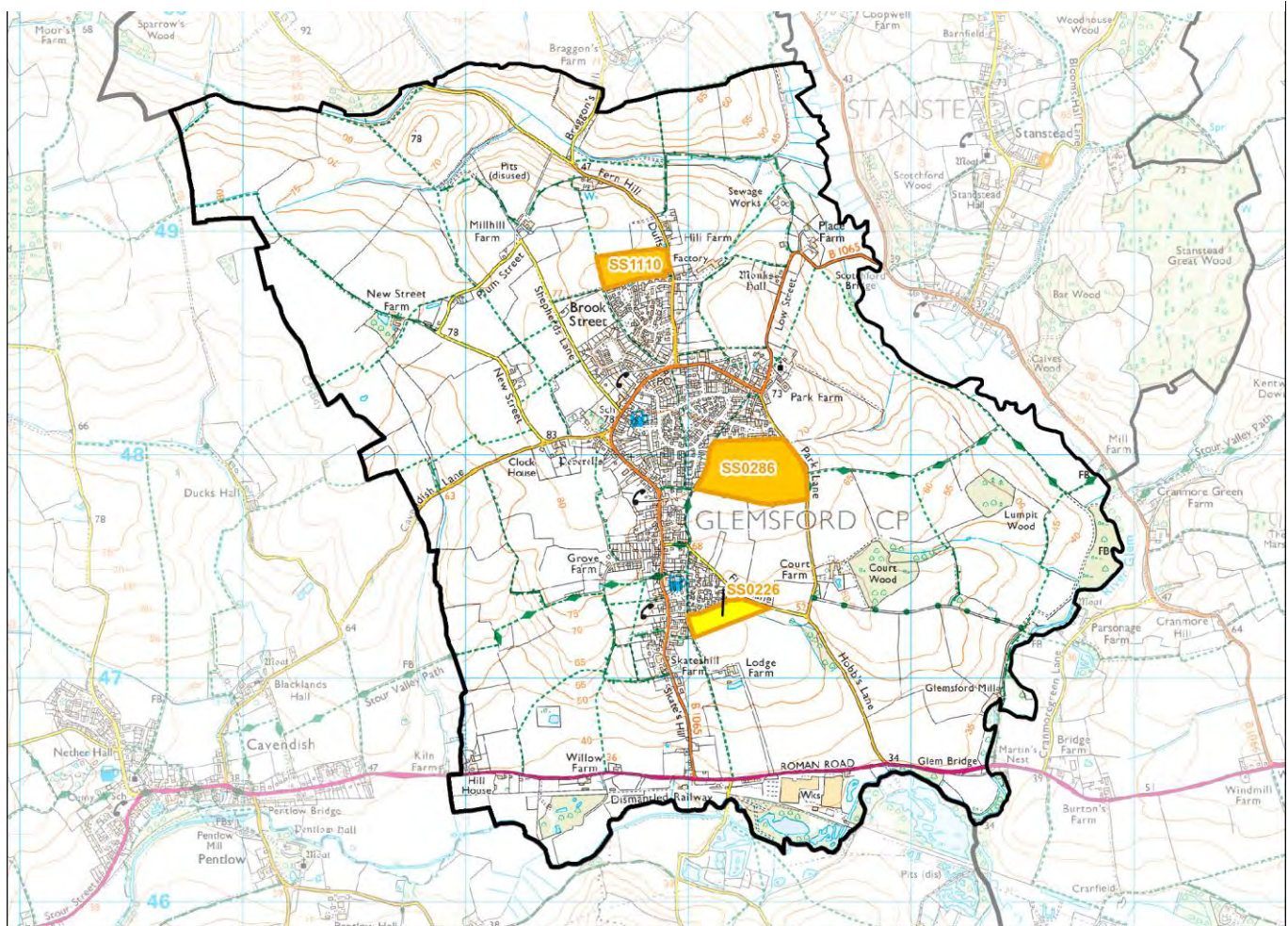
### Overall Landscape Sensitivity - Residential development

Moderate

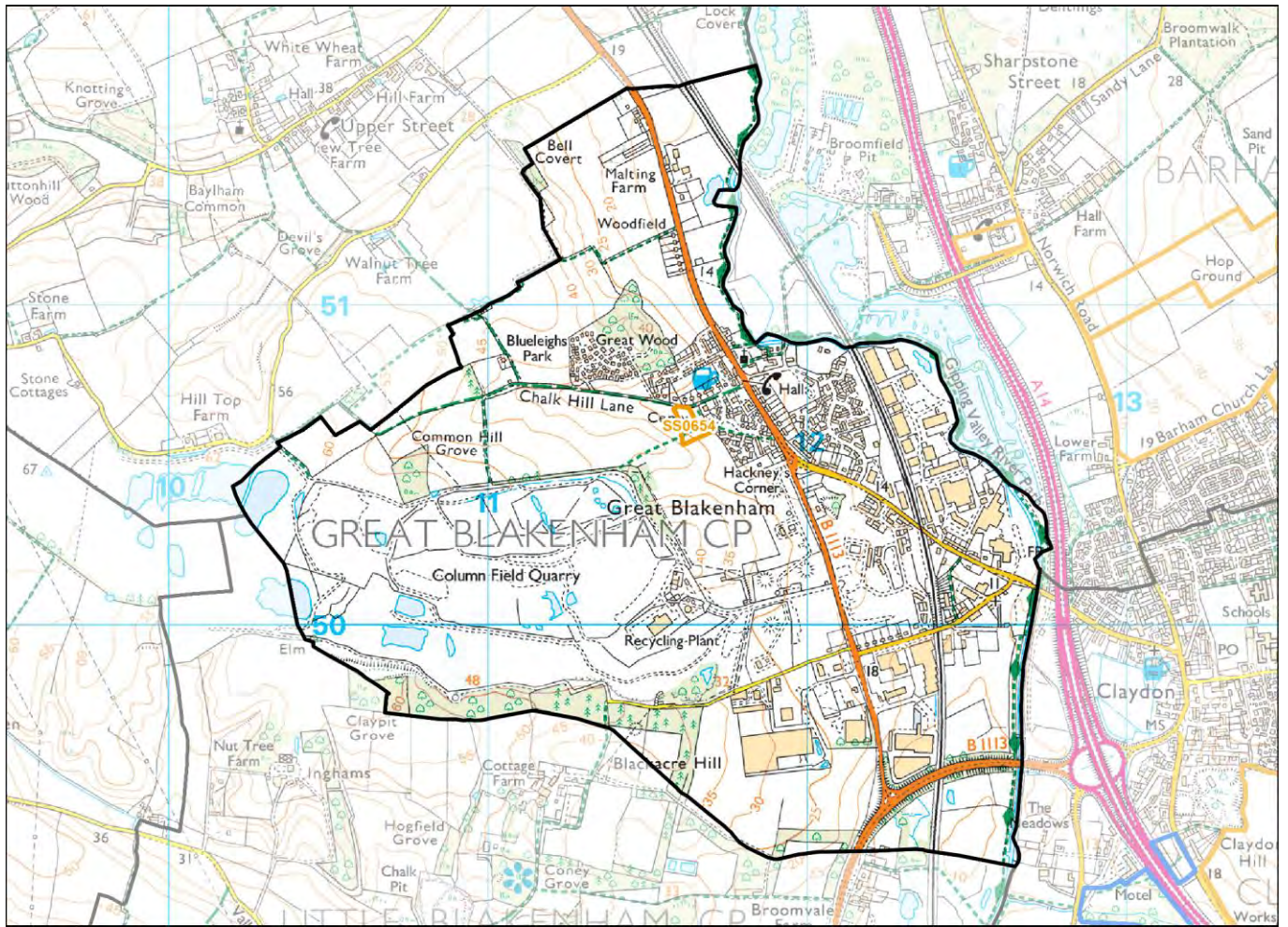
The site has Moderate landscape sensitivity to residential development. Sensitive features include the open, expansive character of the site, the undeveloped setting the site provides to existing development to the south and the proximity of the site to Glemsford Conservation Area (and associated listed buildings). If this site were to be developed in combination with one of more sites around Glemsford the cumulative landscape sensitivities and impact of development would need to be considered.

# Glemsford

## Ratings Summary



# Great Blakenham



 Employment  Residential

**Site Name:** Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham

**Main SS ID:** SS0654

**LA/LS ID:** SS0654 - LA010

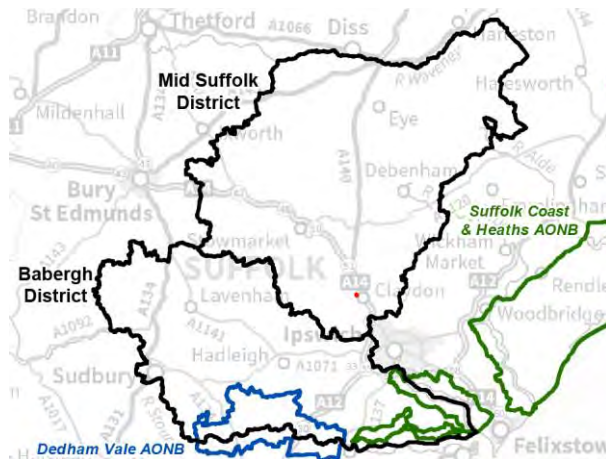
**Type:** SS0654 - Residential

**Parish:** Great Blakenham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises a small area of unmanaged grassland and scrub on the edge of Great Blakenham. The land is slightly undulating around 25m AOD, although is at the base of steeper slopes to the west. A small copse of trees is located on the southern edge of the site.

### Settlement form and edge

**Moderate-low** The site is located to the west of existing development in Great Blakenham. The current settlement has a nucleated form and development on the site would not represent a step change from the existing settlement form. Development would not cross any distinct settlement edge feature.

### Settlement setting

**Moderate-low** The site contributes to the undeveloped setting of Great Blakenham and in particular the cemetery. 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 crosses the south of the site while Chalk Hill Lane to the north is a bridleway. There is intervisibility between the site and adjacent fields, although some views are limited by trees. Rising slopes to the west prevent views to the wider landscape.

### Perceptual qualities

**Moderate** The presence of numerous trees creates a rural semi-natural character within the site. The site is characterised by high levels of tranquillity, despite the proximity of properties along Chalk Hill Lane.

### Cultural and historical associations

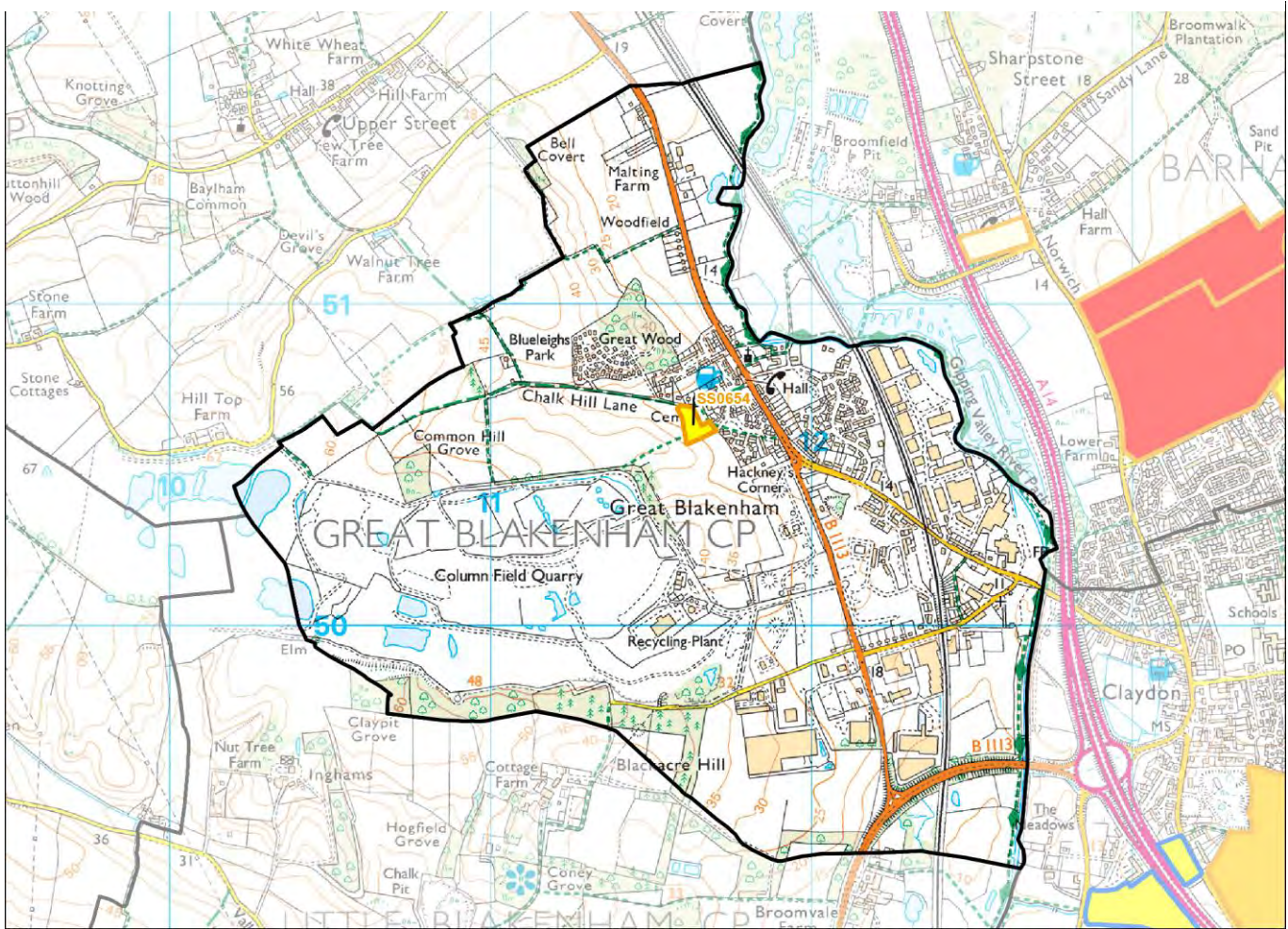
**Moderate-low** The HLC indicates that fields in this area are post-18th century enclosure. The site does not contribute to the setting of any designated heritage assets.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** The site has Low-moderate landscape sensitivity to residential development. Sensitive features include the trees which contribute to a semi-natural character, intervisibility with adjacent fields and rising slopes to the west and the levels of tranquillity.

# Great Blakenham

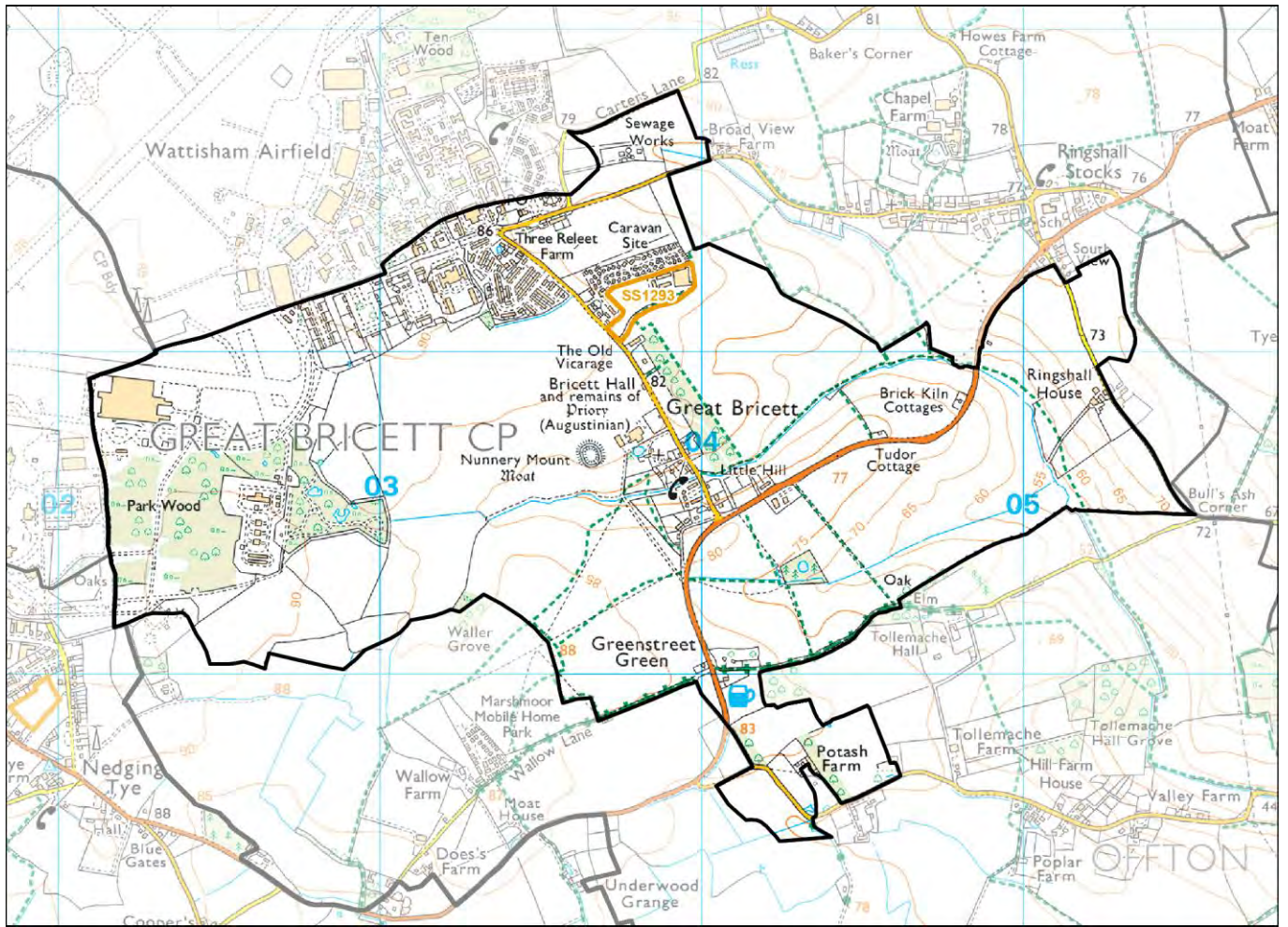
## Ratings Summary



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



# Great Bricett



Employment Residential

**Site Name:** Land south of Great Bricett  
Business Park,  
Great Bricett

**Main SS ID:** SS1293

**LA/LS ID:** SS1293 - LS01

**Type:** SS1293 - Residential

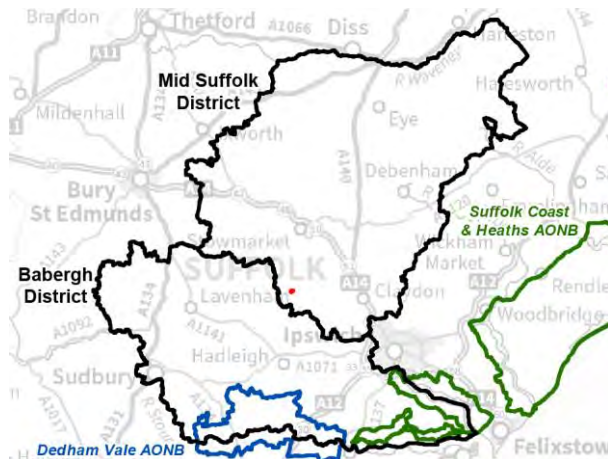
**Parish:** Great Bricett

**District:** Mid Suffolk

SS1293 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The western part of the site is an unmanaged grassland field. The eastern part of the site is already developed as Bricett Business Park. Hedgerows enclose most of the site boundaries and there are several young in-field trees. An avenue of trees follows the access route which runs parallel with the south of the site. Land is flat at an elevation of approximately 80m AOD.

### Settlement form and edge

Moderate-low

The site is located between development associated with Wattisham Airfield (to the north) and Great Bricett (to the south). A caravan park is adjacent to the north of the site. The site is separate from Great Bricett and would be more closely associated with the Wattisham Airfield development. The site does not cross any significant boundary features.

### Settlement setting

Moderate-low

The site is mostly already developed, and therefore does not contribute to the setting of the existing settlement. The site contributes to the sense of separation between Wattisham Airfield and Great Bricett, although a gap would still remain in the event of the site being developed.

### Views

Moderate

A public right of way follows the southern boundary of the site, enabling views across the site. There are open views to the wider landscape to the west and east of the site, and the site is visible from public rights of way and the B1078 to the south-east.

### Perceptual qualities

Moderate

The western part of the site has an undeveloped character, with the presence of numerous trees contributing to a semi-natural character. The eastern part of the site is already developed and detracts from the rural character. Noise from the nearby Wattisham Airfield can be intrusive.

### Cultural and historical associations

Moderate-low

The HLC identified this area as part of the built-up area. There are no heritage features within the site although there are several heritage features within Great Bricett including Great Bricett moated site and the Grade I listed buildings of Great Bricett Hall and the Church of St Mary and St Lawrence. These heritage assets are over 460m south of the site, and the site does not contribute to their setting.

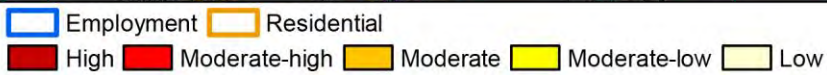
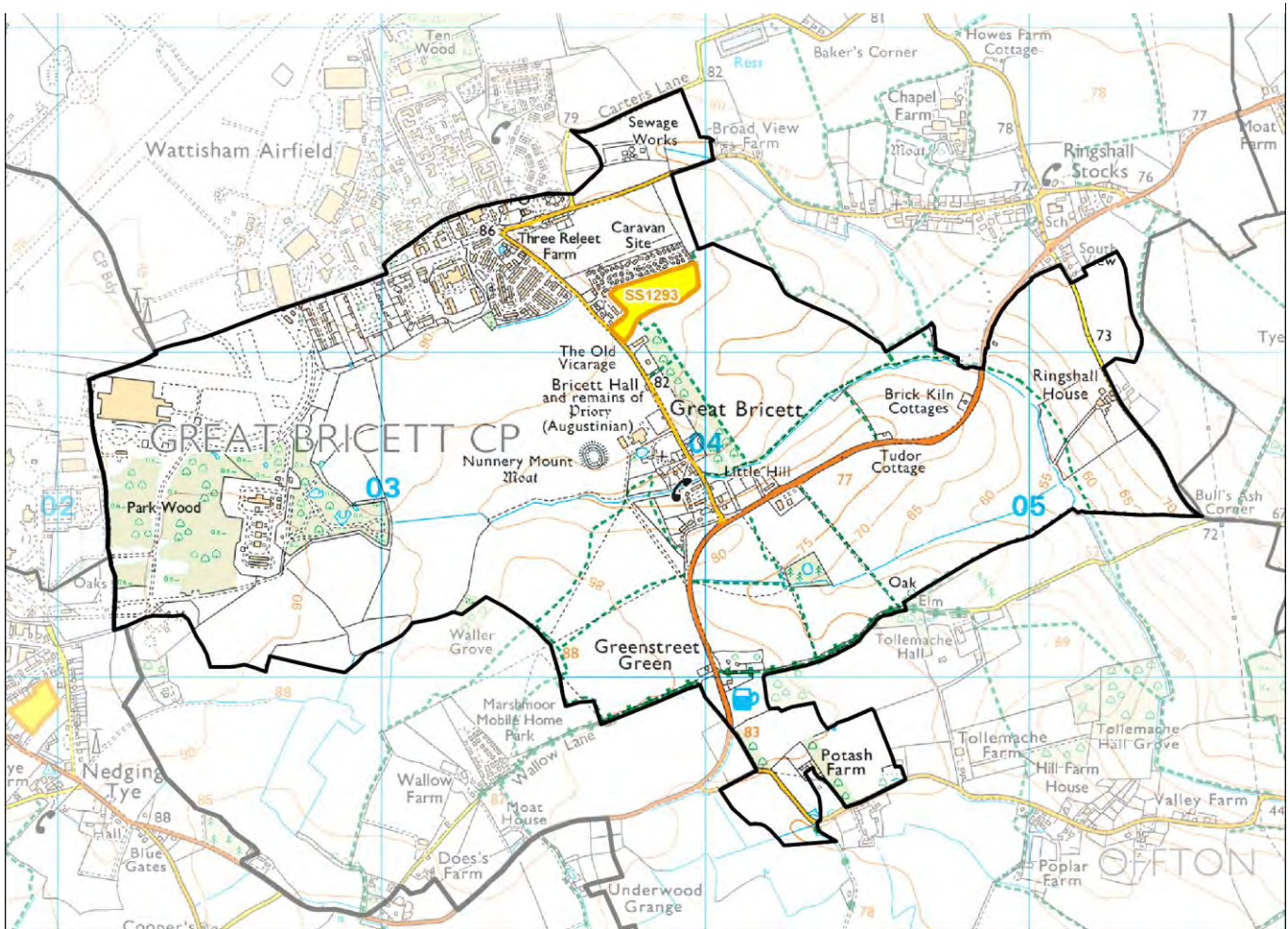
### Overall Landscape Sensitivity - Residential development

Moderate-low

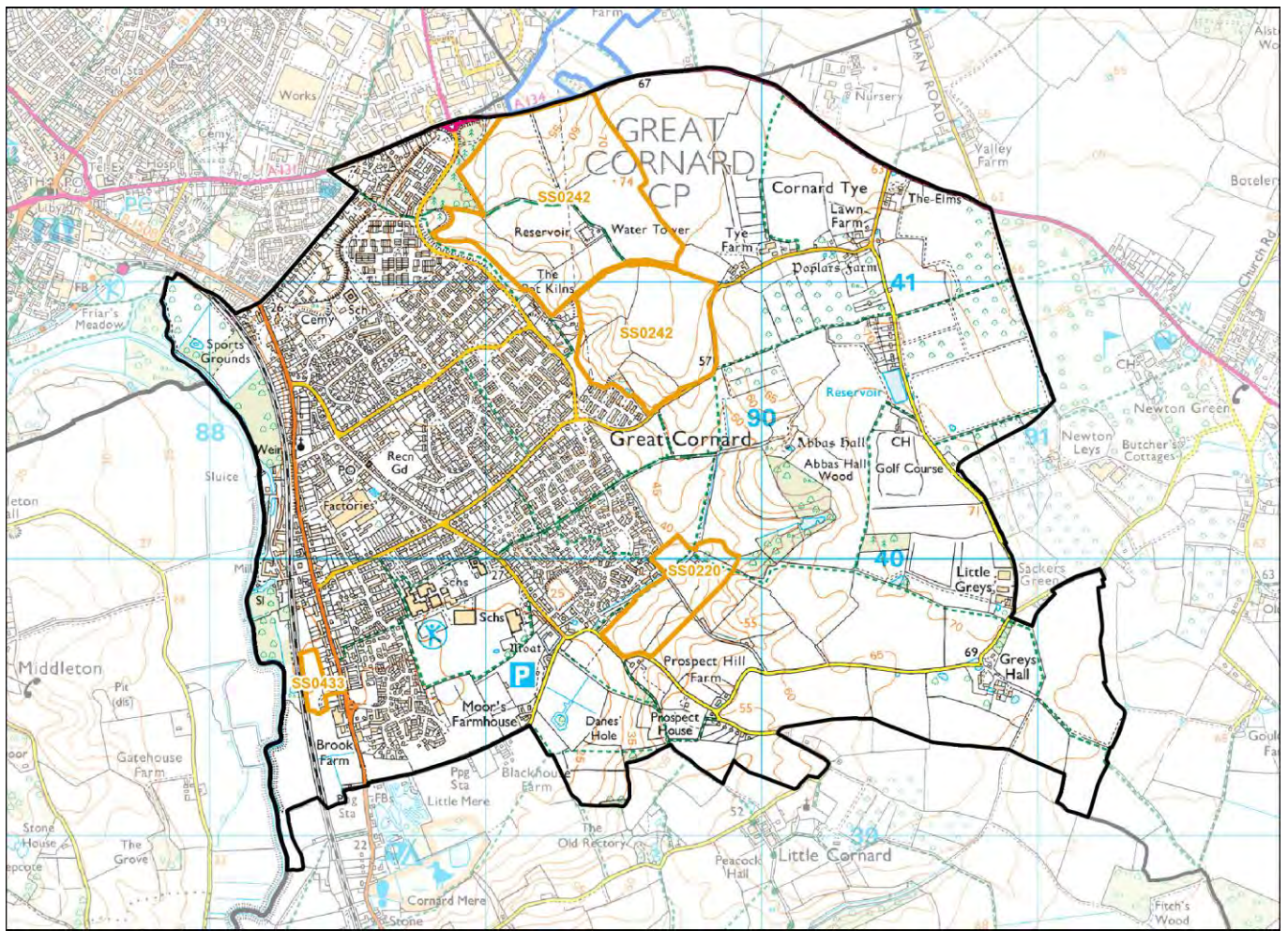
SS1293 has planning permission. The site has overall Low-moderate landscape sensitivity to residential development. The site is already partially developed and is associated with nearby development in Wattisham Airfield. Although the site contributes to the gap between Great Bricett and Wattisham Airfield, a sense of separation would remain between the two distinct areas of settlement. Sensitive features include the frequent trees and views across the site to adjacent countryside.

# Great Bricett

## Ratings Summary



# Great Cornard



 Employment  Residential

**Site Name:** Land south of Davidson  
Close,  
Sudbury

**Main SS ID:** SS0220

**LA/LS ID:**

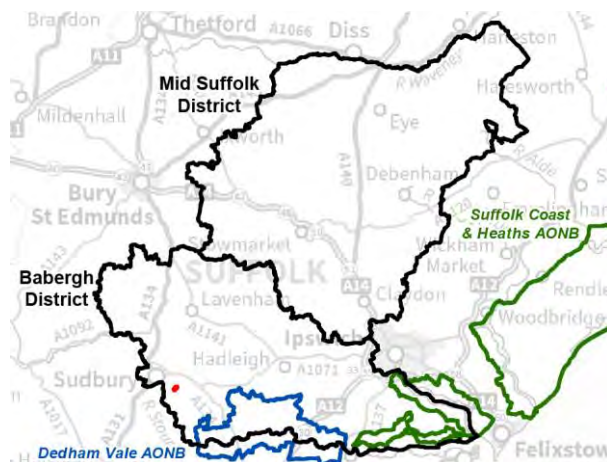
**Type:** SS0220 - Residential

**Parish:** Great Cornard

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

A series of sloping fields, with elevation ranging from 30m AOD in the west to 50m AOD in the east. The south-western field is under arable cultivation, whilst the north-eastern fields are pasture. Pasture fields are bound by mature hedgerows and contain areas of scrub. Hedgerow boundaries of the arable field are gappy in places, despite containing frequent mature trees. The southern field boundary is marked by a grass verge. To the north-east of the site is an area of priority habitat deciduous woodland.

### Settlement form and edge

Moderate

Development of the site would be perceived as an advancement into the countryside. The development would extend up the surrounding slopes, contrasting the existing settlement pattern of Great Cornard which is mostly situated on flatter, low-lying land. Although there is an area of new development adjacent to the north of the site, situated on sloping land.

### Settlement setting

Moderate

The undeveloped sloping landform provides a distinctive rural backdrop to the existing settlement edge of Great Cornard. The development of the site would reduce the sense of separation between Great Cornard and Prospect Hill Farm to the south-east.

### Views

Moderate-high

The sloping landform is visible from Great Cornard to the north-west. The south east of the site is visible from Prospect Hill Road to the south, whilst the north-east of the site is visually enclosed by mature hedgerow boundaries. The site provides a rural setting to public footpaths that cross it and is also visible from the Great Cornard Country Park open access area adjacent to the south-west.

### Perceptual qualities

Moderate

The site has traditional agricultural characteristics although it has a strong association with the existing settlement it overlooks. The north of the site is more visually enclosed by mature vegetation and has a rural character despite its proximity to the settlement edge. The agricultural character of the landscape is slightly degraded in places by the gappy hedgerow boundaries.

### Cultural and historical associations

Moderate

The site contains one Grade II listed building (Kiln Farm) and is visible from Wrongs Farmhouse (Grade II listed building) around 150m to the north-west. The HLC identifies the site to be of pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity. The sensitivity of this site is elevated by its visual prominence, visibility from the country park and the rural setting provided to the settlement and public rights of way. Development of the site would be perceived as expansion into the undeveloped countryside. If this site were to be developed in combination with one or more sites around Great Cornard the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land at Tye Farm,  
Great Cornard

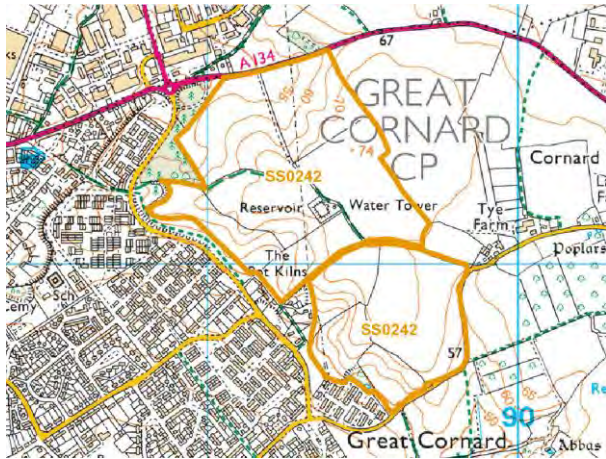
**Main SS ID:** SS0242

**LA/LS ID:** SS0242 - LA042

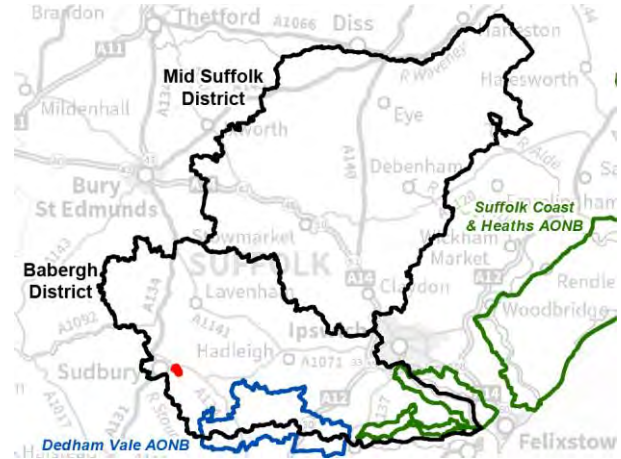
**Type:** SS0242 - Residential

**Parish:** Great Cornard

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-high

The large site comprises of an area of sloping land under mixed uses. Elevation within the site ranges from 45m AOD in the south-west to 70m in the north east, with the landform sloping up, away from Great Conard. The field pattern is irregular, with fields divided by hedgerow boundaries containing frequent mature trees. Most fields are arable however there are some hay fields as well as accessible natural green space. Shawlands Wood Local Nature Reserve is adjacent to the site.

### Settlement form and edge

Moderate-high

Development of the site would be perceived as an advancement into the countryside and would contrast with the existing settlement form, extending beyond the woodland which currently encloses the settlement edge.

### Settlement setting

Moderate-high

The landscape contributes positively to the character of Great Cornard providing an undeveloped setting to properties on the north-eastern settlement edge. The development of the site would reduce the sense of separation between Great Cornard and Cornard Tye to the north-east.

### Views

Moderate-high

Wooded banks partially screen views from the existing settlement to the site with the sloping landform providing an undeveloped backdrop to the town. The Shawlands Wood Local Nature Reserve and open access area is located to the south-west of the site. The site also provides an undeveloped rural setting to the bridleway crossing through its centre. The south-west of the site is visually enclosed by the mature vegetation and surrounding landform. The site is visible from limited parts of the A134 to the north. Views east from elevated parts of the site are extensive including views to the spire of the Grade II\* listed Church of All Saints in Newton is to the south-east, and distant pylons. Skylines within the site are marked by small scale overhead power lines, the water tower and mature trees.

### Perceptual qualities

Moderate

The site has an undeveloped and rural character, with a strong connection to the open rolling countryside to the east. Mature hedgerow boundaries, woodland and the sloping landform enclose the south-western parts of the site and give it a rural character despite its proximity to the settlement edge. The site is influenced by traffic noise and light pollution from the settlement edge as well as the A134 to the north, slightly degrading its rural character.

### Cultural and historical associations

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-high

The site has an overall moderate-high landscape sensitivity. The undeveloped land provide a rural backdrop to the existing settlement of Great Cornard and is visually prominent due to the sloping landform. Development would be perceived as encroachment into the countryside and would contribute to coalescence with Cornard Tye to the north-east.

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

### **Landscape mitigation**

Screen any new development with planting to retain and extend the wooded character of the existing the existing eastern settlement edge of Great Conard and to prevent intervisibility of the site from the wider countryside to the east.

Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.

Areas that may be particularly sensitive include the north of site where slopes are visually prominent from the A134 and in the south where the steeply sloping landform acts as a backdrop to adjacent settlement in Hadleigh

Ensure development does not cause a loss in the provision or quality of the community greenspace in the north-west of the site. If development is sited within the current open access area, providing a new alternate nearby open access area should be considered.

Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.

**Site Name:** Land west of Bures Road,  
Great Cornard

**Main SS ID:** SS0433

**LA/LS ID:** SS0433 - LA040

**Type:** SS0433 - Residential

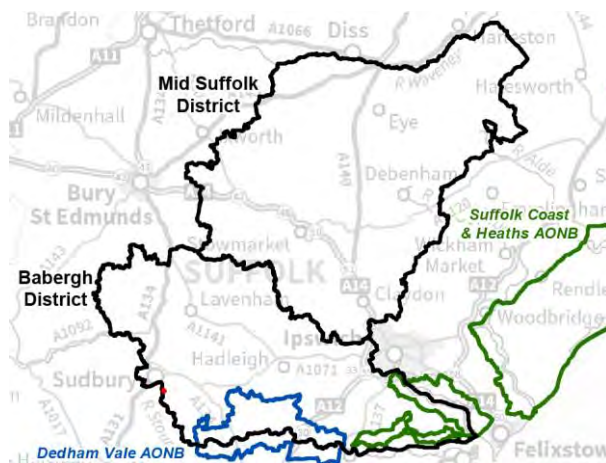
**Parish:** Great Cornard

**District:** Babergh

SS0433 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is a narrow flat pasture field at an elevation of around 25m AOD. The site is associated with the River Stour, located to the west. Field boundaries are marked by garden hedgerows and the route of the railway line. The site is in proximity to several priority habitats including an area of deciduous woodland directly to the west, floodplain grazing marsh to the south and a traditional orchard less than 100m to the north.

### Settlement form and edge

Moderate-low

The site lies to the west of Great Cornard, and development on this site would be in keeping with the existing settlement pattern. The site is contained to the west by the railway line, which means development of the site would not be perceived as encroachment into the wider countryside.

### Settlement setting

Low

The site has a limited role in providing a rural setting to private residences on the western settlement edge of Great Cornard. Development of the site would not reduce the sense of separation between Great Cornard and any surrounding settlements.

### Views

Low

The site is visually enclosed by existing settlement and mature vegetation, although it is overlooked by private residences directly to the east.

### Perceptual qualities

Moderate-low

The site maintains an undeveloped rural character although it is influenced by passing trains directly to the west and traffic noise from the B1508.

### Cultural and historical associations

Low

The site does not contain or provide setting for any known features of cultural heritage significance. The HLC identifies the site to be meadow or managed wetland.

### Overall Landscape Sensitivity - Residential development

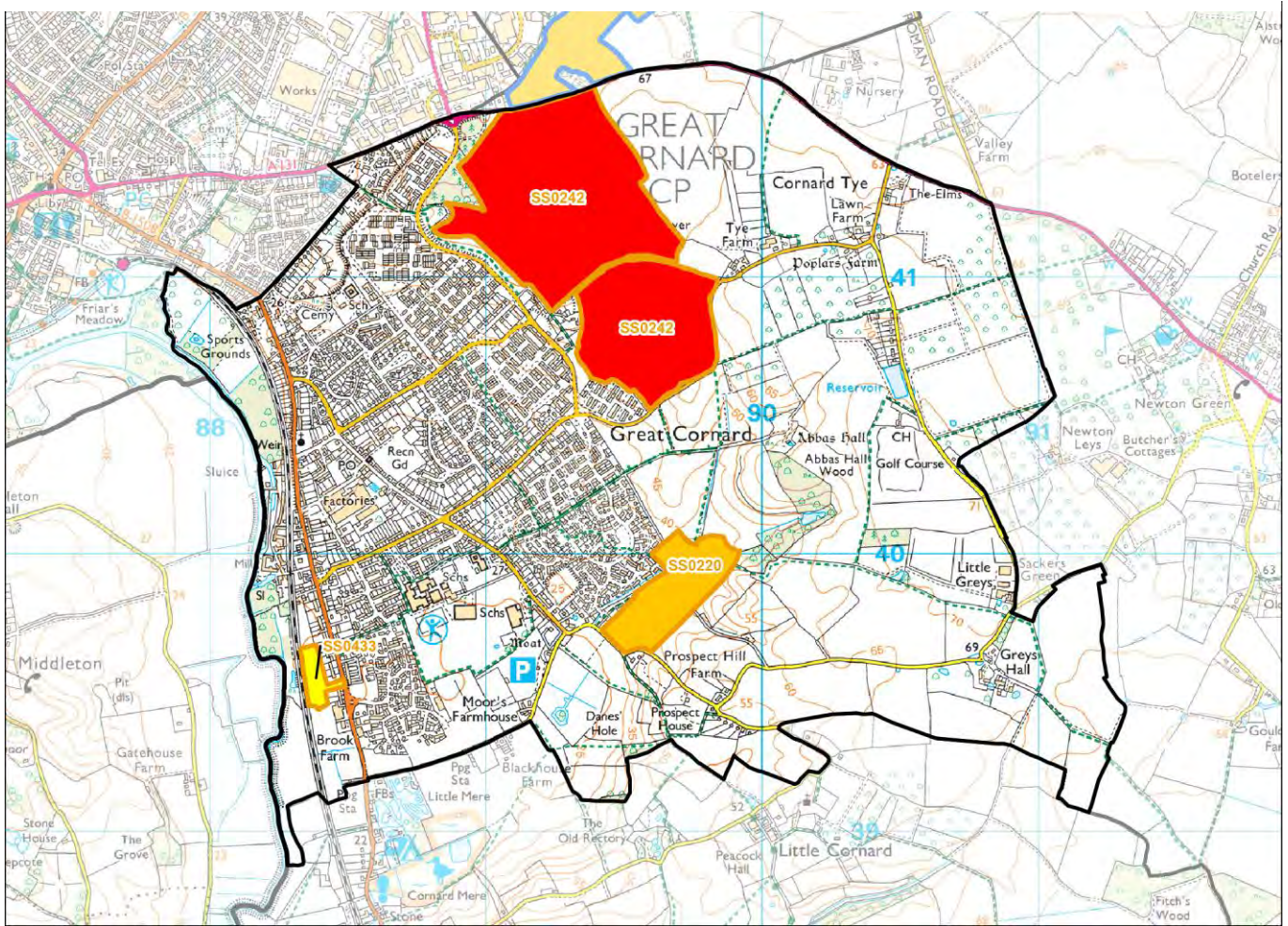
Moderate-low

SS0433 has planning permission. The site has an overall Low-moderate landscape sensitivity. Sensitivities include the proximity of the site to important ecological habitats and the undeveloped rural character. If this site were to be developed in combination with one of more sites around Great Cornard the cumulative landscape sensitivities and impact of development would need to be considered.



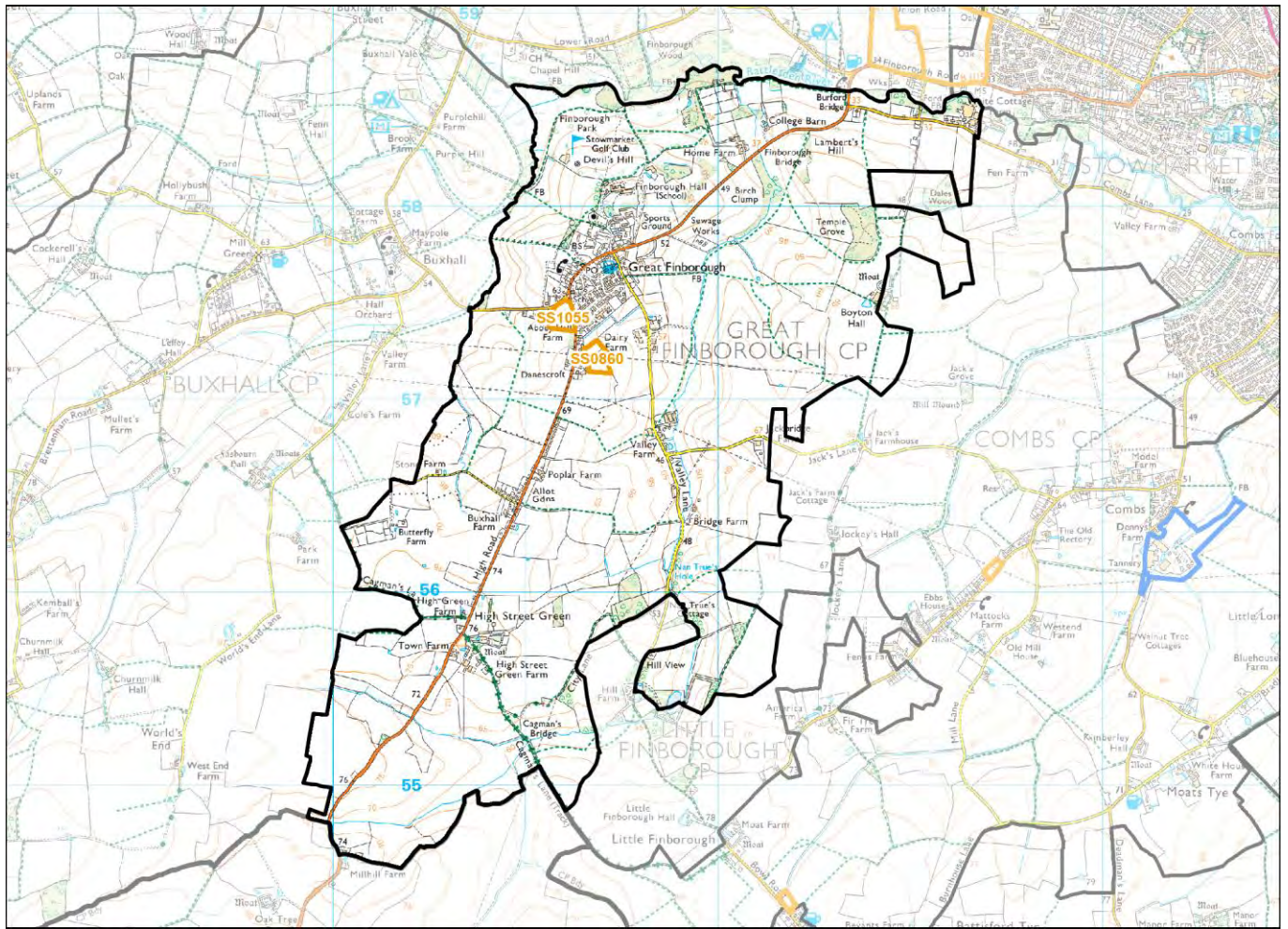
# Great Cornard

## Ratings Summary



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

# Great Finborough



 Employment  Residential

**Site Name:** Land to the east of Pear Tree Place,  
Great Finborough

**Main SS ID:** SS0860

**LA/LS ID:** SS0860 - LS01

**Type:** SS0860 - Residential

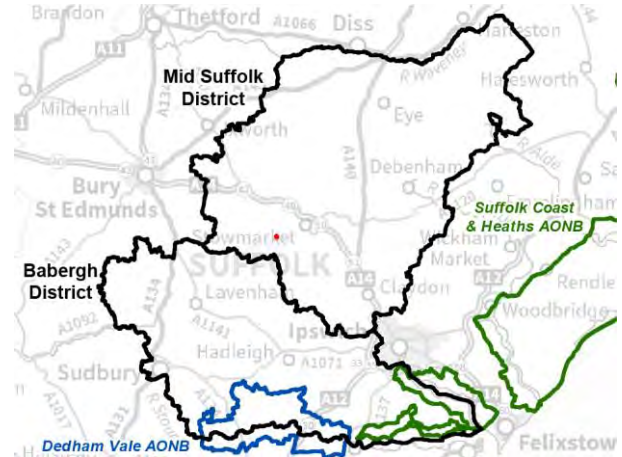
**Parish:** Great Finborough

**District:** Mid Suffolk

SS0860 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a small, flat, grassland field, at an elevation of around 55m AOD. The site is currently a construction site. Directly to the north of the site lies a small priority habitat deciduous woodland, whilst its eastern and southern field boundaries are marked by wooden fencing. A small residential estate lies directly to the west.

### Settlement form and edge

Moderate-low

The development of the site would be perceived as a slight advancement into the undeveloped countryside, as it is separated from most of the existing settlement to the north by a strip of deciduous woodland. Development would not be at odds with the existing settlement pattern. Development of the site may present an opportunity to soften the existing settlement edge of visually prominent properties to the west of the site.

### Settlement setting

Moderate-low

The site provides a rural setting to some properties in the south of Great Finborough. The development of the site would not reduce the sense of separation between Great Finborough and any surrounding settlements.

### Views

Moderate

The flat and open landscape means the site is visually prominent both from existing residential properties to the west and Valley Lane to the east. The site is also visible from Woodpecker Hill accessible green space, comprising the woodland to the north of the site.

### Perceptual qualities

Moderate-low

The site has a rural character with the open landscape creating a strong connection with the surrounding countryside. The site is influenced by traffic noise from the B1115 to the west and Valley Lane to the east. Pylons crossing the south-west of the site are visually intrusive.

### Cultural and historical associations

Moderate-low

The site does not contain any identified features of cultural heritage significance. However, it is partially visible from two Grade II listed buildings at Dairy Farm to the north-east. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0860 has planning permission. The site has an overall low-moderate landscape sensitivity. Development has already started on the site. Sensitive features include the visual prominence, its connection with the wider countryside and the setting it provides to open access areas and some listed buildings, presence of traffic noise, and pylons which have an urbanising effect on the landscape. If this site was developed in combination with one or more sites around Great Finborough the cumulative impact of development on landscape sensitivities would need to be considered.

**Site Name:** Land west of High Road,  
Great Finborough

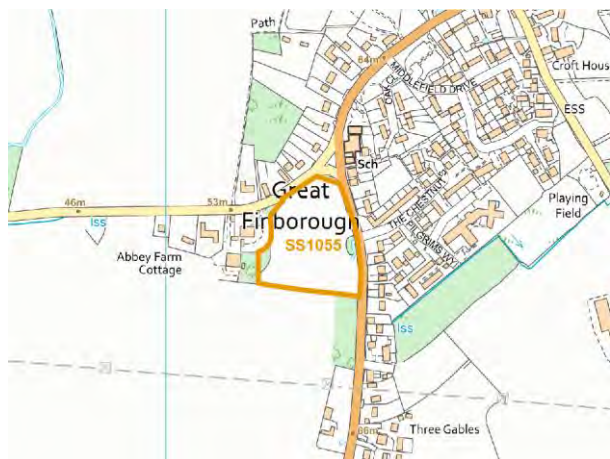
**Main SS ID:** SS1055

**LA/LS ID:** SS1055 - LS01

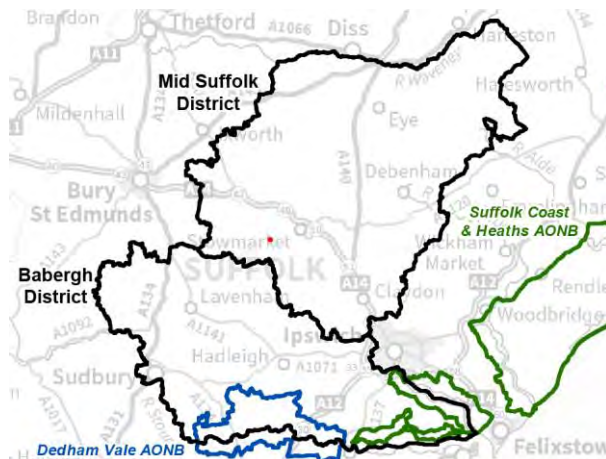
**Type:** SS1055 - Residential

**Parish:** Great Finborough

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is a small arable field, bound by dense hedgerows with many trees on all sides except for the southern boundary which is marked by a grass verge. A pond is situated in the east of the site and there is one in-field tree within the site. Landform is gently sloping down to the west, with the field at an elevation of around 60m AOD.

### Settlement form and edge

Moderate-low

Visual enclosure of the site by mature hedgerow boundaries limits its association with the surrounding existing settlement. However, development of the site would not be at odds with the existing settlement pattern of Great Finborough.

### Settlement setting

Moderate-low

The site has a limited role in providing setting to the existing settlement as it is visually screened by mature vegetation. The development of the site would not reduce the sense of separation between Great Finborough and any surrounding settlements.

### Views

Moderate

The site is visually enclosed along its north, east and western edges by mature hedgerow boundaries, with views into the site from the north only available at the gateway off High Road. The site is highly visible from the public footpath to the south-west as well as in views from the B1115 to the south, and from some properties along High Road and Borough Lane.

### Perceptual qualities

Moderate-low

The site has an enclosed character and is isolated from existing settlement. Rural qualities of the site are detracted from by traffic noise from surrounding roads and the presence of pylons to the south, which are visually intrusive in the otherwise rural landscape.

### Cultural and historical associations

Moderate-low

The site does not contain any identified features of cultural heritage significance. The site lies between two Grade II listed buildings; however, hedgerow boundaries prevent any intervisibility with the site. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

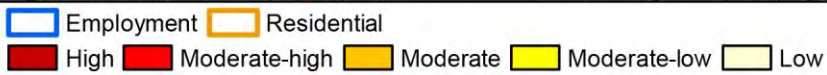
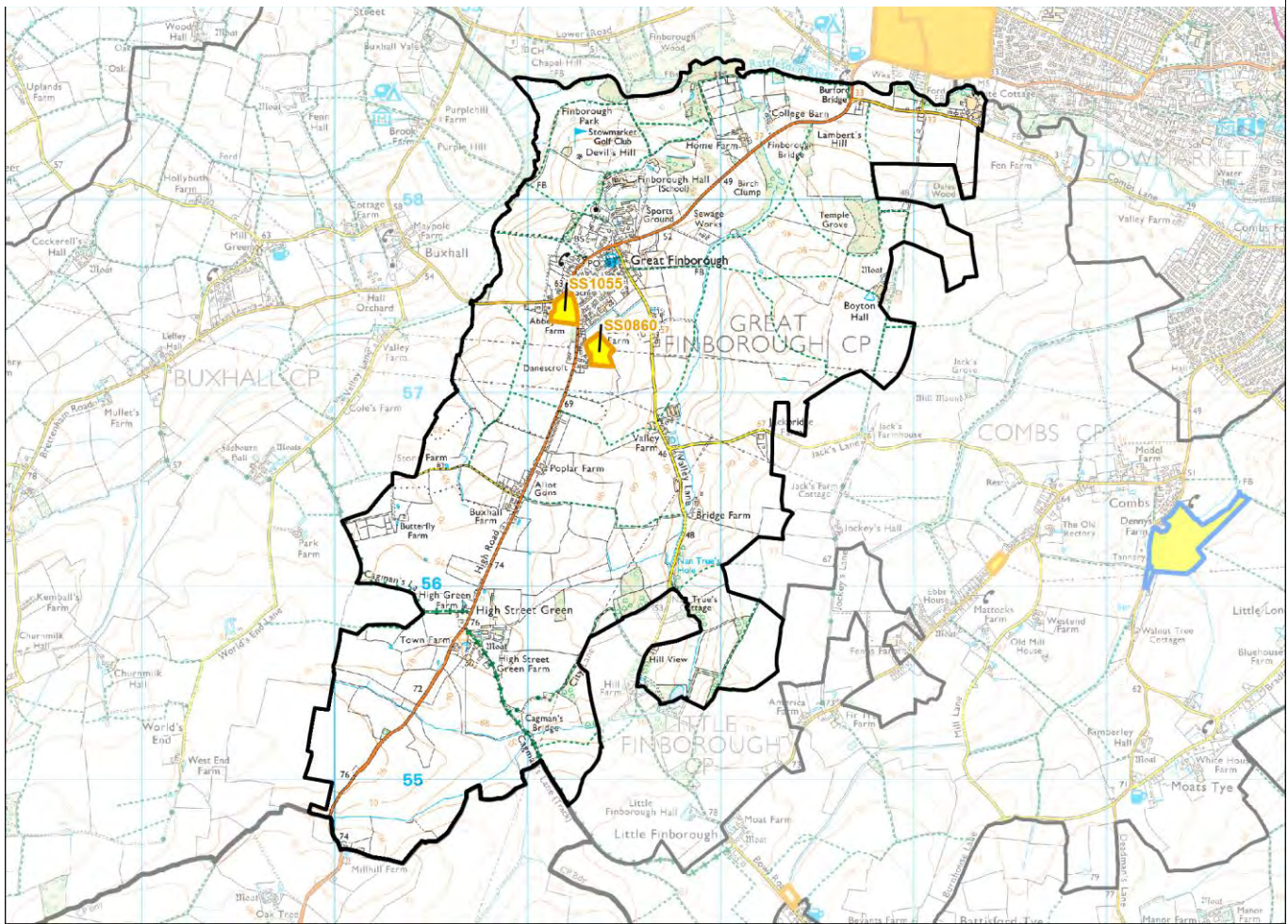
### Overall Landscape Sensitivity - Residential development

Moderate-low

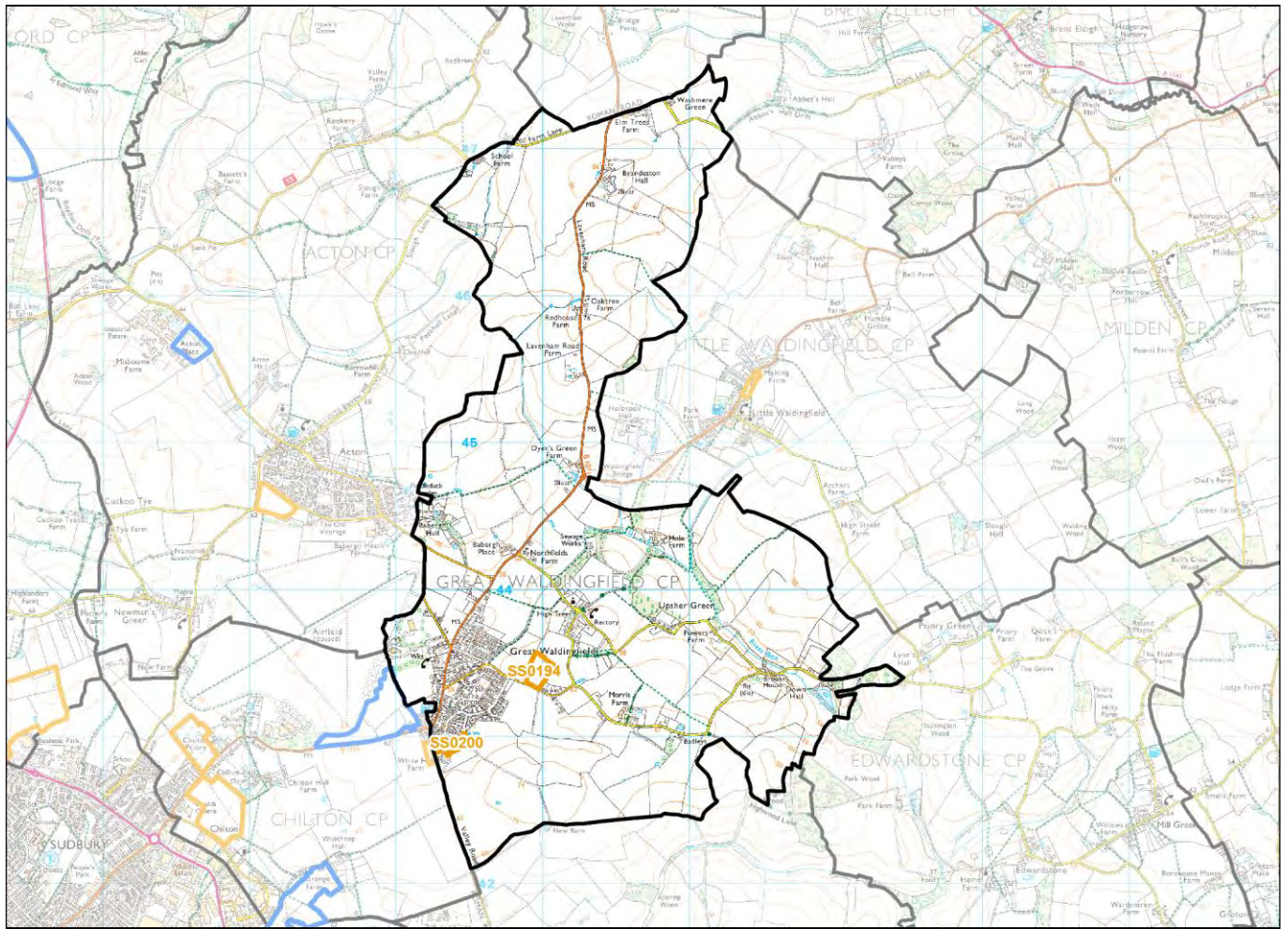
The site has an overall low-moderate landscape sensitivity. Sensitive features include the mature hedgerow boundaries with frequent trees, open views of the site from the south, and proximity to listed buildings. Development of the site would not be at odds with the existing settlement pattern. The sensitivity of this site is reduced by the urbanising influence of traffic noise and the presence of pylons to the south. If this site was developed in combination with one or more sites around Great Finborough the cumulative impact of development on landscape sensitivities would need to be considered.

# Great Finborough

## Ratings Summary



# Great Waldingfield



 Employment  Residential

**Site Name:** Land north of Folly Road,  
Great Waldingfield

**Main SS ID:** SS0194

**LA/LS ID:**

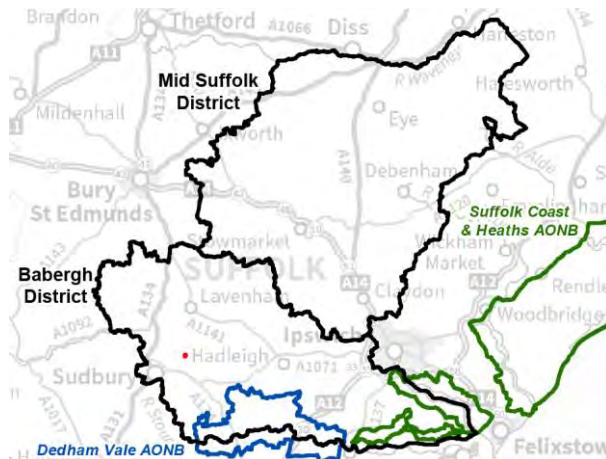
**Type:** SS0194 - Residential

**Parish:** Great Waldingfield

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the southern part of a moderate scale flat arable field at an elevation of around 60m AOD. The field is bound by hedgerow boundaries containing mature hedgerow trees.

### Settlement form and edge

Moderate

Development of the site is likely to be perceived as a slight extension into the surrounding arable countryside as it is disconnected from the edge of Great Waldingfield. Development here may present an opportunity to soften the existing settlement edge where 21st century residential properties to the west are visually prominent. Properties to the east are screened by mature hedgerow boundaries.

### Settlement setting

Moderate-high

The site provides a rural backdrop to existing properties on the north-eastern settlement edge of Great Waldingfield. Development of the site would, however, reduce the rural gap between the main settlement of Great Waldingfield to the south-west and the separated historic core of the settlement to the north-east. The development of the site would also link the main settlement to isolated properties further east along Folly Road.

### Views

Moderate-low

The site is enclosed by mature hedgerow boundaries, although it is partially visible from Folly Road as well as Rectory Road to the north-east and private residences to the west.

### Perceptual qualities

Moderate

The site has a traditional agricultural character, with well-managed hedgerow boundaries. Despite the proximity to existing settlement, the site has relative tranquillity and dark night skies. Views to the tower of the Grade I listed Church of St Laurence provide the site with a sense of place.

### Cultural and historical associations

Moderate-high

The site is almost entirely within the Great Waldingfield Conservation Area, providing an undeveloped rural setting to the historic core of the settlement. The site has some intervisibility with properties within the Conservation Area including the tower of the Grade I listed Church of St Laurence. The HLC identifies the field pattern to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity. Sensitive features include the location of the site within the Great Waldingfield Conservation Area and the role the undeveloped area plays in providing rural setting to the historic settlement core. This area also prevents the coalescence of the historic core with more modern parts of Great Waldingfield to the south-west. 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

Screen any new development with planting to minimize the impact it may have on the setting to the historic core of Great Waldingfield to the north.

Ensure new development does not reduce key views to tower of the Grade I listed Church of St Laurence.  
New development should be in keeping with the scale and pattern of properties adjacent to the east and west.  
Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.



**Site Name:** Great Waldingfield - SS0200, SS1068

**Main SS ID:** SS0200

**LA/LS ID:** SS0200 - LS01

SS1068 - LS01

**Type:** SS0200 - Residential

SS1068 - Residential

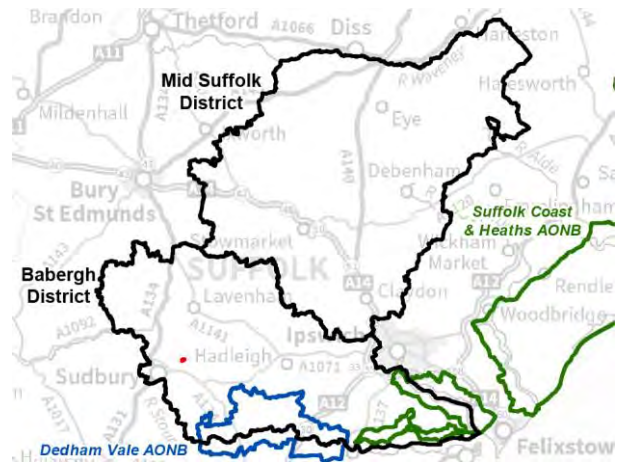
**Parish:** Great Waldingfield

**District:** Babergh

SS0200 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The sites comprise the corner of two large arable fields on either side of Valley Road (SS0200 to the east and SS1068 to the west). SS0200 also has a scrubby area containing several agricultural outbuildings. Parts of the north-west of the site are being developed. Field boundaries are marked by hedgerows, with frequent mature trees. The land is flat at an elevation of around 60m AOD.

### Settlement form and edge

Moderate-low

The sites lie to the south (SS0200) and south-east (SS1068) of Great Waldingfield. Development would be contained by White Hill Farm to the south-east. The development of the sites may be perceived as a slight advancement into the undeveloped countryside. However, development would not significantly alter the settlement form of Great Waldingfield or cross any distinctive boundary features.

### Settlement setting

Moderate-low

The sites provide a rural setting to the south-eastern settlement edge. Development of the sites would not reduce the sense of separation between Great Waldingfield and any surrounding settlements.

### Views

Moderate-low

Hedgerow boundaries provide visual enclosure to the majority of the sites. However, some parts of the sites are overlooked by residential properties. SS0200 is overlooked from properties on Brandeston Close, where hedgerow boundaries are low. Views into the sites from Valley Road are limited to gateway gaps. Views from the west of the site, extend to the surrounding agricultural land to the west.

### Perceptual qualities

Moderate-low

The sites have a traditional agricultural character with fields bound by mature hedgerows. The sites experience dark night skies adding to its rural feel; however, it is influenced by traffic noise from Valley Road as well as the B1115 to the north.

### Cultural and historical associations

Moderate-low

The HER identifies the southernmost agricultural buildings associated with White Hall Farm to be part of a single phased model farm (1870), whilst the larger northern barn is thought to be associated with Chilton Corner, an area of possible military buildings. White Hall Farmhouse, situated to the south is a Grade II listed building, however intervisibility is limited by mature vegetation. Several other Grade II listed buildings lie within 200m to the north of SS1068, near the junction of Valley Road with the B1115, although they are not visible from either site. The HLC identifies SS1068 as formed by pre-18th century enclosure, the west of SS0200 as a built up area and the east of SS0200 to be post-1950s agricultural land.

### Overall Landscape Sensitivity - Residential development

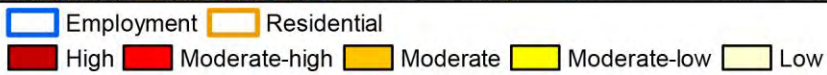
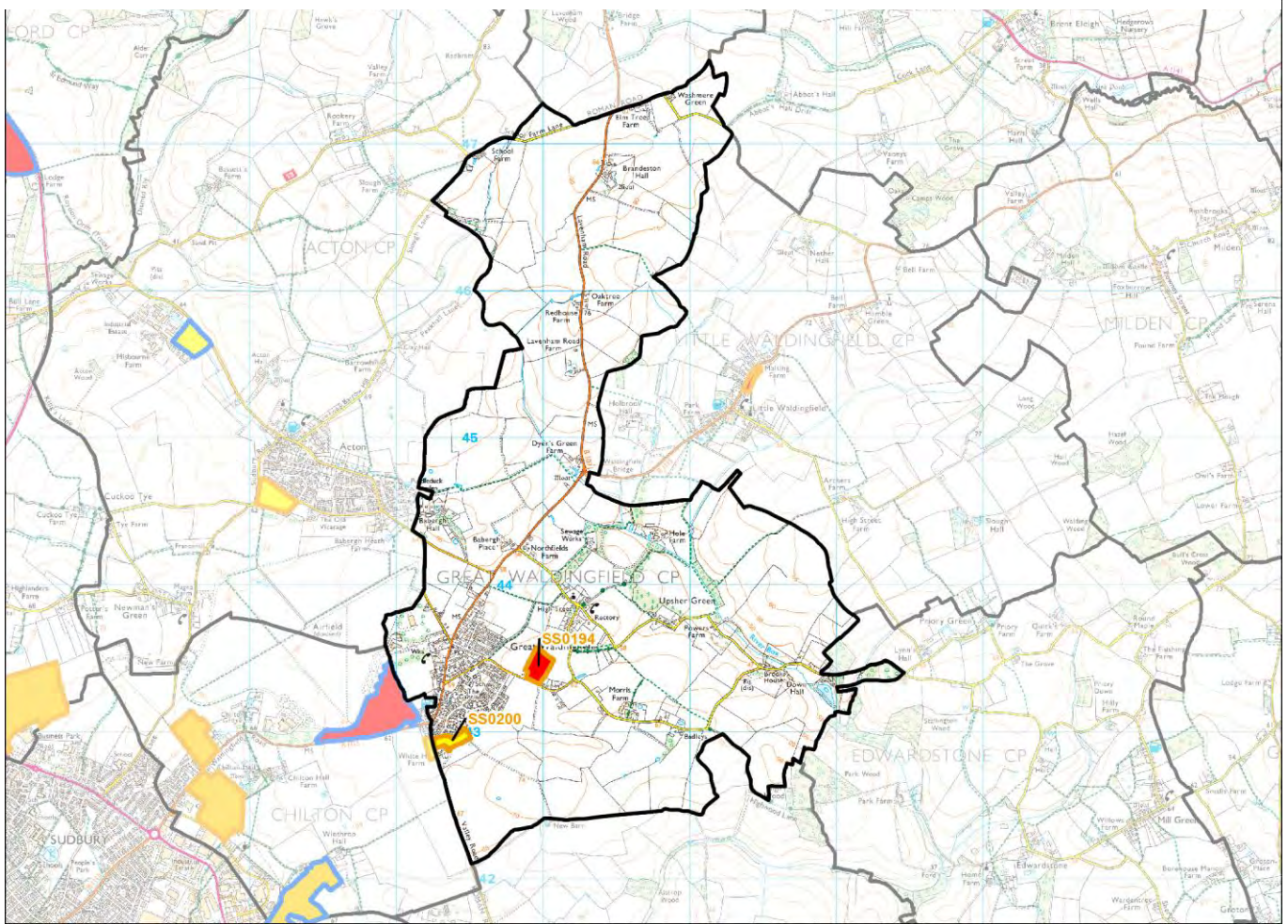
Moderate-low

SS0200 has planning permission. The sites have an overall low-moderate landscape sensitivity. Features which

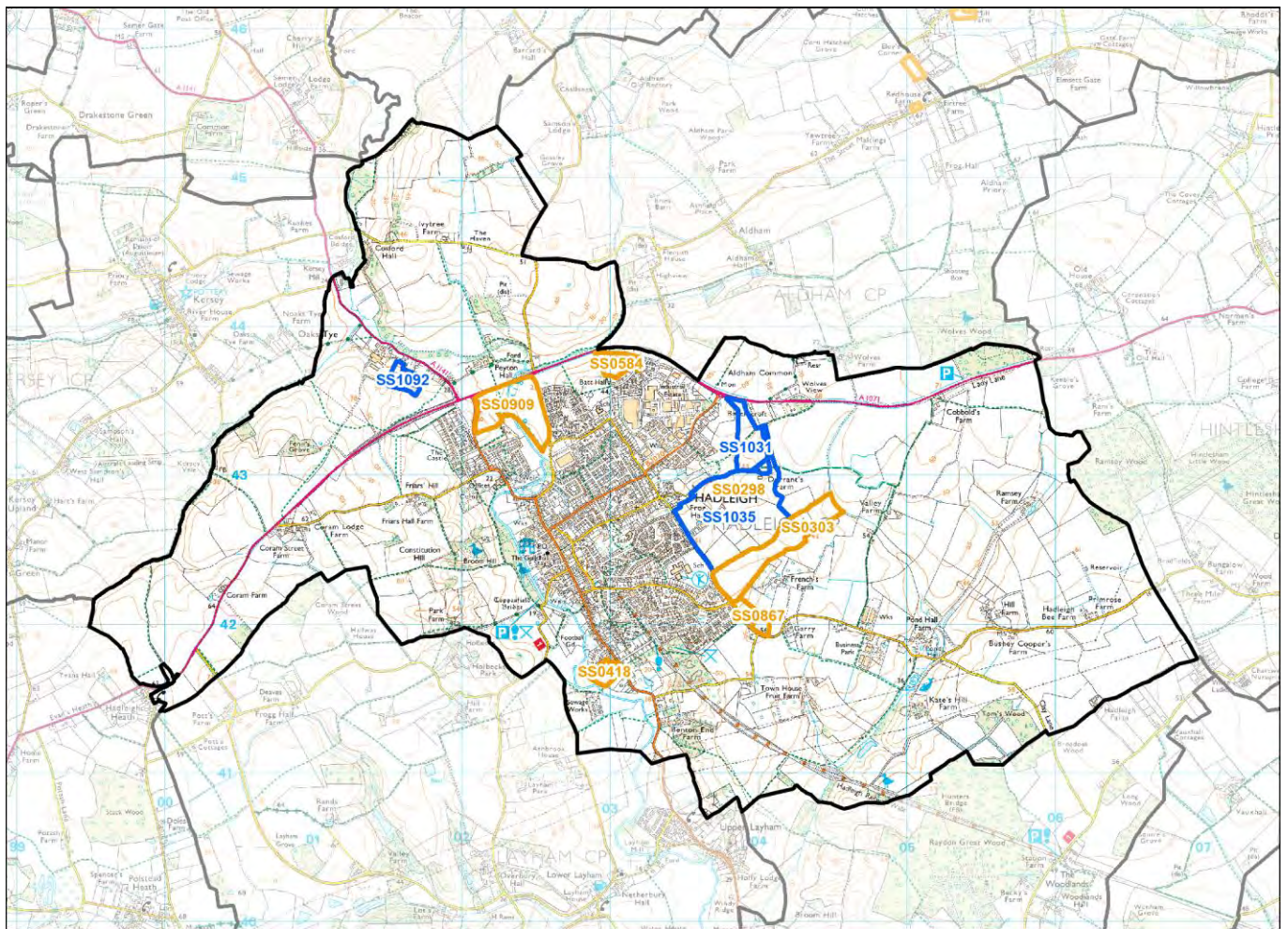
increase sensitivity include the presence of features identified by the HER to be of cultural heritage significance and its traditional agricultural character.

# Great Waldingfield

## Ratings Summary



# Hadleigh



 Employment  Residential

**Site Name:** Hadleigh - SS0298, SS0303, SS1285, SS1031, SS1035

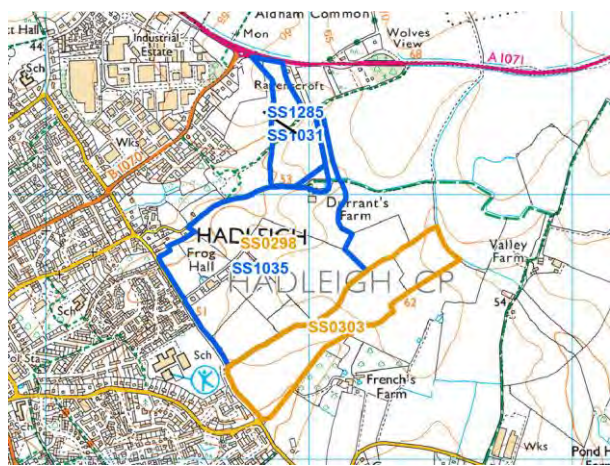
**Main SS ID:** SS0298

**LA/LS ID:** SS0298 - LA028  
SS1035 - LA028

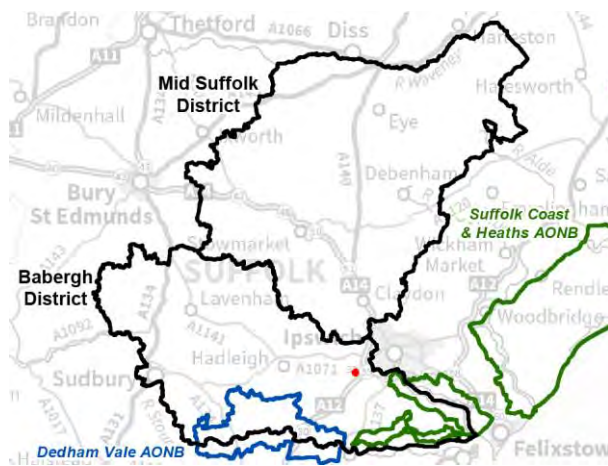
**Type:** SS0298 - Residential  
SS0303 - Residential  
SS1031 - Employment  
SS1035 - Employment  
SS1285 - Residential

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

The sites comprise a series of mixed-use agricultural fields with an undulating landform. Elevation ranges from 45m AOD in the north-west of SS1035/SS0298 to 60m AOD in the east of all sites. Field pattern is irregular, with sinuous hedgerow boundaries containing mature trees, a characteristic feature of the Ancient Plateau Claylands LCT. Fields in the west near Frog Hall (SS1035/SS0298) are largely used for pasture, with many sub-divided for equine use.

Fields in the east of all sites are more commonly used for arable cropping. To the south-east of SS0303, surrounding French's Farm, are two priority habitat traditional orchards.

### Settlement form and edge

Moderate-high

The sites lie to the east of the existing settlement edge of Hadleigh, which is contained by Frog Hall Lane. Development of this site would be a significant advancement into the countryside, extending far beyond the existing settlement edge. Some existing properties within Hadleigh to the north of SS1035/SS0298 and west of SS1031/SS1285, including a new housing development east of the industrial estate are visually prominent and development may present an opportunity to soften the existing settlement edge.

### Settlement setting

Moderate

The sites provide a traditional rolling agricultural backdrop to properties on the existing settlement edge. The development of the sites would reduce the sense of rural separation between Hadleigh and surrounding farms and other isolated properties including Durrant's Farm, French's Farm and Frog Hall. However, if the sites were developed, there would still be separation between Hadleigh and other farmsteads and settlements.

### Views

Moderate-high

The rolling landform is visible from surrounding private residences and roads including parts of the A1071 to the north. SS1035/SS0298 and SS0303 provide a rural setting to the school playing fields with restricted public access. SS1031/SS1285 and SS1035/SS098 also provide a rural setting for the bridle way and a public footpath that cross the sites, from which there are long-distance open views across the site.

### Perceptual qualities

Moderate

The sites maintain many of its traditional agricultural characteristics, with moderate scale fields retaining their historic boundaries marked by sinuous hedgerows. The east of the sites is removed from existing development, possessing high levels of tranquillity and dark night skies, while the north and west of the sites are slightly influenced by traffic noise from nearby roads and views of existing development.

## Cultural and historical associations

### Moderate-low

The sites do not contain or provide a rural setting to any identified features of cultural heritage significance. The field pattern of SS0303, the majority of SS1035/SS0298 and the northern section of SS1031/SS1185 is identified by the HLC to be pre-18th century enclosure. A the south of SS1031/SS1185 and a small proportion of SS1035/SS0298 is identified as post-1950s agricultural land. Field patterns have been extensively modified in the last century.

## Overall Landscape Sensitivity - Residential development

### Moderate-high

Sites SS0298 and SS1035 are combined to make LA028.

Sites SS0298, SS0303 and SS1285 have an overall moderate-high landscape sensitivity to residential development. Sensitivity is elevated by the intrusion development would create in the undeveloped surrounding countryside with traditional characteristics and by the open character of the site with localised visual prominence. Other features that elevate the landscape sensitivity include extensive views, the role it plays in providing rural setting for existing settlement and PRoW, as well as the relative tranquillity and dark night skies of the east of the site. The east of the site is more sensitive to development as it has a lesser association with existing settlement within Hadleigh.

## Overall Landscape Sensitivity - Employment development

### Moderate-high

Sites SS0298 and SS1035 are combined to make LA028.

Sites SS1031 and SS1035 have an overall moderate-high landscape sensitivity to employment development. Sensitivity is elevated by the intrusion development would create in the undeveloped surrounding countryside and by the open character of the sites with localised visual prominence. Other features that elevate the landscape sensitivity include extensive views, the role the sites play in providing a rural setting for existing settlement and public rights of way, as well as the relative tranquillity and dark night skies of the east of the sites. The east of the sites is more sensitive to development as it has less of an association with existing settlement within Hadleigh.

If these sites were to be developed individually or together, in combination with one of more sites around

## Landscape mitigation

Avoid building on the visually prominent and open slopes, most notably those to the north of Durrant's Farm (SS1031/SS1285).

Seek to place development in the west of the sites, where it will have a greater association with the existing settlement edge.

Seek opportunities to use new development to soften the existing settlement edge, which is visually prominent particularly to the north-west of the site.

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

Protect open and long reaching views across the site from public rights of way, most notably in the north (SS1031/SS1285 and SS1035/SS0298).

**Site Name:** Land south-east of Benton Street,  
Hadleigh

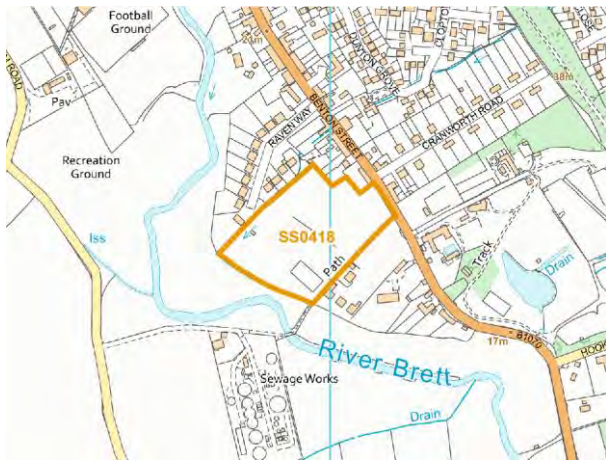
**Main SS ID:** SS0418

**LA/LS ID:**

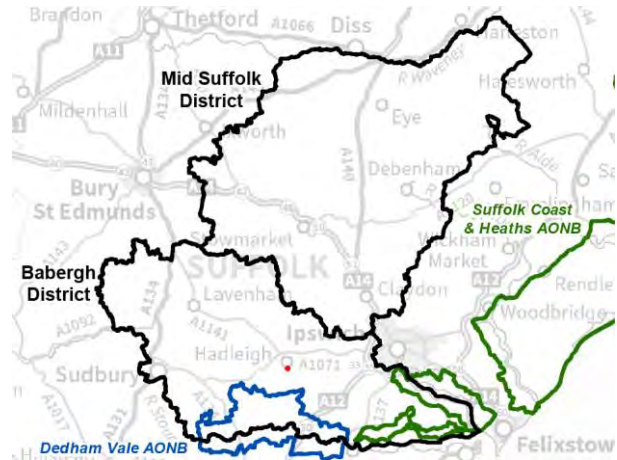
**Type:** SS0418 - Residential

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a Moderate sized, very gently sloping field at an elevation of around 20m AOD. The field slopes down towards the River Brett to the south. A mixture of brick walls, hedgerows and wooden fencing enclose the site and the field is sub-divided by pony tape for horse grazing.

### Settlement form and edge

Moderate-low

Development of the site would be in line with the existing settlement pattern of Hadleigh with settlement to its north, east and south. The site is contained by the course of the River Brett to the south and therefore abides to the existing settlement pattern of Hadleigh.

### Settlement setting

Moderate

The site provides a rural setting to existing development in Hadleigh, including the historic core of the settlement which is arranged along Benton Street. The development of the site would not reduce the sense of separation between Hadleigh and any surrounding settlement.

### Views

Moderate-high

The site is visually prominent from Benton Street to the north, which overlooks it. Several private residences also overlook the site, including some Grade II listed buildings in the Hadleigh Conservation Area. The site provides a rural setting to the public footpath running along its eastern edge. Pylons mark views to the south-east of the site. Views extend west to the surrounding countryside.

### Perceptual qualities

Moderate-low

Despite the undeveloped and rural qualities, the replacement of hedgerow boundaries with fences slightly degrades the agricultural character of this landscape. The proximity to the existing settlement edge and light pollution from Hadleigh also reduce the rural character of this landscape.

### Cultural and historical associations

Moderate

The site lies directly south-west of the Hadleigh Conservation Area and provides an undeveloped setting to the historic settlement core. The site is also visible from several Grade II listed buildings. The HLC identifies the site to be of pre-18th century origins.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity. Key sensitive features include its visual prominence from public and private areas such as Benton Street, a public footpath, private residences (including listed buildings) and parts of the Hadleigh Conservation Area. The open and undeveloped character also allows views across the site to the wider countryside to the south. If this site were to be developed in combination with one of more sites around Hadleigh the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land north of Red Hill Road/  
Malyon Road,  
Hadleigh

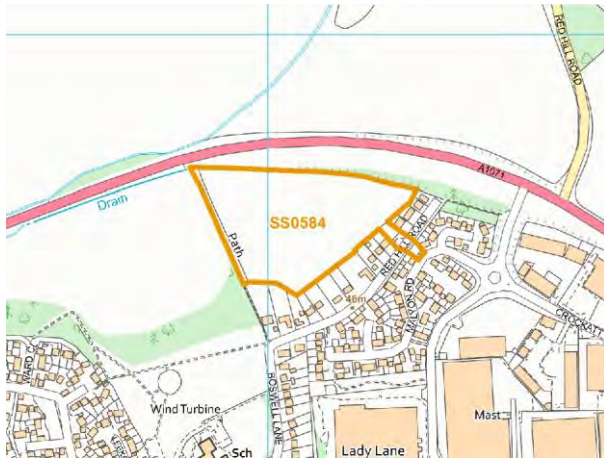
**Main SS ID:** SS0584

**LA/LS ID:** SS0584 - LA114

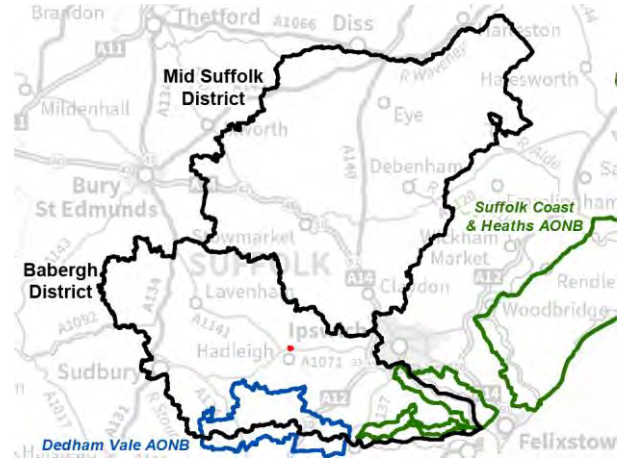
**Type:** SS0584 - Residential

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-high

A sloping arable field ranging in elevation from 25m AOD in the north to 45m AOD in the south, with landform sloping down towards a tributary of the River Brett. The field is bound by hedgerows which contain mature trees. There is also one mature in-field tree.

### Settlement form and edge

Moderate-low

Development of this site would be a slight advancement of northern settlement edge of Hadleigh into the undeveloped countryside. However, the site does not cross the A1071 to the north which acts as a boundary feature to contain the northern edges of Hadleigh from the wider countryside.

### Settlement setting

Moderate-low

Development of the site would not reduce the sense of separation between Hadleigh and any surrounding settlements. The site plays a role in providing a rural backdrop to properties on the northern settlement edge of Hadleigh which overlook it.

### Views

Moderate-high

The sloping landform of the site is visually prominent from parts of the A1071 to the north. Properties on the northern settlement edge of Hadleigh also overlook the site. From elevated parts of the assessment area there are long reaching views to the surrounding rolling agricultural land. The site provides a rural setting for the public footpath which runs along its western edge and the footpath to the north-west of the site. There is also some intervisibility between the site and the large public amenity greenspace (Ward Close) adjacent to the east, although these are limited by the young woodland present on the edge of the greenspace.

### Perceptual qualities

Moderate-low

The site has some traditional agricultural features including mature hedgerow boundaries with hedgerow trees; however, it is heavily influenced by traffic noise from the A1071 which detracts from its rural character. The site has a strong association with the surrounding rolling agricultural land.

### Cultural and historical associations

Moderate-low

The site does not contain or provide setting to any known features of historic interest. The site itself is identified by the HLC to be of pre-18th century enclosure although there have been significant modifications to field boundaries in modern times.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity. Features that elevate landscape sensitivity include its sloping landform, making it visually prominent from the A1071 to the north and existing public rights of way and its strong association with surrounding rolling agricultural land. If this site were to be developed in combination with one of more sites around Hadleigh the cumulative landscape sensitivities and impact of development would need to be considered.



**Site Name:** Land to the north-east of Pond Hall Lane, Hadleigh

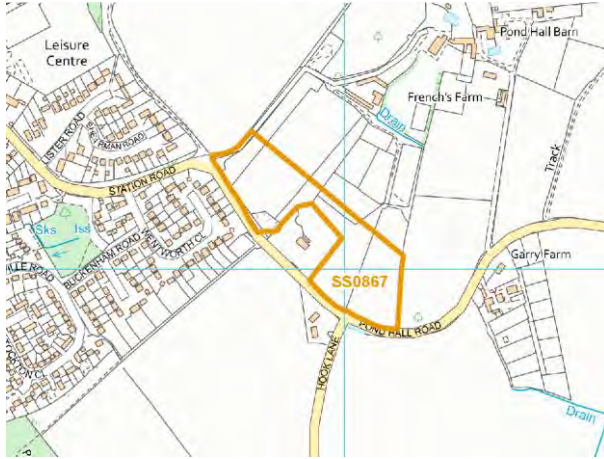
**Main SS ID:** SS0867

**LA/LS ID:**

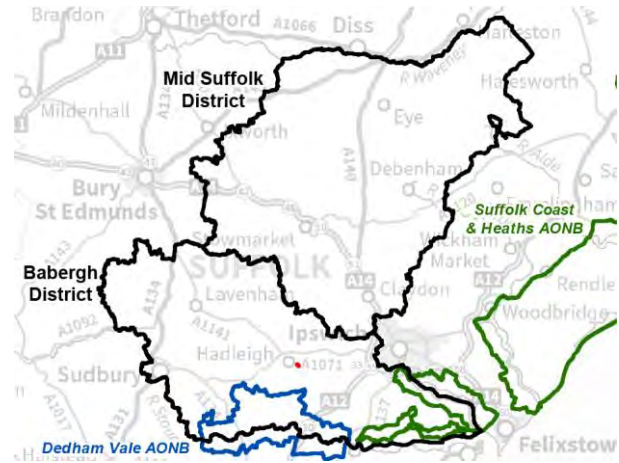
**Type:** SS0867 - Residential

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a gently sloping field with elevation ranging from 50m AOD in the west to 55m AOD in the east. The field is mostly enclosed by mature hedgerow boundaries, with the east being a hay field, whilst elsewhere it has been sub-divided into paddocks by wooden fencing. An area of priority habitat traditional orchard is located to the east of the site.

### Settlement form and edge

Moderate

Development of the site would slightly conflict with the existing settlement pattern of Hadleigh, extending the town east beyond its existing form and into the undeveloped countryside. Development here would surpass Frog Hall Lane and Pond Hall Road, which currently contain the settlement's eastern edge.

### Settlement setting

Moderate

The site provides part of the rural backdrop to the eastern settlement edge of Hadleigh. The development of the site would degrade the rural gap between Hadleigh and French's Farm to the east.

### Views

Low

Hedgerow boundaries visually enclose the site from Pond Hall Road. Most views of the site are from private property associated with French's Farm to the north including a private driveway.

### Perceptual qualities

Moderate

The undeveloped site has a sense of rural seclusion with a sense of relative tranquillity and is screened from the existing settlement edge by mature hedgerow boundaries.

### Cultural and historical associations

Moderate-low

The site does not contain or provide a wider landscape setting for any known features of cultural heritage significance. The HLC identifies fields within the site to be pre-18th century enclosure, although there has been some historic boundary loss.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity. Sensitivity is increased by the likelihood of development to be perceived as advancement into the surrounding countryside. Its development would also erode the rural gap between Hadleigh and French's Farm. Limited views of the site and a lack of designated natural and heritage features decrease its sensitivity.

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

**Site Name:** Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh

**Main SS ID:** SS0909

**LA/LS ID:**

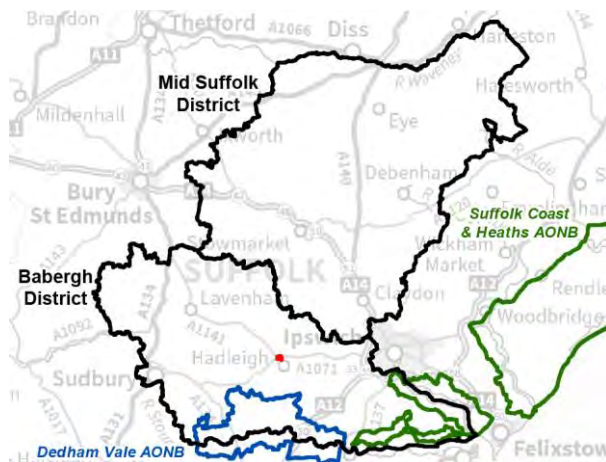
**Type:** SS0909 - Residential

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

A gently sloping valley landform associated with the River Brett, which runs through the site. Landform rises from 20m AOD along the river to 35m AOD in the west, while the east of the area is much flatter. An area of riparian vegetation including many mature trees follows the sinuous route of the river through the centre of the site. Both fields within the site are arable, enclosed by gappy hedgerows with some mature hedgerow trees and broad grass verges.

### Settlement form and edge

Moderate-low

The site lies between two areas of development at Hadleigh, and is separated from existing development in the east and west by Aldham Mill Hill and the B1070 respectively. The site is contained by the route of the A1071 to the north. Development of the site would be a slight advancement into the undeveloped countryside; however, it would not significantly alter the existing settlement pattern. Settlement to the east is visually prominent, the development of the site may be an opportunity to soften this settlement edge. The east of the site has a greater association with existing development.

### Settlement setting

Moderate

The landscape makes a positive contribution to the setting of Hadleigh, providing a rural valley setting, particularly when approaching the settlement from the north. The site does not contribute to the sense of separation between Hadleigh and any surrounding settlements or farmsteads.

### Views

Moderate-high

The site is very open and prominent from the surrounding roads where hedgerow boundaries are gappy or non-existent. Aldham Mill Hill Road to the east is also part of South Suffolk Route A, a Regional Cycle Route. Settlement to the east is visually prominent from many parts of the site, with properties overlooking the undeveloped fields. The site provides an undeveloped agricultural setting for the public footpath crossing its centre, as well as being visible from parts of Ward Close amenity green space to the north east and allotments to the south (with restricted public access).

### Perceptual qualities

Moderate

The site has a naturalistic feel with riparian vegetation and mature trees in field boundaries. The site is influenced by traffic noise from surrounding roads, notably the A1071. There is also a high level of intervisibility with settlement to the east creating a strong connection to the existing settlement.

### Cultural and historical associations

High

The site contains a considerable number of features of cultural heritage significance, including Bronze Age/Early Iron Age barrows, designated as a Scheduled Monument in the east. There are also a series of ring ditches identified by the HER with one dated to be of Bronze Age origin, as well as some areas of linear ditches and crop marks and a possible Roman Villa site. The HLC identifies the east of the site to be meadow or managed wetland, whilst the west is pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity, elevated by the presence of a Scheduled Monument, as well as several other features of cultural heritage significance. The sensitivity of the site is also elevated by the setting it provides to existing settlement, naturalistic qualities and its sloping landform and gappy hedgerow

boundaries, making it often visually prominent within the local landscape.

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

### **Landscape mitigation**

Ensure development is visually contained by planting.

Avoid development in visually prominent sloping ground including the slopes to the west of the site.

Protect the Scheduled Monument in the south-east of the assessment area and ensure the placement of new development does not negatively influence this heritage asset.

Retain hedgerow and riparian vegetation along the River Brett as it adds structure to the landscape and provides valuable wildlife habitats

Protect the rural setting and views from public rights of way.

Ensure new development is of an appropriate scale and density to match surrounding development.

**Site Name:** Land south of Stone Street,  
Hadleigh

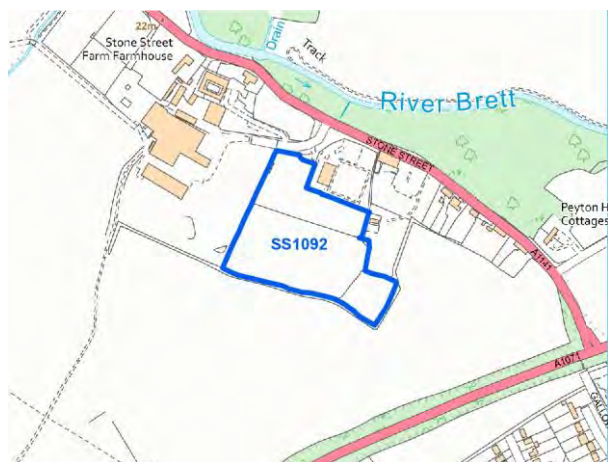
**Main SS ID:** SS1092

**LA/LS ID:**

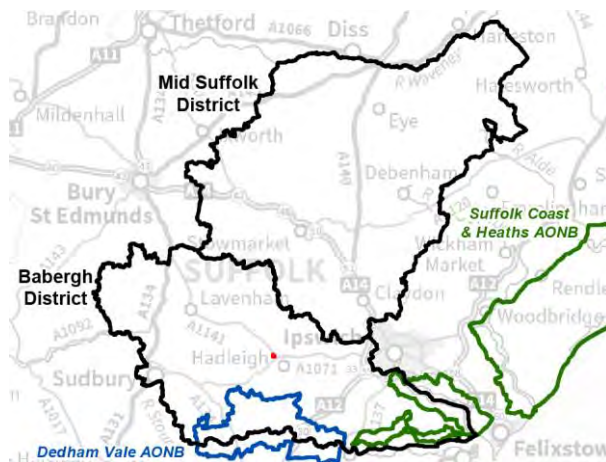
**Type:** SS1092 - Employment

**Parish:** Hadleigh

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a sloping series of pasture fields ranging in elevation from 25m AOD in the north to 40m AOD in the south. The site is enclosed by mature hedgerow boundaries and has been sub-divided into paddocks using wooden fencing.

### Settlement form and edge

Moderate-low

The site has a very limited association with existing settlement, situated to the north-west of Hadleigh and separated by the route of the A1071 and undeveloped countryside. The site is however associated with an existing industrial area, adjacent to the west.

### Settlement setting

Moderate-low

The site provides a limited rural backdrop for existing properties to its north-west and the adjacent business park. The site does not contribute to the sense of separation between settlements.

### Views

Moderate-low

The site is mostly visually enclosed by the surrounding mature hedgerow boundaries, whilst the landform limits views from the south. The wooden fencing creates an open character, allowing views across the site.

### Perceptual qualities

Moderate-low

Mature hedgerow boundaries contribute to the rural character of the undeveloped site. Rural characteristics of the site are detracted from by the close association with the existing business park and traffic noise from the A1141 to the north. The use of pony tape also contrasts with the traditional hedgerow boundaries of the area and clutters the landscape.

### Cultural and historical associations

Low

The site does not contain any identified features of cultural heritage significance. Two Grade II listed buildings lie within 200m of the site however intervisibility from both is screened by other properties and mature vegetation. The HLC identifies the north of the site to be a built-up area whilst the south is a post-1950s agricultural landscape.

### Overall Landscape Sensitivity - Employment development

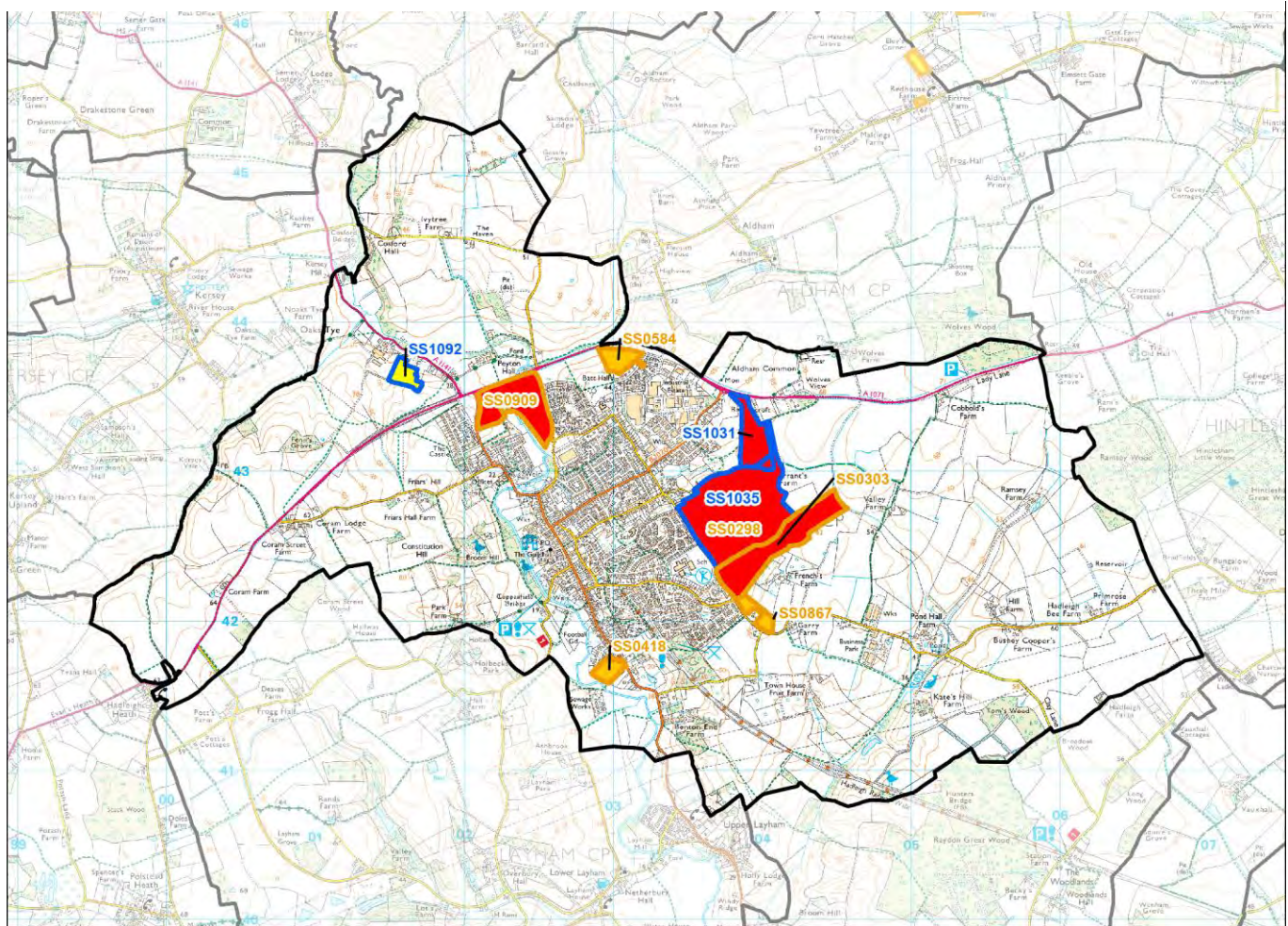
Moderate-low

The site has an overall low-moderate landscape sensitivity to employment development. The site would relate well to existing industrial development located to the west and would not have a significant effect on the setting of residential development to the south.

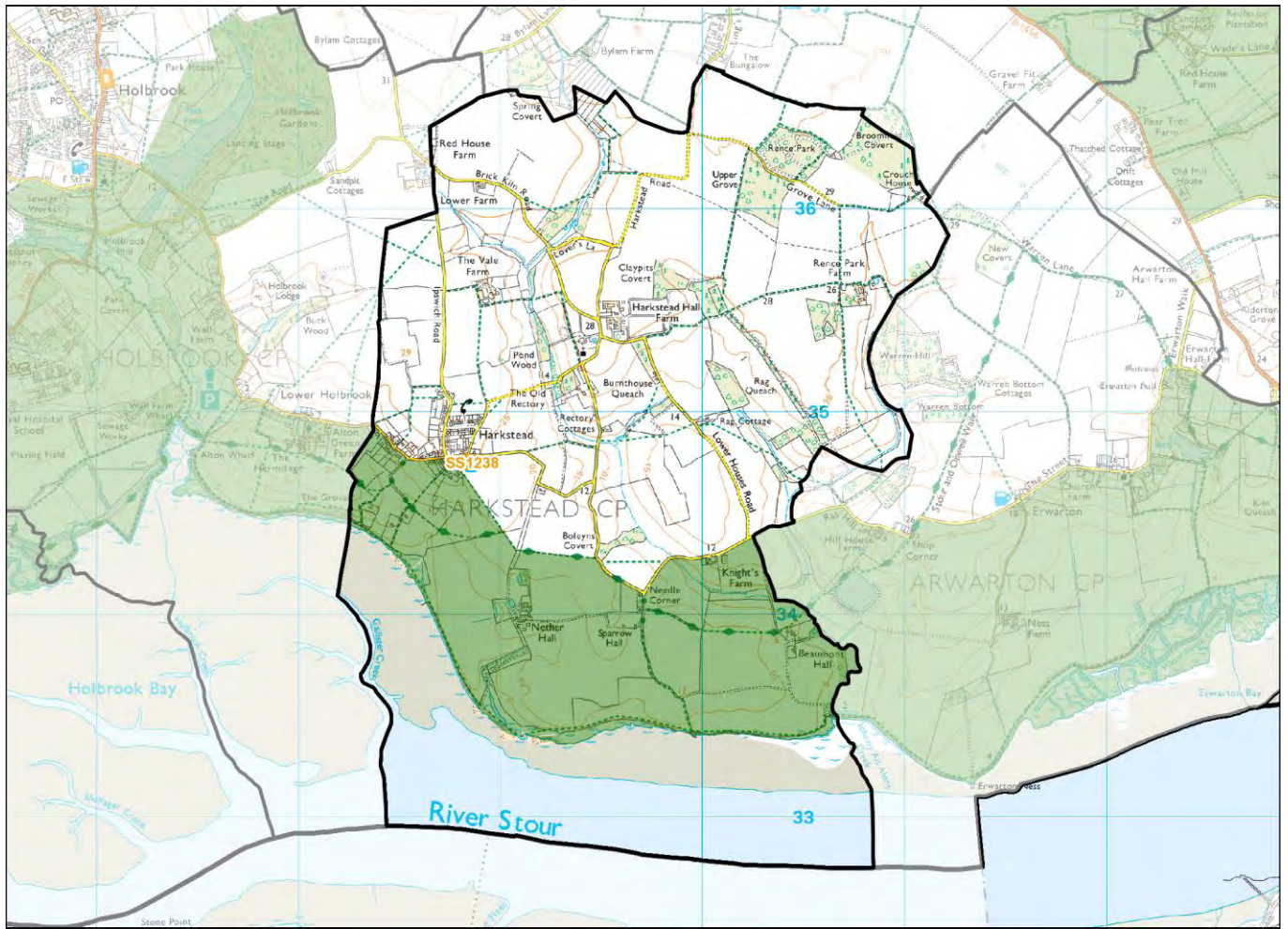
If this site were to be developed in combination with one of more sites around Hadleigh the cumulative landscape sensitivities and impact of development would need to be considered.




# Hadleigh

## Ratings Summary



# Harkstead



 Employment  Residential  Suffolk Coast & Heaths AONB

**Site Name:** Land south of The Street,  
Harkstead

**Main SS ID:** SS1238

**LA/LS ID:**

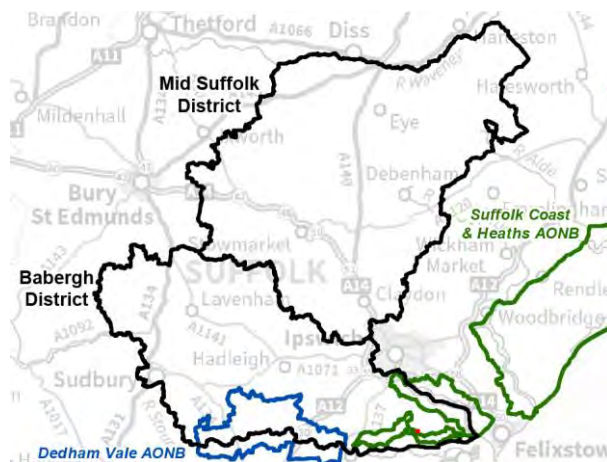
**Type:** SS1238 - Residential

**Parish:** Harkstead

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the north-western corner of a large arable field, which slopes down to the River Stour to the south-west. The site itself is flat, at an elevation of around 25m AOD. Field boundaries of the site are defined by garden hedgerows to the west and a gappy hedgerow to the north.

### Settlement form and edge

Moderate

Development of the site would be in keeping with the existing nucleated settlement pattern of Harkstead, although would represent slight encroachment into the surrounding countryside. The southern and eastern boundaries of the site are currently open and may create a hard urban edge; planting to screen development should be implemented if this site is developed.

### Settlement setting

Moderate

The site has a role in providing a rural setting to properties within Harkstead, including the historic core of the settlement, and in maintaining the links between Harkstead and the Stour to the south. The development of this site would not affect the sense of separation between settlements.

### Views

Moderate-high

The site lies within a large open agricultural field and is visually prominent from several surrounding areas including The Street to the north, private residences in Harkstead and the two public rights of way to the south of the site including part of the Stour and Orwell Walk long distance recreational route. There are views from the site south to the Suffolk Coast and Heaths AONB and the Stour Estuary.

### Perceptual qualities

Moderate-high

The site is situated to the north of the Suffolk Coast and Heaths AONB, overlooking the nationally important landscape and sharing some of its special qualities including large open views of the Stour Estuary. The site has rural characteristics and has limited anthropogenic disturbance despite its proximity to existing settlement with high levels of tranquillity and dark night skies. The poorly managed gappy hedgerow boundaries slightly degrade the landscape character.

### Cultural and historical associations

Moderate-low

There are no identified features of cultural heritage significance within the site and the site does not provide a wider rural setting to any designated cultural heritage features. The historic core of Harkstead is located adjacent to the site. One Grade II listed building lies less than 100m to the west of the site but there is limited intervisibility. The HLC identifies the field pattern to be of 18th century or later enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity, the sensitivity of the site is elevated by its local visual prominence, its rural and removed character with dark night skies and high levels of tranquillity and its intervisibility with the Suffolk Coast and Heaths AONB, with large open views to the Stour estuary.

### Landscape mitigation

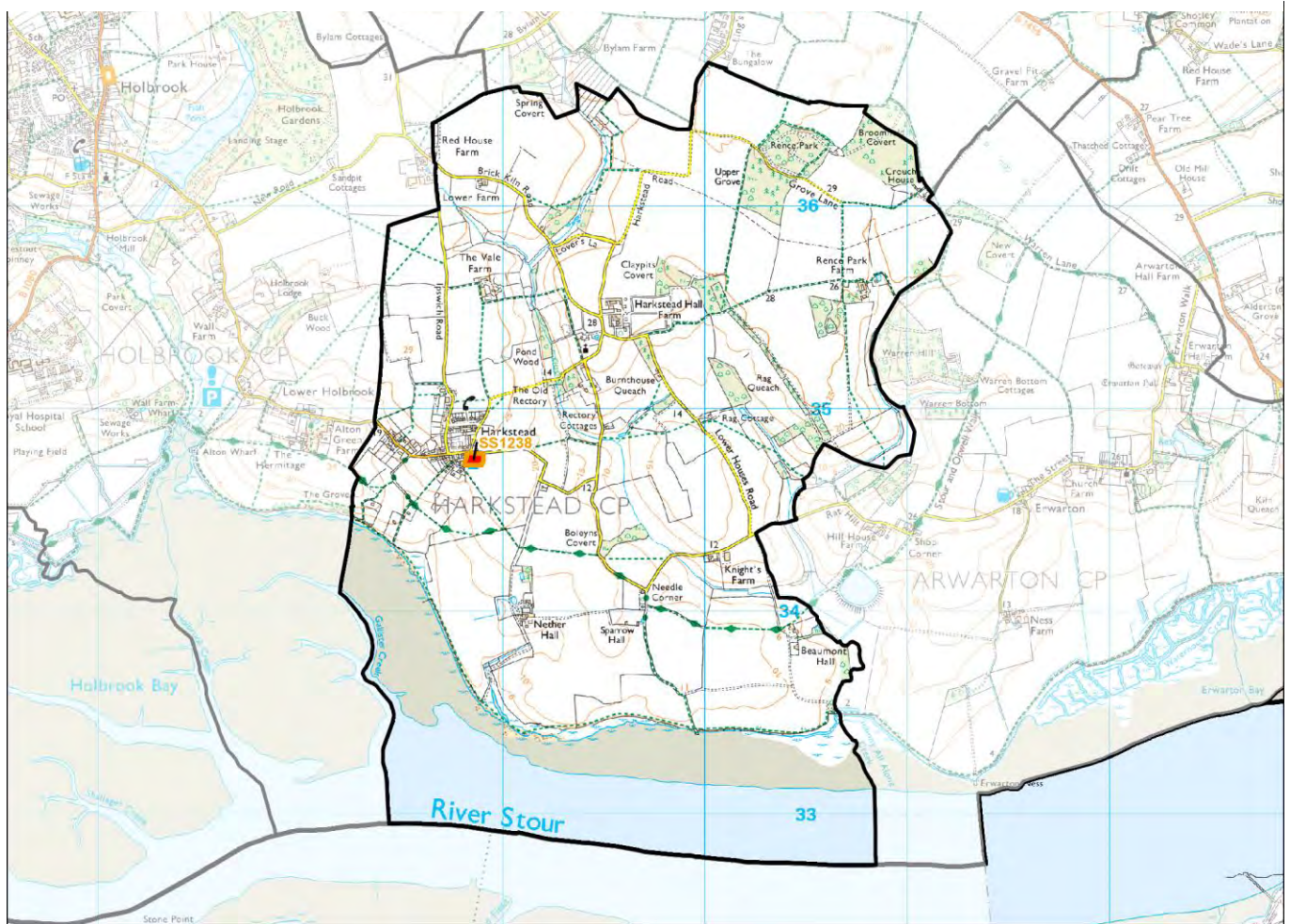
Ensure new development is of an appropriate scale and density to integrate with surrounding development.

Avoid building on visually prominent sloping ground including the slopes to the west of the site.  
Maintain visual links between The Street to the north and Stour Estuary to the south-east.



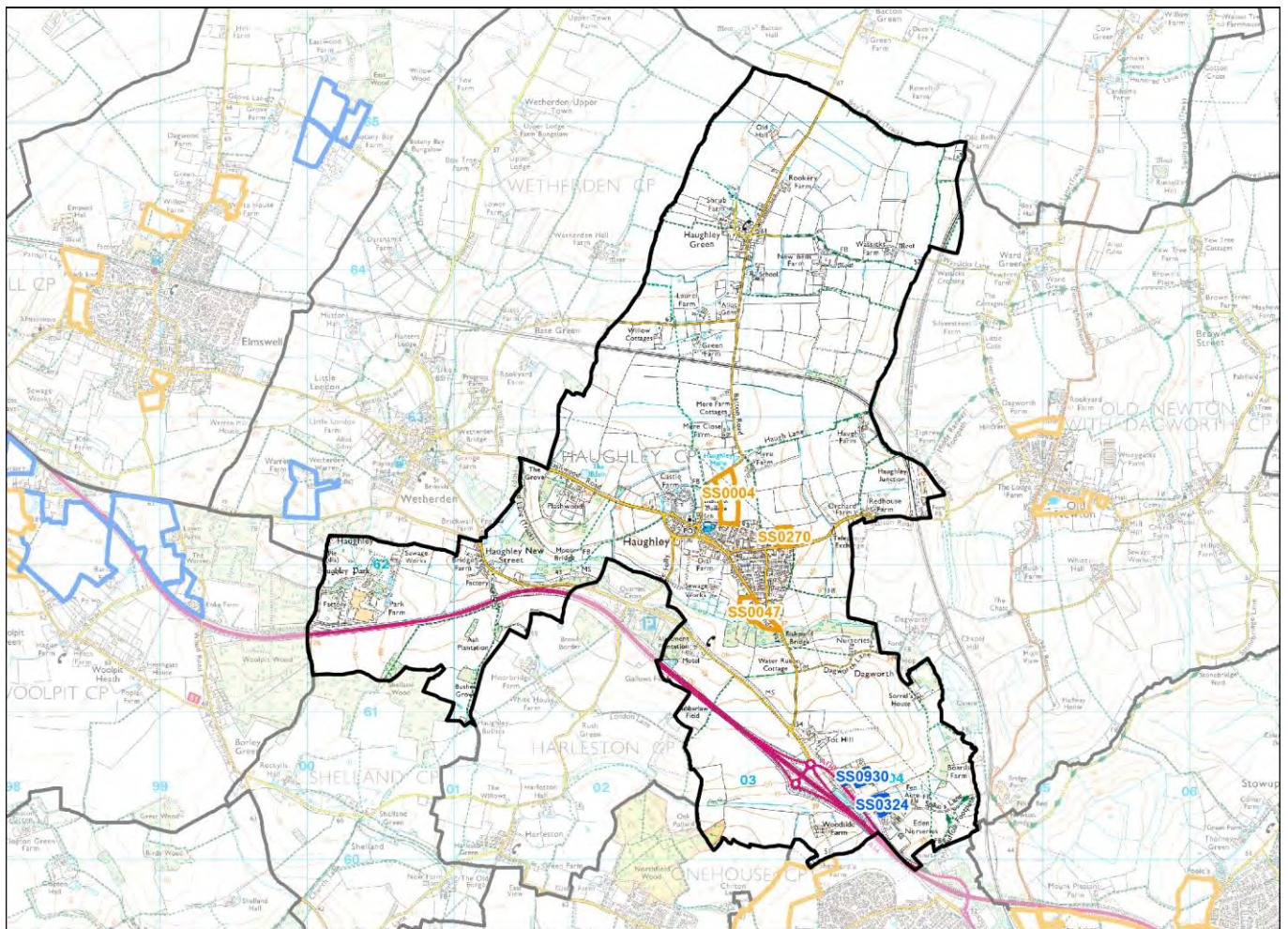
# Harkstead

## Ratings Summary



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

# Haughley



 Employment  Residential

**Site Name:** Land south of Bacton Road, Haughley

**Main SS ID:** SS0004

**LA/LS ID:** SS0004 - LA067

**Type:** SS0004 - Residential

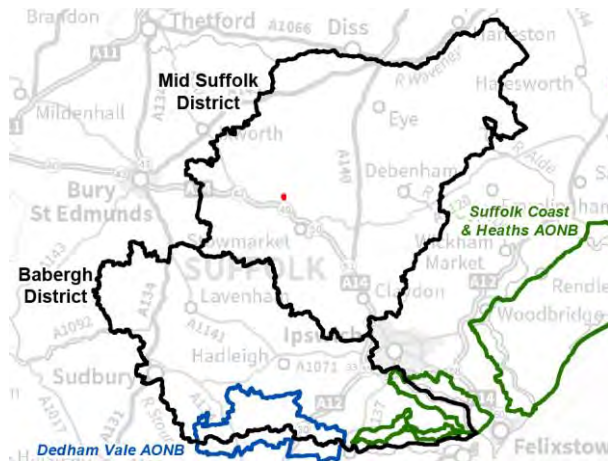
**Parish:** Haughley

**District:** Mid Suffolk

SS0004 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site is currently being developed. It formerly comprised a large, flat arable field, at an elevation of around 60m AOD. The field is bound by tall hedgerows with mature trees in some places, but in others (including the northern edge) the boundary is marked by a grass verge.

### Settlement form and edge

Moderate

The site is located to the north of existing development in Haughley. Development on this site would be slightly at odds with the existing settlement pattern and is likely to be perceived as encroachment into the countryside extending in a linear form northwards. There are no significant boundary features containing the existing settlement edge.

### Settlement setting

Moderate

The site provides part of the rural setting to the north of Haughley. Development of this site is likely to reduce the sense of rural separation between Haughley and Mere Farm to the north.

### Views

Moderate

The lack of hedgerow boundaries allows views into the site from Bacton Road to the north as well as from the public footpath to the east of the site. The site is also overlooked by private residences on the northern settlement edge of Haughley. Directly west of the site is a playing field, however intervisibility with the site is limited by mature hedgerow boundaries.

### Perceptual qualities

Moderate

The site previously had a rural undeveloped character with some traditional features including mature hedgerow boundaries. The site is slightly disturbed by traffic on Bacton Road.

### Cultural and historical associations

Moderate

The site does not contain any known features of cultural heritage significance. The site lies less than 100m north-east of the Haughley Conservation Area and less than 200m east of the Haughley Castle Scheduled Monument as well as being near to several listed buildings, and the site provides some rural setting for these heritage assets. The HLC identifies the field pattern of the site as pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate

SS0004 has planning permission. The site has an overall moderate landscape sensitivity to residential development. Development would be slightly at odds with the existing settlement pattern of Haughley and would reduce the sense of rural separation between Haughley and Mere Farm to the north. The site is visible from Bacton Road, a public footpath, and several private residences. Other sensitive features include the nearby features of cultural heritage importance including Haughley Conservation Area and Haughley Castle (Scheduled Monument). The site has been granted planning permission. If this site were to be developed in combination with one or more sites around Haughley the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land west of Fishponds Way, Haughley

**Main SS ID:** SS0047

**LA/LS ID:** SS0047 - LA104

**Type:** SS0047 - Residential

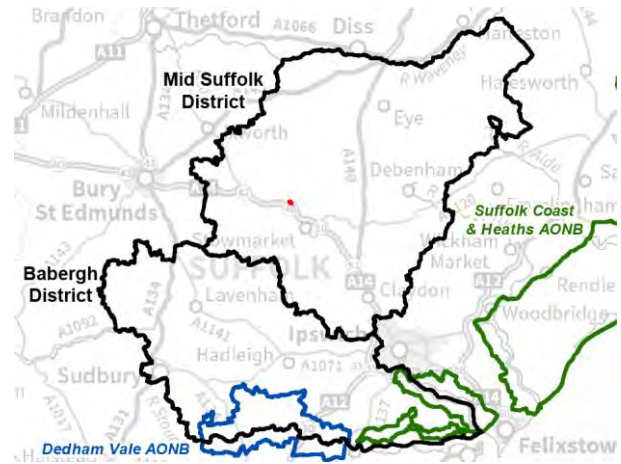
**Parish:** Haughley

**District:** Mid Suffolk

SS0047 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate

The site comprises a small gently sloping field forming valley slopes, ranging in elevation from 40m AOD in the south-west to 45m AOD in the north. The field boundary along Fishponds Way is marked by a hedgerow with some mature trees, although it is gappy in places. The southern and south-western boundary is marked by a large area of priority habitat deciduous woodland, and a stream runs to the south of the site, which provide a firm landscape boundary and edge. The site is currently subject to construction work.

### Settlement form and edge

Moderate-low

The site lies to the south-west of the existing settlement at Haughley, separated from the main settlement by Fishponds Way. Development of the site would not contrast the existing settlement form of Haughley, as there are existing properties to the west of Fishponds Way. Development of the site may be perceived as a slight encroachment into the undeveloped countryside. However, woodland to the south and south-west which would act as containment to development.

### Settlement setting

Moderate-low

The landscape contributes to the undeveloped setting provided to existing settlement in the south of Haughley. Development here would not reduce the sense of separation between Haughley and any surrounding settlements. The woodland in the valley provides a strong boundary.

### Views

Moderate-low

There are some limited views to the site from Fishponds Way, where hedgerow boundaries allow. The site is also visible from private residences to the north and east. No public rights of way are located within or adjacent to the site, and views to the wider landscape are blocked by woodland to the south and west.

### Perceptual qualities

Moderate-low

The site has a rural character, with the adjacent woodland enclosing the site and creating a semi-natural character. Intermittent traffic noise on Fishponds Way plus adjacent settlement detracts from the rural character of the site.

### Cultural and historical associations

Moderate-low

The site does not contain or provide rural setting to any known features of cultural heritage significance. The field pattern of the site is identified by the HLC as pre-18th century enclosure, although there has been some modification of field boundaries.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0047 has planning permission. The site has an overall low-moderate landscape sensitivity. The sensitivity of the site is limited as its development would fit the existing settlement pattern of Haughley and would be confined by the woodland to the south-west. Sensitivity of the site is slightly elevated by its proximity to deciduous woodland priority habitat and the undeveloped setting provided to existing development. The site has been granted planning permission.

**Site Name:** Land north of Station Road, Haughley

**Main SS ID:** SS0270

**LA/LS ID:** SS0270 - LA117

**Type:** SS0270 - Residential

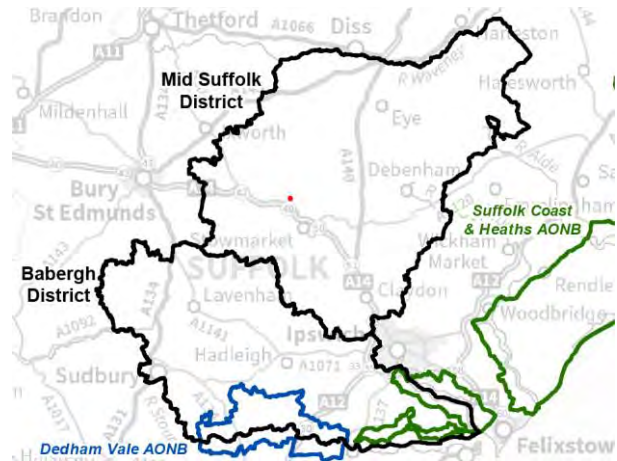
**Parish:** Haughley

**District:** Mid Suffolk

SS0270 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a small-scale flat arable field, at an elevation of around 55m AOD. The field is bound by low-cut hedgerows containing occasional mature trees.

### Settlement form and edge

Low

Development would integrate well with the existing settlement pattern of Haughley, as there is development to the west and south of the site. There are no significant boundary features containing the existing settlement edge.

### Settlement setting

Moderate-low

The site makes a small contribution to the rural setting of Haughley although this limited by the small size of the area. Development of the site would be a slight advancement of the settlement towards Orchard Farm to the east although a gap would still remain.

### Views

Moderate-low

Low hedgerow boundaries allow visibility of the site from Station Road to the south as well as being overlooked by existing properties to the south and west. Glimpsed views of the site over hedgerows are also available from a public footpath to the north-west, although the site does not play a significant role in providing setting to this public right of way. It is not prominent in the wider landscape.

### Perceptual qualities

Moderate-low

The site retains some traditional agricultural characteristics including intact hedgerow boundaries with mature hedgerow trees.

### Cultural and historical associations

Moderate-low

The site does not contain or provide a rural setting to any known features of cultural heritage interest. The HLC identifies the field pattern of the site to be pre-18th century enclosure, although there has been some boundary modification.

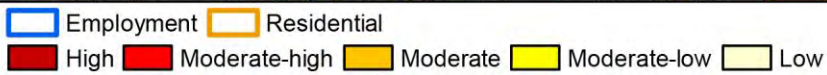
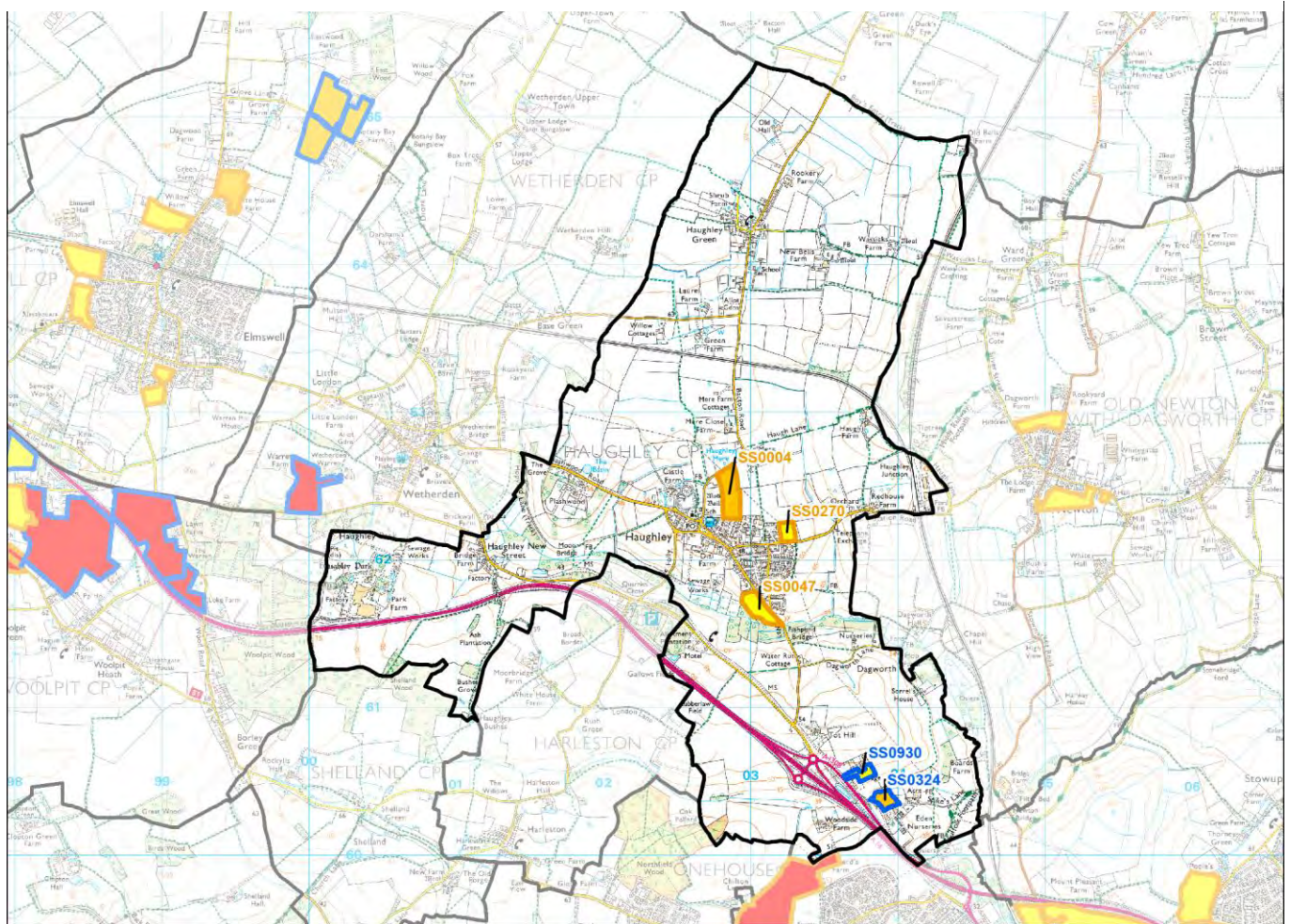
### Overall Landscape Sensitivity - Residential development

Moderate-low

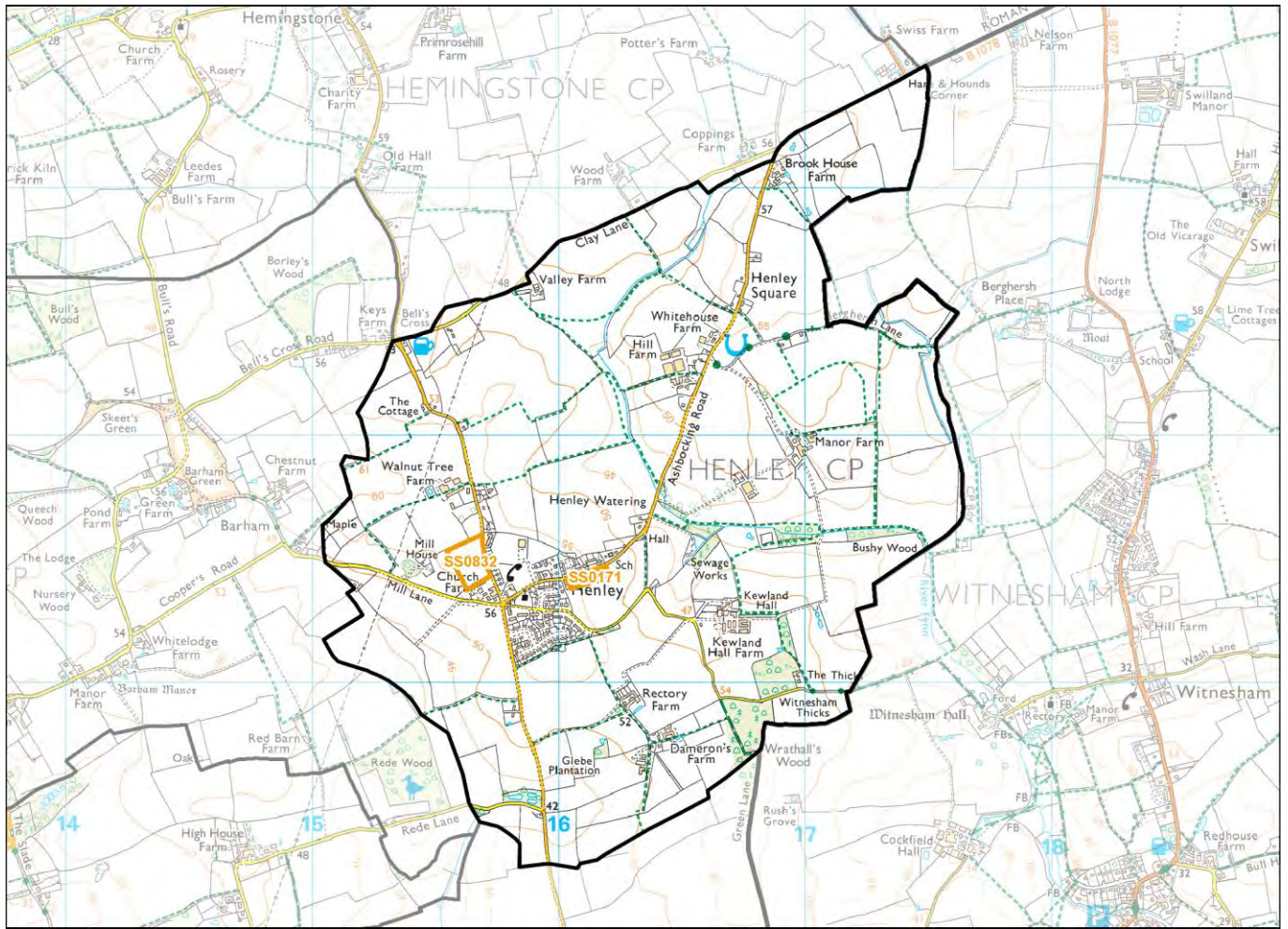
SS0270 has planning permission. The site has an overall low-moderate landscape sensitivity as development would fit well with the existing settlement pattern of Haughley and would not reduce the sense of separation between Haughley and any surrounding settlements. Sensitivities include the undeveloped setting the site provides to existing development and views to adjacent countryside. Any development here should aim to provide a firm and well integrated edge to the east of Haughley, enhancing existing hedgerows and trees. The site has been granted planning permission.

# Haughley

## Ratings Summary



# Henley



■ Employment ■ Residential

**Site Name:** Land south of Ashbocking Road,  
Henley

**Main SS ID:** SS0171

**LA/LS ID:** SS0171 - LS01

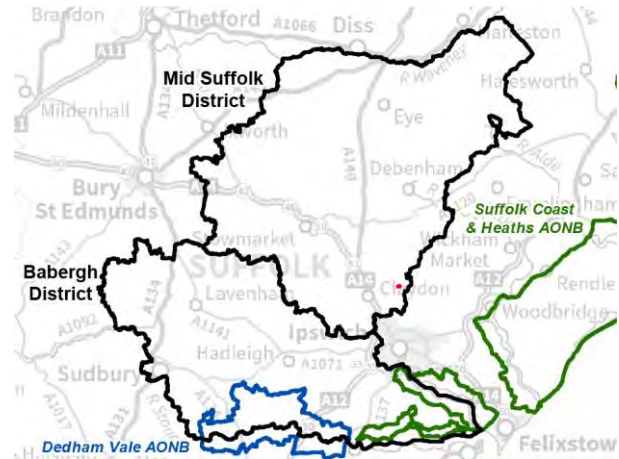
**Type:** SS0171 - Residential

**Parish:** Henley

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises the northern edge of a large arable field. The field boundaries are marked by mature hedgerows. The site is relatively flat, at an elevation of 55m AOD.

### Settlement form and edge

**Moderate-low** Development of the site may be perceived as a slight advancement into the undeveloped countryside; however, it would not be at odds with the existing settlement pattern of Henley. The development of the site may present opportunities to soften the existing settlement edge from views to the south.

### Settlement setting

**Moderate-low** The landscape contributes to the rural setting of the settlement, although this is limited due to vegetation. The development of the site would not reduce the sense of separation between Henley and any surrounding settlements.

### Views

**Moderate-low** Low hedgerow boundaries allow the site to be viewed from Church Lane to the south, as well as being overlooked by private residences to the north and west. Views from Ashbocking Road are limited by boundary vegetation. The site provides a rural setting to the public footpath running to the east.

### Perceptual qualities

**Moderate** The site retains some traditional agricultural characteristics including intact hedgerow field boundaries, as well as experiencing dark night skies. The site is associated with the existing development.

### Cultural and historical associations

**Moderate-low** The site does not contain or provide a rural setting to any known features of cultural heritage interest. The HLC identifies the field pattern of the site to be pre-18th century enclosure although some boundary modification has occurred.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** The site has an overall low-moderate landscape sensitivity to residential development. Development would fit with the existing settlement pattern of Henley and would not reduce the sense of separation between Henley and any surrounding settlements. The sensitivity of the site is slightly elevated by the role it plays in providing a rural setting to the public footpath to the east, as well as surrounding roads and private residences.



**Site Name:** Land west of Main Road,  
Henley

**Main SS ID:** SS0832

**LA/LS ID:** SS0832 - LS01

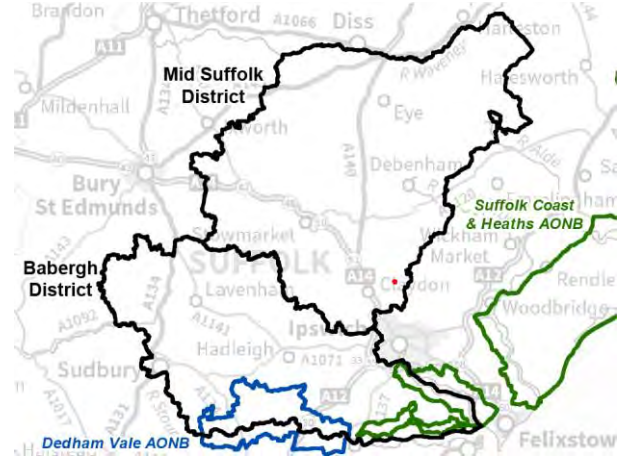
**Type:** SS0832 - Residential

**Parish:** Henley

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Low

The site comprises a relatively flat unmanaged and scrubby field, at an elevation of around 55m AOD. There are currently several temporary structures on the site, associated with Church Farm to the south. Field boundaries of the site are undefined.

### Settlement form and edge

Moderate-low

Development of the site is unlikely to be perceived as a significant advancement into the undeveloped countryside, as it already contains several outbuildings. Development of the site may present an opportunity to soften the existing settlement edge. The development of the site would not be at odds with the existing settlement pattern of Henley.

### Settlement setting

Low

The site does not contribute to retaining the sense of separation between Henley and any surrounding settlements. The site is cluttered with agricultural out buildings and does not provide a rural setting to the existing settlement.

### Views

Moderate-low

A lack of boundary features means that the site has local visual prominence from surrounding roads including Main Road to the north-east and Mill Lane to the south. The site is also overlooked by residential properties to the north-east.

### Perceptual qualities

Low

Agricultural clutter and outbuildings detract from the undeveloped character of the site giving it an unkept and neglected character, compounded by the loss of hedgerow boundaries. The site is influenced by the visual and audible disturbance of passing cars on the surrounding roads.

### Cultural and historical associations

Moderate-low

The site does not contain or provide a rural setting for any identified features of cultural heritage significance. Several listed buildings are within 200m of the site including the Grade I listed Church of St Peter, however there is no intervisibility with the site. The HLC identifies the field pattern of the site to be of pre-18th century enclosure.

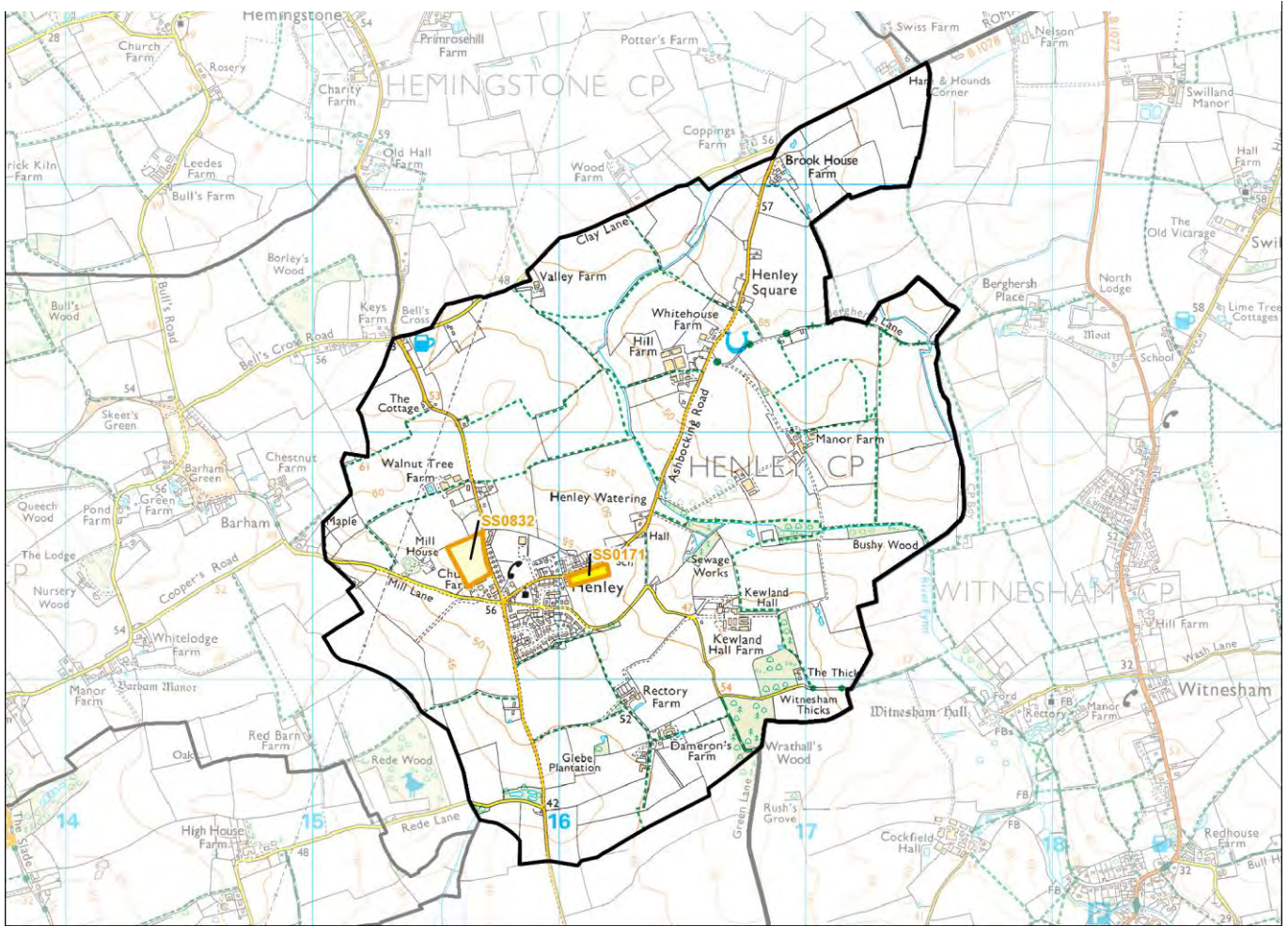
### Overall Landscape Sensitivity - Residential development

Low

The site has an overall low landscape sensitivity to residential development. The development of the site is unlikely to significantly alter the settlement pattern of Henley or reduce the sense of separation between Henley and other settlements. Its development may also provide opportunities to soften the existing settlement edge.

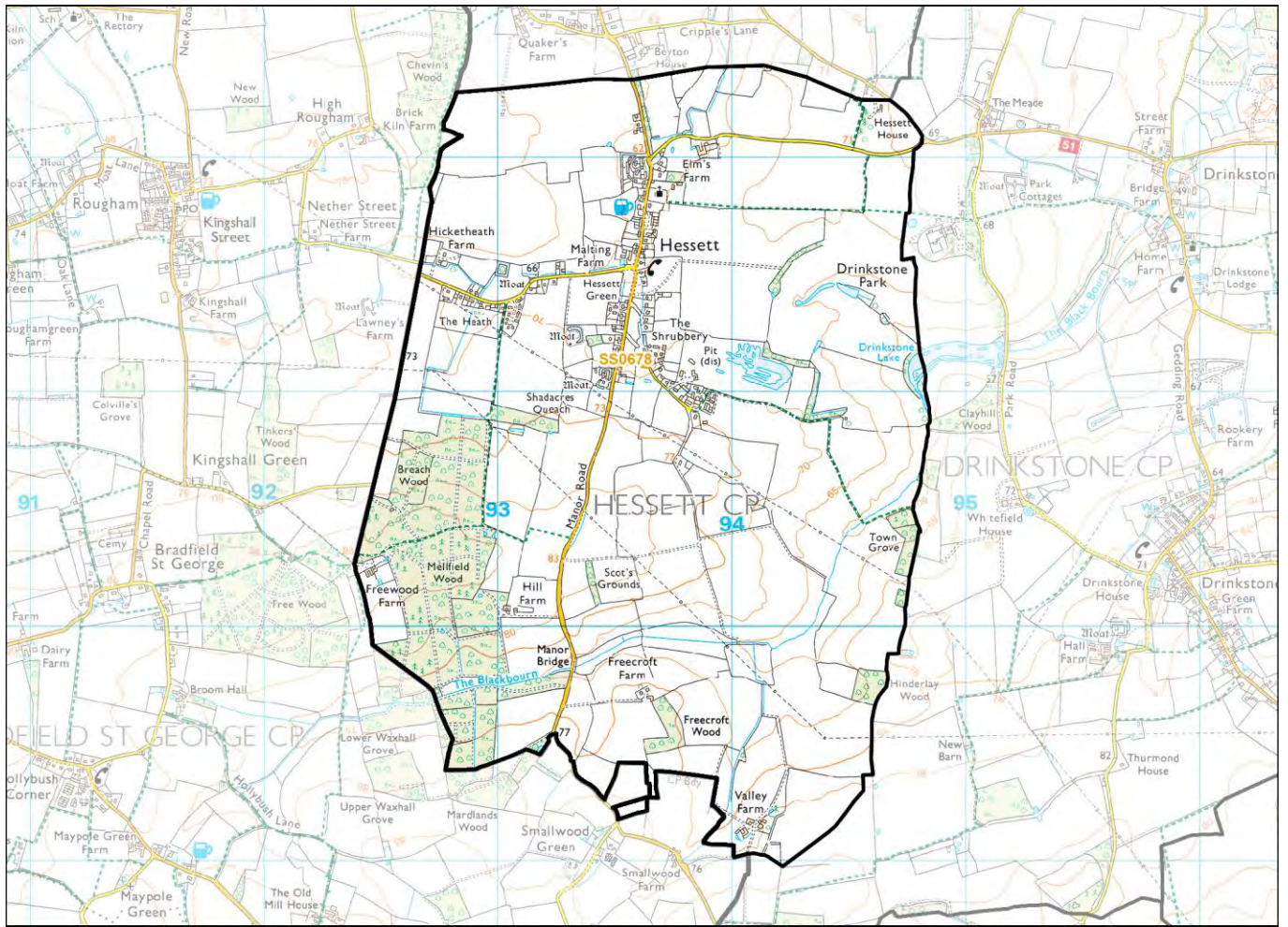
# Henley

## Ratings Summary



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

# Hessett



 Employment  Residential

**Site Name:** Land south of Hubbard's Lane and east of The Green, Hessett

**Main SS ID:** SS0678

**LA/LS ID:** SS0678 - LS01

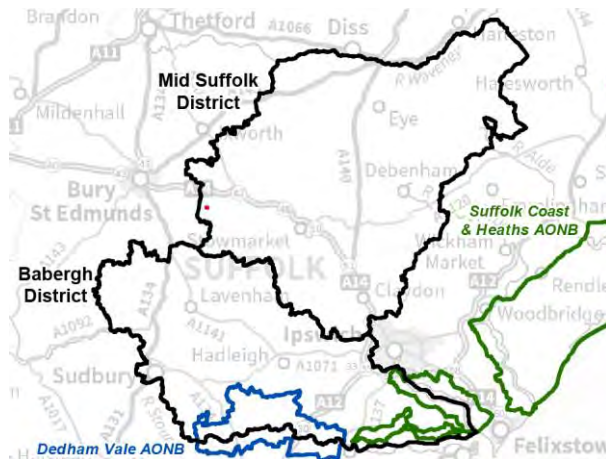
**Type:** SS0678 - Residential

**Parish:** Hessett

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises a small grassland field, bound by mature hedgerows with some mature hedgerow trees. At the time of site visit this site was found to be developed on. The field is flat and lies at an elevation of around 70m AOD.

### Settlement form and edge

**Low** Development of the site would fit with the existing settlement form of Hessett. The development of the site is unlikely to be perceived as an advancement into the undeveloped countryside, as it is almost surrounded by existing low-density residential settlement.

### Settlement setting

**Moderate-low** Due to its small size, the site plays a limited role in providing an undeveloped setting to surrounding settlement. The development of the site would not reduce the sense of separation between Hessett and any surrounding settlements.

### Views

**Moderate-low** Low hedgerow boundaries allow views into the site from Hubbard's Lane to the north and The Green to the west. Residential properties to the west and south also overlook the site.

### Perceptual qualities

**Moderate-low** The site has a rural character as it is surrounded by low-density residential development with frequent mature trees. The site experiences dark night skies but is slightly disturbed by passing cars on the surrounding roads.

### Cultural and historical associations

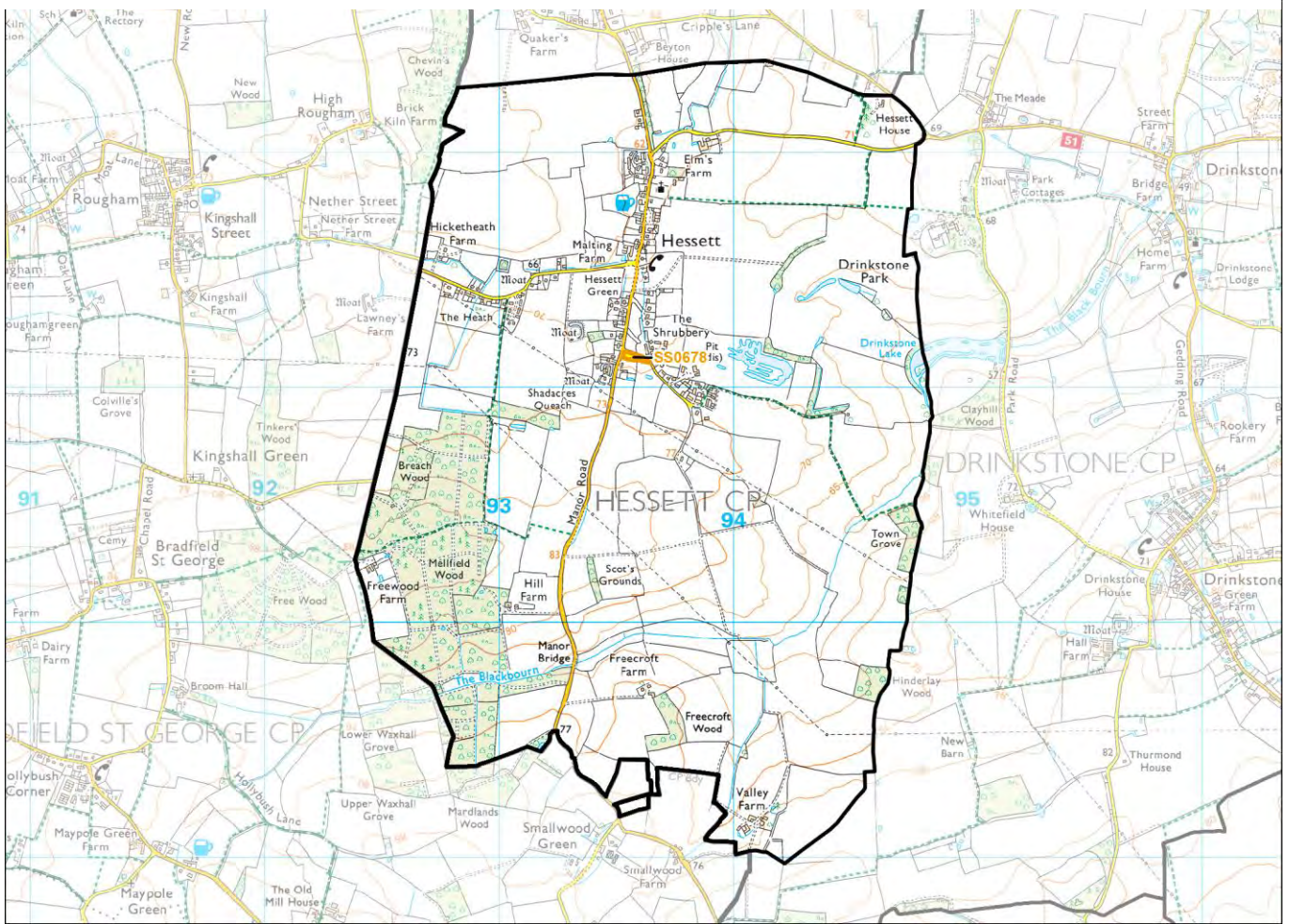
**Moderate** The site does not contain any features of known cultural heritage significance. The site also provides a rural setting to two Grade II listed buildings to the south: Green Farmhouse and Barn 20m north west of Green Farmhouse. The HLC identifies this site to be a built-up area.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** This site was found to be developed at the time of site visit. The site has an overall low-moderate landscape sensitivity, as its development would fit well with the existing settlement pattern of Hessett. The rural setting the site provides to nearby listed buildings and the existing settlement increases its sensitivity.

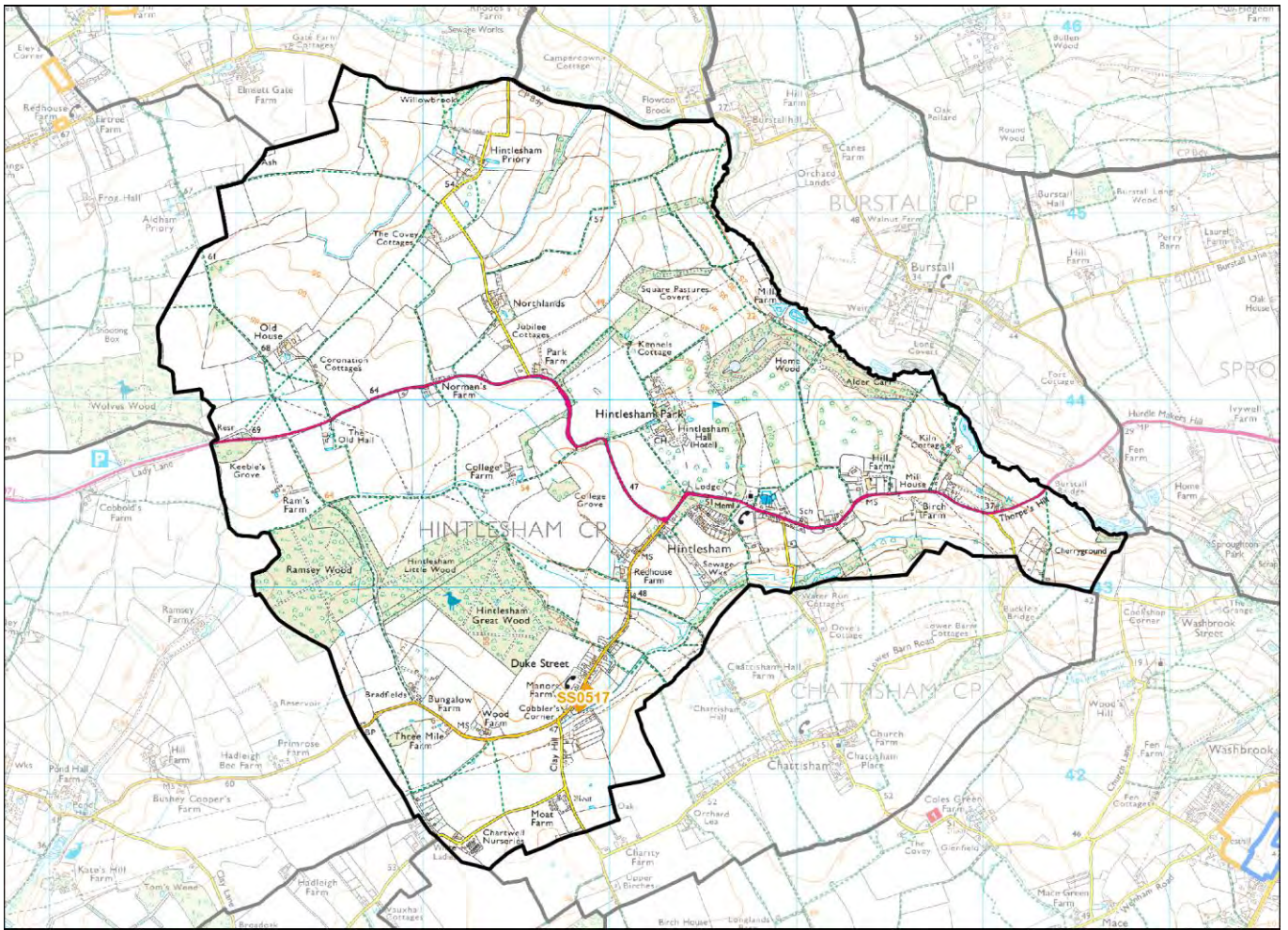
# Hessett

## Ratings Summary



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

# Hintlesham



 Employment  Residential

**Site Name:** Land south-east of Duke Street, Hintlesham

**Main SS ID:** SS0517

**LA/LS ID:** SS0517 - LS01

**Type:** SS0517 - Residential

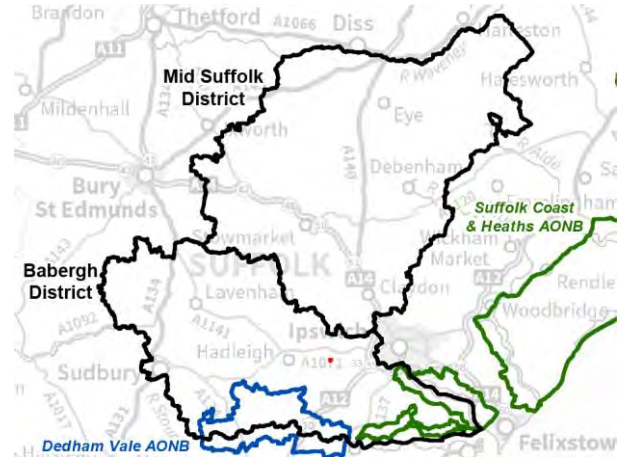
**Parish:** Hintlesham

**District:** Babergh

SS0517 has planning permission



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## Landscape Criteria

### Physical and natural character

Low

A gently sloping landscape between 45-50m AOD. There are no recorded priority habitats within the site. There is roadside vegetation along Duke Street and some vegetation on the property boundary to the south-west. The roadside vegetation is undermanaged and fragmented in places. The site has already been developed.

### Settlement form and edge

Low

The site lies south-east of the ribbon development on Duke Street, Hintlesham. The landscape is strongly associated with the existing settlement and development on the site would fit with the linear form of the settlement.

### Settlement setting

Low

The site provides a contribution as a rural setting to Duke Street, Hintlesham. It does not contribute to the separation of settlements due to distance.

### Views

Moderate-low

This is a partially open site with limited enclosure provided by boundary vegetation. There are no public rights of way within the site. The site is partially visible from Duke Street and from The Street, Chattisham to the south. The site is visible from nearby public rights of way but is not visually prominent and development would not intrude on public views from the wider landscape.

### Perceptual qualities

Moderate-low

An agricultural area with rural qualities and a good experience of dark skies. Proximity to the settlement edge of Duke Street, Hintlesham and electricity pylons to the south of the site reduce tranquillity.

### Cultural and historical associations

Moderate-low

There are no recorded heritage assets within this site. The Grade II listed Manor Farmhouse lies to the south-west of the site, and the site provides a rural setting to the farmhouse.

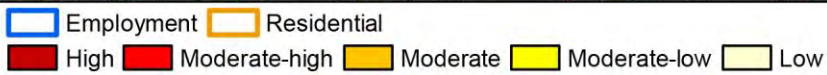
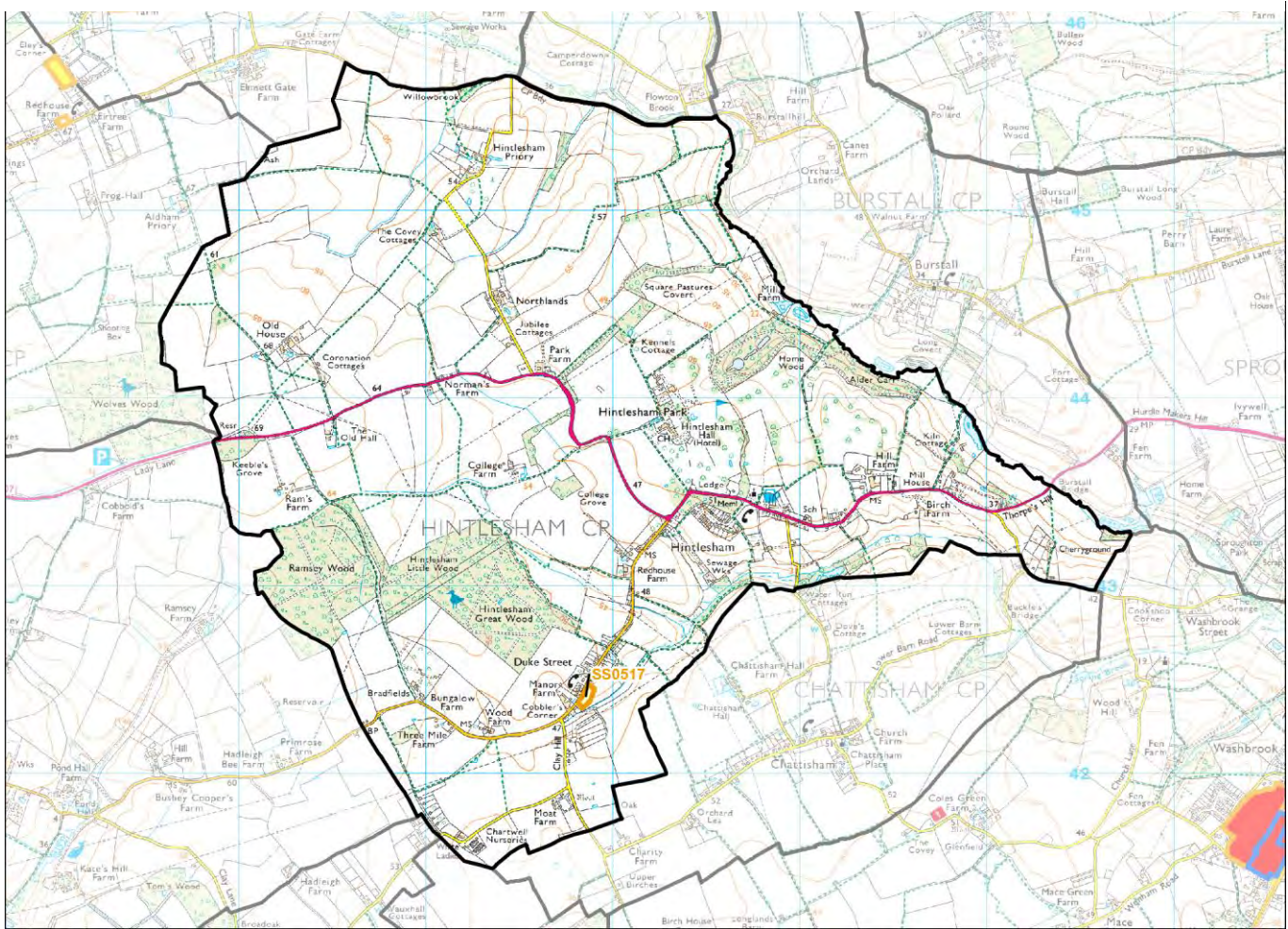
### Overall Landscape Sensitivity - Residential development

Low

SS0517 has planning permission. This site is considered to have an overall low sensitivity to residential development due to its integration into the current linear settlement of Duke Street, Hintlesham. The site has already been developed.

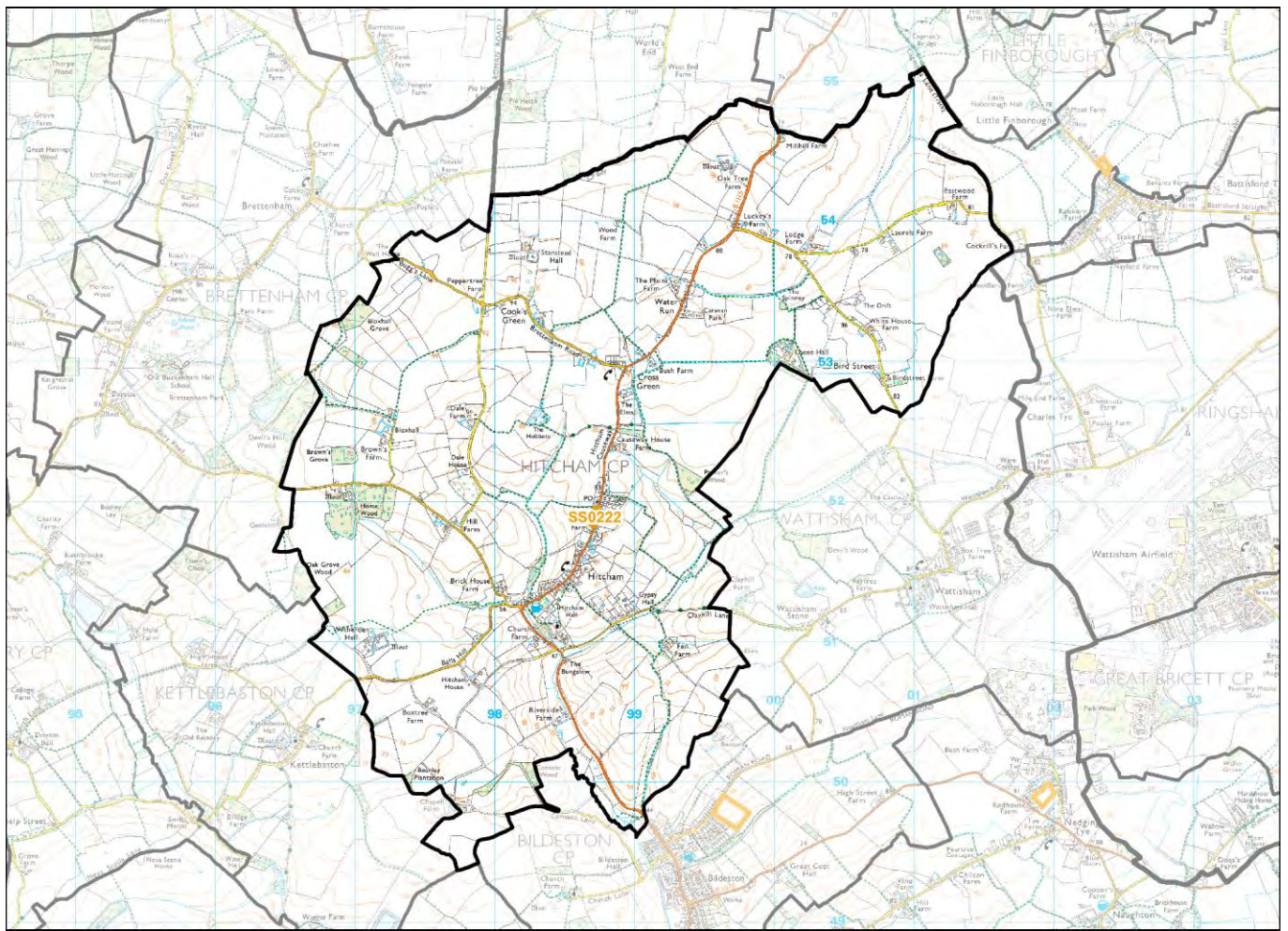
# Hintlesham

## Ratings Summary





# Hitcham



 Employment  Residential

**Site Name:** Land west of The Causeway,  
Hitcham

**Main SS ID:** SS0222

**LA/LS ID:** SS0222 - LS01

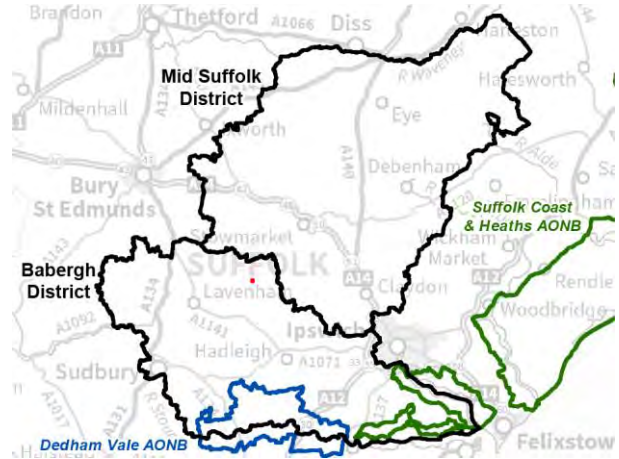
**Type:** SS0222 - Residential

**Parish:** Hitcham

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

The site comprises the eastern edge of a large arable field. The site is relatively flat at an elevation of 80m AOD, although it sits at the top of a steep stream valley, with landform sloping down to the west. The site is bound by a low-cut hedgerow along The Causeway and some taller garden hedgerows to the north and south.

### Settlement form and edge

Low

Development of the narrow site is unlikely to be considered encroachment on the surrounding countryside. If developed, the site would fit the linear settlement pattern of Hitcham.

### Settlement setting

Moderate-low

The site provides a rural setting for properties in Hitcham, particularly those on the opposite (eastern) side of The Causeway. The site does not play a role in maintaining the sense of separation between Hitcham and any surrounding settlements.

### Views

Moderate

The elevated and open character of the site makes it locally visually prominent, with long-reaching views south and west across the valley, and views of the site from footpaths to the west. The site is overlooked by residential properties, and is open to The Causeway. The site provides a rural setting to a public footpath which follows the northern edge of the site and descends into the valley.

### Perceptual qualities

Moderate

The site has a rural character with traditional field boundaries and a strong connection to the surrounding countryside. The site experiences dark night skies although traffic noise from The Causeway detracts from the sense of tranquillity.

### Cultural and historical associations

Moderate

Several Grade II listed buildings surround the site including Primrose Cottage to the north and Little Causeway Farmhouse to the east, and the site provides an open rural setting to these heritage assets. Other nearby listed buildings are not visible from the site. The HLC identifies the site's field pattern to be pre-18th century enclosure.

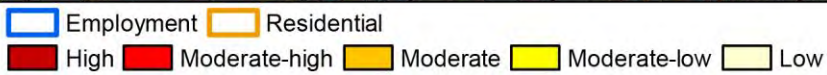
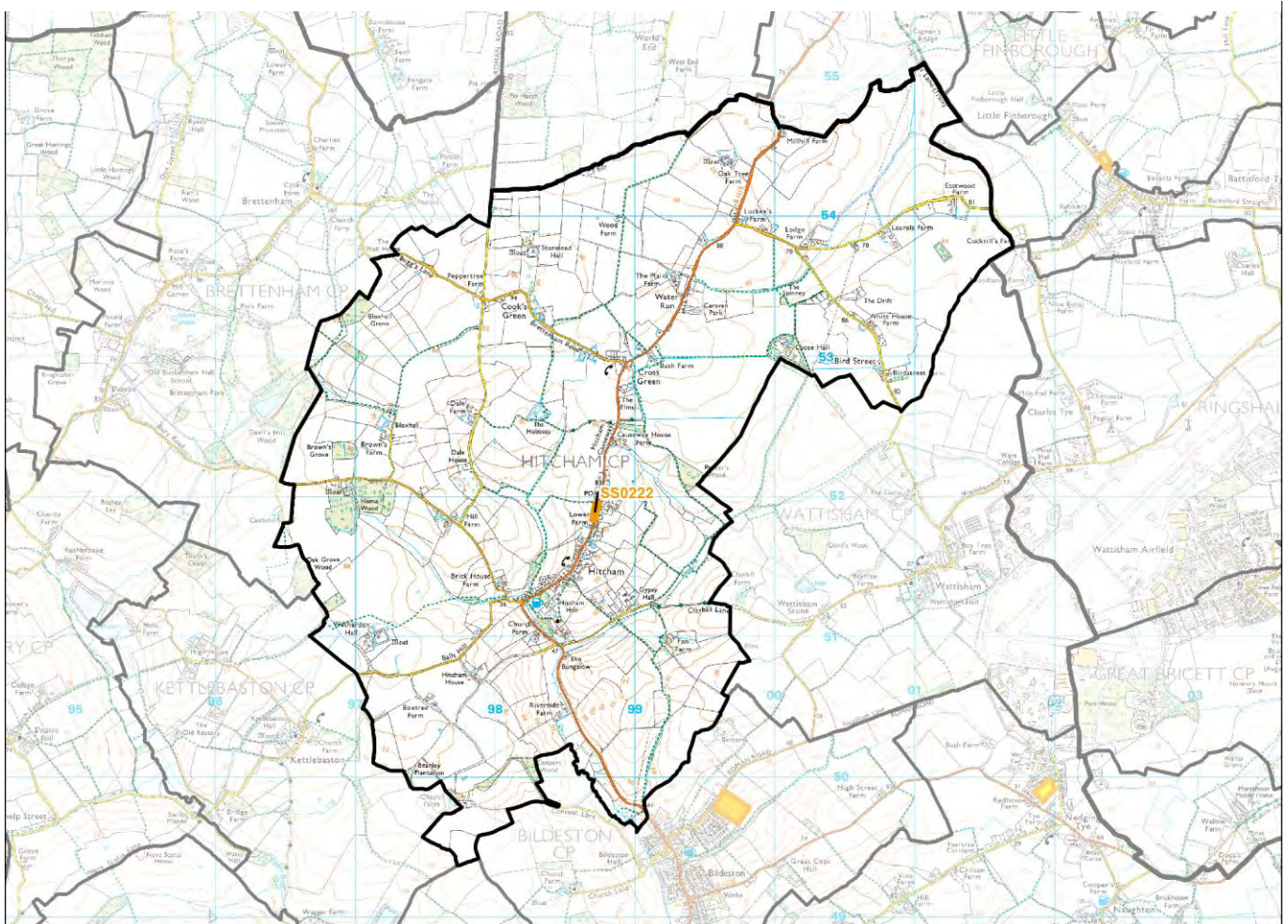
### Overall Landscape Sensitivity - Residential development

Moderate

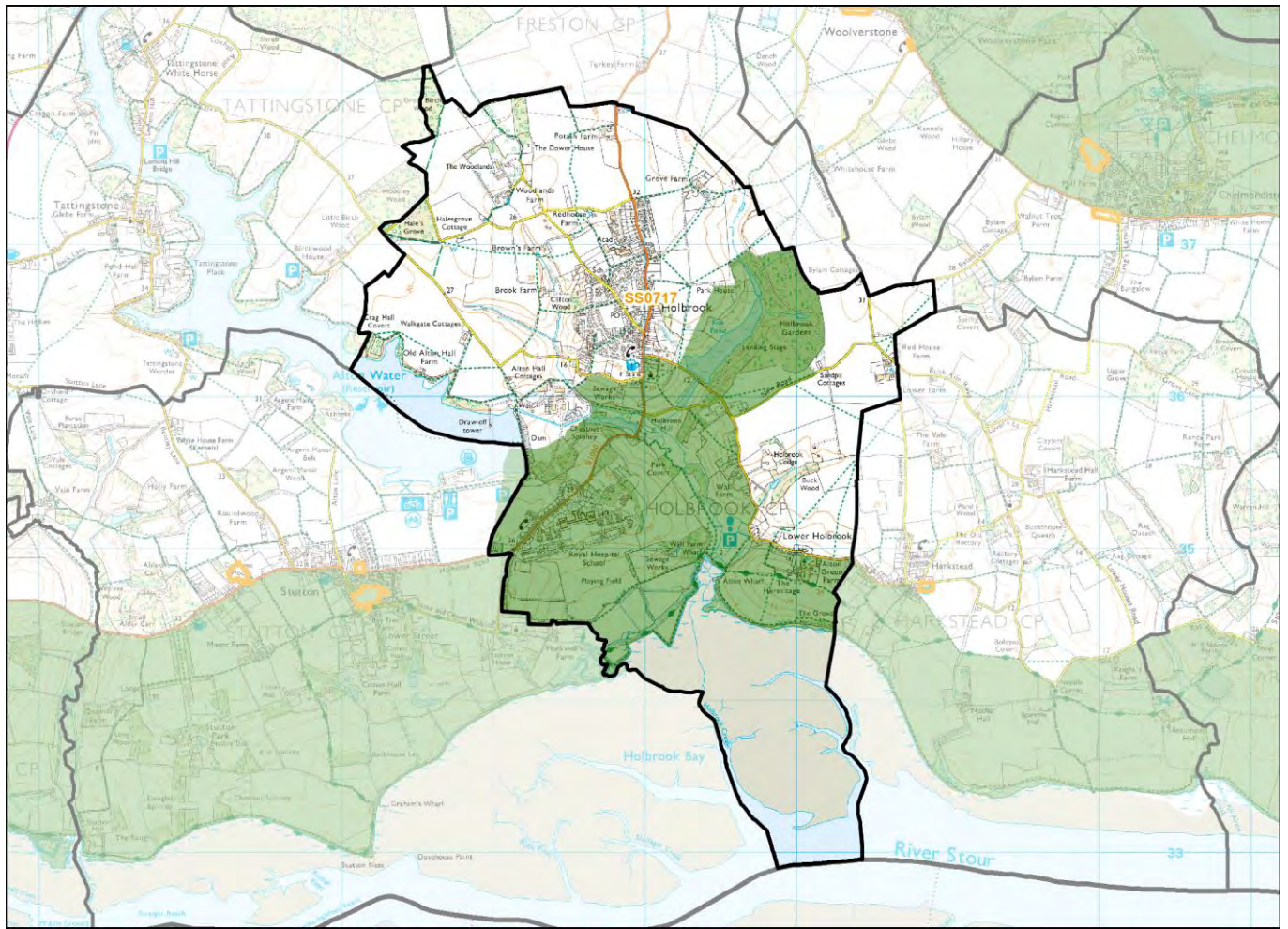
The site has an overall moderate landscape sensitivity due to its localised visual prominence, the rural setting it provides to surrounding public rights of way, residential properties and heritage assets, and its strong relationship with the surrounding countryside.

# Hitcham

## Ratings Summary



# Holbrook



 Employment  Residential  Suffolk Coast & Heaths AONB

**Site Name:** Land east of Ipswich Road, Holbrook

**Main SS ID:** SS0717

**LA/LS ID:** SS0717 - LA068

**Type:** SS0717 - Residential

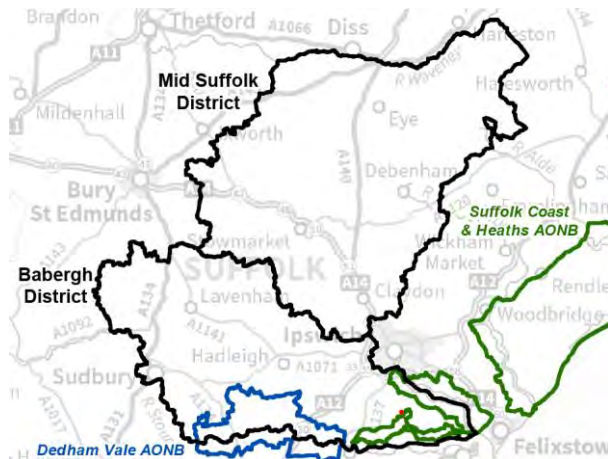
**Parish:** Holbrook

**District:** Babergh

SS0717 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape between 45-50m AOD formed of unmanaged pasture. There are no recorded priority habitats within the site. There is a windbreak of trees along the eastern edge of the site. The site is unmanaged and in poor condition. The site lies 300m from the edge of Suffolk Coast and Heaths AONB, and development should be mindful of the setting of this nationally important landscape.

### Settlement form and edge

Low

The site lies on the eastern boundary of Holbrook village. The landscape is strongly associated with the existing settlement and development on the site would fit with the linear form of the settlement along the B1080 Ipswich Road.

### Settlement setting

Low

The site provides a limited contribution as a rural setting to Holbrook. It does not contribute to the separation of settlements due to distance.

### Views

Moderate-low

This is an open site with clear views from the B1080 Ipswich Road. There is a public right of way in the south of the site with clear views of the site. The site makes a limited contribution to views from Holbrook and the public right of way, and development on this site would not intrude on public views from the wider landscape.

### Perceptual qualities

Moderate-low

An open area with some rural qualities and a good experience of dark skies. Proximity to the B1080 Ipswich Road and Holbrook village reduces tranquillity.

### Cultural and historical associations

Low

There are no recorded heritage assets within this site. The Grade II listed The Beeches is in close proximity to the site, however there is little intervisibility due to vegetation along the property boundary.

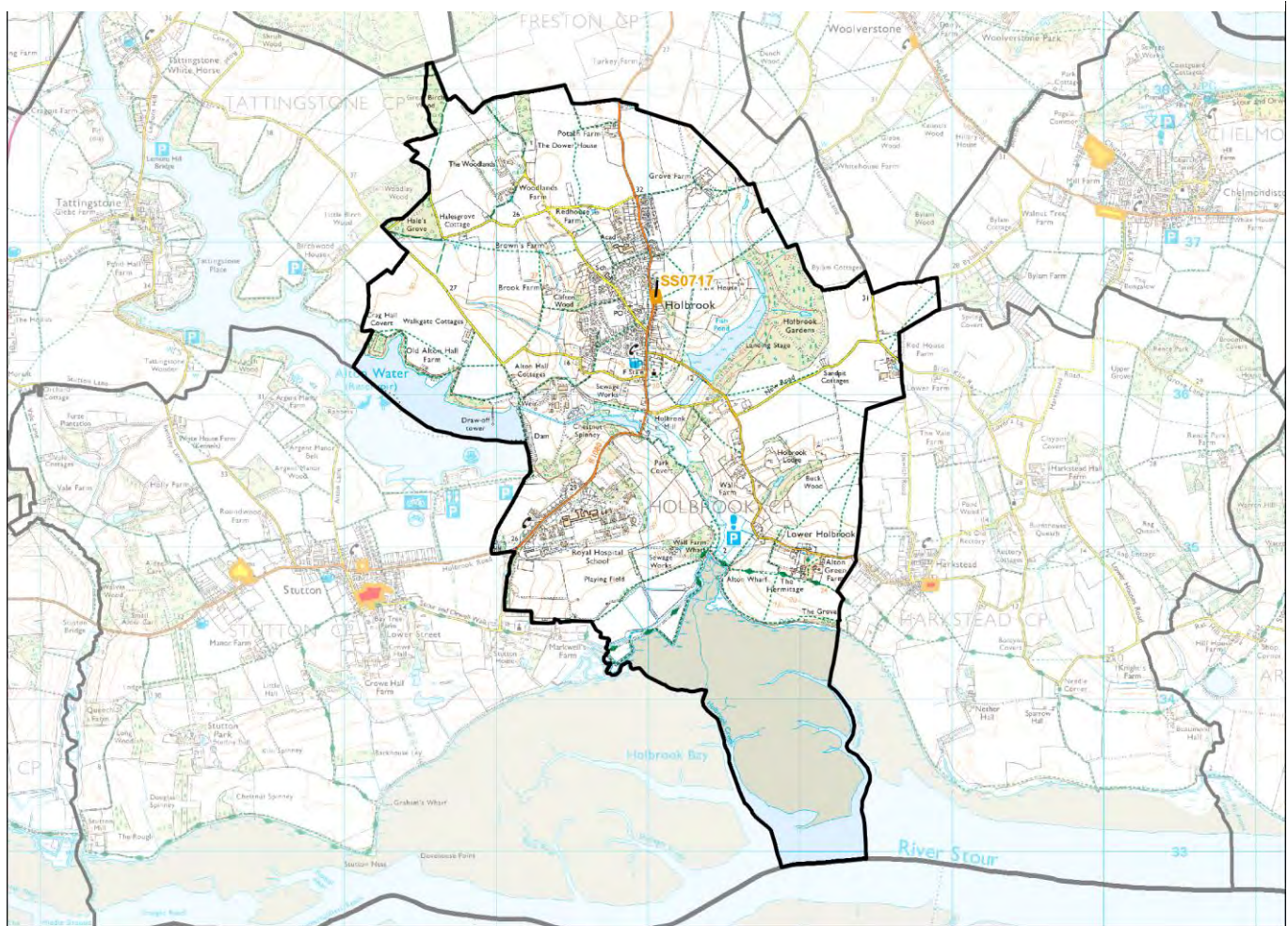
### Overall Landscape Sensitivity - Residential development

Low

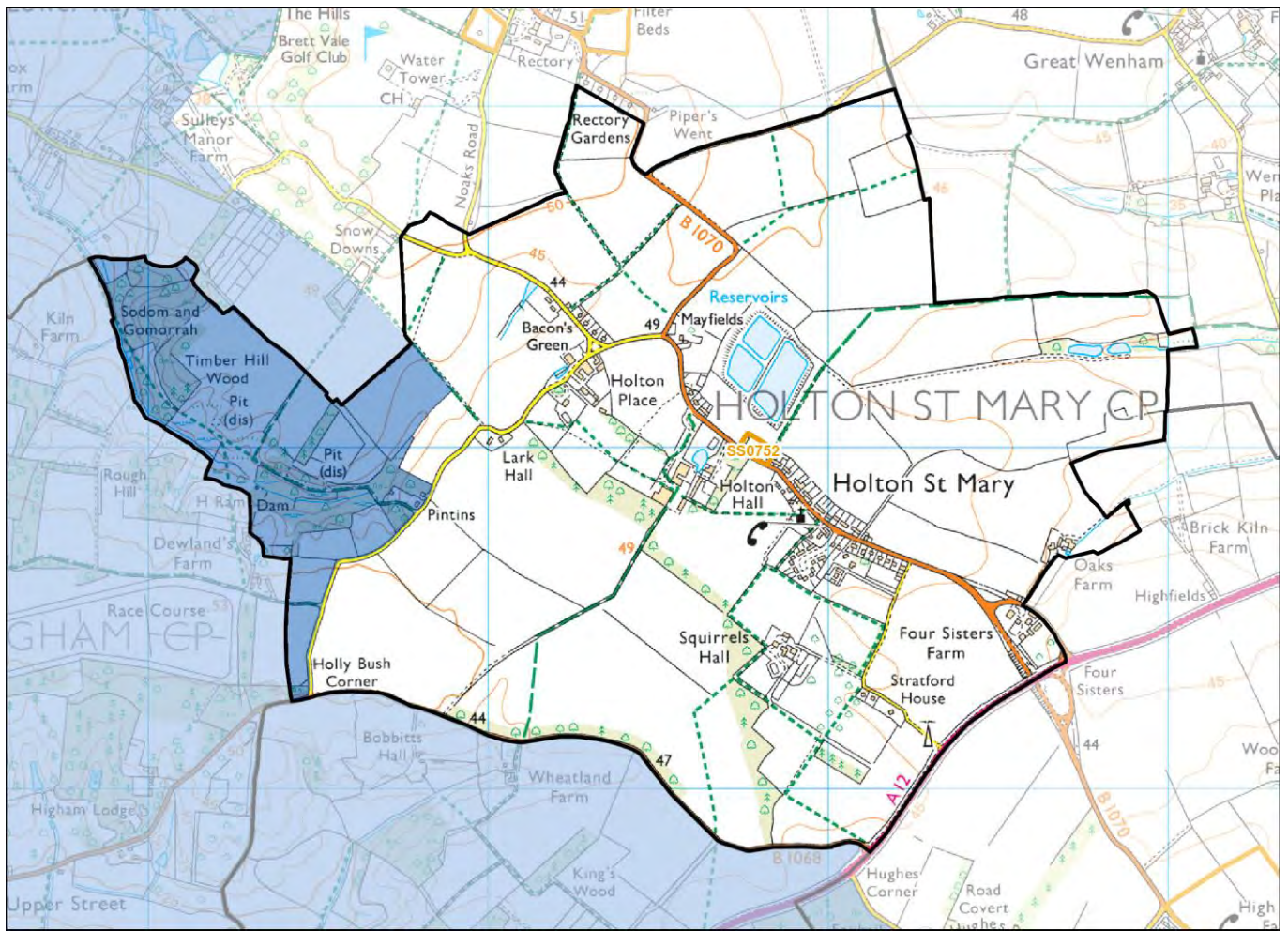
SS0717 has planning permission. This site is considered to have an overall low sensitivity to residential development due to its integration into the current settlement of Holbrook. The setting of the Suffolk Coast and Heaths AONB will need to be carefully considered.




# Holbrook

## Ratings Summary



# Holton St Mary



 Employment  Residential  Dedham Vale AONB

**Site Name:** Land Adjacent to the B1070,  
Holton St Mary

Suffolk

**Parish:** Holton St Mary

**Main SS ID:** SS0752

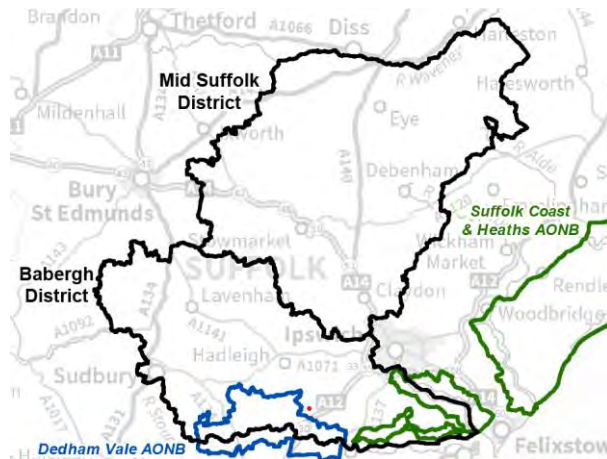
**LA/LS ID:** SS0752 - LS01

**Type:** SS0752 - Residential

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 50m AOD formed of an arable field. There are no recorded priority habitats within the site. Priority habitat deciduous woodland lies to the south of the site. Hedgerows boundaries have largely been lost, although there is a windbreak of trees along the eastern edge of the site. The site lies 850m from the edge of Suffolk Coast and Heaths AONB, and development should be mindful of the setting of this nationally important landscape.

### Settlement form and edge

Low

The site lies on the western boundary of Holton St Mary village. The landscape is strongly associated with the existing settlement and development on the site would fit with the linear form of the settlement along the B1070.

### Settlement setting

Low

The site provides a limited contribution as a rural setting to Holbrook. It does not contribute to the separation of settlements due to distance.

### Views

Moderate-low

This is an open site with clear views from the B1070. There is a bridleway along the eastern boundary, with clear views into the site. The site makes a limited contribution to views from Holton St Mary and the bridleway, and development on this site would not intrude on public views from the wider landscape.

### Perceptual qualities

Moderate

An open area with some rural qualities, tranquillity and a good experience of dark skies. The slightly unmanaged character of the site reduces sensitivity. The site is negatively influenced by traffic from the B1070.

### Cultural and historical associations

Low

There are no recorded heritage assets within this site. The Grade II listed Holton Hall lies to the south-west of the site however there is limited intervisibility due to intervening vegetation.

### Overall Landscape Sensitivity - Residential development

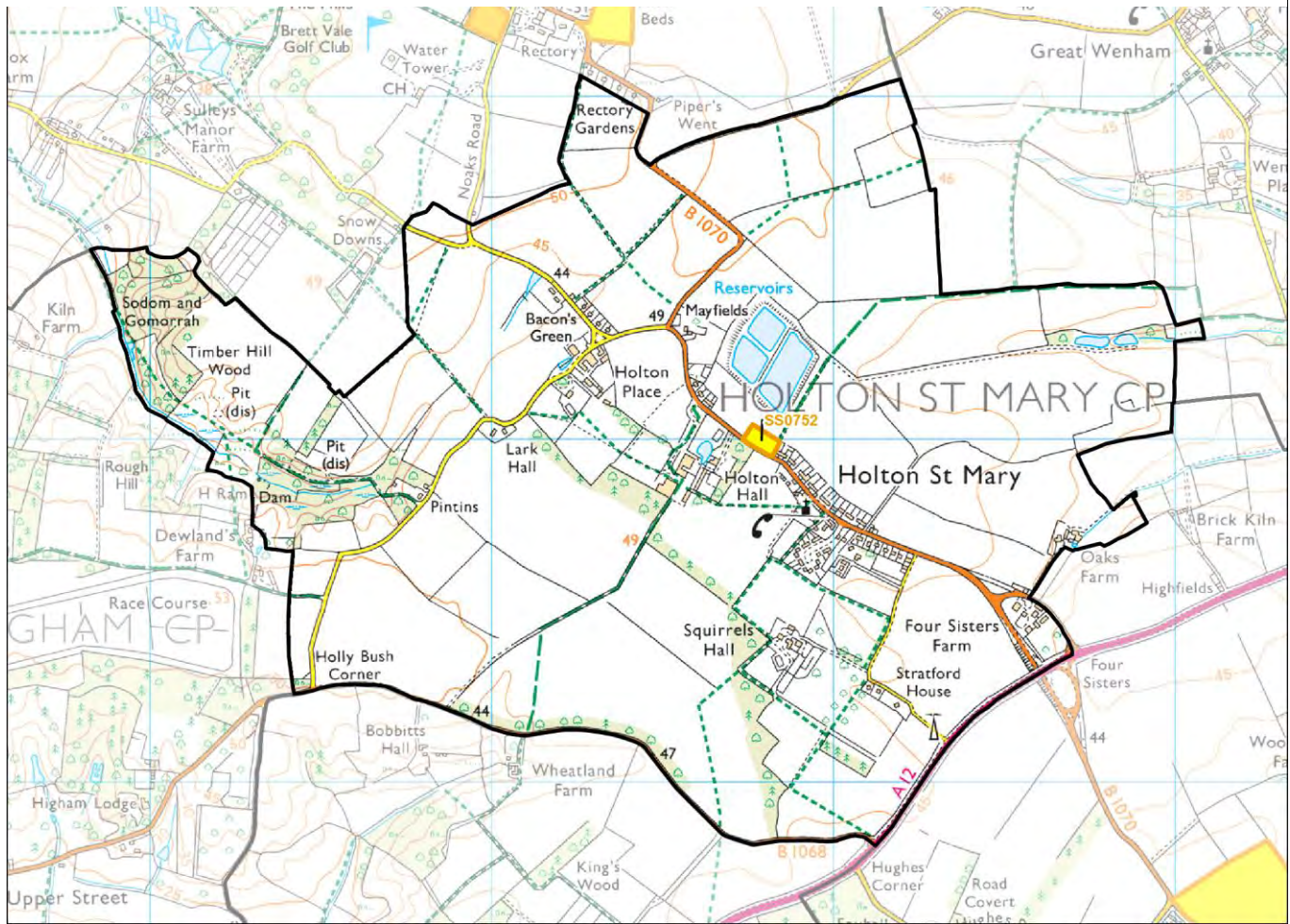
Moderate-low

This site is considered to have an overall low-moderate sensitivity to residential development due to its integration into the current settlement of Holton St Mary. Features including its rural and undeveloped character and its intervisibility with nearby roads and public rights of way slightly elevate landscape sensitivity.

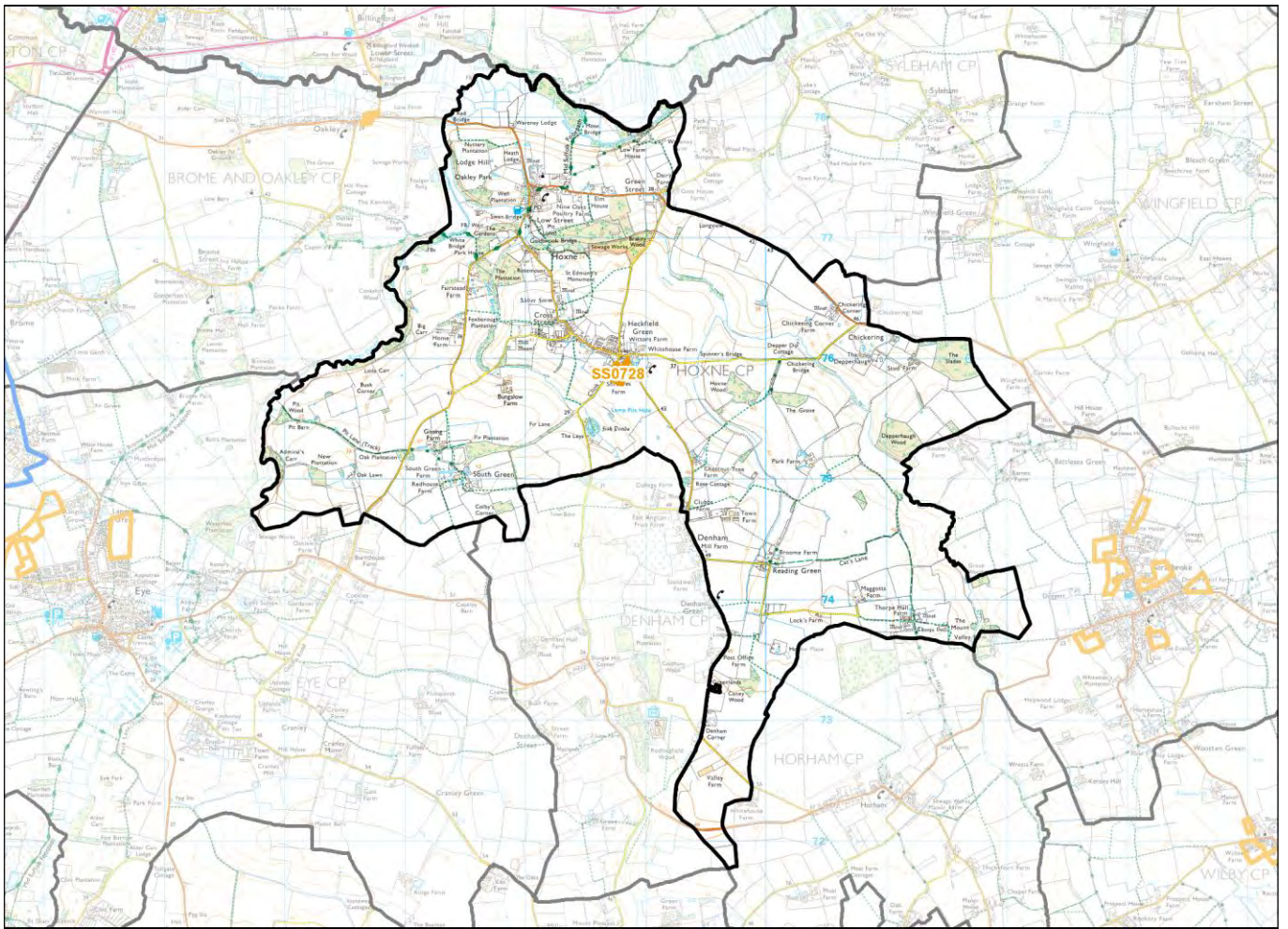


# Holton St Mary

## Ratings Summary



# Hoxne



 Employment  Residential

**Site Name:** Land to the south of Denham Road, Hoxne

**Main SS ID:** SS0728

**LA/LS ID:** SS0728 - LS01

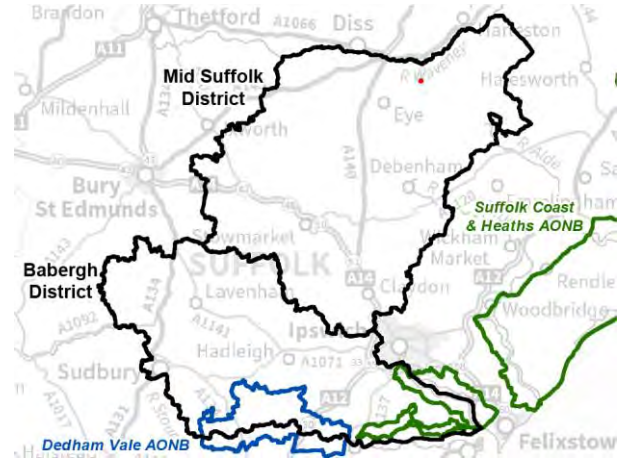
**Type:** SS0728 - Residential

**Parish:** Hoxne

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the farmyard of Shreeves Farm, containing agricultural buildings and areas of grass, scrub and a pond. Tall hedgerows containing mature trees enclose the site. The site lies at an elevation of around 45m AOD.

### Settlement form and edge

Low

Development of the site would be in keeping with the settlement pattern of Heckfield Green and would not significantly alter the settlement extent, as most of the site is already built upon. Development of the site may present an opportunity to soften the existing settlement edge.

### Settlement setting

Low

The site does not contribute to the sense of separation between Heckfield Green and any surrounding settlements. The site does not provide a distinctive setting for the existing settlement.

### Views

Moderate-low

Due to the lack of hedgerow boundaries on the adjacent large open arable field, there are views of the site from nearby roads including Denham Road to the east and Denham Low Road to the west. The site is also overlooked by residential properties to the north.

### Perceptual qualities

Moderate-low

The site has an unmanaged neglected character due its current use as a farm and has a strong association with the open arable landscape to the south. Passing cars on nearby roads have a minor influence on the site.

### Cultural and historical associations

Moderate

The site contains one Grade II listed barn in the north. Several other listed buildings are situated in the village, however mature vegetation and existing properties screen intervisibility with the site. The site lies less than 200m south-east of the Hoxne Cross Conservation Area, but intervisibility is screened by mature hedgerow boundaries. The HLC identifies most of the site to be a built-up area, with the south-western corner being part of a post 1950s agricultural landscape.

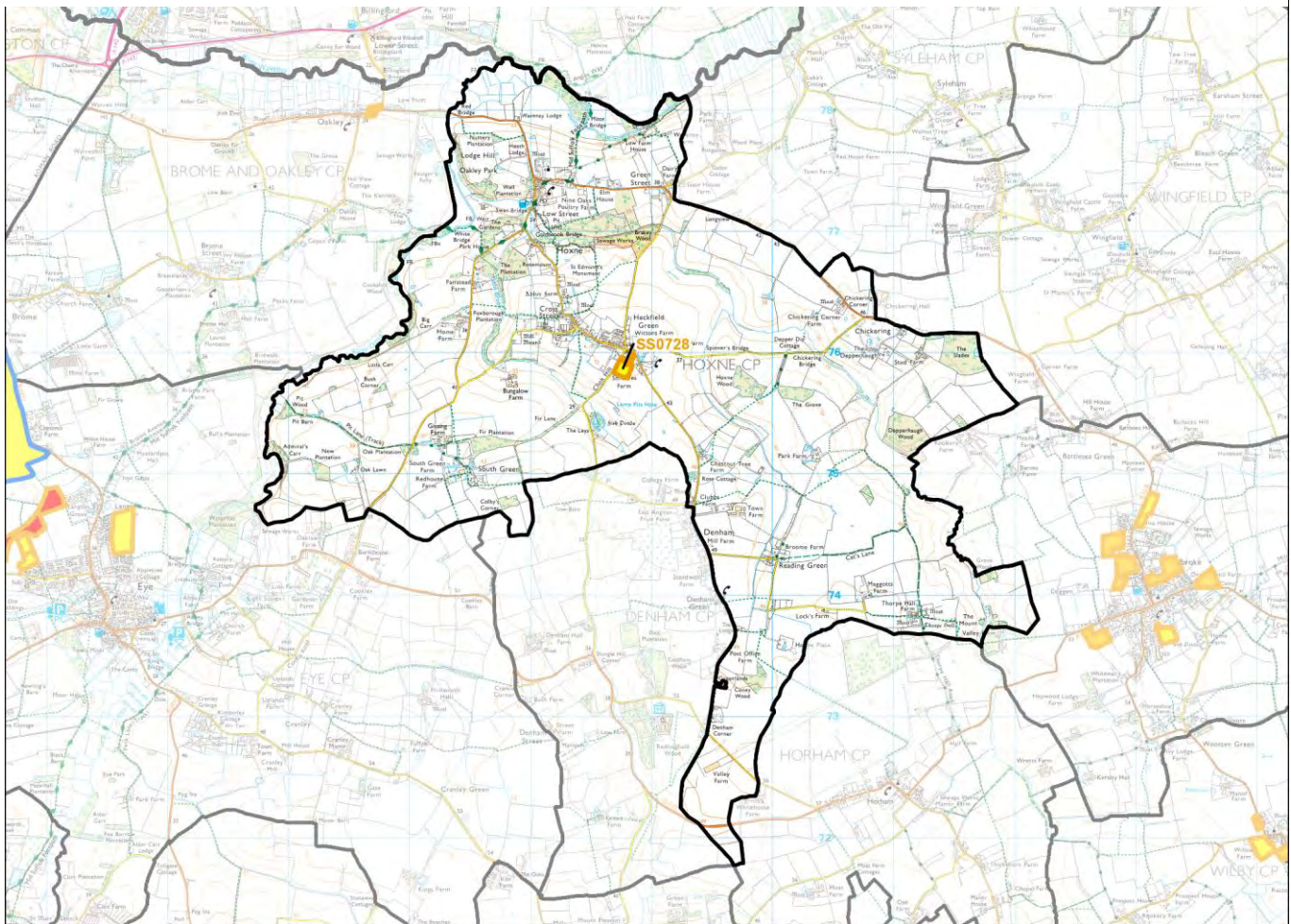
### Overall Landscape Sensitivity - Residential development

Moderate-low

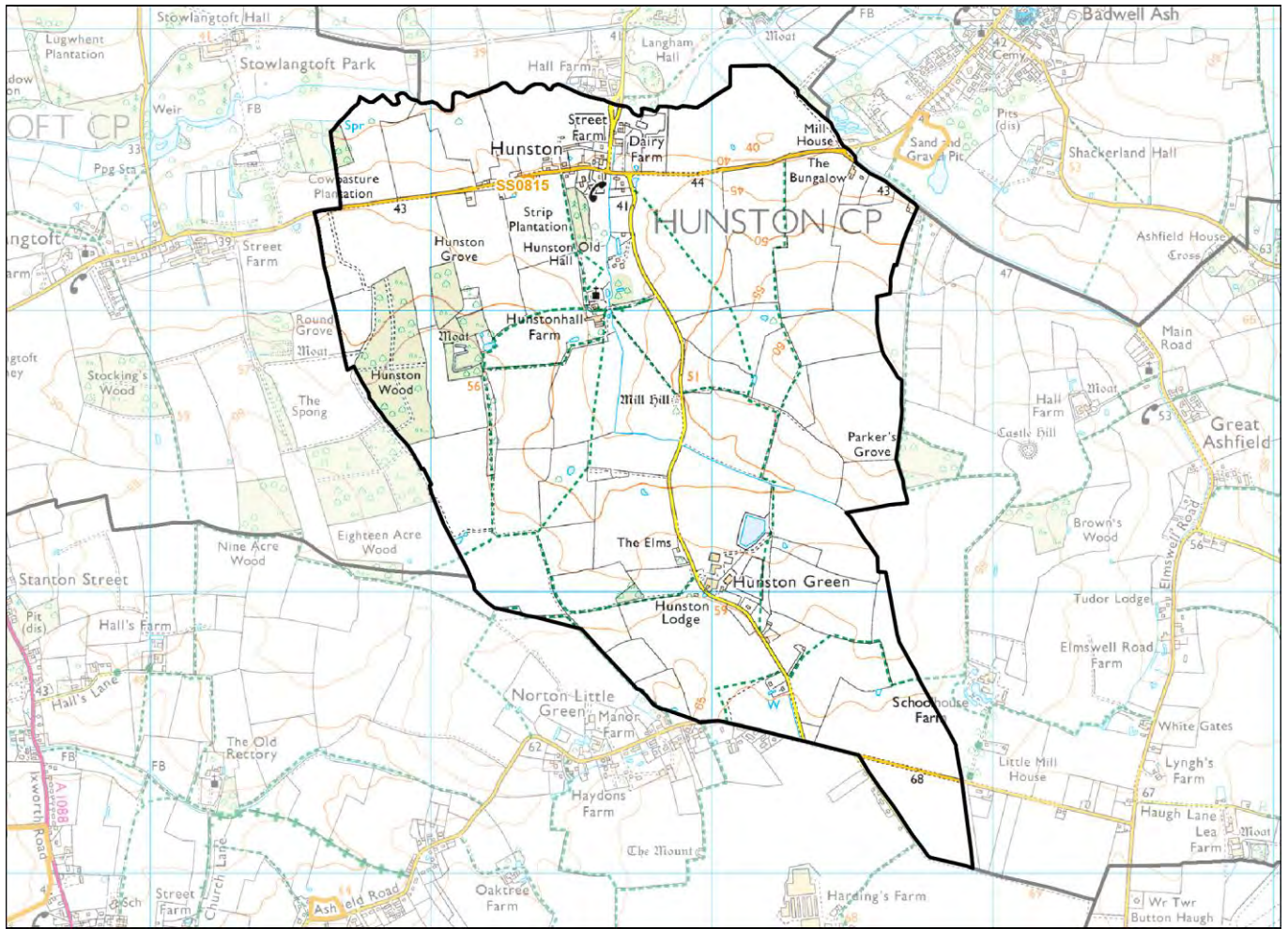
The site has an overall low-moderate landscape sensitivity to residential development. Sensitivity of the site is limited as its development would not significantly alter the existing settlement pattern of Heckfield Green and may present an opportunity to soften the existing settlement edge. The sensitivity of the site is elevated by the Grade II listed building it contains.

# Hoxne

## Ratings Summary



# Hunston



 Employment  Residential

**Site Name:** Land south of The Street,  
Hunston

**Main SS ID:** SS0815

**LA/LS ID:** SS0815 - LS01

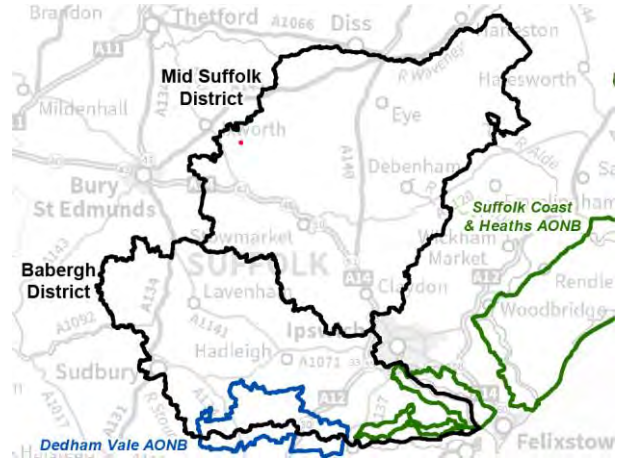
**Type:** SS0815 - Residential

**Parish:** Hunston

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a small grass field which is currently ungrazed and overgrown. It is enclosed by tall dense hedgerow boundaries, although these are fragmented along The Street. The southern edge is enclosed by a band of conifers. The site is relatively flat at an elevation of around 40m AOD.

### Settlement form and edge

Low

Development of the site would be in keeping with the existing linear settlement pattern of Hunston, with existing low-density settlement present to the north, east and west of the site.

### Settlement setting

Moderate-low

The site plays a limited role in providing rural setting to the settlement of Hunston, as it is a small site and is visually enclosed by mature hedgerow boundaries. Development of the site would not reduce the sense of separation between Hunston and any surrounding settlements.

### Views

Low

The site is visually enclosed by surrounding tall mature hedgerows, with the only views into the site available from the gateways in the northern boundary. There are no public rights of way within or adjacent to the site.

### Perceptual qualities

Moderate-low

The enclosure provided by tall hedgerow boundaries gives the site a sense of seclusion despite the proximity to existing settlement. The site experiences dark night skies. Passing cars along The Street to the north cause intermittent disturbance to the site, which otherwise has a high sense of tranquillity.

### Cultural and historical associations

Moderate-high

The whole of the site is within the Hunston Conservation Area and there are several Grade II listed buildings surrounding it, however the enclosed site has a minimal role in providing rural setting for these features. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

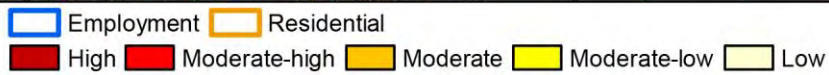
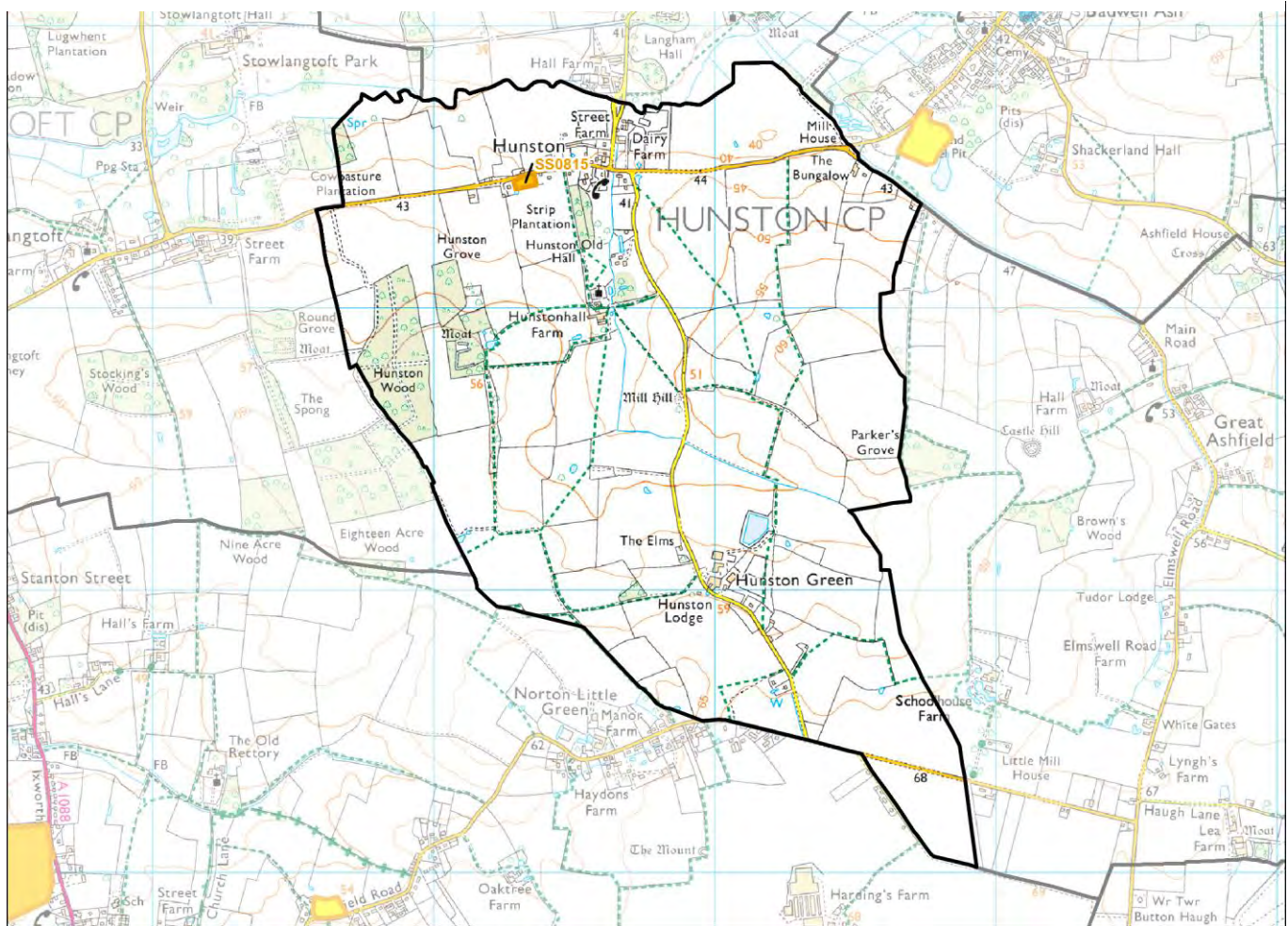
### Overall Landscape Sensitivity - Residential development

Moderate

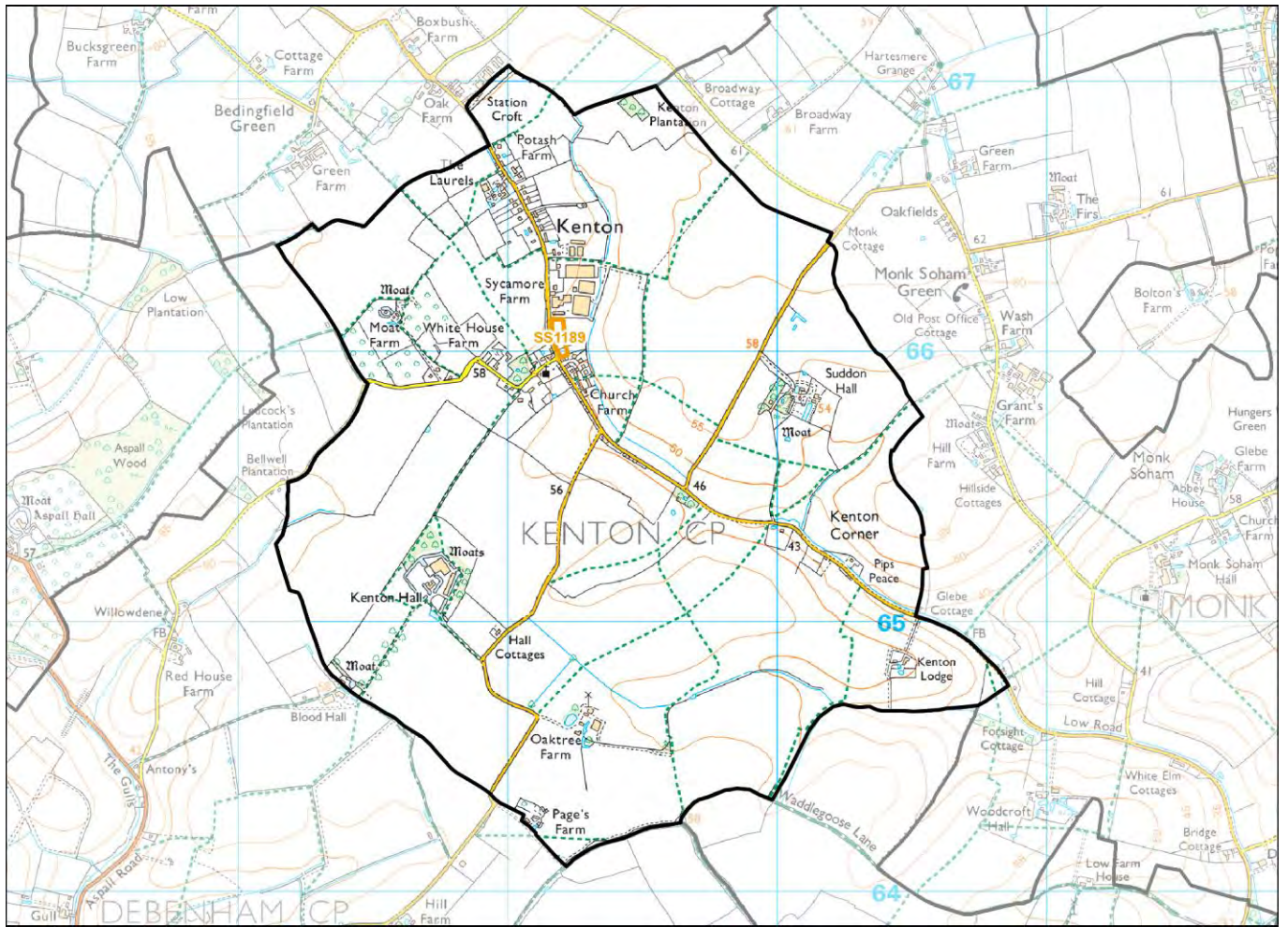
The site has an overall moderate landscape sensitivity to residential development. The development of the site is unlikely to alter the existing settlement pattern or reduce the sense of separation between Hunston and any surrounding settlements. However, sensitivity is elevated by the position of the site within the Hunston Conservation Area.

# Hunston

## Ratings Summary



# Kenton



 Employment  Residential



**Site Name:** Land east of Eye Road and north of Church Close, Kenton

**Main SS ID:** SS1189

**LA/LS ID:**

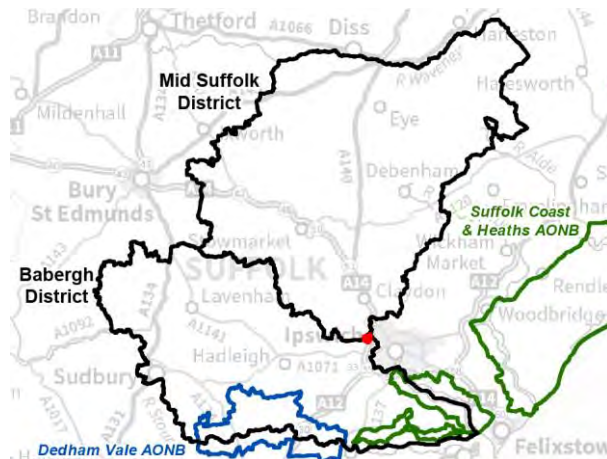
**Type:** SS1189 - Residential

**Parish:** Kenton

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the western edge of an unmanaged grassland field, as well as a small paddock to the south. Field boundaries of the site are mixed including hedgerows, ditches and wooden fencing. Mature trees in boundaries are frequent. The site is at an elevation of around 55m AOD and landform is very gently sloping down towards a stream to the east.

### Settlement form and edge

Moderate-low

The development of the site would be in keeping with the linear settlement pattern of Kenton, largely following Eye Road. The development of the site may be perceived as a slight advancement of development into the surrounding countryside.

### Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the historic core of Kenton, although this contribution is limited due to the small size of the site. The site does not contribute to the sense of separation between settlements.

### Views

Moderate-low

Gaps in boundary features mean the site is visible from Eye Road to the west, with long views to the surrounding countryside available across the site. The site is also overlooked by residential properties to the south and Sycamore Farm to the north. The site itself is not visually prominent. There are views to the large barns at Sycamore Farm.

### Perceptual qualities

Moderate

The site has a rural character with a strong association with the surrounding open agricultural landscape, although a lack of management has resulted in a slightly neglected character. Infrequent passing cars on Eye Road detract from the rural character. The site experiences relatively dark night skies.

### Cultural and historical associations

Moderate-low

The site is situated within 150m of three listed buildings, including the Grade II\* listed Church of All Saints and two other Grade II listed buildings; however, intervisibility with the site is screened by mature vegetation and agricultural buildings. The HLC identifies the site to be a built-up area.

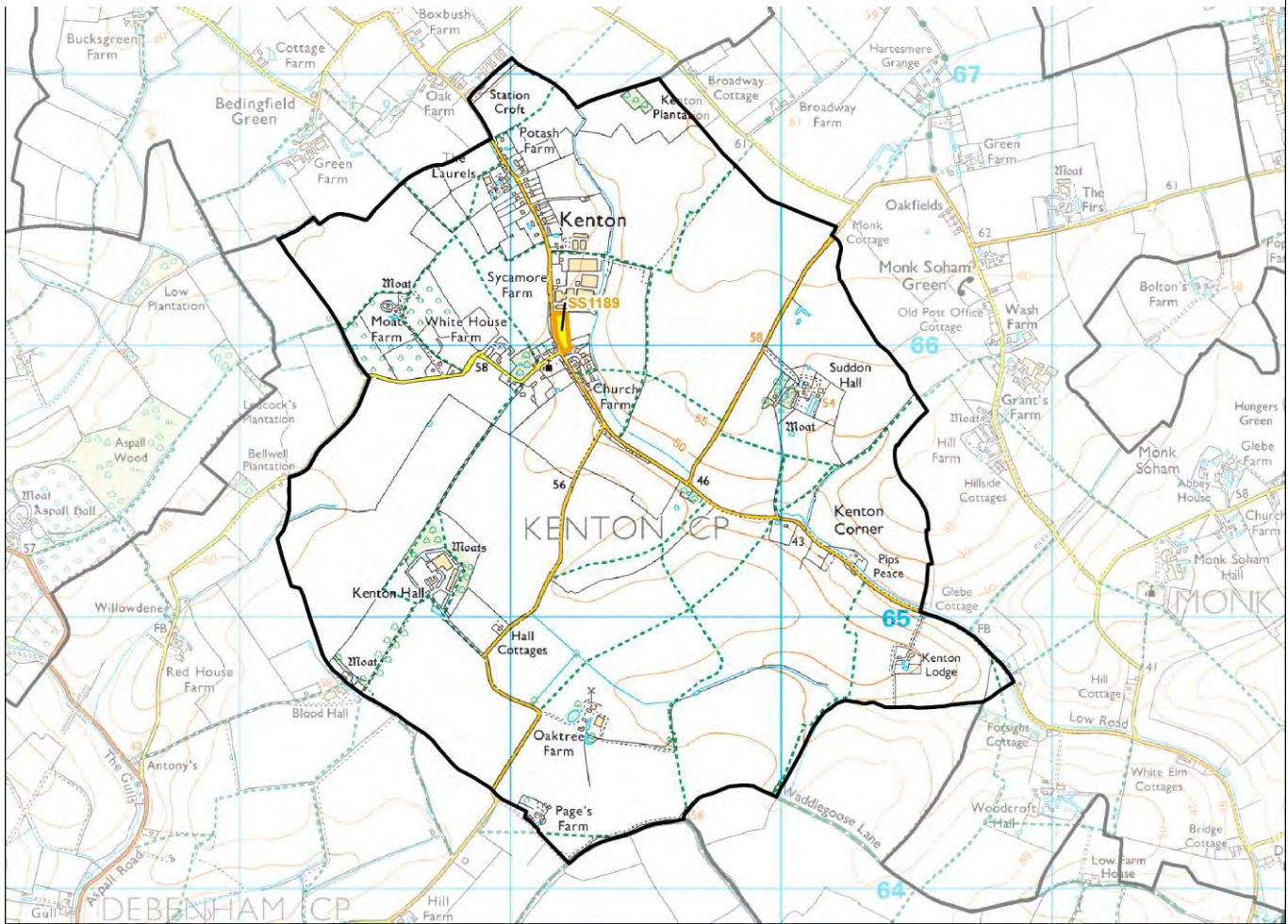
### Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Development would fit with the existing linear settlement pattern of Kenton, although it may detract from the undeveloped setting of the historic core of the settlement. Sensitive features include the rural character with a strong connection to the surrounding countryside and visibility from surrounding footpaths and roads.

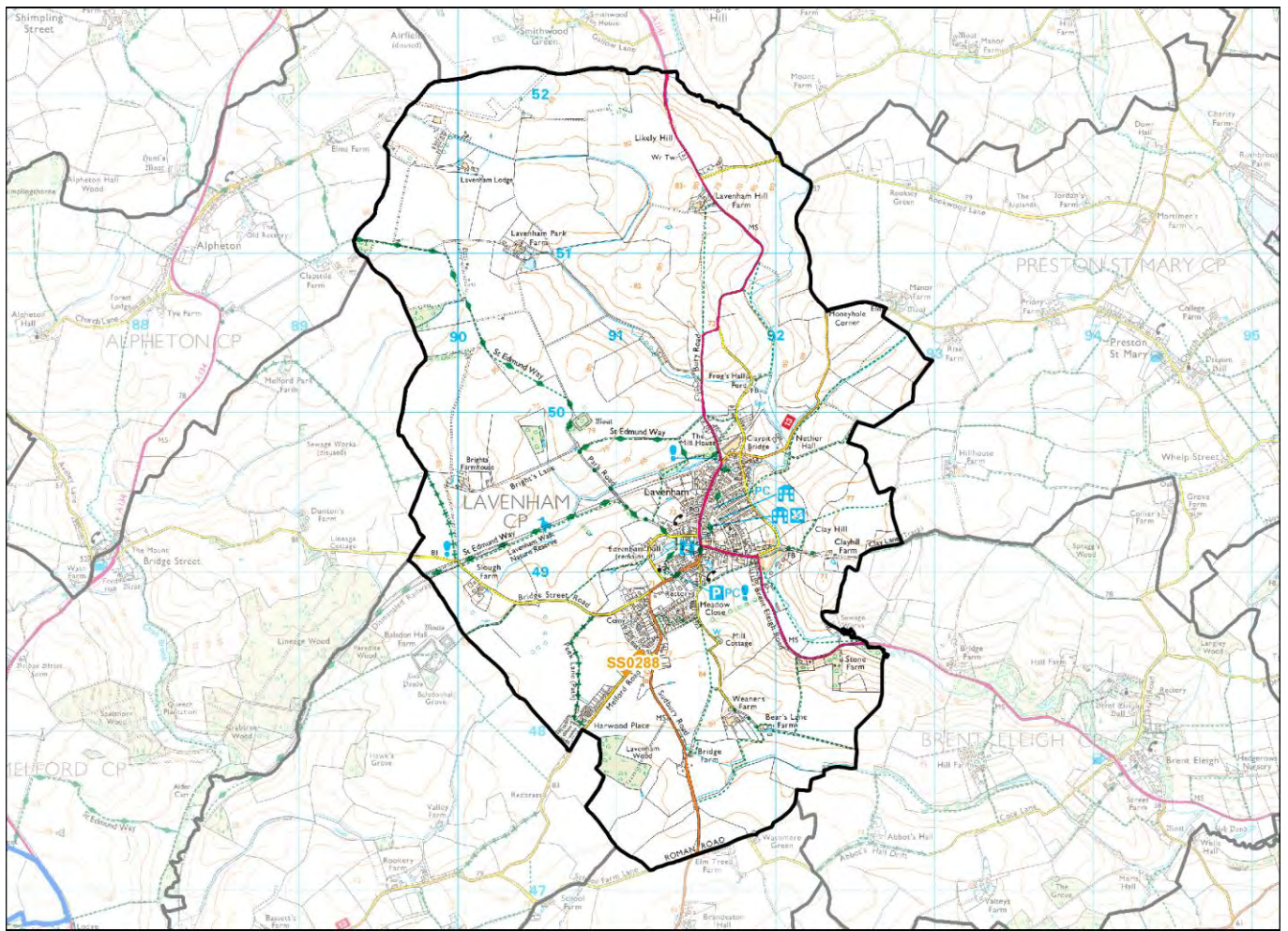
# Kenton

## Ratings Summary



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

# Lavenham



Employment Residential

**Site Name:** Land north-west of Melford Road,  
Lavenham

**Main SS ID:** SS0288

**LA/LS ID:** SS0288 - LA069

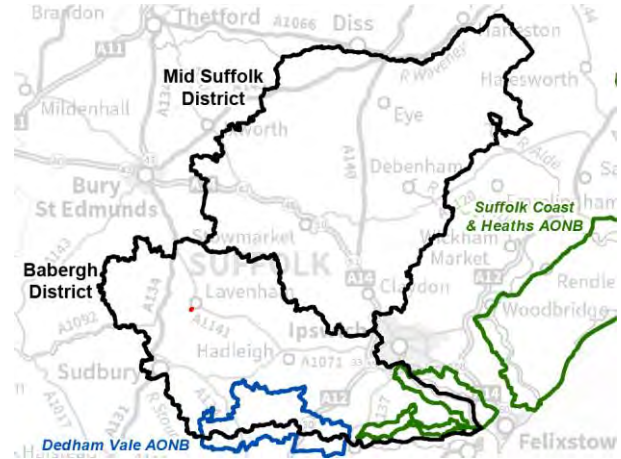
**Type:** SS0288 - Residential

**Parish:** Lavenham

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the north-eastern corner of a large and relatively flat arable field, at an elevation of around 80m AOD. The site is bound by a tall dense hedgerow along its eastern edge, typical of the Ancient Rolling Farmlands LCT. Hedgerows mark the northern and southern field boundaries.

### Settlement form and edge

Moderate

The development of this site is slightly at odds with the existing settlement pattern of Lavenham and may be perceived as encroachment into the countryside. The site's development would enhance the linear extension of the settlement along Melford Road.

### Settlement setting

Moderate-high

The site provides some rural setting to properties on the southern settlement edge of Lavenham. Development of the site would reduce the rural gap between Lavenham and Harwood Place, located further along Melford Road.

### Views

Moderate-low

The site is visually enclosed from Melford Road by dense hedgerow boundaries with the only views of the site available at the gateway. The site is visible from parts of Bridge Street Road to the north and is overlooked by residential properties to the north-east. Peek Lane byway runs to the west of the site, but intervisibility is screened by hedgerow field boundaries. Small scale overhead lines cross the site.

### Perceptual qualities

Moderate

The site retains its traditional agricultural qualities and has a rural character despite its proximity to existing settlement, including tall dense hedgerows typical of the Ancient Rolling Farmlands LCT. The site is slightly influenced by traffic noise from Melford Road and light pollution from the surrounding settlement.

### Cultural and historical associations

Moderate

The site does not contain or provide setting to any known features of cultural heritage interest. The site is situated less than 200m south-west of the Lavenham Conservation Area, however there is no intervisibility. The HLC identifies the field pattern of the site to be pre-18th century enclosure. The tower of the Grade I listed Church of St Peter and St Paul is visible from the site in views north.

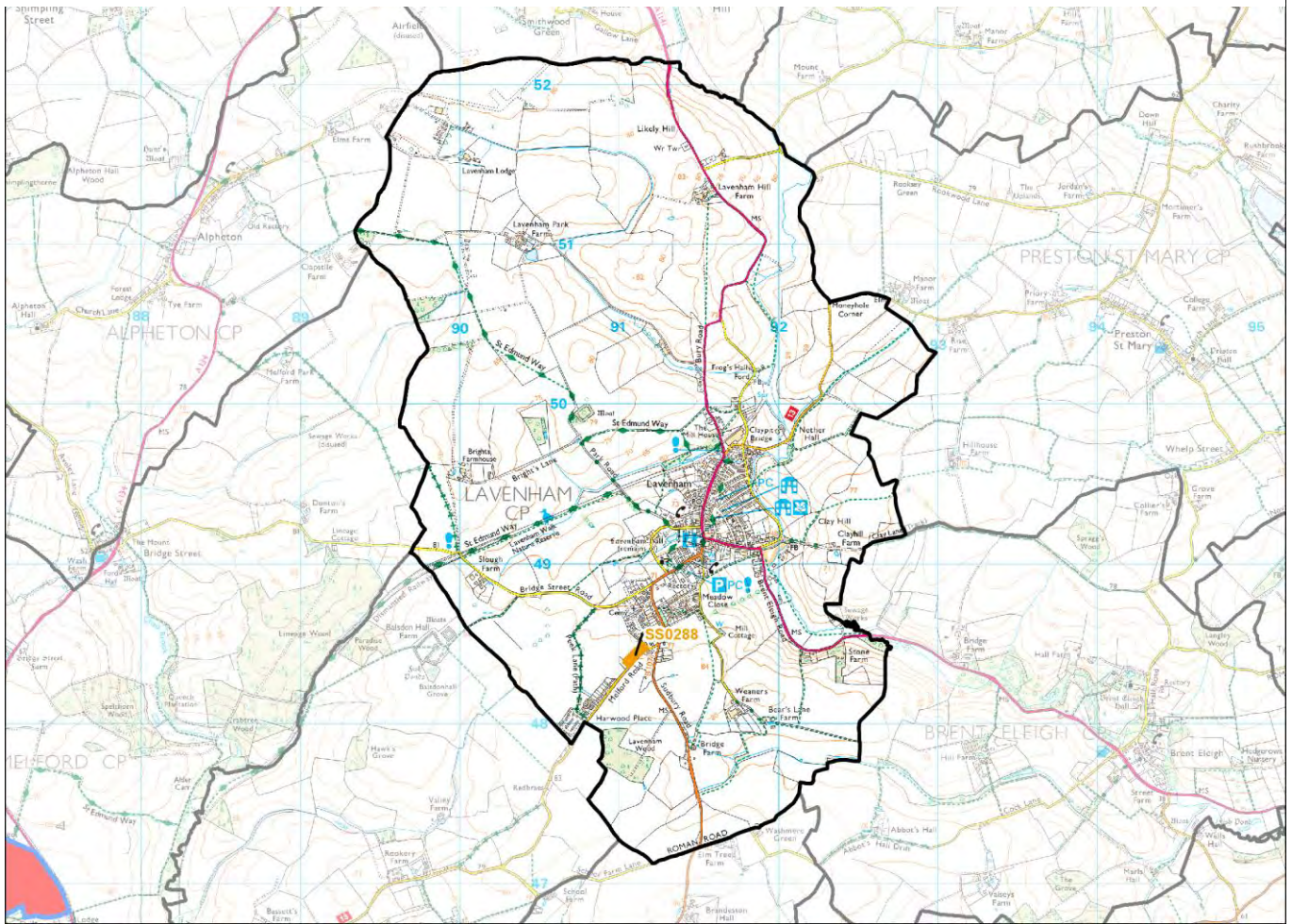
### Overall Landscape Sensitivity - Residential development

Moderate

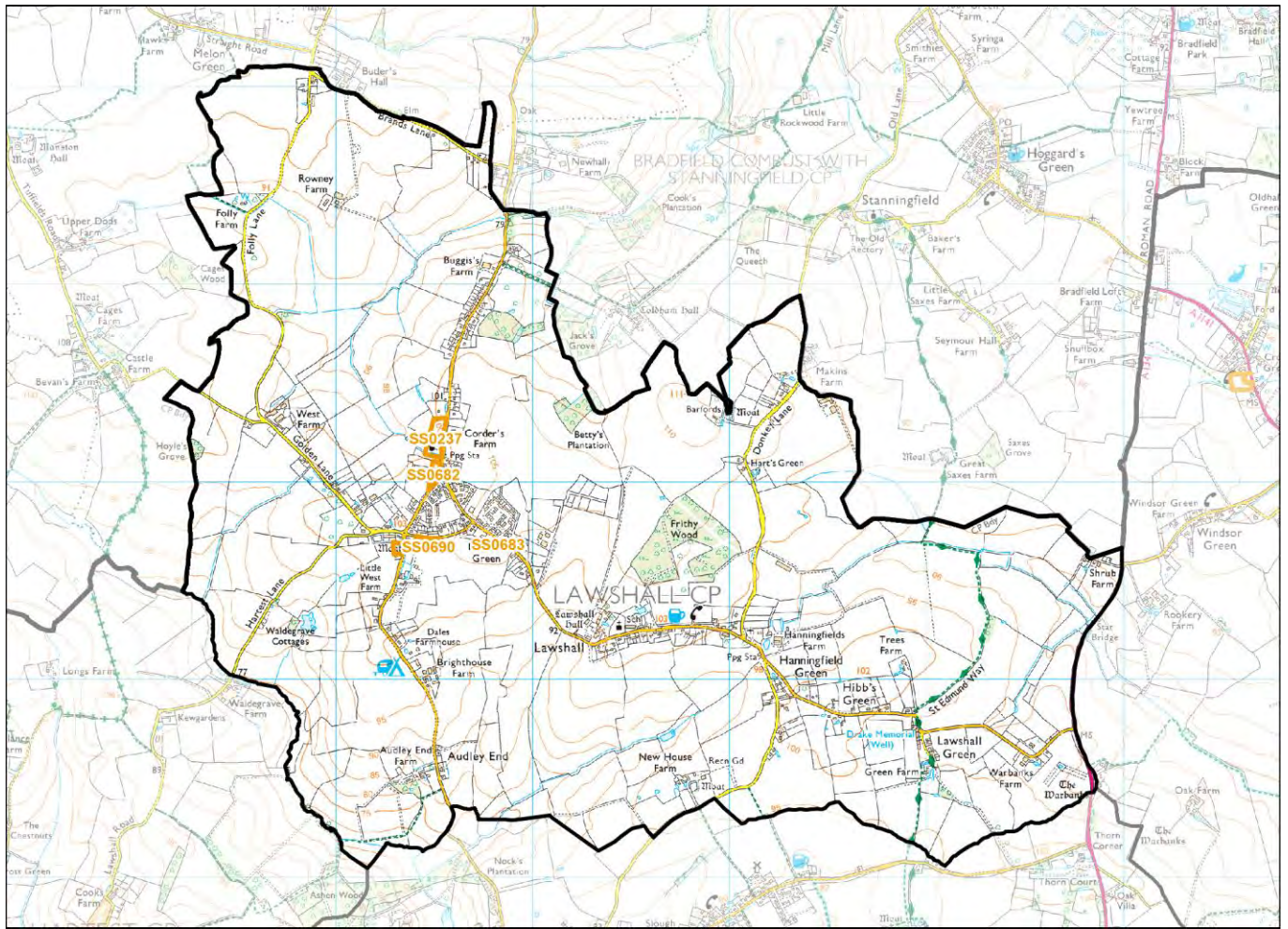
The site has an overall moderate landscape sensitivity. Development of the site would reduce the sense of separation between Lavenham and Harwood Place to the south-west and exaggerate the linear settlement pattern along Melford Road. The site is relatively visually enclosed and does not contain any identified features of cultural or natural heritage significance.

# Lavenham

## Ratings Summary



# Lawshall



 Employment  Residential

Site Name: Lawshall - SS0237, SS0682

Main SS ID: SS0682

LA/LS ID: SS0682 - LS01

Type: SS0682 - Residential

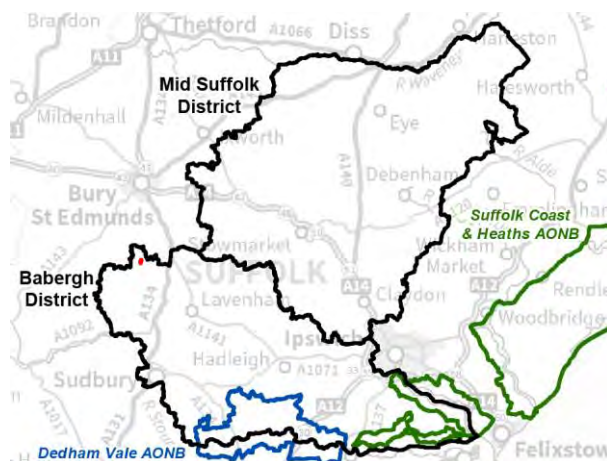
SS0237 - Residential

Parish: Lawshall

District: Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The sites comprise two small fields separated by a pair of detached residential properties, with the southern field (SS0682) being notably smaller than the northern (SS0237). Both fields are under arable cultivation and bound by tall hedgerows with mature hedgerow trees. A ditch runs along the southern edge of SS0237 and a small priority habitat deciduous woodland lies to the west of both sites. The fields are relatively flat at an elevation of around 100m AOD.

### Settlement form and edge

Moderate

The development of the sites is likely to be perceived as a slight encroachment into the surrounding countryside, however Golden Wood to the west encloses the sites from the wider landscape. Development here would further exaggerate the linear settlement form along Bury Road away from the main settlement of Harrow Green.

### Settlement setting

Moderate

Development of the sites would cause the coalescence of the main settlement of Harrows Green with Corder's Farm to the north. The sites also provide part of the wider rural setting to the surrounding existing settlement.

### Views

Moderate

Hedgerows along Bury Road to the east provide both sites with some visual enclosure, however hedgerows surrounding SS0682 are more gappy allowing some views into the site. Both sites are also overlooked by several surrounding residential properties. Golden Wood visually encloses the site from the west.

### Perceptual qualities

Moderate

The sites have a traditional agricultural character, enclosed by hedgerows with mature trees and a ditch on one boundary. Woodland to the west also creates a feeling of enclosure. The sites have relatively high levels of tranquillity and dark night skies, despite their location on the settlement edge. The sites are slightly influenced by passing cars on Bury Road.

### Cultural and historical associations

Moderate-low

The sites do not contain or provide a rural setting for any known features of cultural heritage interest. Two Grade II listed buildings are situated 200m north of SS0237, but there is no intervisibility. The HLC identifies the sites to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate

The sites have an overall moderate landscape sensitivity. Sensitivity is elevated by the potential for coalescence of Harrows Green with Corder's Farm to the north of SS0237, as well as extending the linear settlement pattern along Bury Road. The rural setting of the sites, and their intervisibility with existing properties are also sensitive features. If these sites were to be developed either individually or in combination with one or more sites around Lawshall the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land to the south-west of Harrow Green, Lawshall

**Main SS ID:** SS0683

**LA/LS ID:** SS0683 - LS01

**Type:** SS0683 - Residential

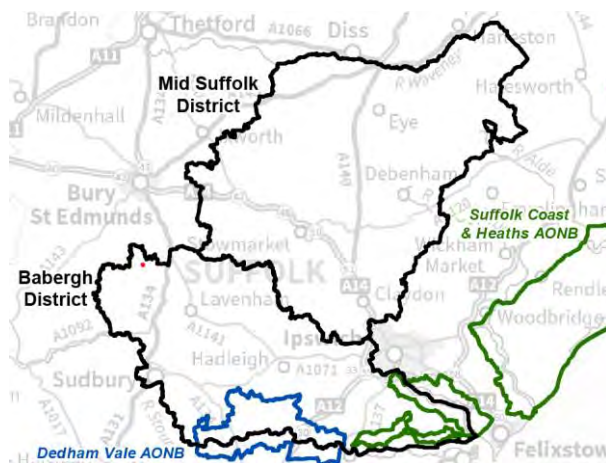
**Parish:** Lawshall

**District:** Babergh

SS0683 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the north-eastern corner of a large flat arable field at an elevation of around 105m AOD. The field is bound by tall mature hedgerows, containing frequent hedgerow trees and poplars, which form a distinctive feature on the south eastern edge of the site.

### Settlement form and edge

Moderate-low

The development of the site may be perceived as a slight advancement into the undeveloped countryside. However, it would not significantly contrast with the existing settlement form of Harrow Green or cross a distinctive boundary feature.

### Settlement setting

Moderate-low

The arable landscape provides a rural setting to the existing surrounding settlement. The development of the site would not influence the sense of separation between Harrow Green and any surrounding settlements.

### Views

Moderate-low

The site is partially visible from parts of Harrow Green Road to the north where hedgerow boundaries allow, as well as from surrounding properties to the north-west, north and east. Skylines are undeveloped.

### Perceptual qualities

Moderate-low

The site retains some traditional agricultural features including mature hedgerow boundaries with hedgerow trees. The site experiences dark night skies but is slightly influenced by traffic noise from passing cars on Harrow Green road.

### Cultural and historical associations

Moderate-low

The HER identifies the north of the site to be part of the former Herberts Green. The site does not contain or provide setting for any other identified features of cultural heritage significance. The HLC identifies the field patterns here to be of pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0683 has planning permission. The site has an overall low-moderate landscape sensitivity to development. Sensitive features include the traditional agricultural character of the site, with mature hedgerow boundaries and dark night skies. Development of this site is unlikely to significantly alter the settlement form of Harrow Green or cross any boundary features, limiting its landscape sensitivity. If this site were to be developed in combination with one or more sites around Lawshall the cumulative landscape sensitivities and impact of development would need to be considered.



**Site Name:** Land west of Melford Road, Lawshall

**Main SS ID:** SS0685

**LA/LS ID:** SS0685 - LS01

**Type:** SS0685 - Residential

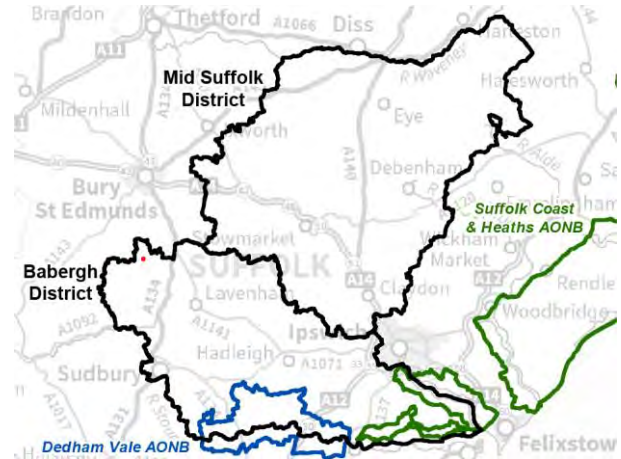
**Parish:** Lawshall

**District:** Babergh

SS0685 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a grassland field with a flat landform, at an elevation of around 100m AOD. The small field is marked by mature hedgerows on its northern and eastern boundaries, whilst a garden fence marks the southern boundary. There is no boundary to the west of the site to define it from the neighbouring large arable field.

### Settlement form and edge

Moderate-low

Development of the site would not present a significant change to the existing settlement pattern and is unlikely to be perceived as advancement into the surrounding countryside.

### Settlement setting

Moderate-low

The site provides a limited positive contribution to the settlement setting of Harrow Green. Development of the site would not reduce the sense of separation between Harrow Green and any surrounding settlements.

### Views

Low

The site is visually screened by mature hedgerows following Melford Road to the east, with the only view into the site at the gateway. The site is visually enclosed in all other directions by residential properties and hedgerow field boundaries. The site is overlooked by some private residences to the north and south.

### Perceptual qualities

Moderate

The site has a traditional agricultural character and has high levels of tranquillity and dark night skies despite its proximity to existing development.

### Cultural and historical associations

Moderate

The HER identifies a medieval moat adjacent to the north of the site. The site does not contain or provide setting to any other known features of cultural heritage interest. The HLC identifies the field pattern here to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0685 has planning permission. The site has an overall low-moderate landscape sensitivity. Development of the site is unlikely to be perceived as an advancement into the countryside and would not significantly alter the settlement form of Harrow Green. Sensitivity is elevated by the small-scale rural character of the site with mature hedgerow boundaries. If this site were to be developed in combination with one or more sites around Lawshall the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land south of Lambs Lane, Lawshall

**Main SS ID:** SS0690

**LA/LS ID:**

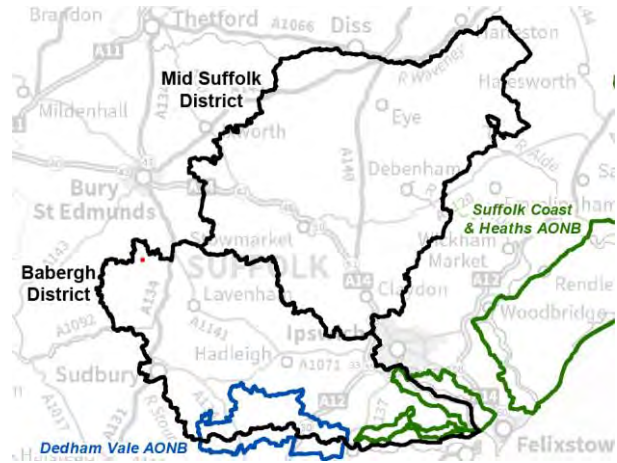
**Type:** SS0690 - Residential

**Parish:** Lawshall

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the north western corner of a large flat arable field, at an elevation of around 105m AOD. The field is bound by mature hedgerow boundaries with scattered hedgerow trees.

### Settlement form and edge

Moderate-low

Development of the site is likely to be perceived as a slight encroachment into the surrounding countryside as much of the settlement is contained by Lambs Lane. However, its development would not have a significant effect on the settlement form of Harrow Green.

### Settlement setting

Moderate-low

The site makes positive contribution to the settlement setting of Harrow Green, providing a rural back drop for existing properties. Development of the site would not reduce the sense of separation between Harrow Green and any surrounding settlements.

### Views

Moderate

Hedgerow boundaries provide some visual enclosure to the site from Lambs Lane to the north, however properties on the opposite side of the lane overlook the site. The large arable field is open allowing views of the site from the farm to the south, as well as parts of Harrow Green Road to the east.

### Perceptual qualities

Moderate

The site retains a rural character with a traditional agricultural land cover, dark night skies and relative tranquillity, despite its proximity to the existing settlement edge. The site is minimally affected by passing traffic on Lambs Lane to the north.

### Cultural and historical associations

Moderate-low

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

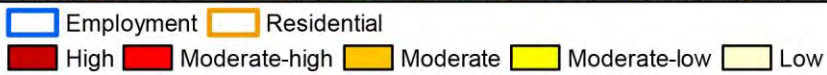
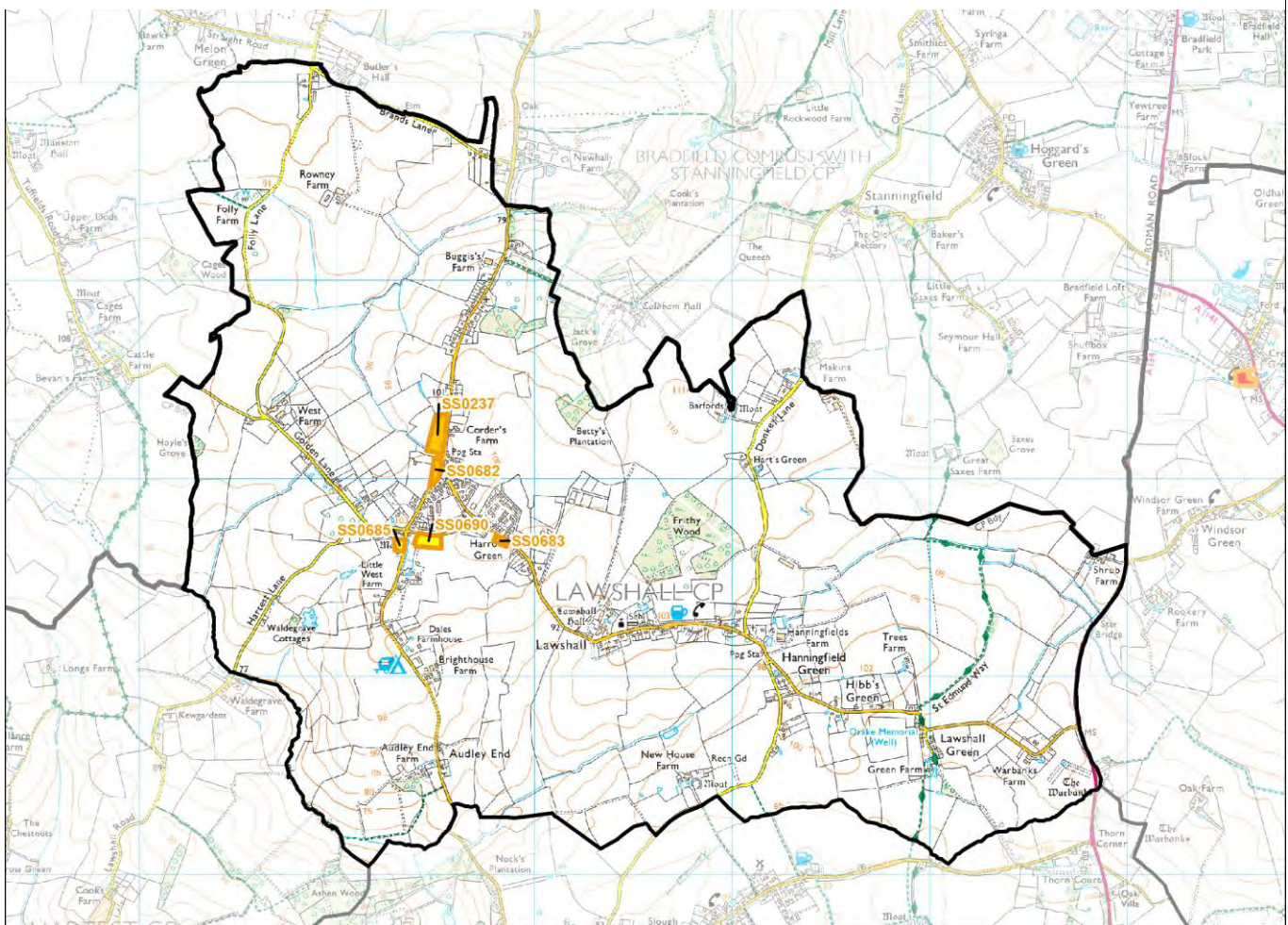
### Overall Landscape Sensitivity - Residential development

Moderate-low

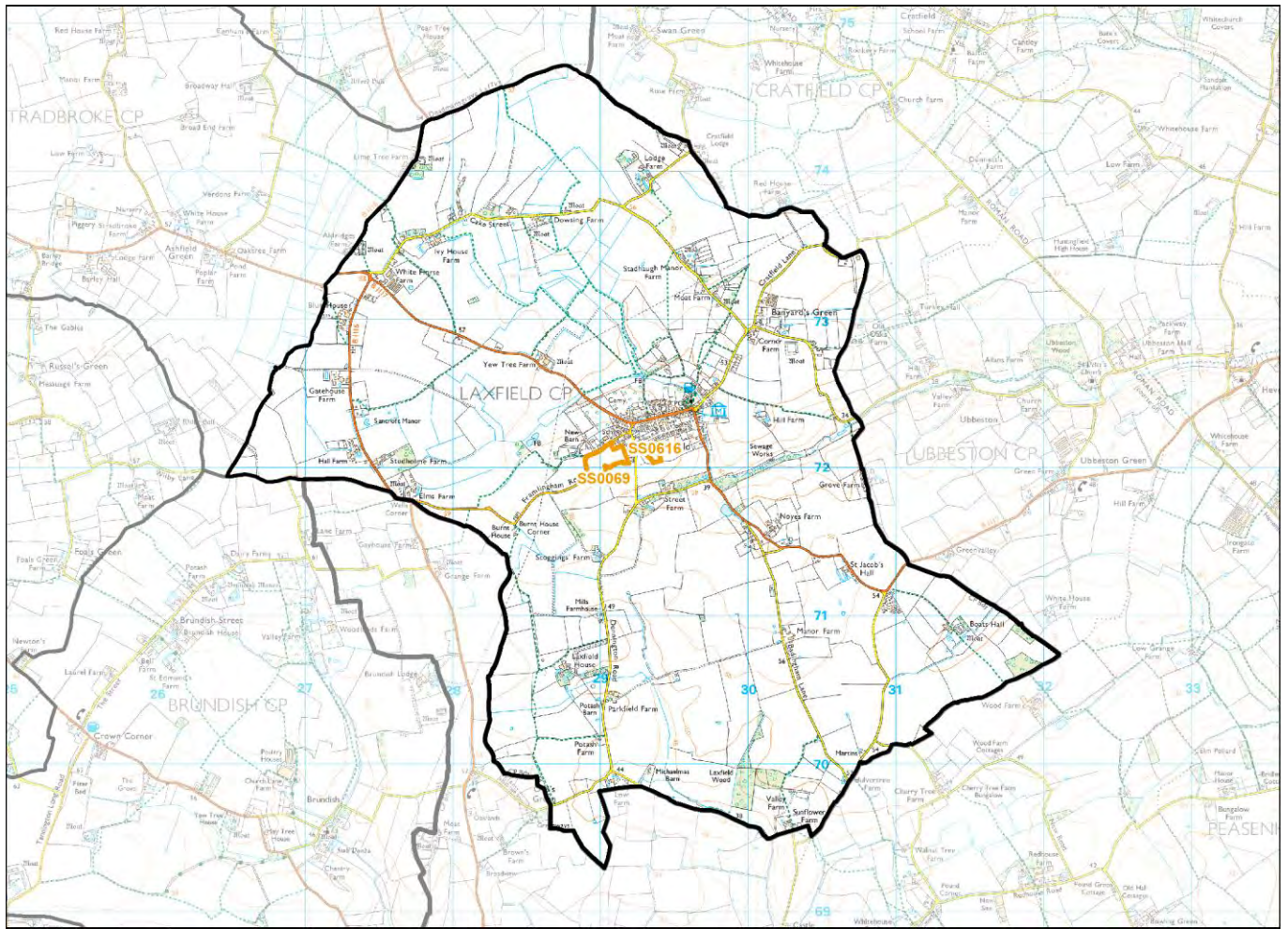
The site has an overall low-moderate landscape sensitivity. Development of the site would not significantly alter the settlement form of Harrows Green, therefore reducing the landscape sensitivity of the site. Sensitive features include the rural character and sense of tranquillity, traditional agricultural features and the open landscape character which allows some visibility of the site from surrounding roads and private residences. If this site were to be developed in combination with one or more sites around Lawshall the cumulative landscape sensitivities and impact of development would need to be considered.

# Lawshall

## Ratings Summary



# Laxfield



 Employment  Residential

**Site Name:** Land south of Framlingham Road,  
Laxfield

**Main SS ID:** SS0069

**LA/LS ID:** SS0069 - LS01

**Type:** SS0069 - Residential

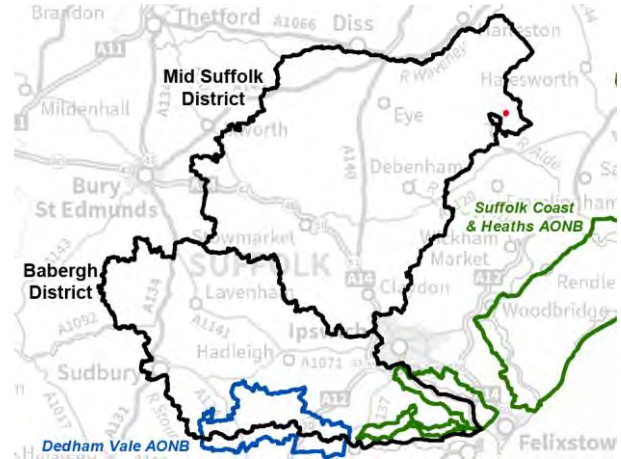
**Parish:** Laxfield

**District:** Mid Suffolk

SS0069 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a medium-large sized arable field on the western edge of Laxfield, bound by hedgerows. The site is relatively flat at an elevation of around 55m AOD.

### Settlement form and edge

Moderate

Development would further extend settlement along Framlingham Road, away from the main settlement core and may be slightly discordant with the existing settlement pattern of Laxfield. However, there are existing residential properties to the north and east of the site, and development on much of this site would be seen as infill development especially from Mill Close.

### Settlement setting

Moderate-low

The rural agricultural landscape makes a positive contribution to the setting of the settlement. Development of the site would not reduce the sense of separation between Laxfield and any surrounding settlements.

### Views

Moderate-low

Low hedgerow boundaries allow views into the site from Framlingham Road to the north and west. The site is also overlooked by settlement to the north and east. The site is not visually prominent within the wider landscape.

### Perceptual qualities

Moderate-low

The site has a rural character, with a strong connection to the surrounding open agricultural landscape. Passing cars along Framlingham Road introduce mild traffic noise. The site experiences dark night skies, despite its location on the settlement edge.

### Cultural and historical associations

Moderate

The site provides a rural setting to the Grade II listed building The Chestnuts, which is located to the north and situated within a large irregular moated site identified by the HER. The site is situated less than 200m south west of Laxfield Conservation Area, however intervisibility is screened by existing settlement. The HLC identifies the site to be pre-18th century enclosure, although there has been past boundary modification.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0069 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. Development may be slightly at odds with the existing settlement pattern of Laxfield. Other sensitivities include the rural setting the site provides to nearby listed buildings. The site does not contain any features of identified natural heritage significance or provide a rural setting to surrounding public rights of way.

**Site Name:** Land east of Mill Road,  
Laxfield

**Main SS ID:** SS0616

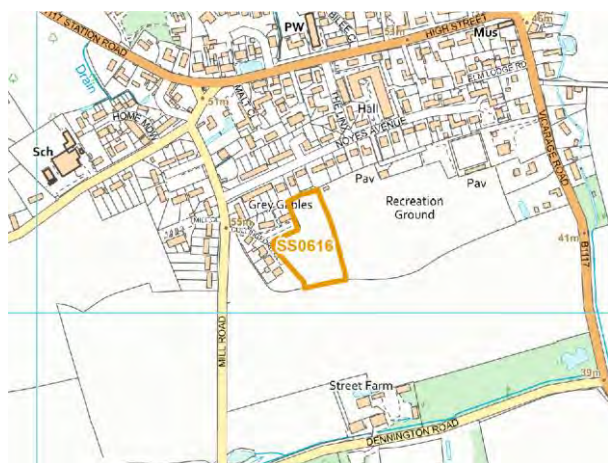
**LA/LS ID:** SS0616 - LS01

**Type:** SS0616 - Residential

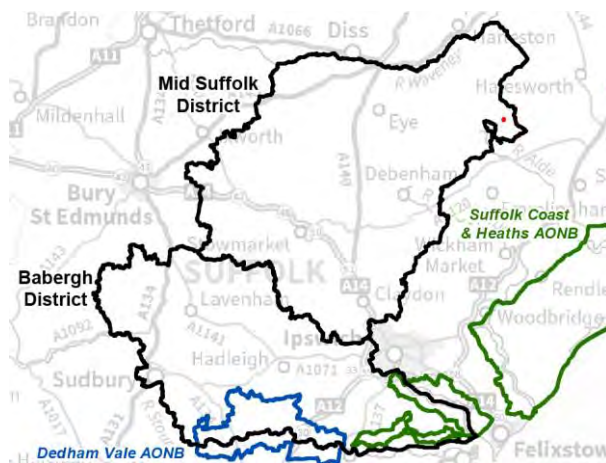
**Parish:** Laxfield

**District:** Mid Suffolk

SS0616 has planning permission



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises a small field with scrub grassland, enclosed by hedgerows to the south and east and the adjacent settlement to the north and west. The site is relatively flat at an elevation of around 55m AOD.

### Settlement form and edge

**Moderate-low** Development of the site would be in keeping with the existing settlement pattern of Laxfield and the site has a strong association with the new development at Cullingford Close to the north and west. Development is unlikely to be perceived as encroachment into the countryside.

### Settlement setting

**Moderate-low** The site makes a limited contribution to the undeveloped setting of Cullingford Close, but not for the whole settlement of Laxfield. Development of the site would not reduce the sense of separation between Laxfield and any surrounding settlements.

### Views

**Moderate-low** The site is overlooked by adjacent residential properties. Boundary vegetation limits views into the site from the Laxfield Recreational Grounds open access space to the east. The site is not visually prominent.

### Perceptual qualities

**Moderate-low** The site is associated with adjacent development rather than adjacent countryside. The site experiences dark night skies, despite its position on the settlement edge. Passing cars on nearby roads introduce distant traffic noise to the site.

### Cultural and historical associations

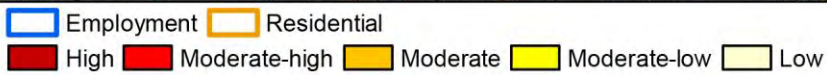
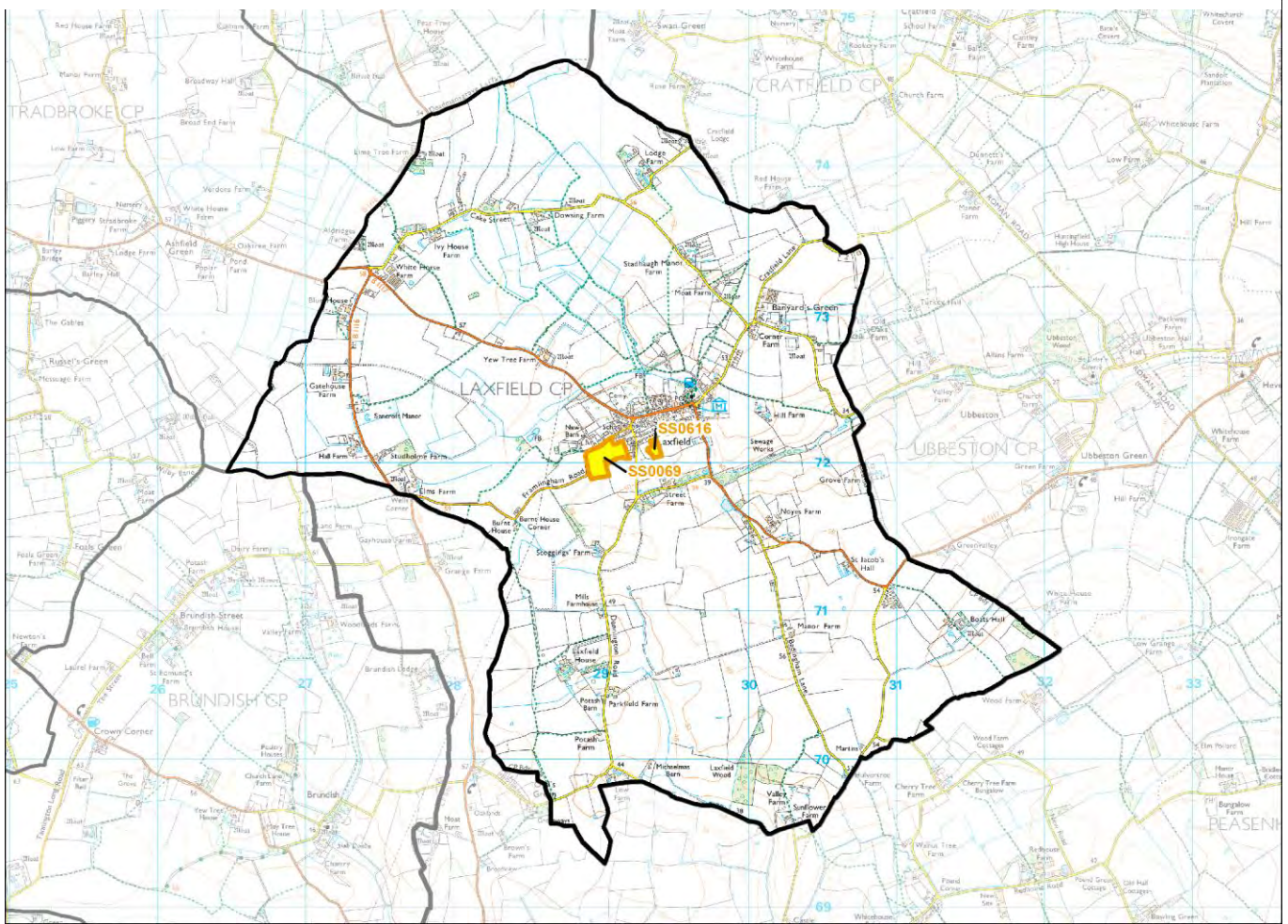
**Moderate-low** The site lies less than 100m south of the Laxfield Conservation Area which contains several listed buildings, however intervisibility with the site is screened by intervening residential properties. The HER identifies the field pattern to be of pre-18th century origin.

### Overall Landscape Sensitivity - Residential development

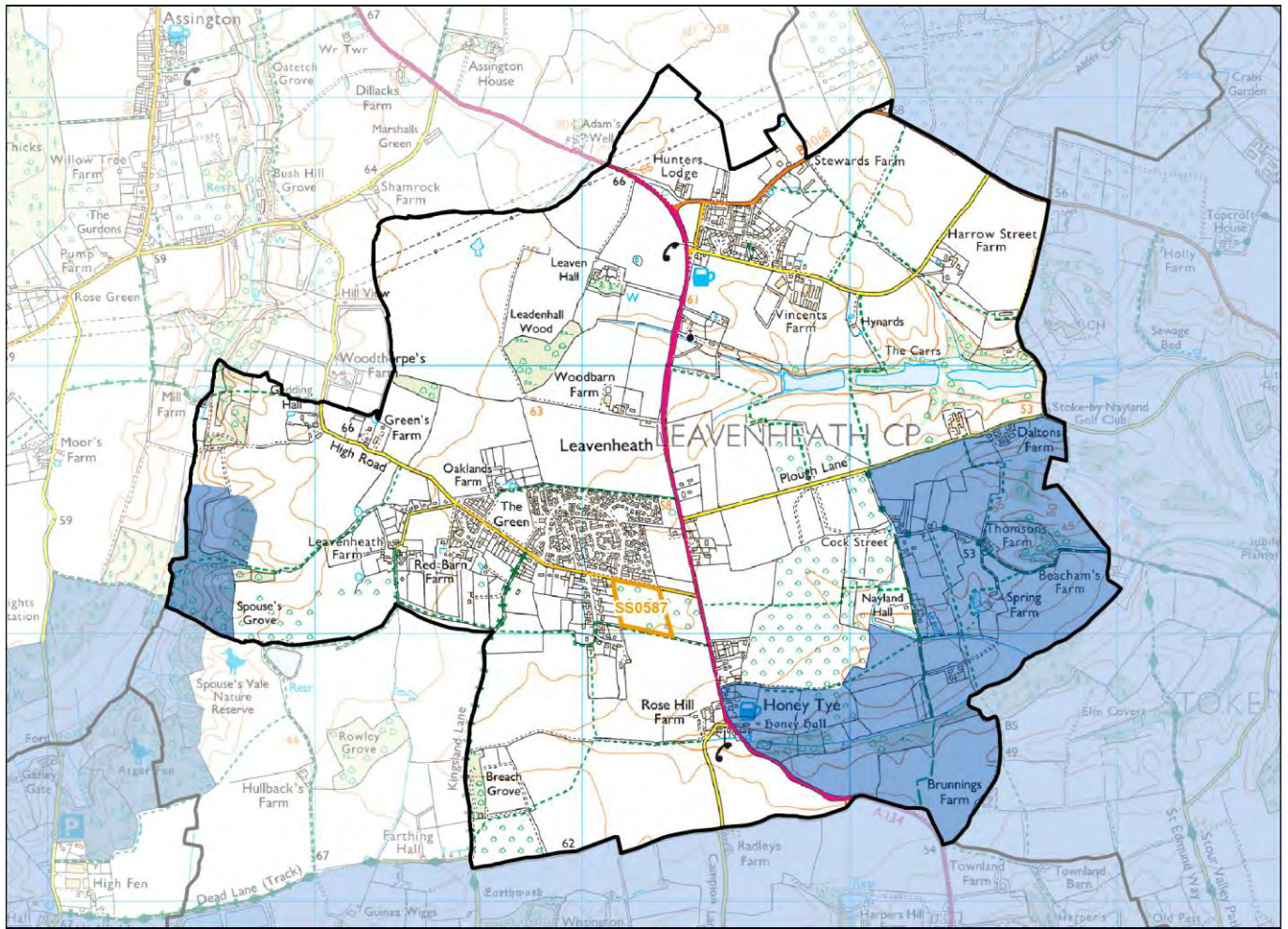
**Moderate-low** SS0616 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. Sensitivity of the site is limited as its development would be in keeping with the existing settlement pattern of Laxfield and would not reduce the sense of separation between Laxfield and any surrounding settlements.




# Laxfield

## Ratings Summary



# Leavenheath



 Employment  Residential  Dedham Vale AONB



**Site Name:** Land south of High Road,  
Leavenheath

**Main SS ID:** SS0587

**LA/LS ID:** SS0587 - LA098

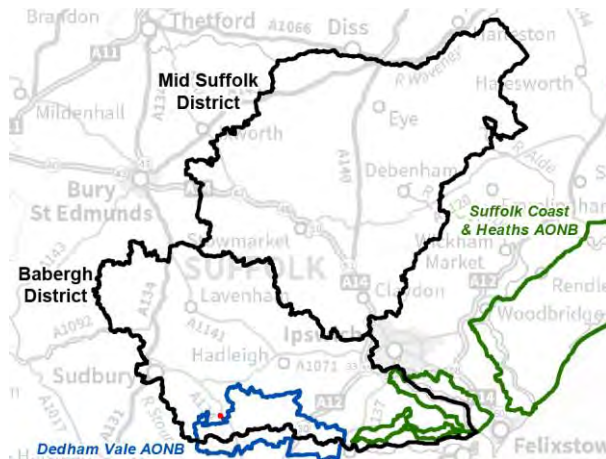
**Type:** SS0587 - Residential

**Parish:** Leavenheath

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 60m AOD formed of an orchard. There are no recorded priority habitats within the site. The site is an active orchard and there is a mature line of trees along High Road along the northern boundary. The site lies 300m north-west of Dedham Vale AONB, and development on this site should be mindful of the setting of this nationally important landscape.

### Settlement form and edge

Moderate

The site lies to the east and south of the settlement boundary of Leavenheath village. The mature trees along High Road provide a sense of separation between the site and the settlement edge. Development on this site would be perceived as settlement advancement into the countryside, however it would not represent a step change in settlement form, as development is already located to the north and south of High Road.

### Settlement setting

Low

The site provides a limited contribution as a rural setting to Leavenheath. It does not contribute to the separation of settlements due to distance.

### Views

Moderate-low

This is a largely enclosed site with only glimpsed views from High Road. A public right of way runs along the southern boundary of the site and there are clear views into the site. The site is not visually prominent and development on this site would not intrude on public views from the wider landscape.

### Perceptual qualities

Moderate

A landscape with scenic qualities and enclosure, with a rural character and a good experience of dark skies. Proximity to Leavenheath and the A134 reduce tranquillity.

### Cultural and historical associations

Moderate-low

There are no recorded heritage assets within this site. The field pattern was formed by 18th century and later enclosure and this pattern is largely intact. The Grade II listed Stonicott lies 150m west of the site however there is no intervisibility due to intervening buildings and vegetation.

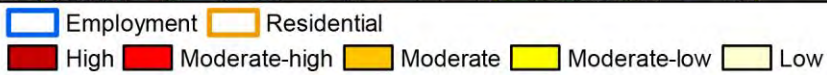
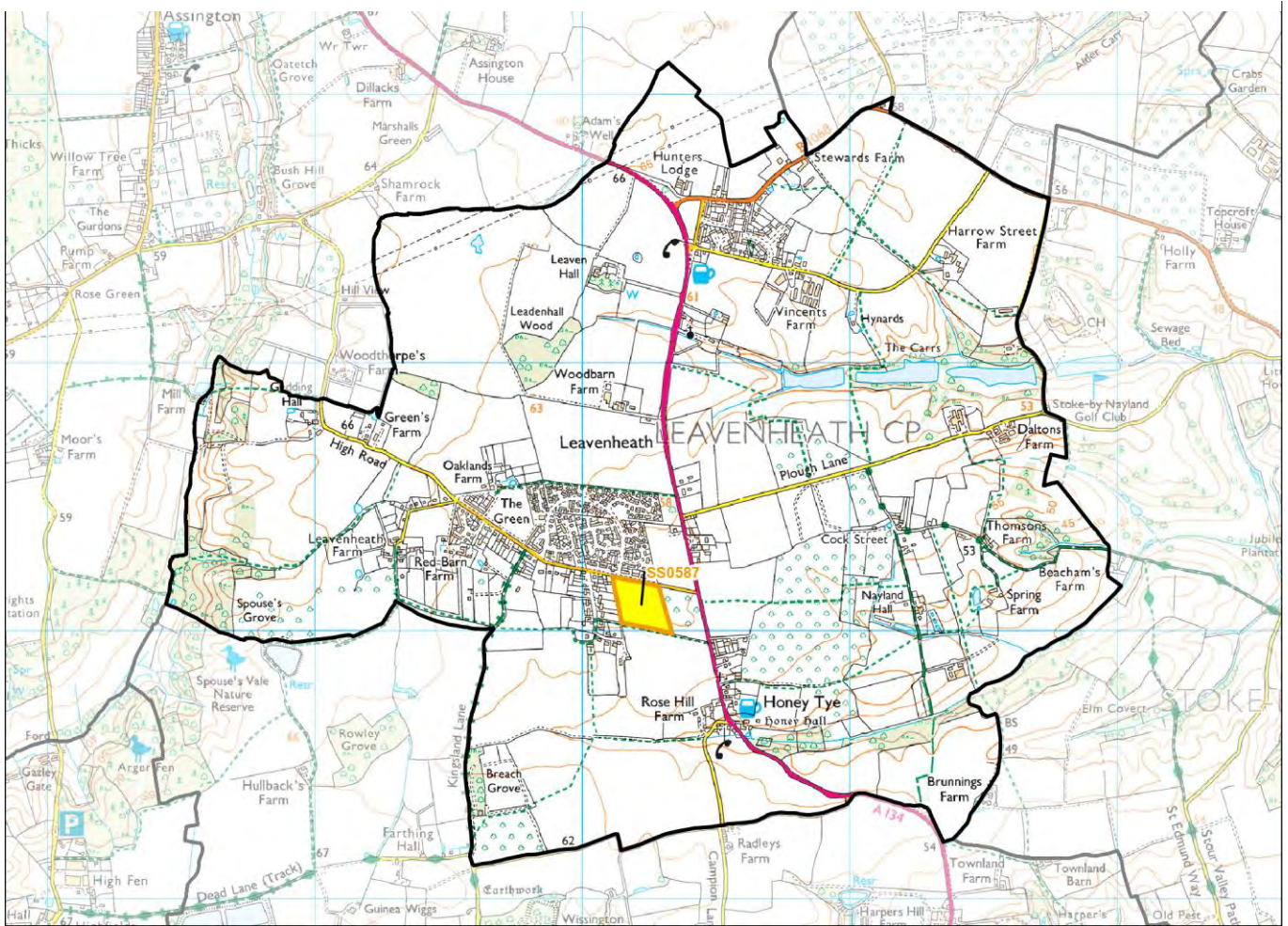
### Overall Landscape Sensitivity - Residential development

Moderate-low

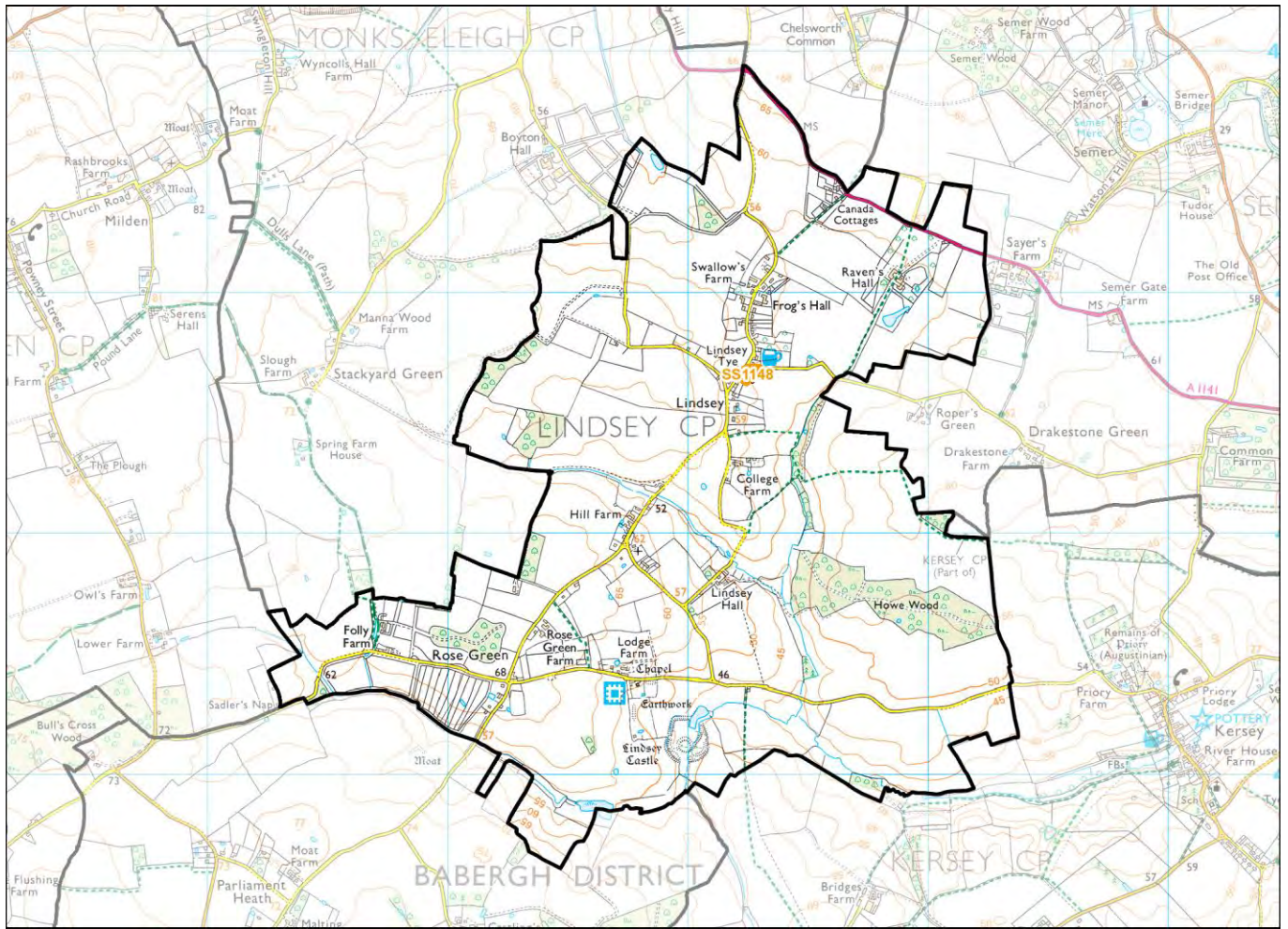
This site is considered to have an overall low-moderate sensitivity to residential development due to its enclosed character and relationship with the current settlement edge of Leavenheath. Factors which increase sensitivity include the rural character of the site and intact historic field pattern.

# Leavenheath

## Ratings Summary



# Lindsey



 Employment  Residential

**Site Name:** Land east of The Tye,  
Lindsey

**Main SS ID:** SS1148

**LA/LS ID:** SS1148 - LS01

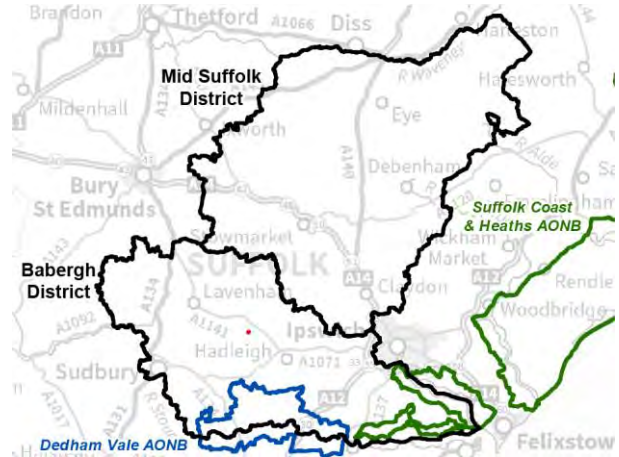
**Type:** SS1148 - Residential

**Parish:** Lindsey

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises the north-western corner of a large flat arable field, at an elevation of around 55m AOD. The site is bound by low hedgerows to the north and west and is open to the east.

### Settlement form and edge

**Moderate-low** Development of the site would not alter the overall settlement pattern of Lindsey and would fit with the existing form. The site does not cross any significant boundary feature, however the eastern edge of the site is open.

### Settlement setting

**Moderate** The site provides a rural setting to the existing settlement, including buildings which form the historic core of the settlement. It does not make a significant contribution to the sense of separation between settlements.

### Views

**Moderate** The low hedgerow boundaries permit views into the site from roads to the west and north. The site is also overlooked by surrounding residential properties to the north and south-west. The site is also visible from the public footpath crossing the field further south. Woodland to the east screens the site from wider view.

### Perceptual qualities

**Moderate** The site has an intact rural character with dark night skies. The site is slightly disturbed visually and audibly by passing cars on roads to the north and west.

### Cultural and historical associations

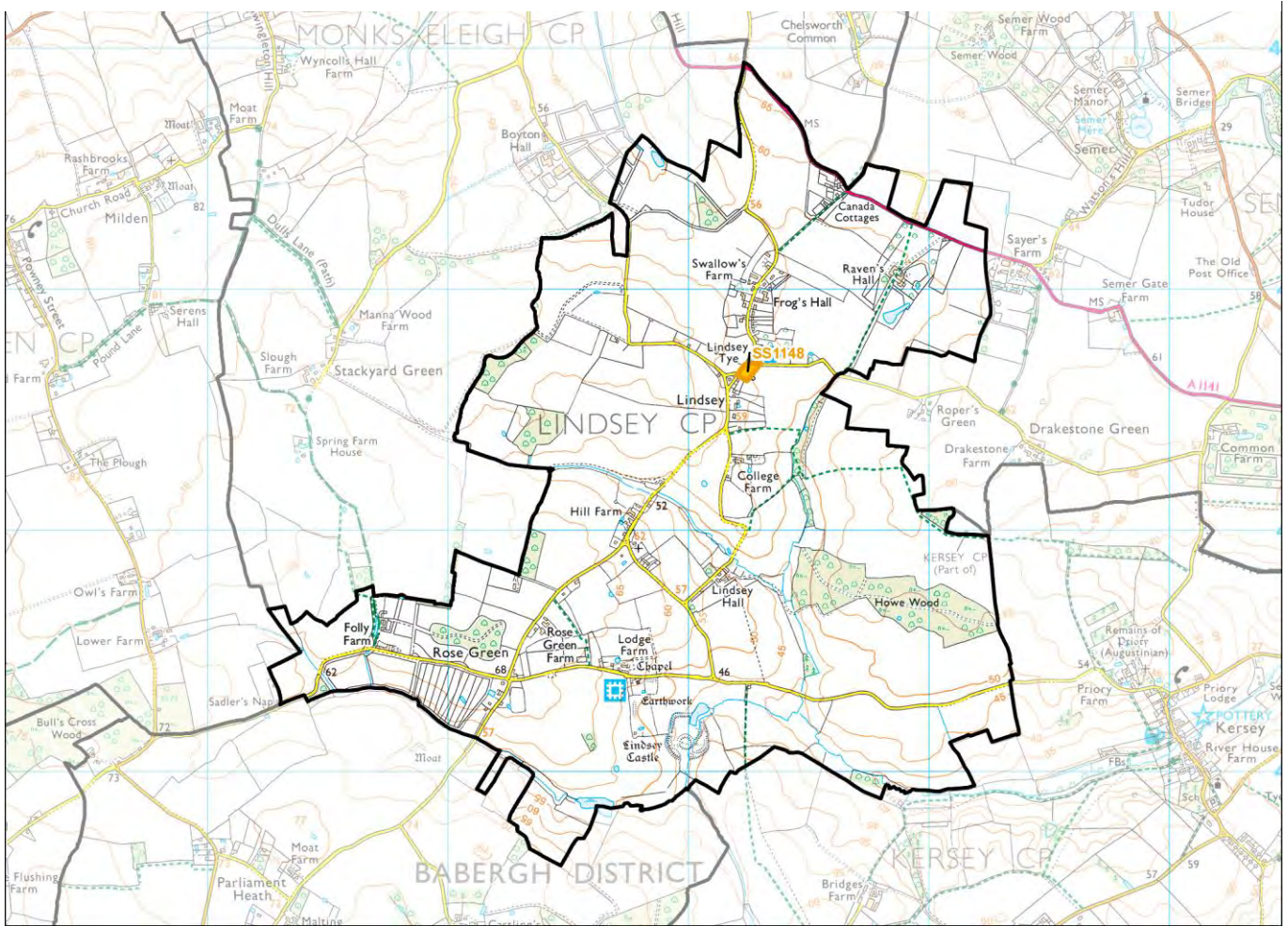
**Moderate** The site does not contain any known features of cultural heritage significance. However, the site is in close proximity to several Grade II listed buildings including Rose Cottage, which directly overlooks the site from the north. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

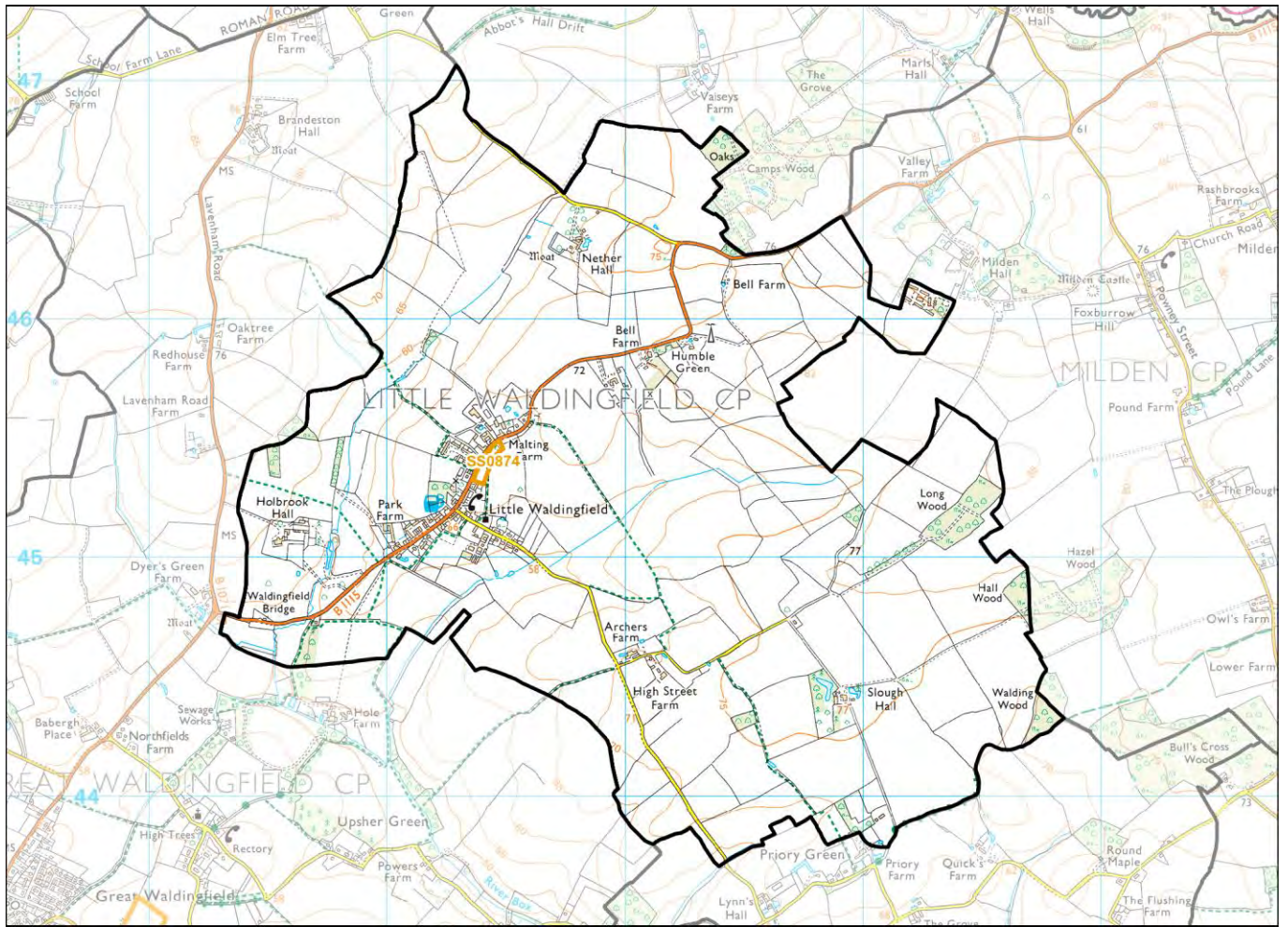
**Moderate** The site has an overall moderate landscape sensitivity. Sensitive features include the visual prominence of the site from surrounding roads and the setting it provides to surrounding buildings including some listed buildings.

# Lindsey

## Ratings Summary



# Little Waldingfield



 Employment  Residential

**Site Name:** Land to the south-east of The Street,  
Little Waldingfield

**Main SS ID:** SS0874

**LA/LS ID:**

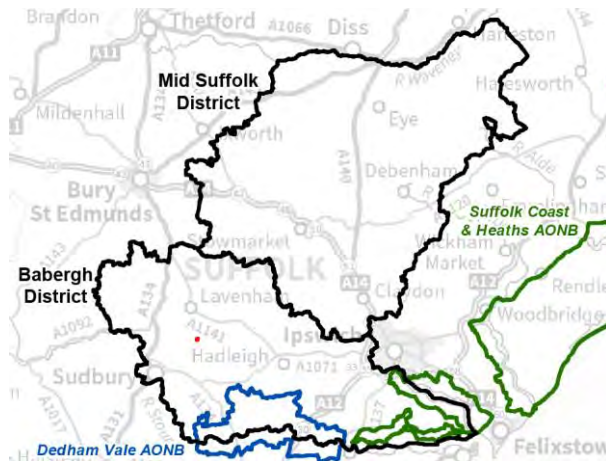
**Type:** SS0874 - Residential

**Parish:** Little Waldingfield

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a grassland field, the western edge of a large arable field and part of a small wooded area. The site is flat, at an elevation of around 70m AOD. Field boundaries are marked by hedgerows, the hedgerow following The Street is gappy but contains mature trees, whilst the hedgerow separating fields within the site is low cut.

### Settlement form and edge

Moderate-low

The development of the site may be perceived as a slight extension into the undeveloped countryside; however, it has a good association with existing settlement and would fit the existing settlement form of Little Waldingfield.

### Settlement setting

Moderate

The site provides a rural setting to surrounding settlement, which is part of the historic core of Little Waldingfield. Development of the site would not reduce the sense of separation between Little Waldingfield and any surrounding settlements.

### Views

Moderate

The open character of the site with gappy hedgerow boundaries to the west mean that it is visible from The Street and surrounding residential properties. The site provides a rural setting to the public footpath that crosses it and there are some views to the wider countryside. The wooded north of the site is more visually enclosed. Grove Avenue park and recreation ground is situated to the west of the site, however residential properties prevent intervisibility.

### Perceptual qualities

Moderate

The site has an undeveloped rural character with dark night skies. Limited traffic on The Street (B1115) causes visual and audible disturbance to the site.

### Cultural and historical associations

Moderate-high

The majority of the site is situated within the Little Waldingfield Conservation Area, providing a rural setting to the historic settlement. The site is visible from several Grade II listed buildings to the north, whilst the tower of the Grade I listed Church of St Laurence is visible on skylines to the south. The HLC identifies field pattern within the site to be of pre-18th century origins.

### Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity. Sensitivity is elevated by the site's position in the Little Waldingfield Conservation Area and due to the role it plays in providing a rural setting to surrounding properties, including several listed buildings. The site is also visible from The Street and provides rural setting to the footpath crossing it, further elevating its sensitivity.

### Landscape mitigation

Ensure development of the site is appropriately screened by planting from surrounding roads, listed buildings and other parts of the conservation area.

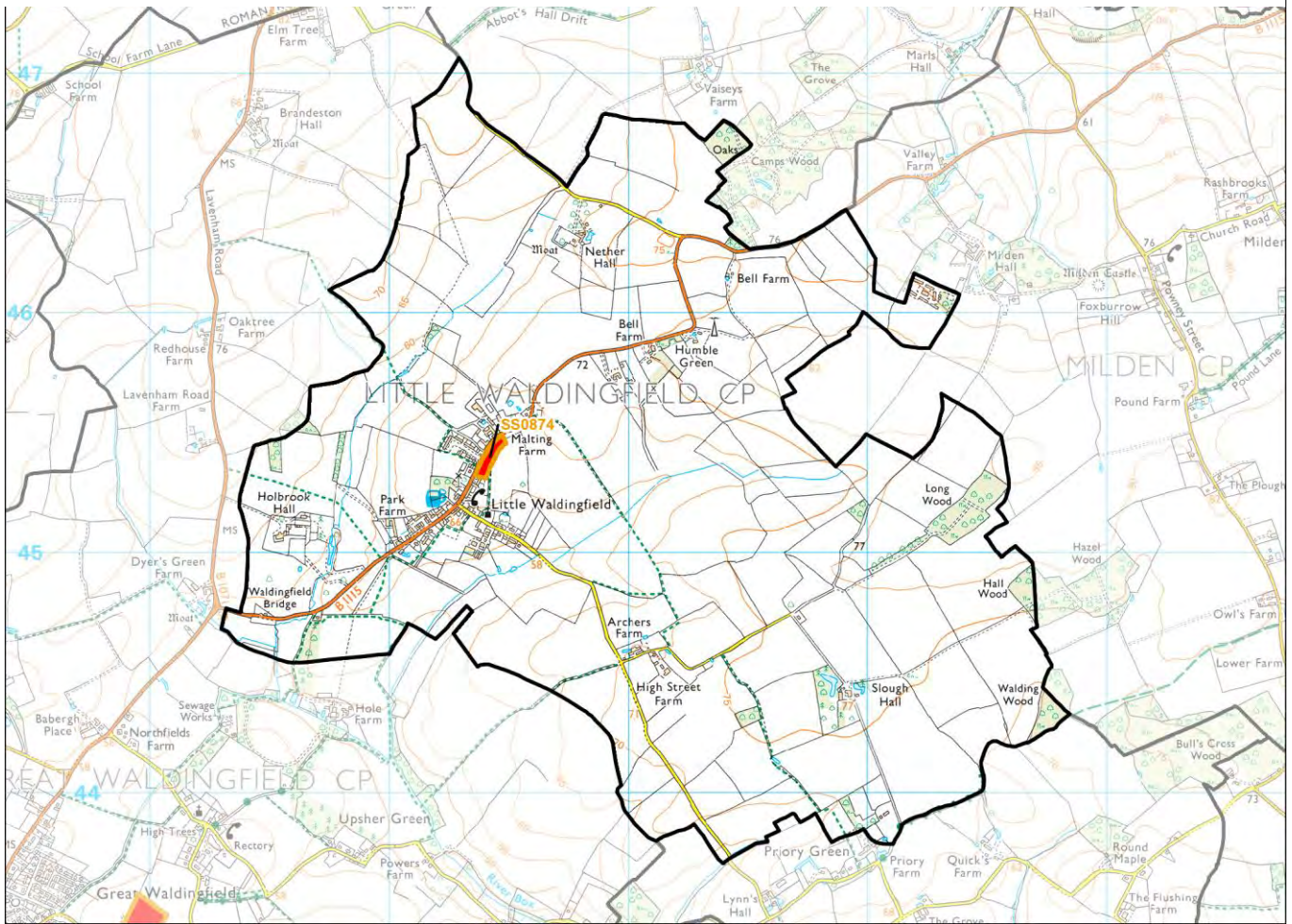
Avoid screening key views to the Grade I listed Church of St Laurence to the south, particularly from public rights of way.

Ensure new development is in keeping with the scale and local vernacular of the existing linear settlement pattern.  
Ensure development of the site does not degrade the rural setting to public rights of way crossing the site.



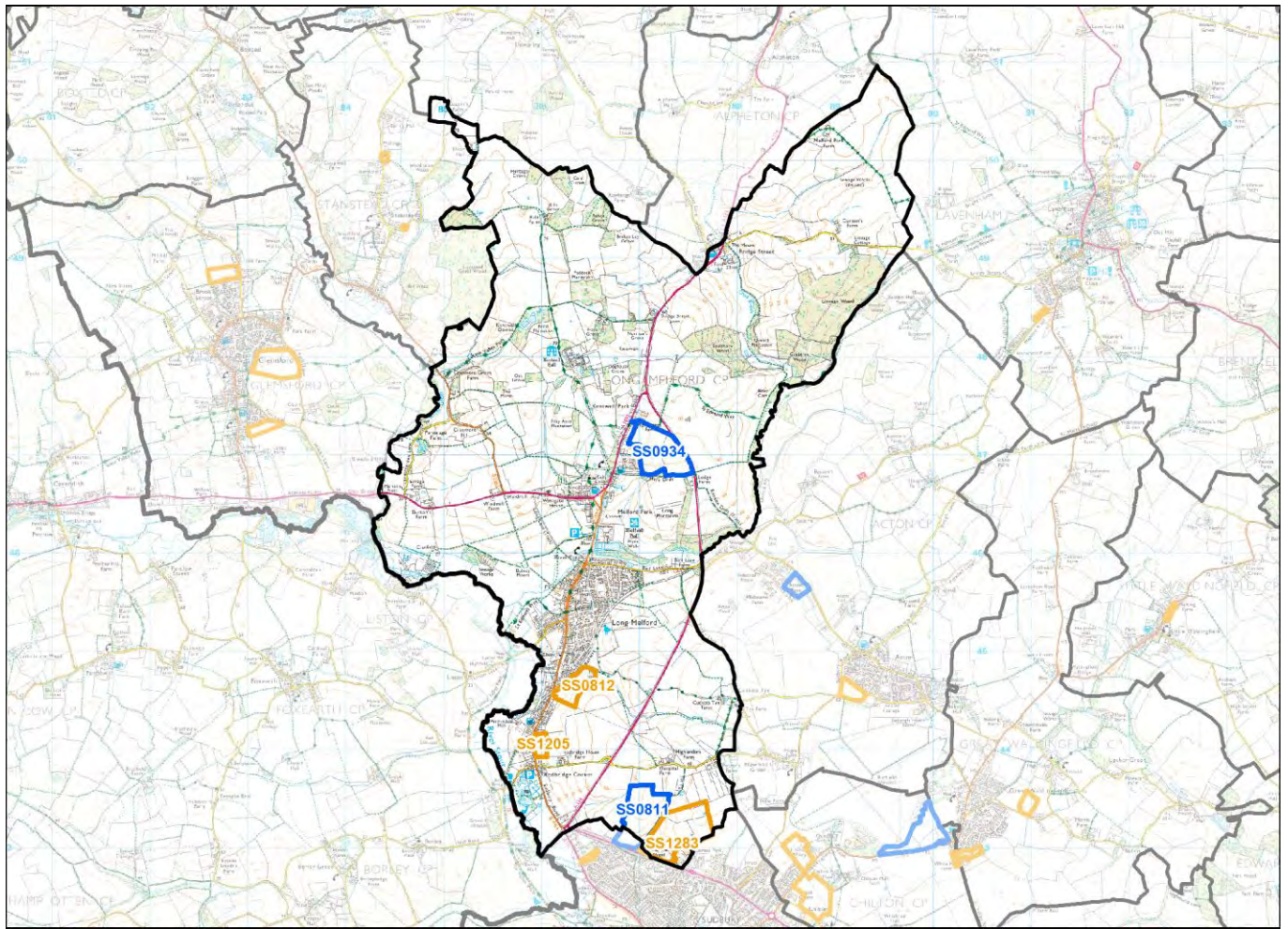
# Little Waldingfield

## Ratings Summary



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

# Long Melford



 Employment  Residential

**Site Name:** Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish

**Main SS ID:** SS0811

**LA/LS ID:**

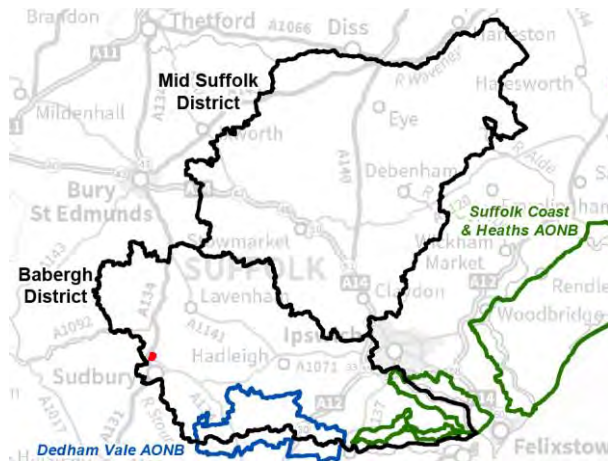
**Type:** SS0811 - Employment

**Parish:** Long Melford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

An open sloping landscape, rising from 45m in the south-east to 65m AOD in the north-east, formed of arable fields. There are no recorded priority habitats within the site. There is mature vegetation and trees along the field boundaries, which are in a generally good condition.

### Settlement form and edge

Moderate-high

The site lies to the north of the settlement boundary of Sudbury. The A134 provides a distinct feature containing the settlement edge. Mature trees along the A134 increase the sense of separation between the site and Sudbury. There is a large supermarket north of the A134 370m east of the site, however development on this site would be perceived as an advancement into the countryside and would cross the existing boundary feature of the A134.

### Settlement setting

Moderate

The site provides a limited contribution as a rural setting to Sudbury. The site contributes to the gap between Sudbury and the farmsteads at Hospital Farm and Highlanders Farm. Development on this site would still leave some sense of separation.

### Views

Moderate

This is a largely enclosed site with only glimpsed views from the A134. A public right of way runs along the southern and eastern boundaries, and there are some views into the site from the footpath. Views into the site from farmsteads along Mills Lane to the north of the site are limited by topography.

### Perceptual qualities

Moderate-low

A rural landscape with some sense of enclosure. Proximity to the A134 reduces tranquillity and introduces light pollution.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within this site. The field pattern was formed by pre-18th century enclosure and this pattern is largely intact. The Grade II listed Long Wall lies 120m north-east of the site and the Scheduled Monument Roman villa NE of Rodbridge House, lies 300m to the north-west, although neither are visible from the site.

### Overall Landscape Sensitivity - Employment development

Moderate-high

This site is considered to have an overall moderate-high sensitivity to employment development due to sloping landform, separation from Sudbury by the A134, partially enclosed character and rural setting provided to Long Wall (Grade II listed building).

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.

### Landscape mitigation

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 slopes and elevated areas of the site.  
Ensure new development does not reduce the sense of separation between farms to the north and the settlement edge of Sudbury.  
Retain existing hedgerow boundaries, using development as an opportunity to expand and strengthen the existing hedgerow network.  
Seek to site new development where it will have an association with the existing settlement edge of Sudbury and therefore be perceived as less of an intrusion into the surrounding countryside

**Site Name:** Land east of the B1064,  
Long Melford

**Main SS ID:** SS0812

**LA/LS ID:** SS0812 - LA113

**Type:** SS0812 - Residential

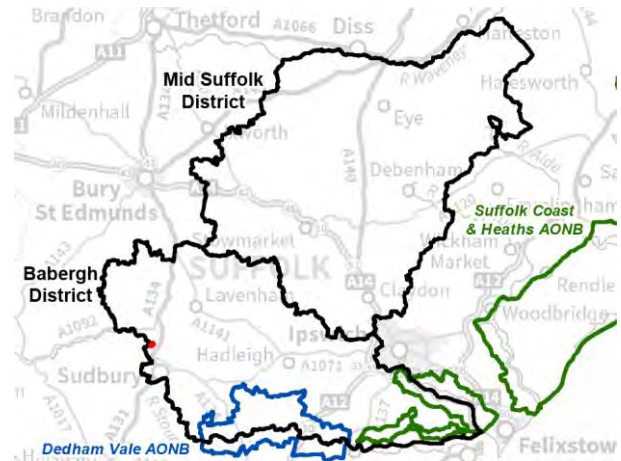
**Parish:** Long Melford

**District:** Babergh

SS0812 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-high

The site comprises a small-medium sized field in the north and part of a much larger field in the south. Land use is currently arable agriculture. Land is gently sloping and ranges between 30m and 50m AOD, rising to the south-east. Hedgerows separating the fields have mostly been lost. Priority habitat deciduous woodland follows the route of the dismantled railway to the west and the track to the north of the site. Long Melford Disused Railway Line is locally designated as a County Wildlife Site and Local Nature Reserve.

### Settlement form and edge

Moderate-high

The site is located to the east of existing development in Long Melford. The historic settlement had a linear form, arranged along Little St Mary's (B1064). Significant expansion has occurred to the east of the historic core, although the settlement is still linear in form. The settlement is currently contained to the east by the wooded route of the dismantled Great Eastern Railway. Development of the site would cross this boundary feature, altering the form of the settlement and increasing the perception of encroachment into the countryside. In the south, where development already extends to the west of the railway line, the site has a greater association with the existing settlement edge.

### Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although this is limited as the woodland along the dismantled railway limits intervisibility between the settlement and the north of the site. 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 boundary of the site, enabling views across the site. The open aspect of the site enables some views across adjacent fields to the countryside beyond, although these are limited in places by the landform. The rising profile of the landscape is visible in passing views from parts of the B1064.

### Perceptual qualities

Moderate

The site has an agricultural and undeveloped character. It has a limited relationship with the adjacent settlement due to the buffering effect of the woodland along the dismantled railway. The site experiences relative tranquillity and dark night skies despite the proximity to development.

### Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. The western boundary of the site is identified as part of the Great Eastern Railway by the HER. Long Melford Conservation Area is located approximately 170m to the north-west of the site, although intervisibility is limited by intervening development and vegetation.

### Overall Landscape Sensitivity - Residential development

Moderate-high

SS0812 has planning permission. The site has overall moderate-high landscape sensitivity to residential development. Development of the site would not be in keeping with the existing linear form of the settlement and would cross the wooded route of the dismantled railway which currently contains the site, increasing the perception of development encroaching into the countryside. Other sensitive features include the sloping

landform, the open and rural character of the site and adjacent designated habitats.

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

### **Landscape mitigation**

Sensitively site development so that it does not further detract from the traditional linear settlement pattern of Long Melford.

Avoid development on the more elevated and visually prominent parts of the site in the east.

Utilize existing hedgerow boundaries and deciduous woodland including vegetation following the railway line to screen any new development.

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

**Site Name:** Land east of High Street & Harefield Rd and west of A134, Long Melford

**Main SS ID:** SS0934

**LA/LS ID:**

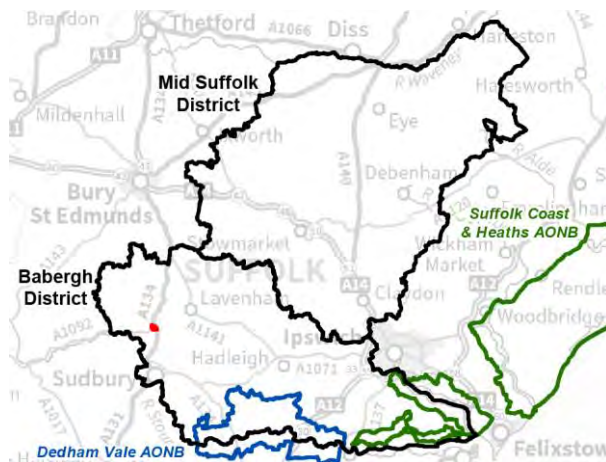
**Type:** SS0934 - Employment

**Parish:** Long Melford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

A slightly sloping landscape, rising from 55m in the south to 65m AOD in the north-west, formed of arable fields. There are no recorded priority habitats within the site. There is mature vegetation and trees along the field boundaries, which are in a generally good condition. A small area of priority habitat deciduous woodland is located to the south of the site.

### Settlement form and edge

Moderate-high

The site lies to the east of the settlement boundary of Long Melford. The settlement edge is integrated into the landscape by vegetation. Long Melford is largely linear, however the Harefield estate (to the west of the site) does not fit this linear pattern. Development on this site would be perceived as an advancement into the countryside and would change the settlement form but would not cross a distinctive boundary feature.

### Settlement setting

Moderate

The site provides a limited contribution as a rural setting to Long Melford. The site contributes to the gap between Long Melford and the A134 to the east. The site does not contribute to the separation of settlements due to distance.

### Views

Moderate

This is a largely enclosed site with only glimpsed views from the A134 and High Street. Public rights of way including the St Edmund Way Long Distance Footpath runs along the site boundaries. There are limited views from the south due to intervening vegetation, however there are clearer views from the footpath along the eastern boundary. Views into the site from the wider landscape are limited by vegetation and topography.

### Perceptual qualities

Moderate-low

A rural working agricultural landscape with a sense of enclosure. Proximity to the A134 reduces tranquillity and introduces light pollution.

### Cultural and historical associations

Moderate-high

The field pattern of the site is a result of post-1950 agriculture and has no historic interest. Melford Hall Grade II\* Registered Park and Garden lies south of the site and Kentwell Hall Grade II\* Registered Park and Garden lies west of the site. There are a number of Grade II listed buildings along the High Street, which are also within the Long Melford Conservation Area. The site provides a rural setting to the linear historic core of Long Melford.

### Overall Landscape Sensitivity - Employment development

Moderate-high

This site is considered to have an overall moderate-high sensitivity to employment development due to the sloping landform, partially enclosed character and rural setting provided to heritage assets including two Grade II\* Registered Parks and Gardens, and Long Melford Conservation Area.

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

### Landscape mitigation

Ensure new development is in keeping with the existing linear settlement pattern of Long Melford.

LUC | B-287

Screen any new development with planting to minimize the impact it may have on the setting on adjacent roads PROWs (including Part of the St Edmund Way) and residential properties.

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

Seek to site development in the west of the site where it would have a greater association with the existing linear settlement within Long Melford.

Ensure new development is screened from the Kentwell Hall Grade II listed Registered Parks and Gardens to the south as well as listed buildings along the High Street to the west.



**Site Name:** Land west of Rodbridge Hill,  
Long Melford

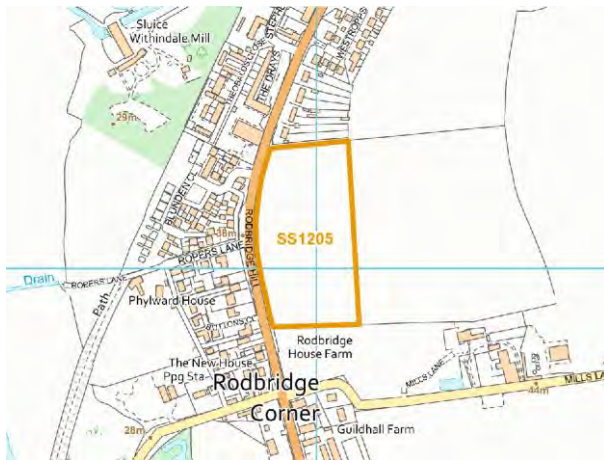
**Main SS ID:** SS1205

**LA/LS ID:**

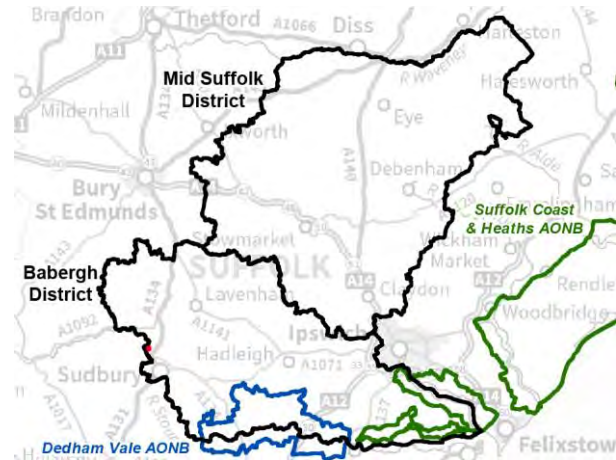
**Type:** SS1205 - Residential

**Parish:** Long Melford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 35m AOD, formed of an arable field. There are no recorded priority habitats within the site. There is mature vegetation along the Sudbury Road boundary and northern and southern boundaries.

### Settlement form and edge

Moderate-low

The site lies to the east and south of the settlement boundary of Long Melford. The settlement edge is integrated into the landscape by vegetation. Long Melford is largely linear. Development on this site would be in keeping with linear form of the settlement.

### Settlement setting

Moderate

The site provides a limited contribution as a rural setting to Long Melford including a new housing estate opposite to the west. The site contributes to the sense of separation between Long Melford and Rodbridge Corner. However, recent development to the west of the site has effectively merged these two areas.

### Views

Moderate-low

This is a largely enclosed site with only glimpsed views from Sudbury Road where tall hedgerow boundaries allow. There are no public rights of way within the site. Some limited views are possible from the footpath to the west of the site. The site is not visually prominent in the landscape.

### Perceptual qualities

Moderate-low

A rural agricultural landscape with a sense of enclosure. Proximity to Sudbury Road and the settlement edge of Long Melford reduces tranquillity by introducing traffic noise.

### Cultural and historical associations

Moderate

The field pattern of the site is formed by pre-18th century enclosure and this field pattern is largely intact. There are no recorded heritage assets on this site. Rodbridge House and barn are Grade II listed buildings 150m south-east of the site, and a Scheduled Monument, the site of a Roman villa, lies 250m east of the site. The site provides a rural setting to these heritage assets.

### Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to residential development due to the flat landform, integration into the settlement form of Long Melford and lack of natural heritage assets. Sensitive features include the enclosed nature of the site and the rural setting provided to heritage assets. If this site were to be developed in combination with one of more sites around Long Melford the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land to the north of St Bartholomews Chapel Sudbury

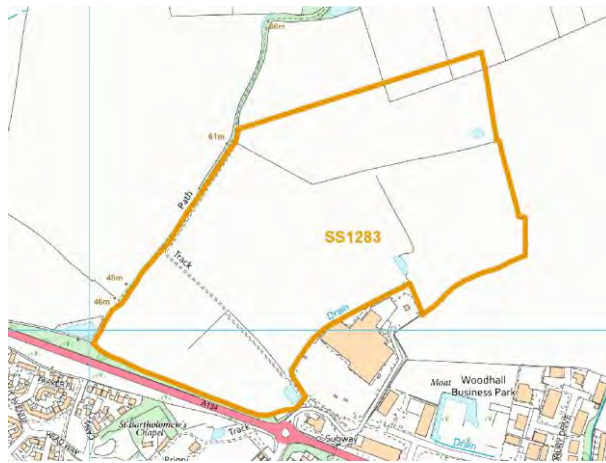
**Main SS ID:** SS1283

**LA/LS ID:**

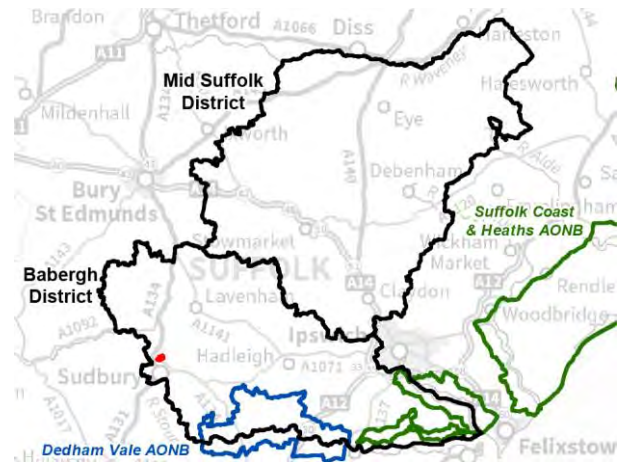
**Type:** SS1283 - Residential

**Parish:** Long Melford

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

A sloping landscape, rising from 45m in the south to 70m AOD in the north-east, formed of arable fields. There are no recorded priority habitats within the site. There is mature vegetation and mature trees along the field boundaries and the A134 in the south, which are in a generally good condition.

### Settlement form and edge

Moderate-high

The site lies to the north of the settlement boundary of Sudbury. The A134 provides a distinct feature containing the settlement edge. Mature trees along the A134 increase the sense of separation between the site and Sudbury. There is a large supermarket to the east of the site, however residential development on this site would be perceived as an advancement into the countryside and would cross the existing boundary feature of the A134.

### Settlement setting

Moderate-low

The site provides a limited contribution as a rural setting to Sudbury. Development on this site would extend development along the A134 further west. Development would reduce the sense of separation between Sudbury and farms including Hospital Farm and Potters Farm.

### Views

Moderate

This is a largely enclosed site with only glimpsed views from the A134. A public right of way runs along the western boundary, and there are limited views into the site from the footpath due to the boundary vegetation. Views into the site from farmsteads along Mills Lane to the north of the site are limited by topography. There are glimpse views to the large superstore over skylines to the east.

### Perceptual qualities

Moderate-low

A rural landscape with some sense of enclosure. Proximity to the A134 and business park / supermarket to the east reduces tranquillity and introduces light pollution.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within this site. The field pattern was formed by pre-18th century enclosure and this pattern is largely intact. The Wood Hall moated site Scheduled Monument lies 140m south of the site, and the site forms a limited rural setting to the heritage asset. The St Bartholomew's Chapel Scheduled Monument and Grade II\* listed building lies 120m south of the site, however the A134 separates them and the site has no intervisibility with the heritage asset.

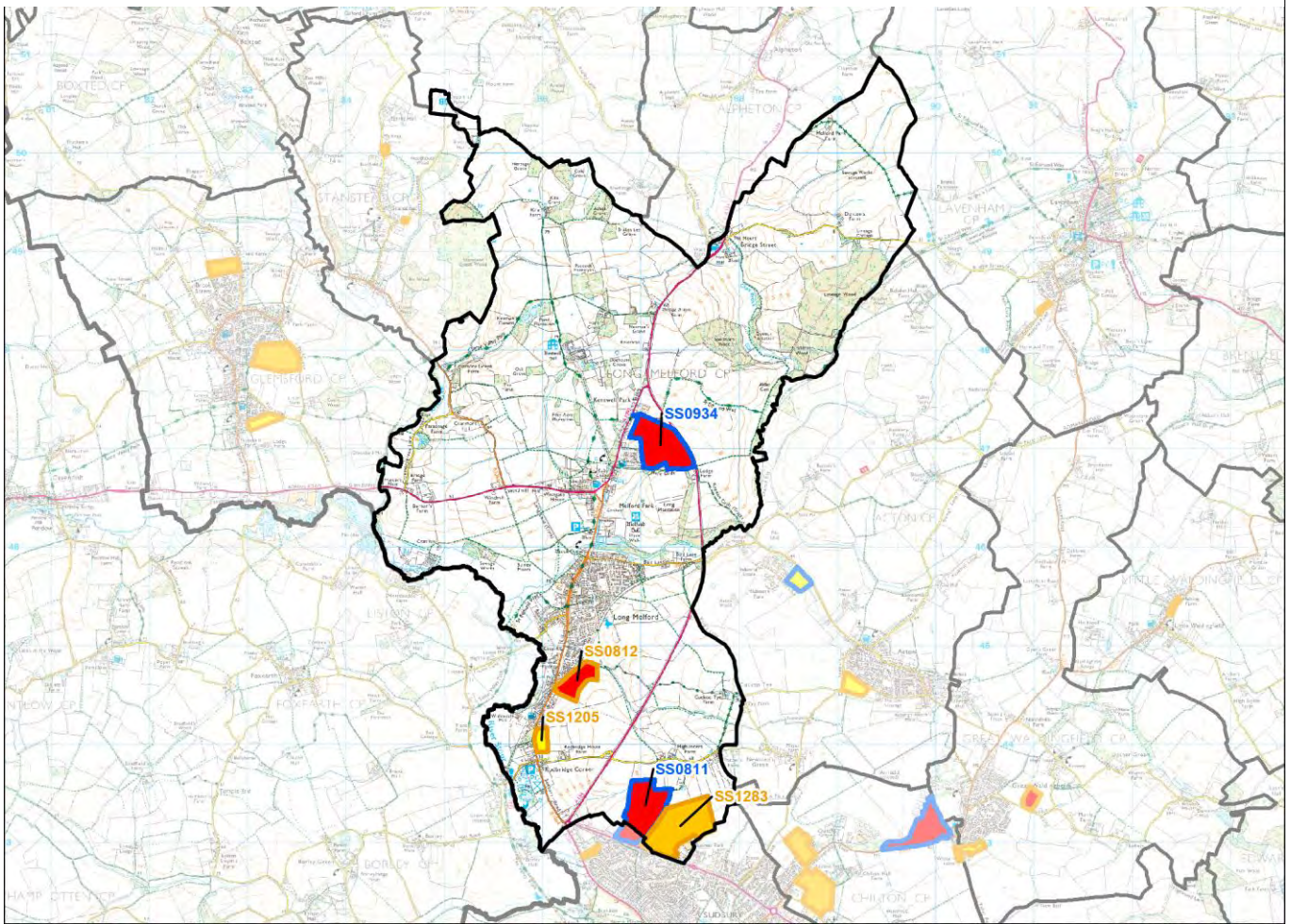
### Overall Landscape Sensitivity - Residential development

Moderate

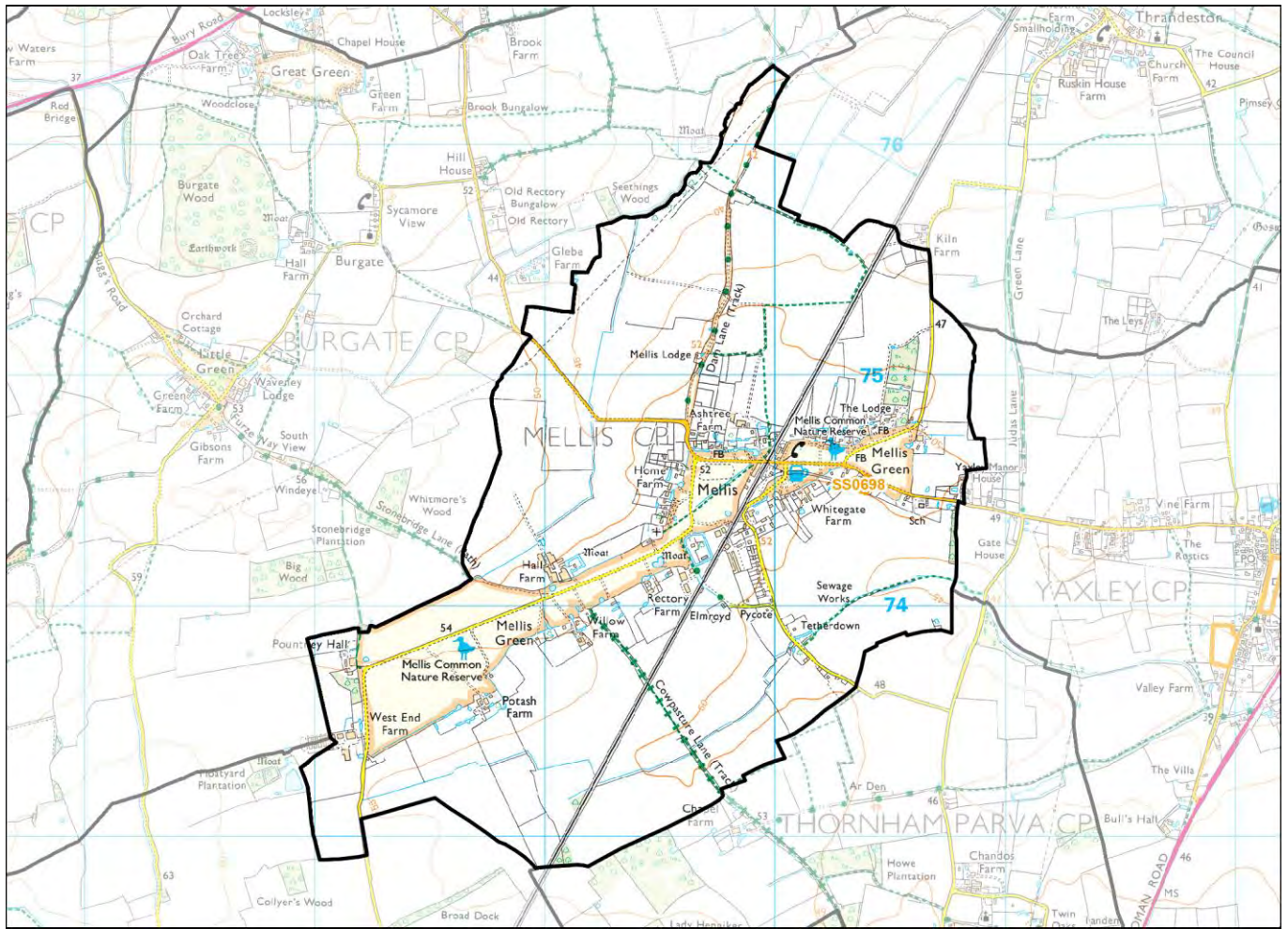
This site is considered to have an overall moderate sensitivity to residential development due to the sloping landform, separation from Sudbury by the A134, partially enclosed character and rural setting provided to Wood Hall moated site. If this site were to be developed in combination with one of more sites around Sudbury the cumulative landscape sensitivities and impact of development would need to be considered.

# Long Melford

## Ratings Summary



# Mellis



Employment Residential

**Site Name:** Land to the south-west of Yaxley Road, Mellis

**Main SS ID:** SS0698

**LA/LS ID:** SS0698 - LS01

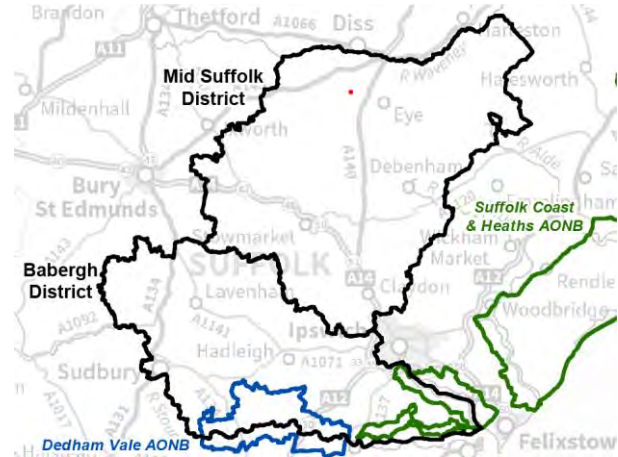
**Type:** SS0698 - Residential

**Parish:** Mellis

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate

The site comprises an overgrown plot of land between two existing residential properties. Boundaries of the site are defined by hedgerows with mature hedgerow trees. The site is situated directly south of the Mellis Common County Wildlife Site, the majority of which is identified as priority habitat good quality semi-improved grassland. The site is relatively flat at an elevation of around 50m AOD.

### Settlement form and edge

Low

Development of the site would be in keeping with the existing settlement pattern of Mellis, surrounding Mellis Common. Development of this site would not be perceived as an extension of the settlement into the countryside.

### Settlement setting

Low

The site does not make a significant contribution to the setting of Mellis and does not play a role in preventing the coalescence of Mellis with any surrounding settlements.

### Views

Moderate-low

Most of the site is visually enclosed by mature hedgerow boundaries, although it is overlooked by adjacent residential properties. There are glimpsed views of the site from the north, including from Mellis Common Registered Common Land and Mellis Road, which is also part of National Cycling Route 30 and a local cycle route.

### Perceptual qualities

Moderate-low

The site has some semi-natural features including mature trees and scrubland; however, a lack of management gives it a neglected character. The site is strongly associated with adjacent properties.

### Cultural and historical associations

Moderate-high

The whole of the site is situated within the Mellis Conservation Area. The common land adjacent to the north is identified by the HER as a large green. The HLC identifies the site to be a built-up area.

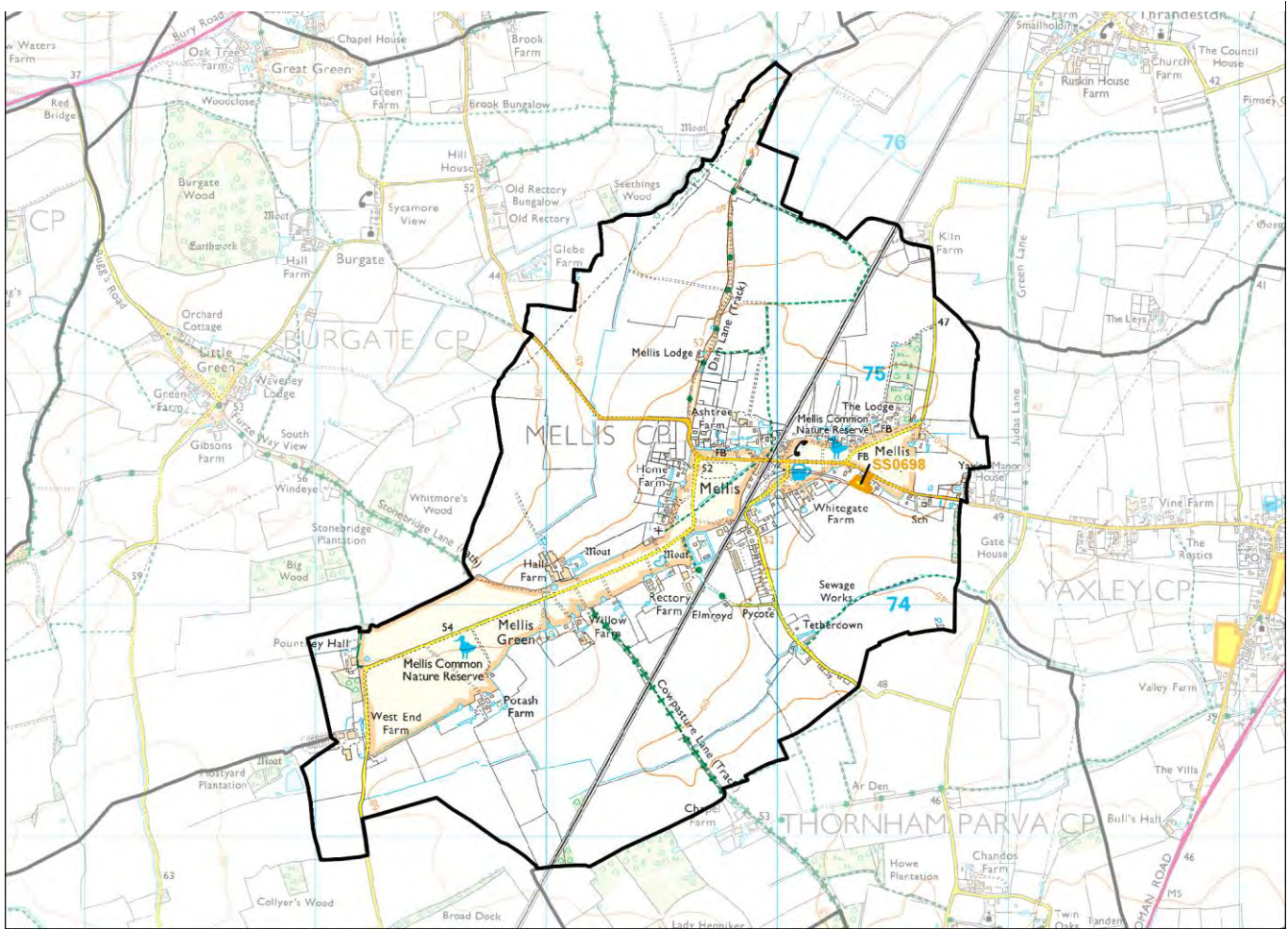
### Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. The sensitivity of the site is elevated by its position within Mellis Conservation Area and its proximity to Mellis Common, which is a County Wildlife Site and open access area. Development of the site would be in keeping with the existing settlement pattern of Mellis and would not be perceived as an advancement into the undeveloped countryside.

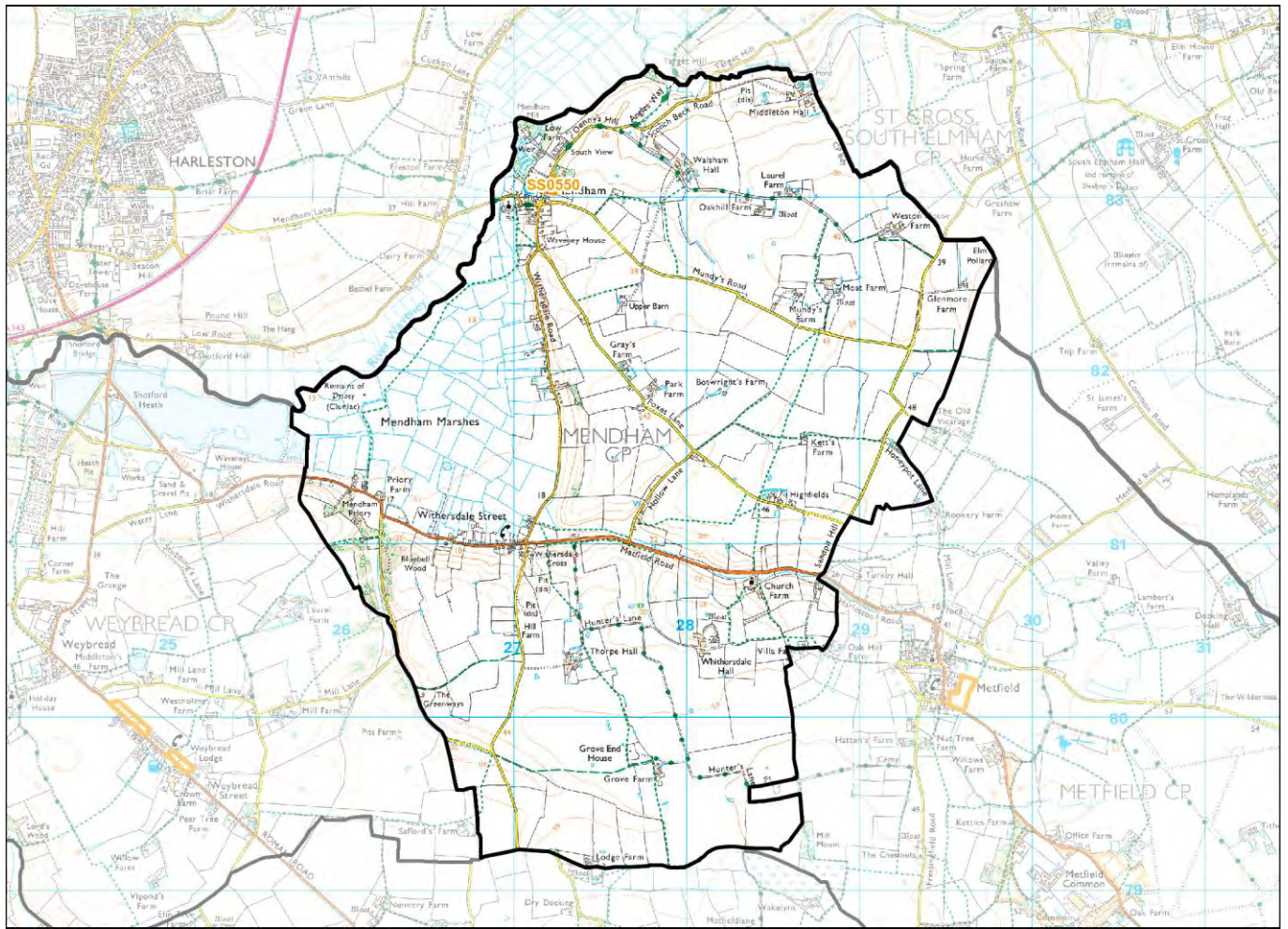
# Mellis

## Ratings Summary



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

# Mendham



 Employment  Residential

**Site Name:** Land east of Withersdale Road, opposite Mendham Primary School, Mendham

**Main SS ID:** SS0550

**LA/LS ID:** SS0550 - LS01

**Type:** SS0550 - Residential

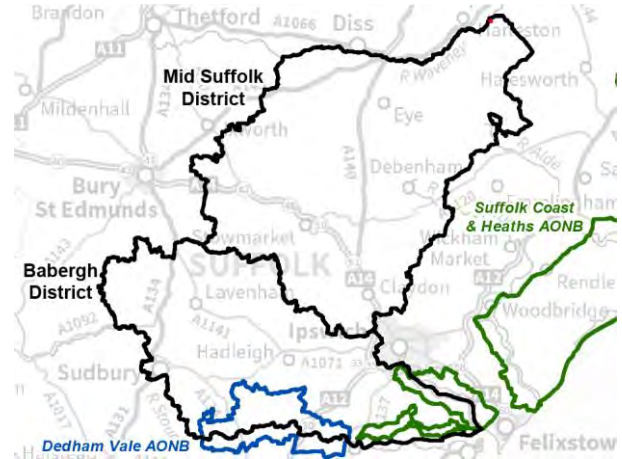
**Parish:** Mendham

**District:** Mid Suffolk

SS0550 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

A small unmanaged grassland field, bound by mature hedgerows on its northern and western boundaries. There is post and rail wooden fencing to the east and a garden fence along the southern boundary. The site is gently sloping up towards the east and is at an elevation of around 20m AOD, and is at a higher elevation than the surrounding settlement.

### Settlement form and edge

Moderate

Mendham is a very small settlement centred around a crossroad. Development may be perceived as a slight settlement advancement into the countryside but would not represent a step-change in settlement form.

### Settlement setting

Moderate

The site provides a rural backdrop to the existing settlement, positively influencing the character of Mendham including parts of the historic core. The development of the site would not reduce the sense of separation between Mendham and any surrounding settlements.

### Views

Moderate-low

Views into the site from the north and west are largely screened by mature hedgerows. The site provides a rural setting to parts of Angles Way long-distance recreational route which follows the road to the west. The site is also partially visible from parts of Mundy's Road to the south-east and from residential properties to the south, as it is at a higher elevation than the surrounding settlement and road. The site is not visually prominent in the wider landscape.

### Perceptual qualities

Moderate

The site has rural characteristics and is enclosed by the surrounding hedgerows with trees. Passing cars to the west have a slight negative influence on the site. The site experiences dark night skies.

### Cultural and historical associations

Moderate-low

The site is close to the historic core of Mendham. There are several listed buildings to the south-west of the site, but intervisibility is screened by intervening buildings. The HLC identifies the site to be pre-18th century enclosure

### Overall Landscape Sensitivity - Residential development

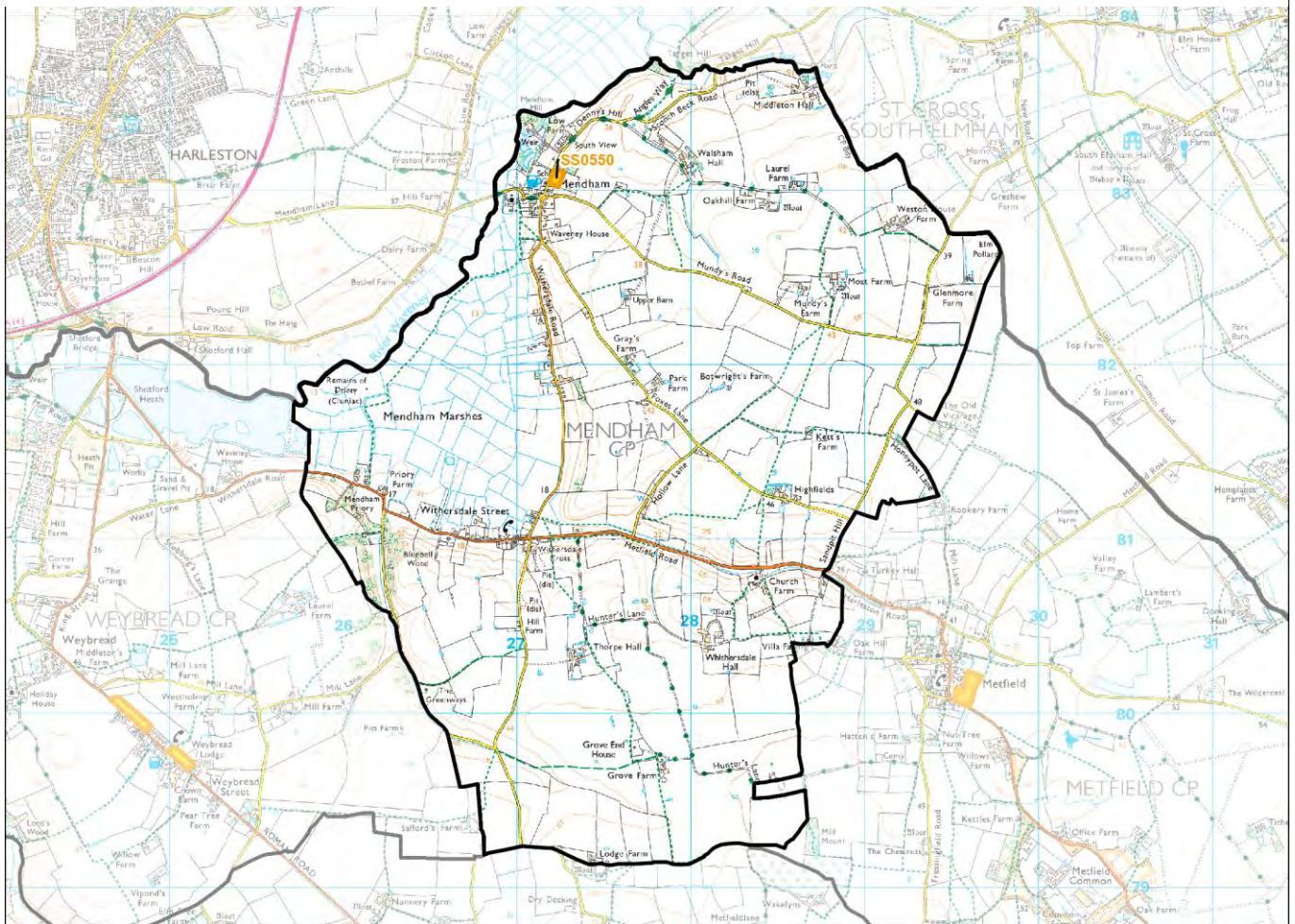
Moderate

SS0550 has planning permission. The site has an overall Moderate landscape sensitivity, as its development would not facilitate a significant change in the settlement pattern of Mendham or reduce the sense of separation between Mendham and any surrounding settlements. Sensitive features include the setting provided to surrounding settlement, roads and part of the Angles Way long-distance recreational route, and the elevation of the site above the rest of Mendham.



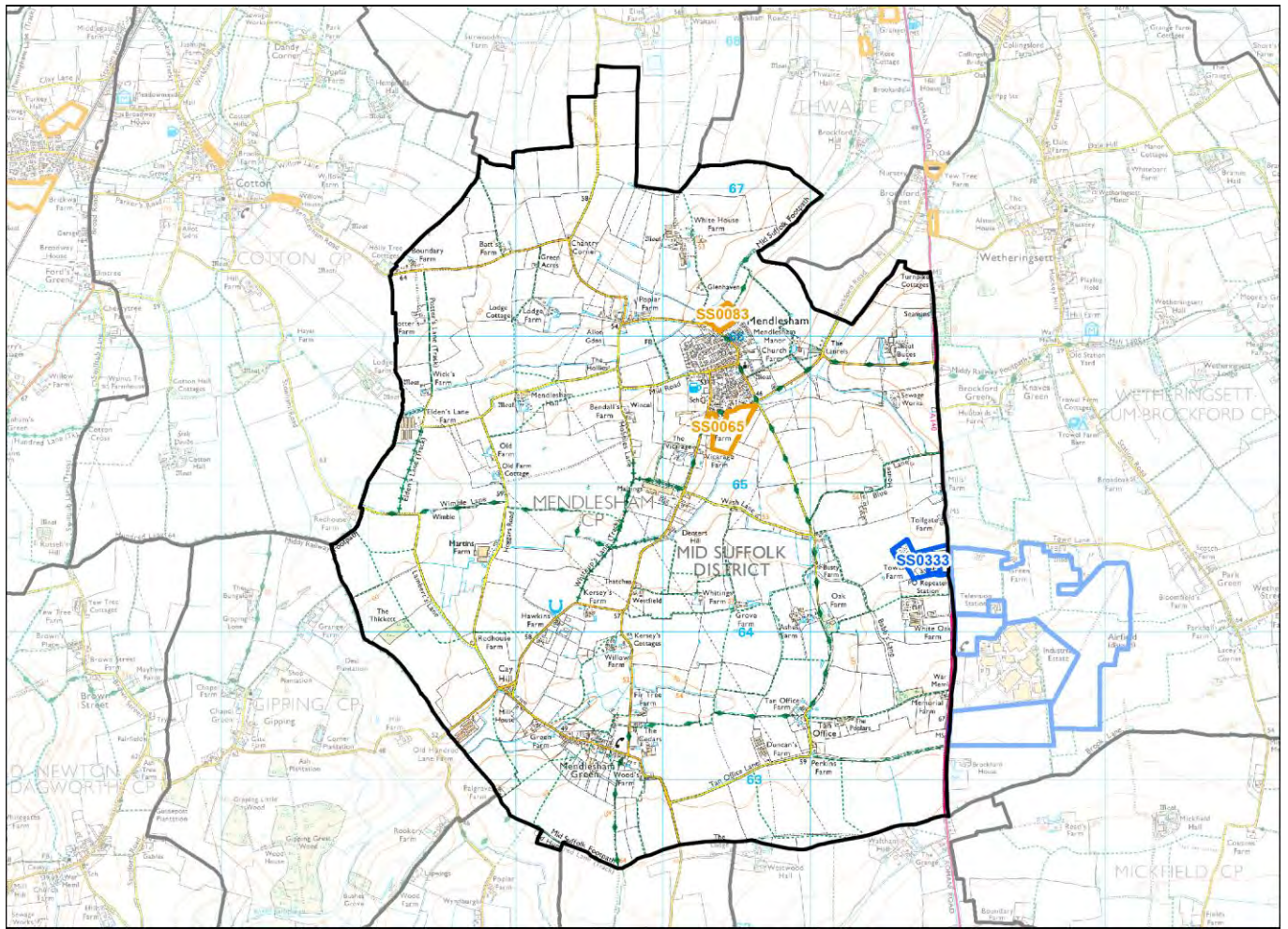
# Mendham

## Ratings Summary



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

# Mendlesham



 Employment  Residential

**Site Name:** Land south of Glebe Way,  
Mendlesham

**Main SS ID:** SS0065

**LA/LS ID:** SS0065 - LA073

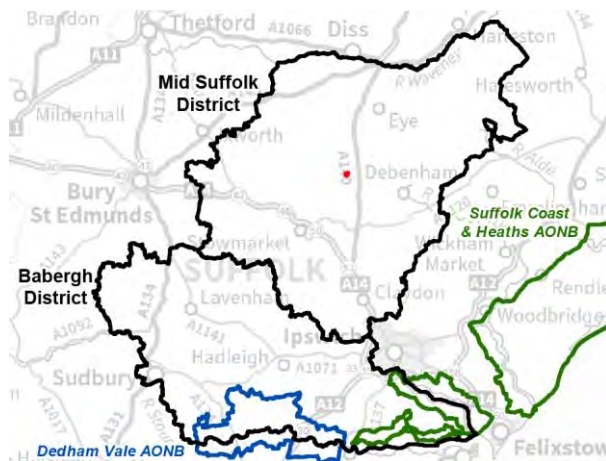
**Type:** SS0065 - Residential

**Parish:** Mendlesham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of an arable field. There are no recorded priority habitats within the site. There are occasional mature trees within the site, and some large hedgerow trees, however the hedgerows have largely been lost.

### Settlement form and edge

Moderate-low

The site lies to the south of the settlement boundary of Mendlesham. The settlement edge to the west of the site along Glebe Way is exposed, with no landscape features to integrate it into the countryside. The settlement edge north of the site is also exposed, although it has some hedgerows and garden vegetation. Development on this site would be perceived as slight settlement advancement, but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature.

### Settlement setting

Moderate-low

The site provides a positive contribution as a rural setting to the south of Mendlesham, and contributes to the small gap between Elms Farm, Vicarage Farm and the main settlement of Mendlesham. It does not contribute to the separation of settlements due to distance.

### Views

Moderate

This is a largely open site with clear views from Glebe Way in the west and from the public right of way which runs along the northern boundary/settlement edge of Mendlesham. The site is set back from Oak Farm Lane in the east, which is also the Mid Suffolk Footpath and views from the roads are limited by vegetation. Views are possible from Wash Lane to the south; however, this is not a visually prominent site.

### Perceptual qualities

Moderate

An open rural landscape. Proximity to Oak Farm Lane and the settlement edge of Mendlesham reduces tranquillity. An electricity pylon route is visible to the south-east.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within this site. The field pattern was formed by pre-18th century enclosure and this pattern is largely intact. The route of the Mid Suffolk Light Railway ran through this site and was closed in 1952. The Grade II\* Elms Farmhouse lies 135m south-west of the site. There is little intervisibility between the site and the farmhouse due to vegetation.

### Overall Landscape Sensitivity - Residential development

Moderate

This site is considered to have an overall moderate sensitivity to residential development due to the flat landform and proximity to the settlement edge of Mendlesham. Sensitive features include the open character of the rural landscape, gap the site provides between outlying farmsteads and Mendlesham, and proximity to heritage assets.

**Site Name:** Land north-east of Chapel Road,  
Mendlesham

**Main SS ID:** SS0083

**LA/LS ID:**

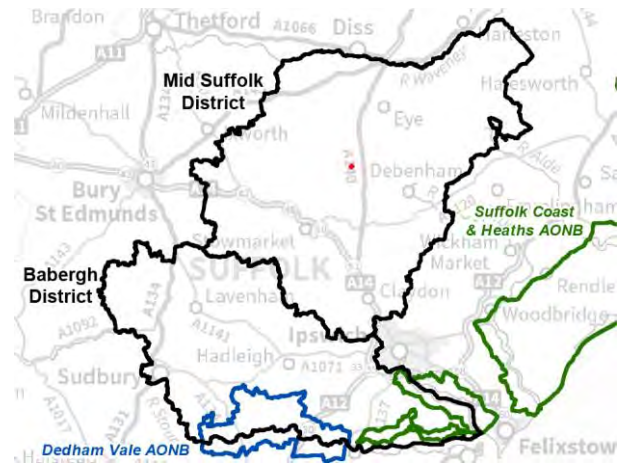
**Type:** SS0083 - Residential

**Parish:** Mendlesham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of an unmanaged pasture field. There are no recorded priority habitats within the site. Hedgerow trees are present along Chapel Road and the south-eastern and eastern boundaries. Hedgerows have been lost in the north.

### Settlement form and edge

Moderate

The site lies to the north of the settlement boundary of Mendlesham. The settlement edge is contained by mature trees. Development on this site 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.

### Settlement setting

Moderate-low

The site provides a limited positive contribution as a rural setting to Mendlesham. It does not contribute to the separation of settlements due to distance.

### Views

Moderate

The site is largely enclosed from Chapel Road, although there are some views in the south-west from Chapel Road where hedgerows have been lost. The Mid Suffolk Footpath runs along the settlement boundary of Mendlesham, and there are clear views from the footpath into the site. There are views from the footpath to the north-west of the site and the properties along the footpath. This is not a visually prominent site, and views are not possible from the wider landscape.

### Perceptual qualities

Moderate

A partially open rural landscape with a good experience of dark skies. Proximity to traffic on Chapel Road and the settlement edge of Mendlesham reduces tranquillity. Lines of pylons to the north-west are also visible.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within this site. The field pattern was formed by pre-18th century enclosure and this pattern is largely intact. The Grade II listed Calves Pightle lies adjacent to the site, and the site provides a rural setting to this heritage asset.

### Overall Landscape Sensitivity - Residential development

Moderate

This site is considered to have an overall moderate sensitivity to residential development due to the tranquil, rural landscape, partially enclosed site and proximity to Calves Pightle (Grade II listed building). Factors which reduce sensitivity include the partial loss of hedgerows and flat landform.

**Site Name:** Land at Mendlesham Airfield,  
Mendlesham

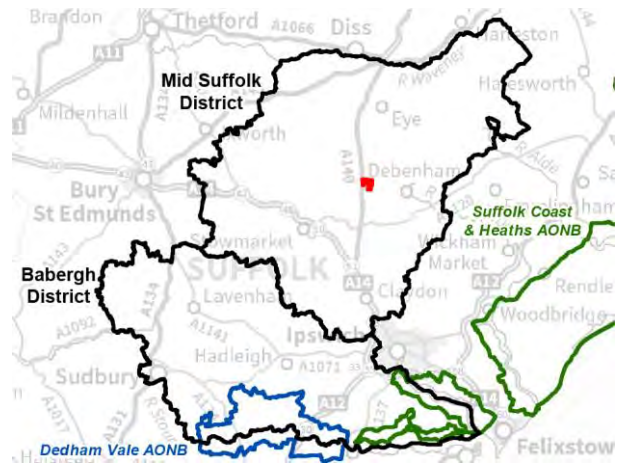
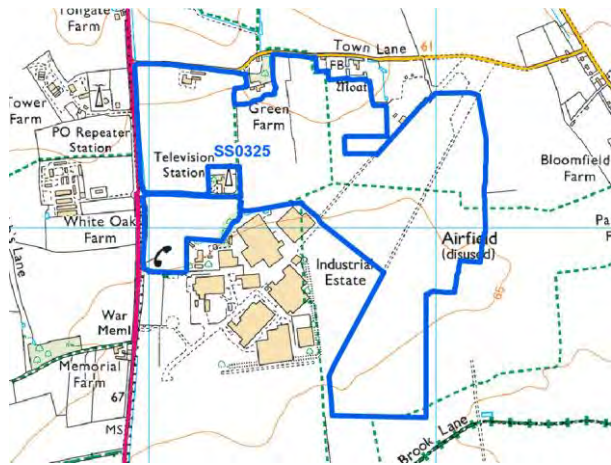
**Main SS ID:** SS0325

**LA/LS ID:**

**Type:** SS0325 - Employment

**Parish:** Mendlesham

**District:** Mid Suffolk



## 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. There are some mature trees around the existing development. Hedgerows have largely been lost, and the site is partially open to the surrounding roads.

### Settlement form and edge

Moderate

The site lies 1.5km south-east of Mendlesham village and there is no relationship between the site and the village. The settlement pattern is of small scattered farmsteads, some of which have been converted to light industrial use. The site surrounds an existing large industrial estate. The industrial buildings are partially enclosed by vegetation. Development on this site would not fit with the pattern of small isolated areas of development within the agricultural landscape.

### Settlement setting

Moderate-low

The site provides a rural agricultural setting to development at the industrial estate and isolated properties along Town Lane. The site contributes to the separation between these developments.

### Views

Moderate

This site has an open character, and there are clear views across the site. There are a number of public rights of way through the site. This is not a prominent landscape although the television station adjacent to the site is a prominent feature in the wider landscape. The surrounding flat landscape and limited tree cover means there are views into the site from the wider landscape.

### Perceptual qualities

Moderate-low

An open undeveloped agricultural landscape, impacted by traffic noise from the A140, and light pollution from the existing industrial estate. The television station to the north-west is a distinct human influence.

### Cultural and historical associations

Moderate-low

The field pattern was formed by pre-18th century enclosure, however this has largely been lost due to the construction of the Second World War Mendlesham airfield on the site. Two Grade II listed buildings on Town Lane are adjacent to the site, and the site provides an open rural agricultural setting to these heritage assets.

### Overall Landscape Sensitivity - Employment development

Moderate

This site is considered to have an overall moderate sensitivity to employment development due to the agricultural open character, separation from the settlement edge of Mendlesham, scattered farmstead settlement pattern and views of the site from the wider landscape. Factors which decrease sensitivity include the intrusion of the A140 and existing industrial estate, flat landscape and the lack of hedgerows.

**Site Name:** Land at Tower Farm,  
Mendlesham

**Main SS ID:** SS0333

**LA/LS ID:**

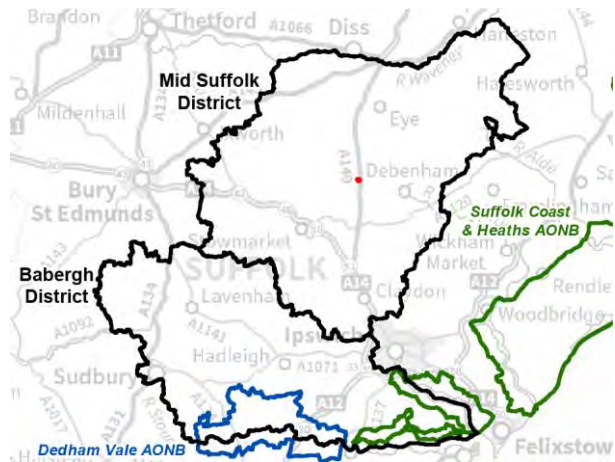
**Type:** SS0333 - Employment

**Parish:** Mendlesham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Low

A flat landscape around 65m AOD, formed of a reclamation yard. There are no recorded priority habitats within the site. There are mature trees along the A140 and along the field boundaries.

### Settlement form and edge

Moderate-low

The site lies 1.3km south-east of Mendlesham village and there is no relationship between the site and the village. The settlement pattern is of small scattered farmsteads, some of which have been converted to light industrial use. The site is currently in use as a reclamation yard.

### Settlement setting

Low

The site does not contribute to the setting of any settlements or the separation between developments as it is already partially developed.

### Views

Low

This site has an enclosed character. There is no public access to the site. A public right of way runs south of the site, and there are limited views into the site due to boundary vegetation. This is not a prominent landscape although the television station within the site is a prominent feature in the wider landscape.

### Perceptual qualities

Low

An enclosed, developed landscape, impacted by traffic noise from the A140, and light pollution from the surrounding farmsteads and light industrial estates. The television station is a distinct human influence.

### Cultural and historical associations

Moderate-low

The field pattern was formed by pre-18th century enclosure, however this has largely been lost due to the construction of the Second World War Mendlesham airfield close to the site. The Grade II listed Tollgate Farm Cottage lies 200m north of the site, however there is limited intervisibility due to the boundary vegetation.

### Overall Landscape Sensitivity - Employment development

Low

This site is considered to have an overall low sensitivity to employment development due to the enclosed character and current developed use.  
If this site were to be developed in combination with one or more sites around Mendlesham the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land east of Norwich Road,  
Mendlesham

**Main SS ID:** SS0536

**LA/LS ID:**

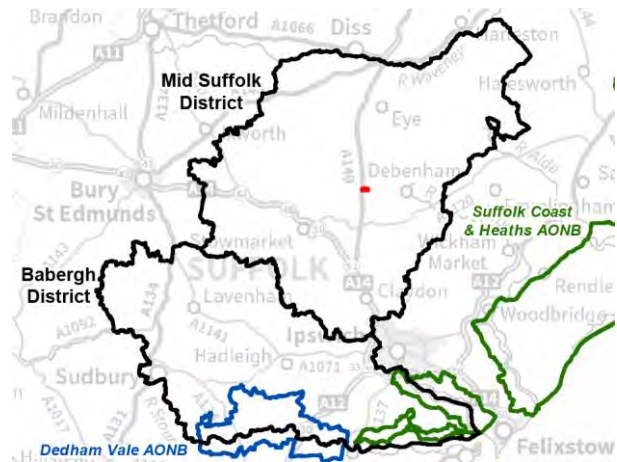
**Type:** SS0536 - Employment

**Parish:** Mendlesham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 65m AOD, formed of an arable field. There are no recorded priority habitats within the site. There are some mature trees along the northern boundary adjacent to an existing industrial estate. Hedgerows have largely been lost, and the site is open along the A140.

### Settlement form and edge

Moderate

The site lies 2.5km south-east of Mendlesham village and there is no relationship between the site and the village. The settlement pattern is of small scattered farmsteads, some of which have been converted to light industrial use. The site sits south of the existing industrial estate. The industrial buildings are partially enclosed by vegetation.

### Settlement setting

Moderate

The site provides a rural agricultural setting to development at the industrial estate and properties along the A140 including Brockford House and Memorial Farm. It does not provide a significant contribution to the sense of separation between settlements.

### Views

Moderate

This site has an open character and there are clear views across the site. A public footpath runs in the east of the site. This is not a prominent landscape although the television station to the north is a prominent feature in the wider landscape. The surrounding flat landscape and limited tree cover means there are views into the site from the wider landscape.

### Perceptual qualities

Moderate-low

An open undeveloped agricultural landscape, impacted by traffic noise from the A140, and light pollution from the industrial estate. The television station is a distinct human influence.

### Cultural and historical associations

Moderate-low

The field pattern was formed by pre-18th century enclosure, however this has largely been lost due to the construction of the Second World War Mendlesham Airfield on the site.

### Overall Landscape Sensitivity - Employment development

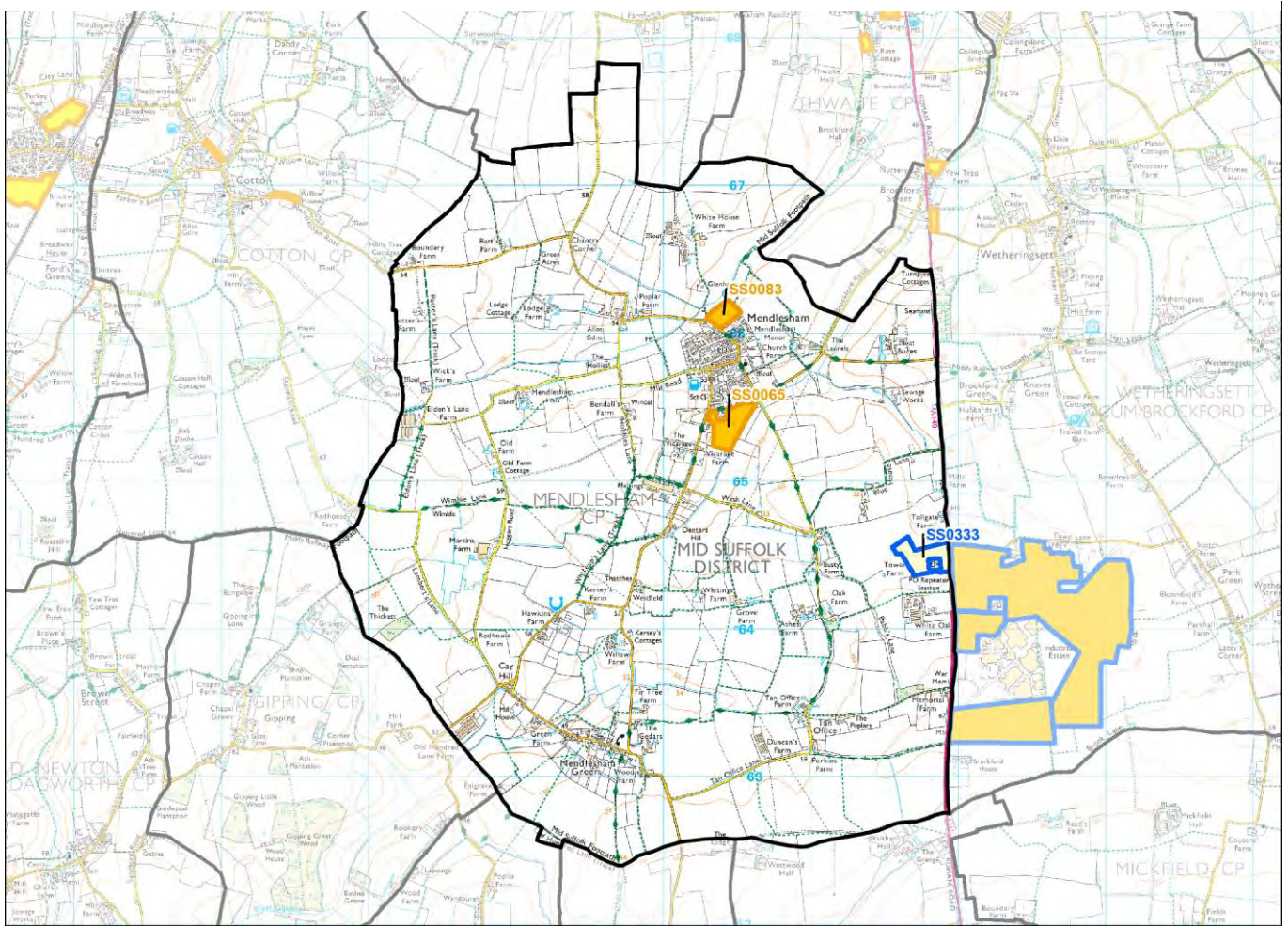
Moderate

This site is considered to have an overall moderate sensitivity to employment development due to the agricultural open character, separation from the settlement edge of Mendlesham, scattered farmstead settlement pattern and views of the site from the wider landscape. Factors which decrease sensitivity include the intrusion of the A140, existing industrial estate and lack of natural heritage features.

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

# Mendlesham

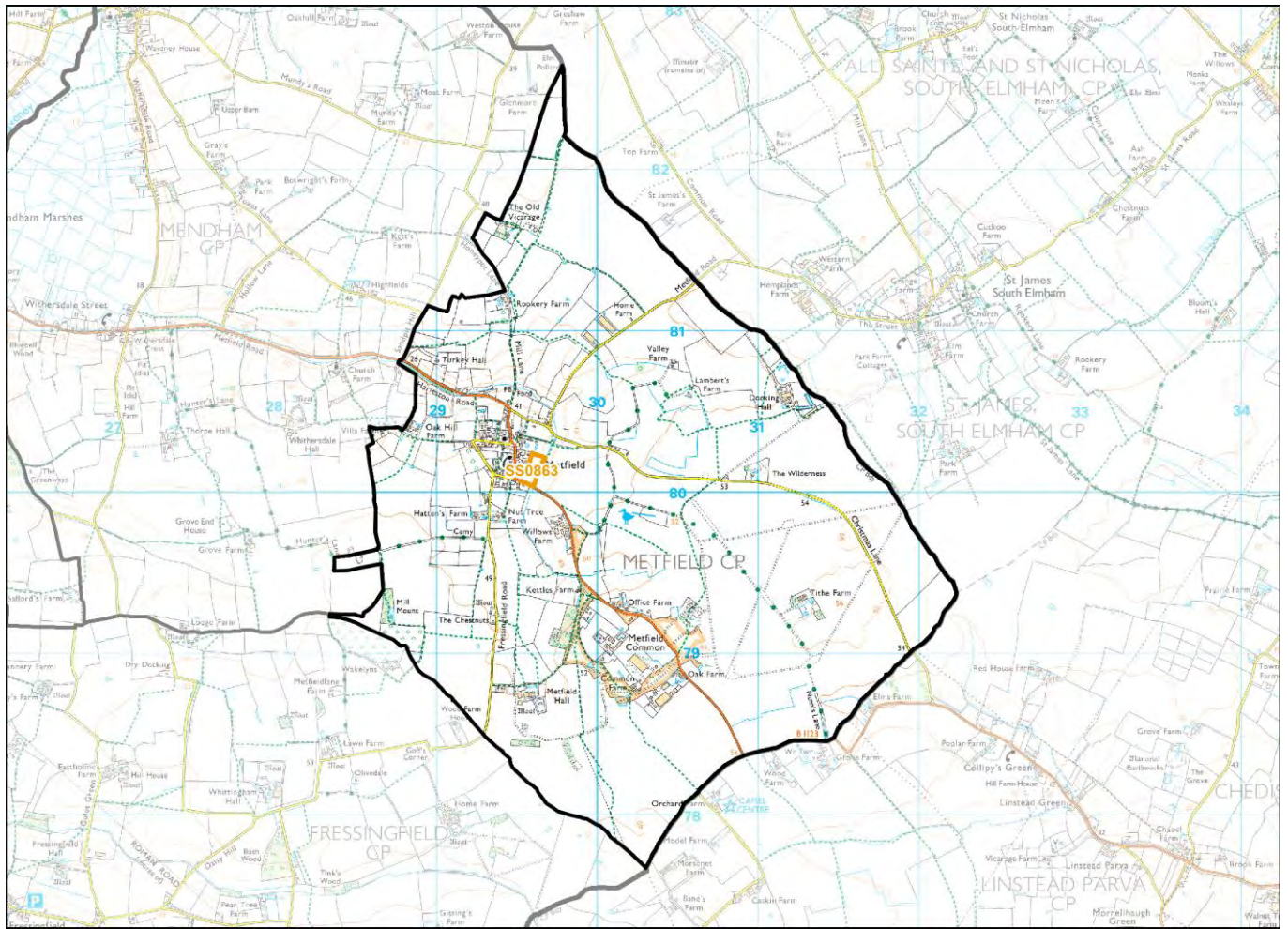
## Ratings Summary



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



# Metfield



 Employment  Residential

**Site Name:** Land north of B1123,  
Metfield

**Main SS ID:** SS0863

**LA/LS ID:** SS0863 - LS01

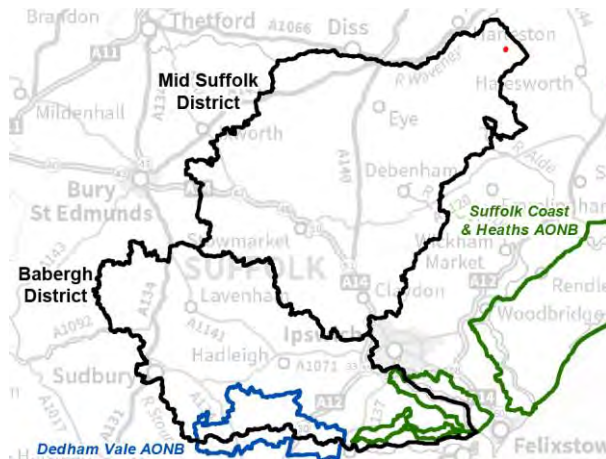
**Type:** SS0863 - Residential

**Parish:** Metfield

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** A gently sloping field ranging from 45m in the west to 40m AOD in the north east, near the course of a small stream. The field is bound by hedgerows containing frequent mature trees and is sub-divided to form paddocks.

### Settlement form and edge

**Moderate-low** Development of the site may be perceived as a slight advancement into the countryside. However, development would be in keeping with the nucleated settlement pattern of Metfield and would not cross any distinctive boundary features.

### Settlement setting

**Moderate** The site makes contributes to the rural setting of Metfield, including parts of the historic core. Development would not reduce the sense of separation between Metfield and any surrounding settlements.

### Views

**Moderate-low** The site is visible from the B1123 when approaching the settlement from the east. Residential properties to the west overlook the site. Where hedgerow boundaries allow, the site provides a rural setting to the public footpath running outside of its eastern boundary.

### Perceptual qualities

**Moderate** The site has an undeveloped rural character, and experiences dark night skies. Traffic noise from the B1123 slightly disturbs the site.

### Cultural and historical associations

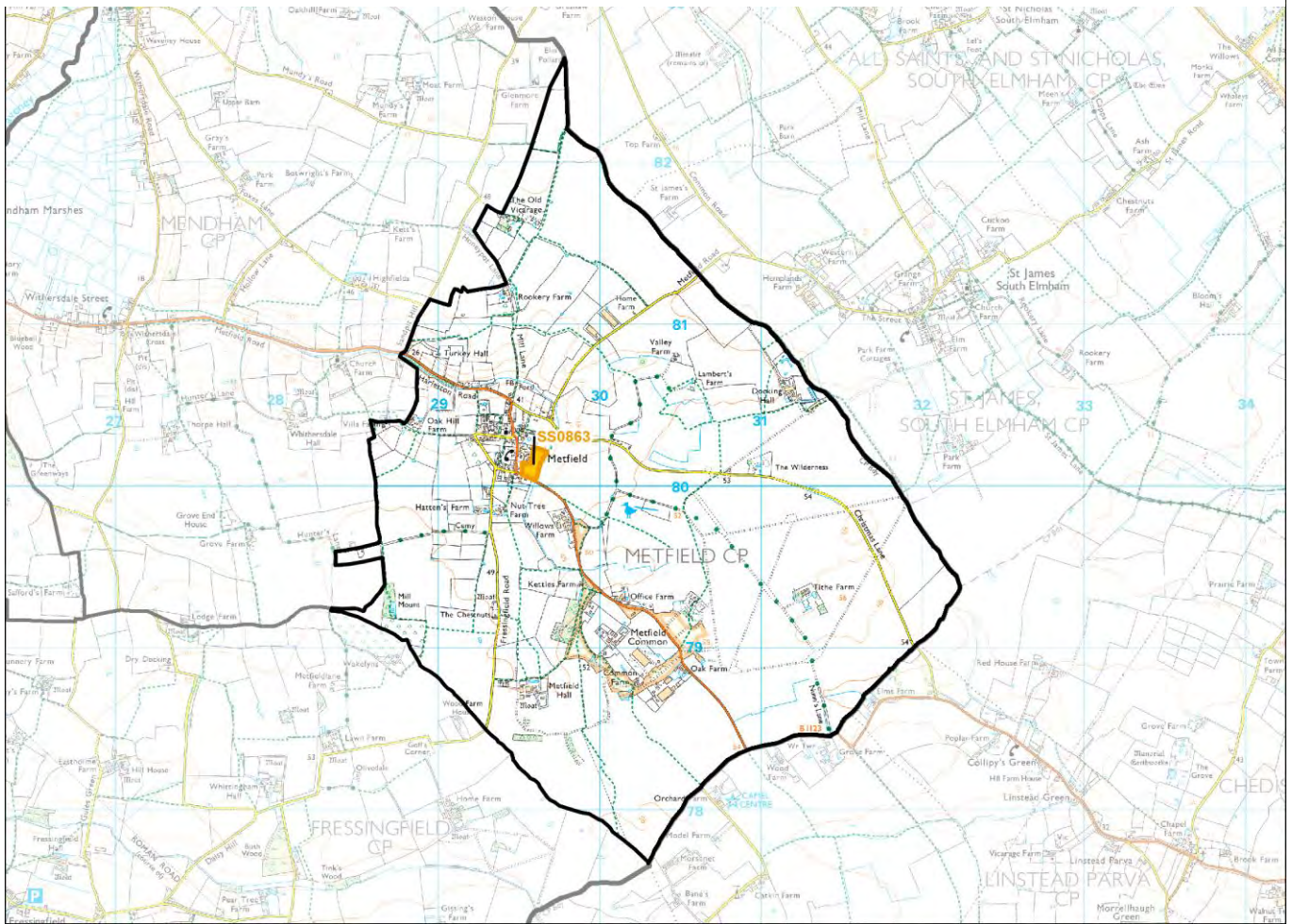
**Moderate-high** The west of the site lies within the Metfield Conservation Area, with the rest of the site providing a rural setting to the historic core of the settlement. Several listed buildings are situated in proximity to the site, but intervisibility is limited by other residential properties and mature vegetation. The HLC identifies the field pattern of the site to be pre-18th century enclosure, although there has been some boundary modification.

### Overall Landscape Sensitivity - Residential development

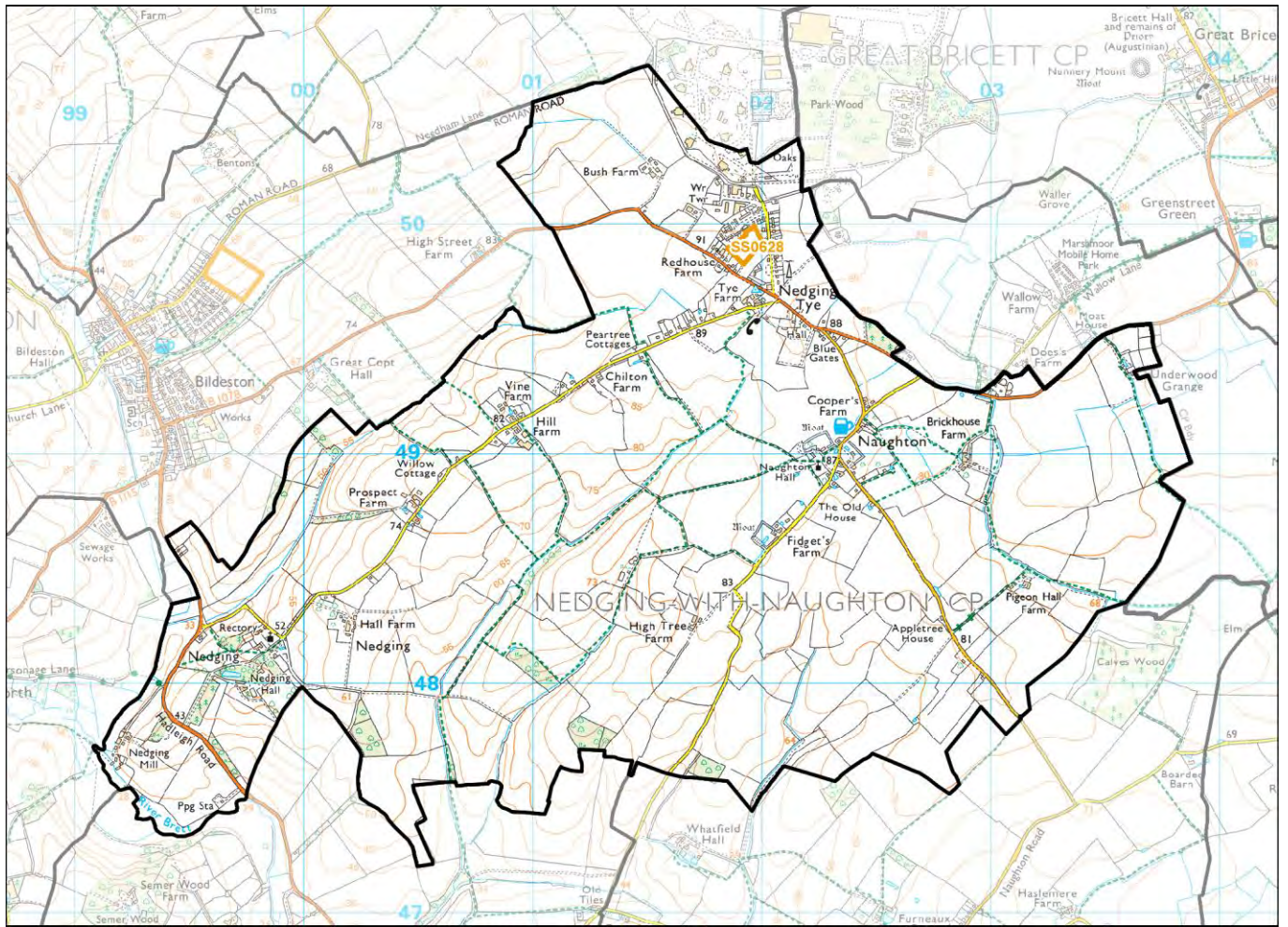
**Moderate** The site has an overall moderate landscape sensitivity to residential development. Sensitive features include the location within the Metfield Conservation Area and its visibility from surrounding roads and public rights of way. Development of the site is unlikely to significantly alter the settlement pattern of Metfield or reduce the sense of separation between Metfield and any surrounding settlements.

# Metfield

## Ratings Summary



# Nedging-with-Naughton



 Employment  Residential

**Site Name:** Land to north of Ipswich Road,  
Nedging-with-Naughton

**Main SS ID:** SS0628

**LA/LS ID:** SS0628 - LS01

**Type:** SS0628 - Residential

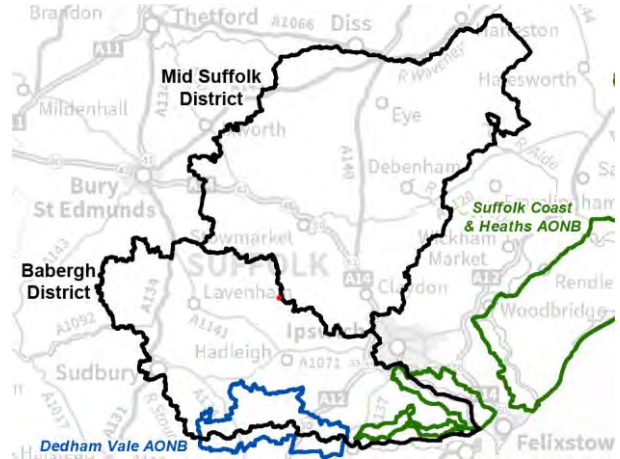
**Parish:** Nedging-with-Naughton

**District:** Babergh

SS0628 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape lying around 90m AOD, formed of a currently disused pasture field. There are no recorded priority habitats within the site. There are mature trees along the field boundaries, with a concentration of trees in the north-east. The site has a semi-natural character, partially as a result of the overgrown and unmanaged neighbouring field to the south.

### Settlement form and edge

Moderate-low

The site occupies an undeveloped area in the centre of Nedging Tye. The settlement edge is contained by garden vegetation and mature trees. Development on this site would be perceived as infill although it could be perceived as altering the settlement form by removing the open area around which the settlement is arranged.

### Settlement setting

Moderate-low

The site provides a positive contribution as an open rural space in the centre of Nedging Tye. The site provides separation between areas of housing, although they are all part of Nedging Tye. It does not contribute to the sense of separation between settlements.

### Views

Low

This site is enclosed by the surrounding housing and vegetation along Ipswich Road and Crowcroft Road. There are no public rights of way in or near to the site. Views into the site are only possible from the gardens of surrounding housing. This is not a visually prominent landscape. There are occasional telegraph poles and wires on the skyline. A water tower to the north west and a mobile phone mast in south east form prominent vertical features on the skyline, both of which can be seen from the site.

### Perceptual qualities

Moderate-low

An enclosed, strongly rural landscape with high levels of tranquillity. Despite proximity to Nedging and the nearby Wattisham Airfield, there is only very occasional distant traffic noise.

### Cultural and historical associations

Moderate-low

There are no recorded heritage assets within this site, and the HLC records the site as being part of the built-up area of Nedging. Two Grade II listed cottages lie west of the site, and this site provides an open rural setting to these heritage assets.

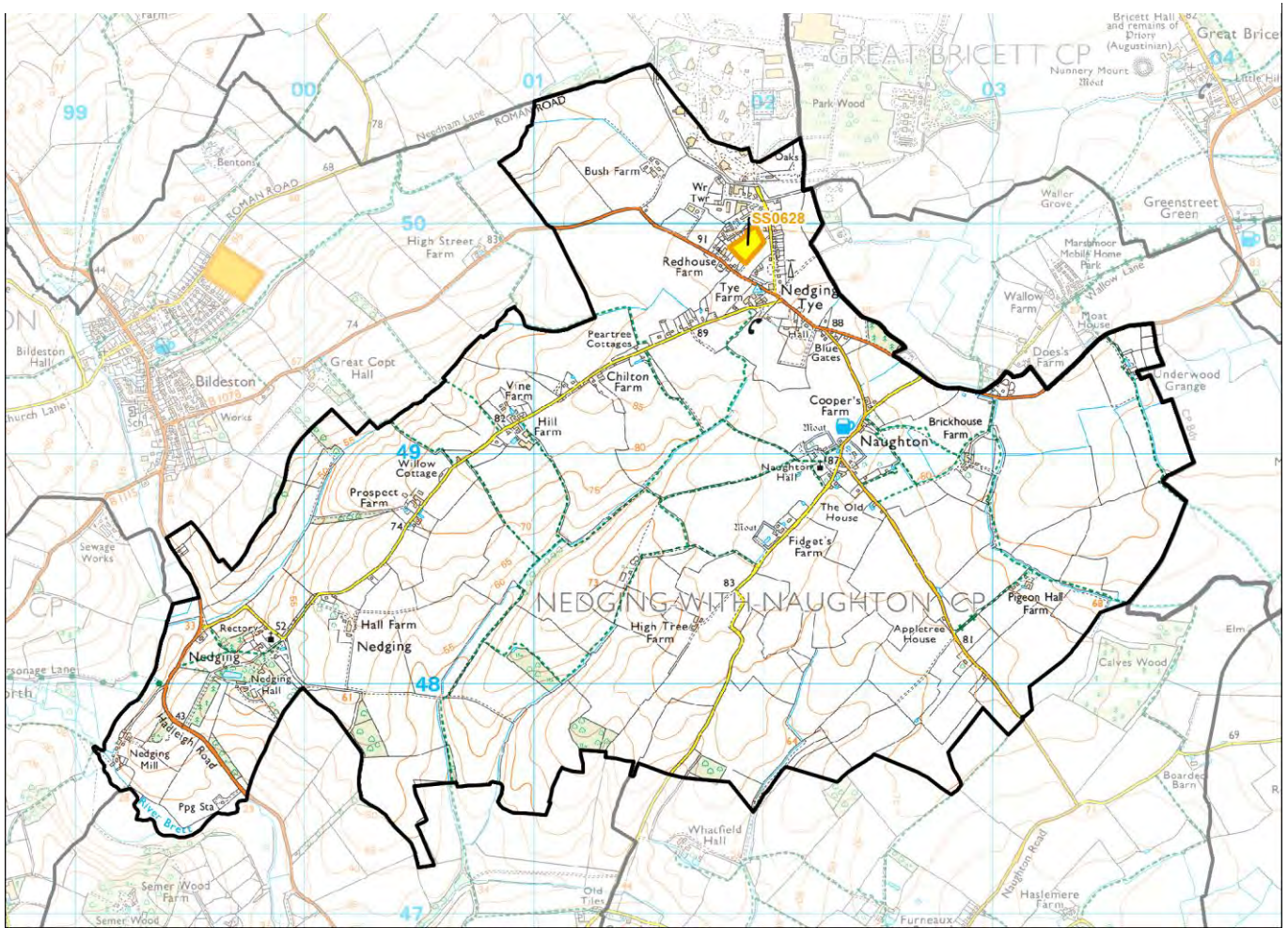
### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0628 has planning permission. This site is considered to have an overall low-moderate sensitivity to residential development due to the enclosed character, lack of priority habitats and setting within Nedging Tye. Factors which increase sensitivity are the setting to neighbouring historic cottages and contribution as an undeveloped space within Nedging Tye.

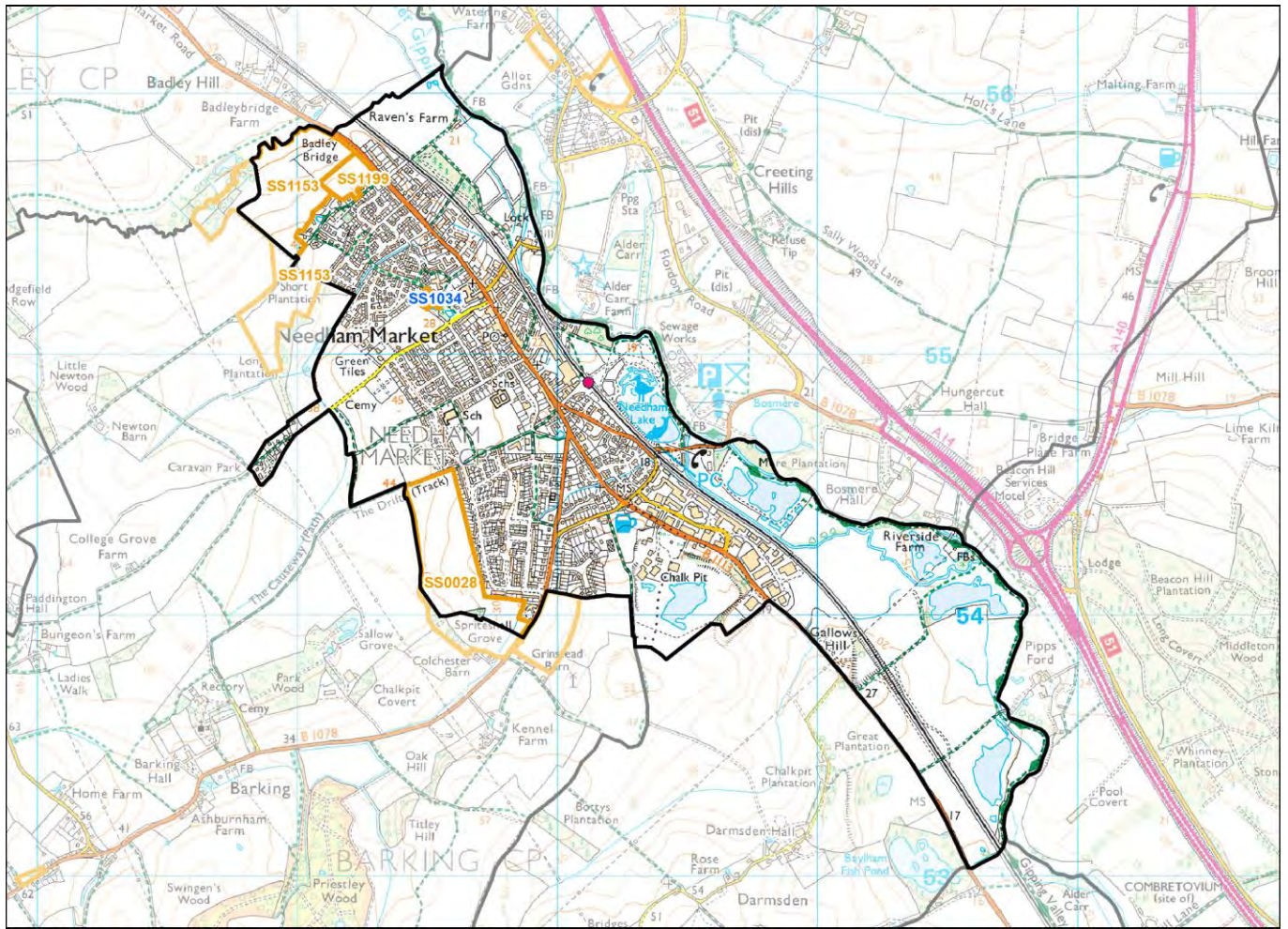
# Nedging-with-Naughton

## Ratings Summary



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

# Needham Market



 Employment  Residential

**Site Name:** Land north of Barking Road,  
Needham Market

**Main SS ID:** SS0028

**LA/LS ID:**

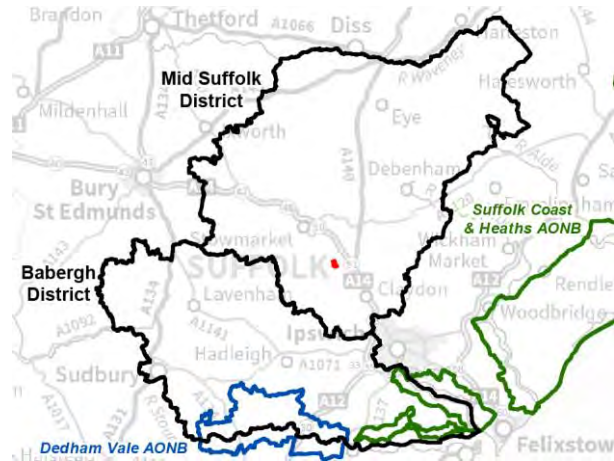
**Type:** SS0028 - Residential

**Parish:** Needham Market

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate

The site comprises large scale open arable fields. Field boundaries are marked by hedgerows in varying condition, with internal field boundaries largely lost. Some hedgerows are tall with mature trees, while others are low-cut and gappy or non-existent. A strip of priority habitat deciduous woodland is located within the south-western boundary of the site. Landform is gently sloping ranging from 40m AOD in the south-west to 25m AOD in the north-east.

### Settlement form and edge

Moderate

Development of the site is likely to be perceived as an advancement into the undeveloped countryside and would be slightly at odds with existing settlement pattern of Needham Market, extending the settlement to the south-west. The settlement had a traditional linear form following the B1113, although this has been diminished by modern development. The development of the site would not cross any distinctive boundary features containing the existing settlement.

### Settlement setting

Moderate

The landscape makes a positive contribution to the rural setting and character of Needham Market and provides a rural backdrop to existing settlement. The development of the site would result in the loss of the rural gap between Needham Market and Colchester Barn to the south, however would not decrease a gap between settlements.

### Views

Moderate

The sloping landform has localised visual prominence, providing a rural backdrop for the existing south-western settlement edge. The site is also visible from the B1078 and also provides a rural setting for the bridleway along the northern edge of the site.

### Perceptual qualities

Moderate-low

The site has an agricultural character although some of its more traditional features including hedgerow boundaries have been degraded or lost. The site is negatively affected by light pollution from the existing settlement and traffic noise on the B1078.

### Cultural and historical associations

Moderate-low

The HER identifies the location of the former Spire's Hall in the south, the location of which can be seen on aerial mapping. Bronze Age and Iron Age ditches are also identified by the HER. The HLC identifies the field pattern here to be pre-18th century enclosure, although some historic field boundaries have been lost.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity to residential development. The development of the site is likely to be perceived as encroachment into the countryside. Other sensitive features including the sloping landform, undeveloped backdrop provided to existing settlement, open views and deciduous woodland habitat. If this site were to be developed in combination with SS1070 the cumulative landscape sensitivities and impact of development on Needham Market would need to be considered.



**Site Name:** Needham Market - SS1005, SS1034

**Main SS ID:** SS1005

**LA/LS ID:** SS1005 - LA032

**Type:** SS1005 - Residential  
SS1034 - Employment

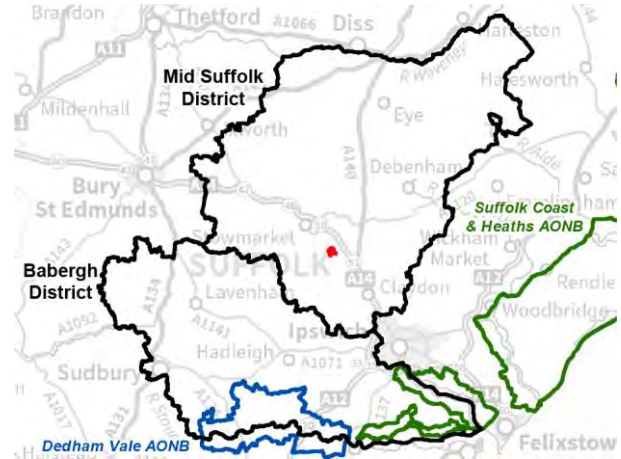
**Parish:** Needham Market

**District:** Mid Suffolk

SS1005 has planning permission



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## Landscape Criteria

### Physical and natural character

Low

The sites comprise a small car park, with some semi-natural features including mature trees and lie at an elevation of around 30m AOD. A small area of woodland and two ponds lie outside the sites to the south.

### Settlement form and edge

Low

Development of these brownfield sites is unlikely to influence the existing settlement pattern of Needham Market.

### Settlement setting

Low

The sites do not contribute to the distinctiveness of the settlement or play a role in maintaining the sense of separation between Needham Market and any surrounding settlements.

### Views

Moderate-low

The sites have a partially open character and views are available from Hurstlea Road to the north and Crowley Park open access area surrounding the south-east of the sites. The sites are also overlooked by private residences to the north and west.

### Perceptual qualities

Low

The sites have an urban character. Traffic noise from nearby roads and light pollution from surrounding settlement also negatively impact the sites.

### Cultural and historical associations

Low

The sites do not contain or provide setting to any known features of cultural heritage significance. The sites are situated less than 100m from the Needham Market Conservation Area, however there is no intervisibility due to intervening development. The HLC identifies the sites as part of the built-up area.

### Overall Landscape Sensitivity - Residential development

Low

SS1005 has planning permission. SS1005 has an overall low landscape sensitivity to residential development as there has been previous development. Sensitivity of the site is limited as development would not impact the existing settlement pattern of Needham Market and the site does not provide a rural setting to surrounding areas. As a brownfield site, it does not make a contribution to the setting of existing settlement.

### Overall Landscape Sensitivity - Employment development

Low

SS1005 has planning permission. SS1034 has an overall low landscape sensitivity to employment development as it is a previously developed site. Sensitivity of the site is limited as development would not impact the existing settlement pattern of Needham Market and the site does not provide a rural setting to surrounding areas. As a brownfield site, the site does not make a contribution to the setting of existing settlement.

**Site Name:** Needham Market - SS1153, SS1199

**Main SS ID:** SS1153

**LA/LS ID:** SS1199 - LA030

**Type:** SS1153 - Residential  
SS1199 - Residential

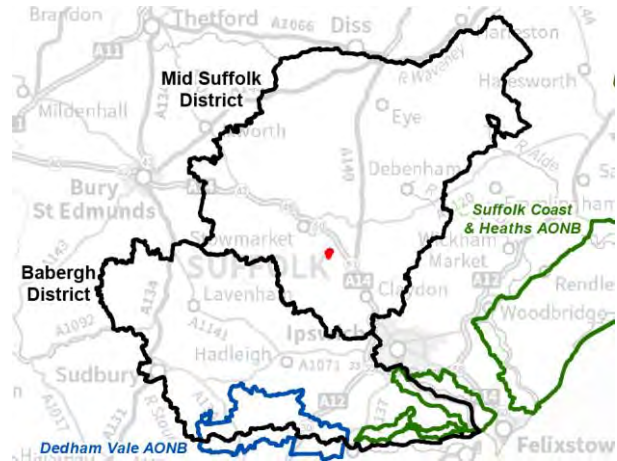
**Parish:** Needham Market

**District:** Mid Suffolk

SS1199 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate

The sites comprise a series of large and gently sloping arable fields. Field boundaries are marked by often gappy hedgerows, containing infrequent mature trees. There is an area of priority habitat deciduous woodland in the north-west of SS1153, following a small stream. Deciduous woodland follows the south-western boundary of SS1153. The fields range in elevation from 25m AOD in the north of SS1153 to 44m AOD in the south-west of SS1153. SS1199 lies around 28m AOD.

### Settlement form and edge

Moderate

Development of the sites would be slightly at odds with the existing settlement pattern of Needham Market, extending settlement further north and west than its current extent. Development of the site may present an opportunity to soften the existing visually prominent settlement edge. Development is likely to be perceived as an advancement into the undeveloped countryside. Due to the smaller scale of SS1199, this site would relate better to the existing development and is not as sensitive in this regard.

### Settlement setting

Moderate-high

The development of the sites would extend the settlement edge further north than its current extent, reducing the sense of separation between Needham Market and Badley Hill to the north, although a gap would still remain. The undeveloped slopes of the sites contribute to the setting of the existing settlement.

### Views

Moderate-high

The sloping landform has localised visual prominence in views from the north. There are views into the sites from the B1113 to the north-east, which is also part of the National Cycle Network Route 51. The sites are overlooked by existing residential properties on the north-eastern settlement edge of Needham Market. A public footpath crosses SS1153, overlooking land to the north and south. Bands of woodland provide some enclosure and screening in places, particularly around existing development.

### Perceptual qualities

Moderate

The sites retain some traditional agricultural characteristics and the presence of woodland areas contribute to a semi-natural character. The landscape is relatively open. The landscape is influenced by traffic noise from the B1113 to the north-east. A pylon route to the west of the sites is visually prominent and detracts from the rural character of the area. The wider setting of the landscape to the east has a strong undeveloped and open agricultural character.

### Cultural and historical associations

Moderate

The sites do not contain any known cultural heritage features. Two Grade II listed buildings lie south of SS1153 and south-east of SS1199 on Hill House Lane, and there is some intervisibility. The HLC identifies the field pattern to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

Moderate-high

SS1199 has planning permission. SS1153 has an overall moderate-high landscape sensitivity to residential

development. The slopes to the north-west of Needham Market are particularly sensitive. The sensitivity of the site is elevated by the likelihood of its development facilitating the coalescence with Badley Hill to the north. The sloping landform of the site also gives it localised visual prominence. Other sensitive features include priority habitat deciduous woodland and the setting the site provides to public rights of way and properties on Hill House Lane.

SS1199 has moderate landscape sensitivity to residential development and would be better suited for development due to the smaller scale of the site which would be more in keeping with the existing settlement form. It is better integrated into the existing settlement due to the screening effects of existing vegetation. If either or both sites were developed in combination with one or more sites around Needham Market the cumulative impact of development on landscape sensitivities would need to be considered.

### **Landscape mitigation**

The aim should be to limit development to area SS1199 (moderate sensitivity) but not SS1153, which is more sensitive due to the prominent sloping landform and contribution development would make to increasing coalescence with Badley Hill.

Other mitigation includes

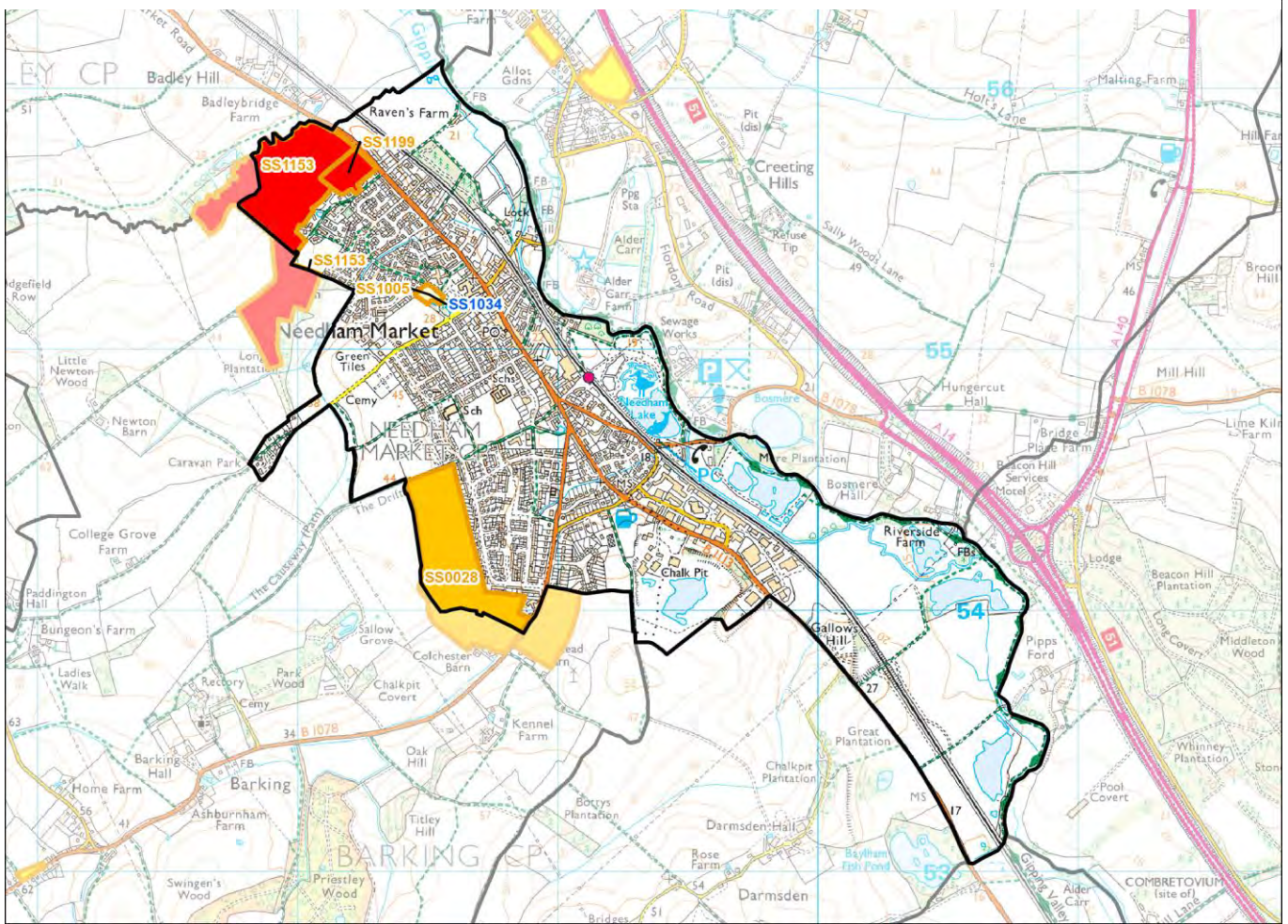
Retain the settlement gap between Badley Hill and Needham Market.

Retain the rural qualities of the area and public rights of way around the sites.

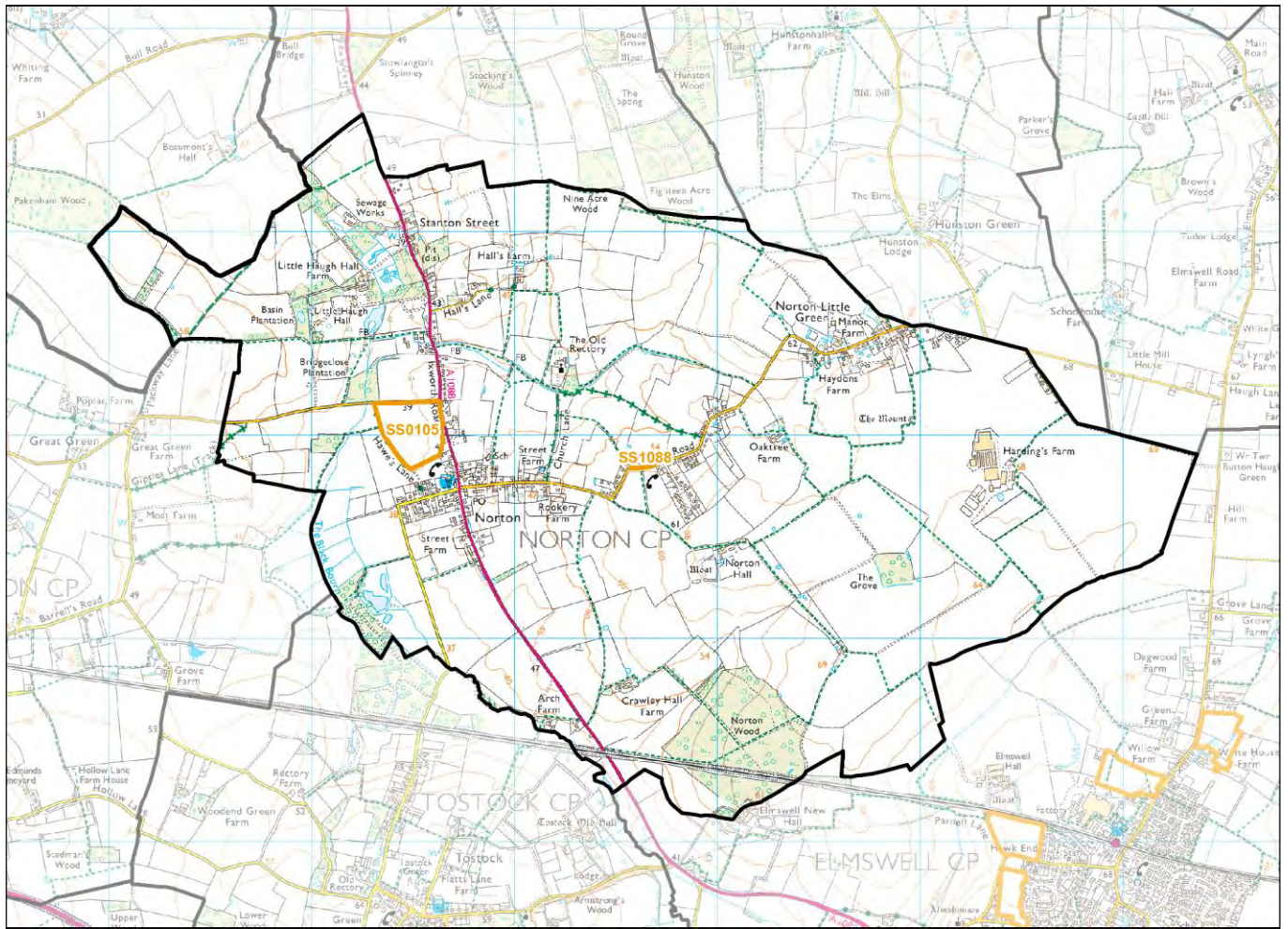
Retain woodland habitats which would provide some contribution to screening of development.

# Needham Market

## Ratings Summary



# Norton



 Employment  Residential

**Site Name:** Land between Ixworth Road and Hawes Lane, Norton

**Main SS ID:** SS0105

**LA/LS ID:**

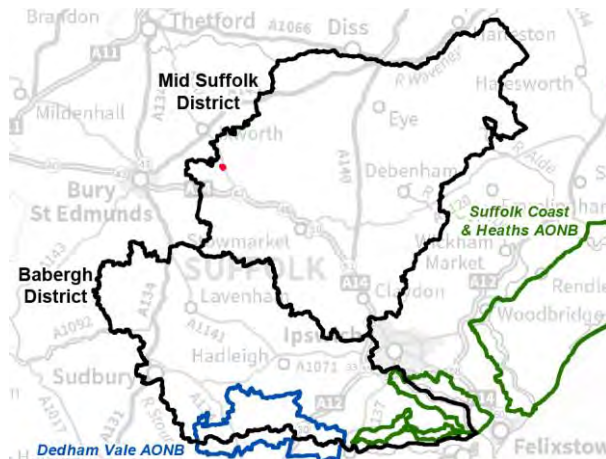
**Type:** SS0105 - Residential

**Parish:** Norton

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

An almost flat arable field, at an elevation of around 40m AOD. Most of the site is devoid of boundary features, enclosed by surrounding roads. The southern boundary is marked by a tall hedgerow. An area of priority habitat deciduous woodland lies to the north-west of the site.

### Settlement form and edge

Moderate

Development of the site is likely to be perceived as advancement into the undeveloped countryside. Development of the site would contrast the existing linear pattern of Norton, extending along The Street, and the A1088. The site is relatively large compared to the existing settlement of Norton.

### Settlement setting

Moderate

The landscape makes a positive contribution to the rural setting of the settlement and approach from the north and west. Development of the site would not reduce the sense of separation between Norton and any surrounding settlements.

### Views

Moderate

The open landscape is visible from roads following its northern, eastern and western boundaries due to the limited vegetation. Residential properties to the east also overlook the site. Hawes Lane to the west is a public access route and the site is partially visible from public footpaths to the west. There are no views into the site from the wider countryside. The site is west of Norton Playing Field open space, although views from the playing field into the site are limited by mature vegetation.

### Perceptual qualities

Moderate

The site has an open agricultural character and is influenced by traffic on surrounding roads, particularly the A1044. The site experiences relatively dark night skies.

### Cultural and historical associations

Moderate-low

There are no identified features of cultural heritage significance within the site. The HER identifies 16th-18th century pits and a ditch directly to the east of the site. The HLC identifies the site to be a post-1950s agricultural landscape.

### Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity. Development of the site is likely to be discordant with the existing settlement pattern and size, increasing sensitivity. The visibility of the site from the surrounding roads, properties and public rights of way also elevate landscape sensitivity. The sensitivity of the site is limited by the flat landform, disturbance from adjacent roads and lack of semi-natural features.

**Site Name:** Land north of Ashfield Road, Norton

**Main SS ID:** SS1088

**LA/LS ID:** SS1088 - LS01

**Type:** SS1088 - Residential

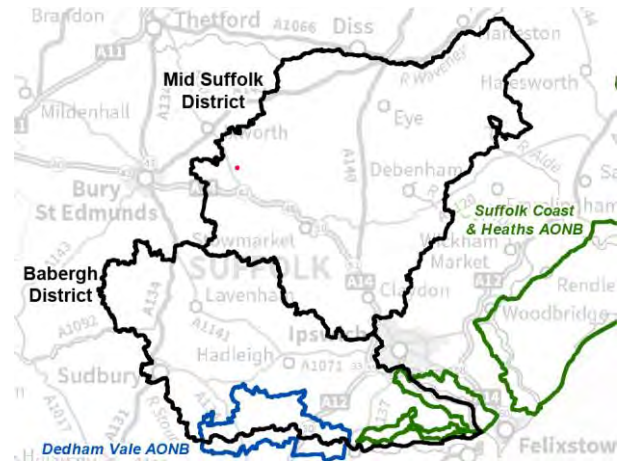
**Parish:** Norton

**District:** Mid Suffolk

SS1088 has planning permission



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises the southern edge of a large arable field, and is currently being developed. Gappy hedgerows mark most field boundaries within the site, with a mature hedgerow following the western edge. The site is relatively flat, at an elevation of around 55m AOD.

### Settlement form and edge

**Moderate-low** Development of the site would be in keeping with the existing linear settlement pattern along Ashfield Road. The site does not cross a distinctive boundary feature.

### Settlement setting

**Moderate-low** The landscape makes a limited positive contribution to the rural setting of the settlement. It provides a rural gap between two distinct areas of existing settlement along Ashfield Road but does not contribute to the sense of separation between distinct settlements.

### Views

**Moderate** The open landscape is visible from Ashfield Road to the south, whilst its undeveloped character and limited boundary vegetation allows extensive views across the site to the wider countryside to the north. Residential properties to the east and west overlook the site. The site is also visible from some public footpaths to north and south.

### Perceptual qualities

**Moderate** The site has an agricultural character and a strong association with the surrounding undeveloped countryside. Traffic noise from Ashfield Road reduces the tranquility of the site. The site experiences relatively dark night skies.

### Cultural and historical associations

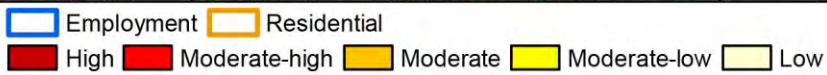
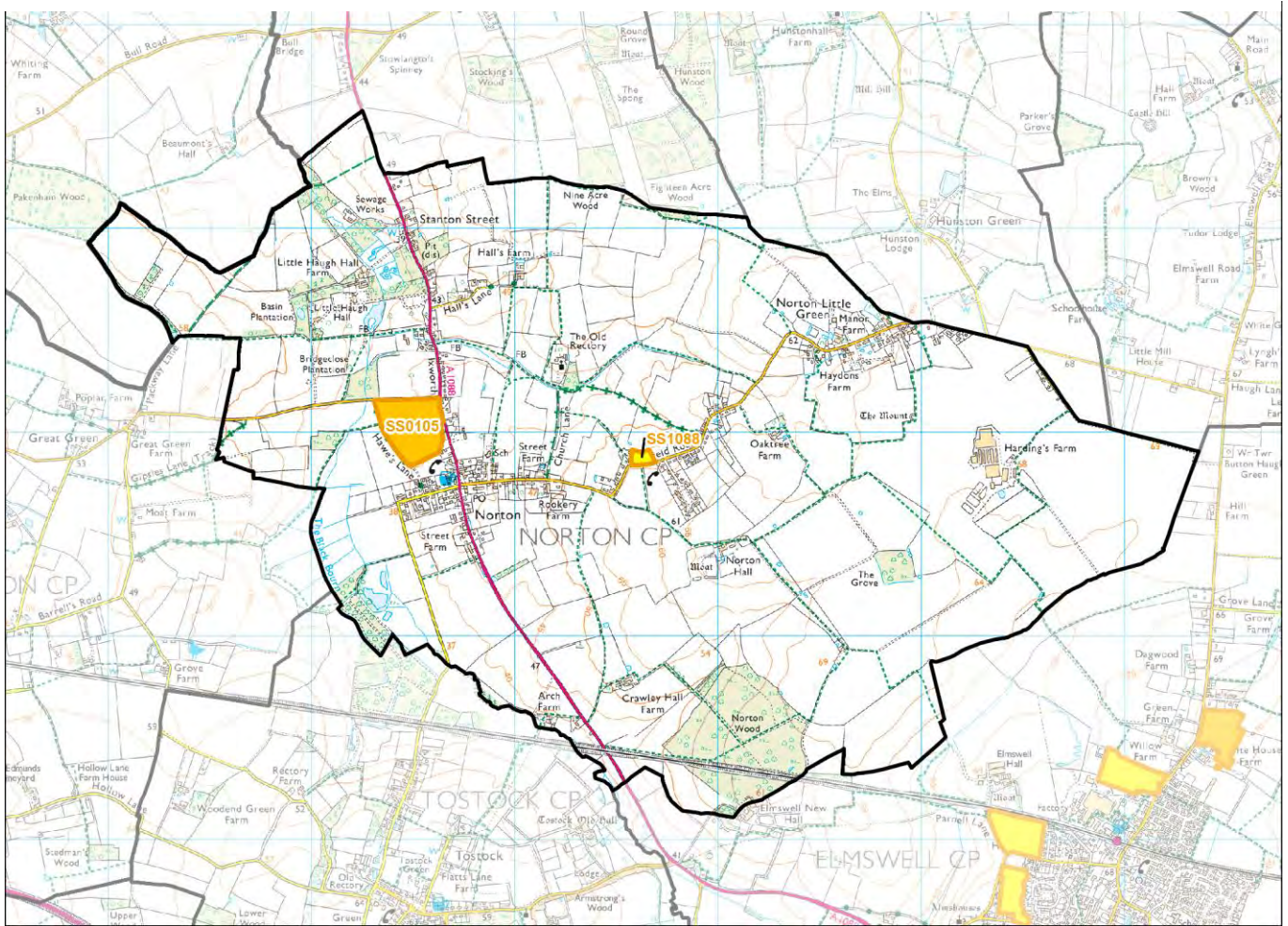
**Moderate-low** The site does not contain or provide a rural setting to any identified cultural heritage features. The HLC identifies the field pattern to be pre-18th century enclosure.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** SS1088 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. The open and exposed site has localised visual prominence, elevating its landscape sensitivity. Sensitivity of the site is limited by a lack of natural or cultural heritage features. The site is currently under development.

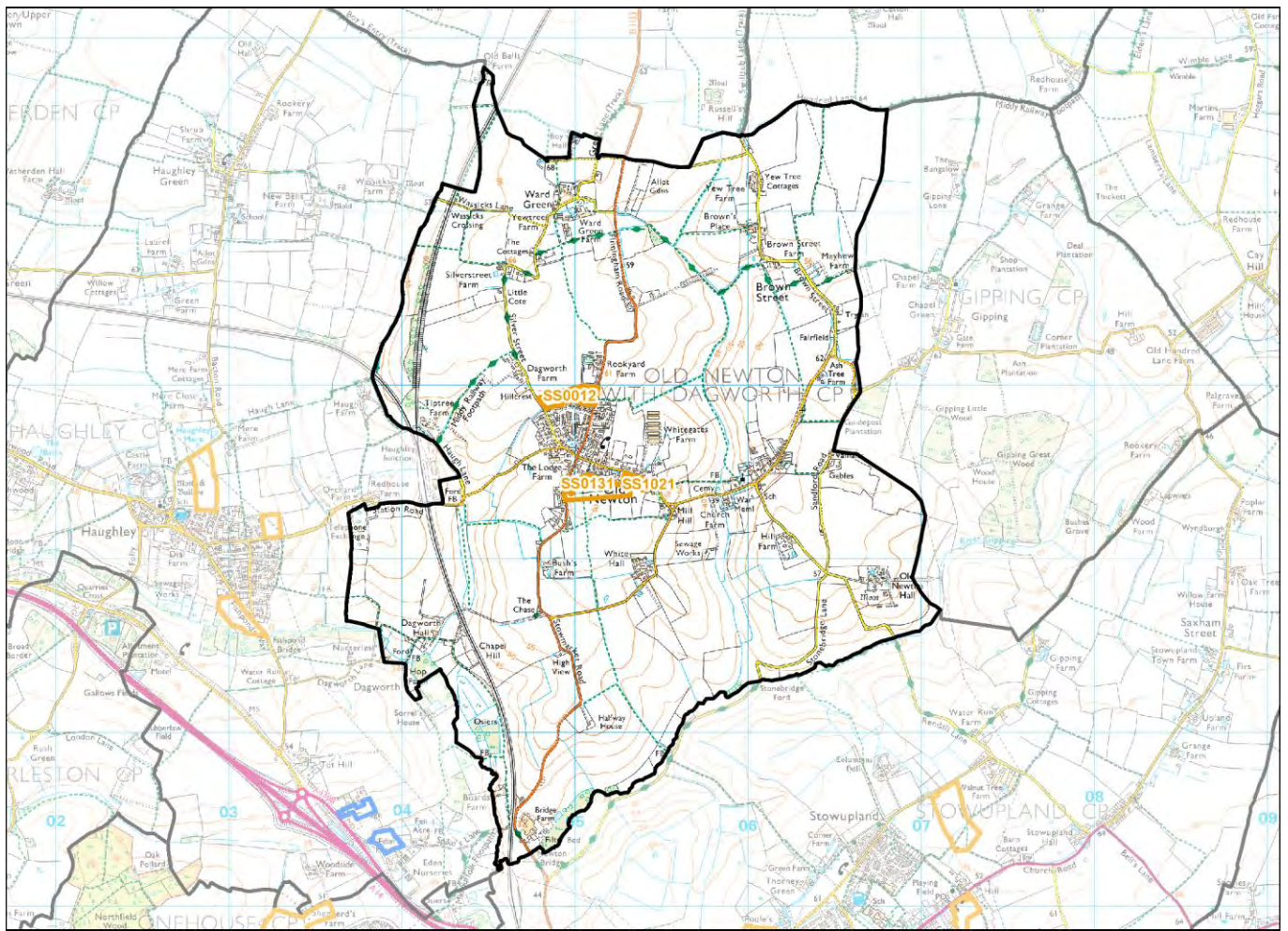
# Norton

## Ratings Summary





# Old Newton



 Employment  Residential

**Site Name:** Land north of Falconer Avenue,  
Old Newton

**Main SS ID:** SS0012

**LA/LS ID:** SS0012 - LS01

**Type:** SS0012 - Residential

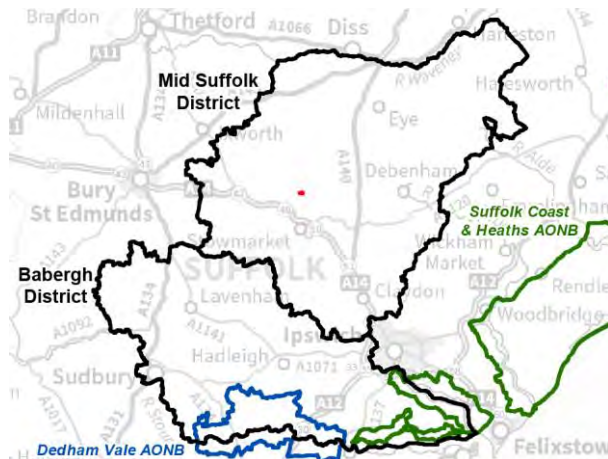
**Parish:** Old Newton

**District:** Mid Suffolk

SS0012 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

A moderate sized, flat grassland field, at an elevation of around 60m AOD. Field boundaries are marked by dense hedgerows with scattered mature trees along the east and west edges, although these are fragmented in places. To the north of the site lies an area of priority habitat deciduous woodland. A ditch follows the southern and eastern boundaries of the field.

### Settlement form and edge

Moderate-low

Development of the site is likely to be perceived as a slight advancement into the surrounding countryside. However, it would not contrast with the existing settlement pattern of Old Newton. The existing northern settlement edge is not well integrated into the landscape.

### Settlement setting

Moderate

Development of the site would reduce the sense of separation between Old Newton and Rookyard Farm to the north and Dagworth Farm to the north-east. The site provides a rural setting to settlement in the north of Old Newton.

### Views

Moderate-low

Mature hedgerow boundaries limit views into the site from the B1113 to the east and Silver Street to the west. The site is overlooked by private residencies on the northern settlement edge of Old Newton. There are no public rights of way crossing the site.

### Perceptual qualities

Moderate-low

The site has a traditional agricultural character, retaining features such as mature hedgerow boundaries with ditches. The site is influenced by traffic noise from the surrounding roads. The site experiences relatively dark night skies, despite its proximity to existing settlement.

### Cultural and historical associations

Moderate

The site does not contain any identified features of cultural heritage significance. Rookyard Farm Moats Scheduled Monument is adjacent to the north of the site. The site is also in close proximity to two Grade II listed buildings; Rookery Farm 100m to the north and Dagworth Farmhouse 200m to the north-west. Intervisibility between both listed buildings and the site is screened by mature vegetation. The HLC identifies the field pattern of the site to be a post 1950s agricultural landscape.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0012 has planning permission. The site has an overall low-moderate landscape sensitivity. Sensitive features include the undeveloped setting provided to existing development, the adjacent Scheduled Monument and the gap the site provided between Old Newton and Rookyard Farm to the north and Dogworth Farm to the north-west. If this site was developed in combination with one or more sites around Old Newton the cumulative impact of development on landscape sensitivities would need to be considered as there are several proposed sites near this settlement.

**Site Name:** Land south of Stowmarket Road,  
Old Newton

**Main SS ID:** SS0131

**LA/LS ID:** SS0131 - LS01

**Type:** SS0131 - Residential

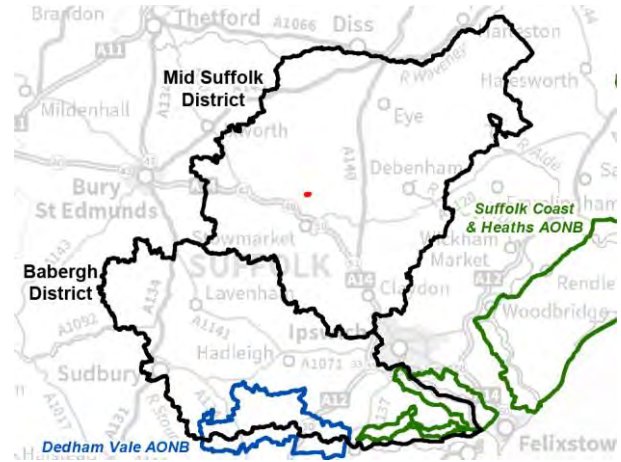
**Parish:** Old Newton

**District:** Mid Suffolk

SS0131 has planning permission



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises a pasture field and part of two adjacent arable fields. Landform of the site is relatively flat at an elevation of around 60m AOD. Field boundaries are marked by low-cut hedgerows.

### Settlement form and edge

**Moderate-low** Development of the site would be in keeping with the settlement pattern of Old Newton, with existing development present to the north and west of the site. Development of the site is unlikely to be perceived as encroachment into the surrounding countryside.

### Settlement setting

**Moderate-low** The site provides a rural setting to existing properties off Church Road and Stowmarket Road. Development of this site would not reduce the sense of separation between Old Newton and any surrounding settlements.

### Views

**Moderate-low** Low hedgerow boundaries allow views into the site from Church Road to the north and Stowmarket Road to the west. The site is also overlooked by private residencies to the north, west and east. There are long and open views to the south as a result of lack of boundary features and the slightly elevated position of the site.

### Perceptual qualities

**Moderate-low** The site retains some traditional agricultural characteristics although this is slightly degraded by traffic noise from Church Road to the north and Stowmarket Road to the west. The site experiences a sense of tranquillity/dark night skies, despite its proximity to existing settlement.

### Cultural and historical associations

**Moderate** There are no identified features of cultural heritage significance within the site. There are four Grade II listed buildings within 200m of the site, with Burnhams Cottage adjacent to the east and Pond Farmhouse adjacent to the north. The site provides a rural setting to these buildings. The HER identifies the land to the east of the site to be associated with parts of a former medieval rectangular moat. The HLC identifies the site to be pre-18th century enclosure although some field boundaries have been modified.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** SS0131 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 and would not reduce the sense of separation between Old Newton and any surrounding settlements. The landscape sensitivities of the site include the role as setting it provides to surrounding listed buildings and the undeveloped, rural character. If this site was developed in combination with one or more sites around Old Newton the cumulative impact of development on landscape sensitivities would need to be considered as there are several proposed sites near this settlement.

**Site Name:** Land south of Church Road,  
Old Newton

**Main SS ID:** SS1021

**LA/LS ID:** SS1021 - LS01

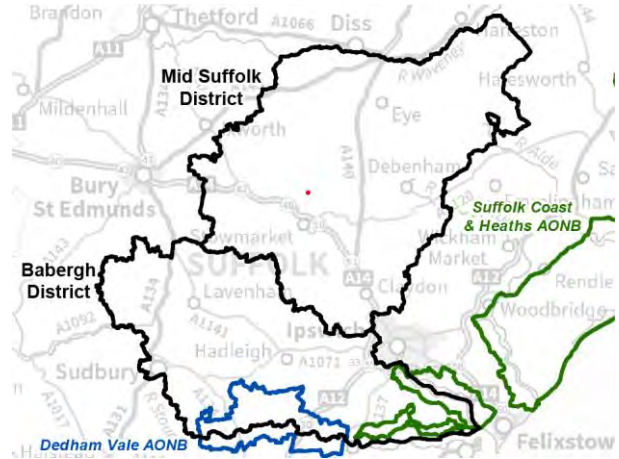
**Type:** SS1021 - Residential

**Parish:** Old Newton

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

A small flat field enclosed by mature hedgerows and sub-divided into paddocks. It is enclosed on all sides by tall hedgerows. A ditch follows the southern field boundary. The site lies at an elevation of around 60m AOD.

### Settlement form and edge

Moderate-low

Development of the site is unlikely to be perceived as an advancement into the undeveloped countryside and would adhere to the current settlement pattern with residential properties to the north, east and west. Development of the site would be in keeping with the linear character of settlement along Church Road.

### Settlement setting

Moderate-low

The site plays a limited role in providing rural setting to surrounding residential properties. The development of the site would not reduce the sense of separation between Old Newton and any surrounding settlements.

### Views

Low

Hedgerows visually enclose the site with views into the site from Church Road limited to glimpsed views. Surrounding private residencies also overlook the site.

### Perceptual qualities

Moderate-low

The site retains some traditional agricultural characteristics including mature hedgerow boundaries with ditches, although this is slightly degraded by traffic noise from Church Road to the north. The site experiences dark night skies, despite its proximity to existing settlement.

### Cultural and historical associations

Moderate

The site does not contain any features of known cultural heritage significance. There are five Grade II listed buildings within 200m of the site. Burnhams Cottage to the west directly overlooks the site whilst the other listed buildings do not have intervisibility with the site. The HER identifies the land to the west of the site to be associated with parts of a former rectangular moat. The HLC defines the site to being part of a built-up area.

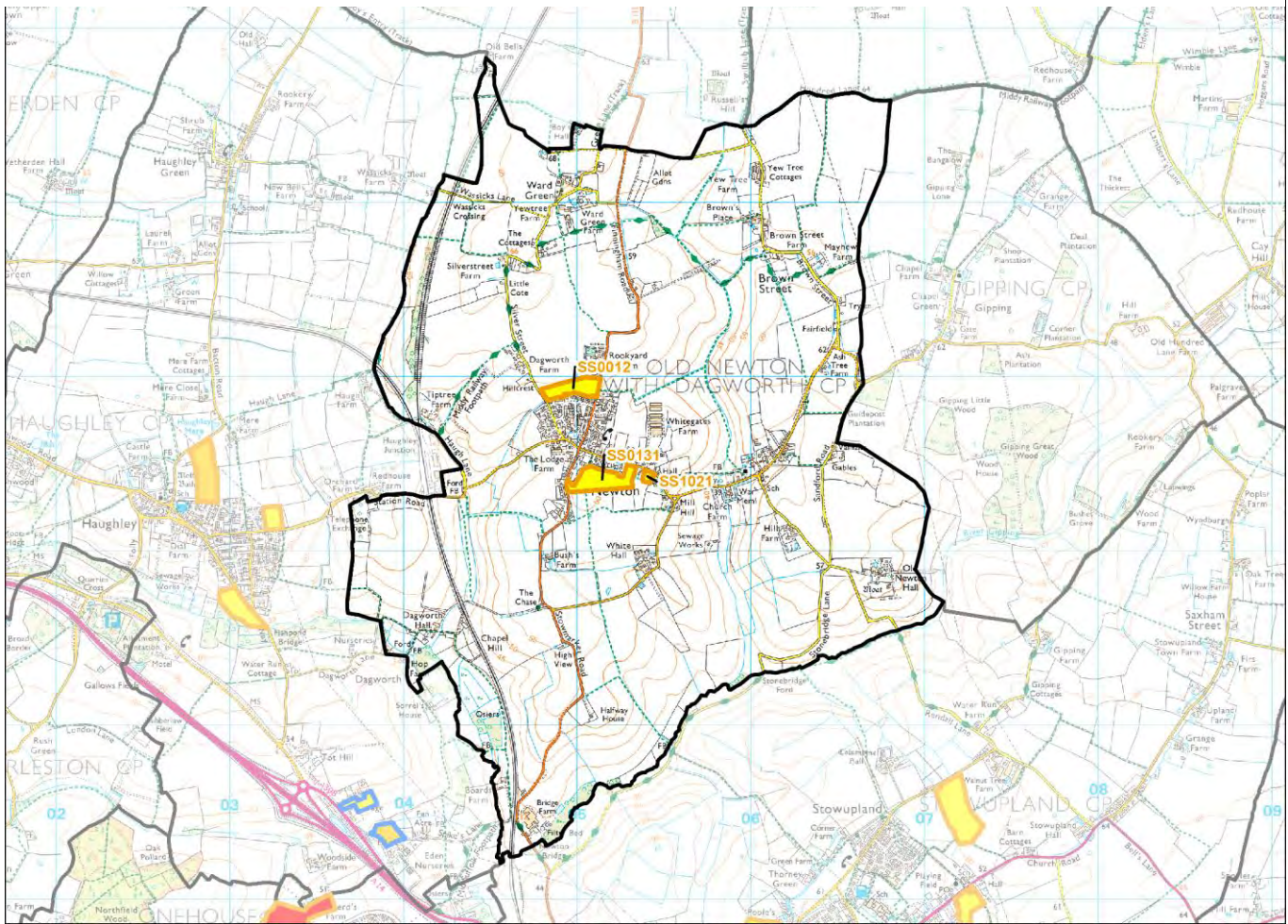
### Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Development would be in keeping with the existing settlement pattern and would not reduce the sense of separation between Old Newton and any surrounding settlements. The landscape sensitivity of the site is slightly elevated by the setting it provides to surrounding listed buildings. If this site was developed in combination with one or more sites around Old Newton the cumulative impact of development on landscape sensitivities would need to be considered as there are several proposed sites near this settlement.

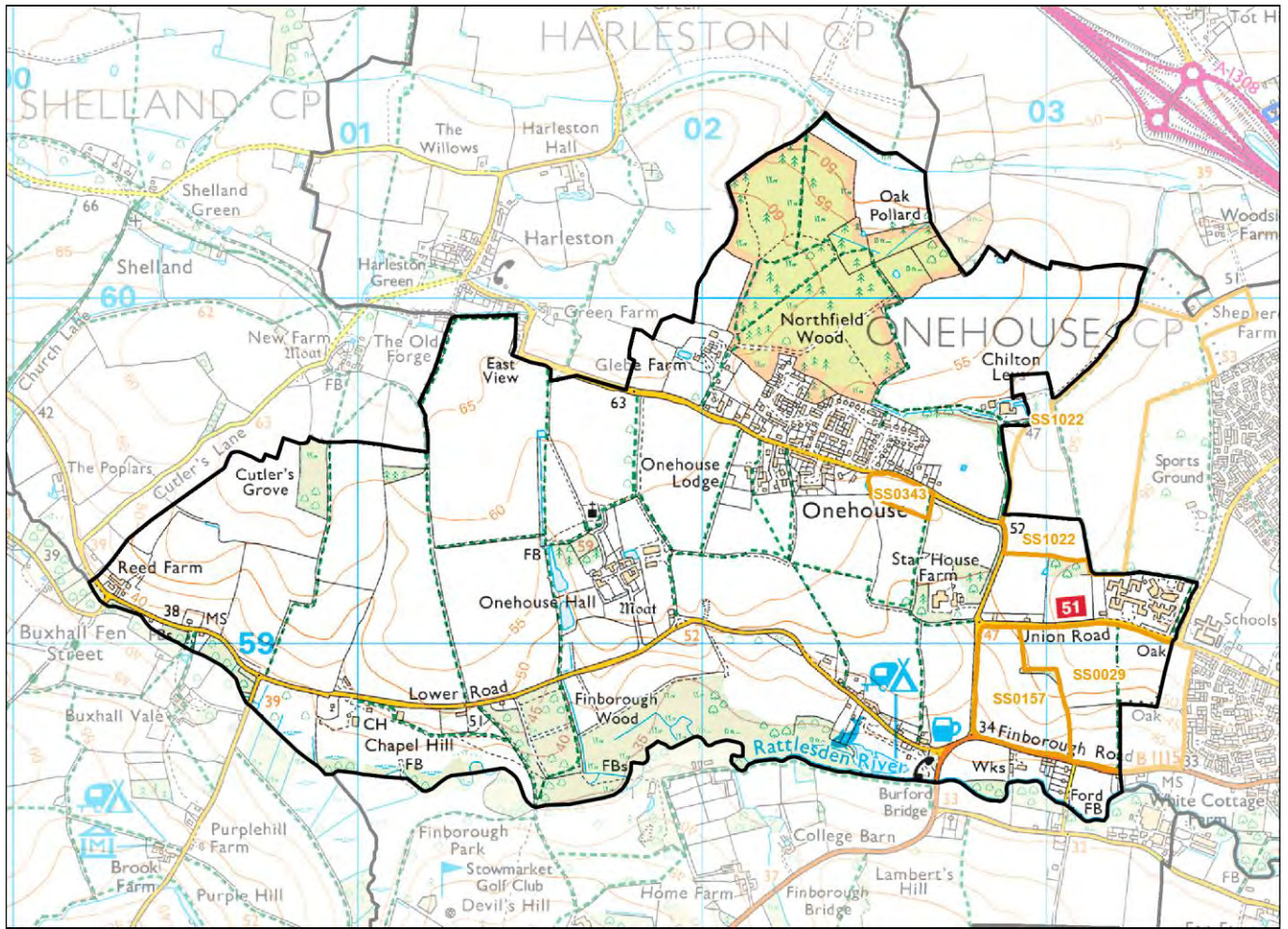
# Old Newton

## Ratings Summary



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

# Onehouse



Employment Residential

**Site Name:** Stowmarket - SS0029, SS0157

**Main SS ID:** SS0029

**LA/LS ID:** SS0157 - LA036  
SS0029 - LA036

**Type:** SS0157 - Residential  
SS0029 - Residential

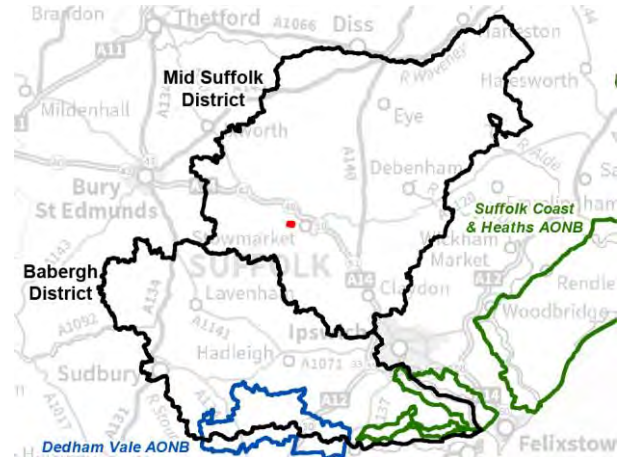
**Parish:** Onehouse

**District:** Mid Suffolk

SS0029 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate

A sloping landscape, rising from 35m in the south-east to 55m AOD in the north-east of SS0029. Arable fields form the slopes rising from the valley of the Rattlesden River. There are no recorded priority habitats within the sites. There are mature hedgerows and trees along the boundaries, and fragmented internal hedgerows. There is also a small copse of trees in SS0157.

### Settlement form and edge

Moderate

The sites lie to the south and west of the settlement edge of Stowmarket. The settlement edge to the north includes a care home and is contained by Union Road, while the residential settlement edge to the east is marked by hedgerows. Development on these sites would be perceived as settlement advancement into the countryside. Development on these sites would not represent a step-change in settlement form although would extend Stowmarket along the upper valley slopes out into the wider rural surroundings.

### Settlement setting

Moderate

The sites contribute to the agricultural undeveloped character on the approach to Stowmarket. Development here would bring Stowmarket closer to outlying settlement including Onehouse and further develop the valley slopes.

### Views

Moderate

The sites are enclosed by mature trees and hedgerows along Finborough Road to the south, Starhouse Lane to the west and Union Road to the north, although there is some fragmentation and views are possible from these roads. Union Road is a local cycleway, and there is a public right of way which runs through SS0029 from Union Road to Finborough Road. Clear views into SS0029 are possible from this footpath and from Unions Road across the valley to the north. There are some views from the settlement edge of Stowmarket to the east into SS0029, although these are limited by hedgerow vegetation. These are reasonably prominent sites, and there is some intrusion on public views from the wider landscape.

### Perceptual qualities

Moderate-low

A partially enclosed undeveloped agricultural landscape. Intermittent traffic noise from the surrounding roads reduces tranquillity, and telegraph poles and wires within the sites are intrusive elements.

### Cultural and historical associations

Moderate

The sites were formed by pre-18th century enclosure and this historic pattern is partially intact. Iron Age ditches have been identified within SS0029. Grade II listed Stow Lodge Hospital lies to the north of SS0029, and two Grade II listed buildings at Star House Farm lie to the north-west of SS0157. There is limited intervisibility between the sites and these heritage assets due to intervening vegetation.

### Overall Landscape Sensitivity - Residential development

Moderate

SS0029 has planning permission. SS0029 and SS0157 are combined to make LA036.

These sites are considered to have an overall moderate sensitivity to residential development. They have an agricultural semi-enclosed character, sloping landform and historic field pattern. Development of site SS0157 would expand Stowmarket further west and in its own right would have higher sensitivity.



**Site Name:** Land south of Forest Road, Onehouse

**Main SS ID:** SS0343

**LA/LS ID:** SS0343 - LS01

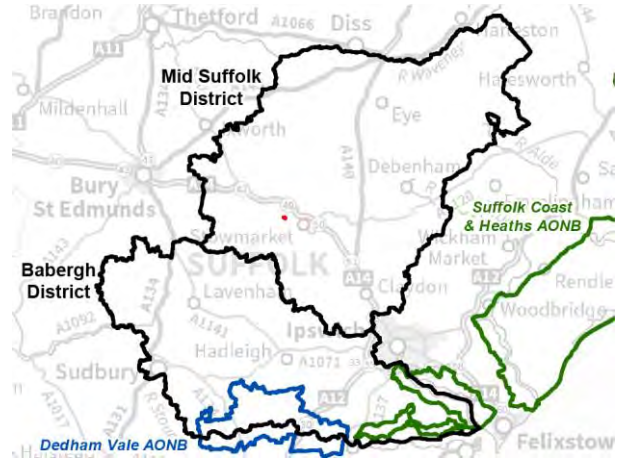
**Type:** SS0343 - Residential

**Parish:** Onehouse

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises the northern extent of a medium-sized arable field. The site is relatively flat, at an elevation of around 55m AOD. Field boundaries are marked by hedgerows with frequent mature trees. Which provide visual enclosure to the site.

### Settlement form and edge

Moderate-low

Development of the site would not be at odds with the existing linear settlement pattern of Onehouse and is unlikely to be perceived as a significant advancement into the undeveloped countryside. There are no significant boundary features containing the existing settlement. The southern boundary of the site is open and screening will be required for any development.

### Settlement setting

Moderate-low

The site provides part of the rural setting to Onehouse. Development of the site would not significantly reduce the sense of separation between Onehouse and any surrounding settlements, despite being a slight advancement towards Stowmarket to the east.

### Views

Moderate

A large gap in the hedgerow in the north-west allows views into the site and to the countryside beyond from Forest Road, which is also part of Route 51 of the National Cycle Network. Residential properties to the north overlook the site, whilst those to the west are screened by mature hedgerow vegetation. The site provides a rural setting to the public footpath running along its eastern edge.

### Perceptual qualities

Moderate-low

The site retains some traditional agricultural characteristics including mature hedgerow boundaries and has a strong connection with the surrounding undeveloped countryside to the south. The site is negatively influenced by traffic noise from Forest Road to the north and light pollution from surrounding settlement.

### Cultural and historical associations

Moderate-low

The site does not contain any known features of cultural heritage significance. Two Grade II listed buildings lie to the west of the site; however, they are visually screened by mature hedgerow boundaries. The HLC identifies the site to be of pre-18th century enclosure.

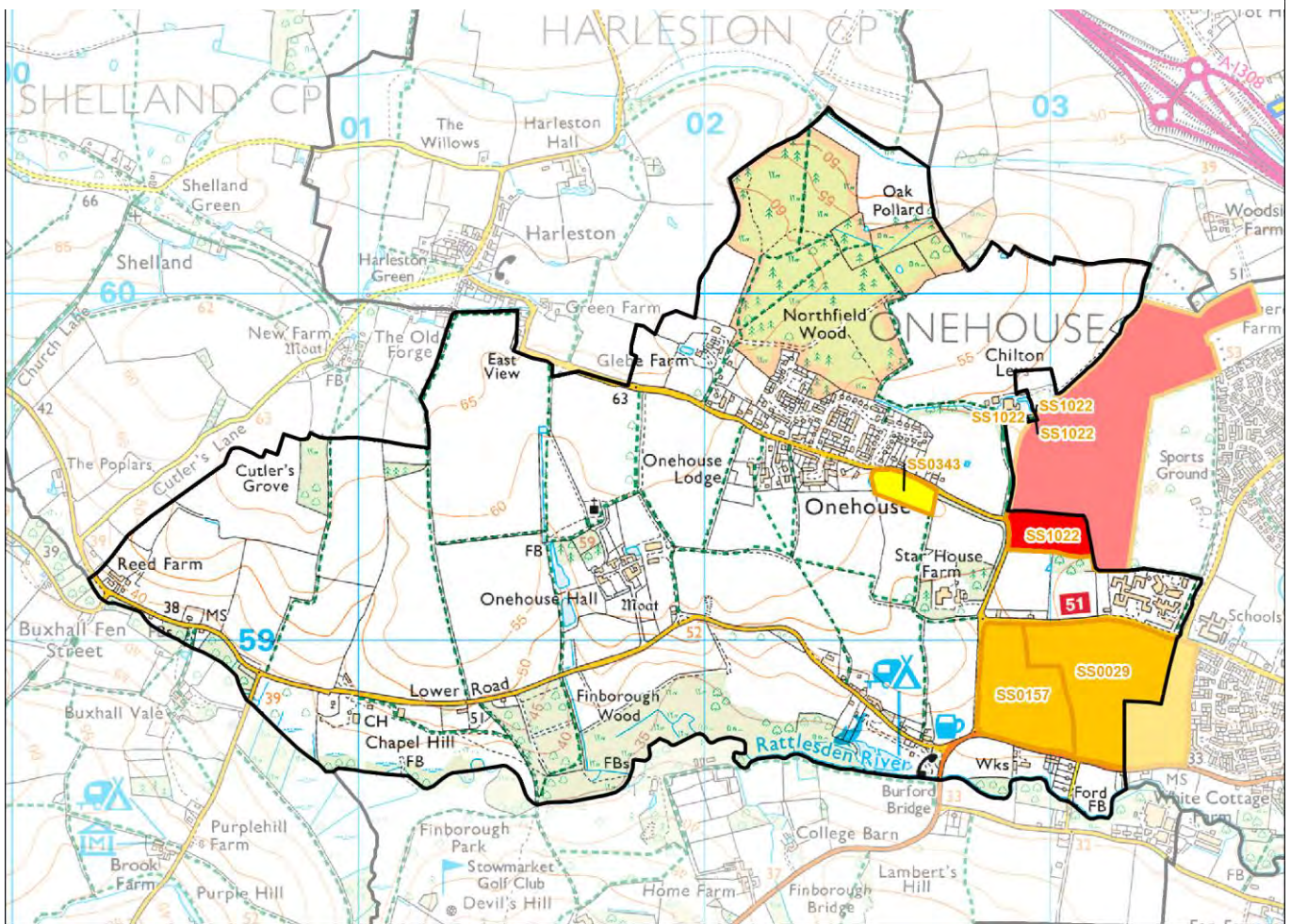
### Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Development is unlikely to be perceived as at advancement into the surrounding countryside and would not significantly alter the settlement pattern of Onehouse. Sensitive features include the setting the site provides to the public footpath on the eastern boundary, the proximity to listed buildings and its visibility from Forest Road.

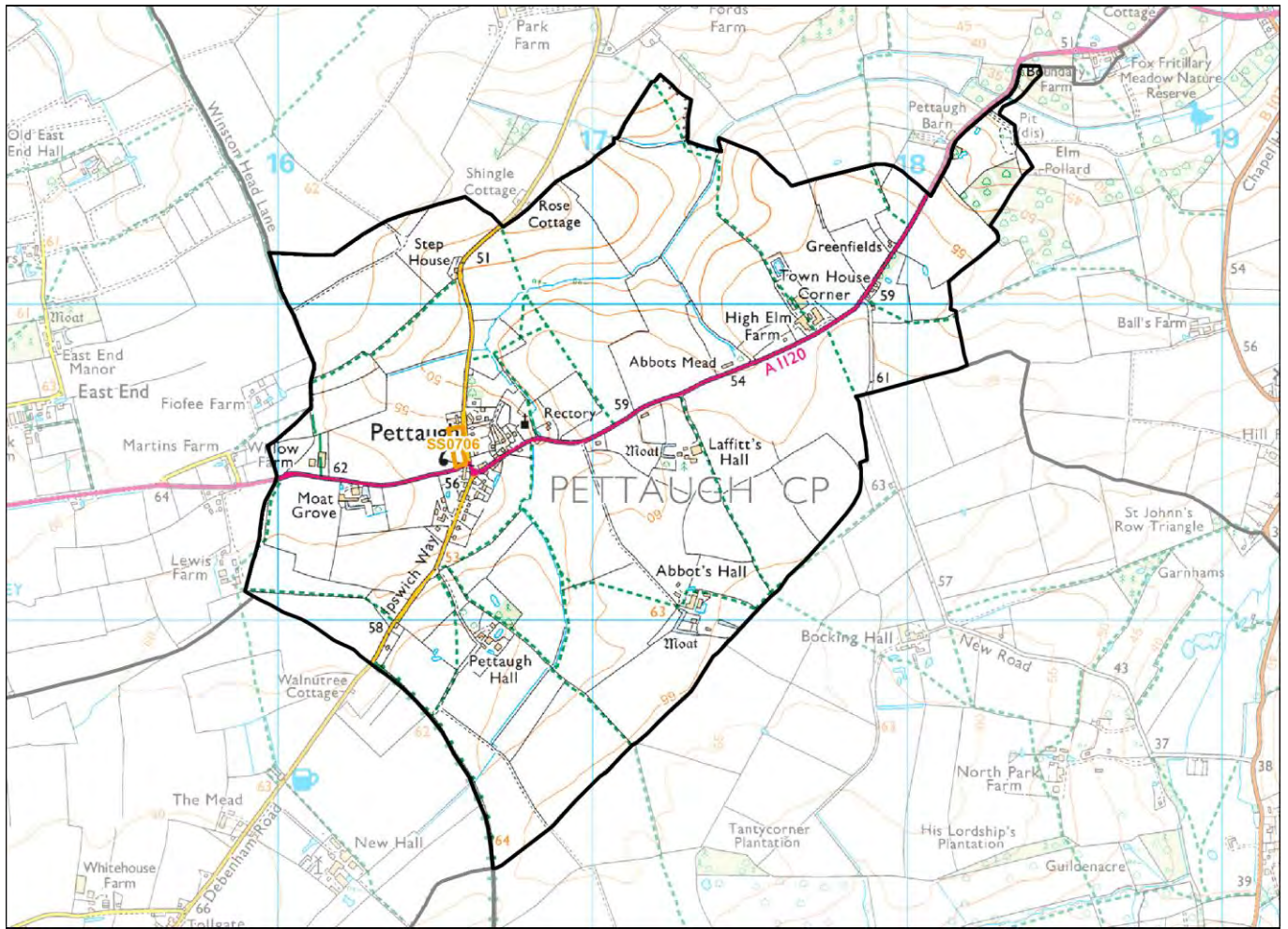
# Onehouse

## Ratings Summary



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

# Pettaugh



Employment Residential

**Site Name:** Land to the west of Debenham Way, Pettaugh

**Main SS ID:** SS0706

**LA/LS ID:** SS0706 - LS01

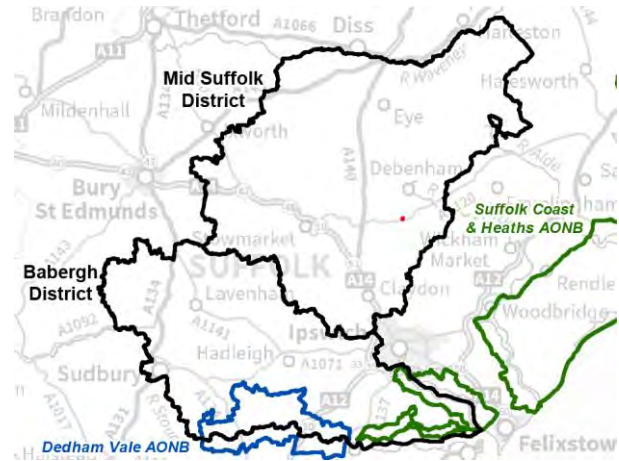
**Type:** SS0706 - Residential

**Parish:** Pettaugh

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises the eastern edge of a large arable field. The field is flat at an elevation of around 55m AOD. A tall hedgerow boundary with frequent mature hedgerow trees marks the eastern and northern boundaries, whilst the southern boundary is defined by a grass verge. The western boundary of the site is open.

### Settlement form and edge

**Moderate-low** The development of the site would be in keeping with the existing settlement form of Pettaugh and is unlikely to be perceived as a significant advancement into the surrounding countryside. There are no significant boundary features containing the existing settlement edge.

### Settlement setting

**Moderate-low** The site is part of a rural setting of Pettaugh. Development of the site would not reduce the sense of separation between Pettaugh and any surrounding settlements.

### Views

**Moderate-low** The site is visible from the A1120, as well as residential properties to the south and north-east. However, views from properties and the road to the east are visually screened by the tall mature hedgerow boundary.

### Perceptual qualities

**Moderate** The site has a strong rural character and strong association with the surrounding open countryside. The site experiences dark night skies, however tranquillity is impacted by traffic noise from surrounding roads.

### Cultural and historical associations

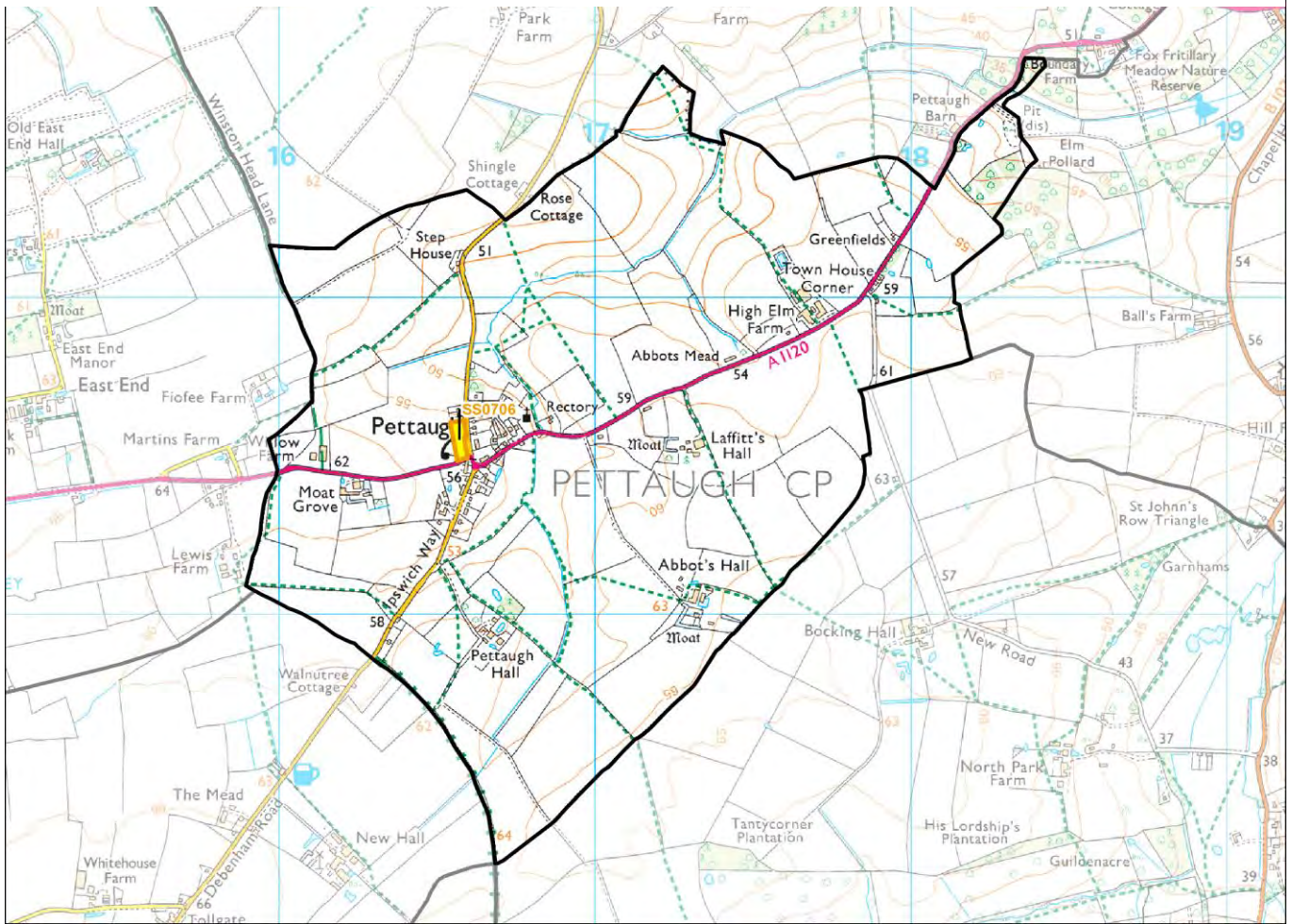
**Moderate-low** The site does not contain or provide setting to any known features of cultural heritage significance. The HLC identifies fields in the area to be pre-18th century enclosure, although there has been some modern boundary modification. The Grade II\* listed Church of St Catherine is located 200ms to the east but mature boundary vegetation limits intervisibility.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** The site has an overall low-moderate landscape sensitivity to residential development. Development is unlikely to be perceived as advancement into the surrounding countryside and would not significantly alter the settlement pattern of Pettaugh. The landscape sensitivity of the site is slightly elevated by its rural character, with a strong association with the surrounding open countryside.

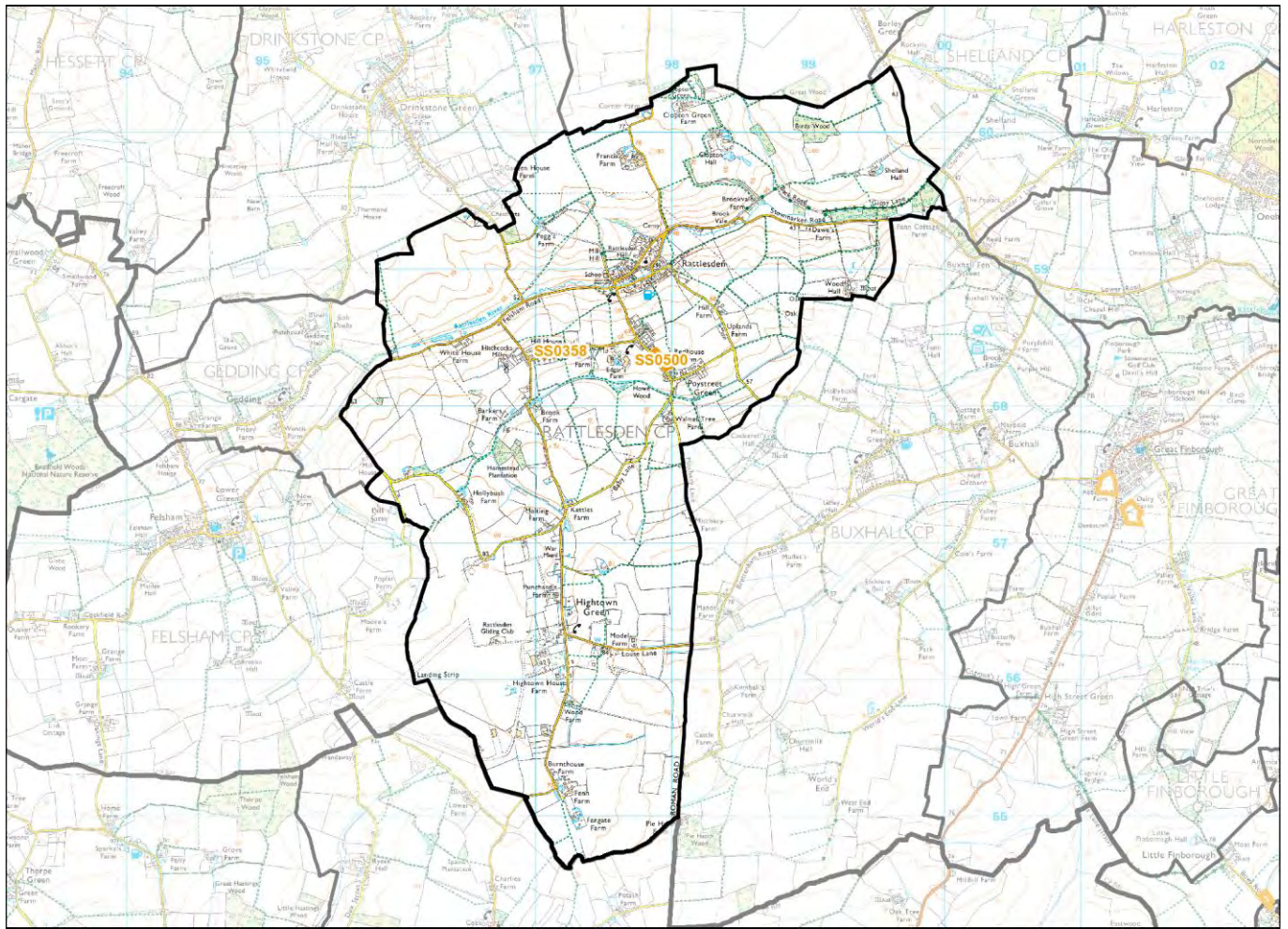
# Pettaugh

## Ratings Summary



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

# Rattlesden



 Employment  Residential

**Site Name:** Land north of Top Road,  
Rattlesden

**Main SS ID:** SS0358

**LA/LS ID:** SS0358 - LS01

**Type:** SS0358 - Residential

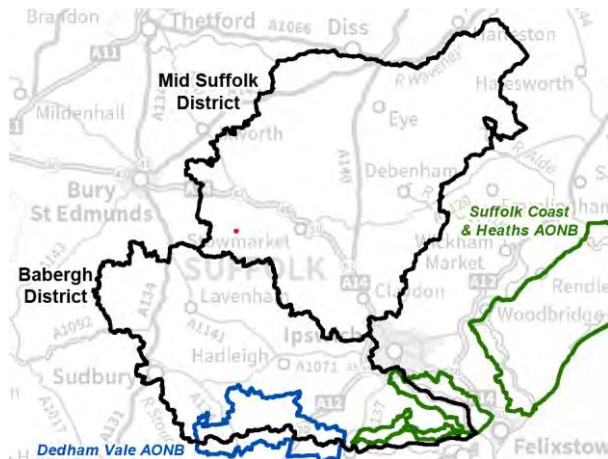
**Parish:** Rattlesden

**District:** Mid Suffolk

SS0358 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a flat narrow strip of land, the east is part of a large arable field while the west is pasture. Field boundaries include gappy hedgerows to the south and east and a post and wire fence dividing the two fields. The site lies at an elevation of around 70m AOD.

### Settlement form and edge

Moderate-low

Development of this site would be in keeping with the linear form of the existing settlement along Top Road (which is separate from the main area of Rattlesden). There are no significant boundary features on the edge of the existing settlement.

### Settlement setting

Moderate-low

The development of the site would not reduce the rural gap between properties along Top Road and any surrounding settlement. The site contributes to the undeveloped setting of surrounding properties although this is limited due to the small size of the site

### Views

Moderate

Low and gappy hedgerow boundaries allow views into the site from Top Road to the north. The undeveloped character of the site also means that there are long distance views across the site to the lower-lying landscape in the north. The site provides a rural setting to a public footpath running along its eastern edge.

### Perceptual qualities

Moderate

The site has rural characteristics, with its open and elevated location giving it a strong association with the surrounding undeveloped countryside to the north. The site experiences dark night skies. There is intermittent disturbance from passing cars on Top Road.

### Cultural and historical associations

Moderate-low

The site does not contain or provide rural setting for any known features of cultural heritage significance. One Grade II listed building lies less than 200m to the east although there is no intervisibility with the site. The HLC identifies the field pattern of the site to be pre-18th century enclosure, although there has been some modification of field boundaries.

### Overall Landscape Sensitivity - Residential development

Moderate-low

SS0358 has planning permission. The site has overall low-moderate landscape sensitivity. The sensitivity of the site is slightly elevated by its open character, making it locally visually prominent and allowing long distance views to the north. Development of the site would be in keeping with the settlement pattern along Top Road and would not reduce the sense of separation between any surrounding settlements, limiting its landscape sensitivity. If this site was developed in combination with one or more sites around Rattlesden the cumulative impact of development on landscape sensitivities would need to be considered.

**Site Name:** Land east of Mitchery Lane, Rattlesden

**Main SS ID:** SS0500

**LA/LS ID:** SS0500 - LS01

**Type:** SS0500 - Residential

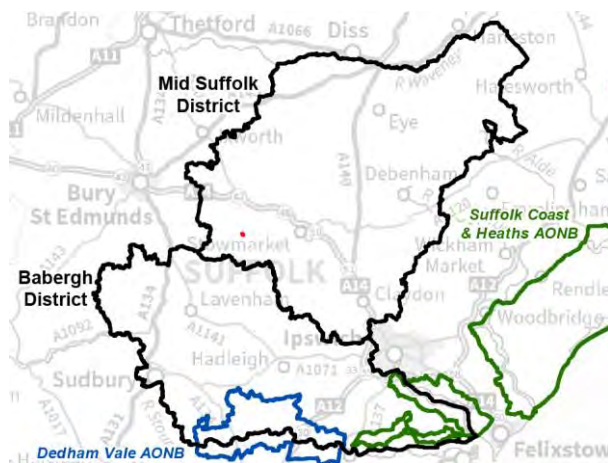
**Parish:** Rattlesden

**District:** Mid Suffolk

SS0500 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

It is noted that development has commenced on this site, the remainder of which is a medium-sized open, arable field. Garden hedgerow boundaries define the northern and southern site edges, while a grass verge runs along Mitchery Lane to the west. The site is almost flat, at an elevation of around 70m AOD.

### Settlement form and edge

Low

The development of the site would be in keeping with the linear settlement pattern along Mitchery Lane and would not cross any distinctive boundary features. The site makes a slight contribution to the setting of existing settlement although this is limited due to the small size of the site.

### Settlement setting

Low

The site does not contribute to the sense of separation between existing development and any surrounding settlements or play a significant role in contributing to the character of the existing settlement.

### Views

Moderate

The site provides part of the rural setting for the public footpath situated 35m to the east. The lack of field boundaries allows the whole of the site to be visible from Mitchery Lane. The undeveloped and flat character of the landscape permits long distance views east.

### Perceptual qualities

Moderate

The site has rural character with the open landscape resulting in a strong association with the surrounding undeveloped countryside to the east. The site experiences dark night skies and is minimally disturbed by passing cars on Mitchery Lane.

### Cultural and historical associations

Low

The site does not contain or provide setting to any known features of cultural heritage significance. Cansell Grove Farmhouse is a Grade II listed building is situated less than 100m south-east of the site, however intervisibility is screened by residential properties. the HLC identifies the field pattern of the site to be a post-1950s agricultural landscape.

### Overall Landscape Sensitivity - Residential development

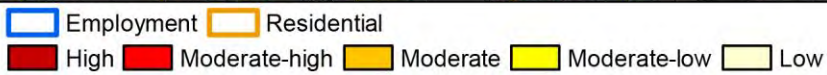
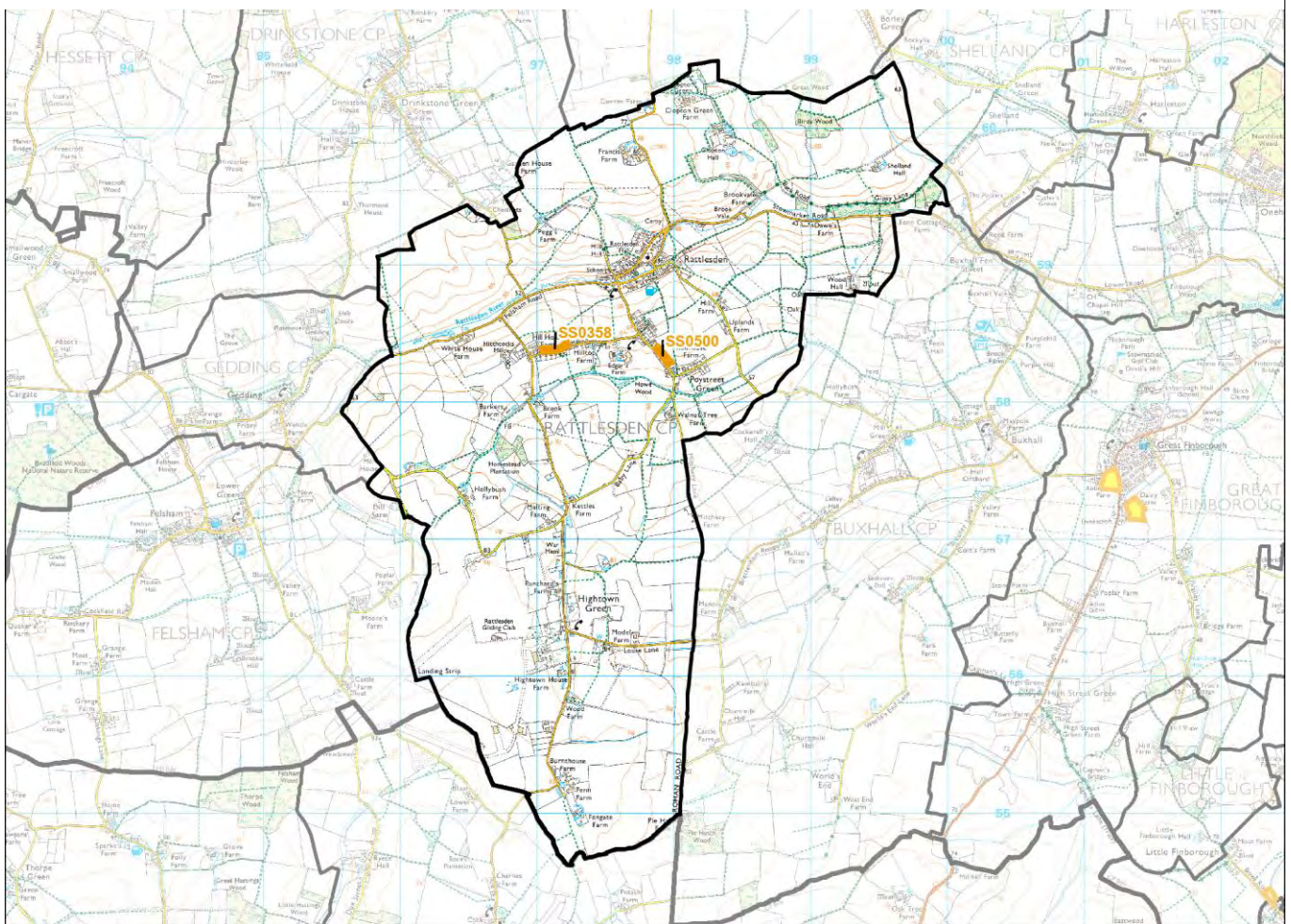
Moderate-low

SS0500 has planning permission. Development has commenced on this site at the time of the site visit. The site has an overall low-moderate landscape sensitivity. The sensitivity of the site is slightly elevated by its open character making it locally visually prominent and allowing long distance views to the east. The development of the site would be in keeping with the settlement pattern along Mitchery Lane and would not reduce the sense of separation between any surrounding settlements, limiting landscape sensitivity. If this site was developed in combination with one or more sites around Rattlesden the cumulative impact of development on landscape sensitivities would need to be considered.

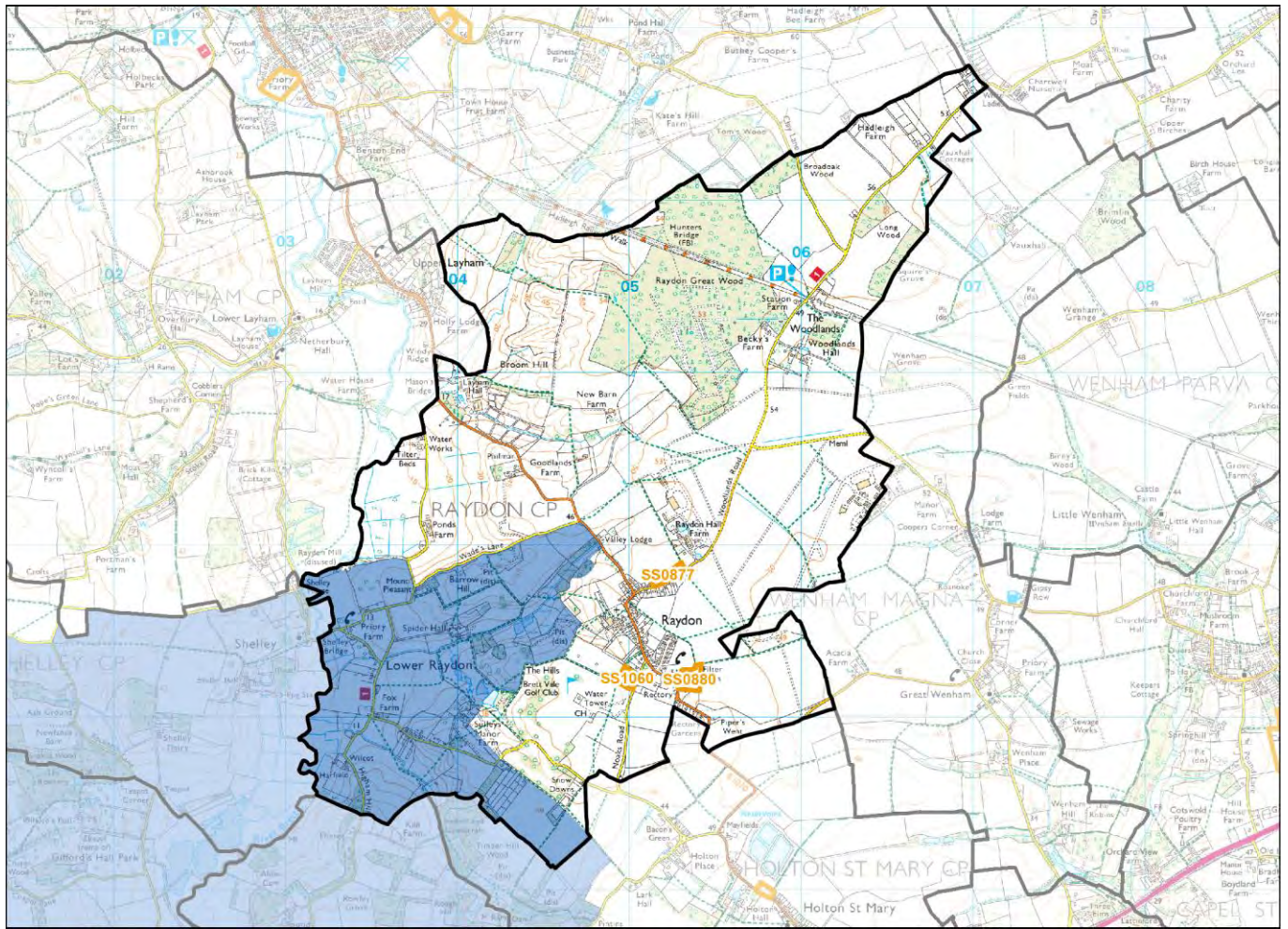





# Rattlesden

## Ratings Summary



# Raydon



 Employment  Residential  Dedham Vale AONB

**Site Name:** Land north of Woodlands Road,  
Raydon

**Main SS ID:** SS0877

**LA/LS ID:** SS0877 - LS01

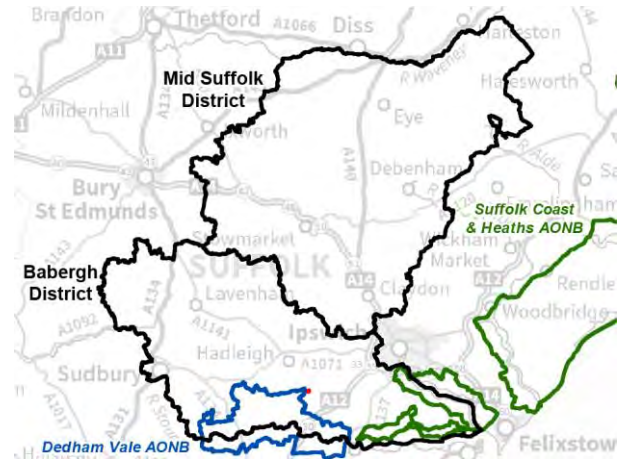
**Type:** SS0877 - Residential

**Parish:** Raydon

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a strip of land within a large open arable field which occupies flat land at an elevation of 50m AOD. The site is located adjacent to Woodlands Road. There is no field boundary adjacent to the road. There are no semi-natural features present within the site.

### Settlement form and edge

Moderate-high

Development would increase the perception of ribbon development along Woodlands Road, although there is already existing linear development on the southern side of the road. The settlement edge is relatively indistinct.

### Settlement setting

Moderate

The site contributes to the undeveloped setting of existing settlement; however, this is localised due to the small size of the site. Development of the site would result in a narrowing of the gap between Raydon and Raydon Hall Farm.

### Views

Moderate

The site is visually prominent from Woodlands Road due to the lack of boundary vegetation. There are long views across the adjacent countryside which include parts of the nationally designated Dedham Vale AONB landscape. Pylons mark views to the north.

### Perceptual qualities

Moderate

The undeveloped, agricultural land retains some of its rural character although it is also influenced by existing settlement and infrastructure which reduce tranquillity.

### Cultural and historical associations

Moderate

The HLC indicates that fields in this area are pre-18th century enclosure. Raydon Hall, a Grade II listed building, is located approximately 150m to the north-east of the site.

### Overall Landscape Sensitivity - Residential development

Moderate

The site is assessed as having moderate landscape sensitivity to residential development. Sensitive features include long views, rural character and the gap that site provides between Raydon and Raydon Hall Farm. Development is likely to exacerbate linear development along Woodlands Road. If this site were to be developed in combination with one of more sites around Raydon the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land east of The Street,  
Raydon

**Main SS ID:** SS0880

**LA/LS ID:** SS0880 - LS01

**Type:** SS0880 - Residential

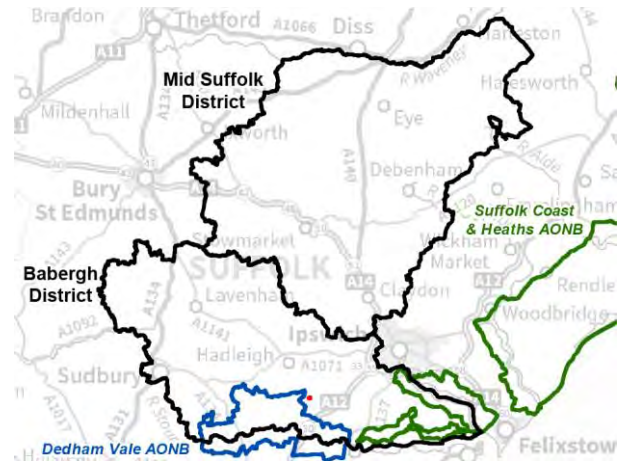
**Parish:** Raydon

**District:** Babergh

SS0880 has planning permission



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## Landscape Criteria

### Physical and natural character

**Moderate-low** A recently developed small col-de-sac housing estate (Dunningham Drive), formerly a small arable field enclosed by a mixture of hedgerows and ditches. The land is flat and located at an elevation of 50m AOD. Trees within field boundaries contribute to the semi-natural character of the area.

### Settlement form and edge

**Moderate-low** The current settlement has a dispersed, linear form. Development of this site encroaches slightly into the adjacent countryside but does not represent a step-change in the form of the settlement. The site is not located beyond a significant boundary feature.

### Settlement setting

**Moderate-low** The site formerly made a localised contribution to the rural setting of existing settlement, although this was limited due to the small size of the area. It does not contribute to the sense of separation between settlements.

### Views

**Moderate** There are views across the site from the B1070 and the footpath which follows the western and northern boundaries of the site. Views of the site from the open access area King George Playing Field to the west are screened by mature vegetation. There are expansive views across adjacent countryside to the east, enabled by the limited boundary vegetation.

### Perceptual qualities

**Moderate-low** The presence of trees/hedgerows and views of adjacent countryside contribute to the rural setting of the landscape. The proximity of existing development and traffic on the B1070 detract from the rural character.

### Cultural and historical associations

**Moderate-low** The HLC identifies fields to be 18th century and later enclosure. The site does not contain any known heritage features.

### Overall Landscape Sensitivity - Residential development

**Moderate-low** SS0880 has planning permission. The site is assessed as having low-moderate landscape sensitivity to residential development. Sensitive features include the trees within the field boundaries and long views across the site to adjacent countryside. If this site were to be developed in combination with one of more sites around Raydon the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land west of Noaks Road, Raydon

**Main SS ID:** SS1060

**LA/LS ID:**

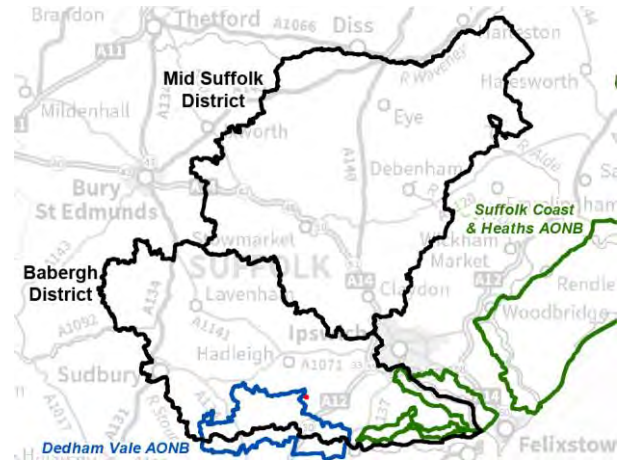
**Type:** SS1060 - Residential

**Parish:** Raydon

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises a small horse pasture field, located on flat land at approximately 50m AOD. The field contains numerous young in-field trees and is bound by a mixture of hedgerows, lines of trees and wooden fencing. An avenue of young oaks follows the northern access track.

### Settlement form and edge

Moderate-low

The site is located to the south of existing development in Raydon. 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 existing settlement edge is well vegetated and screened within the landscape, although the boundaries of the site are also well vegetated which 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

Public footpaths follow the western and southern boundaries of the site, enabling views across the site. Views out of the site are mostly limited by trees along the site boundaries.

### Perceptual qualities

Moderate

The presence of numerous in-field 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. The site lies around 300m to the east of the nationally protected landscape Dedham Vale AONB, although mature hedgerows prevent intervisibility with the site.

### Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. A Grade II listed building (Raydon House Nursing Home) is located less than 100m to the east of the site, on the opposite side of Noaks Road.

### Overall Landscape Sensitivity - Residential development

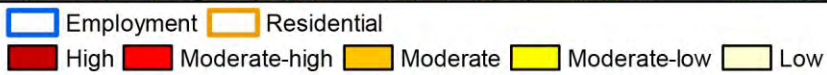
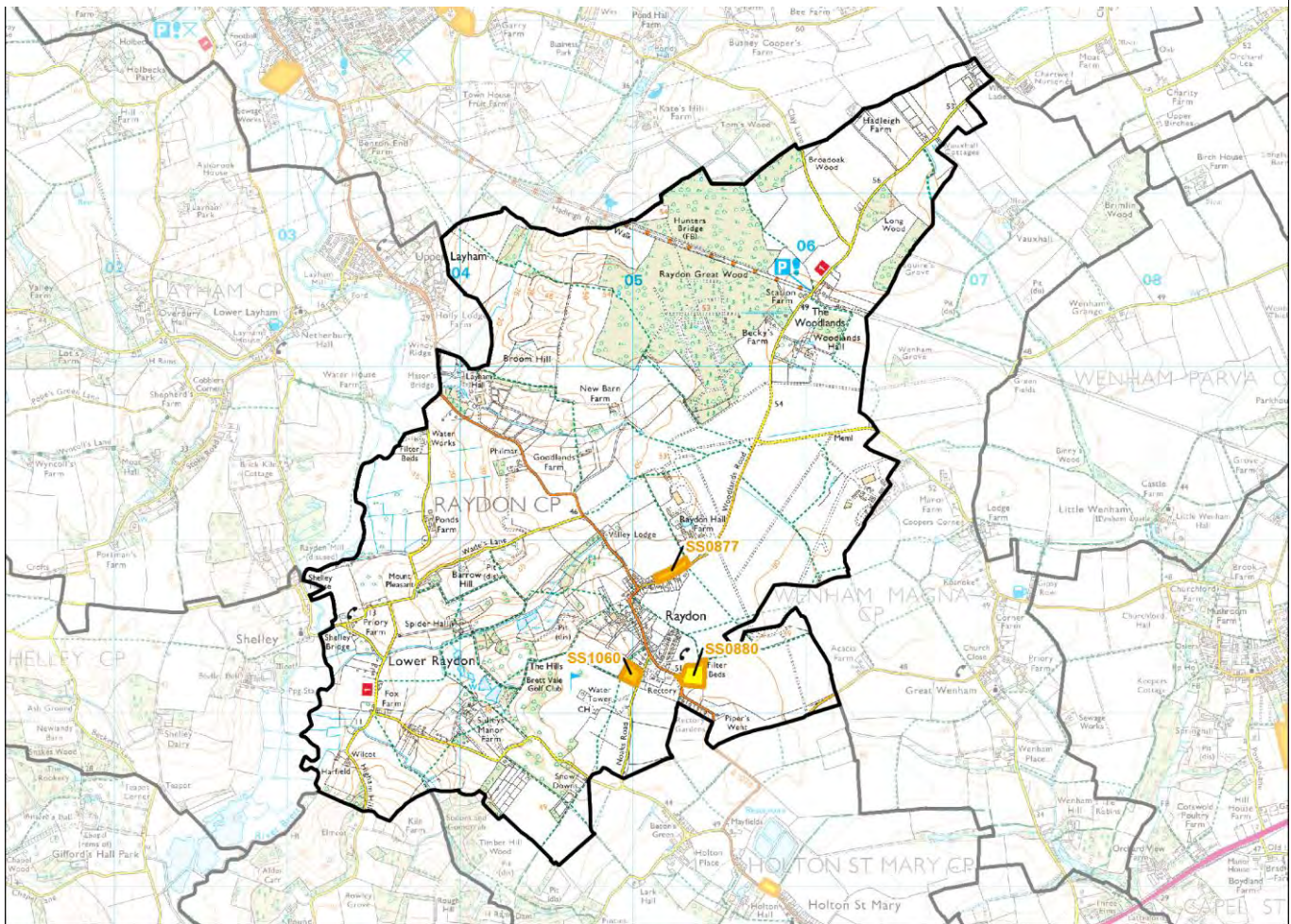
Moderate

The site is assessed as having moderate landscape sensitivity to residential development. Sensitive features include the presence of numerous in-field trees, undeveloped setting provided to existing settlements and surrounding public rights of way, as well as the sites proximity to parts of the nationally designated Dedham Vale AONB.

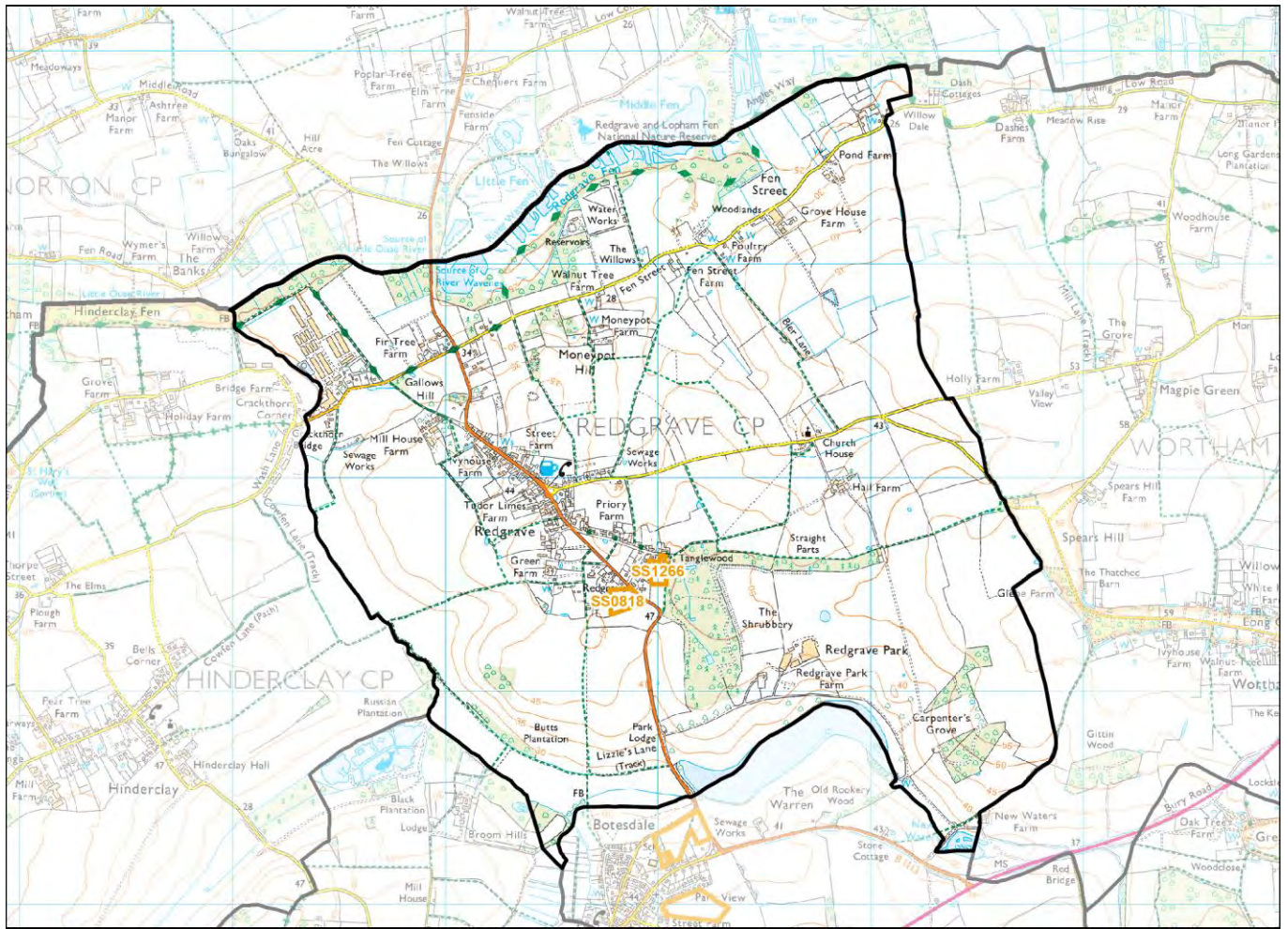
If this site were to be developed in combination with one of more sites around Raydon the cumulative landscape sensitivities and impact of development would need to be considered.

# Raydon

## Ratings Summary



# Redgrave



 Employment  Residential

**Site Name:** Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave

**Main SS ID:** SS0818

**LA/LS ID:** SS0818 - LS01

**Type:** SS0818 - Residential

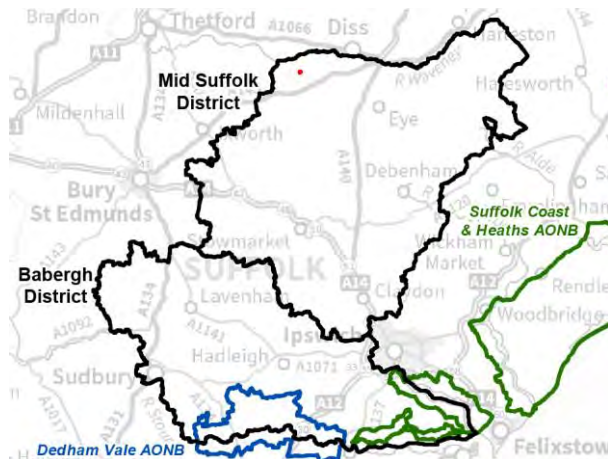
**Parish:** Redgrave

**District:** Mid Suffolk

SS0818 has planning permission



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## Landscape Criteria

### Physical and natural character

**Moderate-low** A small flat field, at an elevation of around 50m AOD. The site is bound by hedgerows and sub-divided into paddocks by post and wire fences. In places, hedgerows contain mature trees, whilst others are fragmented.

### Settlement form and edge

**Moderate-low** Development of the site would be in keeping with the existing settlement pattern of Redgrave and is unlikely to be perceived as significant expansion into the undeveloped countryside.

### Settlement setting

**Moderate-low** The landscape makes a positive contribution to the rural setting of the settlement, although this is limited by the small size of the site. Development of the site would not reduce the sense of separation between Redgrave and any surrounding settlements.

### Views

**Moderate-low** The site is visible from Hall Lane to the north-east and is overlooked by surrounding development to the north, east and west.

### Perceptual qualities

**Moderate-low** The site has a rural character, although this is slightly degraded by the disturbance from passing cars on Hall Lane. The site experiences dark night skies.

### Cultural and historical associations

**Moderate-high** The whole of the site is within Redgrave Conservation Area. One Grade II listed building is situated less than 150m west of the site, however intervisibility is screened by mature hedgerow vegetation. The HLC identifies the field pattern of the site to be a post-1950s agricultural landscape.

### Overall Landscape Sensitivity - Residential development

**Moderate** SS0818 has planning permission. The site has an overall moderate landscape sensitivity as its development would not facilitate a significant change in the settlement pattern of Redgrave or reduce the sense of separation between Redgrave and any surrounding settlements. Sensitivity of the site is increased by its location within the historically significant Redgrave Conservation Area. If this site were to be developed in combination with one or more sites around Redgrave the cumulative landscape sensitivities and impact of development would need to be considered.



**Site Name:** Land south of Half Moon Lane,  
Redgrave

**Main SS ID:** SS1266

**LA/LS ID:**

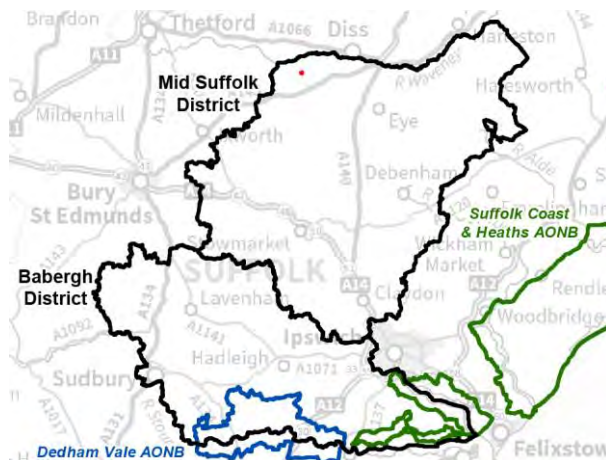
**Type:** SS1266 - Residential

**Parish:** Redgrave

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

Moderate-low

The site comprises part of two small grassland fields, bound by hedgerows containing mature trees. Tanglewood, an area of priority habitat deciduous woodland, marks the eastern boundary of the site. The site is flat at an elevation of around 50m AOD.

### Settlement form and edge

Moderate-low

Development of the site would be in keeping with the settlement pattern of Redgrave. Tanglewood to the east would contain and screen any development from the wider countryside.

### Settlement setting

Moderate-low

The landscape makes a positive contribution to the character of the settlement by providing an undeveloped rural backdrop, although this is limited by the small size of the site. Development of the site would not reduce the sense of separation between Redgrave and any surrounding settlements.

### Views

Moderate

The site provides a rural setting to the public footpath along its eastern edge. The site is also overlooked by existing residential properties to the north and west. Parts of the site are visible from Hall Lane to the south and Half Moon Lane to the north. Tanglewood visually encloses the east of the site.

### Perceptual qualities

Moderate

The site has an enclosed, rural and tranquil character, despite its position on the settlement edge. The site experiences dark night skies. There is occasional distant traffic noise from passing cars on Hall Lane to the south.

### Cultural and historical associations

Moderate-high

The whole of the site is within the Redgrave Conservation Area. There are two Grade II listed buildings; Well Cottage and Dennis Farmhouse situated to the north, overlooking the site. The HER identifies the site to be within Redgrave Green marked on J Hodkinson's map of Suffolk (1783). The HLC identifies the field pattern to be of post-1950s enclosure.

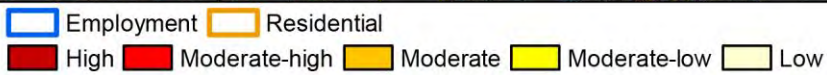
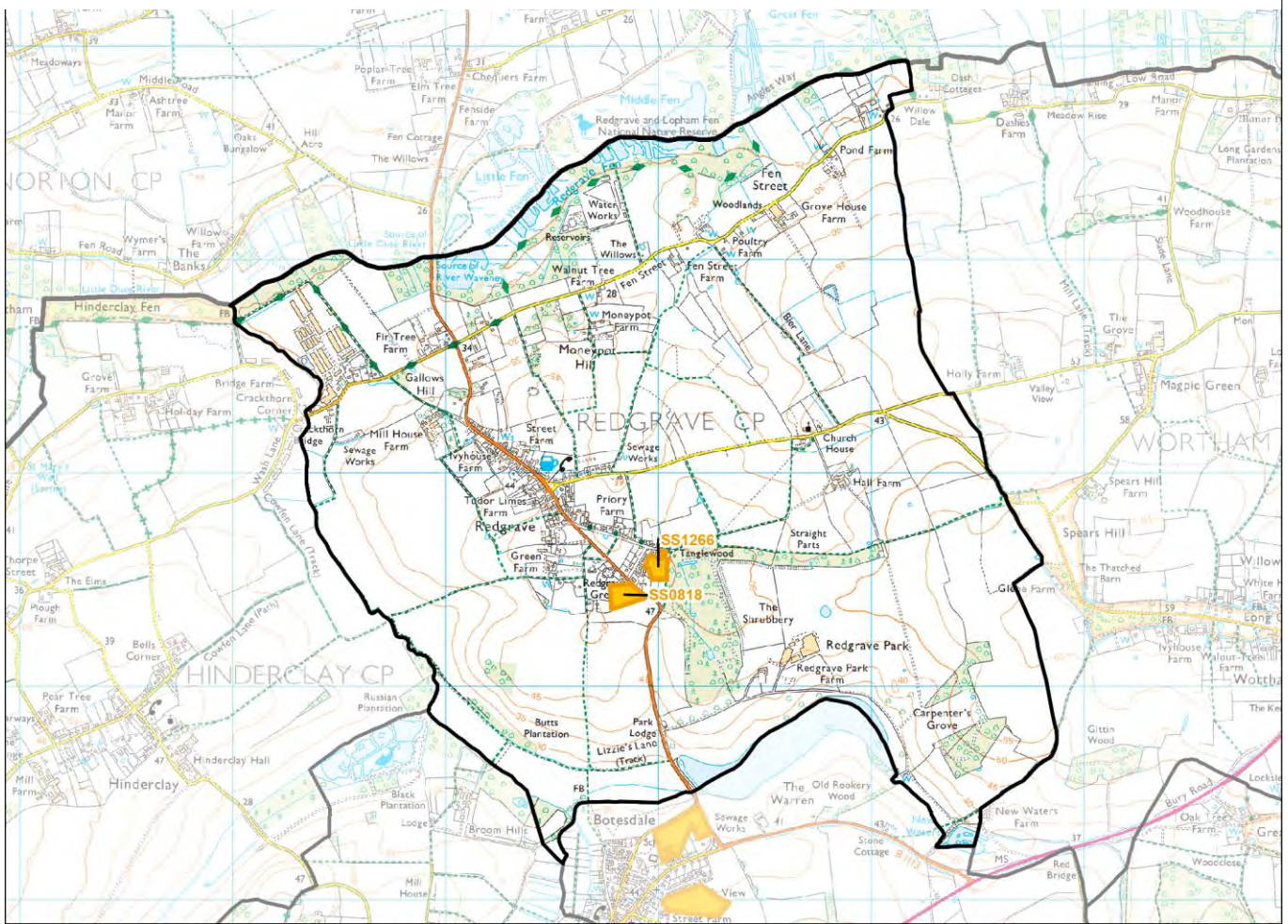
### Overall Landscape Sensitivity - Residential development

Moderate

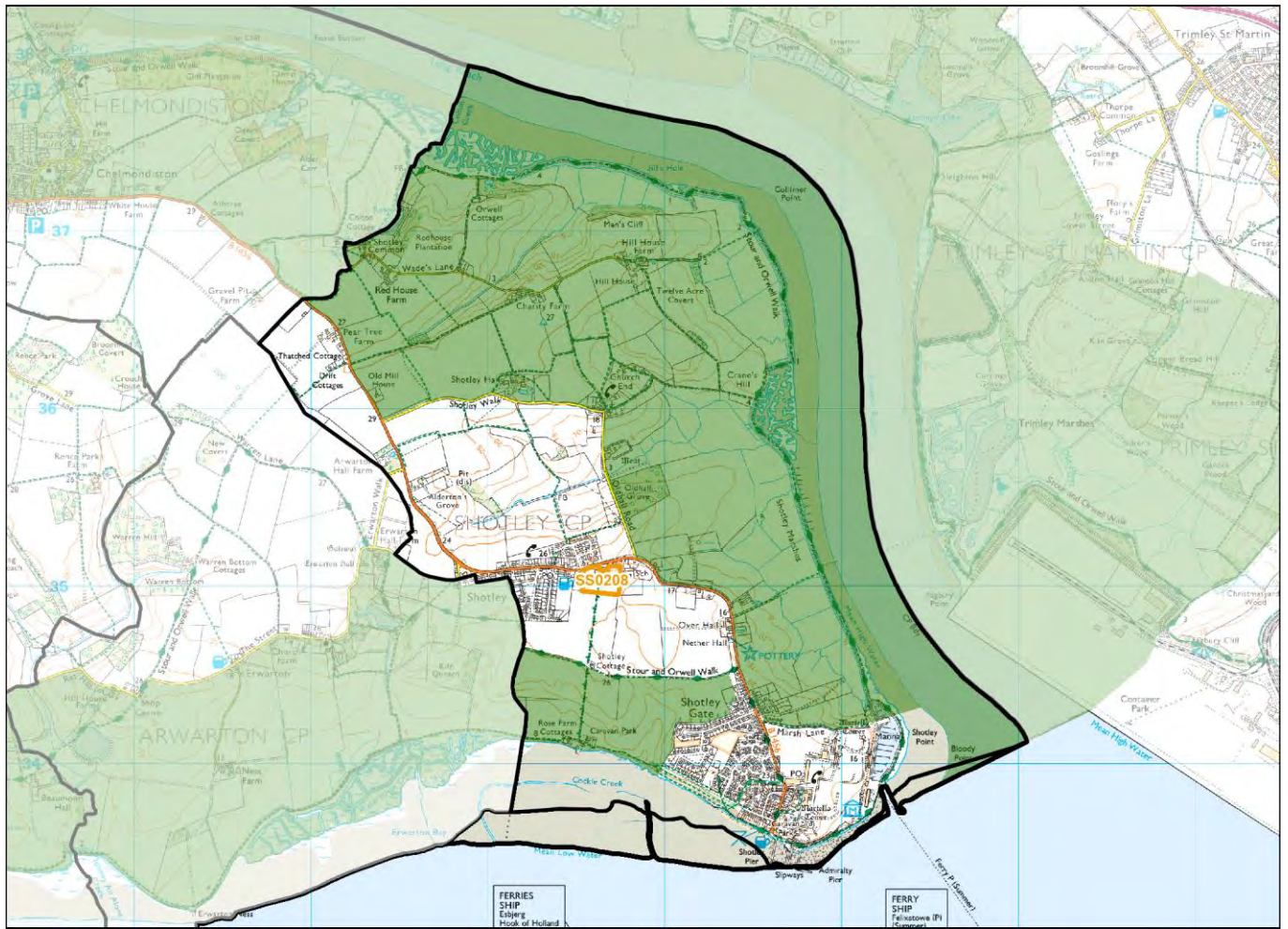
The site has an overall moderate landscape sensitivity. The sensitivity of the site is elevated by its position within the Redgrave Conservation Area and the rural setting it provides to existing development and a public footpath. Development of the site would be in keeping with the settlement pattern of Redgrave and would not reduce the sense of separation between Redgrave and any surrounding settlements, limiting overall landscape sensitivity. If this site were to be developed in combination with one or more sites around Redgrave the cumulative landscape sensitivities and impact of development would need to be considered.


# Redgrave

## Ratings Summary



# Shotley



 Employment  Residential  Suffolk Coast & Heaths AONB

**Site Name:** Land south of The Street,  
Shotley

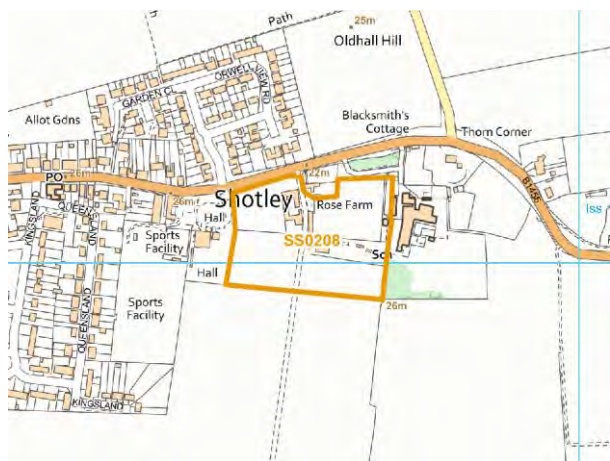
**Main SS ID:** SS0208

**LA/LS ID:** SS0208 - LA075

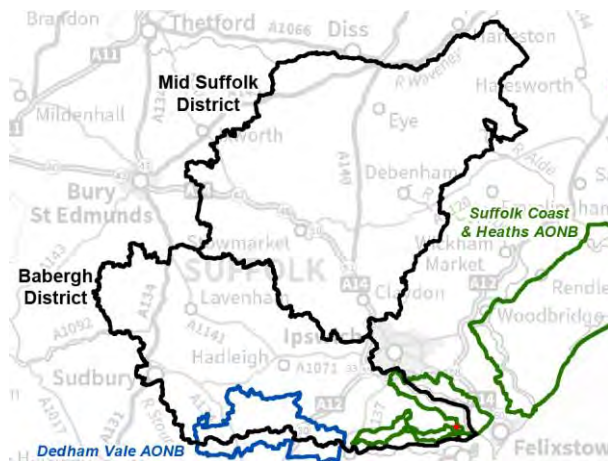
**Type:** SS0208 - Residential

**Parish:** Shotley

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises pasture land adjacent to Shotley. The land is flat at an elevation of 25m AOD. Fields are enclosed by low-cut hedgerows.

### Settlement form and edge

**Moderate-low** The site is located to the east of existing development in Shotley, between the residential edge and the school. There are no distinct settlement edge features. The existing settlement has a linear form which has evolved through further development. Development of this site would not be at odds with the settlement form, and would be seen as infill development between the community centre and the school.

### 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 to the countryside beyond from the B1456 due to the low boundary vegetation. There are also views across the site from the public right of way which crosses through the centre of the site. There are limited views from the Suffolk Coast and Heaths AONB to the south.

### Perceptual qualities

**Moderate** The site is rural, although has some association with the existing development in Shotley. The site is located north of the Suffolk Coast and Heaths AONB. Traffic from the B1456 detracts from tranquillity.

### Cultural and historical associations

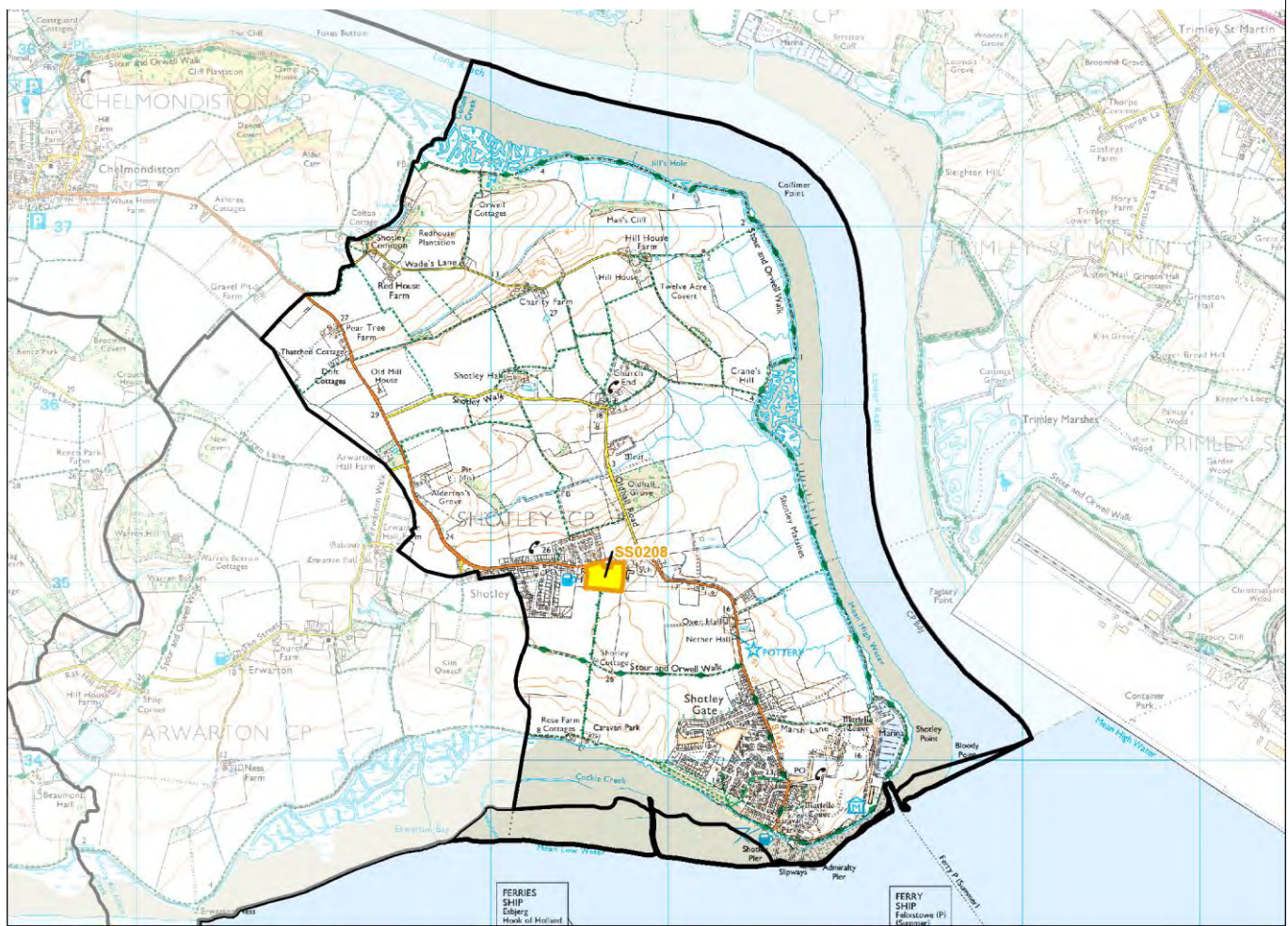
**Moderate** The HLC indicates that fields are 18th-century and later enclosure. Rose Farmhouse is a Grade II listed building located on the northern edge of the site. The HER indicates that some field boundaries are potentially part of a prehistoric or Roman field system

### Overall Landscape Sensitivity - Residential development

**Moderate-low** The site is assessed as having low-moderate landscape sensitivity to residential development. Sensitive features include the setting the landscape provides to existing development, long views across the site and setting provided to historic buildings including Rose Farmhouse. Development would not be at odds with the existing settlement pattern.

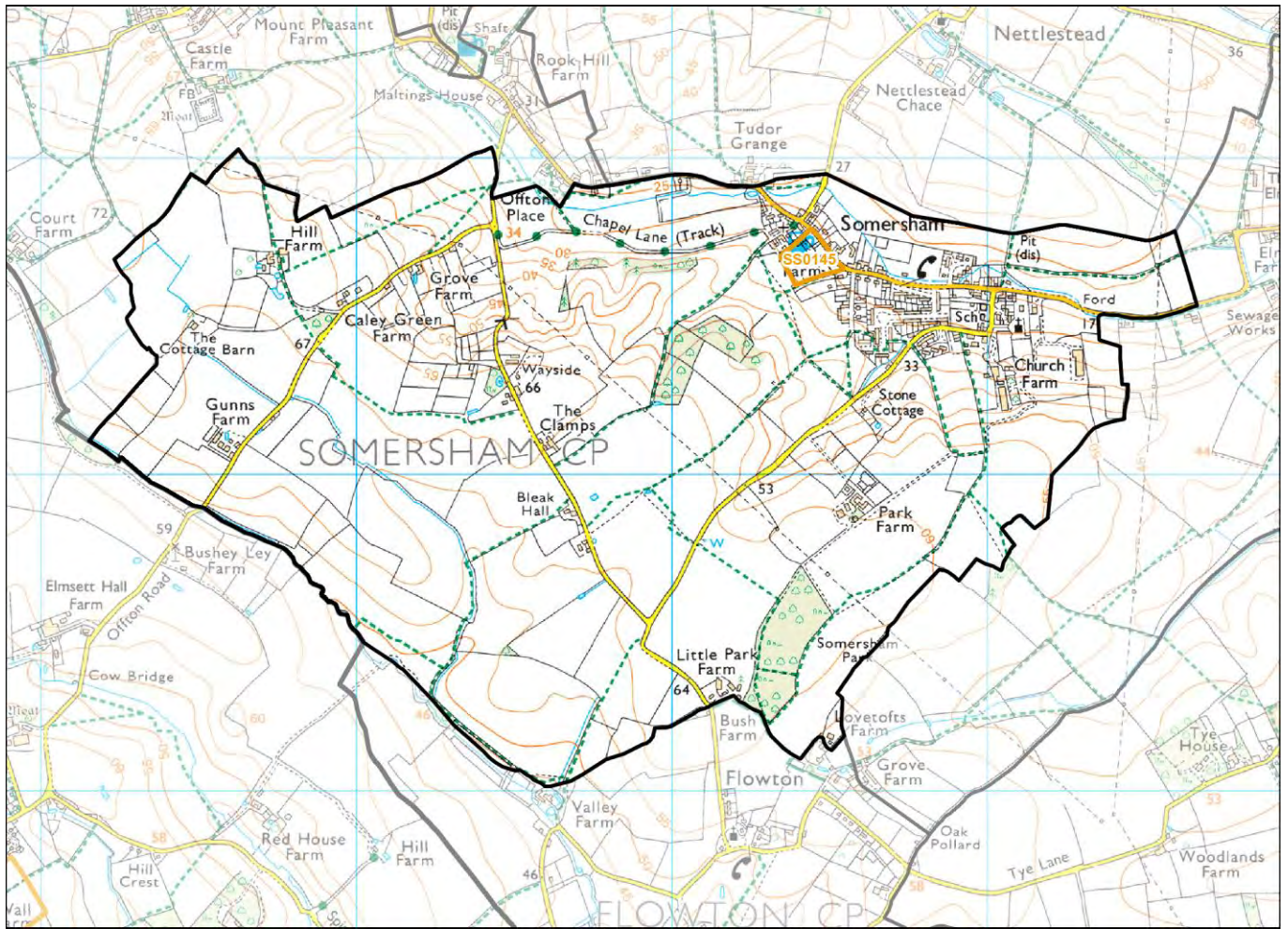
# Shotley

## Ratings Summary



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

# Somersham



■ Employment ■ Residential

**Site Name:** Land west of Main Road,  
Somersham

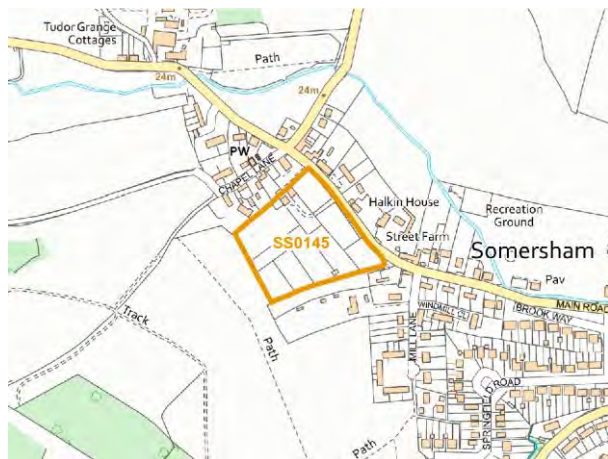
**Main SS ID:** SS0145

**LA/LS ID:** SS0145 - LS01

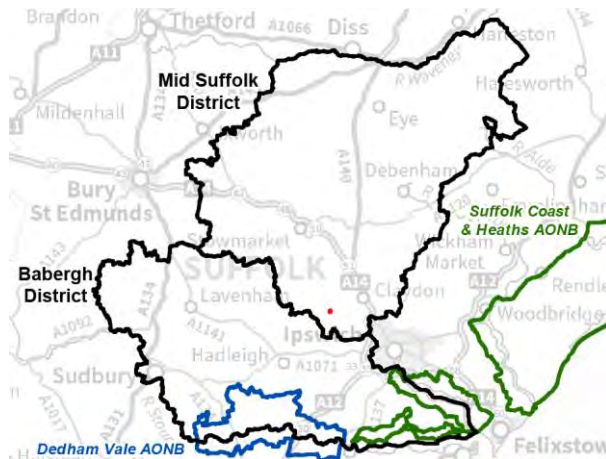
**Type:** SS0145 - Residential

**Parish:** Somersham

**District:** Mid Suffolk



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## Landscape Criteria

### Physical and natural character

**Moderate-low** The site comprises a series of gently sloping fields, sub-divided into paddocks by wooden fencing. Hedgerows mark the northern and southern boundaries. The site is relatively flat, between 25m AOD in the east and 30m AOD in the west. The site is elevated above Main Road.

### Settlement form and edge

**Moderate-low** Development of the site would be in keeping with the existing settlement pattern of Somersham, with existing residential development surrounding it to the north, south and east. The development of the site is unlikely to be perceived as a significant advancement into the surrounding countryside.

### Settlement setting

**Moderate** The site itself does not make a significant contribution to the setting of existing settlement or the sense of separation between settlements. However, development of the site may screen views of the locally distinctive slopes to the west of the existing settlement.

### Views

**Moderate-low** The open site is visible from Main Road to the south, although elevated above the road, and from the footpath running along the southern boundary. Views are also possible from the footpath to the west of the site. There is some intervisibility between the site and surrounding private residences. There are limited views to the slopes to the east, however the site is not visually prominent.

### Perceptual qualities

**Moderate-low** The site has a rural character although subdivision for horse pasture slightly clutters the landscape. The site has a strong association with elevated countryside to the west. The site experiences dark night skies, although it is slightly disturbed by passing traffic on Main Road to the east.

### Cultural and historical associations

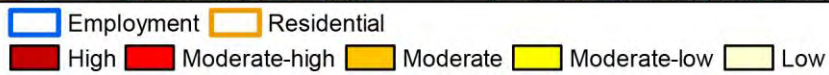
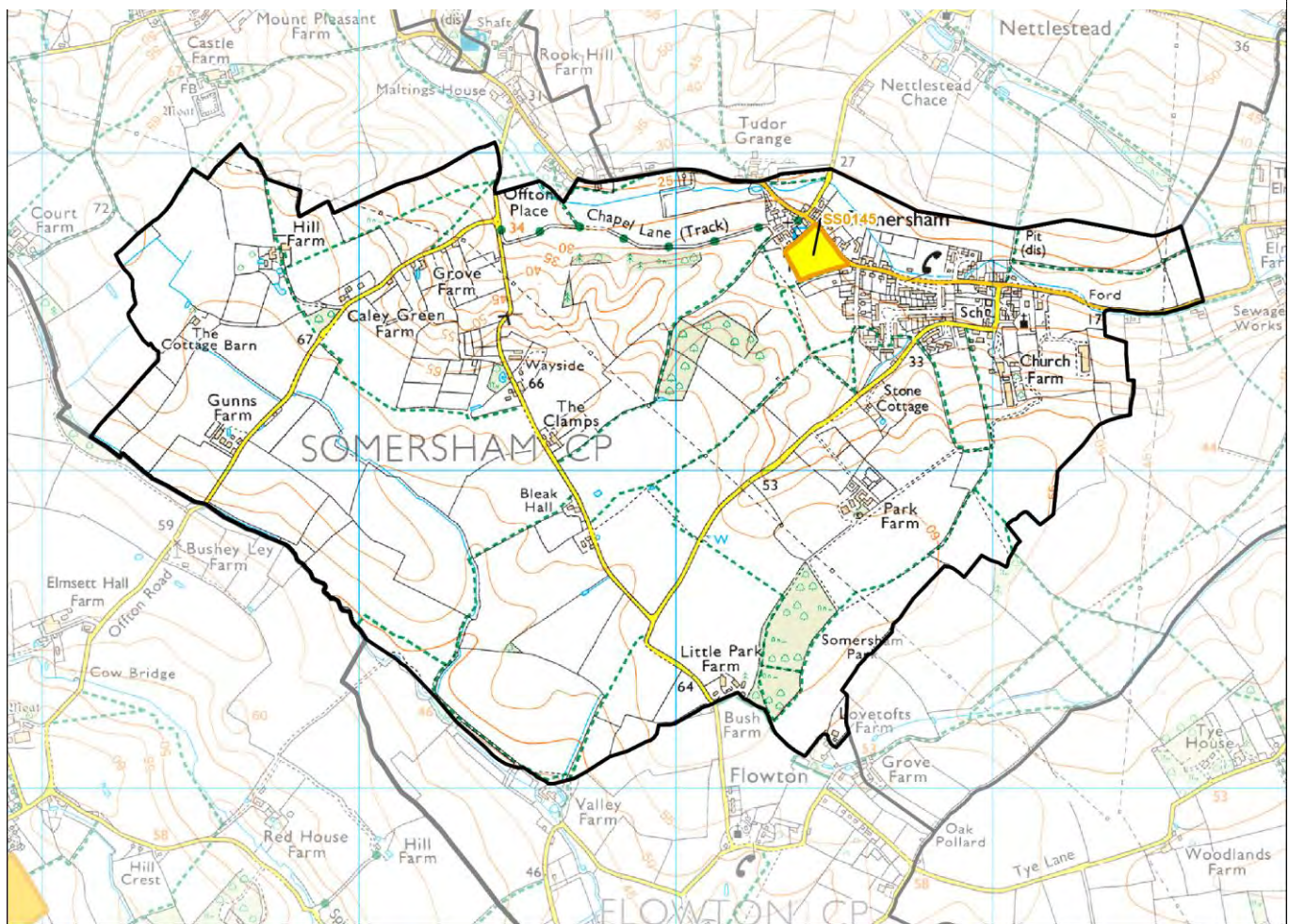
**Moderate** The site does not contain any features of cultural heritage interest. It is overlooked by two Grade II listed buildings; Kings Cottage to the east and The Duke of Marlborough Public House, and the site provides and open rural setting to these heritage assets. The HLC identifies the field pattern 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 not significantly alter the settlement form of Somersham or reduce the sense of separation between Somersham and any surrounding settlements. Sensitivity of the site is elevated by its open character, elevation above Main Road and the setting it provides to nearby listed buildings.

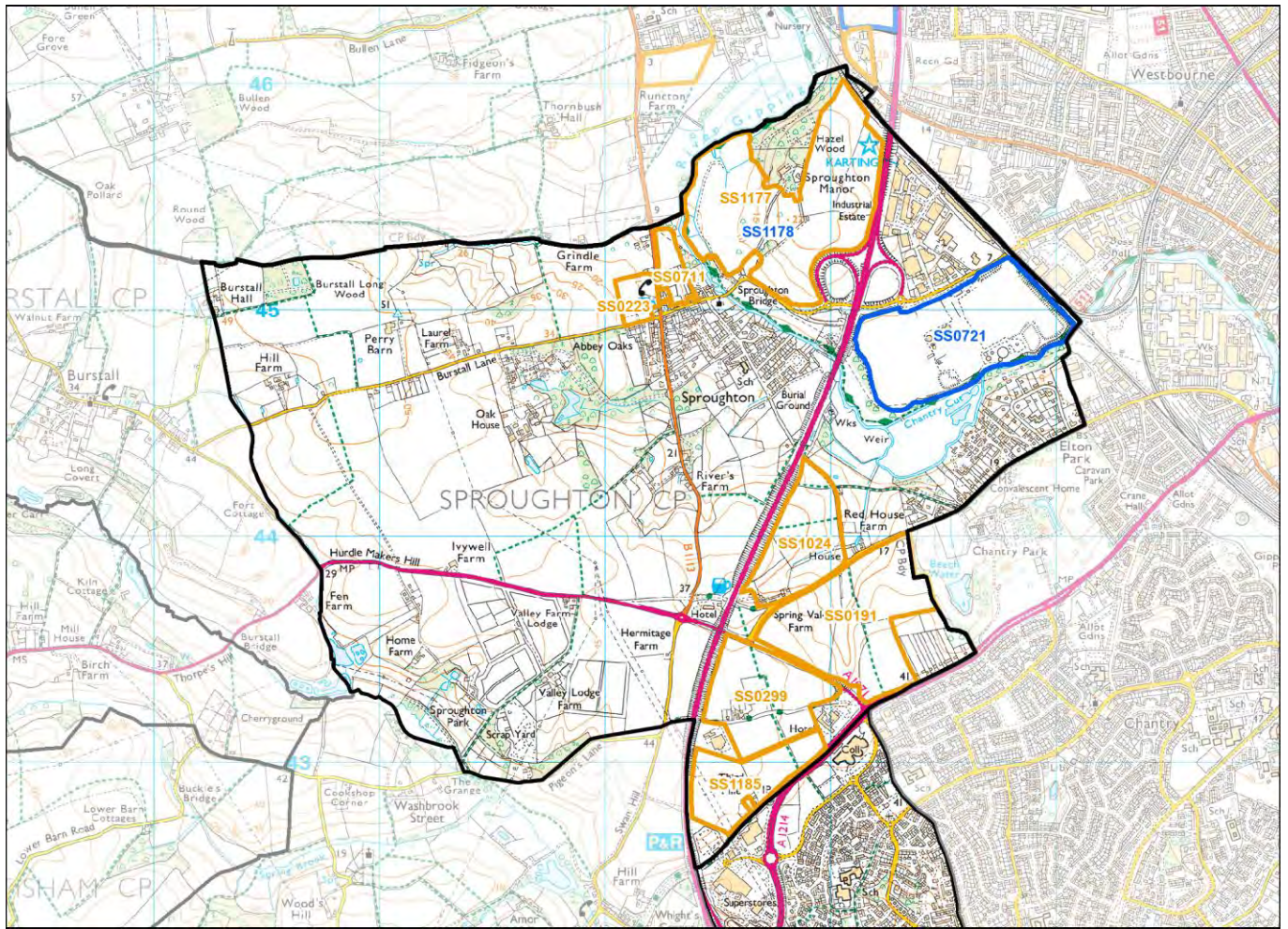
# Somersham

## Ratings Summary





# Sproughton



 Employment  Residential

**Site Name:** Sproughton Parish - SS0191, SS0954, SS1024

**Main SS ID:** SS0191

**LA/LS ID:** SS0191 - LA013  
SS0954 - LA013  
SS1024 - LA013

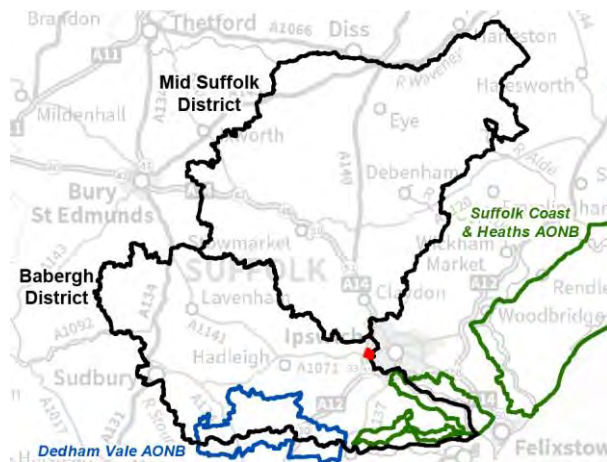
**Type:** SS0191 - Residential  
SS0954 - Residential  
SS1024 - Residential

**Parish:** Sproughton

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

An undulating landscape between 20-40m AOD formed of large arable fields. There are no recorded priority habitats within the sites, however there are mature trees lining the roads and some hedgerow trees. Hedgerows are fragmented, reinforced by post and rail fencing in some places and lost elsewhere.

### Settlement form and edge

Moderate

The sites are over 300m south of Sproughton, separated by the A14, and have no relationship with the village. SS0191 in the south is adjacent to the settlement edge of Ipswich, which is defined by the A1214 London Road dual carriage way and is open and exposed. The undulating landform within these sites is distinct from that of Ipswich, and development on these sites would be considered further linear ribbon development along the A1214 London Road, although would have a strong connection with Ipswich. New development is being built on the other side of the A14, and although there would be intervisibility between these sites and the new development there would be no relationship due to separation by the A14.

### Settlement setting

Moderate

The sites contribute to the sense of separation between the urban edge of Ipswich and the village of Sproughton. They also contribute to the wider rural setting of the settlements.

### Views

Moderate

This is a largely open landscape, although the undulating landform provides some enclosure. A number of rights of way cross these sites, enabling views across the landscape. There are views across the sites from the A1214, A1071, Hadleigh Road and Church Lane, and from the development along these roads.

### Perceptual qualities

Moderate

This is an open agricultural landscape impacted by the road network and settlement on the edge of Ipswich.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within these sites. The field pattern was formed by pre- and post-18th century enclosure, however much of this pattern has been lost. Grade II listed Chantry Park Registered Park and Garden lies to the east of SS0191. Grade II listed Springvale lies between SS0954 and SS1024, and Grade II listed Red House and its barn lie between SS1024 and SS0191. These sites provide a rural setting to these nationally important landscapes and buildings.

### Overall Landscape Sensitivity - Residential development

Moderate

SS0191, SS0954 and SS1024 are combined to make LA013.

These sites are assessed as having moderate sensitivity to residential development due to the undulating agricultural character, close proximity to heritage assets, and strong connection to Ipswich. The road network and lack of semi-natural features reduce sensitivity.

**Site Name:** Land at Poplar Lane,  
Sproughton

**Main SS ID:** SS0299

**LA/LS ID:** SS0299 - LA014

**Type:** SS0299 - Residential

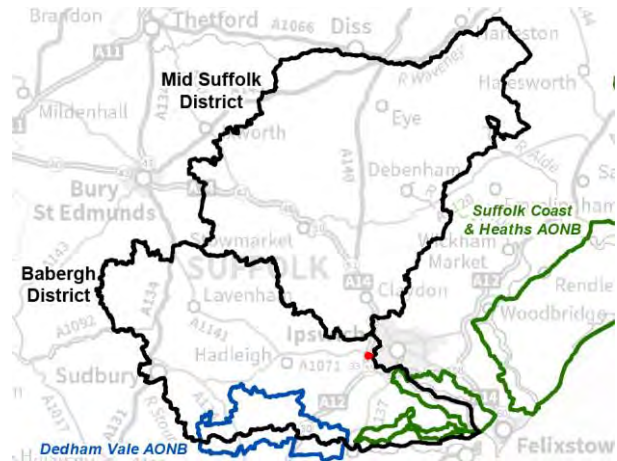
**Parish:** Sproughton

**District:** Babergh

SS0299 has planning permission



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat landscape around 40m AOD, formed of unmanaged land. A priority habitat deciduous woodland block is in the centre of the site. There are some mature trees along the A1071 and A14. All internal hedgerows have been lost. Much of the site has already been developed.

### Settlement form and edge

Moderate-low

The site is contained by the A14 to the west, and lies 190m north-east of Pinewood, Ipswich. The A124 London Road provides a distinct settlement edge to Ipswich. Development on this site would not have a relationship with the current settlement edge due to the A124 and intervening arable fields (SS1185). There are several large residential properties along Poplar Lane in west of the site.

### Settlement setting

Low

The site provides an undeveloped setting to the existing dwellings along Poplar Lane. The site does not provide a setting to the existing settlement edge of Ipswich due to the existing road and employment development. The site does not make a significant contribution to the sense of separation between settlements. The site is contained from the wider landscape by the A14 dual carriageway and A1071.

### Views

Moderate

This site has an open character, and there are clear views across the site and to Ipswich to the east and south. The woodland block limits some views to the south. A public footpath runs through the site, linking Poplar Lane and the A1071. There are clear views from the public right of way across the site. This is not a prominent site and there is limited intrusion on public views from the wider landscape.

### Perceptual qualities

Low

An open and unmanaged landscape heavily influenced by traffic noise from the A1214 and A14. The hotel complex and flood lights from the sports field to the south and views of electricity pylons and wires are intrusive elements.

### Cultural and historical associations

Moderate-low

The field pattern of the eastern site was formed by post-18th century enclosure, which has been interrupted by construction of the A1071. The site is on the former hamlet of Felchurch, and there are several cropmarks. The Grade II listed Poplar Farmhouse is within the site.

### Overall Landscape Sensitivity - Residential development

Low

SS0299 has planning permission. This site has low landscape sensitivity to residential development. Sensitivity is increased as the site contains a Grade II listed building: Poplar Farmhouse. Factors which decrease sensitivity include the presence of intrusive features including the A14 and A1214, flat landform and limited sensitive landscape features. Development on the site has already started.

Site Name: Sproughton - SS0223, SS0711

Main SS ID: SS0711

LA/LS ID: SS0711 - LA116

SS0223 - LA012

Type: SS0711 - Residential

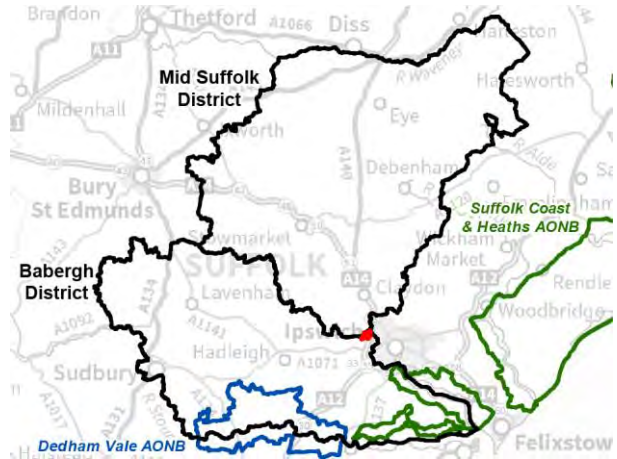
SS0223 - Residential

Parish: Sproughton

District: Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

A slightly sloping landscape between 5-15m AOD, rising north-west of Sproughton village in the Gipping Valley. There are no recorded priority habitats within the sites, however there are mature hedgerows along Loraine Way and along the boundaries of SS0711. Hedgerows in SS0223 have largely been lost and it is an open arable landscape.

### Settlement form and edge

Moderate-high

The sites lie north of the main part of Sproughton village. The northern settlement edge adjacent to SS0223 is contained by Burstall Lane. There is some ribbon development along Loraine Way and Lower Street, including a pub and caravan storage. Development at SS0711 may be perceived as a linear ribbon development along Loraine Way. Development on SS0223 would cross Burstall Lane and be a step change in the extension of Sproughton to the north.

### Settlement setting

Moderate

SS0711 provides a rural setting to the historic settlement core of Sproughton, and SS0223 provides a rural entrance to the village. The sites do not contribute to the separation of settlements although SS0711 provides open space between two areas of Sproughton north of Lower Street and a setting to the historic village core.

### Views

Moderate-low

There are no public rights of way within the sites. The sites are partially enclosed by hedgerows, and there are glimpsed views from Burstall Lane, Loraine Way and Lower Street where they are seen as a rural agricultural landscape on the edge of Sproughton, particularly SS0223 due to its sloping landform. The south of SS0223 contains the Burstall Lane Allotments. SS0711 includes views to the historic core/church.

### Perceptual qualities

Moderate-low

The sites are rural and partially enclosed by roadside and boundary vegetation. The local roads and proximity to Sproughton reduces tranquillity.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within the site. There are a number of Grade II listed buildings within Sproughton which have some visual connection to the sites, notably SS0711.

### Overall Landscape Sensitivity - Residential development

Moderate

These sites are considered to have moderate sensitivity to residential development due to the rural character of the undulating landform and proximity and connection to the settlement edge of Sproughton. Of the two sites SS0711 is of higher sensitivity due to its relationship with the historic core, while SS0223 is more visually exposed and perceived as part of the wider rural landscape. Any further expansion of this site, for example on the gently rising slopes west along Burstall Lane away from the existing settlement would be an issue.

**Site Name:** Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton

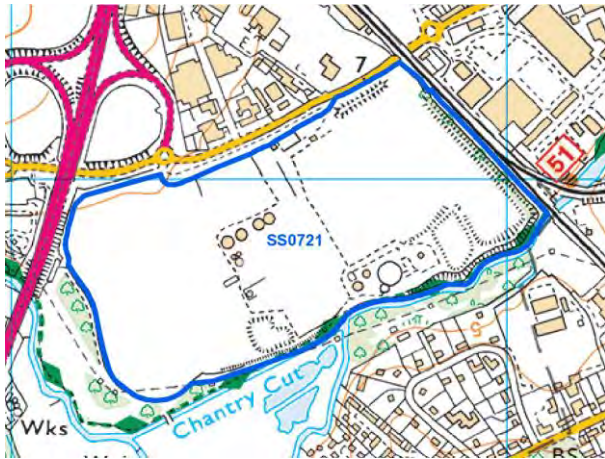
**Main SS ID:** SS0721

**LA/LS ID:** SS0721 - LA018

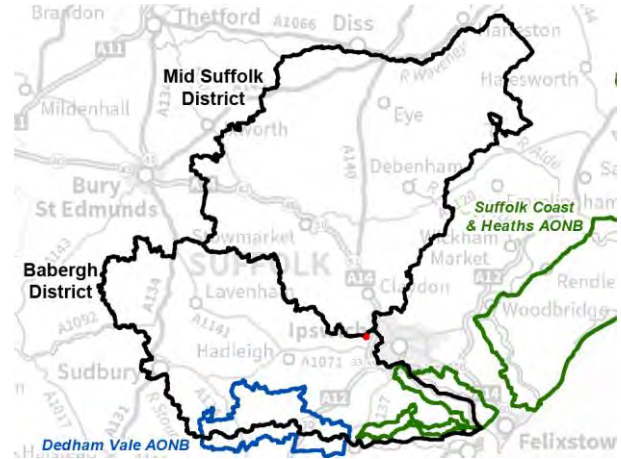
**Type:** SS0721 - Employment

**Parish:** Sproughton

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate-low

A flat area of previously developed land around 7m AOD, associated with the River Gipping floodplain. There are small areas of priority habitat deciduous woodland along the River Gipping in the south of the site. Mature trees line the eastern and north-eastern boundaries. The site is a former sugar beet factory and is currently under development, with some large warehouses already built.

### Settlement form and edge

Moderate-low

The site lies east of Sproughton village, and is separated from the settlement edge by the River Gipping and the A14. Development on this site would not have a relationship with the existing settlement form. The site lies to the south of the Farthing Road Industrial Estate, separated by Sproughton Road. The site is largely contained by vegetation along Sproughton Road and the A14. Large scale developments are visible from the low rise development in South Sproughton along the Gipping Valley

### Settlement setting

There is some relationship between the site and Sproughton, with large scale warehouse development visible from low rise residential development along the Gipping in south Sproughton. There is no relationship with development to the south-east, on the south side of the River Gipping.

### Views

Low

The site is largely enclosed by vegetation, limiting views from Sproughton Road, the A14 and the railway line. The Gipping Valley River Path long distance footpath runs along the River Gipping to the south of the site, and there are some limited views through vegetation into the site. These views detract from the semi-natural character and tranquillity of this section of the river corridor, which is otherwise undeveloped.

### Perceptual qualities

Low

The River Gipping to the south of the site provides a sense of semi-natural character. This is a disturbed landscape strongly influenced by past development, the A14, railway line and Sproughton Road. Traffic noise significantly disrupts the sense of tranquillity.

### Cultural and historical associations

Low

There are no designated heritage assets within or close to the site. The field pattern has no historic value.

### Overall Landscape Sensitivity - Employment development

Low

The site is considered to have low sensitivity to employment development as it is a flat landscape, disturbed by previous development, and is largely enclosed by vegetation along the boundary roads and from the River Gipping. Large scale development should be designed to minimise impact in local views and consider opportunities for further boundary screening and enhancement of the Gipping corridor.

**Site Name:** Sproughton - SS1177, SS1178

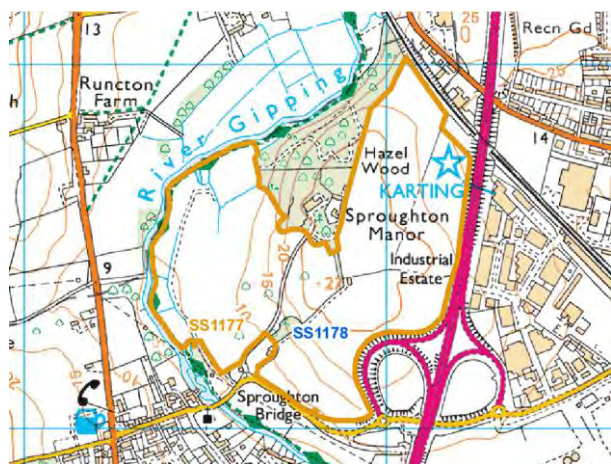
**Main SS ID:** SS1177

**LA/LS ID:**

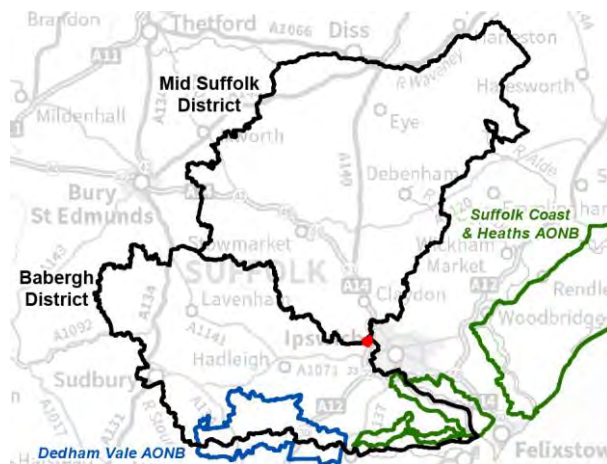
**Type:** SS1177 - Residential  
SS1178 - Employment

**Parish:** Sproughton

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Moderate

SS1177 and SS1178 occupy the same area. A small hill, rising from 5m to 27m AOD in the centre of the site rising up from the River Gipping in the valley to the west. There are small areas of priority habitat deciduous woodland within the site. Sproughton Road and the A14 are lined by mature vegetation. Hazel Wood in the north is adjacent to the site and contains priority habitat deciduous woodland, which is of ancient origin, and is locally designated as a County Wildlife Site.

### Settlement form and edge

Moderate-high

The site lies north-east of Sproughton village. The settlement edge is marked by the River Gipping and Sproughton Road. Development on this site would have a poor relationship with the existing settlement form, extending development up the shallow hillside, and crossing the River Gipping - which is a distinctive settlement boundary.

### Settlement setting

Moderate-high

The site is part of the rural setting to Sproughton, with the River Gipping creating a firm boundary to the settlement - although this area is largely screened from the village by vegetation it is part of a gap separating Sproughton as a distinct village from the A14 and eastern part of Ipswich.

### Views

Moderate-low

The Gipping Valley River Path Long Distance Footpath runs along the River Gipping, however views into the site are limited by vegetation and the rising topography. There are limited glimpsed views into the site from Sproughton Road. There are views into the site from Loraine Way to the west.

### Perceptual qualities

Moderate

The site is rural and largely enclosed by vegetation both within and outside of the site. The River Gipping along the western boundary provides a sense of separation from the wider landscape and is a tranquil, enclosed rural enclave. The A14, railway and adjacent industrial estate reduce tranquillity to the east.

### Cultural and historical associations

Moderate

There are no recorded heritage assets within the site. The site is recorded as historic wet meadows associated with the river. Grade II listed Sproughton Manor lies adjacent to the site within Hazel Wood. There are a number of listed buildings within Sproughton adjacent to the site including the Grade II\* listed All Saints Church.

### Overall Landscape Sensitivity - Residential development

Moderate-high

SS1177 is considered to have moderate-high sensitivity to residential development due to the prominent sloping topography, rural character and proximity to the settlement edge of Sproughton and historic and natural assets. Development here would cross the natural boundary of the Gipping Valley and close the current gap between Sproughton and Ipswich.

### Overall Landscape Sensitivity - Employment development

Moderate-high

SS1178 is considered to have moderate-high sensitivity to larger-scale employment development due to the prominent sloping topography, rural character and proximity to the low-density and low-rise settlement of

Sproughton, and the fact it would cross the River Gipping and close the gap and sense of separation with Ipswich.

### **Landscape mitigation**

There is limited mitigation that would make development acceptable in landscape terms due to its prominence and relationship to the Gipping Valley/Sproughton. Any development would need to be:

Closely related to the A14 corridor

Avoid the prominent hilltop

Avoid the slopes of the Gipping Valley maintaining the valley gap with Sproughton

Opportunities for boundary screening and enhancement of the Gipping Corridor and extending/buffering of Hazel Wood.



**Site Name:** Land to the south of Poplar Lane,  
Sproughton

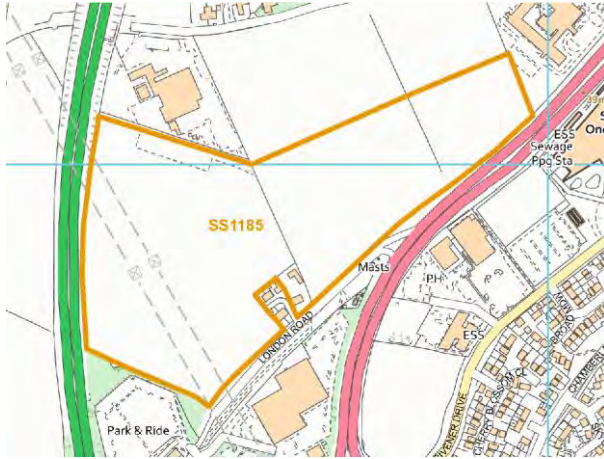
**Main SS ID:** SS1185

**LA/LS ID:**

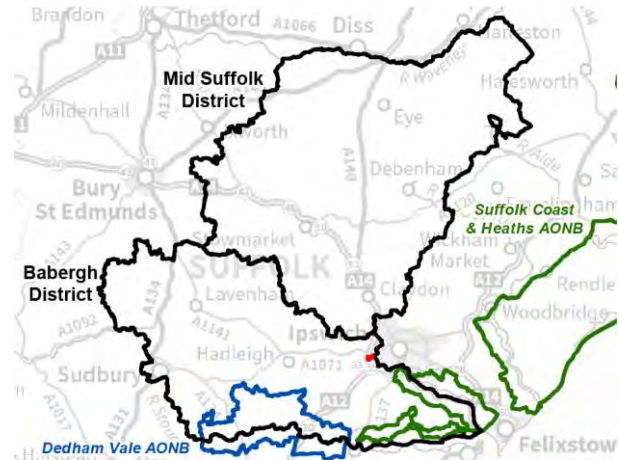
**Type:** SS1185 - Residential

**Parish:** Sproughton

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Low

A flat landscape between 35 and 40m AOD, formed of unmanaged fields. There are no recorded priority habitats within the site. There are some mature trees along London Road in the south, and on the edge of the Holiday Inn site to the east. Some internal hedgerows have been lost.

### Settlement form and edge

Moderate-low

The site lies to the north-east of Pinewood, Ipswich. The A124 London Road provides a distinct settlement edge to Ipswich, and separates the site from the settlement. New development is taking place to the north of the site (within SS0299) and development on this site will be in keeping with that. Development on this site would also offer the opportunity to soften the development edge around the superstores and along the A1214.

### Settlement setting

Low

The site provides no contribution to the setting of existing development due to the presence of existing road and employment development. The site does not make a significant contribution to the sense of separation between settlements and is contained from the wider landscape by the A14 dual carriageway.

### Views

Moderate-low

This site has an open character, and there are clear views across the site from adjacent roads. Views from the south are contained by scrubby vegetation along the A1214 London Road. A public footpath runs through the site, linking the A1214 and A1071. London Road is also a local cycleway. There are clear views from the public rights of way across the site. This is not a prominent site and there is little intrusion on public views from the wider landscape.

### Perceptual qualities

Low

An open and undeveloped landscape with a neglected character, impacted by traffic noise from the A1214 and A14. The nearby park and ride, superstore, flood lights from the sports field to the south and electricity pylons and wires are intrusive elements.

### Cultural and historical associations

Moderate-low

The field pattern of the site was formed by pre-18th century enclosure, and this pattern is partially intact. The site is on the former hamlet of Felchurch. There are no designated heritage features within the site.

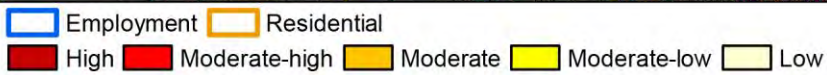
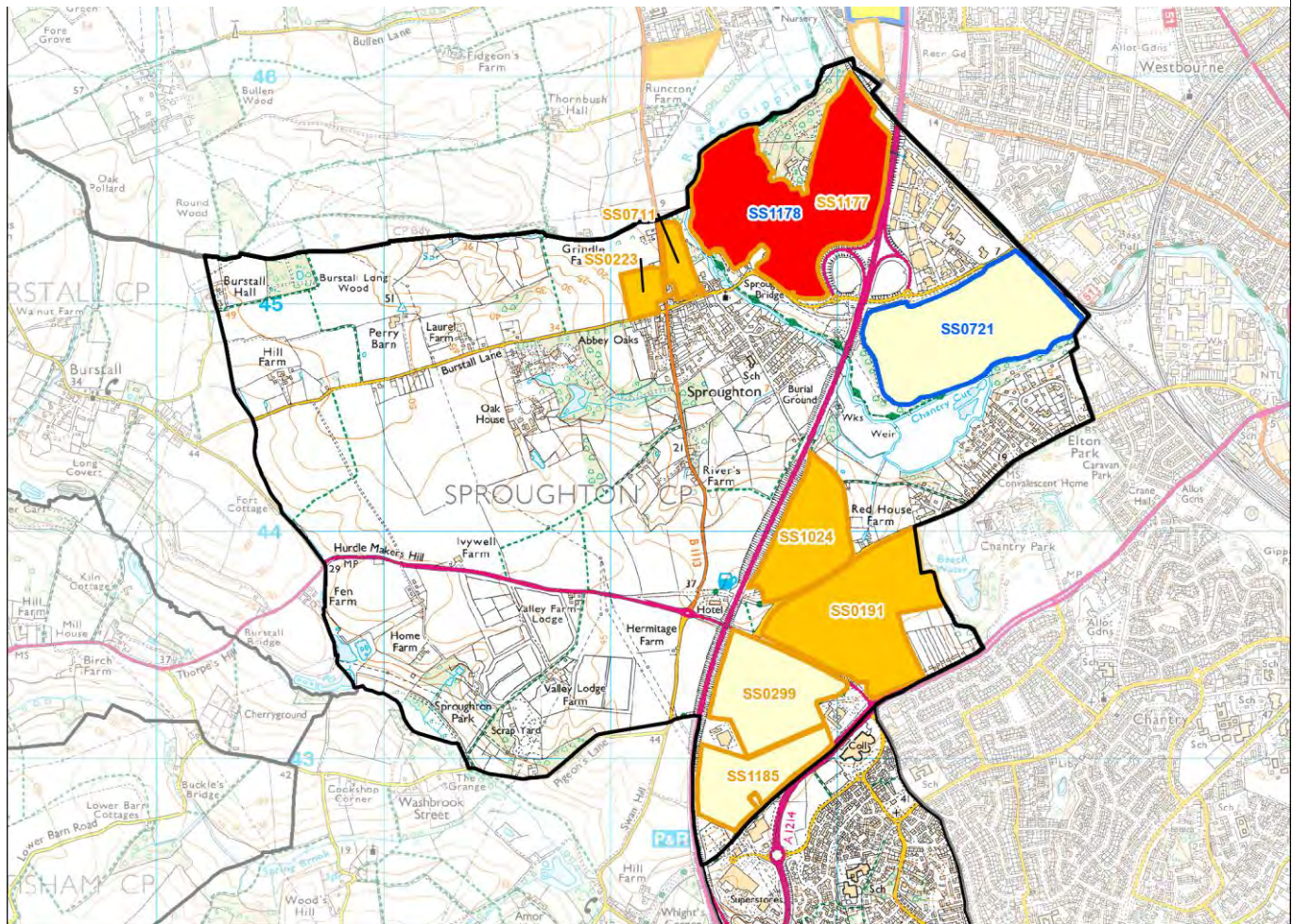
### Overall Landscape Sensitivity - Residential development

Low

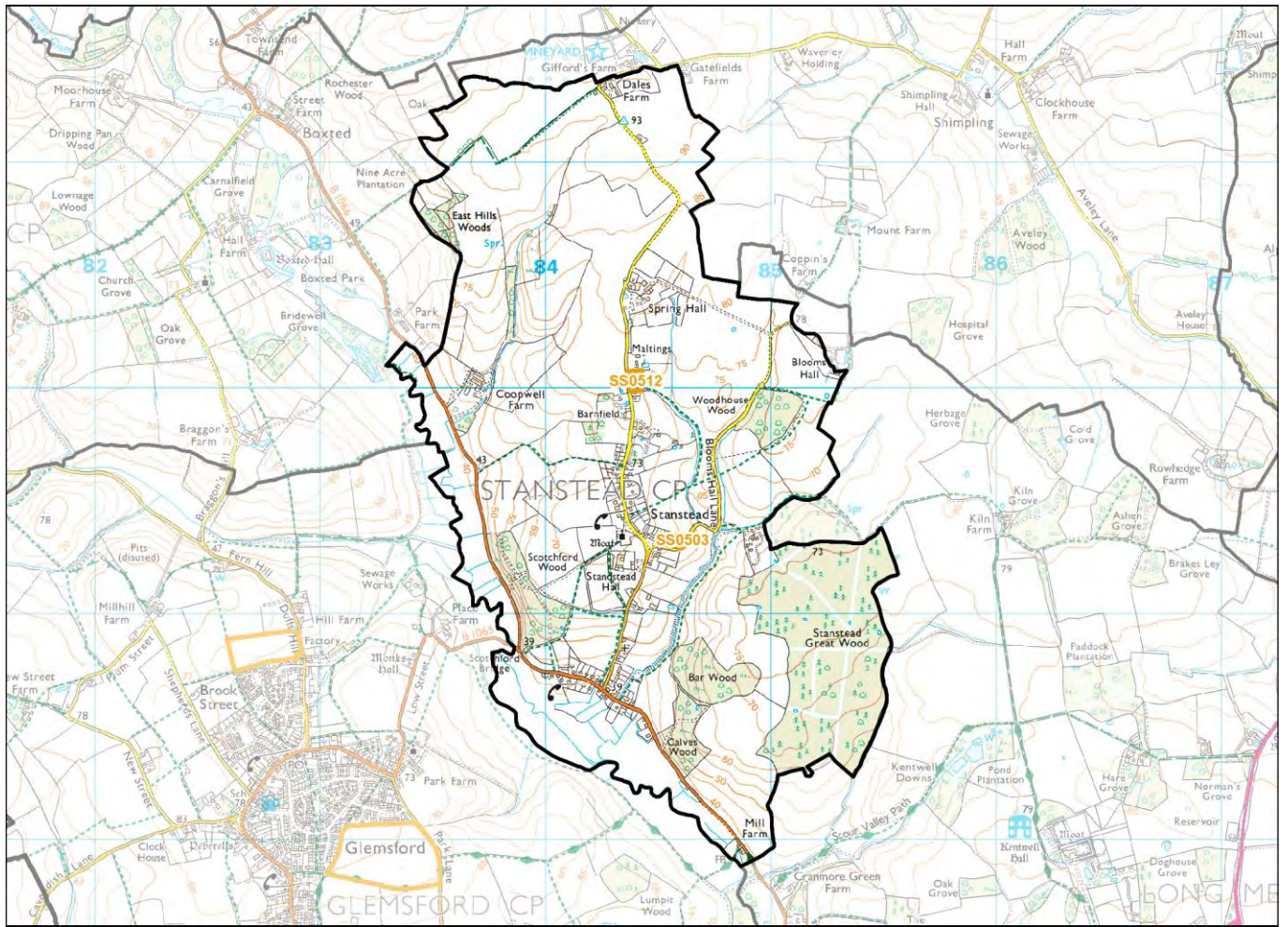
This site has low landscape sensitivity to residential development. The unmanaged flat landscape would have a good relationship with development taking place on SS0299, and has the opportunity to soften the edge of the superstores and the A1214.

# Sproughton

## Ratings Summary



# Stanstead



Employment Residential

**Site Name:** Land north-east of Valley View,  
Stanstead

**Main SS ID:** SS0503

**LA/LS ID:**

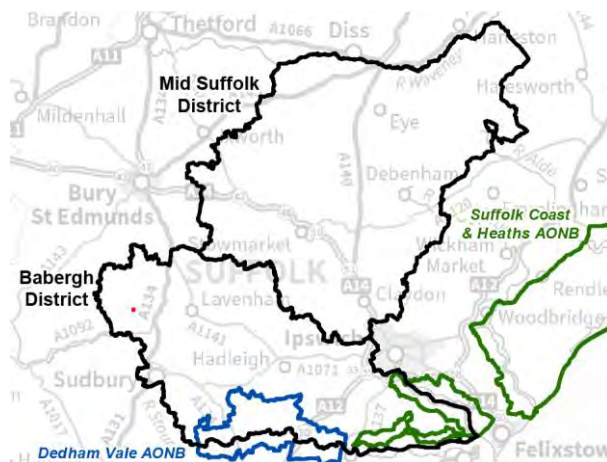
**Type:** SS0503 - Residential

**Parish:** Stanstead

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Low

A flat landscape around 65m AOD, formed of amenity grassland. There are no recorded priority habitats within the site. There is a hedgerow along Blooms Hall Lane and small areas of scrub in the north-east and south-west corners of the site.

### Settlement form and edge

Low

The site occupies an open grass area east of Stanstead next to a block of garages. The settlement edge is open onto the site, and the landscape is strongly associated with Stanstead. Development on this site would not be perceived as an extension into the countryside and would be in keeping with the broadly linear settlement form of Stanstead.

### Settlement setting

Moderate-low

The site provides a limited positive contribution as an open space adjacent to the settlement edge of Stanstead. The site does not contribute to the separation of settlements due to distance.

### Views

Moderate-low

This site is partially enclosed by low hedgerows along Blooms Hall Lane and the neighbouring development at Valley View. There are no public rights of way in or near to the site. Views into the site are only possible from the surrounding housing. This is not a visually prominent landscape. Views east from the site extend over the undeveloped countryside of the nearby stream valley.

### Perceptual qualities

Moderate-low

A partially open area of amenity grassland with few scenic qualities. This is a relatively tranquil area with a good experience of dark skies. The site has a strong association with the open countryside to the east with scenic views over the stream valley.

### Cultural and historical associations

Low

The HLC records the site as part of a meadow or managed wetland. There are no recorded heritage assets within or close to this site. The Grade II\* listed Church of St James lies around 200m to the west of the site although there is no intervisibility.

### Overall Landscape Sensitivity - Residential development

Low

This site is considered to have an overall low sensitivity to residential development due to its perception as part of the settlement of Stanstead, and enclosure from the wider landscape. Factors which increase sensitivity are the rural and tranquil qualities of the landscape and intact hedgerow along Blooms Hall Lane. If this site were to be developed in combination with one of more sites around Stanstead the cumulative landscape sensitivities and impact of development would need to be considered.

**Site Name:** Land east of Upper Street, Stanstead

**Main SS ID:** SS0512

**LA/LS ID:** SS0512 - LS01

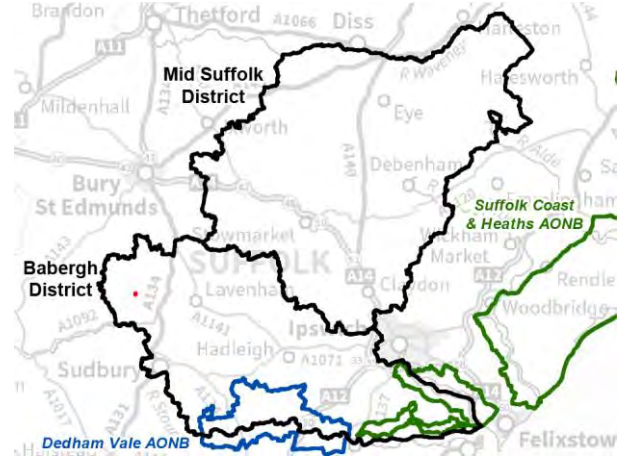
**Type:** SS0512 - Residential

**Parish:** Stanstead

**District:** Babergh



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## Landscape Criteria

### Physical and natural character

Low

An almost flat landscape at around 65m AOD, formed of part of an arable field. There are no recorded priority habitats within the site. There are hedgerows on the northern and southern boundaries, but these have been lost along Upper Street.

### Settlement form and edge

Moderate

The site lies 250m north of the settlement edge of Stanstead. Stanstead village has a linear settlement form, and there are a number of farmsteads and isolated houses on Upper Street leading out of Stanstead. Development on this site would not relate to Stanstead village, however it would be in keeping with linear development along Upper Street.

### Settlement setting

Moderate-low

The site provides a positive contribution as an open rural landscape on the approach to Stanstead. The site contributes to the separation between individual houses on Upper Street however it does not make a significant contribution to the sense of separation between settlements.

### Views

Moderate-low

This site is open along Upper Street, and there is a public right of way along the southern boundary with clear views into the site. This is not a visually prominent site and there are no views of the site from Stanstead village.

### Perceptual qualities

Moderate

An open rural landscape with a good experience of dark skies and relatively high tranquillity, with minimal human disturbance.

### Cultural and historical associations

Moderate

The field pattern was formed by pre-18th century enclosure which is still largely intact. There are no recorded heritage assets within this site. There are Grade II listed buildings to the north and west of the site. The site provides some contribution as a rural setting to these historic buildings. Views from the Grade II listed Maltings building to the north are partially screened by mature hedgerow boundaries.

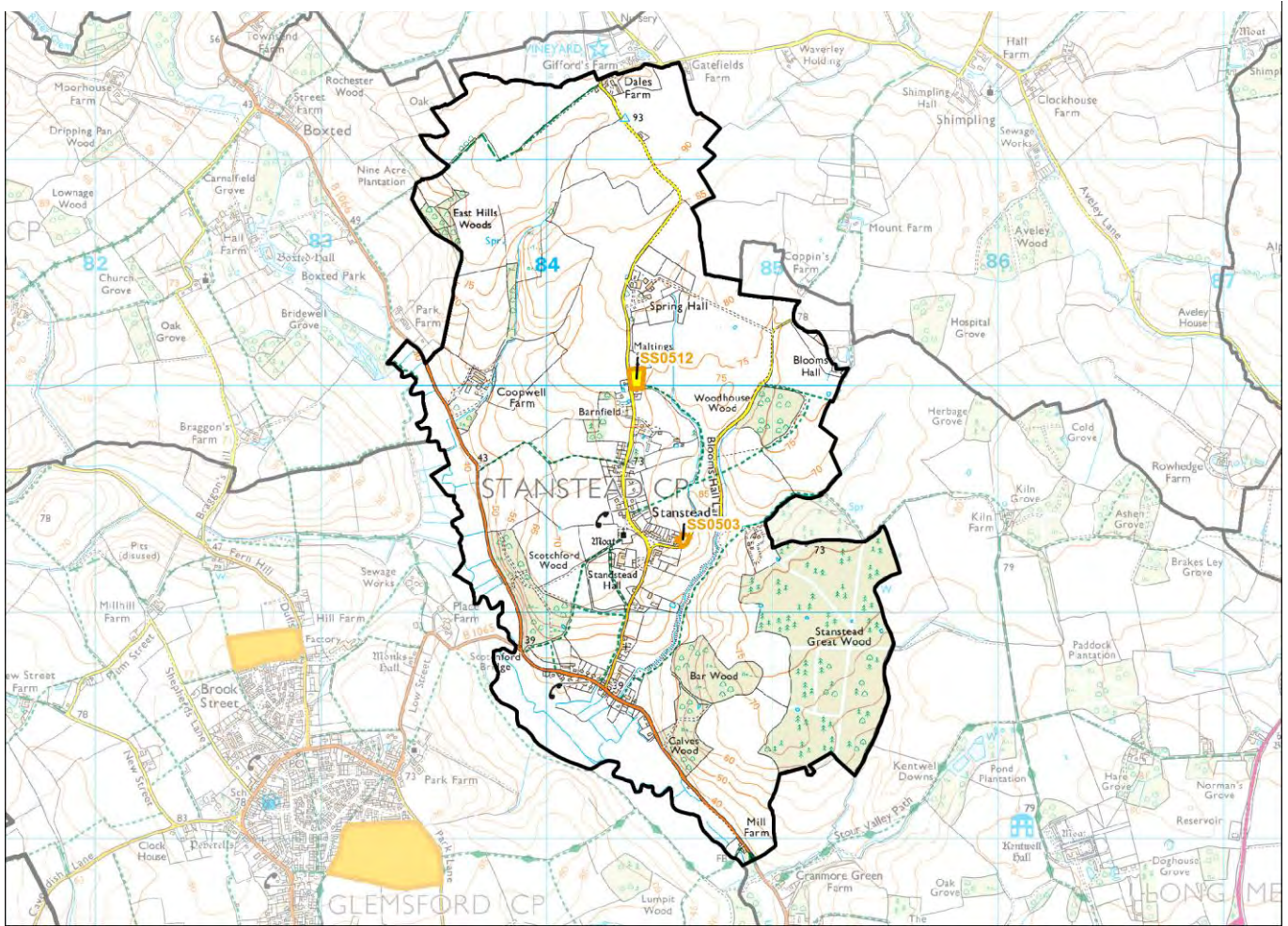
### Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to residential development. Sensitive features include its open and tranquil character and rural setting provided to historic buildings. If this site were to be developed in combination with one of more sites around Stanstead the cumulative landscape sensitivities and impact of development would need to be considered.

# Stanstead

## Ratings Summary



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