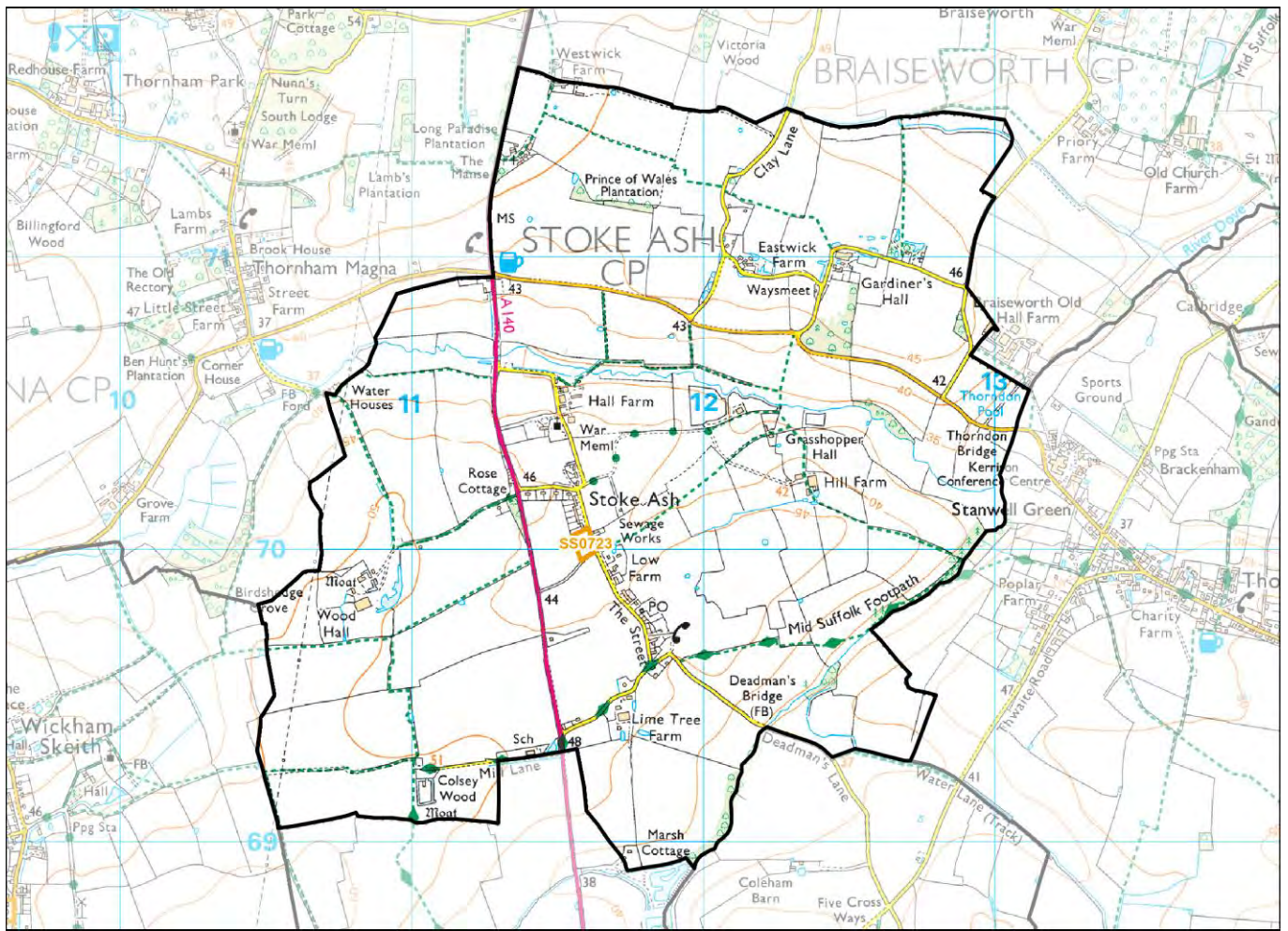


Stoke Ash



 Employment  Residential

Site Name: Land to the west of The Street,
Stoke Ash

Main SS ID: SS0723

LA/LS ID: SS0723 - LS01

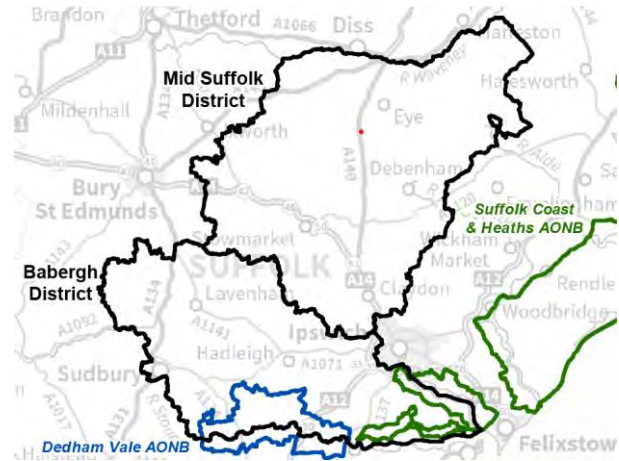
Type: SS0723 - Residential

Parish: Stoke Ash

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 45m AOD, formed of an arable field. There are no recorded priority habitats within the site. There are mature trees on the northern, southern and eastern boundaries.

Settlement form and edge

Moderate-low The site lies south and west of existing development in Stoke Ash. Stoke Ash is a linear settlement, however current development is on opposite sides of The Street and properties do not face each other. Development would not be perceived as extension into the countryside.

Settlement setting

Moderate-low The site provides a contribution as an agricultural landscape within Stoke Ash, although this is limited due to the small size of the site. The site does not contribute to the separation of separate settlements.

Views

Moderate-low The site has a largely open character, with views from The Street limited in the south-east by vegetation. There is no public access to this site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate A largely open rural landscape, with a good experience of dark skies and tranquillity. Traffic noise from the A140 to the west impacts the site.

Cultural and historical associations

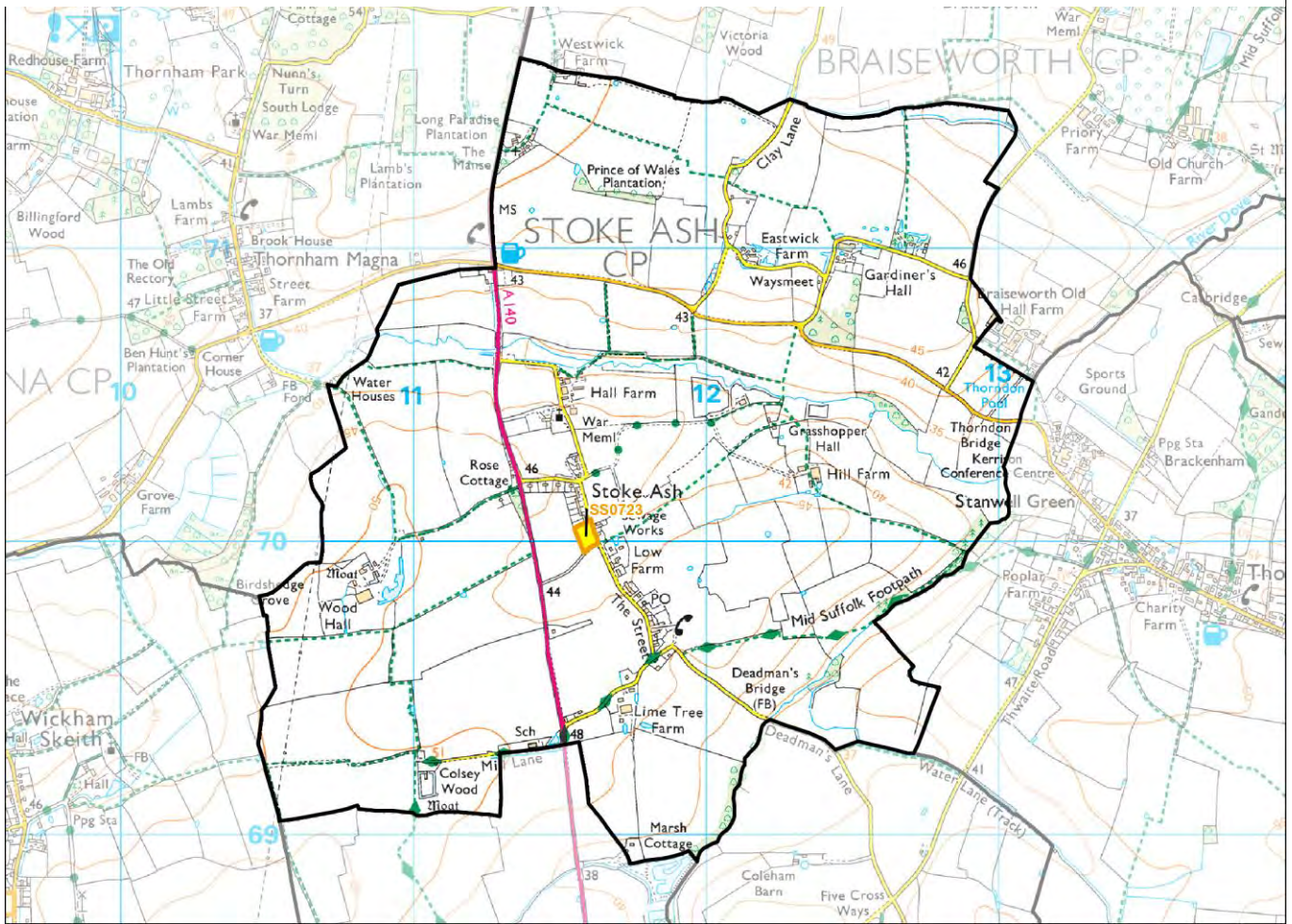
Moderate-low The field pattern was formed by pre-18th century enclosure, and the field pattern is largely intact. There are no recorded heritage assets in the site. The Grade II listed Oak Cottage / Oak Hall Cottage lies opposite the site.

Overall Landscape Sensitivity - Residential development

Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development. Sensitivities include the open and rural character and nearby listed buildings including Oak Cottage / Oak Hall Cottage. Factors which decrease sensitivity include the lack of heritage assets within the site, and loss of hedgerows. Development would be in keeping with the existing settlement pattern of Stoke Ash.

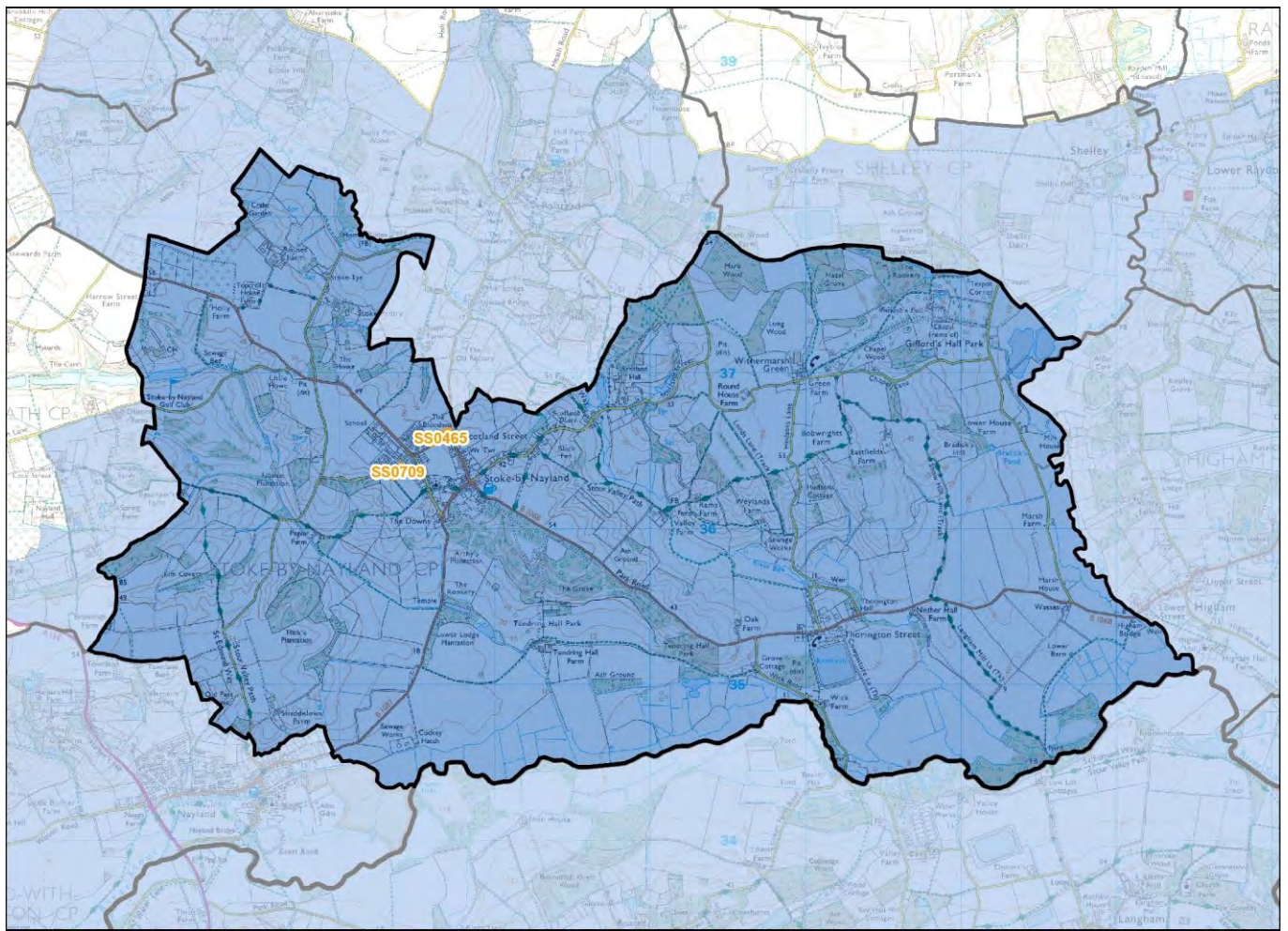
Stoke Ash




Ratings Summary



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

Stoke by Nayland



 Employment  Residential  Dedham Vale AONB

Site Name: Land north of B1068 and east of Sudbury Road, Stoke by Nayland

Main SS ID: SS0465

LA/LS ID: SS0465 - LS01

Type: SS0465 - Residential

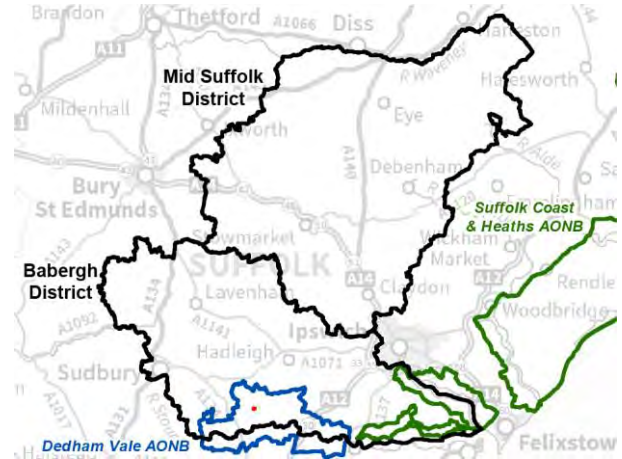
Parish: Stoke by Nayland

District: Babergh

SS0465 is within an AONB



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Landscape Criteria

Physical and natural character

Moderate-low The site is a small area of land occupied by scrub and deciduous woodland at an elevation of 50m to 55m AOD.

Settlement form and edge

Moderate-high The existing form of Stoke-by-Nayland is a linear settlement along the B1068 and School Street, arranged around a central green. Development of the site would not represent a step-change from the existing form of the settlement; however, it may alter the historic form of the village by enclosing the green. However, the existing woodland provides a soft edge on the north of the settlement.

Settlement setting

Moderate-low The site provides a wooded backdrop to properties on the northern edge of Stoke-by-Nayland. It is not prominent, so this is a localised effect.

Views

Low Views into and out of the site are screened by the dense vegetation and woodland. There are no public rights of way.

Perceptual qualities

Moderate-high The woodland creates a naturalistic character despite the proximity of development. Traffic noise from the passing B1068 can be a detracting feature in the landscape. The site is located within the nationally designated Dedham Vale AONB and contributes to the setting of the historic village which is arranged around a central green. The historic settlement pattern is identified as a special quality of the protected landscape.

Cultural and historical associations

Moderate-high The site is located within the boundaries of the Stoke-by-Nayland Conservation Area. A Grade II listed building (Clip Bush Cottages) is located on the eastern edge of the site. The HLC identifies the site as pre 18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-high The site is assessed as having moderate-high landscape sensitivity. This is due to the location of the site within Stoke-by-Nayland Conservation Area and naturalistic character. Development of the site would enclose the historic green at the centre of the settlement and alter the historic settlement pattern (identified as a special quality of the Dedham Vale AONB). If this site were to be developed in combination with one of more sites around Stoke-by-Nayland the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Retain existing woodland boundaries, particularly along the B1068 to limit views into the site and conserve its value as an ecological resource.

Ensure any new development is in keeping with the settlement density and pattern as the surrounding settlement within the conservation area.

Ensure new development mirrors the traditional local vernacular of the existing settlement.

New development should not have a negative impact on the special qualities of the Dedham Vale AONB including the area being valued as an agricultural landscape free from incongruous development and as an area of relative tranquillity.

Site Name: Land to the south-east of Butt Road,
Stoke-by-Nayland

Main SS ID: SS0709

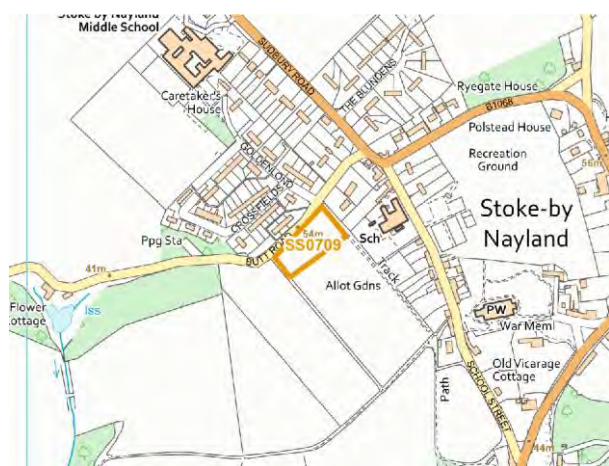
LA/LS ID: SS0709 - LS01

Type: SS0709 - Residential

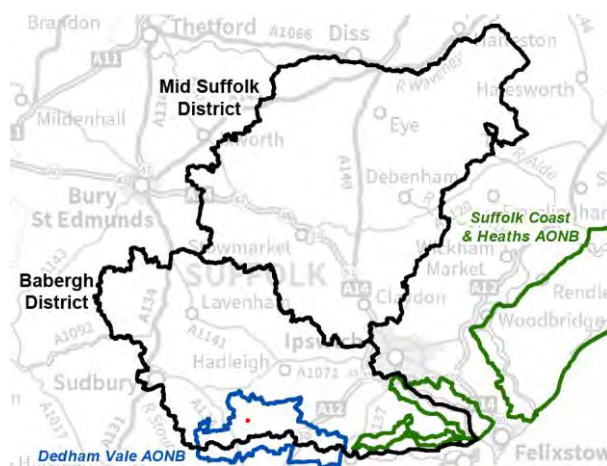
Parish: Stoke by Nayland

District: Babergh

SS0709 is within an AONB



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small area of overgrown land to the south of Butt Lane. Land is flat and at an elevation of approximately 55m AOD. The site is characterised by scrub/young woodland, with some hedgerows on boundaries.

Settlement form and edge

Moderate

Development of the site would not represent a step-change from the existing form of the settlement; however, it may alter the historic form of the village. The site is contained from the wider countryside by mature boundary vegetation.

Settlement setting

Low

The site is indistinct and does not make a significant contribution to the setting of existing settlement and would not increase coalescence between distinct settlements.

Views

Moderate-low

Views in and out of the site are limited by the mature vegetation. The site is overlooked by some existing buildings to the north and east. A public footpath is adjacent to the western boundary of the site, but views are limited by the boundary vegetation.

Perceptual qualities

Moderate-high

The site currently has a neglected character, although the hedgerows and mature trees contribute to the semi-natural character of the landscape. The site is located within the nationally designated Dedham Vale AONB and contributes to the setting of the historic village which is arranged around a central green. The historic settlement pattern is identified as a special quality of the protected landscape.

Cultural and historical associations

Moderate-high

The site is located within the boundary of the Stoke-by-Nayland Conservation Area. The HLC indicates that enclosures in this area are pre-18th century enclosures.

Overall Landscape Sensitivity - Residential development

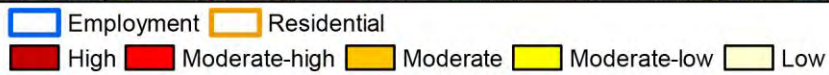
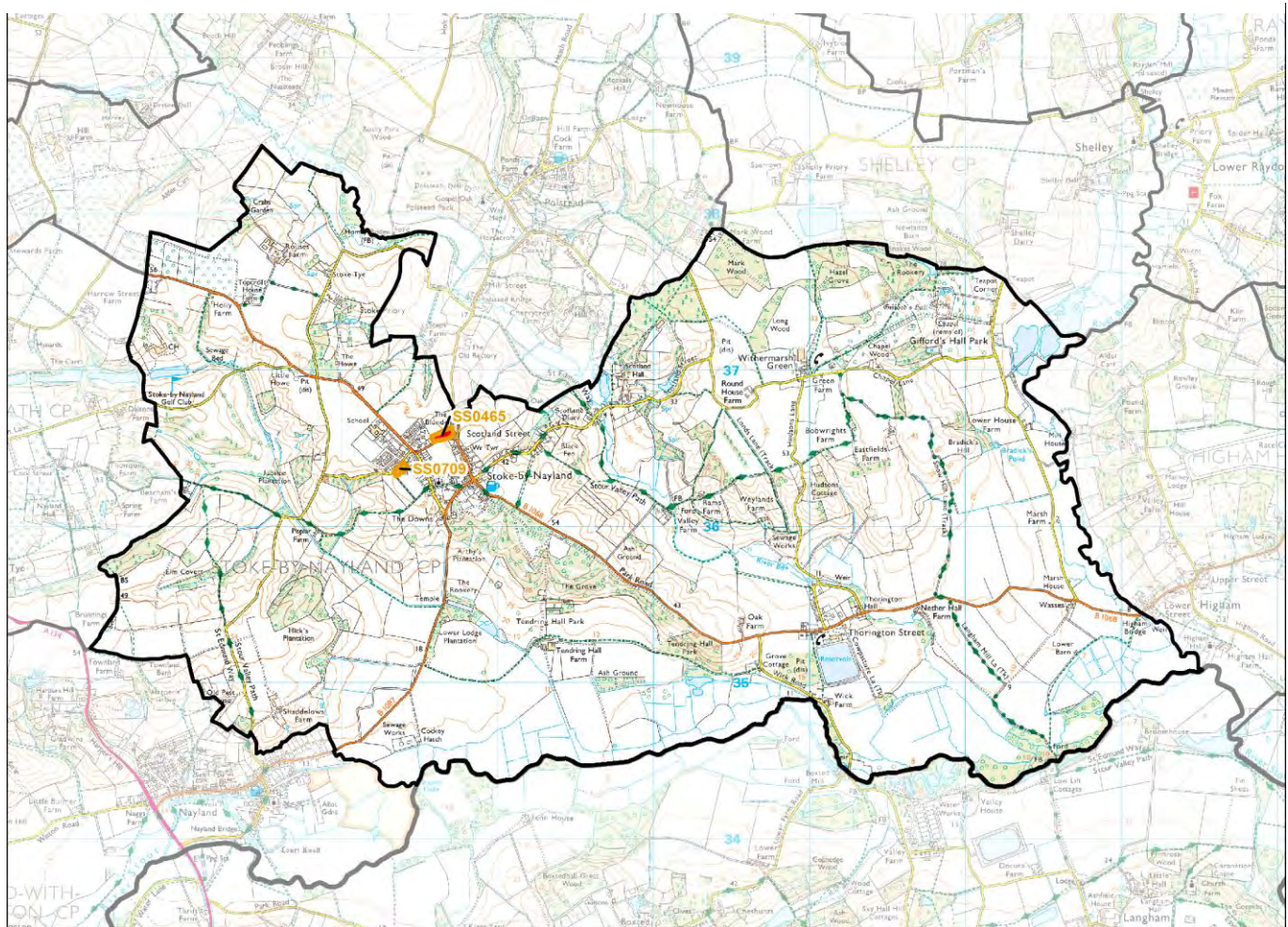
Moderate

The site is assessed as having moderate landscape sensitivity. Sensitive features include the location of the site within the Stoke-by-Nayland Conservation Area and Dedham Vale AONB. Development on the site may alter the historic settlement pattern. The site does not make a significant contribution to the setting of the settlement and there is limited visibility of the site.

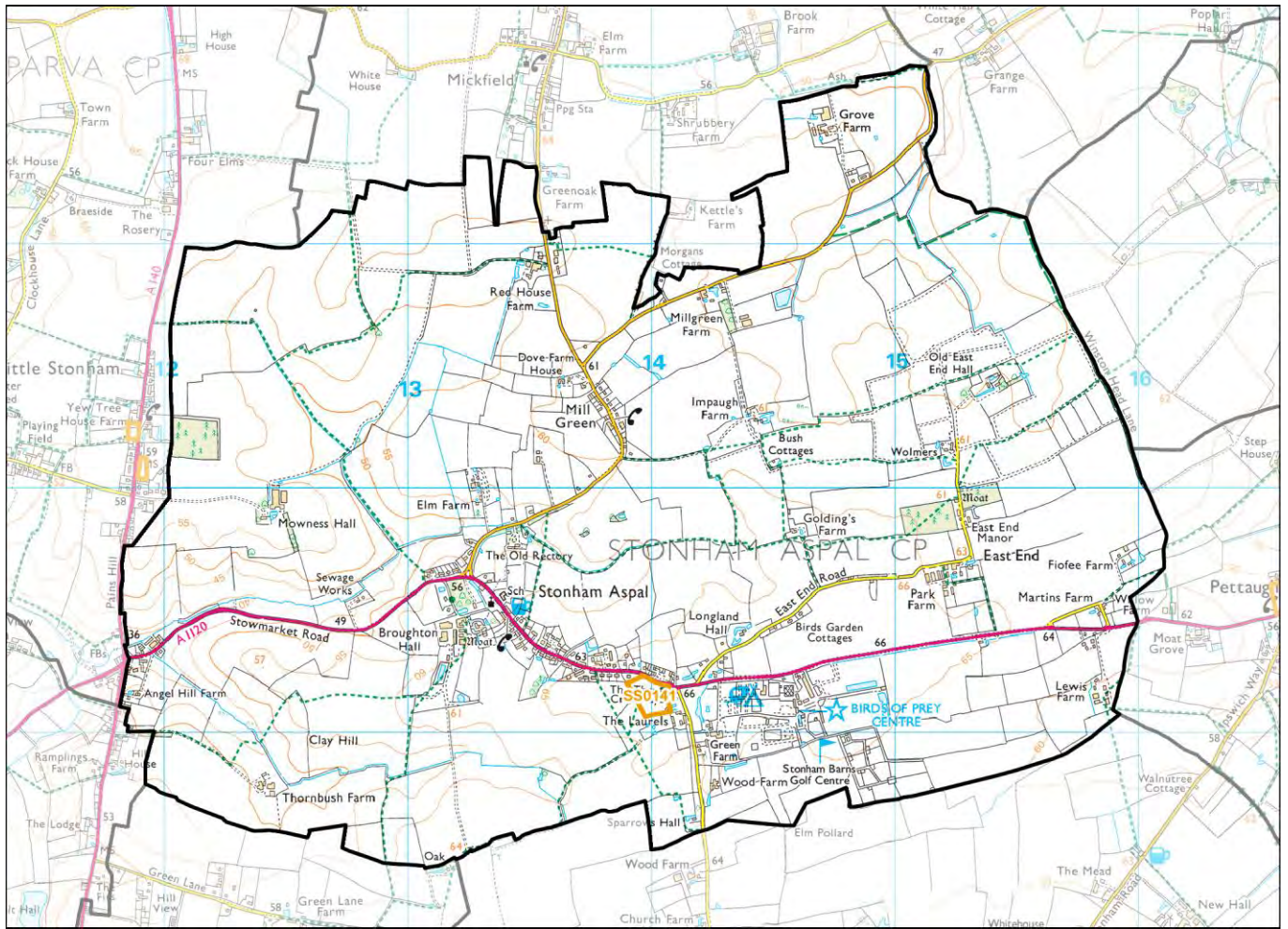
If this site were to be developed in combination with one of more sites around Stoke-by-Nayland the cumulative landscape sensitivities and impact of development would need to be considered.

Stoke by Nayland

Ratings Summary



Stonham Aspal



 Employment  Residential

Site Name: Land south of The Street,
Stonham Aspal

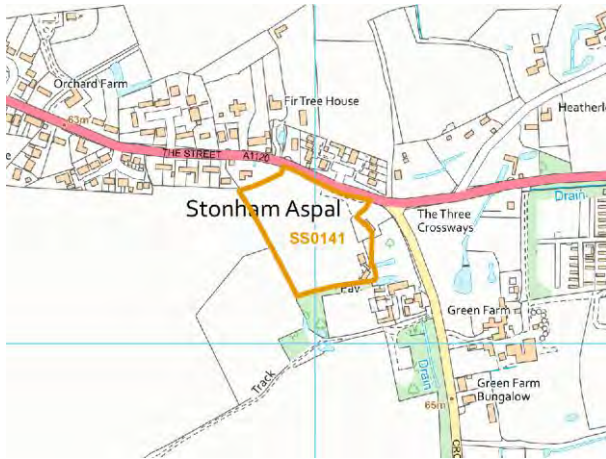
Main SS ID: SS0141

LA/LS ID: SS0141 - LA076

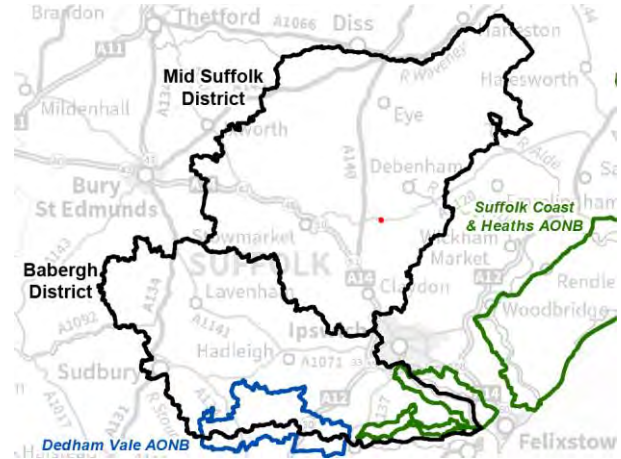
Type: SS0141 - Residential

Parish: Stonham Aspal

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a flat area of sports pitches, at an elevation of around 65m AOD. Boundaries are defined by hedgerows with mature trees, although gappy in places. To the east of the site is an area of priority habitat deciduous woodland.

Settlement form and edge

Low Development of the site would be in keeping with the existing linear settlement pattern of Stonham Aspal along The Street. There are no significant boundary features containing the existing settlement.

Settlement setting

Moderate-low The landscape provides an undeveloped setting to nearby dwellings in Stonham Aspal. It does not play a role in retaining the sense of separation between Stonham Aspal and any surrounding settlements.

Views

Moderate Low hedgerow boundaries along The Street allow views into the site from the north. The whole of the site is part of Delsons Meadow, a park and recreation ground. The site provides an undeveloped setting for the public footpath crossing it. The site is overlooked by surrounding existing settlement.

Perceptual qualities

Moderate-low The site has some rural characteristics including hedgerow boundaries, although these are gappy in places. The use of the site as sports pitches creates a suburban character. The site is slightly influenced by traffic noise on The Street to the north.

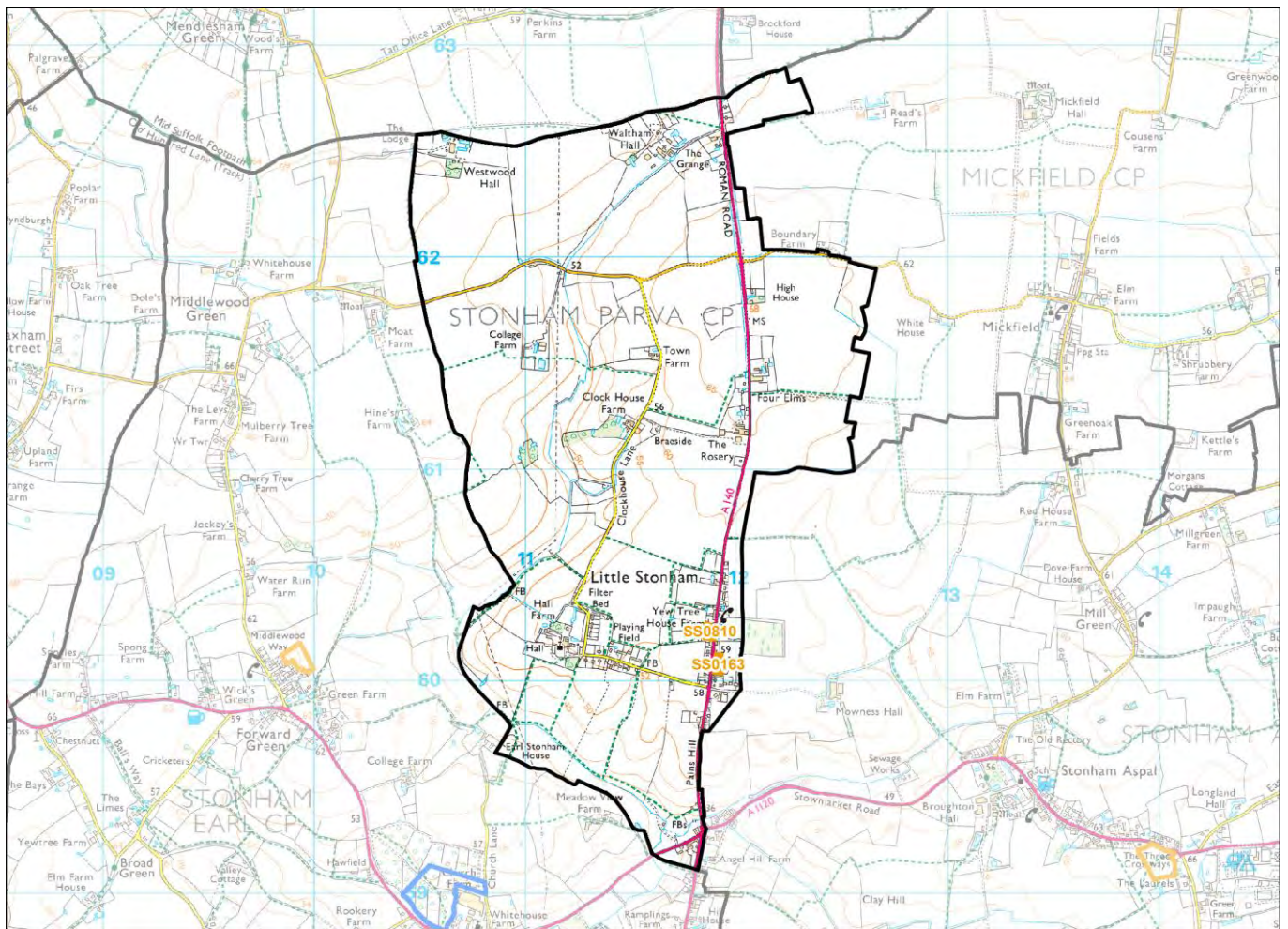
Cultural and historical associations

Moderate Three Grade II listed buildings are located adjacent to the site, and the site provides an open setting for these heritage assets. The HER identifies several features of interest directly to the east of the site including a 16th century former farmhouse, Stonham Green and a probable former moat to the north of the Laurels.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has an overall low-moderate landscape sensitivity. Sensitivity is elevated by its open character. The development of the site is unlikely to significantly alter the existing settlement pattern or reduce the sense of separation between Stonham Aspal and any surrounding settlements.

Stonham Parva



Employment Residential

Site Name: Land east of Norwich Road,
Little Stonham

Main SS ID: SS0163

LA/LS ID: SS0163 - LS01

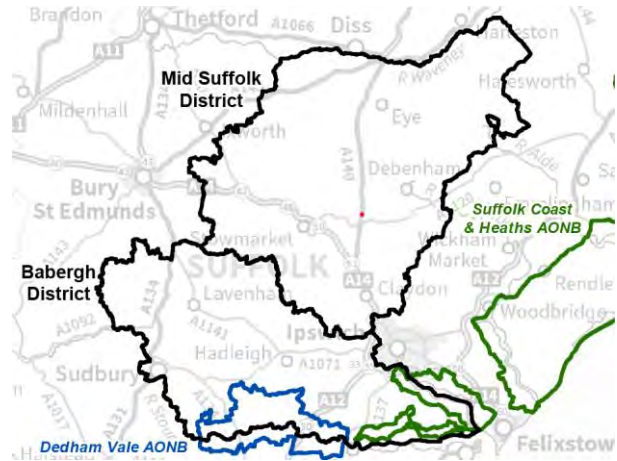
Type: SS0163 - Residential

Parish: Stonham Parva

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 55m AOD, formed of unmanaged land. There are no recorded priority habitats within the site. There are mature trees along the western boundary on the A140 Norwich Road.

Settlement form and edge

Low

The site lies within the linear development between properties along the A140 Norwich Road. The village nucleus of Little Stoneham lies to the west. Development on this site would not be perceived as an extension into the countryside, and would be in keeping with the linear settlement form of this part of Little Stonham along the A140 filling in a gap along the road, potentially creating a more continuous linear development if the existing thick hedgerows along the A140 were removed.

Settlement setting

Low

The hedgerow boundaries of this site contain mature trees which provide setting to the properties in the immediate vicinity along the A140 Norwich Road. It does not contribute to the separation of settlements.

Views

Low

This site is enclosed by mature trees along the A140 Norwich Road and there are no clear public or private views into the site. There are no public rights of way within the site. This is not a prominent site, and there is no intrusion on public views from the wider landscape. Removal of hedgerows along the A140 would open up views into the site and create the impression of more continuous settlement along the road.

Perceptual qualities

Moderate-low

Part of an enclosed undeveloped agricultural landscape, with some experience of dark skies. Traffic noise from the A140 Norwich Road reduces tranquillity.

Cultural and historical associations

Low

The site was reorganised for agriculture post 1950, and therefore has little historic pattern remaining. There are no recorded heritage assets within this site. The A140 Norwich Road is situated on a Roman Road. Highlands is a Grade II listed cottage 50m north-west of the site. There is little intervisibility due to the intervening vegetation.

Overall Landscape Sensitivity - Residential development

Low

This site is considered to have an overall low sensitivity to residential development due to its integration with existing linear development along the A140. The mature trees lining the A140 Norwich Road are important in creating the sense of a rural gap and avoiding coalescence of development.

Site Name: Land west of Norwich Road,
Stonham Parva

Main SS ID: SS0810

LA/LS ID: SS0810 - LS01

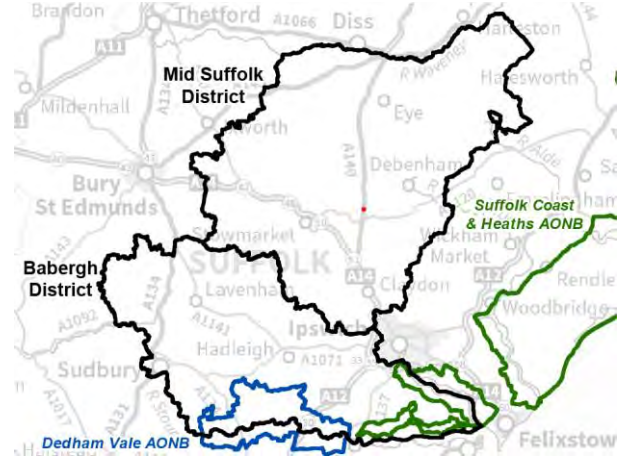
Type: SS0810 - Residential

Parish: Stonham Parva

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 55m AOD, formed of unmanaged pasture/scrub field. There are no recorded priority habitats within the site. There are mature trees along the eastern boundary on the A140 Norwich Road.

Settlement form and edge

Low The site forms part of linear development along the A140 Norwich Road, to the east of the historic village nucleus of Little Stoneham. Development on this site would not be perceived as an extension into the countryside and would be in keeping with the linear settlement form of this part of Little Stonham.

Settlement setting

Low The mature trees and hedgerows on the site boundaries provide a 'wooded' setting to the properties in the immediate vicinity along the A140 Norwich Road and create a gap in development along the A140. It does not contribute to the separation of settlements.

Views

Moderate-low This site is enclosed by mature trees along the A140 Norwich Road. A public footpath runs along the southern boundary and there are clear views into the site. This is not a prominent site, and there is limited intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low A partially enclosed undeveloped agricultural landscape, with some experience of dark skies. Traffic noise from the A140 Norwich Road reduces tranquillity.

Cultural and historical associations

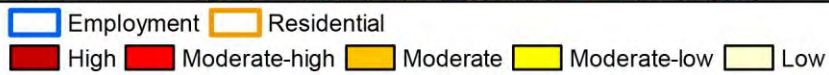
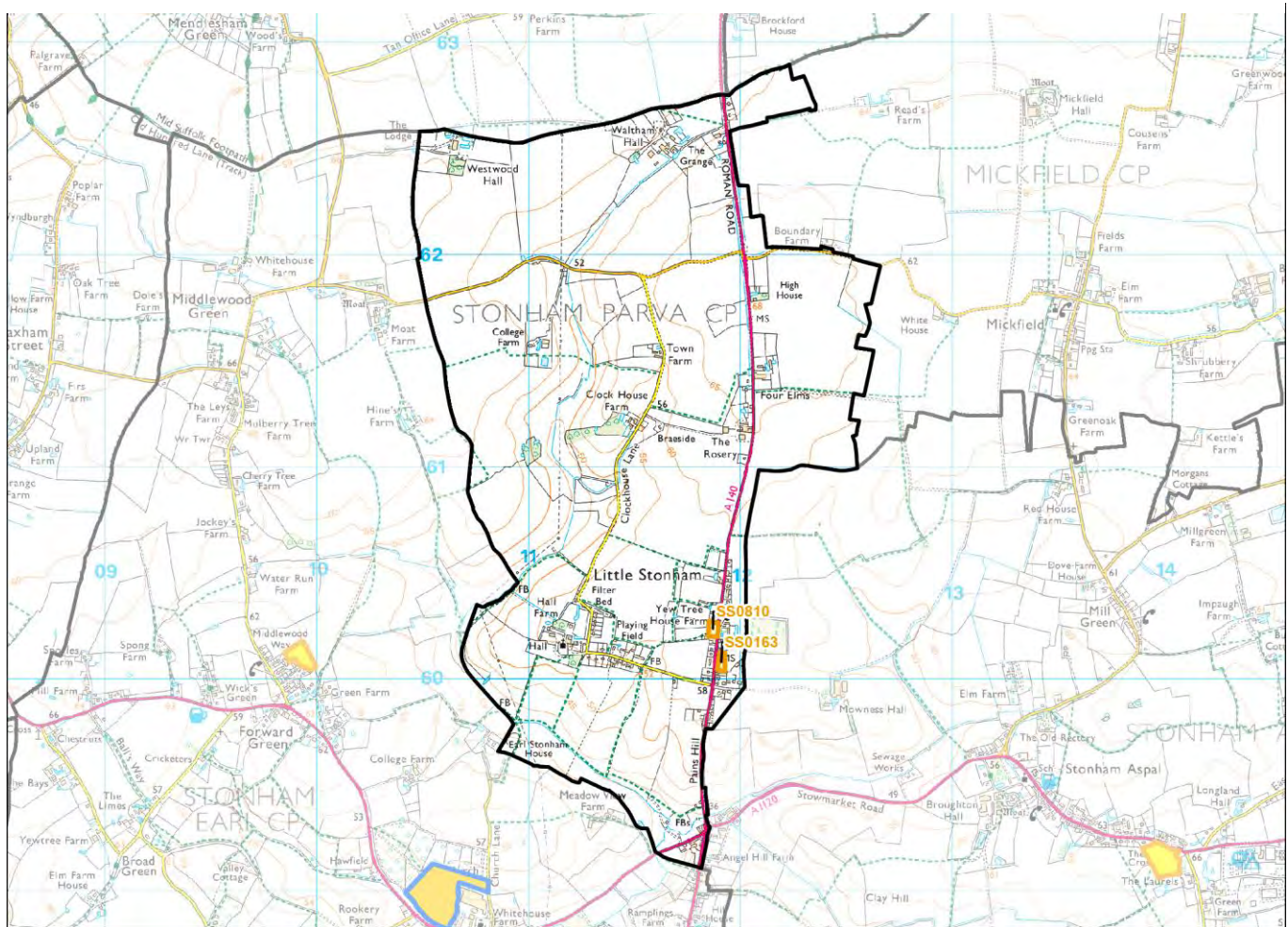
Moderate-low There are no recorded heritage assets within this site. The A140 Norwich Road is situated on a Roman Road. Two Grade II listed cottages lie to the north and south of the site, however intervisibility is partially restricted by vegetation.

Overall Landscape Sensitivity - Residential development

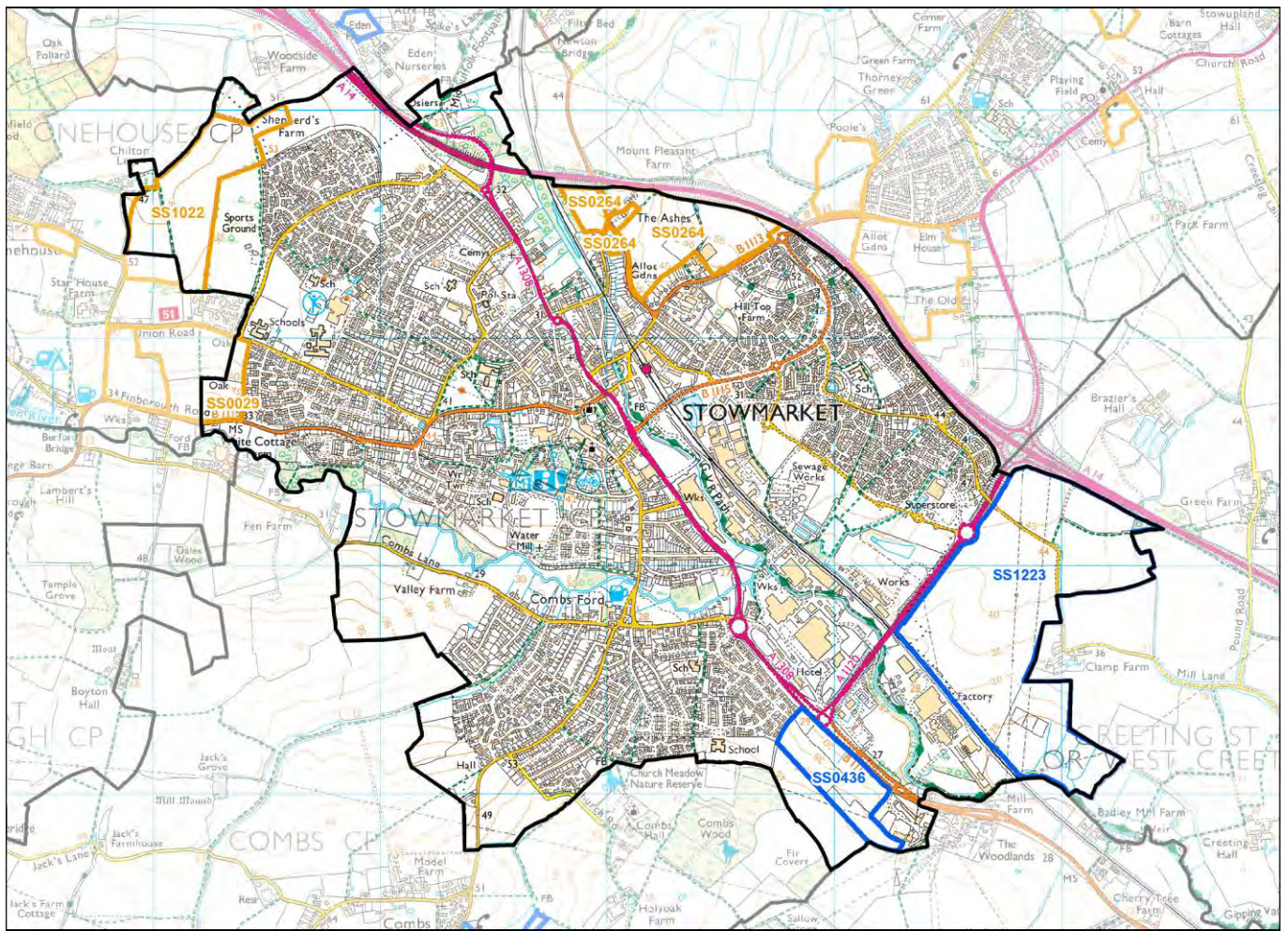
Low This site has low sensitivity to residential development due to its integration within the existing linear development along the A140 at Little Stonham and flat landform. Factors which increase sensitivity include the mature trees lining the A140 Norwich Road and relationship to neighbouring historic buildings.

Stonham Parva

Ratings Summary



Stowmarket



 Employment  Residential

Site Name: Ashes Farm,
Stowmarket

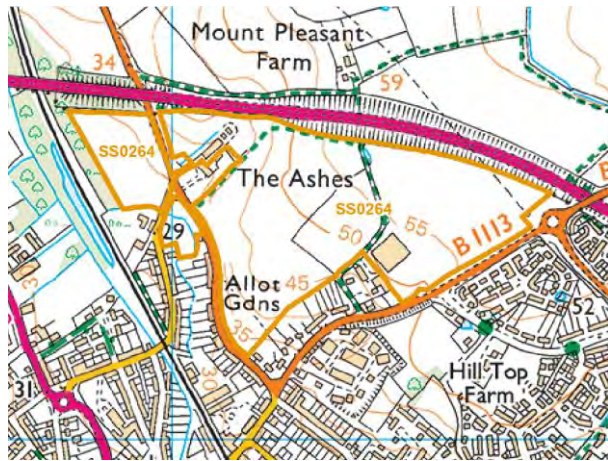
Main SS ID: SS0264

LA/LS ID: SS0264 - LA035

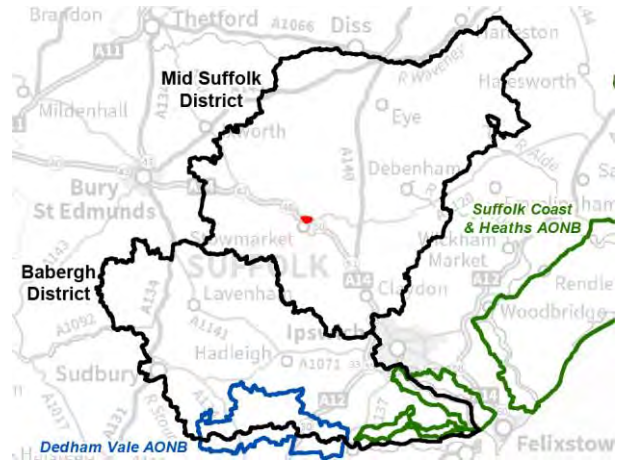
Type: SS0264 - Residential

Parish: Stowmarket

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A large site - formed by a sloping valley side landscape, rising from 35m in the south- to 55m AOD in the north-east, formed of arable fields, allotments and farm buildings. The site to the west of Newton Road is pasture associated with the floodplain, although cut off from the watercourse by the railway. The sloping valley sides are sensitive, although it is noted that elsewhere Stowmarket has extended up on to the adjacent slopes. Priority habitat deciduous woodland is recorded along the B1113 Newton Road. There are mature trees along the A14 and B1115, and some internal hedgerow boundaries are intact.

Settlement form and edge

Moderate-low

The site lies to the north of the settlement edge of Stowmarket. The settlement edge is contained by the local road network and the A14 and is lined by hedgerows and mature vegetation. Development on the site would be perceived as an extension into the countryside, however it would not represent a step-change in settlement form, given that new development has already extended up the slopes to the south of the B1115 (Hill Top Farm).

Settlement setting

Moderate

The site provides some contribution as an agricultural undeveloped area on the edge of Stowmarket and elevated slopes above the valley. It provides a sense of separation between Stowmarket and the A14. Although the A14 acts as a boundary feature between Stowmarket and the smaller settlement of Stowupland, development on this site would significantly reduce the perception of settlement separation when travelling along the B1113, notably in combination with committed development west of Stowupland. The floodplain site west of Newton Road is an attractive gateway to the town with views along the floodplain to the church giving a sense of Stowmarket in its valley setting and this part of the site is more sensitive.

Views

Moderate

This site is partially enclosed by mature vegetation and hedgerows along the surrounding roads. Three public rights of way run through the site, and there are clear views from these across the site. The B1115 Stowupland Road is also a local cycleway and there are some views from the road. There are allotments in the south-west of the site, however mature hedgerows and vegetation limits views from the allotments into the rest of the site. On a landscape scale this is a reasonably prominent elevated site with some wider views across the valley - however it is noted that Stowmarket has already expanded up the valley sides in other areas and development here would not be incongruous in views.

Perceptual qualities

Moderate-low

A partially enclosed undeveloped agricultural landscape. Traffic noise from the surrounding roads (particularly the A14) and proximity to Stowmarket reduces tranquillity.

Cultural and historical associations

Moderate

The site was formed by pre-18th century enclosure and although some of this historic pattern survives, much was destroyed by the construction of the A14. Grade II listed The Ashes lies within this site and the Grade II listed Uplands lies 50m from the site. The site provides an agricultural undeveloped setting to these properties.

Overall Landscape Sensitivity - Residential development

Moderate-low

This site has an overall low-moderate sensitivity to residential development. Sensitivities include the agricultural

semi-enclosed character, sloping landform, flat floodplain landscape in the valley and contribution to the separation of Stowmarket and Stowupland, plus presence of Listed Buildings. Factors which decrease sensitivity include the intrusion of the roads and poorer landscape quality, fragmented hedgerows and containment by the A14, and the fact that adjacent areas have been developed. It is noted that the Lowlying pasture area to the west is more sensitive to development and there are opportunities to restore this area as green infrastructure and part of the valley setting of the town with views along the valley to the church spire.

Site Name: Land north of Spikes Lane,
Stowmarket

Main SS ID: SS0324

LA/LS ID:

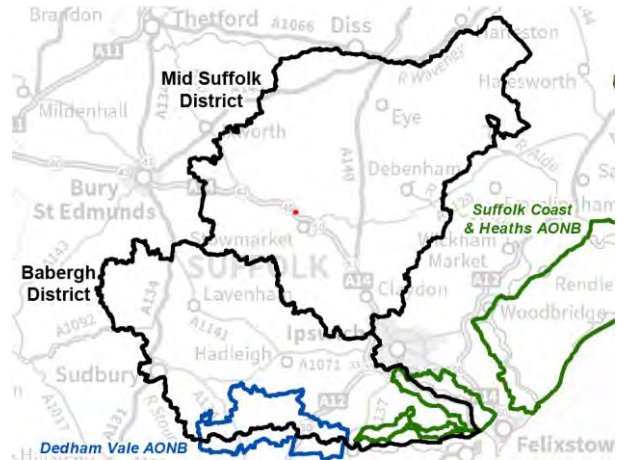
Type: SS0324 - Employment

Parish: Stowmarket

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A low lying valley landscape between 30 and 35m AOD, formed of a small pasture field. There are no recorded priority habitats within the site. There are mature trees and fragmented hedgerows around the boundaries of the site. An area of priority habitat grazing marsh and lowland meadows, designated as the Fen Acre Meadows County Wildlife Site, is adjacent to the site along the minor valley to the north. This site appears to form part of this valley landscape.

Settlement form and edge

Moderate

The site lies 370m north-east of the settlement edge of Stowmarket and is separated from the market town by the A14 and A1308. The site is north of Narey's Garden Centre and a farm to the east. The settlement pattern is one of small dispersed farms and dispersed development linked to the road junctions. Development on the site would be perceived as a further extension into the countryside in the context of existing development, however it would not cross a distinctive boundary feature and would relate to the adjacent development/road.

Settlement setting

Moderate

The site provides a limited contribution as an agricultural undeveloped area near Narey's Garden Centre on the edge of Stowmarket. It contributes to a gap between the garden centre and farm. If developed the site would cause the coalescence of these two small developments. It forms a small scale 'natural' valley landscape which is a contrast to the adjacent roads and development

Views

Moderate-low

This site is partially enclosed by mature vegetation and hedgerows along the field boundaries and Spikes Lane. A local cycleway runs along the western boundary, and there are some views into the site from the cycleway. There is no public access within the site. It is not a prominent site and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

A partially enclosed undeveloped pasture landscape. Traffic noise from the A1308 and A14 reduce tranquillity. Telegraph poles and wires within the site are a minor intrusive element. The minor stream valley to the north is an important natural feature of the rural landscape. Spikes Lane is a narrow single-track rural lane and would be sensitive to increase in traffic associated with this development.

Cultural and historical associations

Moderate

The site is part of a historic meadow. There are no recorded heritage assets within the site or in the vicinity.

Overall Landscape Sensitivity - Employment development

Moderate

This site is considered to have an overall moderate sensitivity to employment development. It has a semi-enclosed character and is part of a former meadow linked to the adjacent valley. Factors which decrease sensitivity include the intrusions of the A14 and A1308 and presence of existing development. If it was not developed there are opportunities to enhance the site in relation to the adjacent meadows (CWS).

Site Name: Land south-west of Needham Road,
Stowmarket

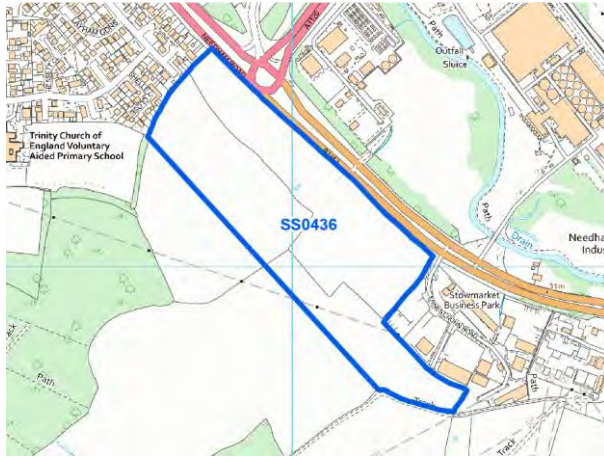
Main SS ID: SS0436

LA/LS ID:

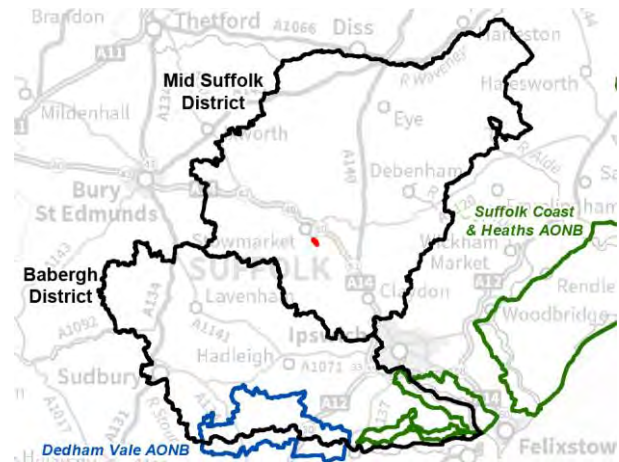
Type: SS0436 - Employment

Parish: Stowmarket

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A gently sloping landform rising from 30m to 40m AOD, formed of arable fields. There are no recorded priority habitats within the site. There are mature trees within the site, and some internal hedgerows, although these have been lost along the B1113 Stowmarket Road. The site lies 100m east of Combs Wood, a priority habitat deciduous woodland of ancient origin, which is nationally designated as a SSSI.

Settlement form and edge

Moderate

The site lies adjacent to the settlement edge of Stowmarket, which in this location follows the B1113. It is separated from the Muntons factory to the east by the B1113 Stowmarket Road, which provides a distinct feature of the development edge. To the north the settlement edge of Stowmarket is contained by a fragmented hedgerow. Development on this site would be perceived as 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-high

The landscape makes some positive contribution to the settlement as an open undeveloped area on the approach to Stowmarket, along the B1113. The site contributes a sense of separation between the settlement edge of Stowmarket and the employment development at Stowmarket Business Park to the south. Although development on this site might be perceived as a continuation of development along the B1113 Stowmarket Road it would remove the rural separation between residential and employment development.

Views

Moderate

An open site, with some enclosure provided by trees within the site. A footpath runs along the southern boundary and there are clear views into the site from this public right of way. There are limited views into the site from the settlement edge due to vegetation on the boundary. Limited views are possible from the edge of Combs Wood to the west, which is a popular area for recreation. There are views to the site while travelling along the B1113.

Perceptual qualities

Moderate-low

An open agricultural landscape. Tranquillity is impacted by proximity to the settlement edge of Stowmarket, the B1113 Stowmarket Road and the Muntons factory to the east and Stowmarket Business Park to the south. Electricity pylons and wires run through the site.

Cultural and historical associations

Low

The site was formed by pre-18th century enclosure, however the construction of the B1113 Stowmarket Road has interrupted this field pattern and there is little remaining. There are no recorded heritage assets within the site or in the vicinity.

Overall Landscape Sensitivity - Employment development

Moderate

This site has moderate landscape sensitivity to employment development. It has an open character, proximity to the ecologically important Combs Wood, and provides a sense of separation between the residential edge of Stowmarket and employment development in the south, and as part of the gateway to Stowmarket along the B1113. Factors which decrease sensitivity include the lack of heritage assets, fragmented hedgerows and disturbance from human activity including the B1113 Stowmarket Road.

Site Name: Land north-east of Tot Hill,
Stowmarket

Main SS ID: SS0930

LA/LS ID:

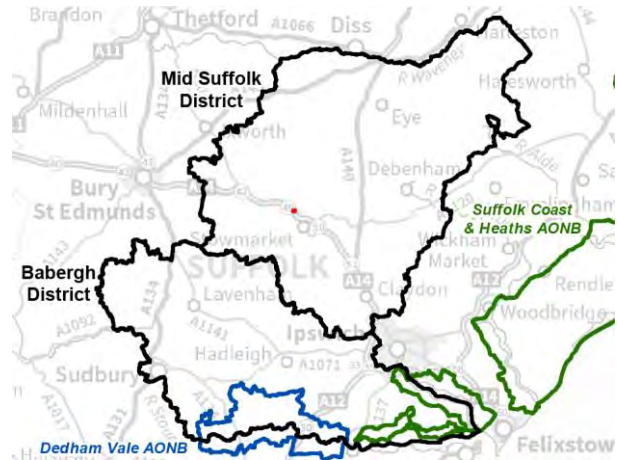
Type: SS0930 - Employment

Parish: Stowmarket

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A relatively flat landscape around 40m AOD on the upper slopes of a minor valley, formed of an un-managed field. The site contains many trees and shrubs, some of which are recorded as priority habitat deciduous woodland.

Settlement form and edge

Moderate

The site lies north-east of the settlement edge of Stowmarket, separated from the town by the A14 and A1308. The site is located between a garage and small scale employment development at Spikes Lane and a small row of houses to the north. Development on this site would be perceived as a small extension into the countryside, however it would not cross a distinctive boundary feature.

Settlement setting

Moderate

The site provides a contribution as an undeveloped semi-wooded area for the row of houses and garage complex. The site contributes to a gap between the residential and employment development. If developed the site would cause the coalescence of these two small developments and would impinge on the currently enclosed wooded setting of the houses.

Views

Low

This site is enclosed by mature vegetation. There is no public access to the site. It is not a prominent site and there is no intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low

An enclosed undeveloped landscape. Traffic noise from the A1308 and A14 and proximity to the garage reduce tranquillity.

Cultural and historical associations

Low

To the east of the site is part of a historic meadow and the west is part of a built-up area. There are no recorded heritage assets within the site or in the vicinity.

Overall Landscape Sensitivity - Employment development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to employment development. Sensitivities include the undeveloped enclosed semi wooded character and relationship to the residential development to the north. Factors which decrease sensitivity include the intrusion of the A14 and A1308 and lack of historic and natural assets. Development should aim to maintain the wooded character/edges.

Site Name: Chilton Leys,
Stowmarket

Main SS ID: SS1022

LA/LS ID: SS1022 - LA034

Type: SS1022 - Residential

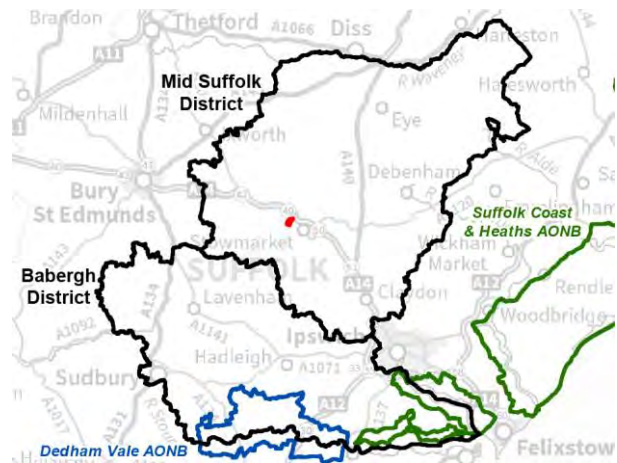
Parish: Stowmarket

District: Mid Suffolk

SS1022 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A relatively flat landscape between 50 and 55m AOD, formed of arable fields. Development has started on the north eastern half of the site. There are no recorded priority habitats within the site. A copse of priority habitat deciduous woodland lies adjacent to the southern boundary. Hedgerows have largely been lost, however there is a strong line of trees along the eastern boundary with the Chilton Fields Sports Club.

Settlement form and edge

Moderate

The site lies to the north and west of the newly developed Northfield View and west of the Chilton Fields Sports Club, adjacent to the existing settlement edge. The trees between the sports club and the site are a distinct feature. There are no landscape features between Northfield View and the site. Development on this site would be perceived as a large-scale extension into the countryside, however it would not cross a distinctive boundary feature.

Settlement setting

Moderate-high

The site provides some contribution as a typical agricultural landscape surrounding Stowmarket. The site contributes to the gap between Stowmarket and Onehouse to the west. The site appears rural with limited visual connection to the existing settlement for example along the lane to the east. If developed there would still be a limited separation between Onehouse and Stowmarket.

Views

Moderate-high

This site has an open character, and there are clear views across the site. Views are contained in the east by the vegetation along the boundary with the Chilton Fields Sports Club. There are a number of public rights of way within the site including footpaths, National Cycle Route 51 and local cycle routes. These have clear views across the site. This is not a visually prominent site and there are limited views from the wider landscape.

Perceptual qualities

Moderate

An open undeveloped agricultural landscape, with some sense of tranquillity. Distant traffic noise from the A14 and proximity to Northfield View reduces tranquillity, and the flood lights from the Chilton Fields Sports Club are an intrusive element. It parts it appears a typical rural agricultural landscape.

Cultural and historical associations

Moderate

The field pattern in the east of the site was formed post 1950 and has little historic interest. The field pattern in the west was formed by pre-18th century enclosure, and this pattern is partially intact. Roman kilns and a Saxon cemetery have been recorded on this site. Shepherd's Farm lies to the north of the site and is a Grade II listed building and the site provides a rural landscape setting.

Overall Landscape Sensitivity - Residential development

Moderate-high

SS1022 has planning permission. Development had commenced at the time of the site visit. This site is considered to have an overall moderate-high sensitivity to residential development. It has a rural, agricultural open character with limited visual relationship to Stowmarket. It contributes to the separation of Stowmarket and Onehouse, providing a rural setting and of archaeological interest. Factors which decrease sensitivity include the intrusion of the A14 to the north and loss of hedgerows.

Landscape mitigation

Limit development to a small area of the site, adjacent to existing development e.g. in the north east of the site, adjacent to Shepherds Lane.

Use existing trees and vegetation to screen development and help integrate it into the landscape.

Preserve archaeological features of heritage significance.

Retain the rural agricultural character of the area by using or enhancing existing vegetation to screen any new development. Ensure new development is low density and limit the extent of development in order to maintain some semi-natural features (e.g. trees, hedgerows and open grassland) within the landscape.

There is opportunity to enhance green corridors and green infrastructure associated with existing footpaths and cycle routes which have high recreational value for residents of Stowmarket, enabling access to the surrounding countryside.

Site Name: Land at Mill Lane,
Stowmarket

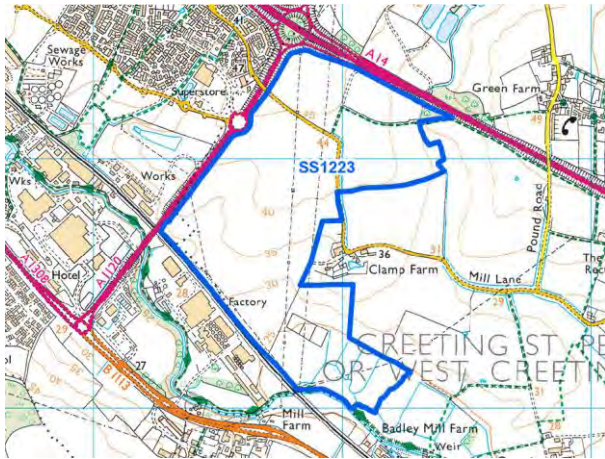
Main SS ID: SS1223

LA/LS ID: SS1223 - LA044

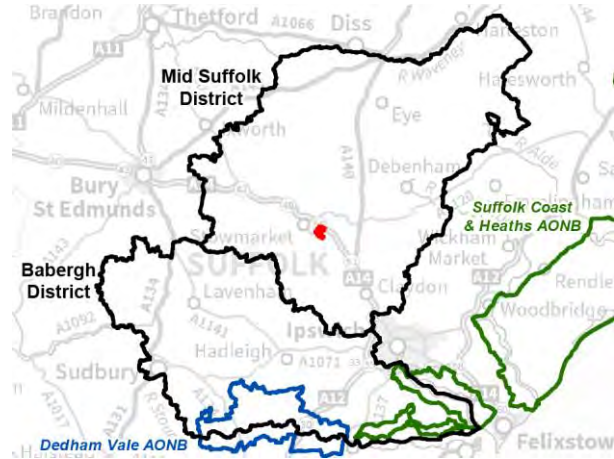
Type: SS1223 - Employment

Parish: Stowmarket

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A sloping landscape rising from the Gipping Valley in the south at 25m to 45m AOD in the north, formed of large arable fields. There are small areas of priority habitat deciduous woodland in the north-east and south-west. There are some hedgerows along Mill Lane, although these have largely been lost. There are trees by the A14 roundabout, and some along the railway line in the south.

Settlement form and edge

Moderate

The site is separated from the existing settlement edge of Stowmarket by the A1120, and would have limited relationship with Stowmarket. It lies north-east of the Muntons factory site, separated by the railway line. Employment development on this site would be perceived as an extension of the Muntons factory, and advancement into the countryside.

Settlement setting

Moderate

The site provides some contribution as an agricultural landscape surrounding Stowmarket. The site contributes to the gap between Stowmarket and Clamp Farm and Badley Mill Farm. If developed there would be a limited sense of separation between these farmsteads and the development. There are views to the settlement edge/superstore and factories from within part of the site.

Views

Moderate

This site has an open character, and there are clear views across the site from the A1120, A14 and Mill Lane which runs through the north of the site. A public footpath runs in the north of the site and the long-distance Gipping Valley River Path runs along the south-east boundary. There are clear views into the site from these public rights of way. These have clear views across the site. This is not a prominent site and there is limited intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low

An open undeveloped agricultural landscape. Traffic noise from the A14, A1120 and the railway line reduce tranquillity. Electricity infrastructure throughout the site are intrusive elements, and the Muntons factory to the south is very visible.

Cultural and historical associations

Moderate-low

The field pattern in the west of the site was formed post-1950s and has little historic interest. The field pattern in the east was formed by pre-18th century enclosure, and this pattern is partially intact. The field pattern in the south-east was formed by meadows and this pattern is still present. There are revetments and tracks in the west are part of a former munitions store. Two Grade II listed Clamp Farm are 70m east of the site.

Overall Landscape Sensitivity - Employment development

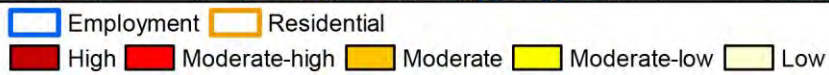
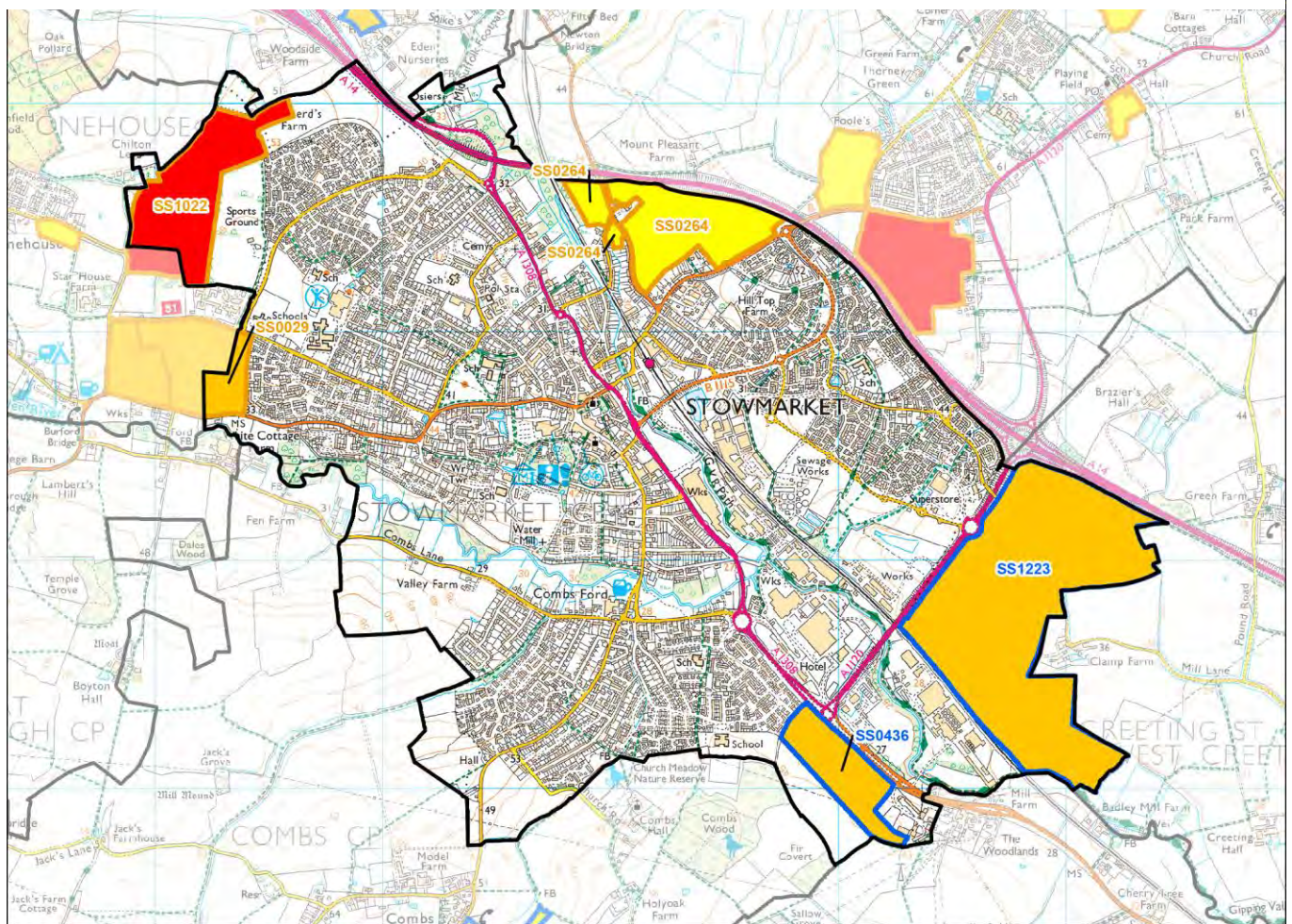
Moderate

This site is considered to have an overall moderate sensitivity to employment development. Sensitivities include the sloping landscape, agricultural open character, perceptions of the edge of settlement created by the existing road and rail lines and contribution to the separation of Stowmarket and outlying rural farms. Factors which decrease sensitivity include the intrusion of the A14, A1120 and railway line, views of electricity infrastructure and the Muntons factory to the south, and loss of hedgerows, plus some views to the existing development on the

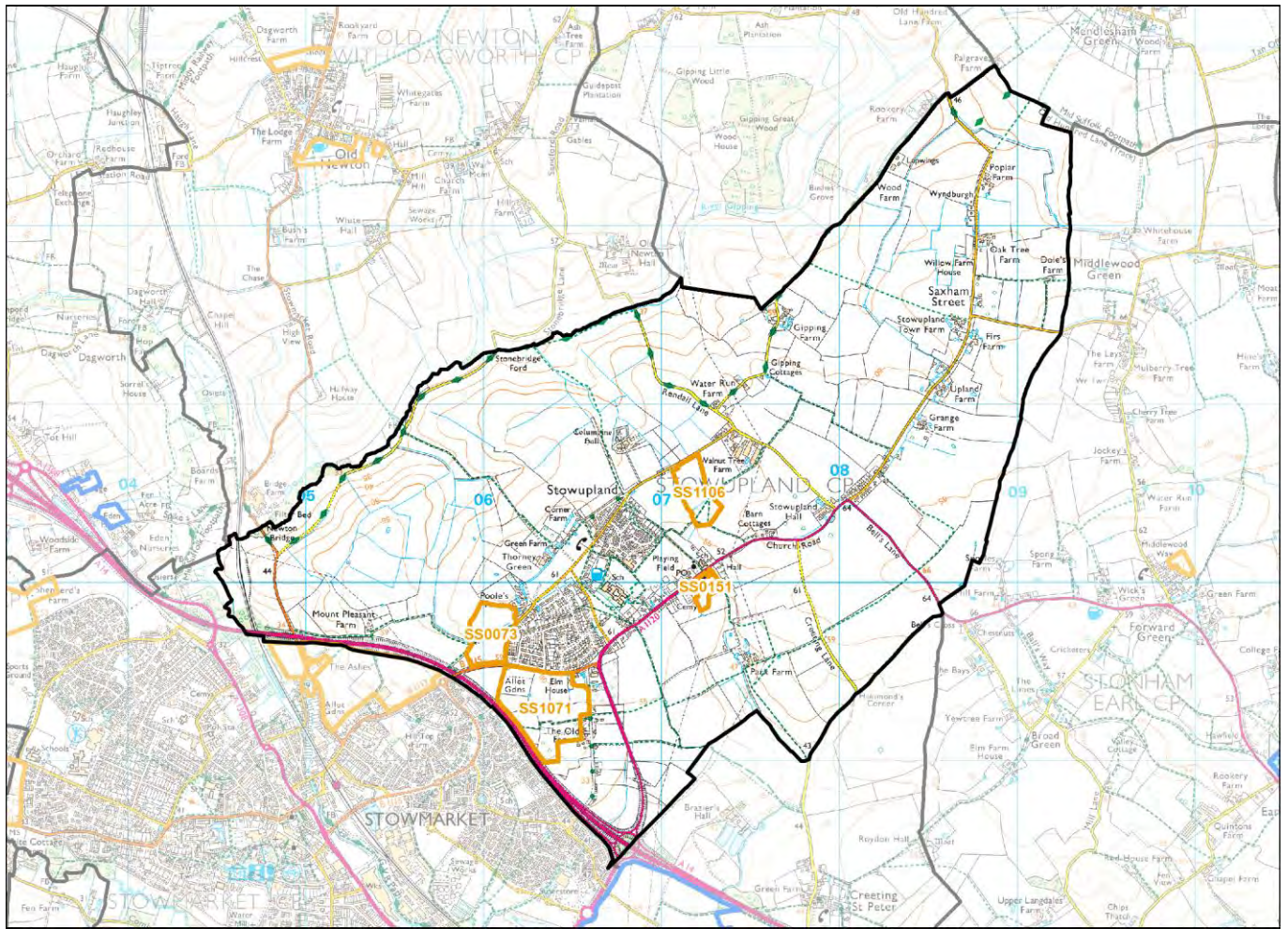
edge of Stowmarket.

Stowmarket

Ratings Summary



Stowupland



 Employment  Residential

Site Name: Land north of B1115,
Stowupland

Main SS ID: SS0073

LA/LS ID: SS0073 - LA100

Type: SS0073 - Residential

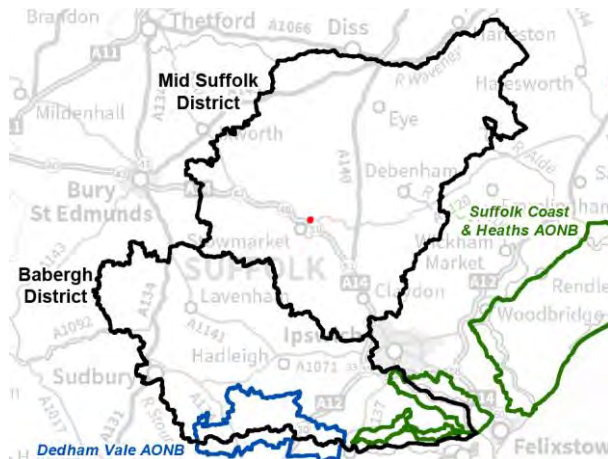
Parish: Stowupland

District: Mid Suffolk

SS0073 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 55m AOD formed of medium-scale unmanaged arable fields. It is noted that development has started on this site as of 05/08/2020. There are no recorded priority habitats within the site and hedgerows have largely been lost. Occasional hawthorn bushes follow the watercourse crossing through the centre. There are some mature hedgerow trees along the B1115.

Settlement form and edge

Moderate

The site lies west of Stowupland village. The settlement edge is bound by Thorney Green Road, although some bungalows and Poole's Farm are located on the west of the road to the north-east of the site. Development on this site would be perceived as a continuation of linear ribbon development along the west of Thorney Green Road, and as advancement into the countryside. Stowupland has two distinctive centres, and development on this site would not represent a step change in settlement form.

Settlement setting

Moderate

The site forms a rural approach to Stowupland along the B1115. The site also contributes to the gap between Stowupland and the larger settlement of Stowmarket to the south-west. Although the A14 acts as a boundary feature between these settlements, development on this site would reduce the perception of settlement separation.

Views

Moderate

An open and largely exposed site, with limited enclosure provided by vegetation along the B1115. A public right of way runs through the site, enabling expansive views across the site. There are views into the site from the B1115 and Thorney Green Road and properties on the western settlement edge of Stowupland.

Perceptual qualities

Moderate-low

An unmanaged agricultural landscape with some rural characteristics, although the past loss of hedgerow vegetation has reduced the intact rural character of the landscape. Traffic noise from the B1115 and A14, and from the settlement edge of Stowupland reduces tranquillity.

Cultural and historical associations

Moderate-low

The field pattern in the north was formed by pre-18th century enclosure, however this has largely been lost. The field pattern south of the footpath was reorganised in the 20th century and there is little historic value. The HER records a medieval roadside settlement on this site. Two Grade II listed houses lie adjacent to the site, which forms a rural setting to these heritage assets.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0073 has planning permission. It is noted that this site is already being developed. The site is considered to have low-moderate sensitivity to residential development due to the rural setting provided to Stowupland, long views across the site and the role the site plays in separation between Stowupland and Stowmarket. If this site were to be developed in combination with one or more sites around Stowupland the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Church Road,
Stowupland

Main SS ID: SS0151

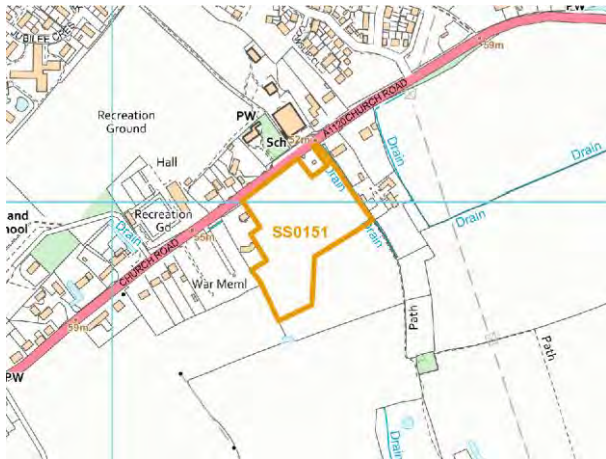
LA/LS ID: SS0151 - LA077

Type: SS0151 - Residential

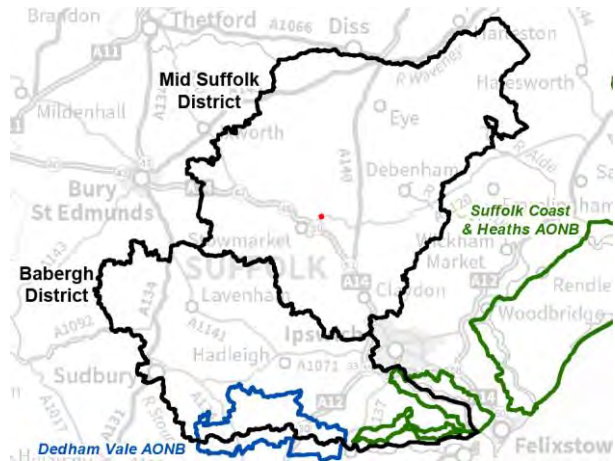
Parish: Stowupland

District: Mid Suffolk

SS0151 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 55m AOD formed of part of a larger arable field. There are no recorded priority habitats within the site. Hedgerows are largely intact, and there are mature trees along property boundaries to the east and west.

Settlement form and edge

Moderate-low The site lies south of Stowupland village. The settlement edge is partially contained by the A1120 Church Road. Development on this site would be perceived as a continuation of the ribbon development south of the A1120 Church Road, and would not represent a step-change in settlement form.

Settlement setting

Moderate-low The site provides some contribution as a rural approach to Stowupland along the A1120 Church Road. It also provides part of the setting to the historic core of the settlement. The site provides a small gap between the edge of Stowupland and outlying individual properties.

Views

Moderate-low An open and largely exposed site, with limited enclosure provided by low hedgerows along the A1120 Church Road. A public right of way runs along the eastern boundary which allows views across the site, however there are limited views from the wider landscape.

Perceptual qualities

Moderate An agricultural landscape with some rural characteristics. Traffic on the A1120 Church Road reduces tranquillity.

Cultural and historical associations

Moderate The field pattern was formed by pre-18th century enclosure, however this has largely been lost. There are no recorded heritage assets within this site. The Grade II listed Church of the Holy Trinity lies to the north of the site and the site provides a rural setting to this heritage asset.

Overall Landscape Sensitivity - Residential development

Moderate-low SS0151 has planning permission. The site is considered to have low-moderate sensitivity to residential development due to its flat landscape and proximity to Stowupland. Factors which increase sensitivity are the open and rural character of the site, and the setting it provides to the Church of the Holy Trinity. If this site were to be developed in combination with one or more sites around Stowupland the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Stowmarket Road,
Stowupland

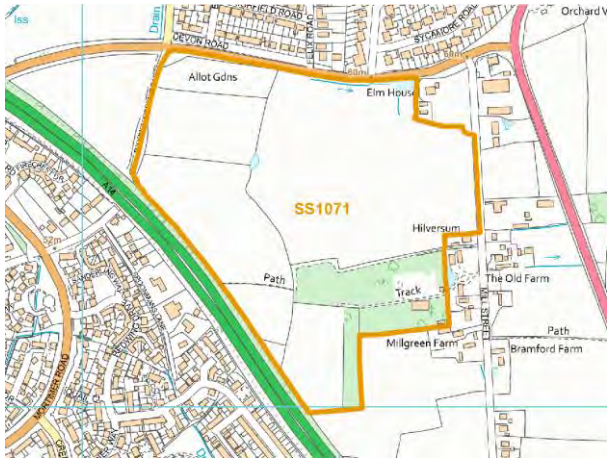
Main SS ID: SS1071

LA/LS ID: SS1071 - LA078

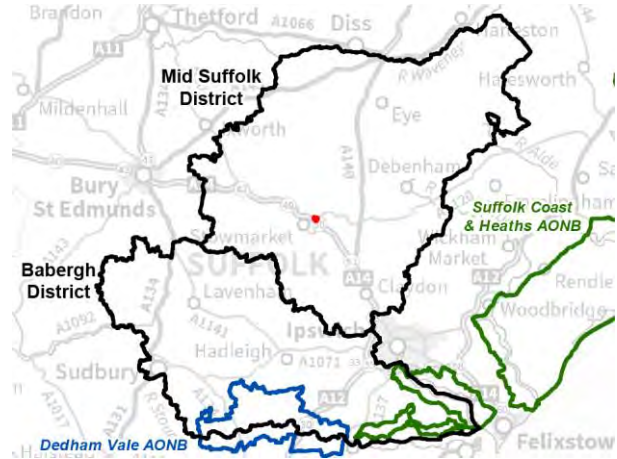
Type: SS1071 - Residential

Parish: Stowupland

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A relatively flat landscape between 50m and 60m AOD, formed of arable fields with allotments in the north-west. There are no recorded priority habitats within the site, although an area of priority habitat traditional orchard lies to the north-east. There are a number of mature trees around Old Farm in the south of the site and along the A14. Hedgerows are in reasonable condition with some mature hedgerow trees, although there has been some loss of internal boundary hedgerows.

Settlement form and edge

Moderate

The site lies south of Stowupland village. The settlement edge is contained by the B1115 Stowmarket Road, although there are scattered dwellings along Mill Street along the eastern boundary of the site. Development on this site would be perceived as extending into the countryside.

Settlement setting

Moderate-high

The site provides a rural setting to Stowupland and contributes to a gap between the village and the outlying farmsteads and individual properties on Mill Street. The site also contributes to the gap between Stowupland and the larger settlement of Stowmarket to the west. Although the A14 acts as a boundary feature between these settlements, development on this site would significantly reduce the perception of settlement separation.

Views

Moderate

This is a partially open site with limited enclosure provided by internal vegetation and boundary vegetation. There are some views of the site from the footpath which runs along the southern edge of the site, although it is well enclosed by mature vegetation which limits views. The Stowmarket Road allotments are in the north-west. These areas have locally increased sensitivity to views within the site. Properties along Mill Street have views into the site. Development would only slightly intrude on public views from the wider landscape.

Perceptual qualities

Moderate

An agricultural area with rural qualities. A footpath runs through the centre of the site and is an important feature within the site, containing mature oaks and orchard trees. Proximity to the A14, A1120 and settlement edge of Stowupland reduces tranquillity.

Cultural and historical associations

Moderate-low

The field pattern was formed by pre-18th century enclosure, however some of this historic pattern has been lost. There are no recorded heritage assets within the site. Five Grade II listed cottages and farmhouses lie immediately adjacent to the site along Mill Street and the B1115 Stowmarket Road, and the rural character of the site is part of their setting.

Overall Landscape Sensitivity - Residential development

Moderate-high

This site is considered to have an overall moderate-high sensitivity to residential development due to its agricultural character, rural setting provided to Stowupland and the gap it provides between Stowupland and Stowmarket. Development of the sites is likely to result in coalescence of the two settlements, despite the presence of the A14. If this site were to be developed in combination with one or more sites around Stowupland the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Opportunities for mitigation of this sensitive site include:

Limit the extent of development to the north of the site (north of the orchard) to maintain separation from the A14 and prevent merger with Stowmarket.

Ensure development is closely related to the existing settlement edge of Stowupland.

Protect the existing allotment site

Conserve the area of orchard habitat in the central part of the site with potential for enhancement to protect and manage orchard as a community project/green infrastructure asset.

Protect setting of wooded footpath which runs alongside the orchard.

The cumulative impact of housing on this site would need to be considered in combination with other proposed development sites around Stowupland.

Site Name: Land south of Gipping Road, Stowupland

Main SS ID: SS1106

LA/LS ID: SS1106 - LA079

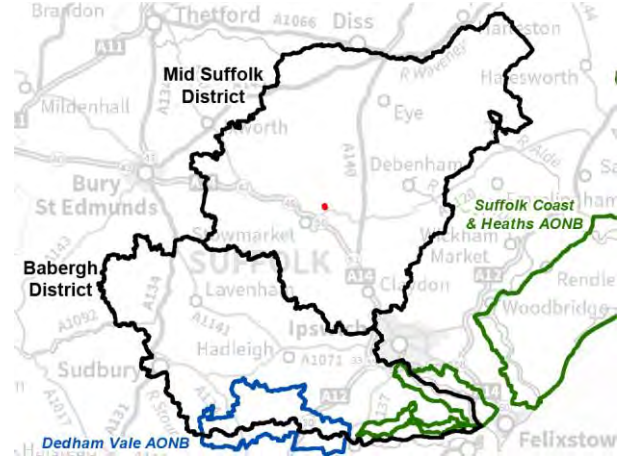
Type: SS1106 - Residential

Parish: Stowupland

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 55m AOD formed of arable fields. There are no recorded priority habitats within the site. There are mature hedgerows and hedgerow trees along the site boundaries, and large mature trees in the south of the site. The hedgerows are fragmented in places and undermanaged.

Settlement form and edge

Moderate The site lies adjacent to the new Trinity Meadows development on the edge of Stowupland village. The settlement edge is contained by new planting. Development would be perceived as an advancement into the countryside and would increase the size of Stowupland. It would not cross a distinctive boundary feature.

Settlement setting

Moderate The site provides a rural setting to Stowupland and contributes to a gap between the village and the outlying farmstead of Walnut Tree Farm. Development on this site would leave some sense of separation between Stowupland and Walnut Tree Farm.

Views

Moderate-low This is a partially open site with limited enclosure provided by boundary vegetation. Public rights of way run through the south of the site and along the eastern boundary and enable views across the site. The site is visible from Gipping Road and from within the Trinity Meadows development. The site is not visually prominent and development would not intrude on public views from the wider landscape.

Perceptual qualities

Moderate An agricultural area with rural qualities and some experience of dark skies. Proximity to the settlement edge of Stowupland and traffic noise from the A1120 Church Road reduce tranquillity.

Cultural and historical associations

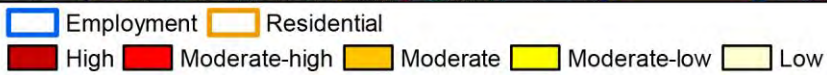
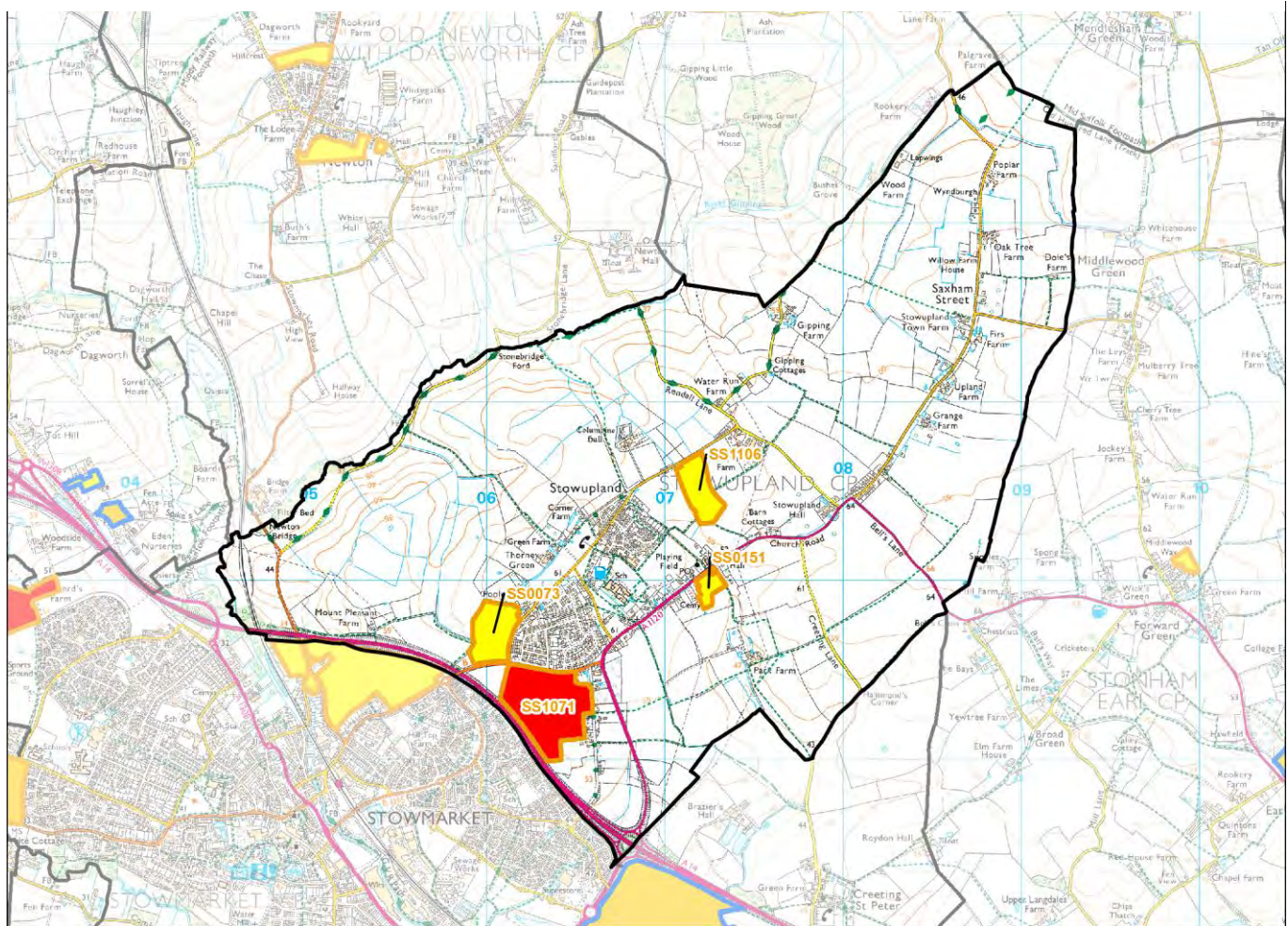
Moderate-low The field pattern was formed by pre-18th century enclosure. Medieval settlement activity including post-medieval field boundaries and enclosures lie adjacent to the site in Trinity Meadows.

Overall Landscape Sensitivity - Residential development

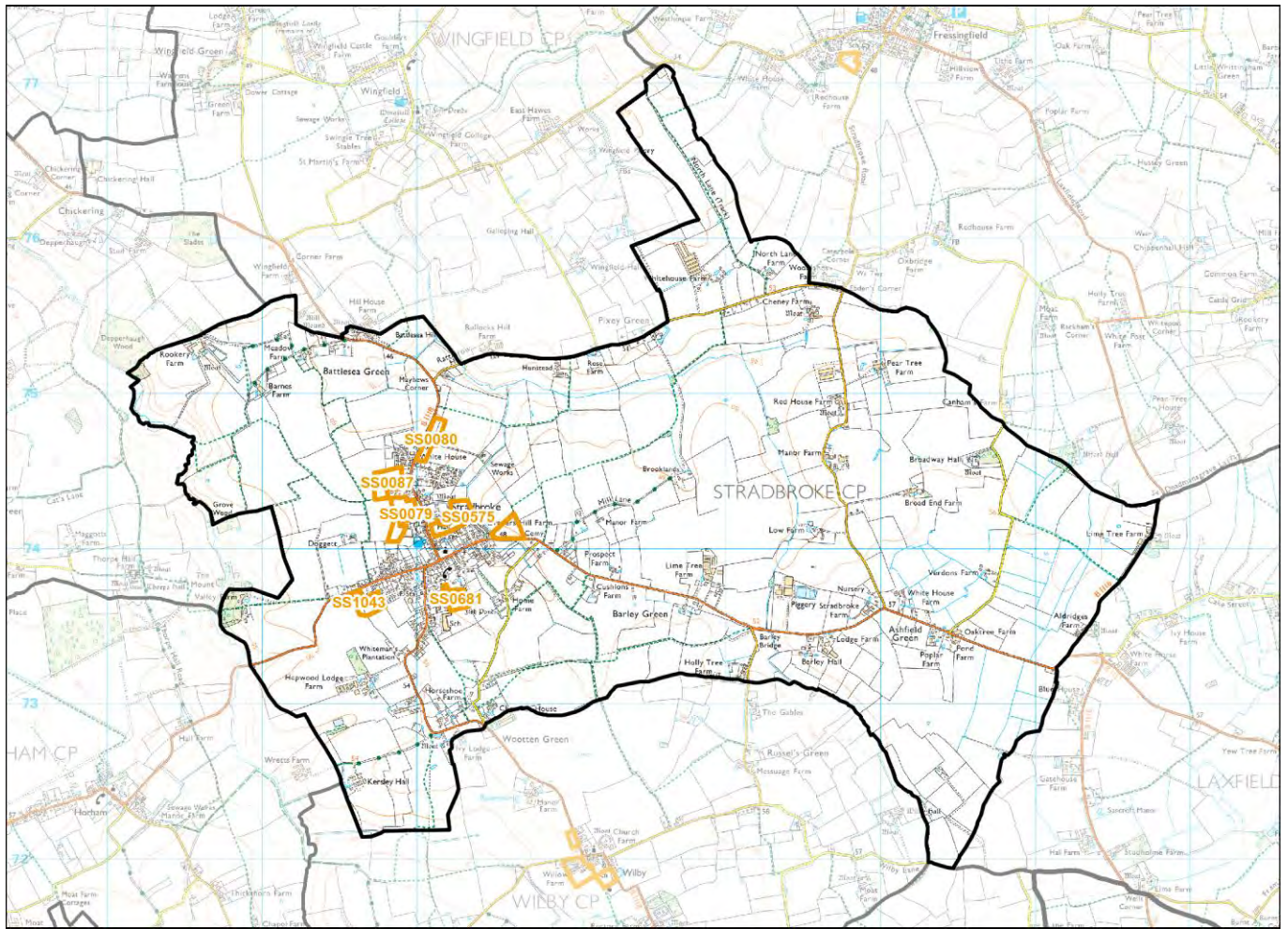
Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development due to its agricultural character, rural setting to Stowupland and the gap it provides between Stowupland and Walnut Tree Farm. Sensitivity is reduced by the visual enclosure provided by hedgerows, and the proximity of the site to the boundary of the recent Trinity Meadows development. If this site were to be developed in combination with one or more sites around Stowupland the cumulative landscape sensitivities and impact of development would need to be considered.

Stowupland

Ratings Summary



Stradbroke



 Employment  Residential

Site Name: Stradbroke - SS0079, SS0087

Main SS ID: SS0079

LA/LS ID: SS0079 - LA080

Type: SS0087 - Residential

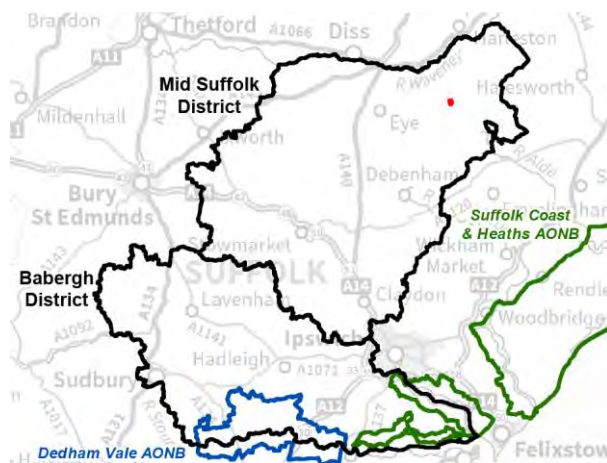
SS0079 - Residential

Parish: Stradbroke

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of arable and pasture fields. There are no recorded priority habitats within the sites. There are some mature trees along the southern and south-eastern boundaries of SS0079. Internal hedgerows have largely been lost.

Settlement form and edge

Moderate

The sites lie to the north-west of Stradbroke. The settlement edge is partially exposed, with few landscape features to integrate into the surrounding countryside. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on these sites would be perceived as settlement advancement into the countryside but would not cross distinctive boundary features or alter the settlement form.

Settlement setting

Moderate

The sites provide a contribution as a rural and agricultural setting to the west of Stradbroke. The sites do not contribute to the separation of settlements, although they provide open space between properties on Queen Street and New Street within Stradbroke.

Views

Moderate

The sites have an open character. Views into the sites from Queen Street are blocked by existing development. A footpath runs along the northern boundary of SS0079 and the southern boundary of SS0087, and there are clear views from this public right of way into both sites. The tower of All Saints church can be seen from both sites. This is not a prominent landscape, and although there are some views from footpaths to the west of the sites, there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

An open rural landscape, with a good experience of dark skies and tranquillity. Telegraph poles and wires intrude slightly on the landscape, and the Skinner's pet food factory interrupts tranquillity of both sites in the immediate vicinity.

Cultural and historical associations

Moderate-low

The field pattern was formed by a change in agricultural practices post-1950 and has little heritage value. There are no recorded heritage assets in the sites. Three Grade II listed cottages lie adjacent to SS0079 and form part of Stradbroke Conservation Area.

Overall Landscape Sensitivity - Residential development

Moderate

These sites are considered to have an overall moderate sensitivity to residential development due to the open character they provide within Stradbroke, rural and tranquil character and proximity to Stradbroke Conservation Area. Factors which decrease sensitivity include the flat landform, lack of natural heritage within the site, and loss of hedgerows.

If these sites were to be developed individually or in combination with one or more sites around Stradbroke the cumulative landscape sensitivities and impact of development would need to be considered. LUC | B-401

Site Name: Land east of Queen Street,
Stradbroke

Main SS ID: SS0080

LA/LS ID:

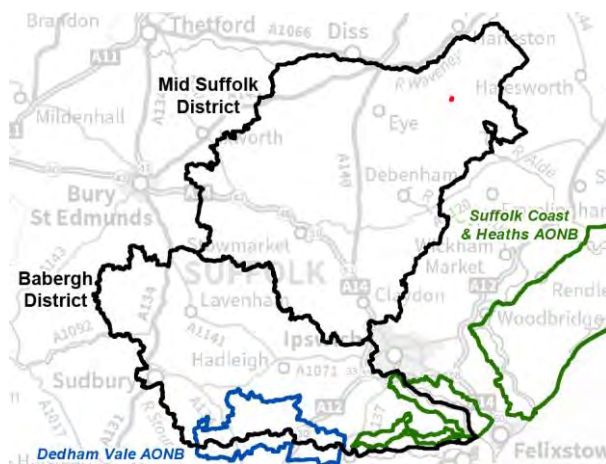
Type: SS0080 - Residential

Parish: Stradbroke

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of arable and pasture fields. There are no recorded priority habitats within the site. There are strong mature hedgerows along the B1118 Queen Street and internal hedgerows are intact.

Settlement form and edge

Moderate-low

The site lies north and east of Stradbroke. The settlement edge to the west is formed by the B1118 Queen Street, and to the south by mature hedgerows and garden vegetation. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on this site would be perceived as a continuation of the ribbon development along the B1118 Queen Street but would not be at odds with the existing settlement pattern. Development on this site would not cross distinctive boundary features or alter the settlement form.

Settlement setting

Moderate-low

The site provides a contribution as a rural and agricultural setting and approach to Stradbroke from the north. The site does not contribute to the separation of settlements due to distance.

Views

Moderate-low

The site has an enclosed character from the surrounding hedgerows and mature vegetation. There are glimpsed views from the B1118 Queen Street through the hedgerows. There is no public access to the site. A footpath runs north and east of the site, and there are some views from this public right of way into the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

An enclosed rural landscape, with a good experience of dark skies and tranquillity. Traffic on the B1118 Queen Street and views of properties to the south contrast with the undeveloped character.

Cultural and historical associations

Moderate

The field pattern was formed by pre-18th century enclosure, and this field pattern is still intact. There are no recorded heritage assets in the site. The Grade II listed White House lies on the opposite side of the B1118 Queen Street, although intervisibility is limited by intervening vegetation.

Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to residential development. Sensitivities include to the rural, tranquil character providing a setting to Stradbroke, intact historic field pattern and strong hedgerow network. Factors which decrease sensitivity include the flat landform, enclosed character and lack of public access to the site.

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

Site Name: Land east of Queen Street, Stradbroke

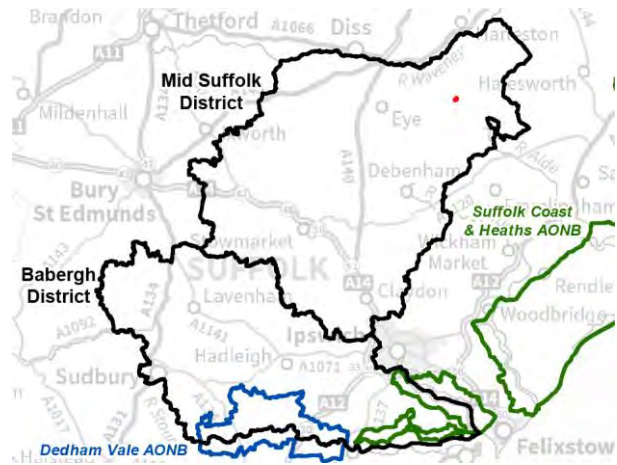
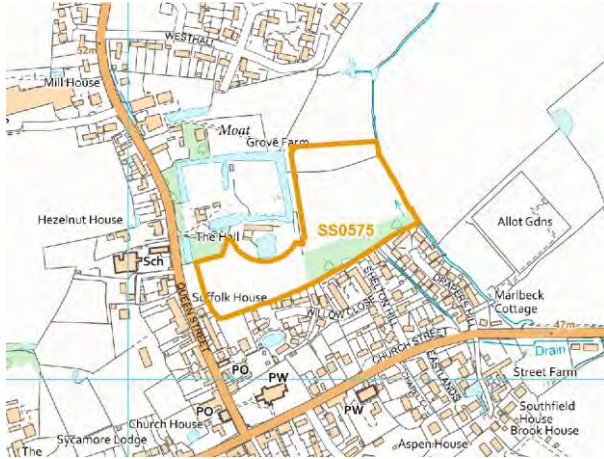
Main SS ID: SS0575

LA/LS ID:

Type: SS0575 - Residential

Parish: Stradbroke

District: Mid Suffolk



Landscape Criteria

Physical and natural character

Moderate

A flat landscape around 50m AOD, formed of unmanaged scrub closest to Queen Street and a pasture field. There is a copse of priority habitat deciduous woodland in the south-east of the site. There are mature hedgerows along the eastern and north-eastern boundaries.

Settlement form and edge

Moderate

The site lies to the north and east of existing development in Stradbroke. The settlement edge to the south is formed by mature vegetation and a woodland block. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on this site would further alter the historic linear pattern of the settlement.

Settlement setting

Moderate

The site provides a contribution as a rural and agricultural setting to the historic core of Stradbroke. The site does not contribute to the separation of settlements due to distance. It contributes to the separation of Stradbroke Hall from the rest of the settlement, and to the separation of the south of Stradbroke and the newer Westhall development to the north.

Views

Moderate-low

The site has an enclosed character in the east due to the surrounding properties and vegetation. There are open views from the B1118 Queen Street to the west, and from properties to the south of the site on Willow Close, Shelton Hill and Drapers Hill, although these are limited by vegetation. There is no public access to this site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

A partially open rural landscape, with a good experience of dark skies and tranquillity. The unmanaged land along the B1118 Queen Street provides a neglected character.

Cultural and historical associations

Moderate-high

The field pattern was formed by pre-18th century enclosure, and this field pattern is still intact. There are no recorded heritage assets in the site. The west of the site is part of the Stradbroke Conservation Area and is an important open space within the village. The Grade II listed Stradbroke Hall lies north of the site within a moated site.

Overall Landscape Sensitivity - Residential development

Moderate

This site is considered to have an overall moderate sensitivity to residential development due to the rural, tranquil character, undeveloped setting provided to Stradbroke, including historic Stradbroke Hall and the Stradbroke Conservation Area, intact historic field pattern, priority habitat deciduous woodland and strong hedgerow network. Factors which decrease sensitivity include the flat landform, enclosed character and lack of public access to the site.

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

Site Name: Land east of Farriers Close, Stradbroke

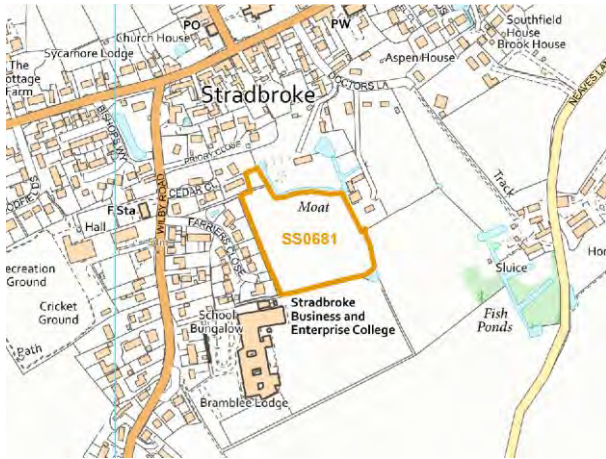
Main SS ID: SS0681

LA/LS ID: SS0681 - LA083

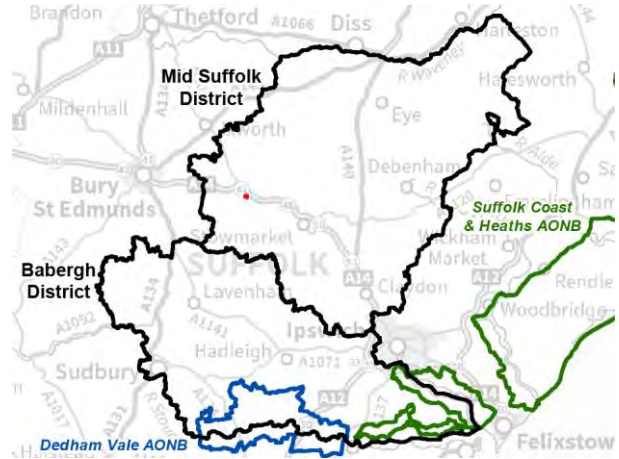
Type: SS0681 - Residential

Parish: Stradbroke

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 55m AOD, formed of an arable field. There are no recorded priority habitats within the site. There are mature hedgerows along the boundaries which contain frequent deciduous trees.

Settlement form and edge

Moderate The site lies south and east of existing development in Stradbroke. The settlement edge is formed by mature vegetation. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on this site would further alter the historic linear pattern of the settlement, however it would not cross a distinctive boundary feature.

Settlement setting

Moderate-low The site provides a limited contribution as a rural setting to properties on Doctors Lane and Farriers Close, and provides undeveloped space in the south of the village. The site does not contribute to the separation of settlements due to distance.

Views

Moderate-low The site has is visually enclosed due to the surrounding properties and vegetation. There are glimpsed views from Farmers Close, residential properties off Doctors Lane and Stradbroke College sports ground. There is no public access to this site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate An enclosed rural landscape, with a good experience of dark skies and tranquillity. Views of the residential properties and school site to the south contrast with the undeveloped character.

Cultural and historical associations

Moderate The field pattern was formed by changes in agricultural practice post-1950 and there is little of the historic field pattern remaining. There are no recorded heritage assets in the site. Grade II listed The Priory lies to the north of the site and is within a moated site. Stradbroke Conservation Area is also adjacent to the north of the site.

Overall Landscape Sensitivity - Residential development

Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development due to the rural, tranquil character, undeveloped setting provided to existing development in Stradbroke, including historic The Priory and the Stradbroke Conservation Area, and strong hedgerow network. Factors which decrease sensitivity include the flat landform, enclosed character and lack of public access to the site. If this site were to be developed in combination with one or more sites around Stradbroke the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of New Street, Stradbroke

Main SS ID: SS1043

LA/LS ID: SS1043 - LA082

Type: SS1043 - Residential

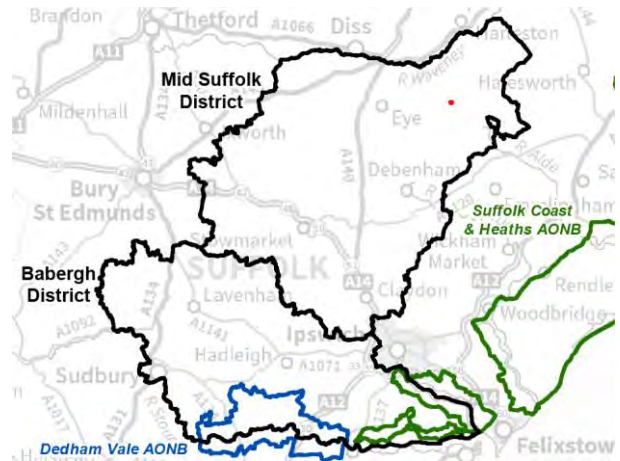
Parish: Stradbroke

District: Mid Suffolk

SS1043 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 50m AOD, formed of arable fields. There are no recorded priority habitats within the site. There are a few mature trees at the edge of properties, but all the hedgerows have been lost.

Settlement form and edge

Moderate-low The site lies west of Stradbroke. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on this site would be perceived as a continuation of the development along New Street and would not cross a distinctive boundary feature. There are no boundary features on the north-west settlement edge.

Settlement setting

Moderate-low The site provides a contribution as part of an open rural setting and approach to Stradbroke, from the west. The site does not contribute to the separation of settlements due to distance.

Views

Moderate The site has an open character, with views into the site from New Street to the wider countryside to the south, including to Horham. There are some views from properties to the east of the site although these are limited by properties and garden vegetation. There is no public access to this site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate An open rural landscape, with a good experience of dark skies and tranquillity. Views to telegraph poles and wire along New Street and existing properties contrast with the undeveloped, agricultural character.

Cultural and historical associations

Moderate The field pattern was formed by changes in agricultural practice post 1950 and there is little of the historic field pattern remaining. There are no recorded heritage assets in the site. Grade II listed houses Timbers and Fir Tree Cottage are adjacent to the site, and the site provide a rural setting for these heritage assets.

Overall Landscape Sensitivity - Residential development

Moderate SS1043 has planning permission. This site is considered to have an overall moderate sensitivity to residential development. Sensitive features include the rural, tranquil and open character and setting provided to Stradbroke. Factors which decrease sensitivity include the flat landform, lack of natural heritage assets and lack of public access to the site. If this site were to be developed in combination with one or more sites around Stradbroke the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land north of Laxfield Road,
Stradbroke

Main SS ID: SS1198

LA/LS ID: SS1198 - LA081

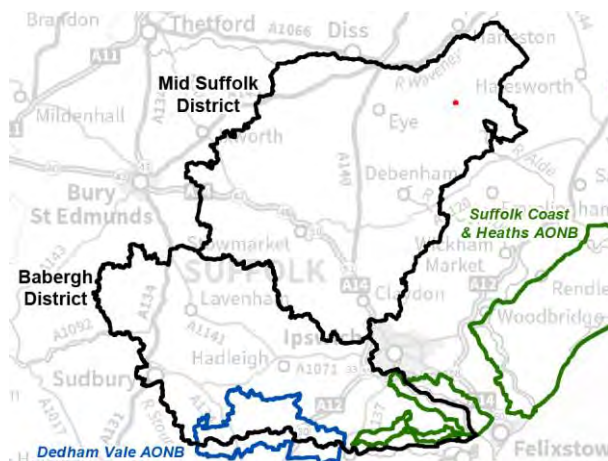
Type: SS1198 - Residential

Parish: Stradbroke

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A slightly sloping landscape around 50m AOD, formed of an arable field. There are no recorded priority habitats within the site. Trees and a low hedgerow run along Laxfield Road on the southern boundary, and there are some mature trees in the west and north-west. The hedgerows along the eastern boundary have been lost.

Settlement form and edge

Moderate

The site lies east of Stradbroke. The settlement edge is formed by the field boundary and garden vegetation. Stradbroke was a linear settlement, however this has changed with recent developments along Queen Street, New Street and Church Street. Development on this site would be perceived as a continuation of the development along Laxfield Road and would not cross a distinctive boundary feature.

Settlement setting

Moderate

The site provides a contribution as a partially open rural setting and approach to Stradbroke. The site contributes to the separation of Stradbroke from development on Neaves Lane to the south-east. If developed there would still be some sense of separation.

Views

Moderate

The site has a partially open character, with views into the site from Laxfield Road limited by mature trees to the west. A footpath runs along the north-western boundary and there are clear views from this public right of way into the site. Stradbroke Allotments lie to the north of the site and there are clear views from the allotments into the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

A partially open rural landscape, with a good experience of dark skies and tranquillity. Telegraph poles and wires run through the site, and there is some traffic noise from Laxfield Road.

Cultural and historical associations

Moderate

The field pattern was formed by pre-18th century enclosure although some boundaries have been lost. There are no recorded heritage assets in the site. Grade II listed Street Farmhouse lies to the south of the site, and there is limited visibility due to intervening vegetation and field boundaries.

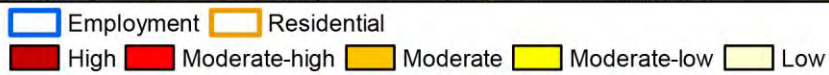
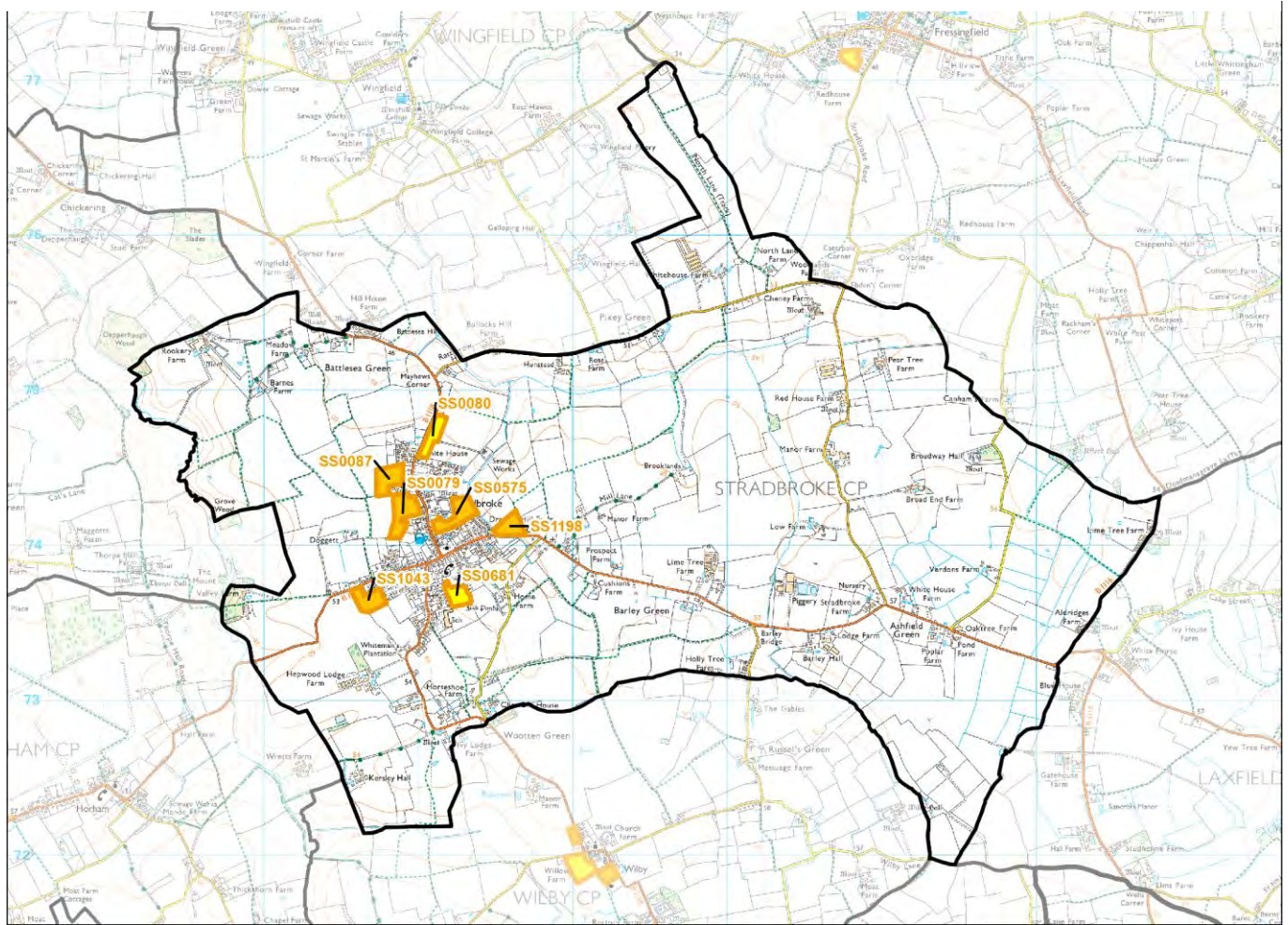
Overall Landscape Sensitivity - Residential development

Moderate

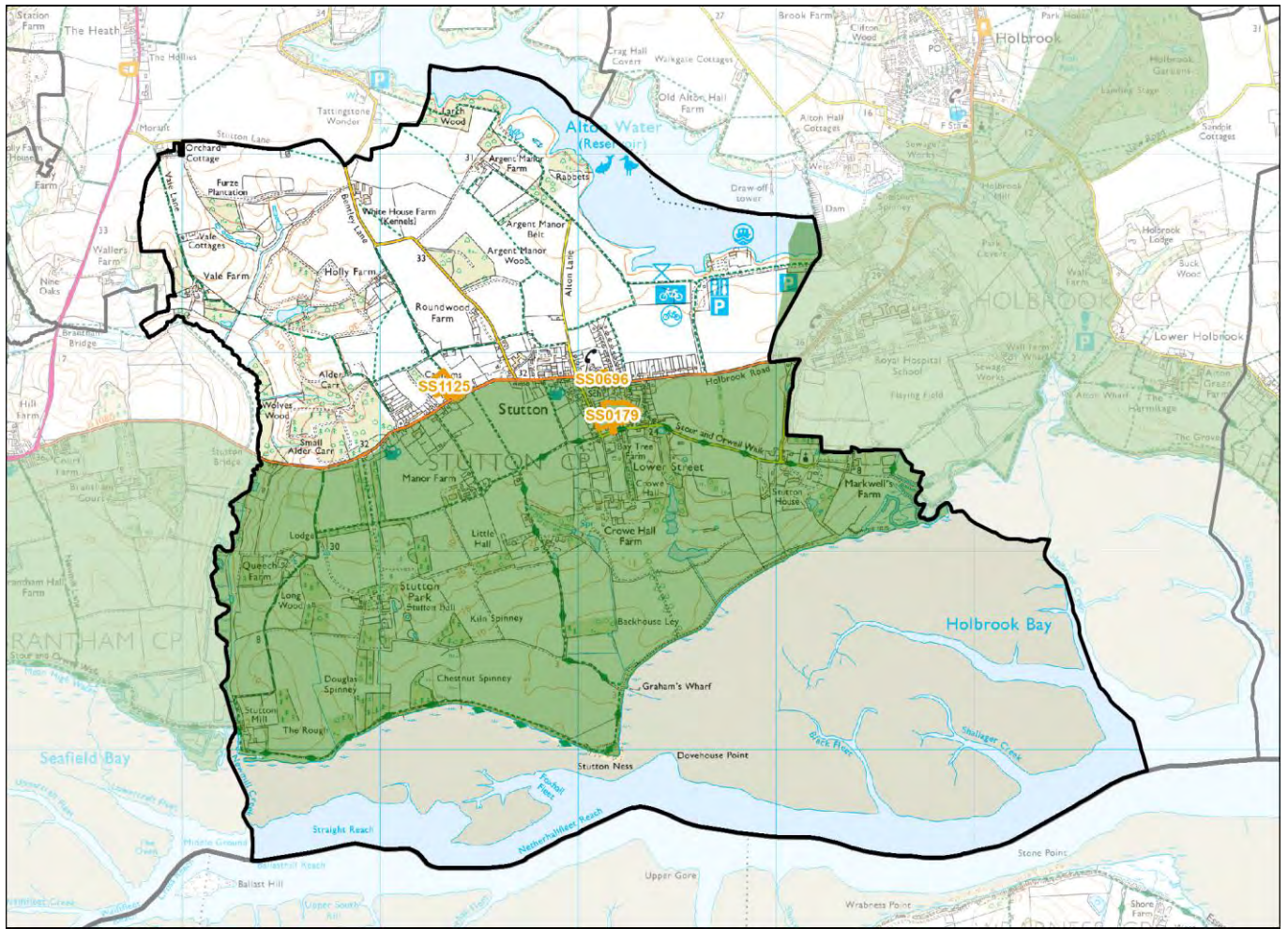
This site is considered to have an overall moderate sensitivity to residential development due to the rural and tranquil character and views from public rights of way and allotments. Factors which decrease sensitivity include the flat landform and limited historic value. If this site were to be developed in combination with one or more sites around Stradbroke the cumulative landscape sensitivities and impact of development would need to be considered.

Stradbroke

Ratings Summary



Stutton



 Employment  Residential  Suffolk Coast & Heaths AONB

Site Name: Land east of Church Road,
Stutton

Main SS ID: SS0179

LA/LS ID: SS0179 - LS01

Type: SS0179 - Residential

Parish: Stutton

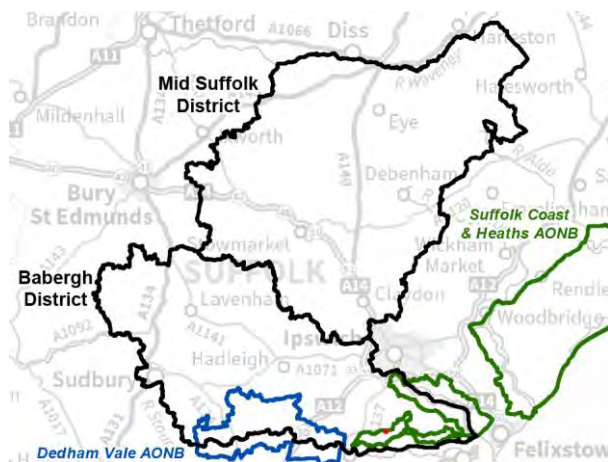
District: Babergh

SS0179 has planning permission

SS0179 is within an AONB



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a moderate scale flat field at an elevation of around 30m AOD. The field is enclosed by existing residential development and has tall mature hedgerow boundaries in most places. There is an area of mature trees and scrub in the west. The site is currently being developed.

Settlement form and edge

Moderate-high

The site is enclosed by existing residential settlement which includes parts of the historic core of Stutton. Development of the site would not represent a step-change from the existing form of the settlement; however, it will alter the historic form of the village due to the loss of the central green.

Settlement setting

Moderate

The site provides an undeveloped backdrop to the properties that surround it. The development of the site would have no impact on the sense of separation between Stutton and surrounding settlements.

Views

Moderate-low

The site is visually enclosed by mature hedgerow boundaries and residential settlement. Some private properties overlook the site, however intervisibility is mostly screened by mature hedgerow boundaries.

Perceptual qualities

Moderate-high

The site is located with the nationally designated Dedham Vale AONB and contributes to the setting of the historic village which is arranged around a central green. The historic settlement pattern is identified as a special quality of the protected landscape. Despite its proximity to existing development the site has relative tranquillity and is minimally affected by light pollution.

Cultural and historical associations

Moderate-low

The site does not contain any known features of cultural heritage significance. The non-designated parkland of Crowe Hall and several Grade II listed buildings are located to the south of the site, although there is little intervisibility. The site is described by the HLC to be a built-up area.

Overall Landscape Sensitivity - Residential development

Moderate-high

SS0179 has planning permission. The site is assessed as having moderate-high landscape sensitivity to residential development. Development of the site would result in the loss of the central green around which the historic part of Stutton is arranged. Sensitive features of the site include its location within the Dedham Vale AONB, the presence of some semi-natural features such as grassland and scrub and the undeveloped setting provided to existing settlement. The site is currently being developed.

Site Name: Land north of Holbrook Road, Stutton

Main SS ID: SS0696

LA/LS ID: SS0696 - LS01

Type: SS0696 - Residential

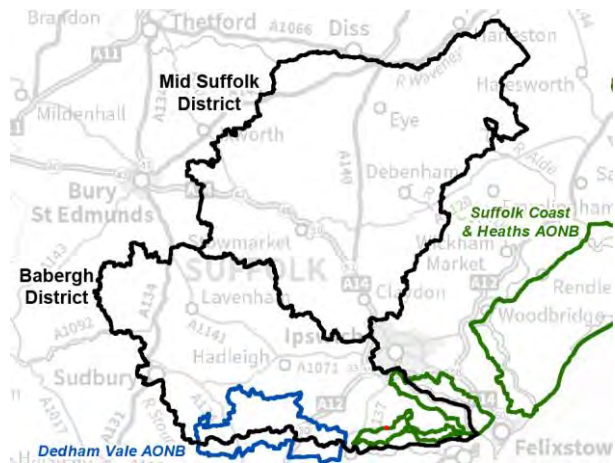
Parish: Stutton

District: Babergh

SS0696 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A small flat field at an elevation of around 30m AOD. The field is bound by mature hedgerows and is currently disused, covered by grassland and scrub.

Settlement form and edge

Low

The site is situated between existing settlement along Holbrook Road. Development is likely to be considered infill and would not have an impact on the settlement pattern of Stutton.

Settlement setting

Low

The site does not play an active role in preventing the coalescence of Stutton with surrounding settlements and does not provide a rural setting to the settlement.

Views

Low

The site is visually enclosed by mature hedgerow field boundaries and is only visible from the gateway on Holbrook Road. No private residencies or rights of way overlook the site.

Perceptual qualities

Moderate

The site lies to the north of Dedham Vale AONB, however it does not possess any of the AONB's special qualities. The site is slightly impacted by traffic noise on Heath Road and is minimally affected by light pollution despite its position within Stutton.

Cultural and historical associations

Low

The site does not contain any known features of cultural heritage significance and does not form part of the setting to any known cultural heritage features. The site is described by the HLC to be a built-up area.

Overall Landscape Sensitivity - Residential development

Low

SS0696 has planning permission. The site has an overall low landscape sensitivity as development would be perceived as infill and would not alter the existing settlement pattern of Stutton. The site is visually enclosed and does not contain any known features of cultural heritage or natural heritage significance.

Site Name: Land north of Manningtree Road, Stutton

Main SS ID: SS1125

LA/LS ID: SS1125 - LS01

Type: SS1125 - Residential

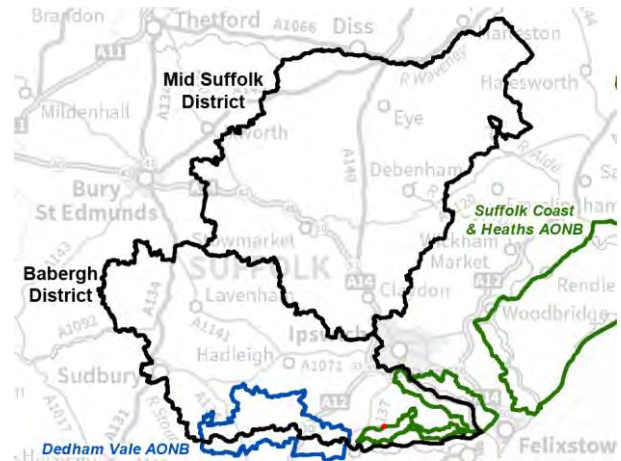
Parish: Stutton

District: Babergh

SS1125 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low The site is a relatively flat field used as a park and recreation ground, with a football pitch surrounded by long grassland habitat. Canhams Wood (an accessible natural green space) is situated directly to the north-west. The site lies at an elevation of around 30m AOD.

Settlement form and edge

Moderate-low The site is slightly separated from the main settlement of Stutton, situated further west along Manningtree Road. However, settlement already exists here and therefore development of the site would not be at odds with the existing settlement pattern. Development of the site would not be perceived as a significant advancement into the countryside and would be confined to the north-west by Canhams Wood.

Settlement setting

Moderate-low The site contributes to the rural setting of Stutton, providing an undeveloped backdrop to existing properties. It does not make a significant contribution to the sense of separation between settlements.

Views

Moderate The site is visible from the public footpath along its north-eastern boundary and provides the PRoW with an undeveloped setting. The site is overlooked by several private residences. Southern parts of the site are also visible from Manningtree Road to the south.

Perceptual qualities

Moderate The whole site is a publicly accessible park and recreation ground. The site lies directly north of the Dedham Vale AONB, although it does not make a significant contribution to the setting of the nationally protected landscape. The site has relative tranquillity although is slightly disturbed by traffic noise from Manningtree Road directly south.

Cultural and historical associations

Moderate-low There are no identified features of cultural heritage significance within the site. The site provides a rural setting for one Grade II listed property; Chapel Cottage, situated to the south. The HLC identifies the site to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

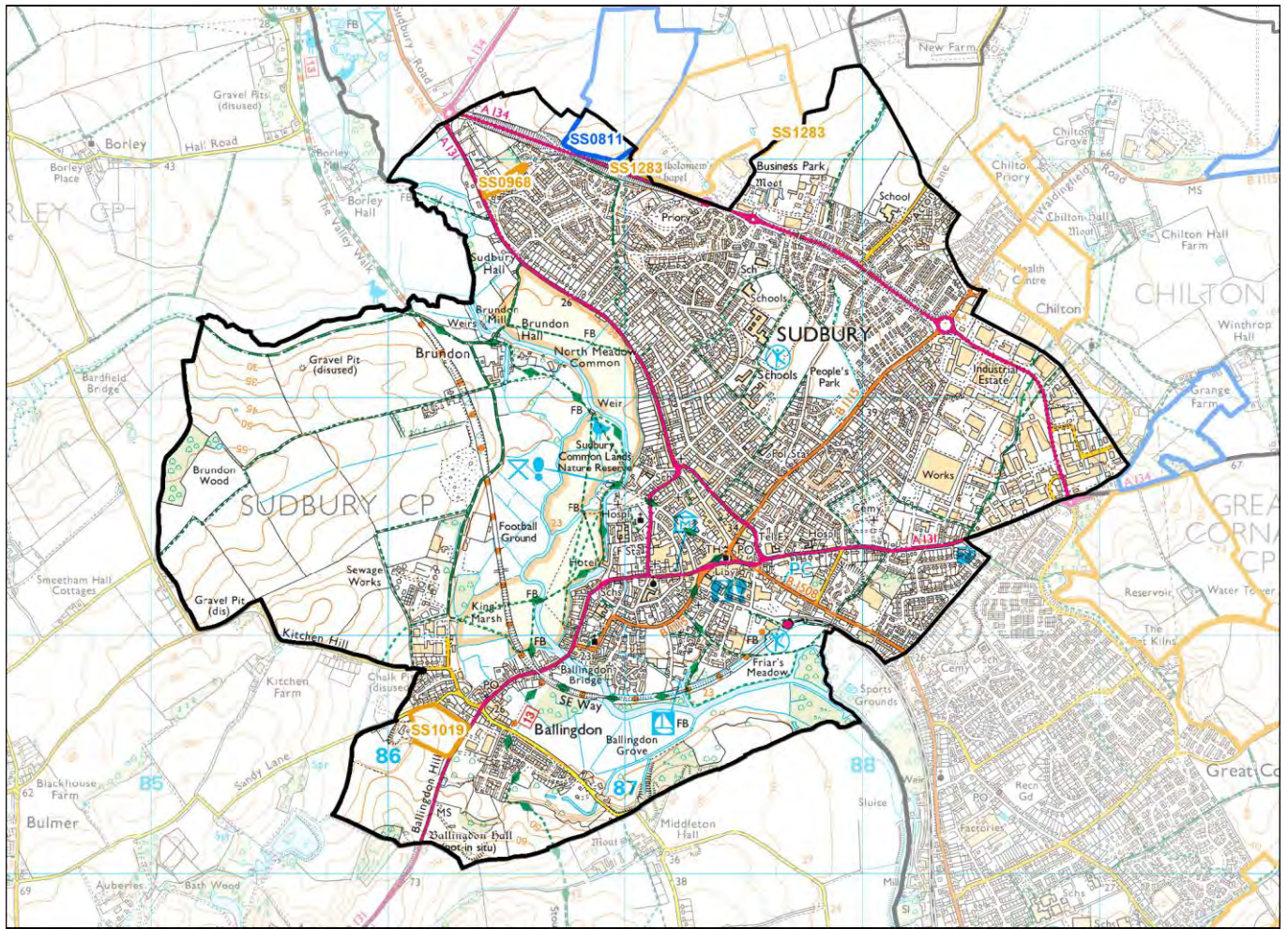
Moderate-low SS1125 has planning permission. The site has an overall low-moderate landscape sensitivity. Sensitive features include the public accessibility of the area, undeveloped setting provided to existing properties and public rights of way and the adjacent Canhams Wood.

Stutton

Ratings Summary



Sudbury



Employment Residential

Site Name: Highfield Mill,
Sudbury

Main SS ID: SS0968

LA/LS ID:

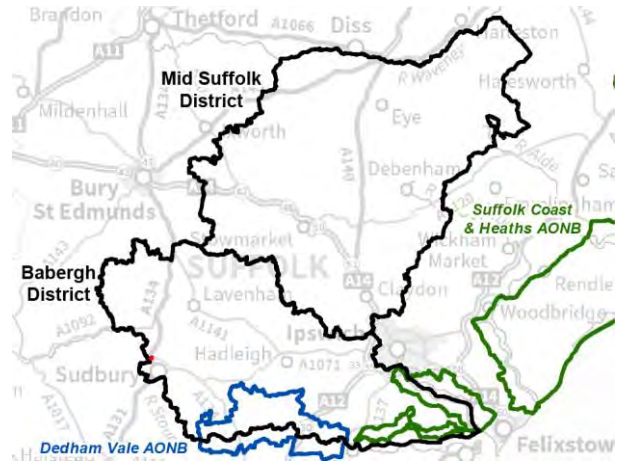
Type: SS0968 - Residential

Parish: Sudbury

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A slightly sloping landscape from 30 to 40m AOD, formed of a pasture field. There are no recorded priority habitats within the site. The site is surrounded by mature trees.

Settlement form and edge

Low

The site lies north-west of the settlement edge of Sudbury. The settlement edge of Sudbury is contained by vegetation. Development on this site would relate well to the existing settlement and it would not cross a distinctive boundary feature.

Settlement setting

Low

The vegetation on the southern boundary of the site provides a vegetated settlement edge to Sudbury. Development on this site would be perceived as infill.

Views

Low

This site is visually enclosed by vegetation and well screened from public and private view. There are no public rights of way in or near to the site. It is not a visually prominent landscape.

Perceptual qualities

Moderate-low

An underused open space on the edge of Sudbury, impacted by proximity to the edge of Sudbury and traffic noise from the A131 and A134.

Cultural and historical associations

Moderate

The HLC records this site as part of the built up area of Sudbury. There are no recorded heritage assets within this site. The Grade II listed Highfield Millhouse overlooks the site, and the site contributes to its rural setting.

Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall low sensitivity to residential development due to its enclosed character, proximity to Sudbury and lack of public access. Factors which increase sensitivity are the slight sloping landform and rural setting to Highfield Millhouse.

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.

Site Name: Land west of Ballingdon Hill and south of Sandy Lane, Sudbury

Main SS ID: SS1019

LA/LS ID:

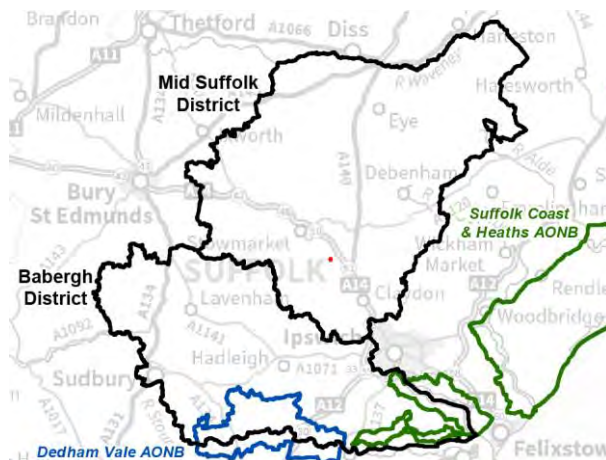
Type: SS1019 - Residential

Parish: Sudbury

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A gently sloping arable field landscape from 20m AOD in the north to 40m AOD in the south. There are no recorded priority habitats within the site. Mature trees and high banked hedgerows line the western boundary along Sandy Lane, with fragmented low hedgerows along the A131 Ballingdon Hill, the northern and southern boundaries.

Settlement form and edge

Moderate-low

The site lies south and east of the settlement edge of Ballingdon. The settlement edge of Ballingdon to the north and north-east is enclosed by hedgerows on high banks along Sandy Lane. Ballingdon light industrial estate to the east is contained by the A131 Ballingdon Hill. Development on this site would be perceived as an expansion of Ballingdon, but it would not impact on the settlement form or cross a distinctive boundary feature.

Settlement setting

Moderate-low

The site provides a contribution as an open rural approach to Ballingdon along the A131 Ballingdon Hill. The site does not contribute to the separation of settlements because of distance.

Views

Moderate-low

This site is enclosed by vegetation in the west along Sandy Lane and is well screened from public and private view. Views from the east along the A131 Ballingdon Hill are much more open as there is no hedgerow vegetation. There are no public rights of way in or near to the site. It is not a visually prominent landscape.

Perceptual qualities

Moderate-low

A partially open agricultural area, influenced by the Ballingdon light industrial estate to the east and the household waste recycling centre to the south-east. Traffic noise along the A131 Ballingdon Hill also impacts the tranquillity of the area.

Cultural and historical associations

Moderate-low

The site was formed by pre-18th century enclosure, however most of this historic pattern has been lost. There are no recorded heritage assets within this site. The Sudbury Conservation Area lies 60m north-east of the site, although intervisibility is reduced by intervening development.

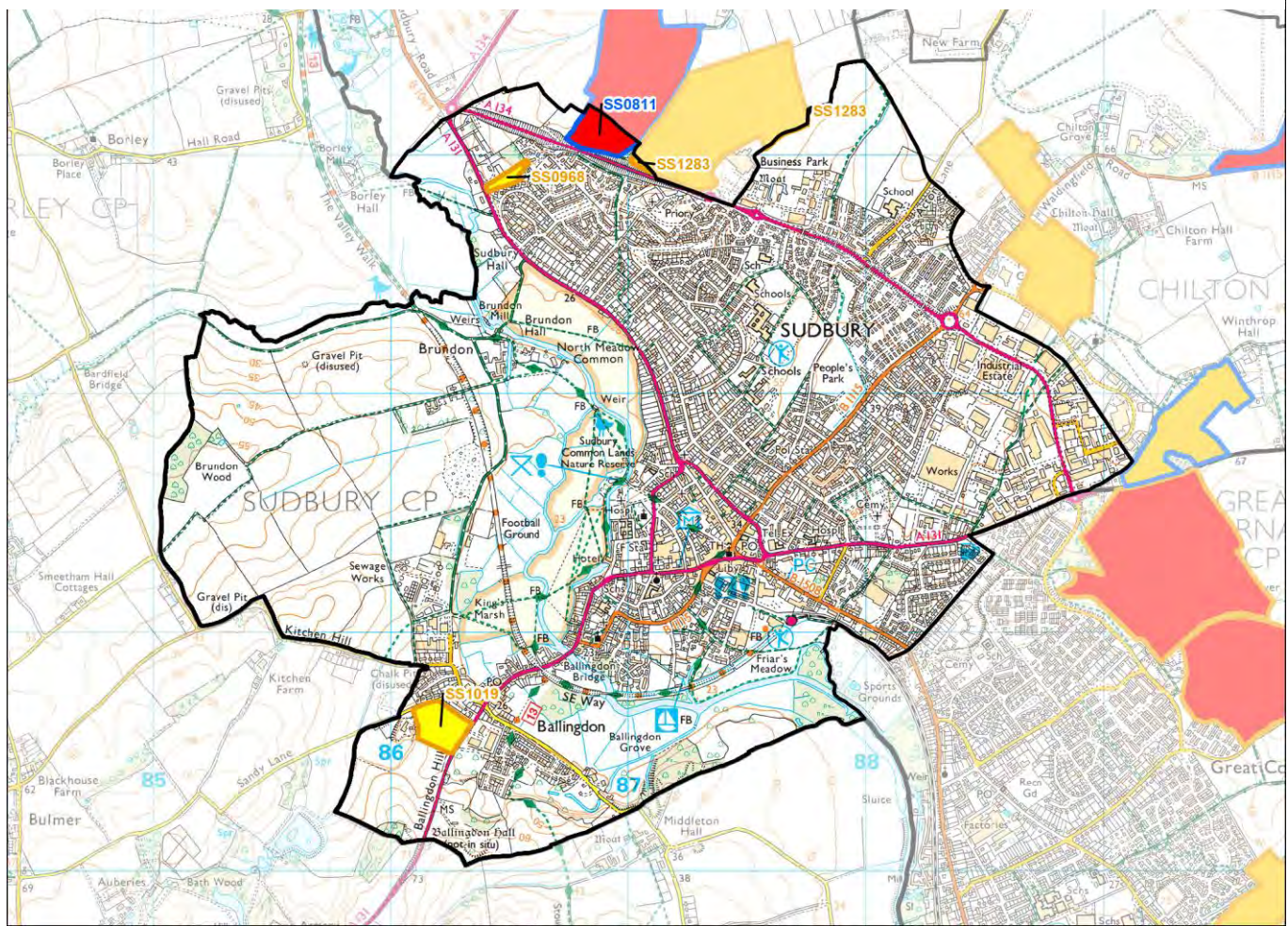
Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to residential development due to its proximity to Ballingdon, lack of public access and lack of tranquillity. Factors which increase sensitivity are the slight sloping landform and proximity to Sudbury Conservation Area.

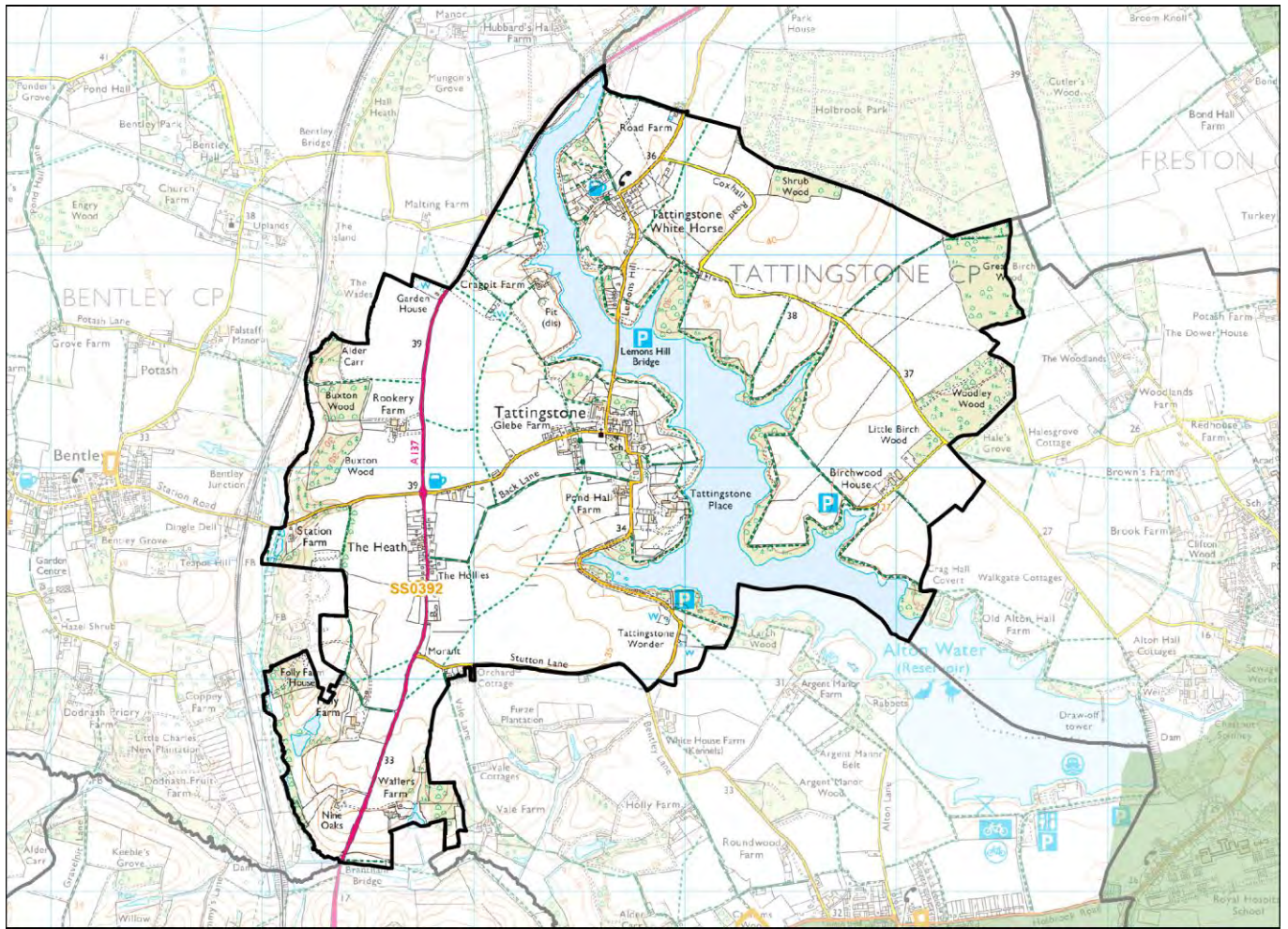
Sudbury

Ratings Summary



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

Tattingstone



 Employment  Residential  Suffolk Coast & Heaths AONB

Site Name: Land west of A137, The Heath, Tattingstone

Main SS ID: SS0392

LA/LS ID: SS0392 - LS01

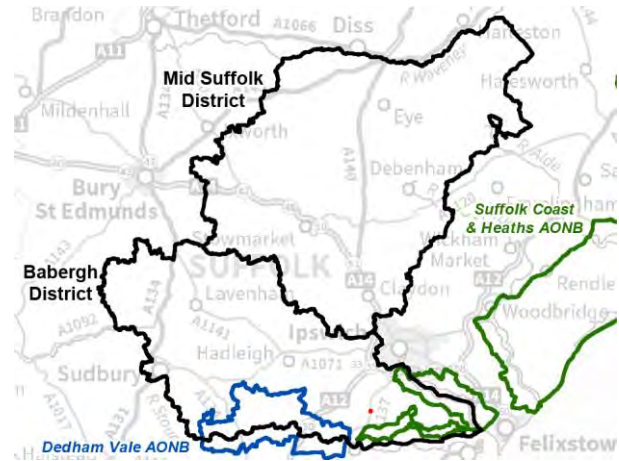
Type: SS0392 - Residential

Parish: Tattingstone

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small field, subdivided by wooden fencing into three smaller horse paddocks. Land is flat, on an elevated plateau of land, lying at 35m AOD.

Settlement form and edge

Low

The site lies on the southern edge of a small linear settlement (The Heath) along the A137 and is strongly associated with the existing properties. Development of this site would be a slight advancement into the undeveloped countryside but would not significantly alter the settlement form. The site is surrounded the south, east and west by open farmland.

Settlement setting

Moderate-low

The site provides a minimal contribution to the rural setting of the settlement due to its small size. Development of the site would not reduce the sense of separation between properties here and any surrounding settlements.

Views

Moderate-low

Surrounding residential properties overlook the site, particularly those directly opposite. A bridleway runs along the field boundary 275m to the west of the site. Views from the east are screened by hedgerows and trees.

Perceptual qualities

Moderate

The site has a traditional rural character as a result of the surrounding farmland and distance from any major settlements. The settlement experiences dark night skies as there is little light pollution due to a lack of any large settlements nearby. The site experiences traffic noise from the A137 directly east of the site. The site is located on the Shotley Peninsula, approximately 1km north of The Suffolk and Coastal Heaths AONB boundary.

Cultural and historical associations

Low

The HLC indicates that the landscape is post-1950 agricultural landscape, of low historical significance. There are no designated heritage or historical assets within or near the site.

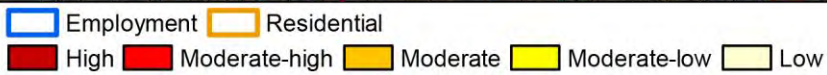
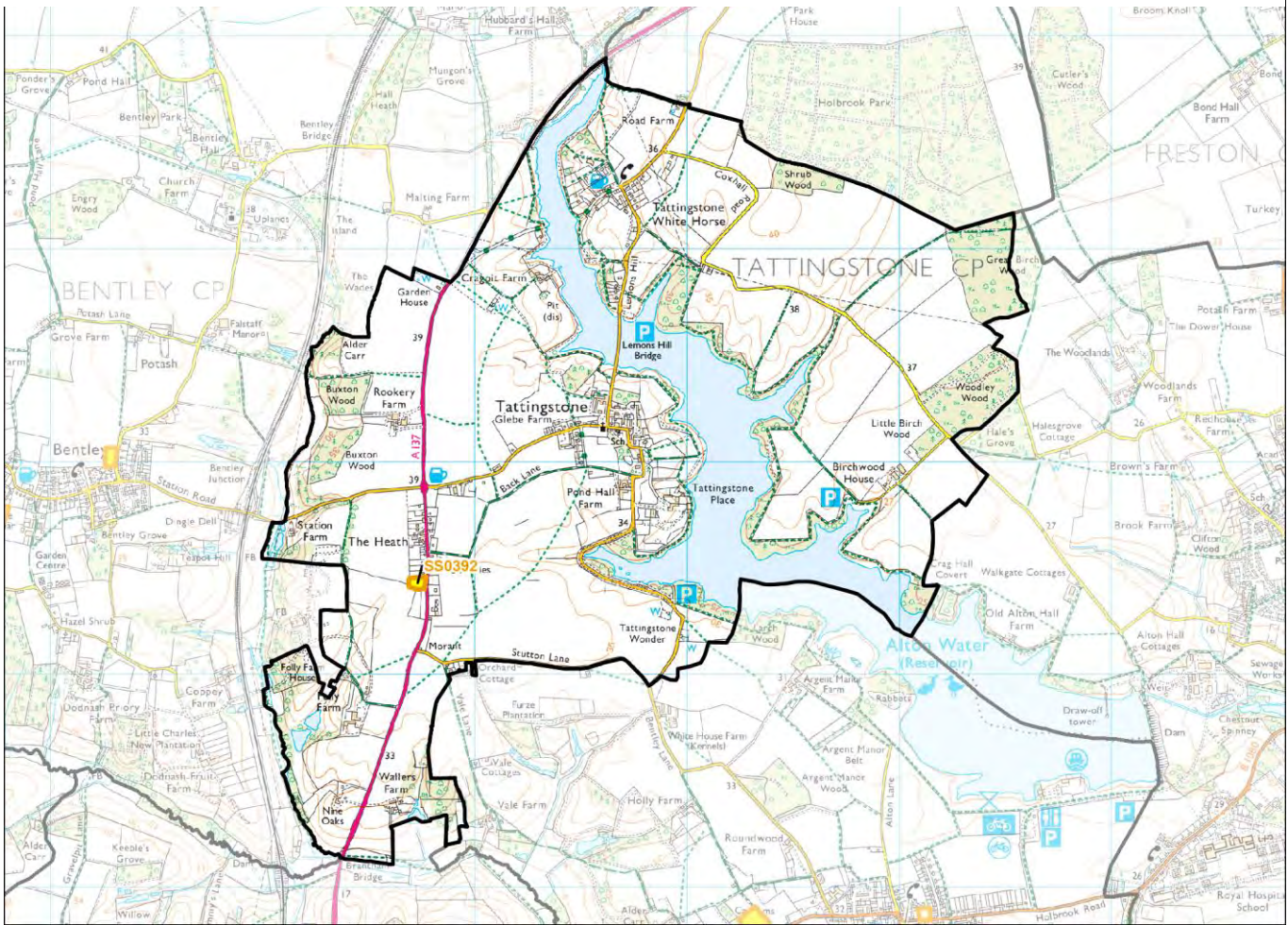
Overall Landscape Sensitivity - Residential development

Moderate-low

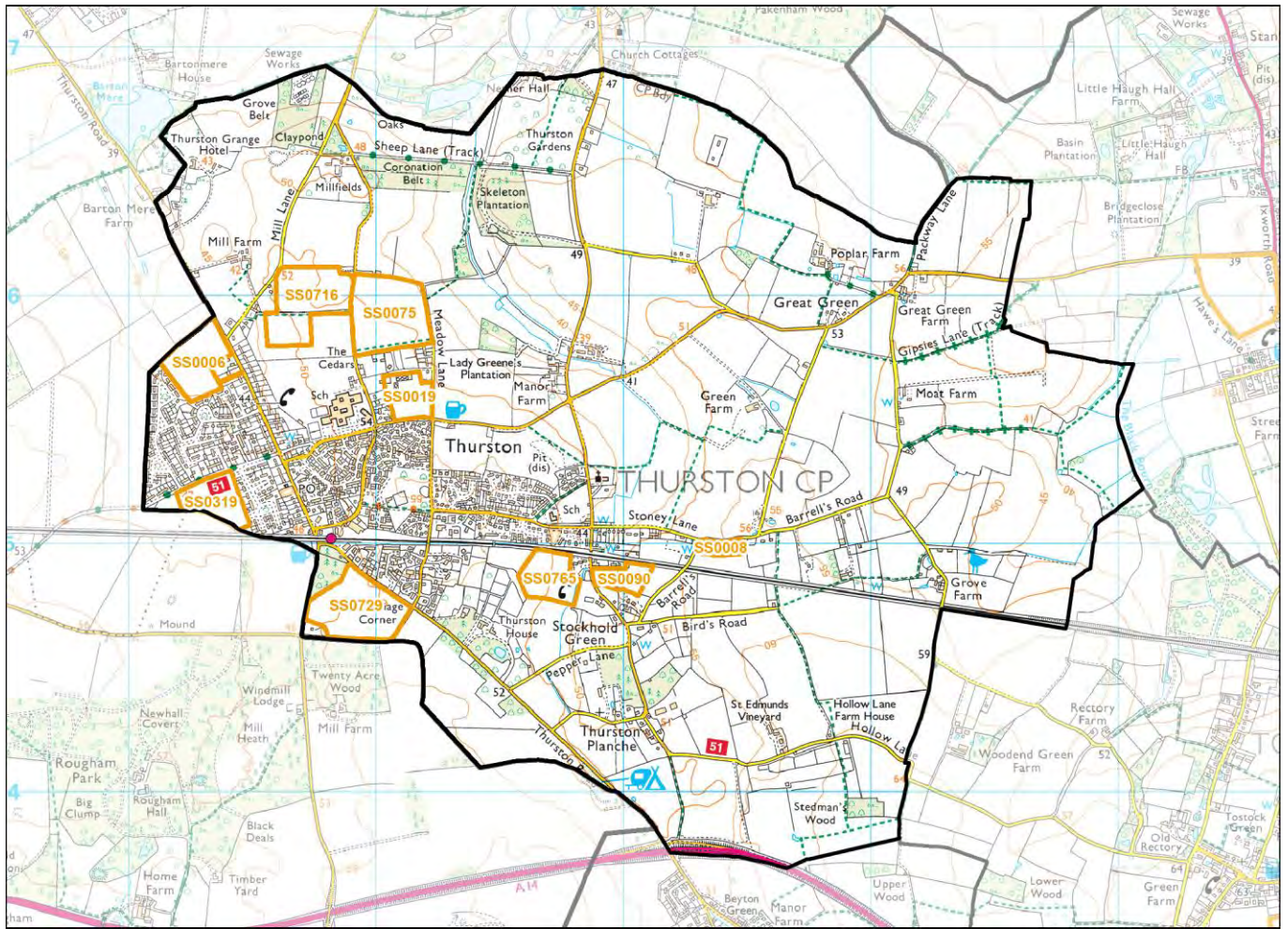
The site has an overall low-moderate landscape sensitivity as development is unlikely to have a significant impact to the existing settlement form. The site does not contain or provide setting to any identified features of cultural or natural heritage significance, limiting its overall sensitivity. Sensitivity of the site is slightly elevated by its rural character and the setting it provides to adjacent properties.

Tattingstone

Ratings Summary



Thurston



 Employment  Residential

Site Name: Land west of Barton Road,
Thurston

Main SS ID: SS0006

LA/LS ID: SS0006 - LA090

Type: SS0006 - Residential

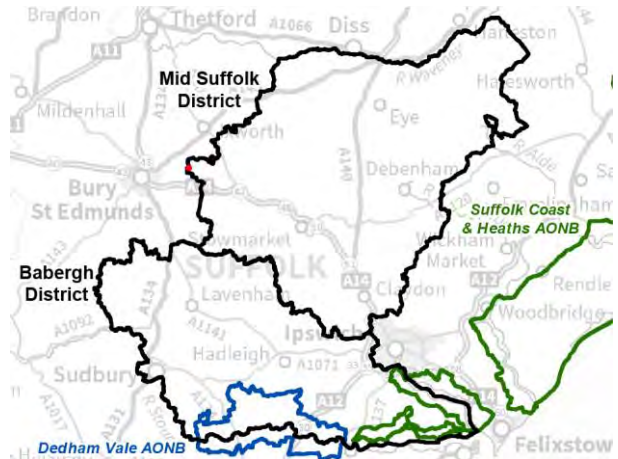
Parish: Thurston

District: Mid Suffolk

SS0006 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site consists of a Moderate sized flat arable field at an elevation of around 45m AOD. The site is bound by straight, well-maintained hedgerows with occasional mature hedgerow trees. These features are typical of the Estate Farmlands Landscape Character Type.

Settlement form and edge

Moderate-low

Properties on the northern settlement edge of Thurston are visually prominent from the site, although mature vegetation in gardens often softens the settlement edge. Development here would relate well to the existing settlement pattern and is likely to be perceived as infill rather than encroachment into the countryside.

Settlement setting

Moderate-low

The site provides a rural setting to properties in the north of Thurston, making a positive contribution to the character of the settlement. This effect is localised. The site does not significantly contribute to the sense of separation between Thurston and any surrounding settlements.

Views

Moderate-low

Properties to the south, south-east and south-west directly overlook the site. Hedgerow boundaries enclose the northern and western edge of the site, although the site is visible from parts of Barton Road.

Perceptual qualities

Moderate

The site retains some semi-natural features including hedgerow boundaries with occasional mature trees and has a traditional agricultural character. The site has moderate levels of tranquillity and is minimally affected by light pollution. Traffic noise from Thurston Road detracts from the site's otherwise rural character.

Cultural and historical associations

Low

The HER identifies an undated pit within the site. There are no other identified features of cultural heritage within the site and the site does not form part of the wider setting for nearby features of cultural heritage significance. The HLC identifies the field to be 18th century or later enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0006 has planning permission. The site is assessed as having low-moderate landscape sensitivity due to its traditional agricultural character, which provides a rural setting to the northern settlement edge of Thurston. It is well integrated within the existing settlement pattern and does not encroach into undeveloped countryside. The site lacks any distinctive features to further elevate its sensitivity. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Barrells Road, Thurston

Main SS ID: SS0008

LA/LS ID: SS0008 - LA103

Type: SS0008 - Residential

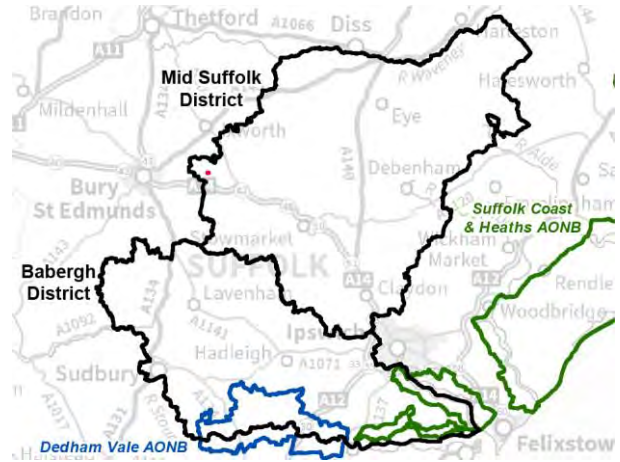
Parish: Thurston

District: Mid Suffolk

SS0008 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The northern edge of a small and relatively flat field at an elevation of around 55m AOD. The field is used for horse pasture with a dense hedgerow marking its northern boundary. It is noted that this site is already developed.

Settlement form and edge

Moderate-high

The site lies to the east of a linear development of houses on Stoney Lane and the west of two large detached properties on Barrell's Road. Development of the site would exaggerate the linear settlement pattern on the eastern edge of Thurston.

Settlement setting

Moderate-low

The site makes a limited positive contribution to the setting of the eastern settlement edge of Thurston. The site prevents the continued linear expansion along Barrell's Road, preventing the settlement from merging with isolated properties further east along Barrell's Road.

Views

Moderate-low

Parts of Barrell's Road, the allotments and the end property of Stony Lane overlook the west of the site. Properties to the east are screened by mature vegetation. Views south from the site extend across the railway line to wooded skylines. Skylines are marked by small-scale overhead power lines. The site is not prominent within the landscape.

Perceptual qualities

Moderate-low

The site retains an undeveloped rural character with dark night skies and although some hedgerow boundaries have been degraded or replaced with fencing. Noise and visual disturbance from passing trains to the south intermittently detract from rural qualities.

Cultural and historical associations

Low

There are no identified features of cultural heritage significance within the site and it does not provide setting to any known surrounding features of historic significance. The HLC identifies fields here to be a post 1950s agricultural landscape.

Overall Landscape Sensitivity - Residential development

Moderate

SS0008 has planning permission. The site has already been developed and has an overall moderate landscape sensitivity due to the role it plays in limiting the linear expansion of Thurston along Barrell's Road. Noise from passing trains disrupts the tranquillity of the site, reducing sensitivity. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land west of Meadow Lane,
Thurston

Main SS ID: SS0019

LA/LS ID: SS0019 - LA084

Type: SS0019 - Residential

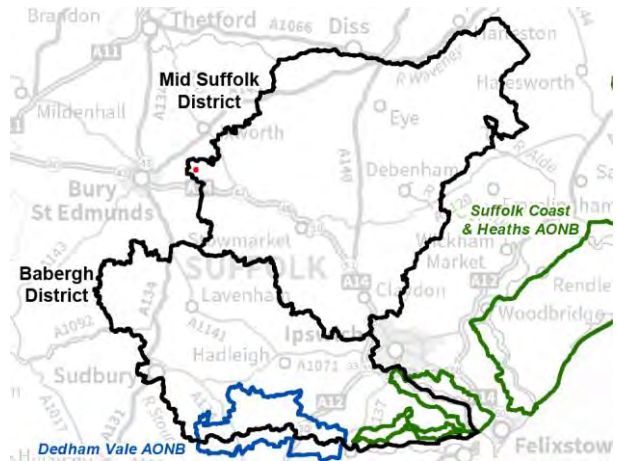
Parish: Thurston

District: Mid Suffolk

SS0019 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises two small flat pasture fields at an elevation of around 50m AOD. The fields are bound by low cut hedgerows and sub-divided by fences, enclosed along the northern edge by a thick band of mature trees. The site contains several glass houses, associated with a small plant nursery. A tall hedgerow partially divides fields within the site.

Settlement form and edge

Moderate-low

Development of the site would not be at odds with the existing settlement pattern of Thurston. Development here may provide opportunities to soften or screen the existing exposed settlement edge of Thurston to the south.

Settlement setting

Moderate-low

The undeveloped site makes a limited positive contribution to the character of Thurston by providing an undeveloped backdrop to nearby properties. The site does not contribute to the sense of separation with any surrounding settlements.

Views

Moderate-low

The site has a high level of intervisibility with surrounding settlement and is visible from surrounding roads due to low hedgerow boundaries. Views east from the site extend to the wider countryside with distant wooded skylines.

Perceptual qualities

Moderate-low

The site retains a rural feel with high levels of tranquillity despite its location on the settlement edge with high levels of intervisibility with surrounding settlement. The replacement of hedgerows with fencing in some places reduces the traditional feel of the area. Mild traffic noise negatively influences the site from surrounding roads, most notably Norton Road to the south.

Cultural and historical associations

Low

There are no known features of cultural heritage significance within the site and the site does not provide wider rural setting for any nearby cultural heritage features. Field pattern is identified by the HLC to be of 18th century or later origin.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0019 has planning permission. The site has an overall low-moderate landscape sensitivity. If developed the site would not contrast with the existing settlement pattern and may provide opportunities to soften the existing exposed settlement edge of Thurston. The visibility of the site from surrounding roads, settlements and the wider countryside to the east slightly elevates sensitivity. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Thurston - SS0075, SS0716

Main SS ID: SS0075

LA/LS ID: SS0716 - LA088

SS0075 - LA089

Type: SS0716 - Residential

SS0075 - Residential

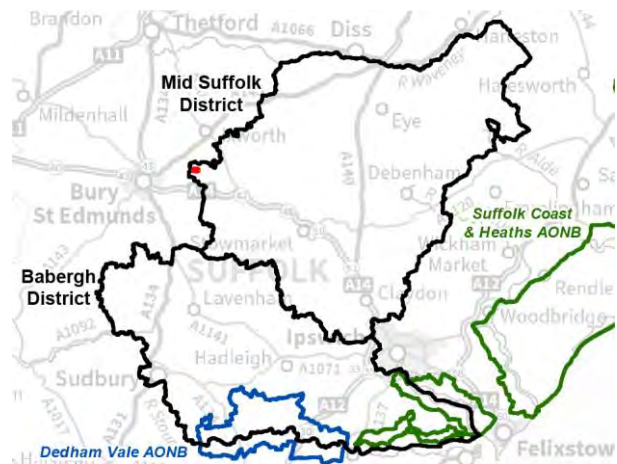
Parish: Thurston

District: Mid Suffolk

SS0716 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise two medium-large sized flat arable fields at an elevation of around 50m AOD, separated by Ixworth Road. Development has commenced on the western site, SS0716. Parts of the sites have tall dense hedgerow boundaries, whilst in other areas hedgerows have been removed to create a large-scale open landscape.

Settlement form and edge

Moderate

The sites are disconnected from the existing settlement edge. Development of the sites would not fit the existing settlement pattern of Thurston and would be perceived as an advancement into the undeveloped countryside. The eastern site, SS0075, is better associated with existing settlement in Thurston.

Settlement setting

Moderate-low

The sites do not play a role in preventing the coalescence of Thurston with surrounding settlements due to the large distance between Thurston and settlements to the north. The sites provide a rural backdrop to a limited number of properties on Mill Lane to the west, as well as forming part of the wider rural setting when approaching Thurston from the north.

Views

Moderate

The lack of field boundary features along Ixworth Road gives the sites localised visual prominence. Tall mature hedgerows to the south of the sites screen views to and from the northern settlement edge of Thurston. Public footpaths cross both the sites, enabling views. Plantations to the north of the sites provide a wooded backdrop to views.

Perceptual qualities

Moderate

The sites have rural characteristics despite their proximity to the settlement edge, with limited intervisibility with existing properties. The agricultural character of the sites has been slightly degraded by the removal of hedgerow field boundaries creating an expansive landscape with only occasional trees.

Cultural and historical associations

Moderate-low

There are no identified features of cultural heritage significance within the sites. The sites are partially visible from the Grade II listed building Mill Farmhouse, 100m north-west of the SS0716. The HLC identifies the field pattern of both sites to be of 18th century or later origin.

Overall Landscape Sensitivity - Residential development

Moderate

SS0716 has planning permission. It is noted that development has commenced on site SS0716. The sites have an overall moderate landscape sensitivity, elevated due to risk of development contrasting the existing settlement form of Thurston, crossing the tall hedgerow boundary which confines the settlements existing northern edge. The visual prominence of these sites from surrounding roads and the footpaths also elevates its sensitivity.

Sensitivity is reduced by the loss of hedgerow boundaries and the lack of significant natural or cultural heritage features. If these sites were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land east of Church Road and south of Old Post Office Lane, Thurston

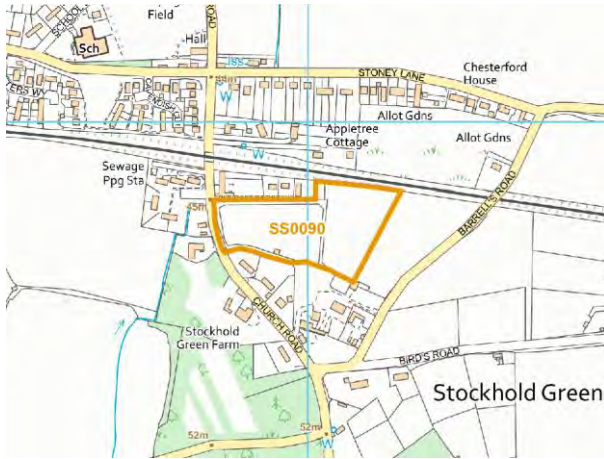
Main SS ID: SS0090

LA/LS ID: SS0090 - LA085

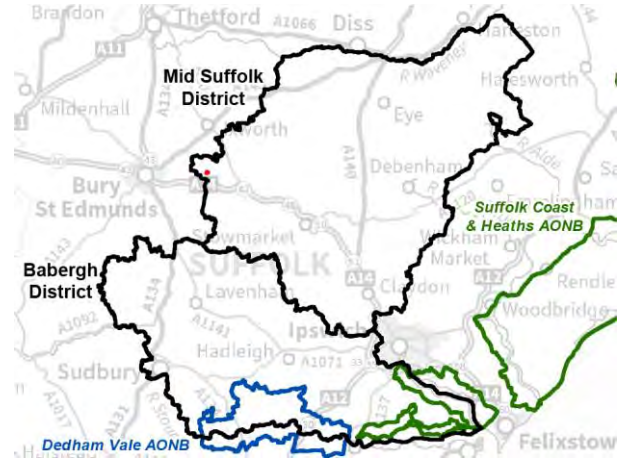
Type: SS0090 - Residential

Parish: Thurston

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

The site comprises parts of two flat pasture fields at an elevation of around 50m AOD. The fields are divided by a tall hedgerow. The western field contains several mature in-field trees, whilst the field in the east is open pasture, sub divided by wooden fences.

Settlement form and edge

Moderate-high

The site has a limited association with existing settlement in Thurston, separated from the site by the railway line to the north and undeveloped fields to the west. Development here would further expand Thurston beyond the railway line, which acts as a barrier feature containing the existing settlement, although there is already some small development south of the railway line on Woodland Close and Old Post Office Lane. Development of this site may also increase the perception of linear expansion of Thurston to the east.

Settlement setting

Moderate-high

The development of the site would extend Thurston towards the hamlet of Stockhold Green, reducing the already limited sense of separation between the settlements. The site provides an undeveloped backdrop to existing properties on Old Post Office Lane and Stony Lane to the north and Stockhold Green to the south.

Views

Moderate

Much of the site is visually enclosed by mature vegetation and surrounding settlement, although it is visible from parts of Church Road and Barrell's Road. From eastern parts of the site views extend north across the railway line. There are glimpsed views east to the surrounding countryside where hedgerow boundaries allow.

Perceptual qualities

Moderate-low

The undeveloped site retains some rural features including hedgerow boundaries and mature trees, with numerous in-field trees in the western half of the site creating a tranquil and naturalistic character. The site is disturbed by the sound and visual impacts of passing trains on the railway line directly to the north.

Cultural and historical associations

Low

There are no known features of cultural heritage significance within the site and the site does not provide wider rural setting for any nearby cultural heritage features. Field pattern is identified by the HLC to be 18th century or later.

Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity as it plays a key role in preventing the further expansion of Thurston south across the barrier feature of the railway line. The undeveloped site also plays a role in maintaining the sense of separation from Stockhold Green to the south. Semi-natural features (including mature in-field trees) as well as intervisibility with surrounding roads and properties elevates visual sensitivity. Disturbance from passing trains detracts from the tranquil qualities of the site. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Heath Road, Thurston

Main SS ID: SS0319

LA/LS ID: SS0319 - LA086

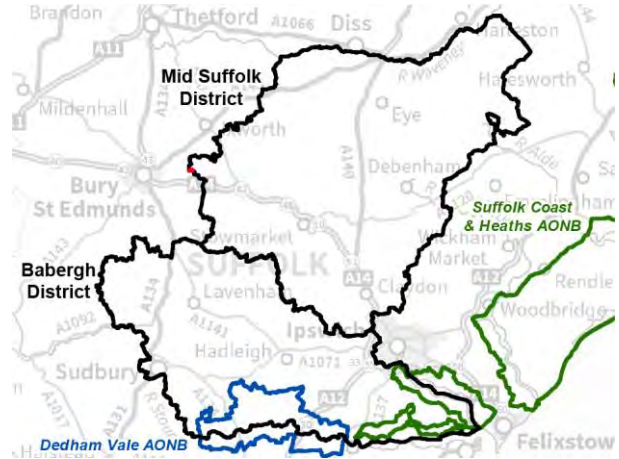
Type: SS0319 - Residential

Parish: Thurston

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site is comprised of a medium-sized flat arable field, lying at an elevation of around 45m AOD. Field boundaries include a mixture of hedgerows with some mature trees, a grass bank and post and wire fencing. There are a small number of mature trees in the western corner of the site.

Settlement form and edge

Moderate-low

Development of the site would relate well to the existing 20th century development to the north. It is unlikely to be perceived as a significant advancement into the surrounding countryside as the site lies between existing settlement on Heath Road (to the north) and Maltings Garth (to the east) and does not pass the distinctive boundary feature of the railway line (to the south). Existing properties to the north and east are often set within large gardens with mature vegetation which softens the settlement edge.

Settlement setting

Moderate-low

The landscape contributes to the character of the settlement and provides part of the undeveloped rural setting to surrounding properties. Development of the site would not impact on the sense of separation between Thurston and surrounding settlements.

Views

Moderate

The site is visible from the park and recreation ground to the west and Heath Road to the north, which is part of National Cycle Route 51. Properties on the existing settlement edge also overlook the site. Views south-west from the site extend across the surrounding undeveloped countryside, extending to the wooded skylines of Rougham Park to the south.

Perceptual qualities

Moderate

The site has strong rural characteristics and a high sense of tranquillity. It is influenced by very occasional intermittent noise and visual disturbance from the railway line to the south.

Cultural and historical associations

Moderate-low

The HER identifies the former route of Mill Lane Road (Roman Road) to have crossed this site. The site does not contain or provide rural setting for any other identified features of cultural heritage significance. The field pattern is identified as 18th century or later enclosure by the HLC.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has low-moderate landscape sensitivity. Key sensitivities include the high levels of intervisibility it has with Heath Road (NCN 51), overlooking properties and the surrounding countryside. The development of the site would fit the existing settlement pattern of Thurston and would not cross existing boundary features, therefore limiting sensitivity to development. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Beyton Road, Thurston

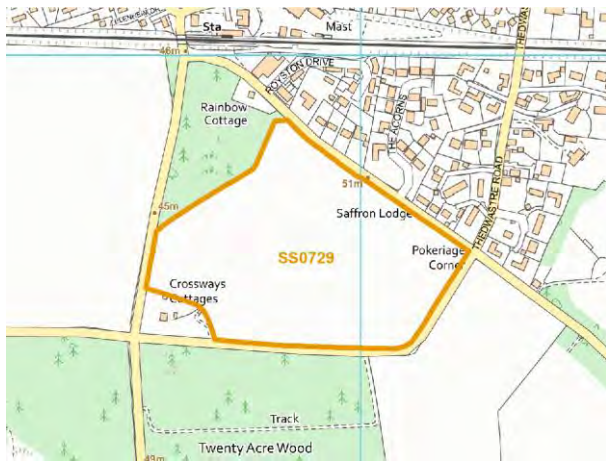
Main SS ID: SS0729

LA/LS ID: SS0729 - LA087

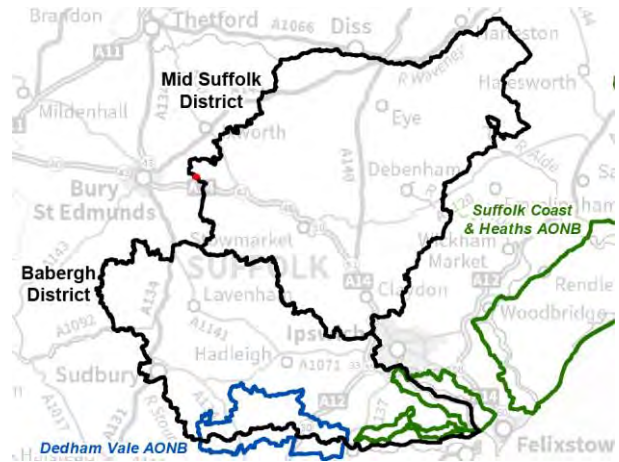
Type: SS0729 - Residential

Parish: Thurston

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

The site is a large, relatively flat arable field at an elevation of around 50m AOD. The field is bound by mature hedgerows with frequent mature hedgerow trees. A block of mixed woodland (including priority habitat deciduous woodland) is situated directly to the west of the site and Twenty Acre Wood is located to the south.

Settlement form and edge

Moderate

Development of the site would be perceived as an advancement into the countryside, although it will be partially contained by existing woodland. The southern settlement edge along Beyton Road is reasonably well-integrated into the landscape with most properties set in gardens with mature vegetation, softening the settlement edge.

Settlement setting

Moderate-low

The site makes a localised positive contribution to the character of the existing settlement and provides an undeveloped rural setting to existing properties to the north.

Views

Moderate-low

The site is visually enclosed by surrounding mature vegetation from the north and west, although views into the site from surrounding roads are relatively frequent. Some properties on Beyton Road also overlook the site. Where hedgerow boundaries and trees allow there are views east and west to the wider countryside from the site.

Perceptual qualities

Moderate

The undeveloped site retains a strong rural character, despite its proximity to the settlement edge. The site is influenced by some traffic noise from the surrounding roads and distant noise associated with the railway line to the north.

Cultural and historical associations

Low

The site does not contain any identified features of cultural heritage significance or provide setting for nearby features of cultural heritage significance. The HLC identifies the field pattern of the site to be 18th century or later enclosure.

Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity as development is likely to be perceived as encroachment into the countryside, although the existing woodlands would partially screen the site. The site is also visible from surrounding roads and properties, increasing its sensitivity to development. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land to the West of Church Road,
Thurston

Main SS ID: SS0765

LA/LS ID: SS0765 - LA118

Type: SS0765 - Residential

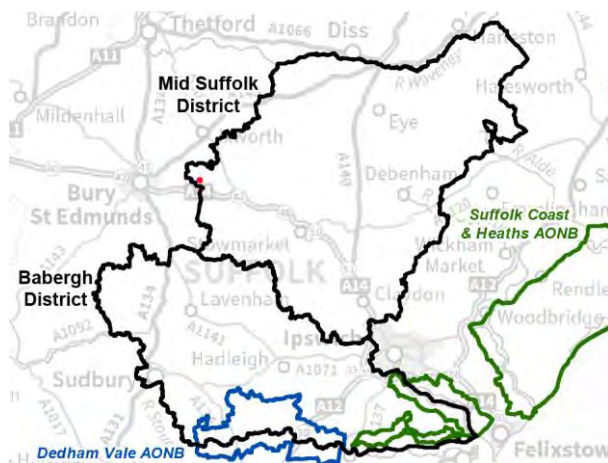
Parish: Thurston

District: Mid Suffolk

SS0765 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the eastern part of a relatively flat, arable field at an elevation of around 50m AOD. The field is mostly bound by mature hedgerows, although a fence separates the site from properties to the east.

Settlement form and edge

Moderate-high

The site has a limited association with existing settlement in Thurston and is situated to the south of the main settlement, with the railway line providing a barrier feature. However, there is already development beyond the railway line to both the east and west of the site. Development of the site is likely to be perceived as encroachment into the undeveloped surrounding countryside.

Settlement setting

Moderate

The landscape makes a positive contribution to the character of the settlement by providing an undeveloped rural backdrop for properties in Woodlands Close. The site plays a role in preventing the coalescence of Thurston with the hamlet of Stockhold Green to the south.

Views

Moderate-low

The site is visually enclosed in all directions by mature hedgerow boundaries and surrounding properties and is therefore not prominent within the local landscape. However, the site is overlooked by private properties in Woodlands Close.

Perceptual qualities

Moderate-low

The site has undeveloped agricultural characteristics although it is disrupted by intermittent noise pollution from the railway line to the north.

Cultural and historical associations

Low

The site does not contain or provide rural setting for any identified features of cultural heritage significance. The HLC identifies the field to be of 18th century or later enclosure.

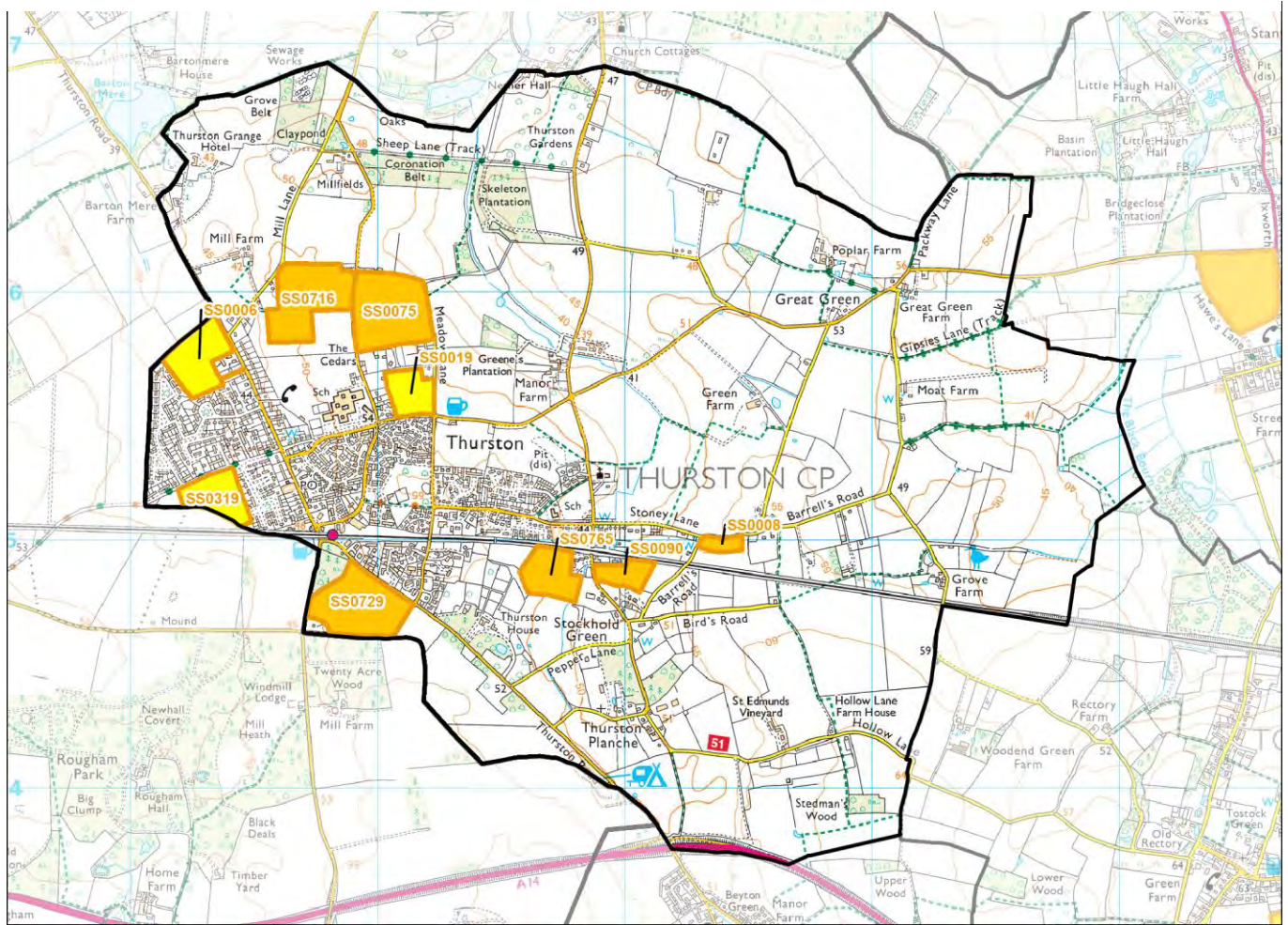
Overall Landscape Sensitivity - Residential development

Moderate

SS0765 has planning permission. The site has an overall moderate landscape sensitivity as development would represent significant advancement into the countryside and would cross the barrier feature of the railway line. It may also reduce the sense of separation with the hamlet of Stockhold Green. The sensitivity of the site is limited due to the flat landform, visually enclosed character and influence from passing trains to the north. If this site were to be developed in combination with one or more sites around Thurston the cumulative landscape sensitivities and impact of development would need to be considered.

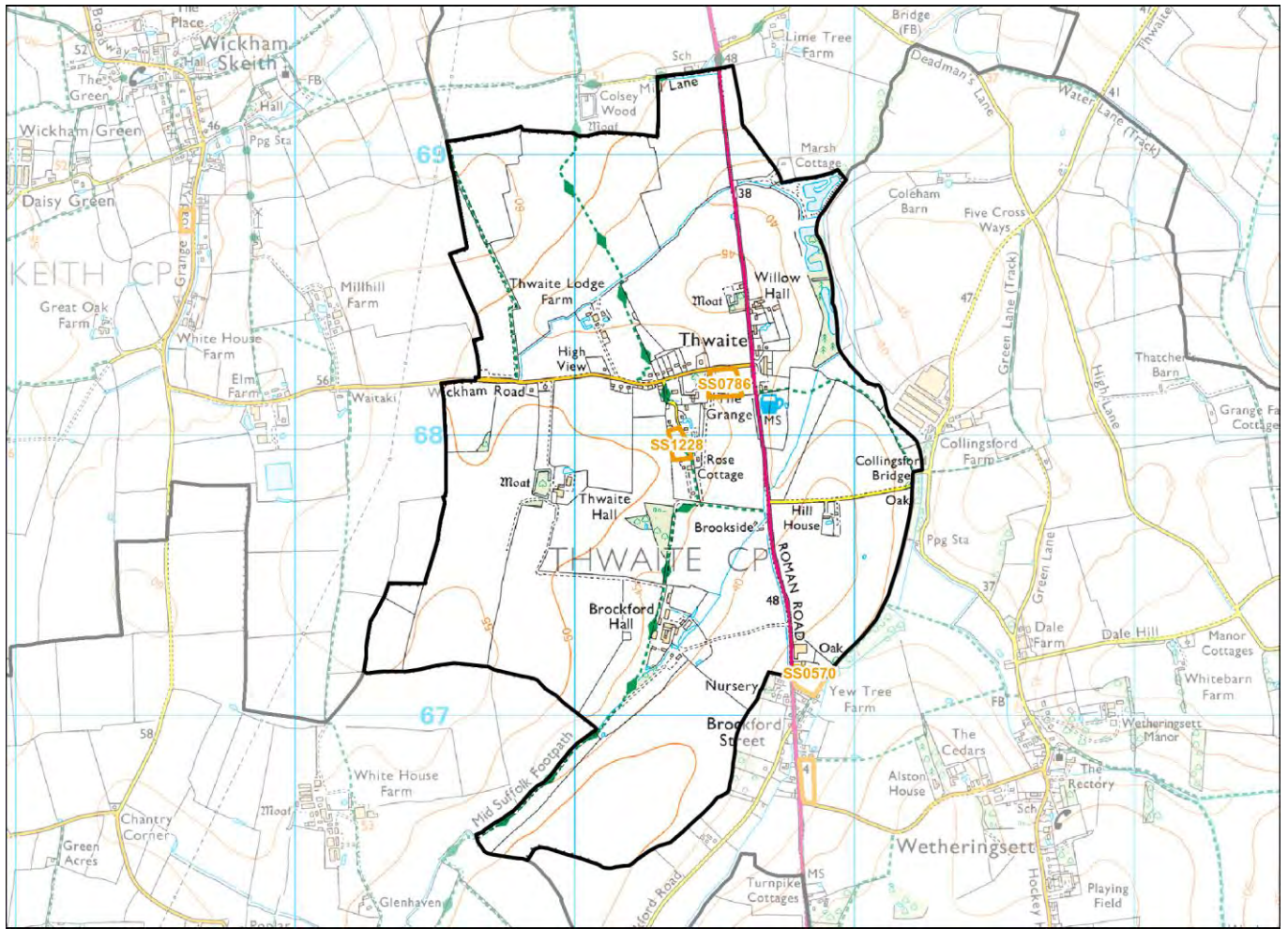
Thurston

Ratings Summary



Employment Residential
High Moderate-high Moderate Moderate-low Low

Thwaite



 Employment  Residential

Site Name: Land to the south of Wickham Road and west of A140, Thwaite

Main SS ID: SS0786

LA/LS ID: SS0786 - LS01

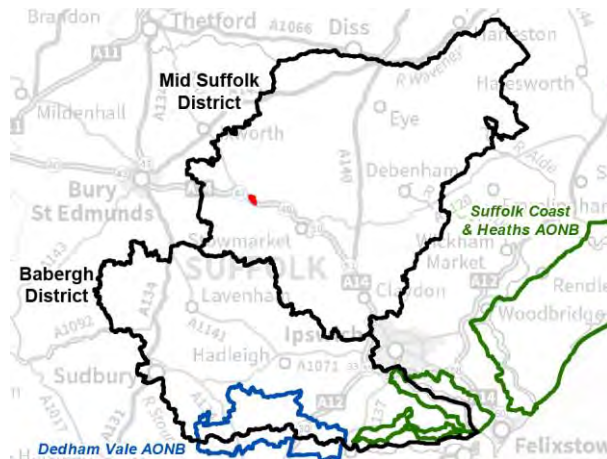
Type: SS0786 - Residential

Parish: Thwaite

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 45m AOD, formed of the northern part of an arable field. There are no recorded priority habitats within the site. Trees line Wickham Road on the northern boundary and there is a copse of woods along the eastern boundary. Mature trees also line the western boundary along the field and property boundary.

Settlement form and edge

Moderate The site lies east of Thwaite. The settlement edge is formed by the treed field boundary, which is a distinct feature. Thwaite is a small linear settlement along Wickham Road and development on this site would be perceived as a continuation of development along the road and slight encroachment into the countryside.

Settlement setting

Moderate The site provides a contribution as a wooded rural approach to Thwaite. The site contributes to the separation of Thwaite and the A140, and the properties along the A140. If developed there would still be some sense of separation.

Views

Moderate-low Views into the site from Wickham Road are mostly limited by mature trees, although there are occasional glimpsed views across the site to the wider countryside to the north and south. There are some views into the site from the A140 to the south. There is no public access to the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate A rural landscape, with an open character and with a good experience of dark skies and tranquillity. Traffic noise from the A140 impacts the tranquillity of this site.

Cultural and historical associations

Moderate The field pattern was formed by pre-18th century enclosure, although there has been some past boundary loss. Grade II listed Buck's Head Inn is 80m from the site, separated by intervening woodland and the A140. The Grade II* listed Church of St George is 120m to the west of the site, and there is limited visibility due to intervening vegetation.

Overall Landscape Sensitivity - Residential development

Moderate This site is considered to have an overall moderate sensitivity to residential development due to the rural and tranquil character, views to the wider countryside to the south and north, strong wooded boundaries and proximity to heritage assets. Factors which decrease sensitivity include the flat landform and lack of public access.

Site Name: Land west of Church Lane,
Thwaite

Main SS ID: SS1228

LA/LS ID: SS1228 - LS01

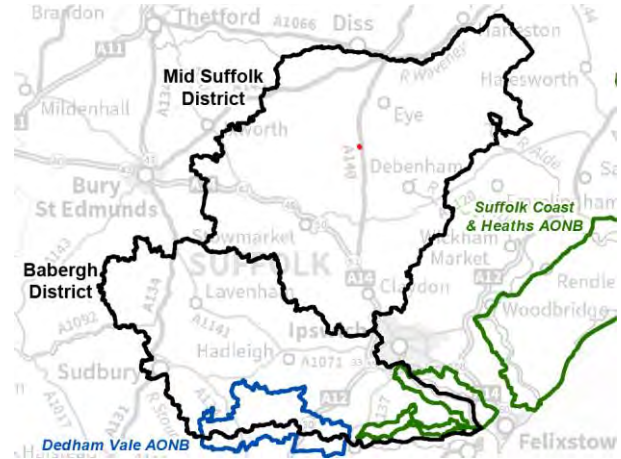
Type: SS1228 - Residential

Parish: Thwaite

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 45m AOD, formed of a pasture field. There are no recorded priority habitats within the site. Hedgerows line Church Lane on the eastern boundary. The site contains trees and scrub and is in an unmanaged condition.

Settlement form and edge

Moderate-low The site lies within Thwaite, between individual detached houses along Church Lane. Thwaite is a small linear settlement along Church Lane and Wickham Road. Development on this site would be perceived as infill development and would not impact on the settlement form.

Settlement setting

Moderate The site provides a limited contribution as a rural site within the settlement. The site contributes to the open space within the settlement, and provides separation between the properties, but does not contribute to the gap between different settlements due to distance.

Views

Moderate-low The site has a largely enclosed character, with views into the site from Church Lane limited by hedgerows. The site is identified as amenity greenspace however there is no public access to the site and it is scrubbed over. The Mid Suffolk Long Distance Footpath runs along Church Lane on the eastern boundary of the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate An enclosed rural landscape, with a good experience of dark skies and tranquillity. Traffic noise from the A140 impacts the tranquillity of this site.

Cultural and historical associations

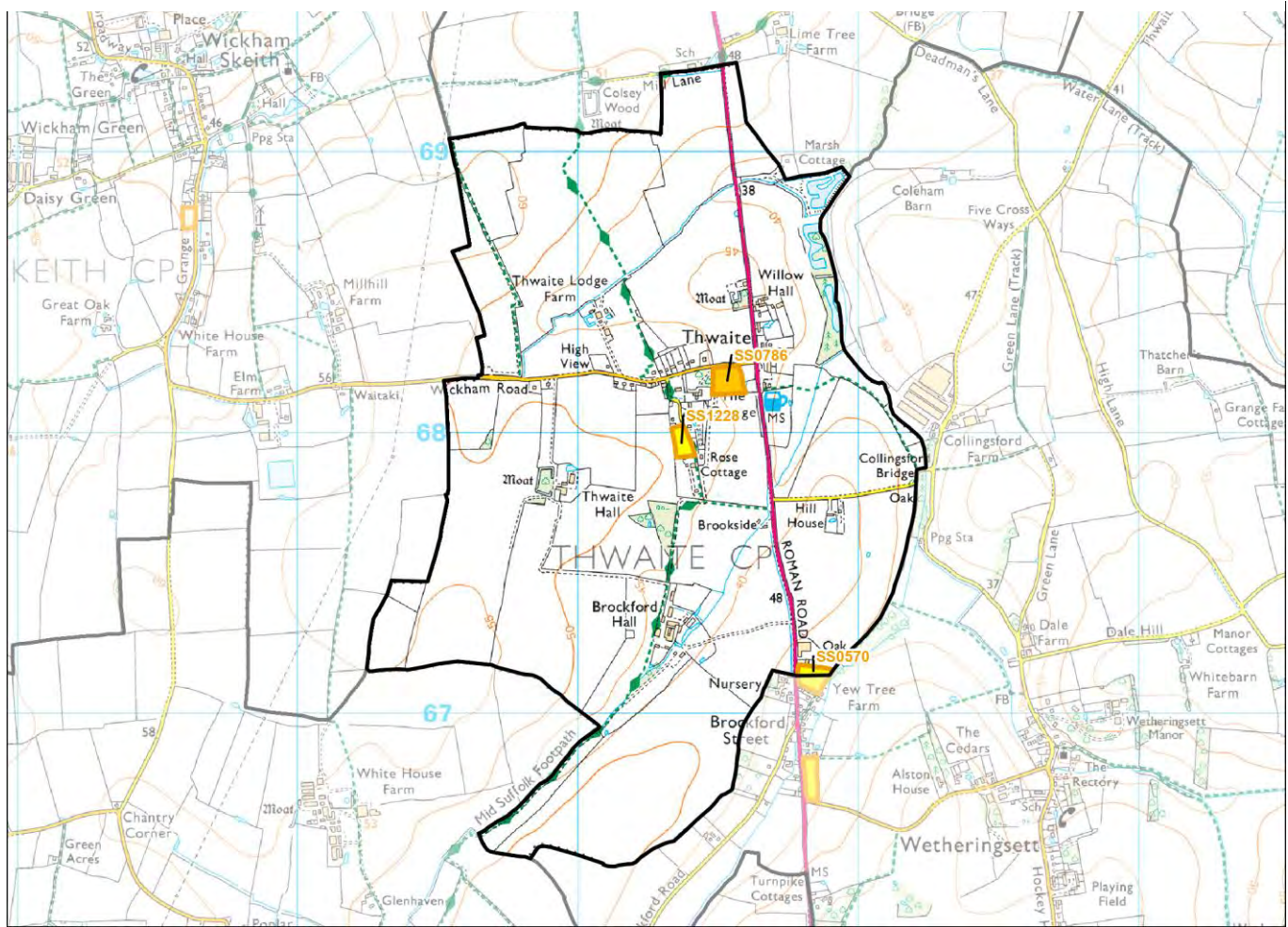
Moderate The field pattern was formed by pre-18th century enclosure and this pattern is still intact. There are no recorded heritage assets in the site. Grade II listed Rose Cottage lies adjacent to the site and the site provides some contribution as a rural setting, although intervisibility is limited by the intervening hedgerows.

Overall Landscape Sensitivity - Residential development

Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development due to the enclosed and unmanaged character of the site, flat landscape and integration within Thwaite. Factors which increase sensitivity include the rural character and setting provided to historic Rose Cottage.

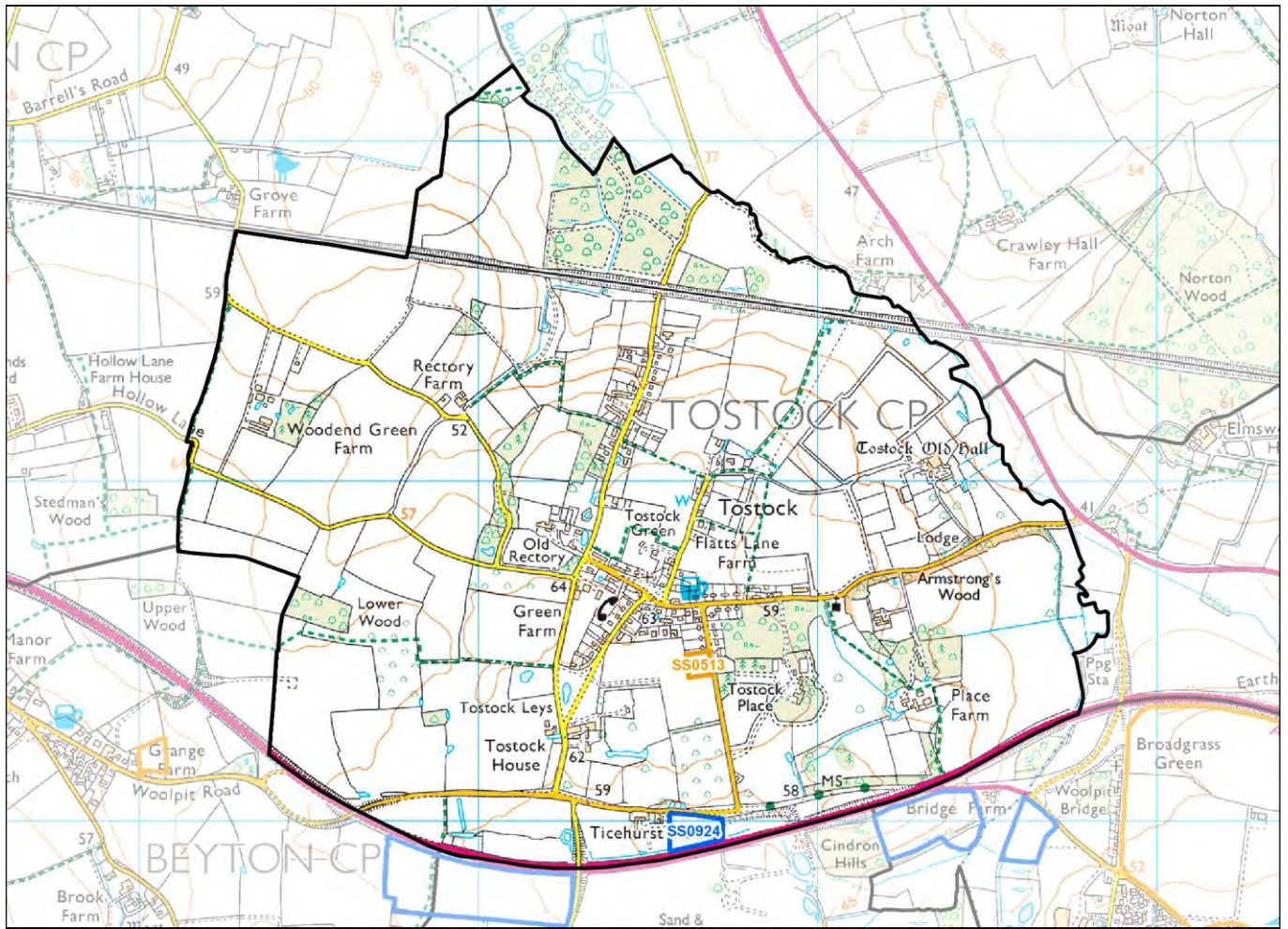
Thwaite

Ratings Summary



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

Tostock



 Employment  Residential

Site Name: Land between New Road and Leys Road, Tostock

Main SS ID: SS0513

LA/LS ID: SS0513 - LS01

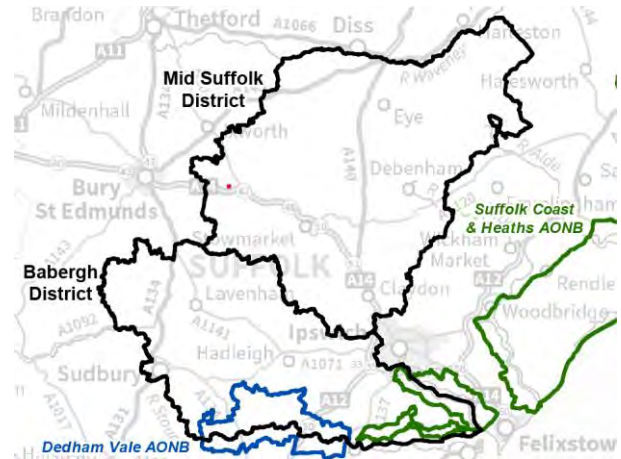
Type: SS0513 - Residential

Parish: Tostock

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 60m AOD, formed of a small arable field. There are no recorded priority habitats within the site. There is a low hedgerow along New Road on the eastern boundary.

Settlement form and edge

Moderate-low The site lies immediately south of Tostock. The settlement edge is defined by garden vegetation and the site is strongly associated with the existing settlement. It is enclosed by well-kept hedgerows with mature trees, along the western edge, which softens the settlement edge. Development on this site would be perceived as a continuation of the minor linear development along New Road and would not be out of place with the settlement form of Tostock.

Settlement setting

Moderate-low The site is part of the agricultural rural approach to Tostock. It does not contribute to the separation between settlements. There are elements of a minor parkland associated with Tostock House/Tostock Place within the wider landscape.

Views

Moderate-low This site has an open character, with views from New Road and private houses along New Road, Errington Way and Leys Road. There is no public access to the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low An open rural agricultural landscape, with some sense of tranquillity. The site is impacted by proximity to Tostock and some traffic noise from the A14 in the south.

Cultural and historical associations

Moderate-low The field pattern was formed by 18th century enclosure of former common, and this pattern is still intact. There are no recorded heritage assets on the site. The site lies 85m east of the Tostock Conservation Area and development on this site should be mindful of the setting to the Conservation Area.

Overall Landscape Sensitivity - Residential development

Moderate-low This small site is considered to have an overall low-moderate sensitivity to residential development. It is perceived as part of the existing settlement of Tostock, with few sensitive elements. If this site was developed in combination with one or more sites around Tostock the cumulative impact of development on landscape sensitivities would need to be considered.

Site Name: Land south of New Road and north of A14, Tostock

Main SS ID: SS0924

LA/LS ID:

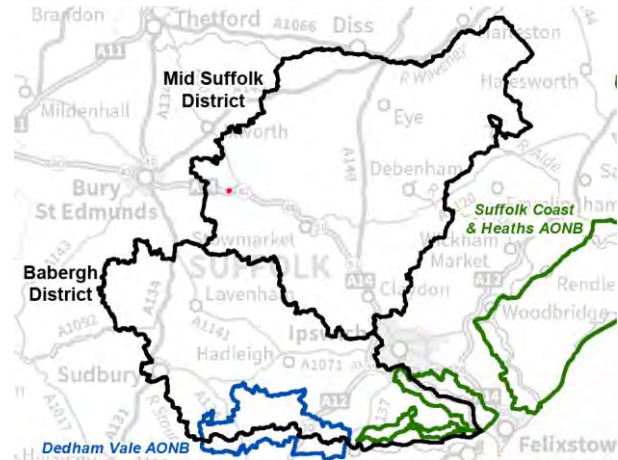
Type: SS0924 - Employment

Parish: Tostock

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of a disused and currently unmanaged pasture field. There are no recorded priority habitats within the site. The southern boundary along the A14 is densely lined by trees, and by scrubby unmanaged hedgerows along New Road.

Settlement form and edge

Moderate-low

The site lies 420m south of Tostock, and due to vegetation along New Road there is very limited intervisibility between the site and the settlement edge. The site is adjacent to Ticehurst House (located to the west), and the landscape is strongly associated with Ticehurst House as there are no landscape features separating the two. Ticehurst Gravels building materials supplier warehouse is located to the east. It is unlikely that development on this site would be perceived as advancement into the countryside. It would not cross a distinctive boundary feature.

Settlement setting

Low

The site provides a limited contribution as an open landscape on the approach to Tostock. It does not contribute to the separation between settlements due to distance. It is closely related to the A14.

Views

Moderate-low

This site has an open character, with views from New Road and private houses at Ticehurst House. There are no views from the A14 due to boundary vegetation. There is no public access to the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low

An open rural landscape, with some sense of tranquillity. The site is impacted by proximity to the road noise from the A14. It has an unmanaged character.

Cultural and historical associations

Moderate

The field pattern was formed by 18th century enclosure of former common, and this pattern is still intact. There are no recorded heritage assets on the site. The site lies adjacent to the Grade II listed Ticehurst Farmhouse, which is part of the Tostock Conservation Area. The site contributes a rural setting to Ticehurst Farmhouse.

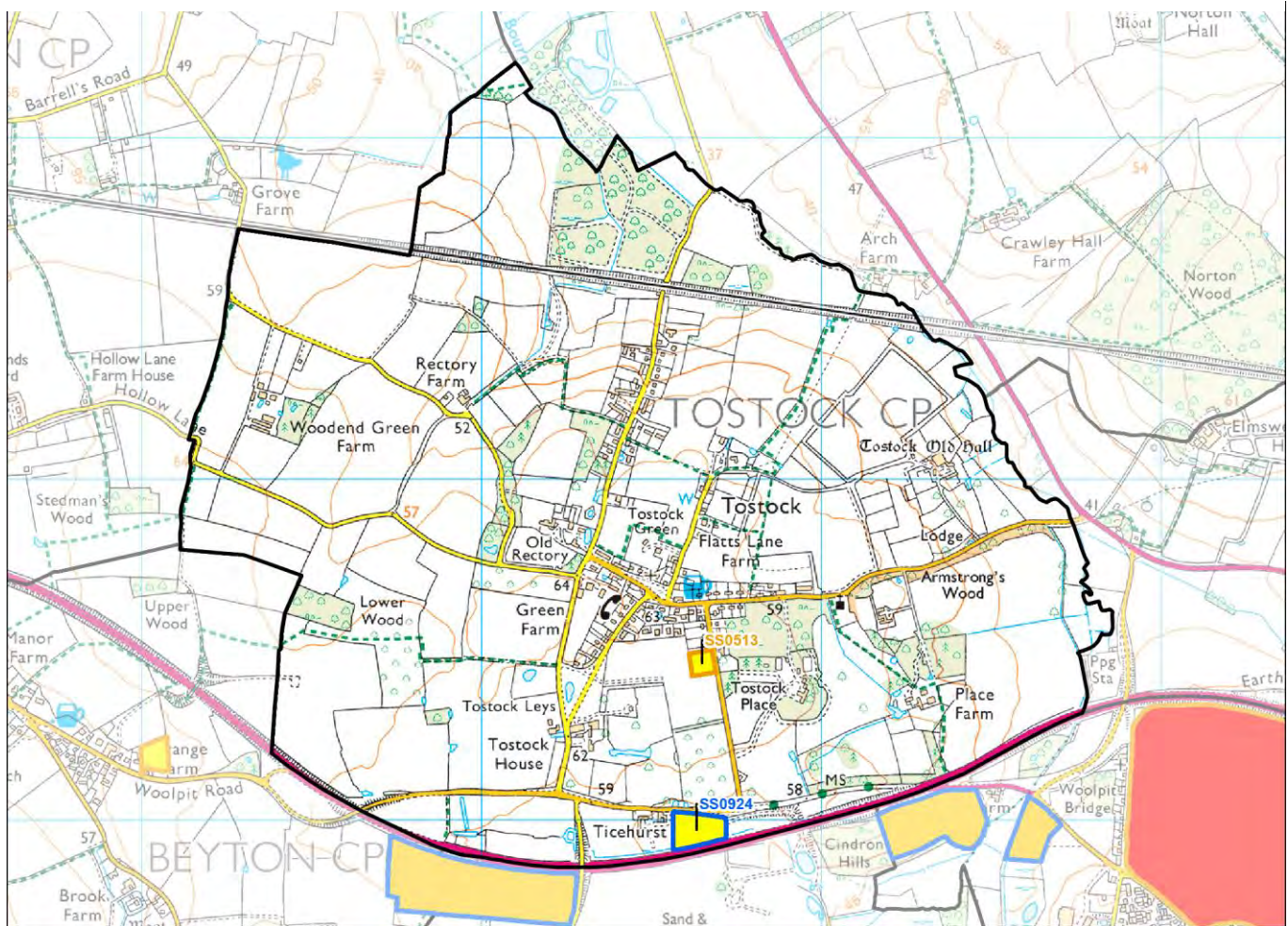
Overall Landscape Sensitivity - Employment development

Moderate-low

This site is considered to have an overall low-moderate sensitivity to employment development. It currently has an unmanaged character and is not related to Tostock. Factors which increase sensitivity include the open character and setting to Ticehurst Farmhouse (Conservation Area) and the requirement to avoid ad hoc development along the A14 corridor. If this site was developed in combination with one or more sites around Tostock the cumulative impact of development on landscape sensitivities would need to be considered.

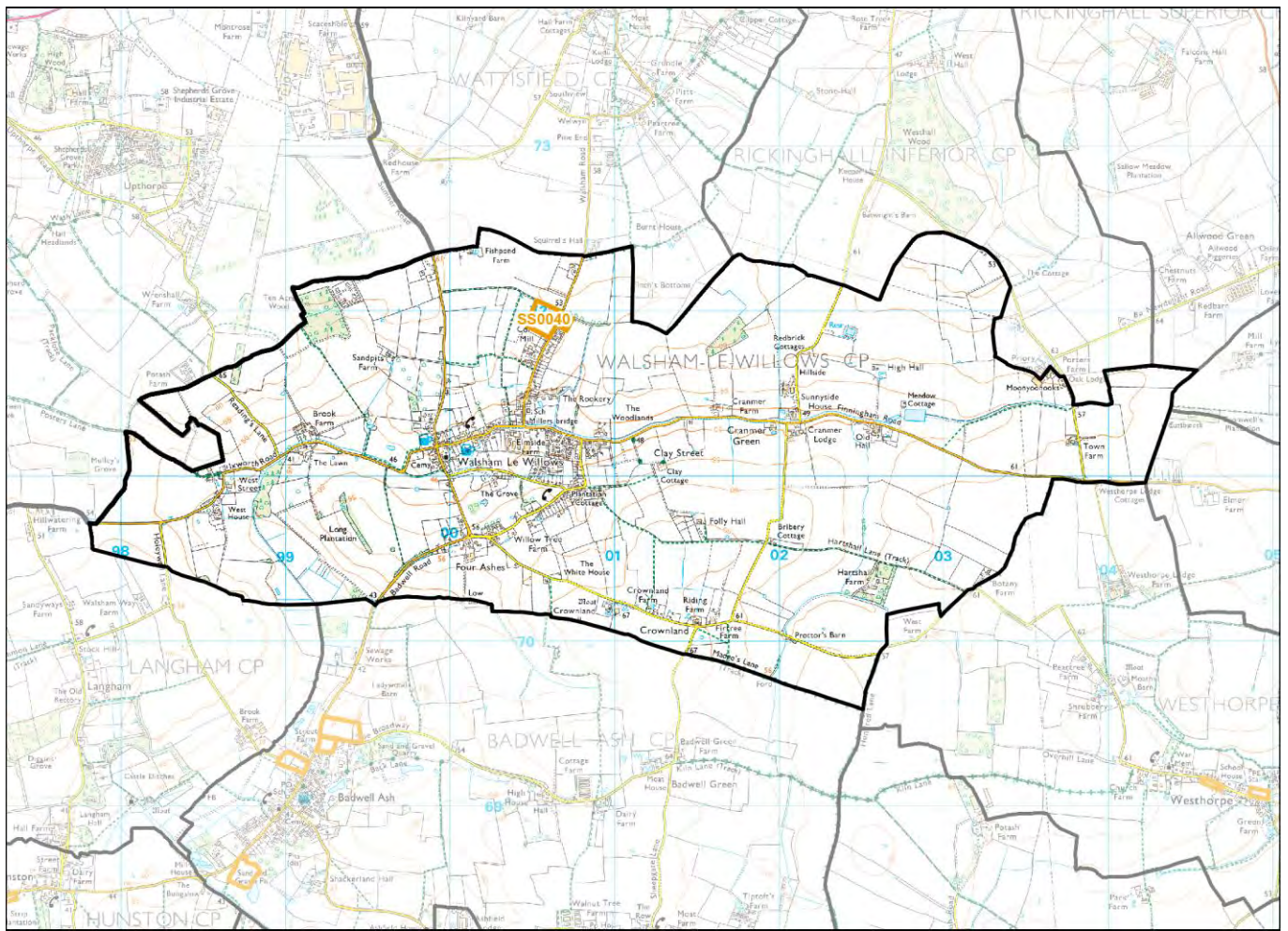
Tostock

Ratings Summary



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

Walsham-le-Willows



 Employment  Residential

Site Name: Walsham le Willows -
SS0040, SS0369

Main SS ID: SS0040

LA/LS ID: SS0369 - LA092
SS0040 - LA091

Type: SS0369 - Residential
SS0040 - Residential

Parish: Walsham-le-Willows

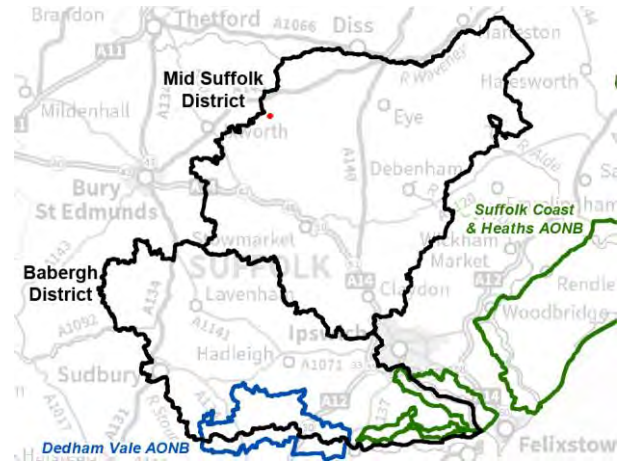
District: Mid Suffolk

SS0369 has planning permission

SS0040 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape at around 55m AOD. SS0040 is currently a building site and SS0369 is formed of a disused pasture field. There are no recorded priority habitats within the sites. There are mature trees along the northern boundaries, and the eastern boundary of SS0369. Hedgerows along Wattisfield Road forming the eastern boundary of SS0040 have been removed to allow construction site access, but remain on the eastern boundary of SS0369.

Settlement form and edge

Moderate-low

The sites lie immediately north of Walsham-le-Willows, 420m from the existing residential settlement edge. Walsham-le-Willows has expanded from its linear shape, and development on the sites would be perceived as a continuation of the ribbon development along Wattisfield Road, although it is noted that development of SS0040 would be a greater depth than the existing linear form.

Settlement setting

Moderate-low

The sites provide part of an undeveloped open landscape on the approach to Walsham-le-Willows. The sites do not contribute to the separation between settlements.

Views

Moderate

The sites have an open character, with views into both sites from Wattisfield Road. A footpath runs along the northern boundary of SS0040, and there are glimpsed views through vegetation into the site from this path. Footpath 6109 runs west of SS0040, and there are clear views from this footpath into the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

An open rural landscape, with a good experience of dark skies and tranquillity. Occasional telegraph poles and wires are human influences on the landscape, in scale with houses and garden vegetation. There is a strong sense of tranquillity.

Cultural and historical associations

Moderate-low

The field pattern in both sites was formed by pre-18th century enclosure, and this pattern is still largely intact. There are no recorded heritage assets in the sites.

Overall Landscape Sensitivity - Residential development

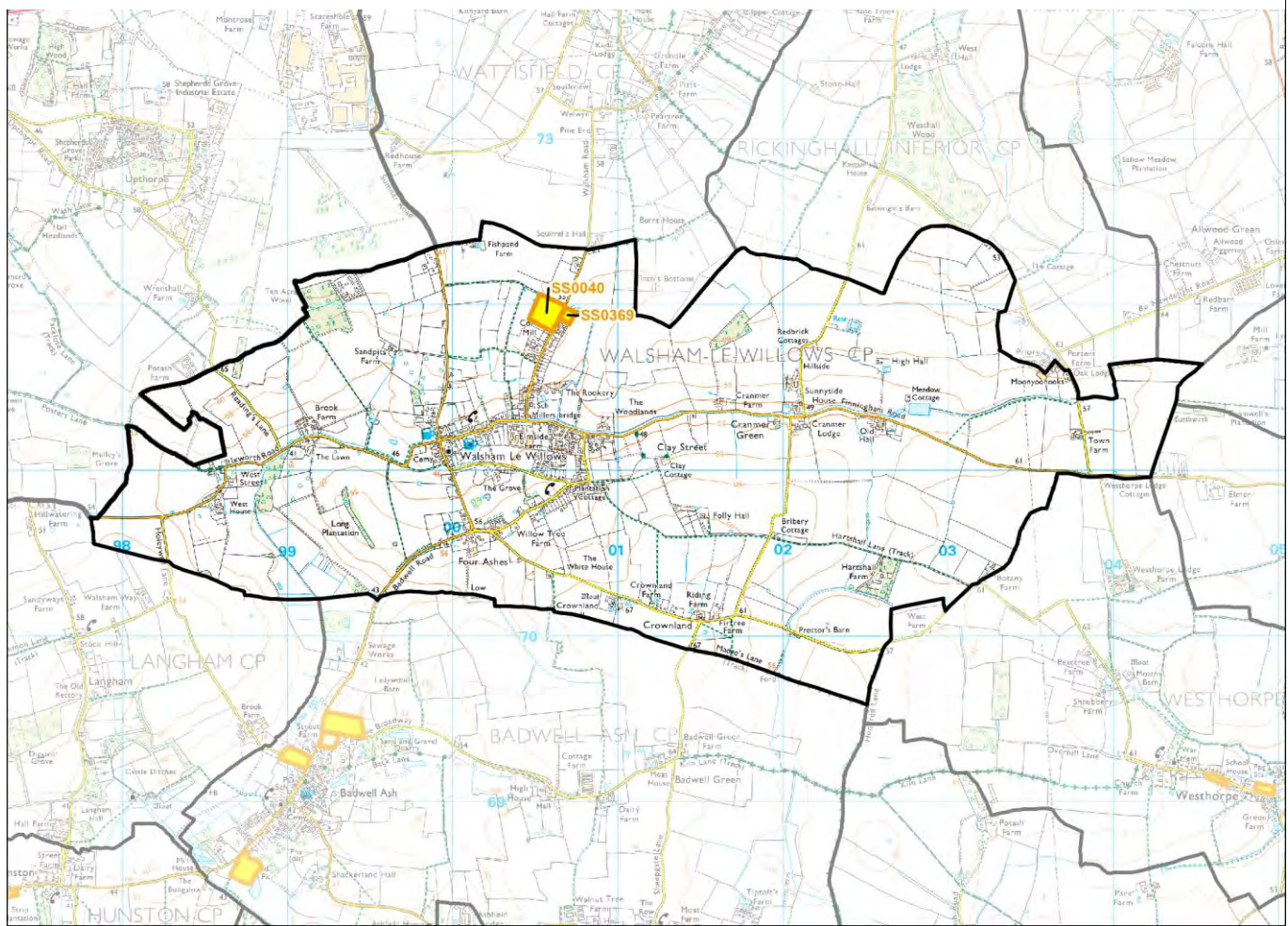
Moderate-low

SS0040 and SS0369 have planning permission. These sites are considered to have an overall low-moderate sensitivity to residential development. This is a flat, non-prominent landscape, adjacent to Walsham-le-Willows. There is an absence of sensitive features, although it has an open rural character and views from local public

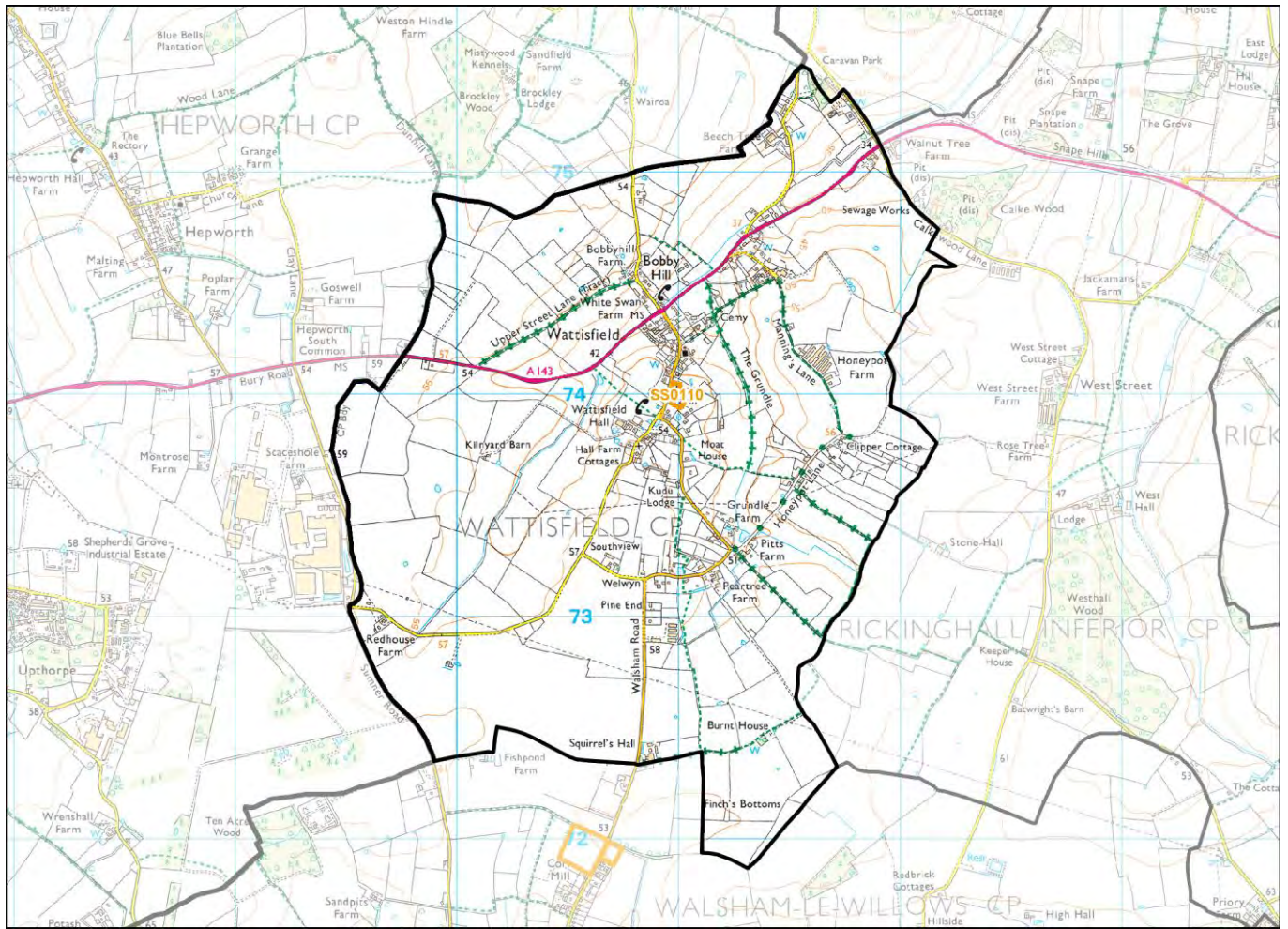
rights of way. The depth of development proposed is greater than the existing linear form of development along Wattisfield Road. It is noted that development has commenced on site SS0040.

Walsham-le-Willows

Ratings Summary



Wattisfield



 Employment  Residential

Site Name: Land east of The Street,
Wattisfield

Main SS ID: SS0110

LA/LS ID: SS0110 - LS01

Type: SS0110 - Residential

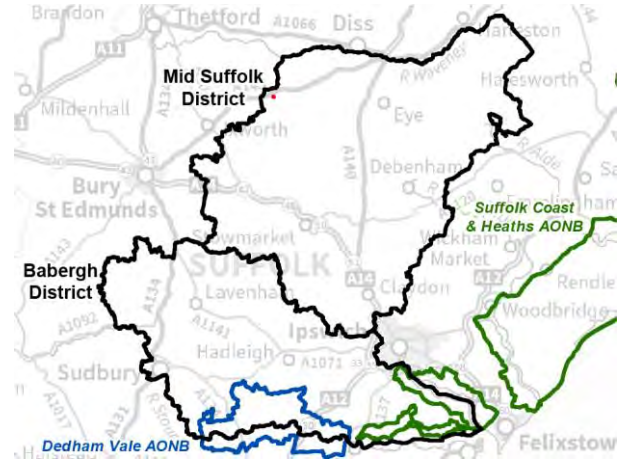
Parish: Wattisfield

District: Mid Suffolk

SS0110 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 50m AOD, formed of part of an arable field. There are no recorded priority habitats within the site. Mature trees line The Street on the western boundary, and there are mature hedgerows on the southern boundary. Fragmented hedgerows and trees line the northern boundary.

Settlement form and edge

Moderate-low

The site lies within Wattisfield, between detached houses and farmsteads. Wattisfield is a linear settlement based along The Street. Development on this site would be perceived as infill development and would not impact on the settlement form.

Settlement setting

Moderate

The site provides a contribution as an undeveloped rural site within the historic core of the settlement. The site contributes to the open space within the settlement, and provides separation between the properties, but does not contribute to the gap between different settlements due to distance.

Views

Moderate-low

The site has a largely enclosed character, with views into the site from The Street limited by mature trees and hedgerows. There is no public access to this site, and limited views from the residential properties due to intervening vegetation. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

An enclosed rural landscape, with a good experience of dark skies and tranquillity and lacking in intrusive elements.

Cultural and historical associations

Moderate-high

The field pattern was formed by pre-18th century enclosure and this pattern is still intact. The site lies within the Wattisfield Conservation Area and is valued as part of the rural setting to the historic core of the village. A number of Grade II listed buildings lie to the south and west of the site, and although intervisibility is limited by vegetation, the site provides a rural context to these heritage assets.

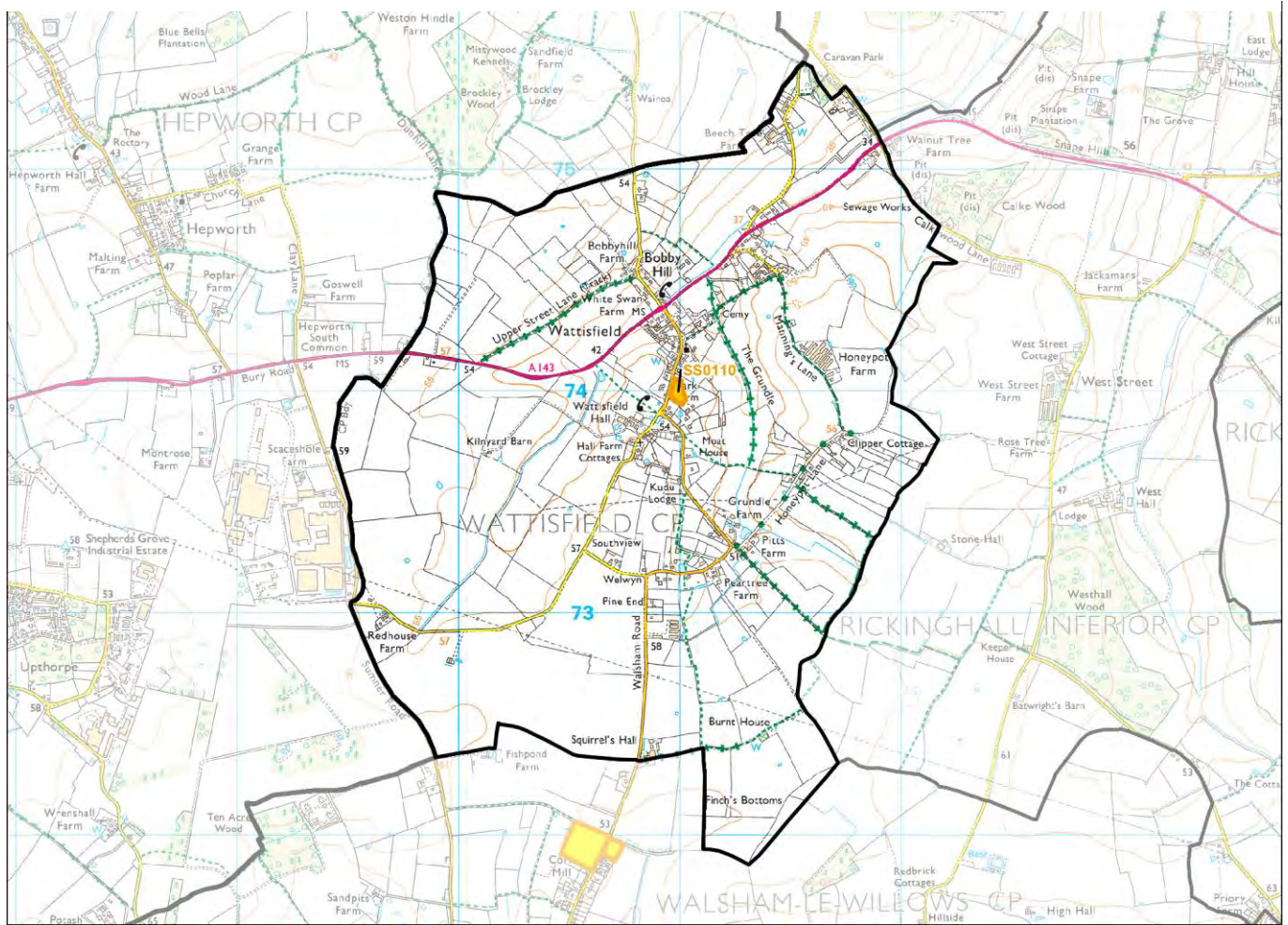
Overall Landscape Sensitivity - Residential development

Moderate

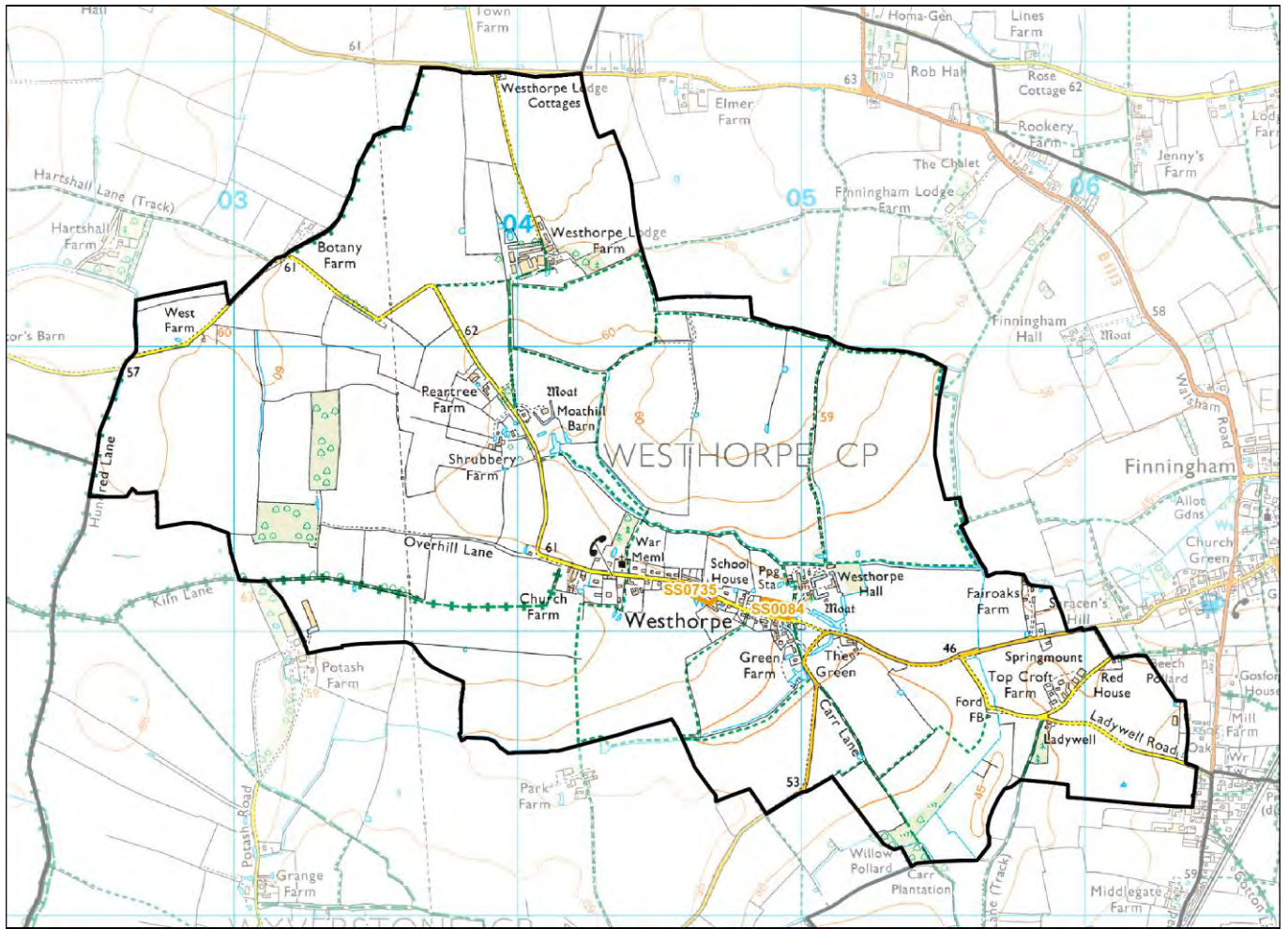
SS0110 has planning permission. This site is considered to have an overall moderate sensitivity to residential development due to the rural undeveloped character within Wattisfield, the mature trees along The Street and designation as part of the Wattisfield Conservation Area. Factors which decrease sensitivity include the enclosed character and lack of public access.

Wattisfield

Ratings Summary



Westthorpe



Employment Residential

Site Name: Land north of The Street,
Westhorpe

Main SS ID: SS0084

LA/LS ID: SS0084 - LS01

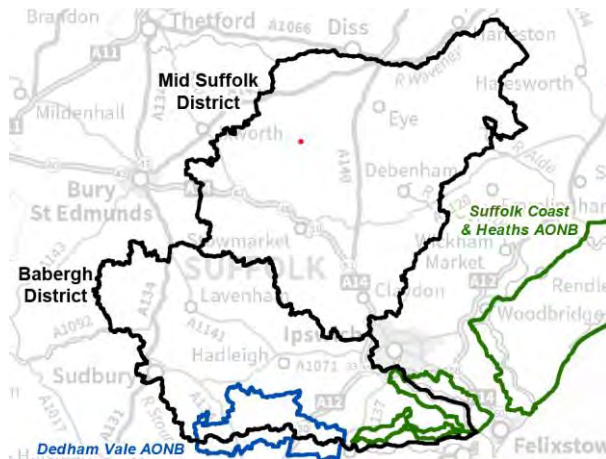
Type: SS0084 - Residential

Parish: Westhorpe

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 mature hedgerows along Church Road on the southern boundary and along the track to the east.

Settlement form and edge

Moderate-low The site lies east of Westhorpe, and there is some limited garden vegetation separating the settlement edge from the site. Westhorpe has a linear settlement form, and development on this site would be in keeping with the linear pattern, although extending development further eastwards, noting that the south side of Church Road has been developed.

Settlement setting

Moderate-low The site provides an agricultural rural landscape on the edge of Westhorpe. The site does not contribute to the separation between settlements.

Views

Moderate-low The site has a partially enclosed character, with views from Church Road limited by vegetation. A public footpath runs along the eastern boundary, and there are glimpsed views into the site from the footpath due to boundary vegetation. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate A partially enclosed rural landscape, which experiences dark skies and high levels of tranquillity. Telegraph poles and wires are the only detracting influences on the landscape.

Cultural and historical associations

Moderate The field pattern was formed by pre-18th century enclosure, and this pattern is still largely intact. There are no recorded heritage assets in the site. Westhorpe Hall Scheduled Monument and listed buildings lie 60m east of the site. Although intervisibility is reduced by boundary vegetation, the site provides a rural landscape setting.

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 landscape, relationship with the linear settlement pattern of Westhorpe and lack of sensitive features. Factors which increase sensitivity include the very tranquil rural character, hedgerows and mature trees along Church Road and role as a rural setting to Westhorpe Hall. If this site was developed in combination with one or more sites around Westhorpe the cumulative impact of development on landscape sensitivities would need to be considered.

Site Name: Land south of Church Road,
Westhorpe

Main SS ID: SS0735

LA/LS ID: SS0735 - LS01

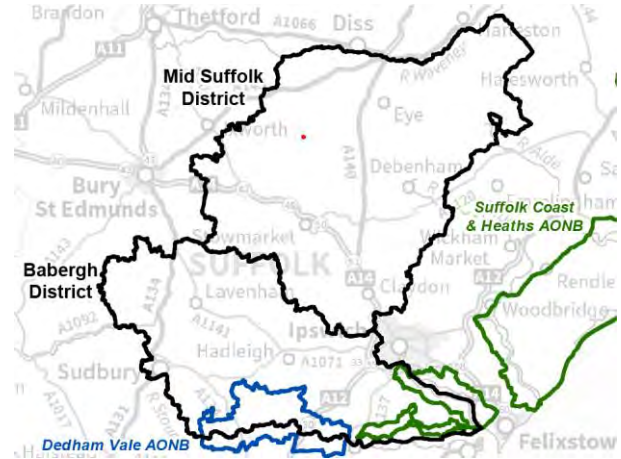
Type: SS0735 - Residential

Parish: Westhorpe

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 55m AOD, formed of a pasture field. There are no recorded priority habitats within the site. There are mature hedgerows on the north-east boundary along Church Road, the western and eastern boundaries. Hedgerows have been lost on the southern boundary.

Settlement form and edge

Moderate-low The site lies within Westhorpe, and hedgerows and garden vegetation separate the site from the neighbouring properties. Westhorpe has a linear settlement form, and development on this site would be in keeping with the linear pattern, although would fill in the characteristic open gaps in settlement along Church Road.

Settlement setting

Moderate The site provides a rural character within Westhorpe and provides a visual link with the wider rural landscape. The site does not contribute to the separation between settlements but provides an open gap within a settlement.

Views

Moderate-low The site has a partially enclosed character, with views from Church Road partially limited by vegetation. There is no public access within the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape, although it is important in some views from the village.

Perceptual qualities

Moderate A partially enclosed rural landscape, with a good experience of dark skies and tranquillity. Telegraph poles and wires are the only detracting influences on the landscape.

Cultural and historical associations

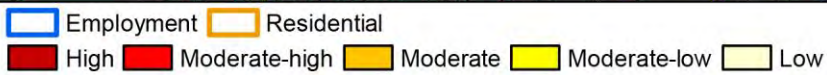
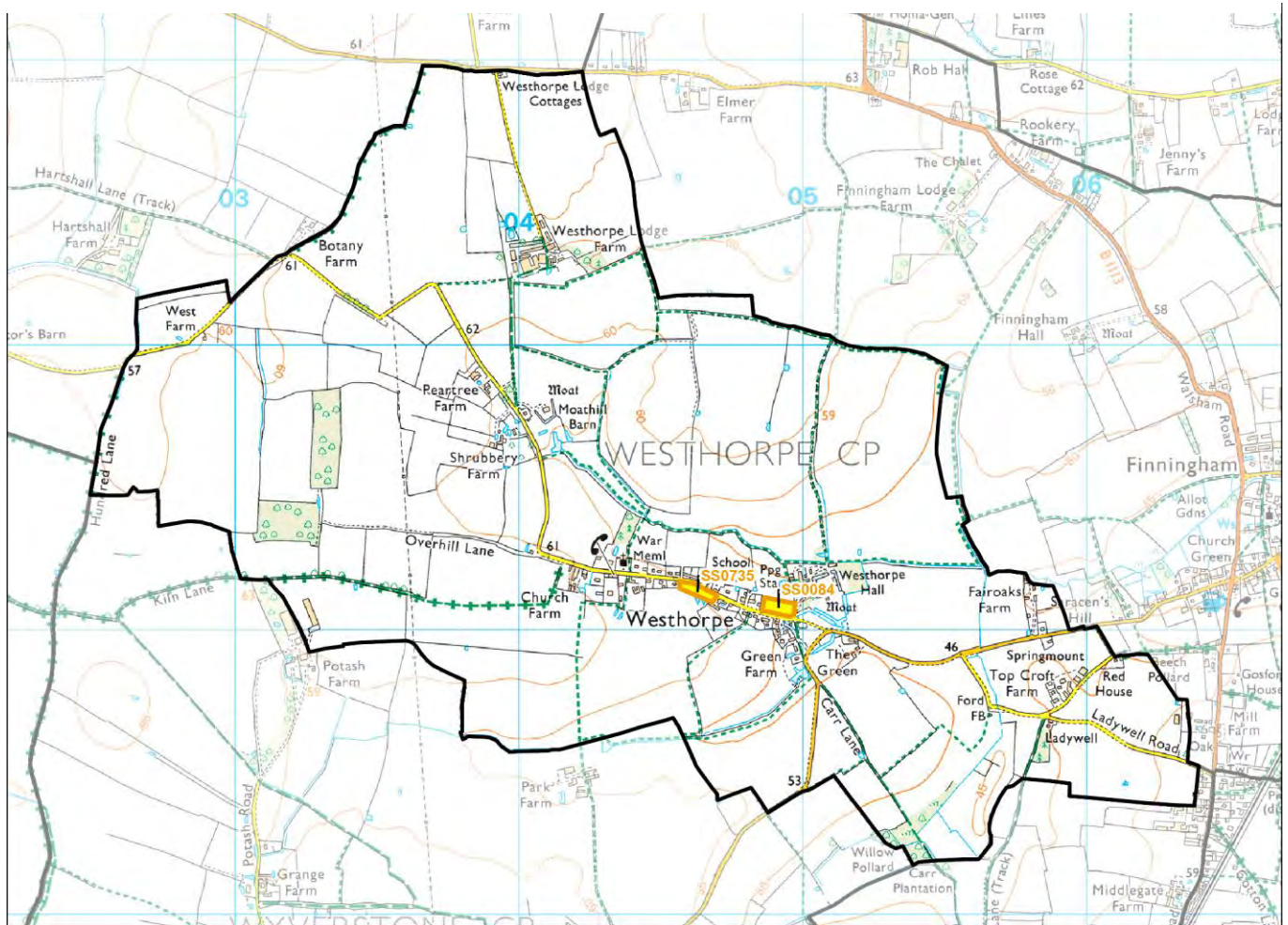
Moderate The field pattern was formed by post-1950 agricultural reforms, and therefore has limited historic value. There are no recorded heritage assets in the site. Grade II listed buildings are located adjacent to the site to the east and west, and the site provides some contribution as a rural setting, although intervisibility is reduced by intervening vegetation.

Overall Landscape Sensitivity - Residential development

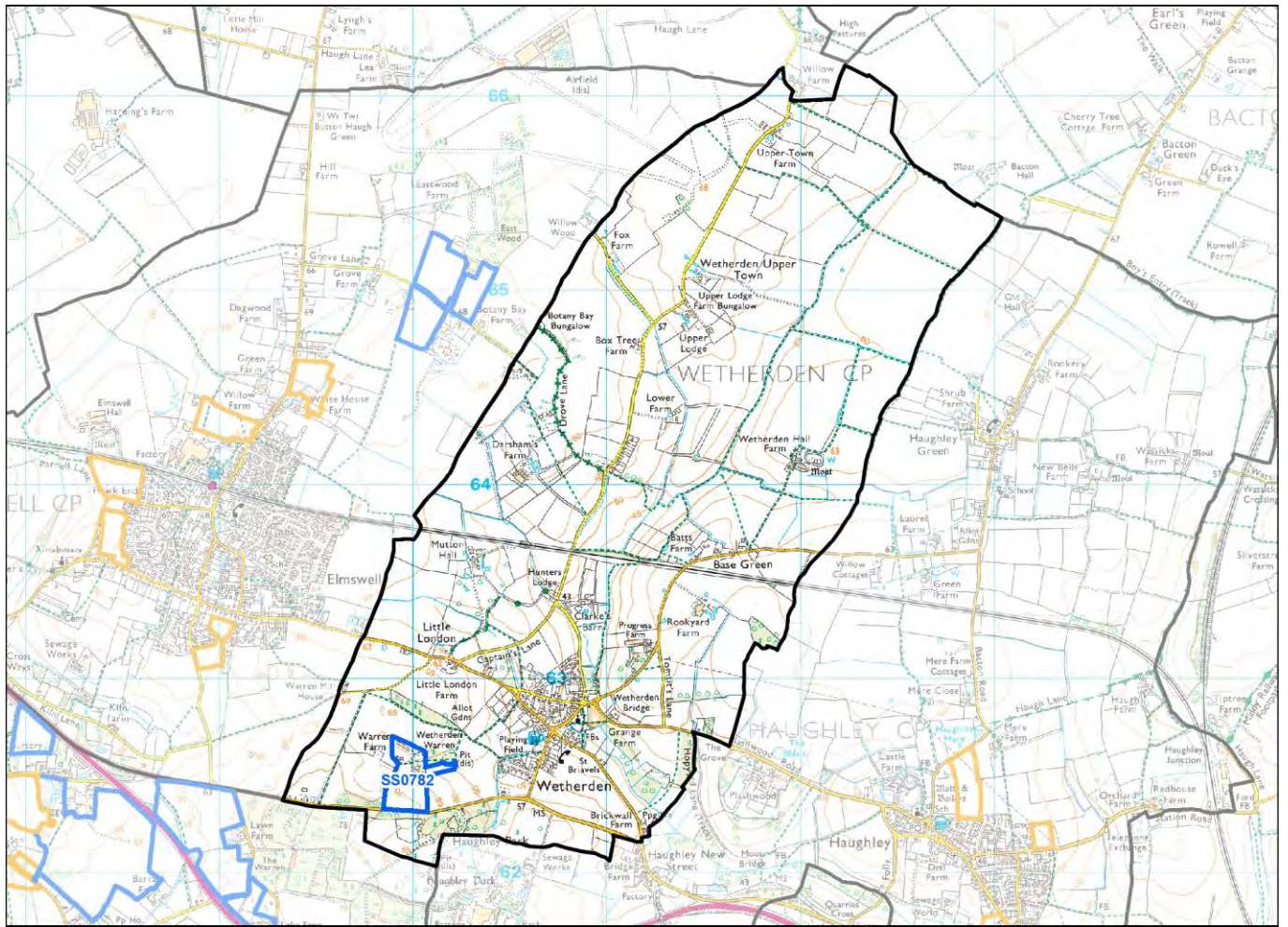
Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development. It is a flat landscape, and integrated with Westhorpe, with few sensitive features. Factors which increase sensitivity include the tranquil rural character and role as a rural setting to the neighbouring historic buildings and role as a gap in the existing settlement pattern. If this site was developed in combination with one or more sites around Westhorpe the cumulative impact of development on landscape sensitivities would need to be considered.

Westhorpe

Ratings Summary



Wetherden



 Employment  Residential

Site Name: Land north of New Haughley Street, Wetherden

Main SS ID: SS0782

LA/LS ID:

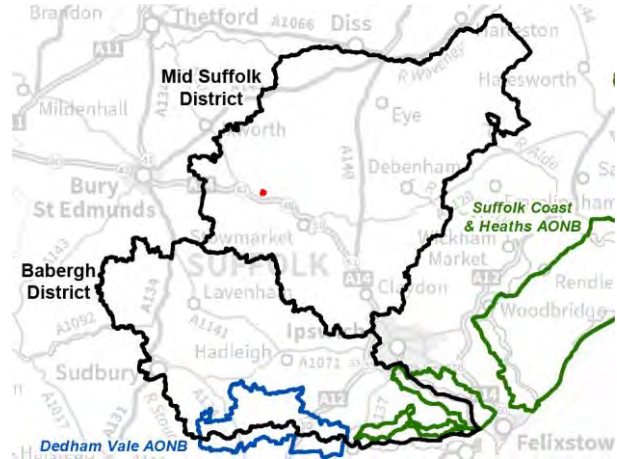
Type: SS0782 - Employment

Parish: Wetherden

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A gently sloping landscape falling from 70m in the south to 55m AOD in the north, formed of a pasture field. There are no recorded priority habitats within the site. There are a number of mature trees along the western boundary, along Haughley New Street along the southern boundary and a block of woodland in the north. These are all covered by TPOs. Boundary vegetation has been lost on the eastern boundary. The slightly elevated sloping landform above a minor valley enhances visibility for example in relation to Wetherden.

Settlement form and edge

Moderate-high

The site lies 240m west of Wetherden and is separated from the village by arable fields. There are some existing farm buildings in the north of the site. Development on the site would be perceived as new development within the open countryside and would not have a relationship with the settlement edge of Wetherden.

Settlement setting

Moderate

The site provides some contribution as a rural agricultural landscape on the approach to Wetherden and in views. The site does not contribute to the separation between settlements. It is part of the wider rural landscape and forms gentle slopes rising from the valley within which Wetherden is located.

Views

Moderate-high

The site is for the most part visually exposed and part of views west from Wetherden and with views east to Wetherden and wider landscape including the church in the valley setting. Closer views from Haughley New Street limited by vegetation. A footpath runs along the western boundary and crosses the north of the site. There are clear views of the site from this public right of way. This is a relatively prominent landscape with wide visibility particularly from the lower land to the east.

Perceptual qualities

Moderate-high

A partially enclosed rural landscape, with relative tranquillity.

Cultural and historical associations

Moderate-low

The field pattern was formed by post-18th century enclosure of a former warren, and the field pattern is largely intact. There are no recorded heritage assets in the site. Haughley Deer Park lies south of the site, although there is limited intervisibility due to the boundary vegetation along Haughley New Road.

Overall Landscape Sensitivity - Employment development

Moderate-high

This site is considered to have an overall moderate-high sensitivity to employment development. It is part of a typical rural agricultural landscape, isolated within the wider countryside, with a rural tranquil character. It is a visually prominent site on slopes rising from Wetherden and forms part of the wider rural landscape and setting of the village. Any development here would be highly visible from the lower land to the east.

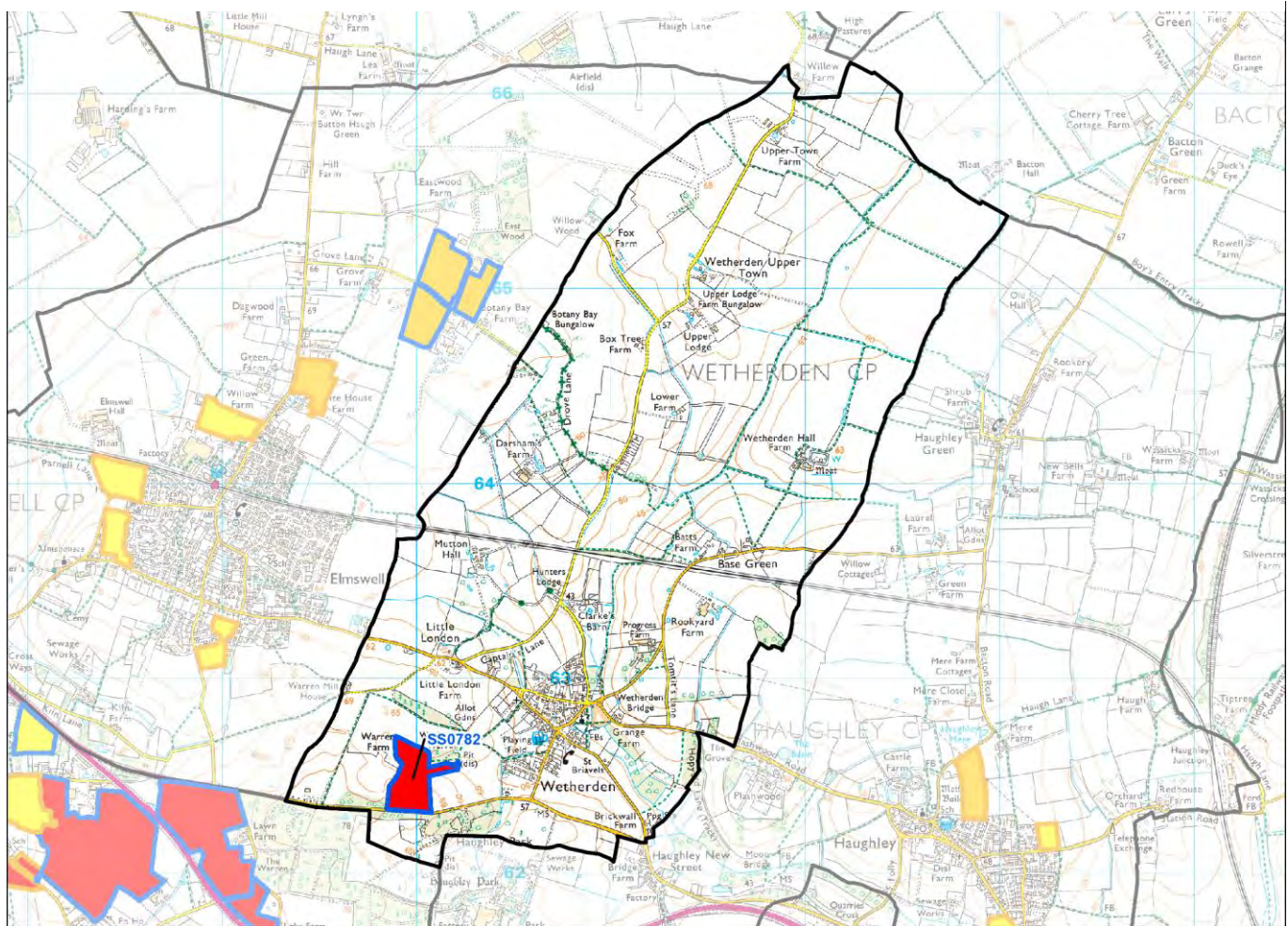
Landscape mitigation

There are limited opportunities for mitigation within this sensitive rural area, key opportunities are to use trees and hedgerows to screen development and avoid development on higher land to lessen impact on views. Design buildings to be in keeping with

traditional local vernacular. Small buildings rather than warehouse type development will fit better in this rural area.

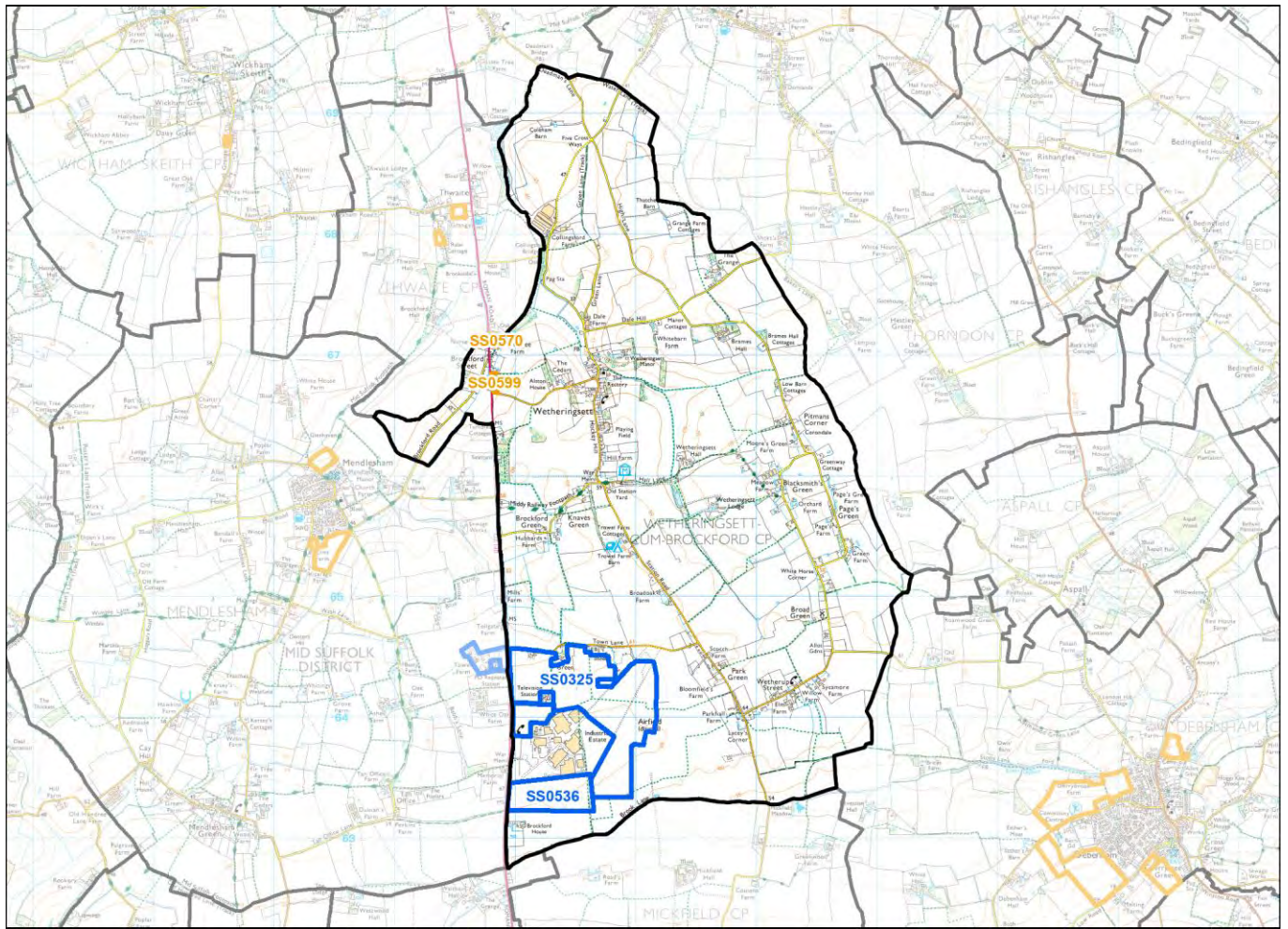
Wetherden

Ratings Summary



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

Wetheringsett



 Employment  Residential

Site Name: Land east of A140 The Street, Wetheringsett

Main SS ID: SS0570

LA/LS ID: SS0570 - LS01

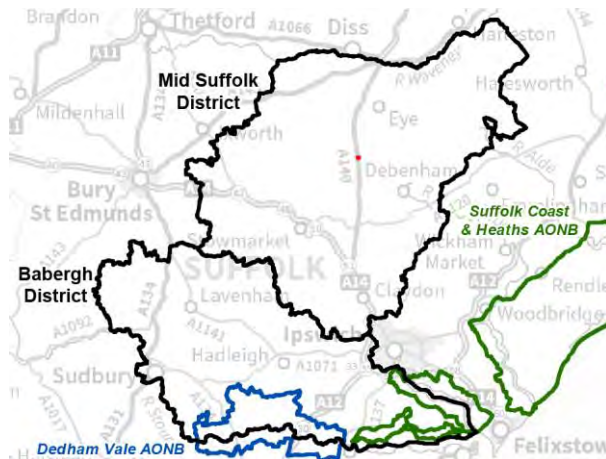
Type: SS0570 - Residential

Parish: Wetheringsett

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low A flat landscape around 40m AOD, formed of an unmanaged field, filled with trees and shrubs. There are no recorded priority habitats within the site.

Settlement form and edge

Moderate-low The site lies 700m west of Wetheringsett and has no relationship with the village. The site lies north-east of the hamlet of Brockford Street. The site is separated from the edge of Brockford Street by the A140 to the west and a fence along the property boundary to the south. Brockford Street has a linear form, and development on this site would be perceived as an extension of development on the A140. Development of this site would not cross a distinctive boundary feature.

Settlement setting

Moderate-low The site provides a contribution to the undeveloped approach to Brookfield Street. The site does not contribute to the separation of settlements due to distance. It provides separation between the properties to the south of the site and the garage and petrol station to the north. If developed separation between the residential and industrial development would be lost.

Views

Moderate-low The site has a partially open character, with views into the site from the A140. A footpath runs along the eastern boundary of the site and there are limited views into the site due to vegetation. This is not a prominent landscape and there is no intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low A partially open rural landscape, with a good experience of dark skies. Traffic noise from the A140 and light pollution from the garage and petrol station to the north negatively impacts on the site.

Cultural and historical associations

Moderate-low The field pattern was remodelled for agricultural use post-1950, although some of the earlier field pattern remains. There are no recorded heritage assets in the site.

Overall Landscape Sensitivity - Residential development

Moderate-low This site is considered to have an overall low-moderate sensitivity to residential development. Sensitive features include the rural character, wooded character and views from public rights of way. Factors which decrease sensitivity include the flat landform, proximity to the A140 and limited historic value. If this site were to be developed in combination with one or more sites around the settlement the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett

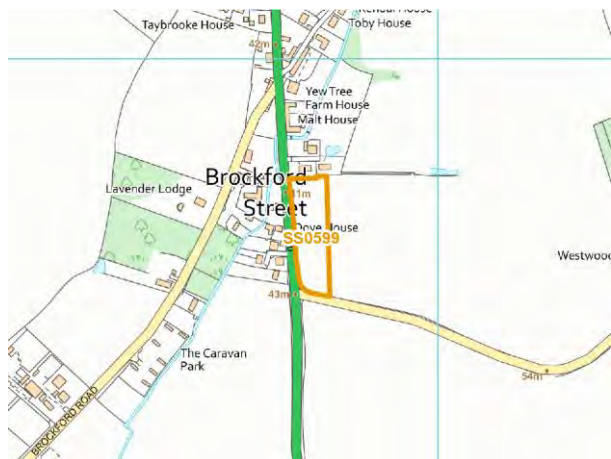
Main SS ID: SS0599

LA/LS ID: SS0599 - LS01

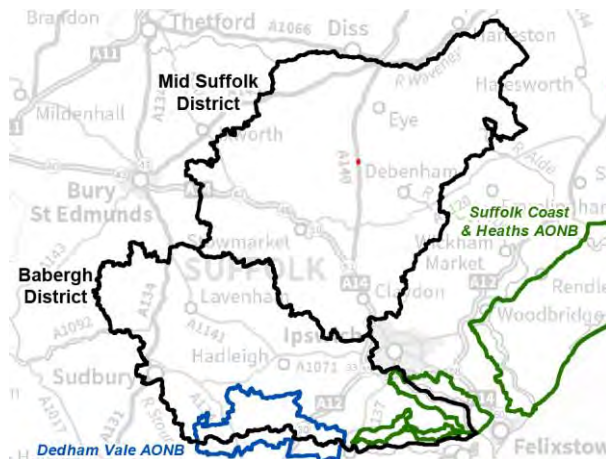
Type: SS0599 - Residential

Parish: Wetheringsett

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 40m AOD, formed of an arable field. There are no recorded priority habitats within the site. Trees and a low hedgerow run along the A140 to the west, Cedars Hill to the south and the property boundaries to the north.

Settlement form and edge

Moderate-low

The site lies 700m west of Wetheringsett and has no relationship with the village. The site lies south of the hamlet of Brockford Street. The site is separated from the edge of Brockford Street by the A140 to the west and a field boundary to the north. Brockford Street has a linear form, and development on this site would be perceived as an extension of development on the A140. Development of this site would not cross a distinctive boundary feature.

Settlement setting

Moderate-low

The site provides some contribution as a partially open rural setting and approach to Brockford Street. The site does not contribute to the separation of settlements due to distance.

Views

Moderate-low

The site has a partially open character, with views into the site from the A140 and glimpsed views from Cedar Hill. A footpath runs along the northern boundary of the site and there are clear views into the site. This is not a prominent landscape and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate-low

A partially open rural landscape, with a good experience of dark skies. Traffic noise from the A140 negatively impacts on the site.

Cultural and historical associations

Moderate-low

The field pattern was remodelled for agricultural use post-1950, although some of the earlier field pattern remains. There are no recorded heritage assets in the site. There is a cluster of Grade II listed houses in Brockford Street, however there is little intervisibility with the site due to intervening vegetation, properties and field boundaries.

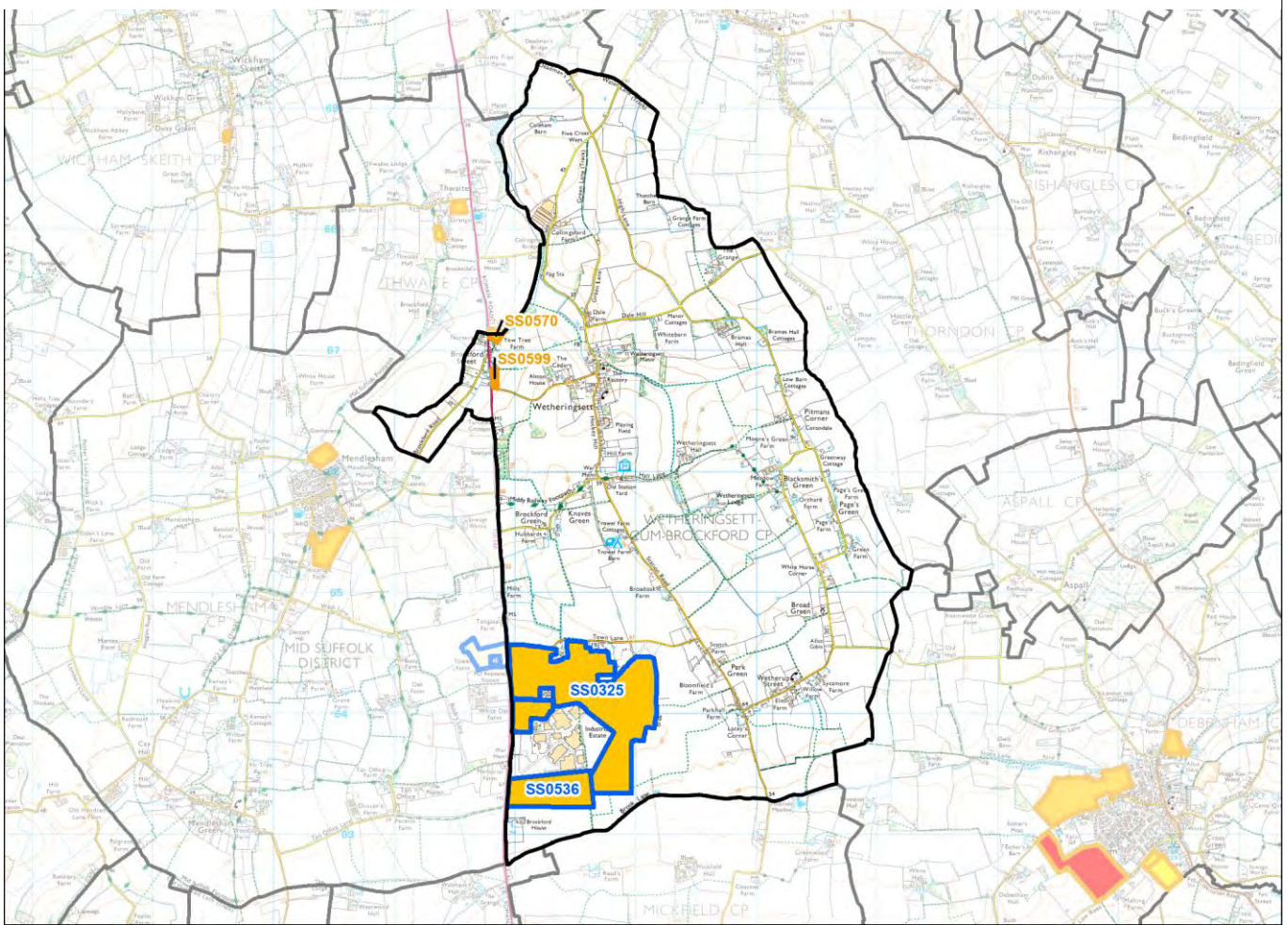
Overall Landscape Sensitivity - Residential development

Moderate-low

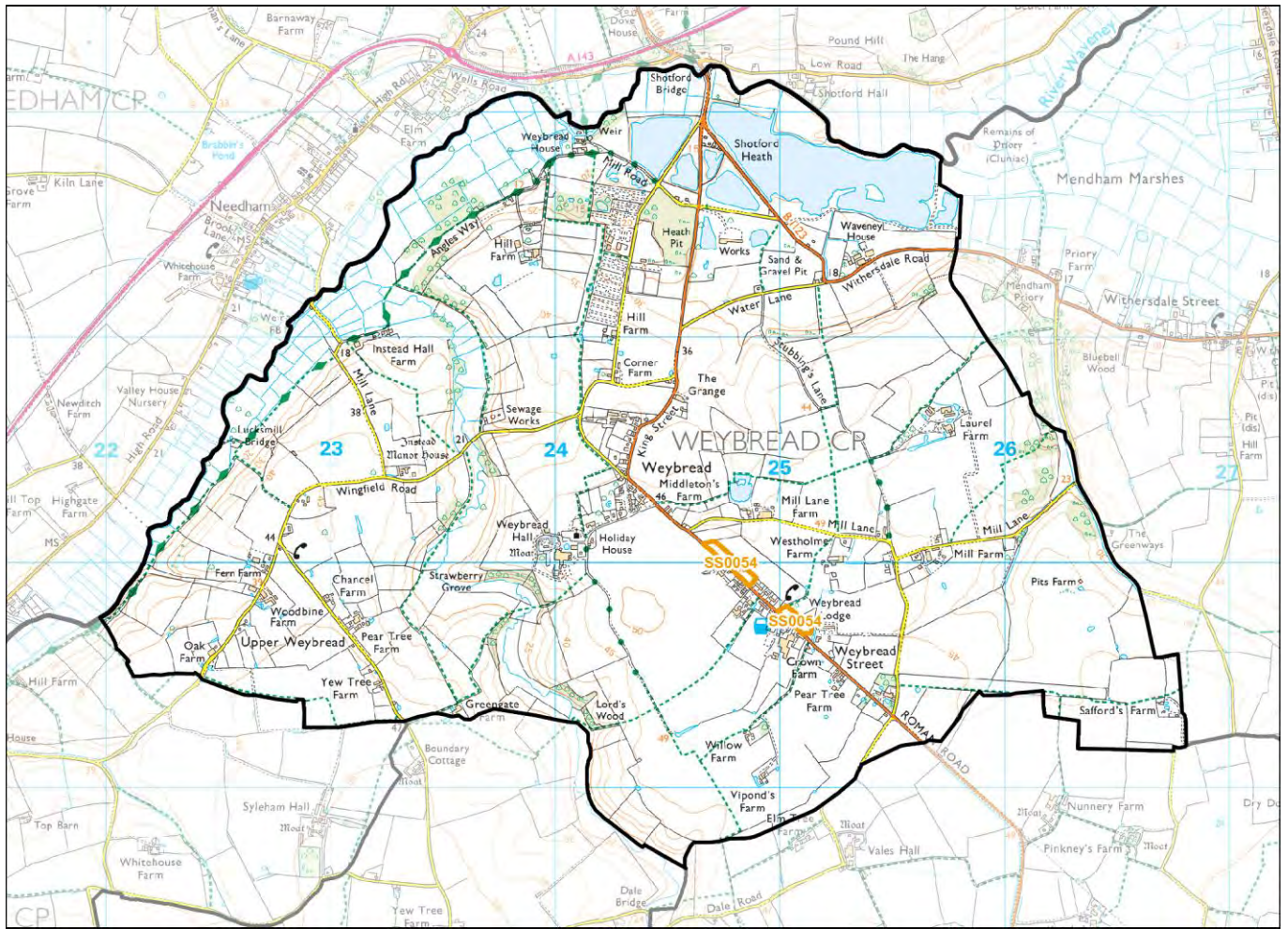
This site is considered to have an overall low-moderate sensitivity to residential development. Sensitive features include the rural character, strong network of hedgerows and views from public rights of way. Factors which decrease sensitivity include the flat landform, partially open character, proximity to the A140 and limited historic value. If this site were to be developed in combination with one or more sites around the settlement the cumulative landscape sensitivities and impact of development would need to be considered.

Wetheringsett

Ratings Summary



Weybread



Employment Residential

Site Name: Land north-east of The Street,
Weybread

Main SS ID: SS0054

LA/LS ID: SS0054 - LS01

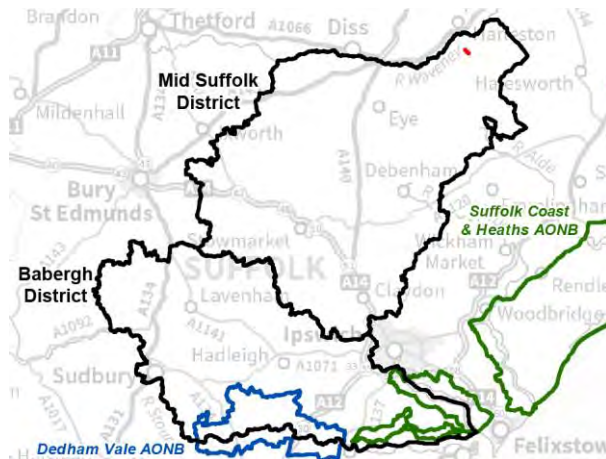
Type: SS0054 - Residential

Parish: Weybread

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site is split into two parts, occupying flat land around 45m AOD. Land use in the northern part of the site is arable agriculture and the southern part of the site is in use as paddocks. Site boundaries are a mixture of hedgerows and trees, although some boundaries are open.

Settlement form and edge

Low

Development of the site would be in keeping with the existing linear settlement pattern of Weybread Street, which extends along The Street (B1116). The southern section of the site lies between existing development and therefore would be perceived as infill. Development of the site is unlikely to be perceived as a significant advancement into the undeveloped countryside.

Settlement setting

Moderate-low

The landscape makes a limited positive contribution to the character of the settlement, by providing a rural setting. Development of the northern field would very slightly reduce the sense of separation between Weybread Street and Weybread to the north although a gap would remain.

Views

Moderate

The southern part of the site provides a rural setting to a public footpath. There are views into both parts of the site from The Street to the south-west over the relatively low and uniform hedgerow boundaries. Parts of the site are visible from Mill Lane to the north. The site is also overlooked by adjacent private residencies.

Perceptual qualities

Moderate-low

Traffic on The Street (B1116) detracts from the rural character of the site, particularly where hedgerow boundaries are missing. The loss of hedgerow boundaries and the use of the southern part of the site as paddocks also degrades the rural character.

Cultural and historical associations

Moderate

There are two Grade II listed buildings within Weybread Street, with Graystone House directly overlooking the southern extent of the site. Two Grade II listed buildings are situated at Mill Lane Farm to the north and have some intervisibility with the northern extent of the site. The HLC identifies the whole of the site to be of pre-18th century enclosure. The Street running along the south-western boundary of the site is part of the route of a Roman Road.

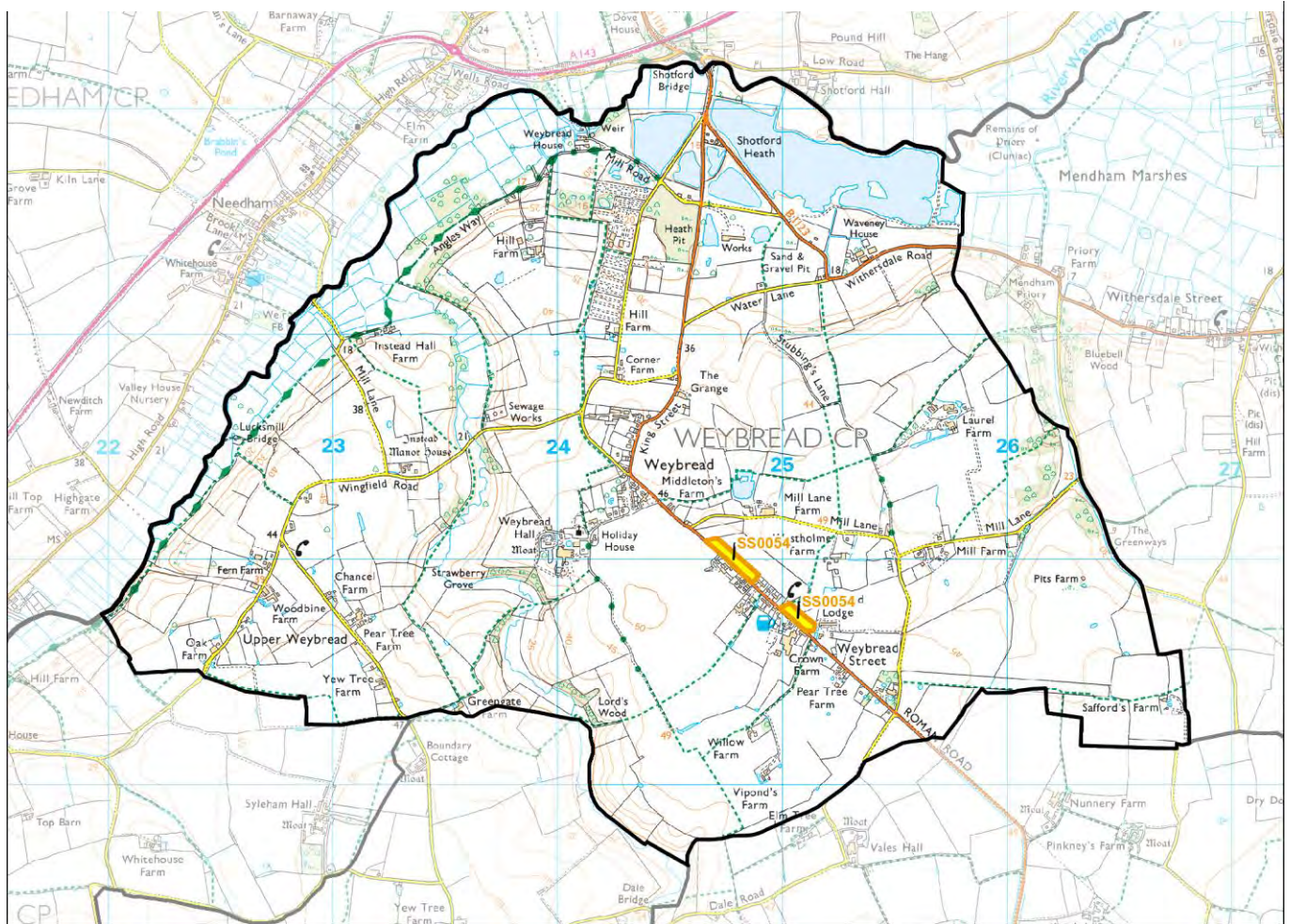
Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Development here would be in keeping with the existing linear settlement form along The Street. Sensitive features include nearby listed buildings, views across the site from public footpaths and The Street and the rural setting the sites provides to existing development.

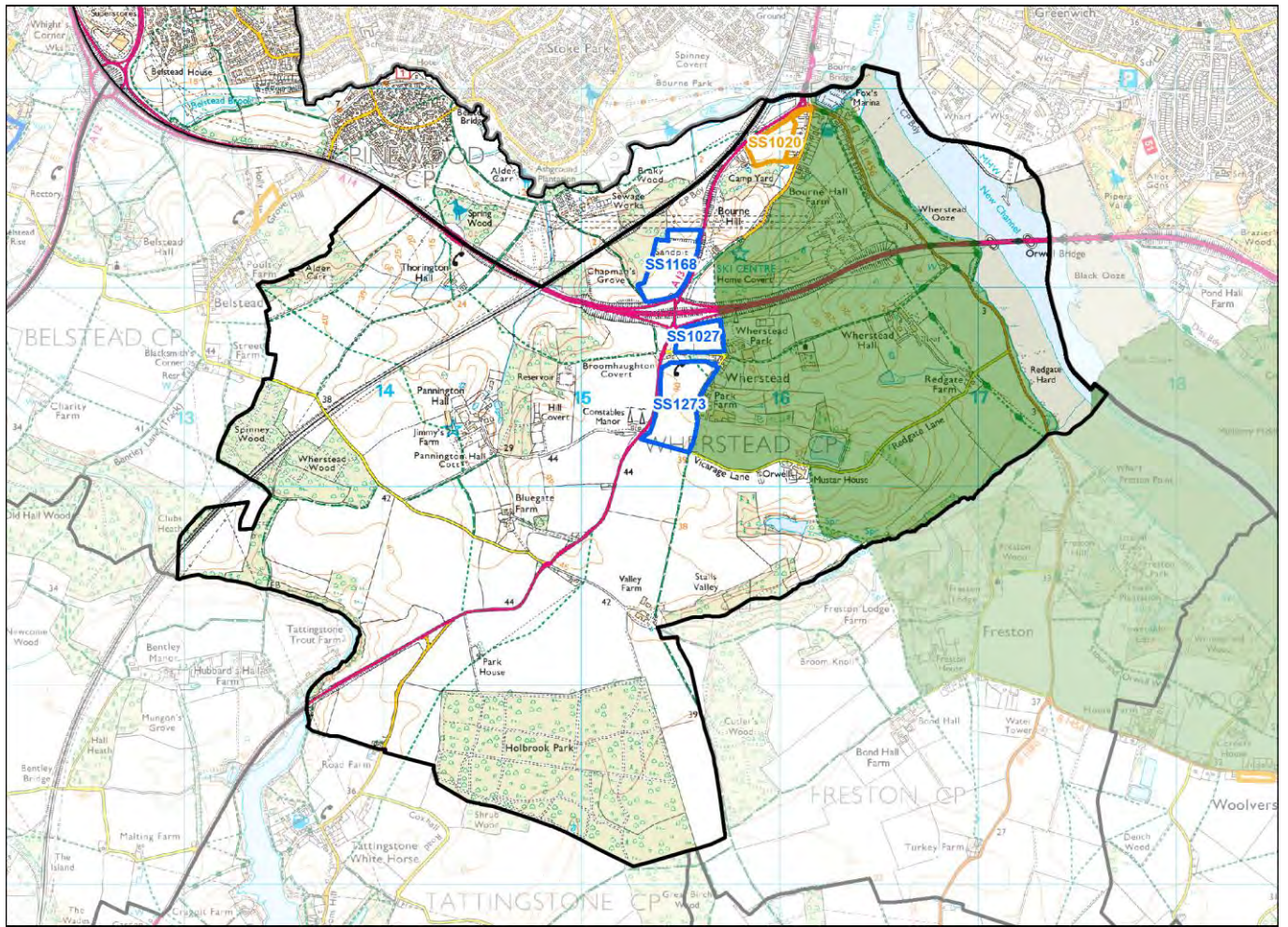
Weybread

Ratings Summary



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

Wherstead



 Employment  Residential  Suffolk Coast & Heaths AONB

Site Name: Land west of Bourne Hill,
Wherstead

Main SS ID: SS1020

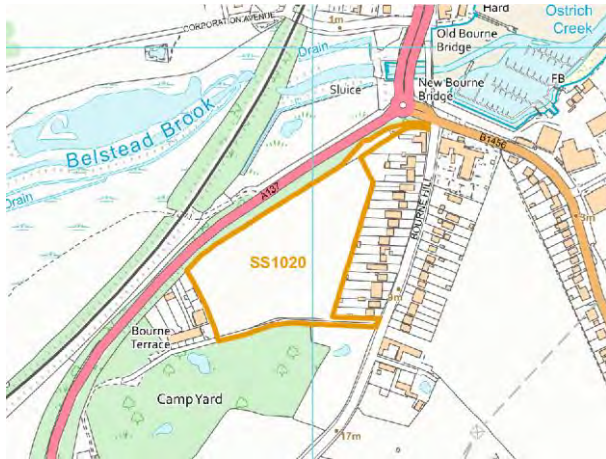
LA/LS ID: SS1020 - LA016

Type: SS1020 - Residential

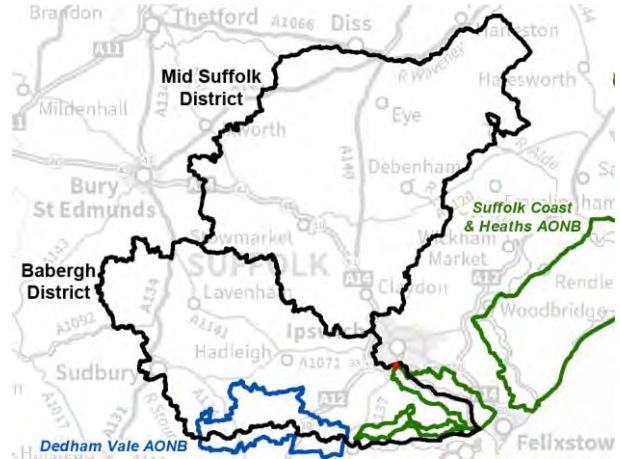
Parish: Wherstead

District: Babergh

SS1020 has planning permission



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Landscape Criteria

Physical and natural character

Moderate

The site is a gently sloping unmanaged field with elevation ranging from 5m in the north to 10m in the south. A thin strip of woodland defines the northern boundary, whilst less defined hedgerows mark the other field boundaries. Camp Yard Wood, a priority habitat deciduous woodland lies directly to the south of the site.

Settlement form and edge

Moderate

The site lies on the southernmost settlement edge of Ipswich, directly west of properties along Bourne Hill, and east of more isolated properties at Camp Yard. Belstead Brook and the A137 separate the settlement from the main part of Ipswich. The current settlement form of Bourne Hill is of linear ribbon development, and development of this site would not be in keeping. Due to the bounding feature of the A137 development on this site is unlikely to be perceived as encroachment into the wider countryside.

Settlement setting

Moderate-low

The site does not provide a contribution to the sense of separation between the settlement edge of Ipswich and the village of Wherstead. It provides a sense of separation between Camp Yard and properties on Bourne Hill, and between residential development and the ski centre to the south, however development of the site would not impact on this due to the intervening woodland.

Views

Moderate-low

Surrounding mature hedgerows, settlement and Camp Yard wood to the south limits views into or out of the site. A public right of way runs along the wooded northern edge of the site and there are limited views from this across the whole site.

Perceptual qualities

Moderate-low

The mature hedgerow boundaries and the adjacent Camp Yard wood create a semi-natural character. This is degraded by traffic noise from the A137 and the railway line to the north as well as views of pylons to the south. The site is situated around 100m outside of the Suffolk Coast and Heaths AONB, however there is no intervisibility and the site does not exhibit any of the AONB's special qualities.

Cultural and historical associations

Moderate-low

The HER identifies undated ditches, cropmarks and a late Bronze Age/early Iron Age pit within the site. There are two Grade II listed buildings within 100m of the site, however there is limited intervisibility with the site. The HLC identifies the site to be a post-1950s agricultural landscape.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS1020 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. It is well associated with existing settlement and visually enclosed. Sensitive features include heritage features within the site, the proximity to priority habitat deciduous woodland and the role the site plays in providing a rural setting to the public footpath and existing settlement.

Site Name: Wherstead - SS1027, SS1273

Main SS ID: SS1027

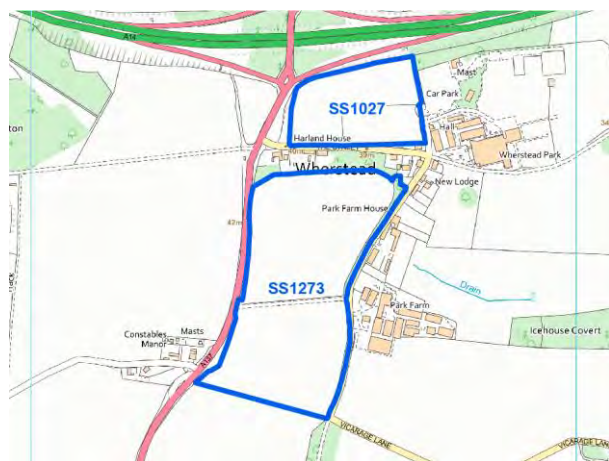
LA/LS ID: SS1027 - LA101

Type: SS1027 - Employment

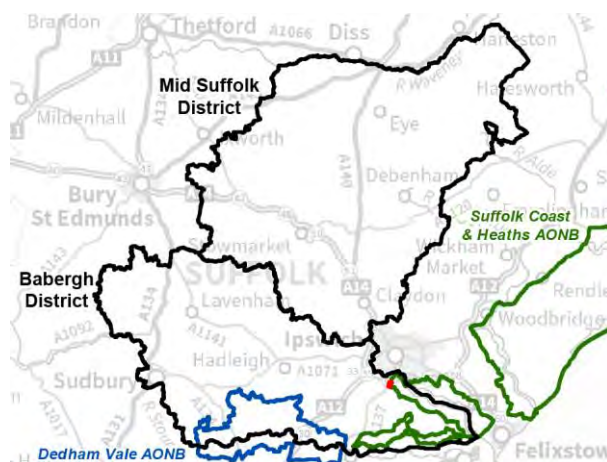
SS1273 - Employment

Parish: Wherstead

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A series of relatively flat fields at an elevation of around 40m AOD. Fields in SS1027 to the north of The Street are unmanaged pasture, some contained within a red-brick walled garden, while those to the south are arable. There is an area of deciduous woodland priority habitat between the sites. Hedgerow field boundaries are in varying condition and contain infrequent mature trees.

Settlement form and edge

Moderate

SS1027 lies adjacent to the employment development at Wherstead Park and is part of the historic grounds of the house, and therefore development would relate to the existing development at Wherstead Park. Development of SS1273 would be at odds with the existing small-scale settlement pattern of Wherstead, and would cross the current boundary feature of Vicarage Lane. The sites would be contained from the wider landscape by the route of the A137 to the west and A14 to the north.

Settlement setting

Moderate

The sites contribute to the rural setting of Wherstead and creates a gap between the development and the busy roads of the A14 to the north and A137 to the west.

Views

Moderate

The sites are overlooked by surrounding roads, particularly in the south of SS1273 where hedgerow field boundaries are often absent or in poor condition. The woodland, taller hedgerows and private properties help to enclose SS1027 near The Street. The sites provide a rural setting for the public footpath crossing SS1273, as well as to private residences within Wherstead. From the south of SS1273 views east extend across part of the adjacent Suffolk Coast and Heaths AONB.

Perceptual qualities

Moderate-low

The Suffolk Coast and Heaths AONB lies directly to the east of the sites, however views to the important landscape from the site are mostly limited by boundary vegetation. Two communication masts west of SS1273 and one communication mast east of SS1027 mark skylines and have an urbanising effect on the landscape. The site is influenced by traffic noise from busy surrounding roads including the A137 and A14.

Cultural and historical associations

Moderate

The sites are directly adjacent to numerous listed buildings, including seven Grade II listed buildings within Wherstead as well as one Grade II listed building to the west of the sites. The HER identifies Iron Age cropmarks of a trackway and field boundaries in the south of SS1273. The HLC identifies fields within the sites to be of pre-18th century origin. Wherstead Park is a Grade II listed mansion which is now associated with commercial buildings.

Overall Landscape Sensitivity - Employment development

Moderate

The sites have an overall moderate landscape sensitivity to employment development. Large-scale development on the sites would be out of keeping with the existing small-scale settlement form of Wherstead. The sites are

also in proximity to the nationally designated landscape of the Suffolk Coast and Heaths AONB and several listed buildings as well as to other private residencies and a public footpath. Sensitivity is reduced by the flat landform, limited semi-natural features and nearby major roads.

Site Name: Land west of the A137,
Wherstead

Main SS ID: SS1168

LA/LS ID:

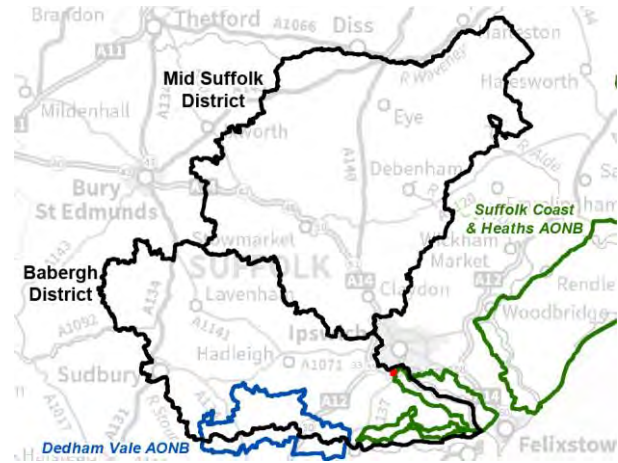
Type: SS1168 - Employment

Parish: Wherstead

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises a large unmanaged field and part of another arable field to the north. The site has a simple landform and elevation ranges between 25 and 35m AOD. The fields are separated by a thick hedgerow bank, while priority habitat deciduous woodland at Chapman's Grove defines the site's western edge.

Settlement form and edge

Low

The site has no association with existing settlement and is cut off from Wherstead to the south and Ipswich to the north by the A137, A14 and railway line. To the east of the site, separated by the A137, lie several commercial and employment facilities including a ski centre.

Settlement setting

Low

The site does not contribute to the rural gap between Ipswich and Wherstead, and if developed a sense of separation would remain. The site does not make a significant contribution to the setting of any existing settlement.

Views

Moderate

The south and west of the site are visually enclosed by surrounding woodland and hedgerows. Skylines to the north are marked by pylons situated directly outside of the site and distant residential properties on the elevated settlement edge of Ipswich. The site provides a rural setting to the bridleway following its southern edge and is highly visible from much of the A137.

Perceptual qualities

Low

The site retains some semi-natural qualities, which contrast with surrounding busy roads, particularly the A137 and pylons to the north. The site is situated around 100m outside of the Suffolk Coast and Heaths AONB, however there is no intervisibility and the site does not exhibit any of the AONB's special qualities.

Cultural and historical associations

Moderate-low

The HLC identifies fields in this area to be pre-18th century in origin. There are no designated heritage features within or adjacent to the site.

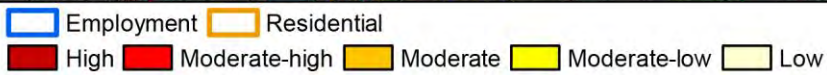
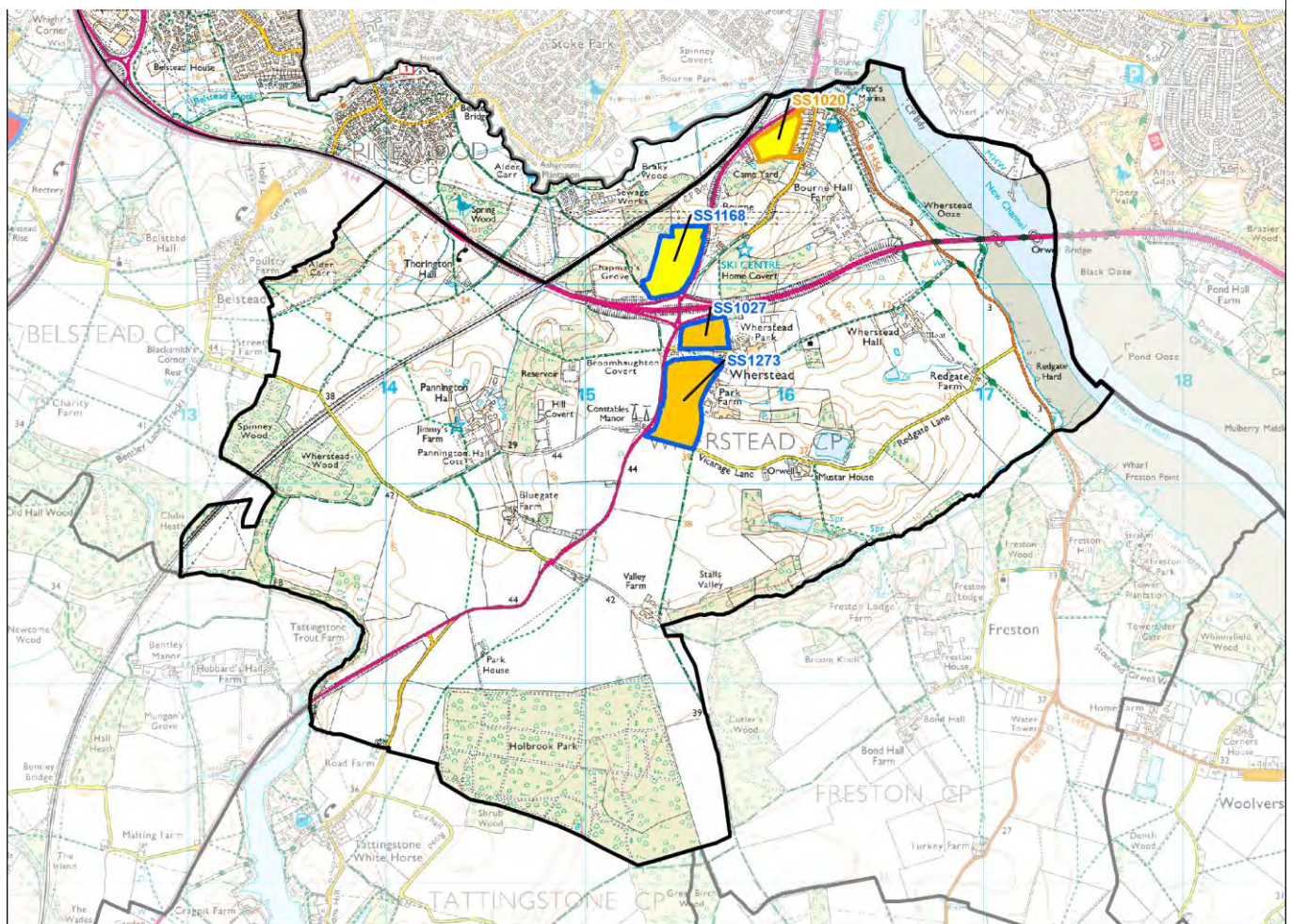
Overall Landscape Sensitivity - Employment development

Moderate-low

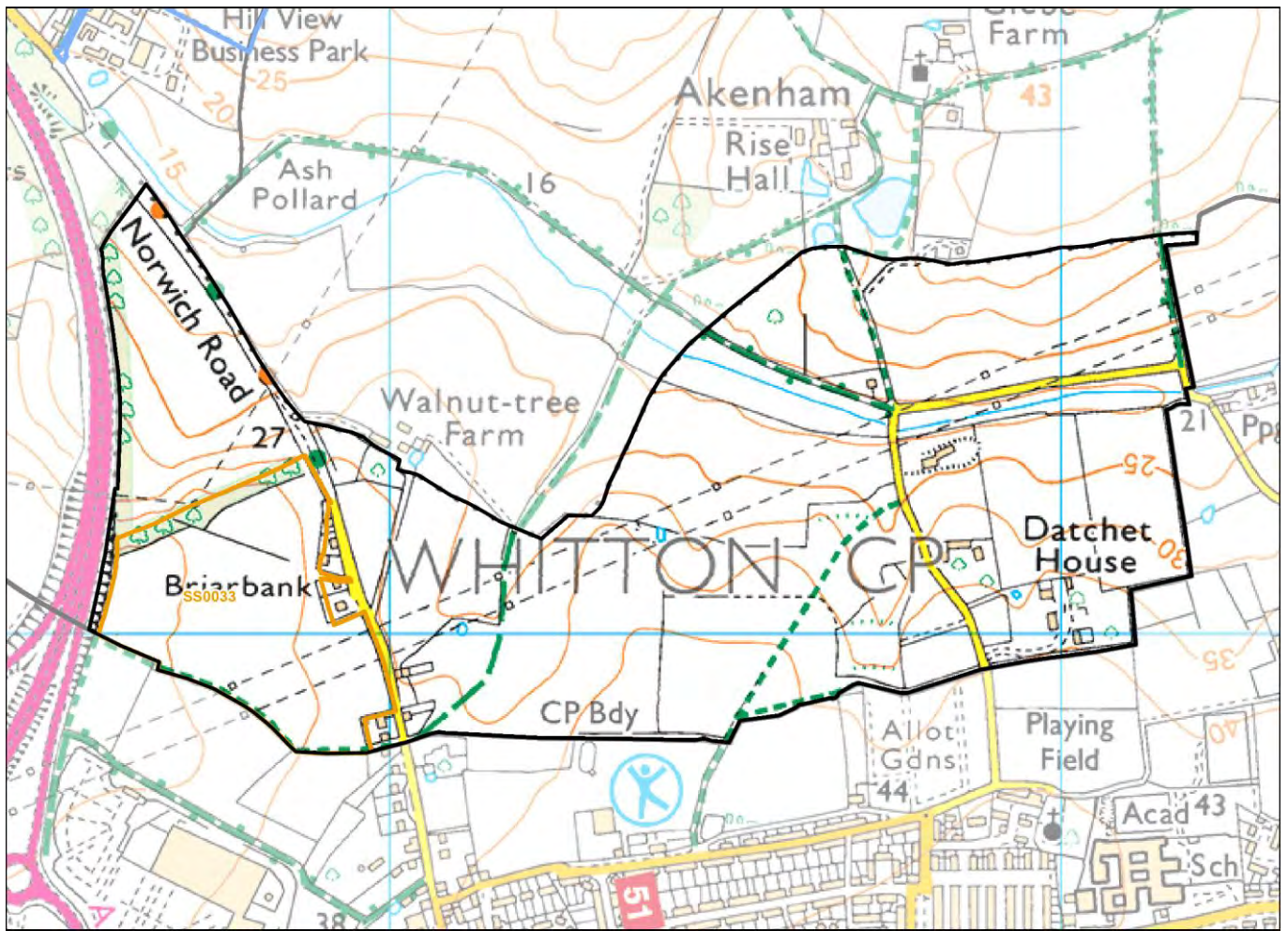
The site has an overall low-moderate landscape sensitivity to employment development. Sensitive features include the adjacent priority habitat woodland and long views (where vegetation allows). The site does not make a significant contribution to the setting of existing development and does not contain any designated heritage features. The impacts of traffic noise from the A137 and views of pylons to the north also limit sensitivity.

Wherstead

Ratings Summary



Whitton



 Employment  Residential

Site Name: Land west of Old Norwich Road,
Whitton

Main SS ID: SS0033

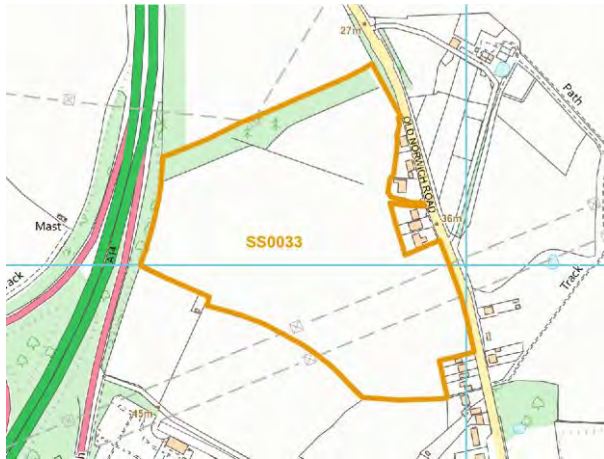
LA/LS ID: SS0033 - LA102

Type: SS0033 - Residential

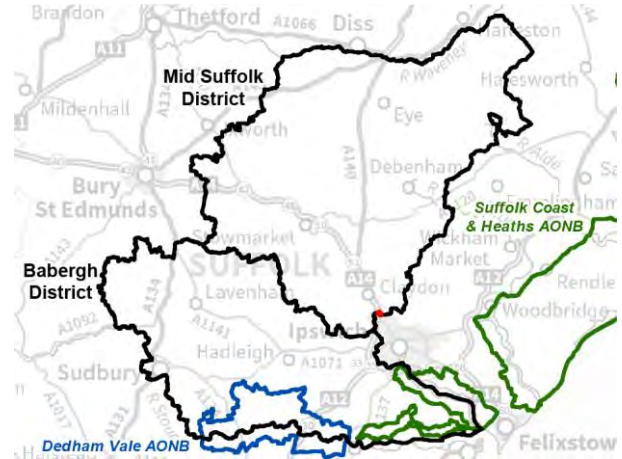
Parish: Whitton

District: Mid Suffolk

SS0033 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises two gently sloping arable fields, with elevation ranging from 40m in the east to 45m AOD in the west. Field boundaries are defined by hedgerows, with one hedgerow partially dividing the fields. The northern site boundary is a narrow conifer plantation, which visually encloses the site. The southern edge is bound by thick hedgerows.

Settlement form and edge

Moderate

Development of the site may be considered an advancement into undeveloped countryside. Due to its location, the site has limited association with Whitton (Ipswich), connected only by properties extending along Old Norwich Road directly east of the site. The site is also situated on the opposite side of Old Norwich Road to the main settlement. Development may be discordant with the existing settlement pattern of Whitton.

Settlement setting

Moderate-low

The site makes a limited positive contribution to the character of Whitton, providing a rural backdrop to properties on Old Norwich Road and forming part of the wider rural setting to the settlement. It does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

Mature hedgerow boundaries visually enclose the site, although it is partially visible from parts of Old Norwich Road and existing properties. The site provides a rural setting to the footpath which runs parallel to the southern boundary of the site. From the higher ground in the west of the site views extend across the countryside to the east, although these views are dominated by the two parallel pylon routes which mark skylines across the site.

Perceptual qualities

Moderate-low

The open agricultural field has some rural qualities. However, views of warehouses to the south east, and pylon routes crossing the site have an urbanising effect. Significant traffic noise from surrounding roads including the A14 detracts from the rural and tranquil character of the site

Cultural and historical associations

Moderate-low

The HER identifies two areas of cropmarks within the site, one of which is possibly prehistoric in date. The HLC identifies the field pattern to be of pre-18th century origin.

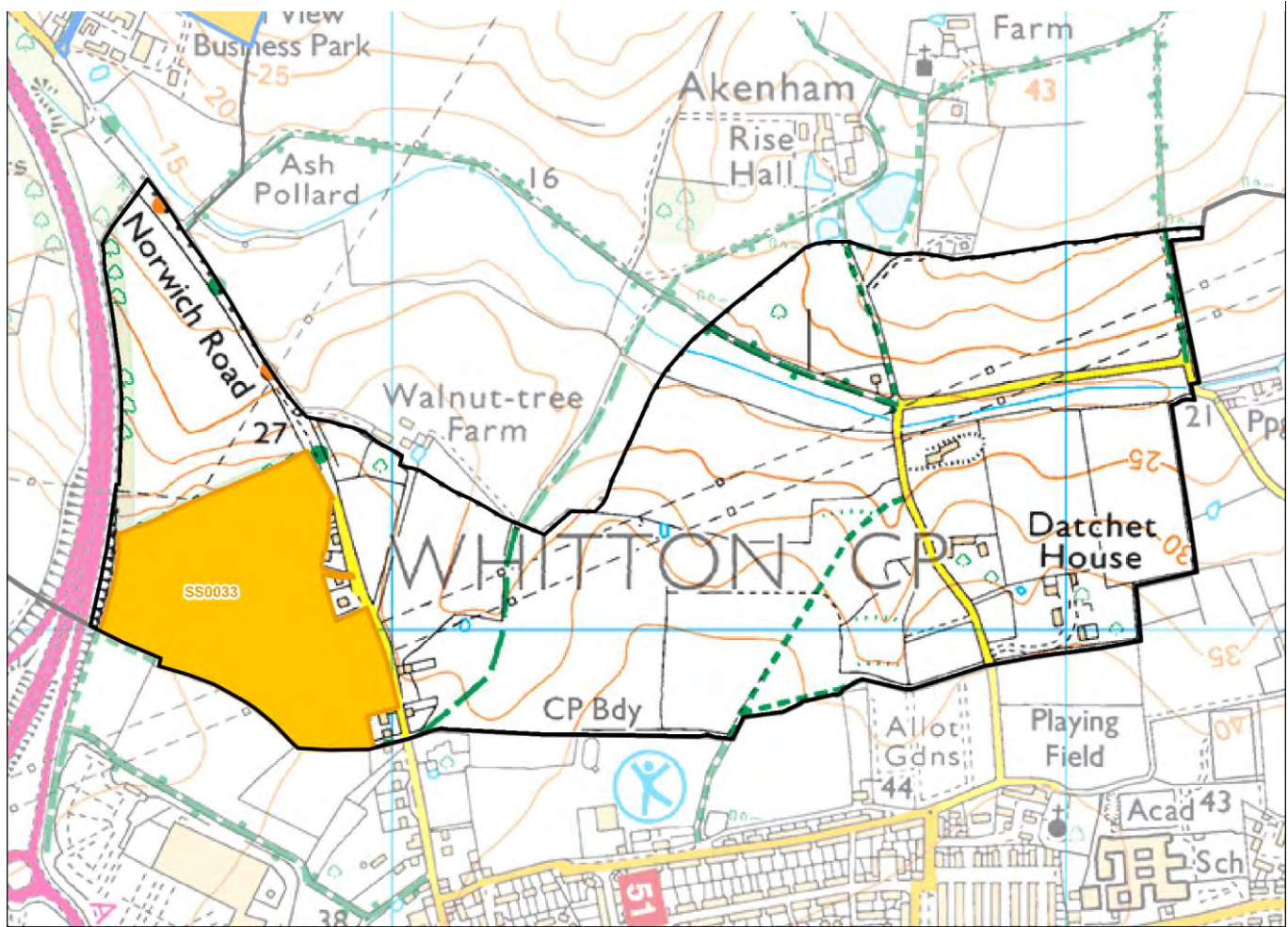
Overall Landscape Sensitivity - Residential development

Moderate

SS0033 has planning permission. The site has an overall moderate landscape sensitivity. Sensitivity is elevated by the separation of the site from existing development in the north of Ipswich. The rural setting the site provides to existing settlement and public rights of way also increases its sensitivity. The visual enclosure of the site and the urbanising effects of traffic noise and the pylons crossing the site reduce landscape sensitivity.

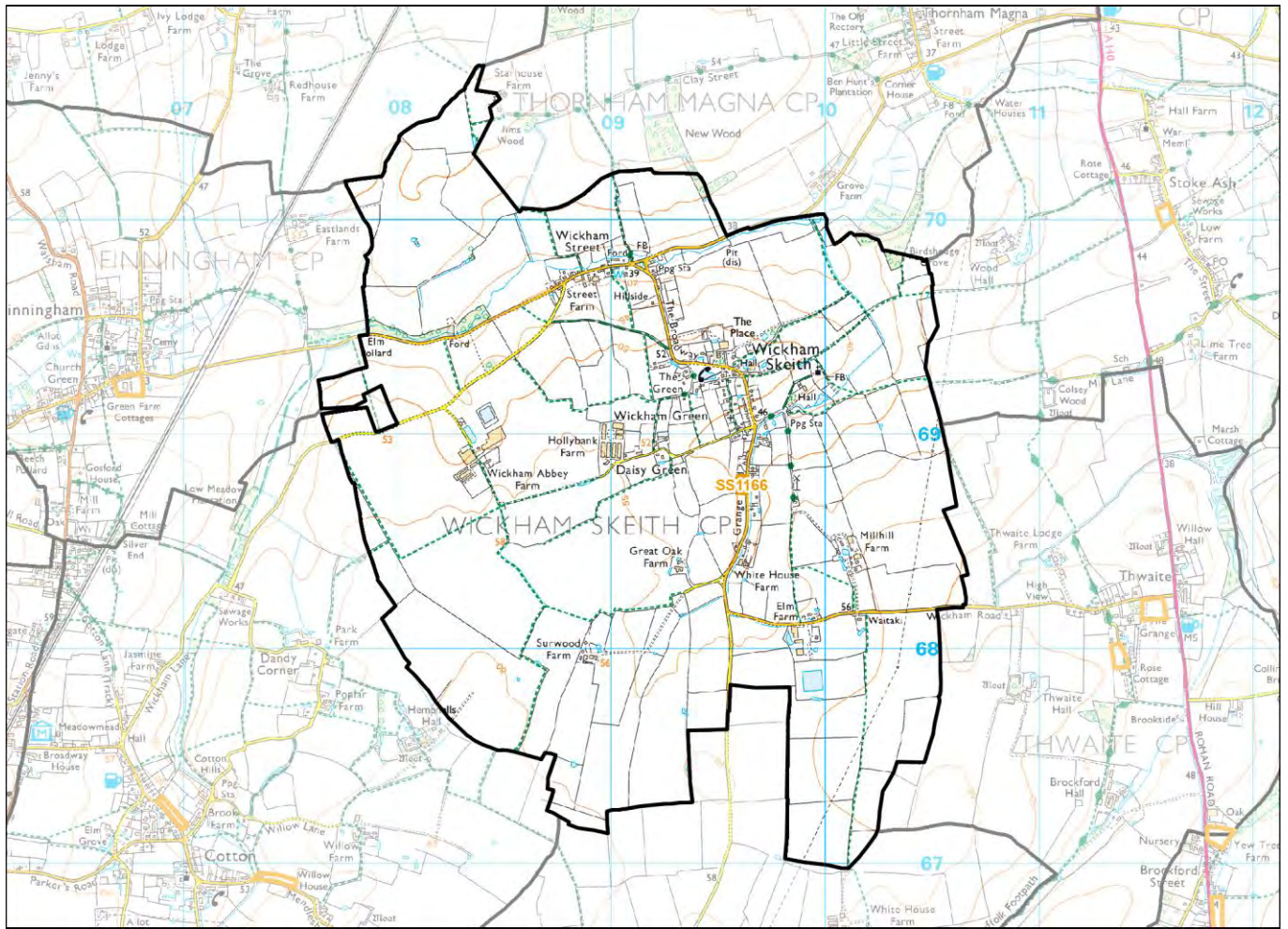
Whitton

Ratings Summary



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

Wickham Skeith



 Employment  Residential

Site Name: Land west of Grange Road,
Wickham Skeith

Main SS ID: SS1166

LA/LS ID: SS1166 - LS01

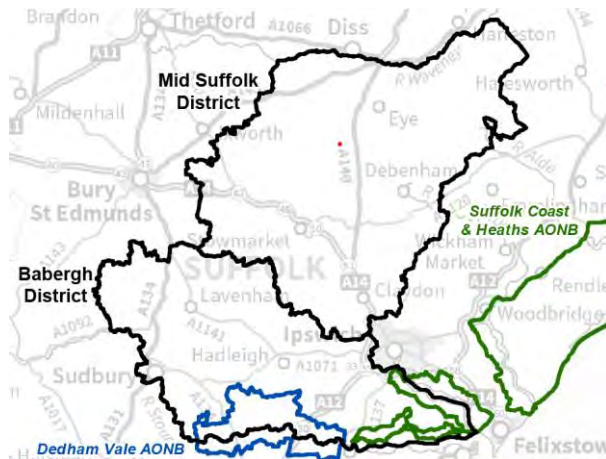
Type: SS1166 - Residential

Parish: Wickham Skeith

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a small flat field at an elevation of around 50m AOD. The field is bound by tall mature hedgerows and mature trees and used as a paddock.

Settlement form and edge

Moderate-low Development of the site would be in keeping with the existing linear settlement pattern along Grange Road, although it would be enhancing the linear extension of Wickham Skeith along Grange Road away from its historic core.

Settlement setting

Low The site does not make a significant contribution to the setting of existing development due to the enclosed character of the site. Development of the site would not have a significant effect on the sense of separation between Wickham Skeith and any surrounding settlements.

Views

Low The site is visually enclosed by tall hedgerow boundaries. Views into the site from Grange Road are only possible at the gateway to the site.

Perceptual qualities

Moderate-low The site has a rural and enclosed character, with a very limited association with the existing settlement or surrounding landscape. The site experiences dark night skies.

Cultural and historical associations

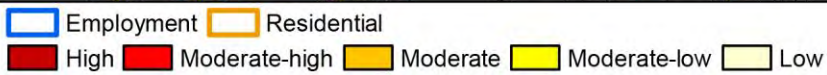
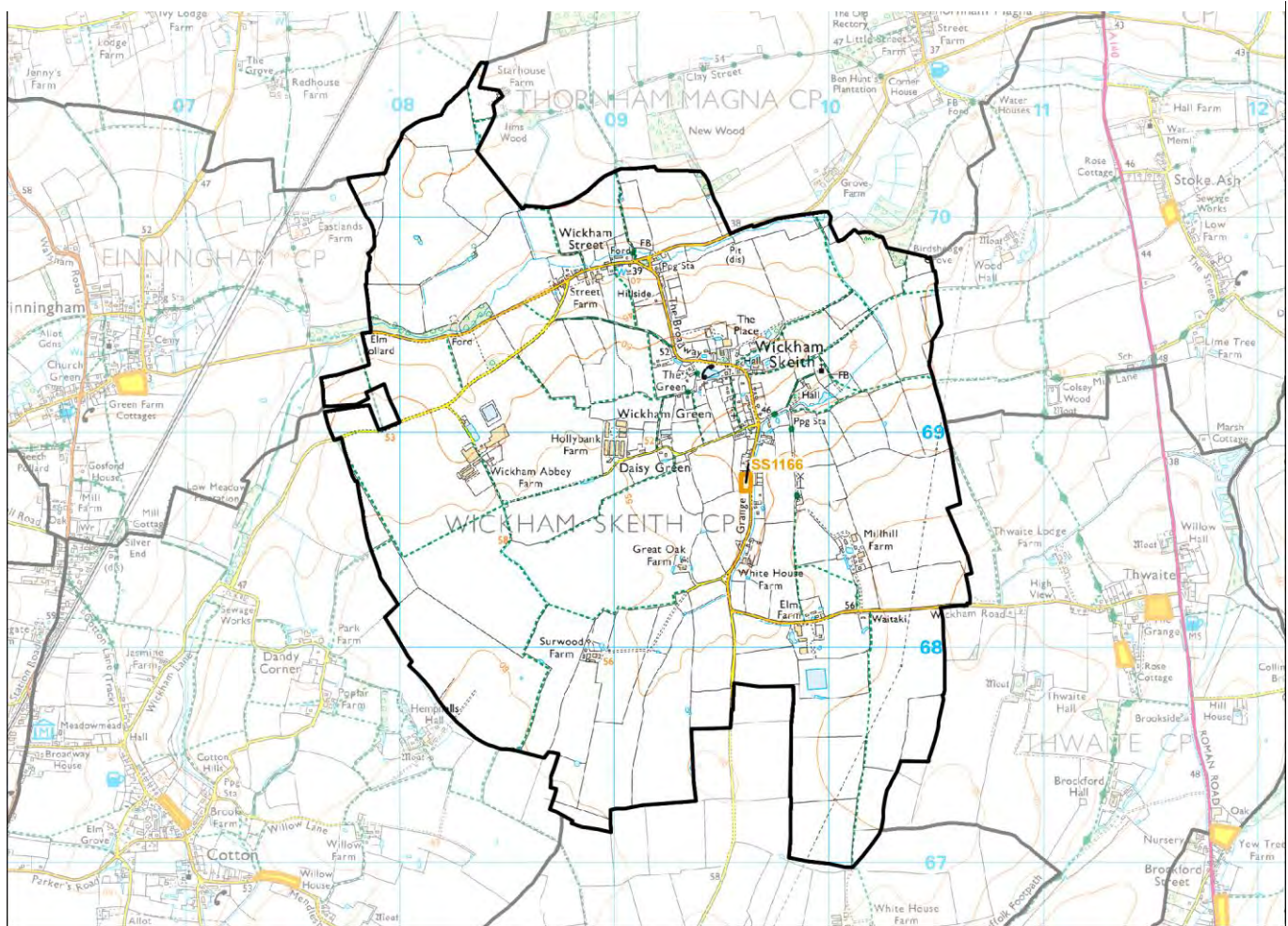
Low The site does not contain or provide setting to any identified features of cultural heritage significance. The HLC identifies fields in this area to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

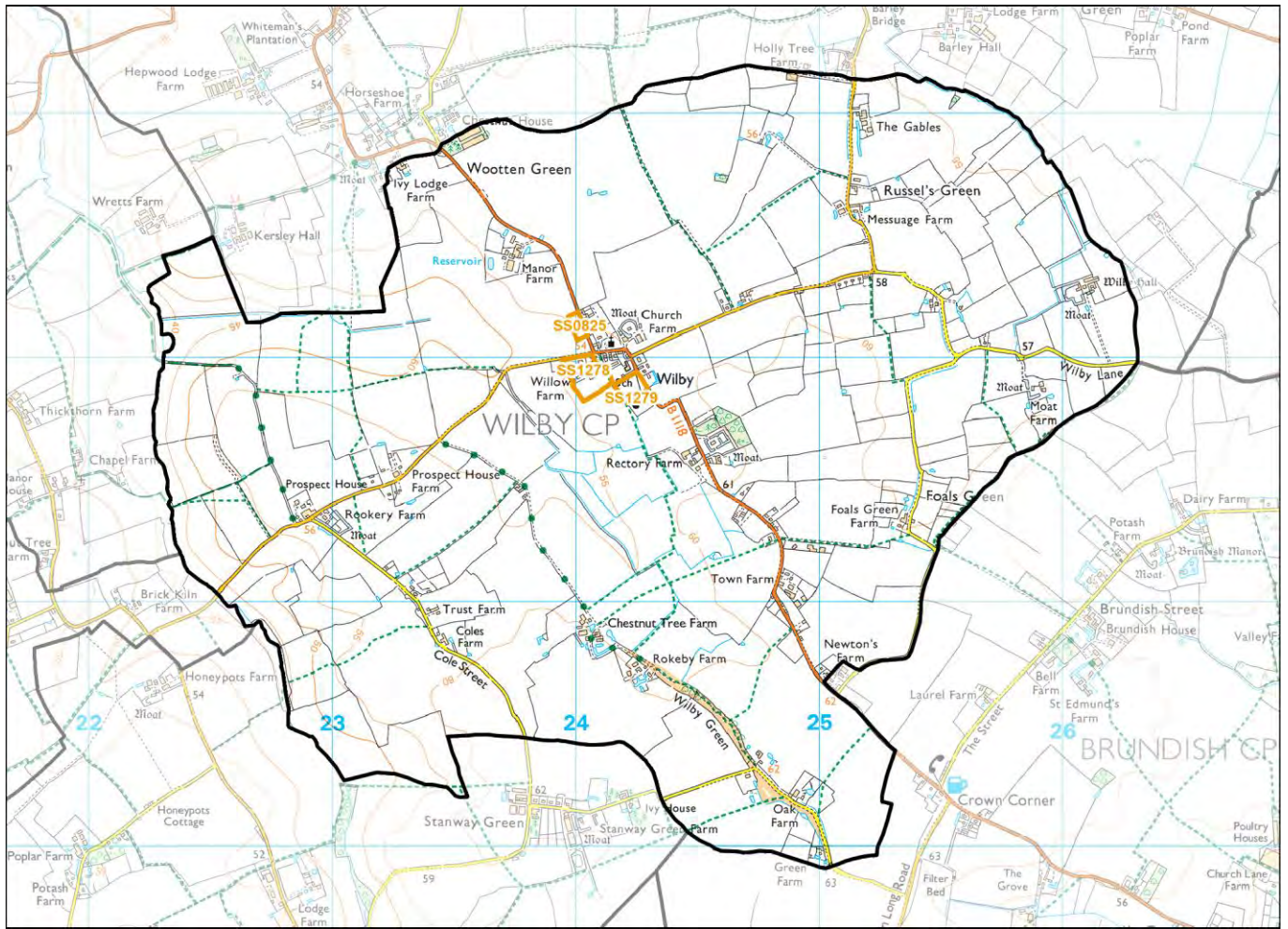
Low The site has an overall low landscape sensitivity to residential development. The sensitivity of the site is limited by its visual enclosure, limiting its influence on the surrounding landscape. Development may exaggerate the linear settlement pattern of Wickham Skeith along Thwaite Road away from the main settlement.

Wickham Skeith

Ratings Summary



Wilby



 Employment  Residential

Site Name: Land west of B1118,
Wilby

Main SS ID: SS0825

LA/LS ID: SS0825 - LS01

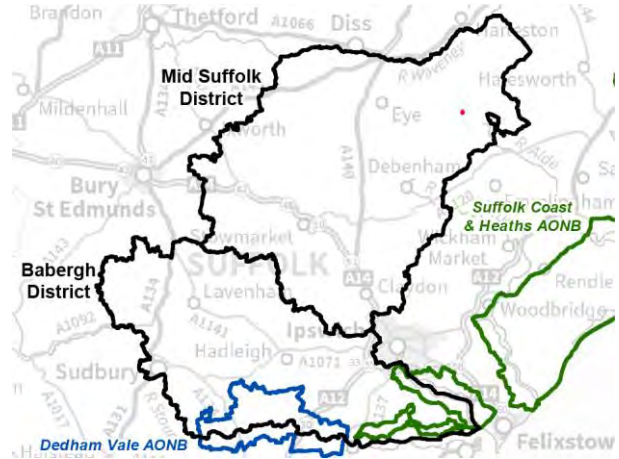
Type: SS0825 - Residential

Parish: Wilby

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Low

The site comprises part of the eastern edge of a large arable field. The field is almost flat and lies at an elevation of around 55m AOD. There is no boundary feature defining the site, except for the grass verge following the B1118 to the east.

Settlement form and edge

Moderate-low

Development of the site would be in keeping with the existing nucleated settlement pattern and is unlikely to be perceived as a significant extension into the undeveloped countryside. However, there is no development on the west of the B1118, and there are no boundary features to contain the site from the wider landscape.

Settlement setting

Moderate

The site contributes to the undeveloped rural setting of Wilby, particularly from the north and west. Development of the site would not reduce the sense of separation between Wilby and any surrounding settlements.

Views

Moderate

The lack of hedgerow boundaries and the flat open character of the landscape allows long views across the site to the west and north-west wider landscapes. It is visible from the B1118 to the east and a unnamed road to the south. The site is overlooked by residential properties to the south and east.

Perceptual qualities

Moderate

The open character of the site with minimal hedgerow boundaries is not characteristic of the Plateau Claylands LCT, which is normally comprised of an 'ancient' field pattern with sinuous and substantial hedges and ditches. However, the site retains a rural character with dark night skies. Traffic on the B1118 detracts from the tranquillity of the site.

Cultural and historical associations

Moderate-low

There is intervisibility between the site and the Grade II listed the Swan and The Old Forge, although the roads separate the site from these heritage assets. The Grade I listed Church of St Mary is located 100m to the south-east. The churchyard is also identified by the HER to be of cultural heritage significance. Vegetation results in their being little intervisibility between the church and the site. The HLC identifies the site to be of post-1950s agricultural enclosure.

Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity to residential development. Sensitivity is elevated by its localised visual prominence, rural setting to Wilby and to nearby heritage assets and rural tranquil character. Development of the site would be in keeping with the existing settlement pattern and would not reduce the sense of separation between Wilby and any surrounding settlements.

Site Name: Land to the south of Willow Farm, Wilby, IP21 5LE

Main SS ID: SS1278

LA/LS ID:

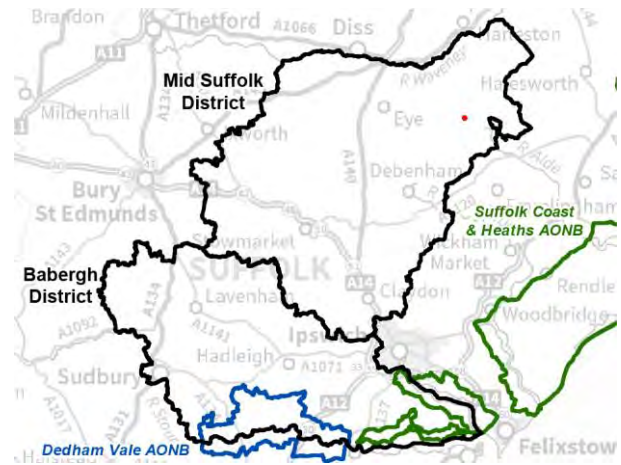
Type: SS1278 - Residential

Parish: Wilby

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises an area of land associated with a residential property and Willow Farm. Part of the site is maintained as a garden and contains many mature trees as well as a large pond, whilst the south of the site is an unmanaged field. The whole site is bound by hedgerows, with garden fencing to the east along the footpath. The site is almost 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 nucleated settlement pattern of Wilby, although it is adjacent to the historic core of the settlement. The development of the site is unlikely to be perceived as a significant extension into the surrounding countryside as part of the site already contains some built development, whilst the remaining area is well enclosed by hedgerow boundaries.

Settlement setting

Moderate-low

The southern half of the site contributes to the undeveloped character of the historic core of Wilby. The development of the site would not reduce the sense of separation between Wilby and any surrounding settlements.

Views

Moderate-low

The south of the site provides a rural setting to a public footpath situated along the eastern edge of the site. Most of the site is visually enclosed by mature hedgerow boundaries, with only glimpsed views available from driveways along the road to the north.

Perceptual qualities

Moderate

The site has a rural character with relative tranquillity and experiences dark night skies. Hedgerow boundaries give the site a sense of enclosure.

Cultural and historical associations

Moderate

There are several Grade II listed buildings within the village, with The Old Forge to the east, directly overlooking the site. The Grade I listed Church of St Mary is situated less than 100m to the north-east of the site, the tower of which is partially visible on skylines. The HLC identifies the northern half of the site to be a built-upon area, whilst the small pasture field is identified to be post-1950s agricultural enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Sensitivity is elevated by the rural setting it provides to the historic core of Wilby, a public footpath within its eastern boundary and a Grade II listed building, The Old Forge. The development of the site is unlikely to significantly alter the existing settlement pattern or reduce the sense of separation between Wilby and surrounding settlements. The north of the site is already partially developed as Willow Farm.

Site Name: Land to the west of Brundish Road, Wilby, IP21 5LP

Main SS ID: SS1279

LA/LS ID:

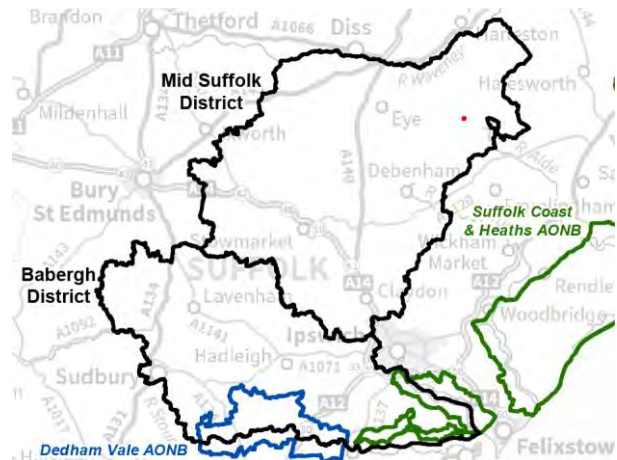
Type: SS1279 - Residential

Parish: Wilby

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the northern half of a small-scale arable field. Field boundaries within the site are marked by a hedgerow to the north, a grass bank to the west and a ditch followed by a line of mature trees to the east, some of which have been lost. The site is 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 nucleated settlement pattern of Wilby and is unlikely to be perceived as a significant extension into the undeveloped countryside.

Settlement setting

Moderate

The site makes a positive contribution to the rural setting of the historic settlement core. The development of the site would not reduce the sense of separation between Wilby and any surrounding settlements.

Views

Moderate-low

The site provides a rural setting to the public footpath running along the western edge. There are also views into the site from the B1118 and residential properties to the east, between mature trees. Views from the (restricted access) school playing fields to the north are partially screened by hedgerows. There are views west to the wider landscape.

Perceptual qualities

Moderate

The site has rural perceptual qualities, with some characteristic boundary features of the Plateau Claylands LCT, including ditches. The site also experiences dark night skies. The site is slightly influenced by traffic along the B1118 to the east.

Cultural and historical associations

Moderate

There are several Grade II listed buildings within the village, with The Nest to the east, directly overlooking the site, and the site provides a rural setting to this heritage asset. The Grade I listed Church of St Mary is situated approximately 150m to the north-west of the site. The HLC identifies the field pattern to be a post-1950s agricultural landscape.

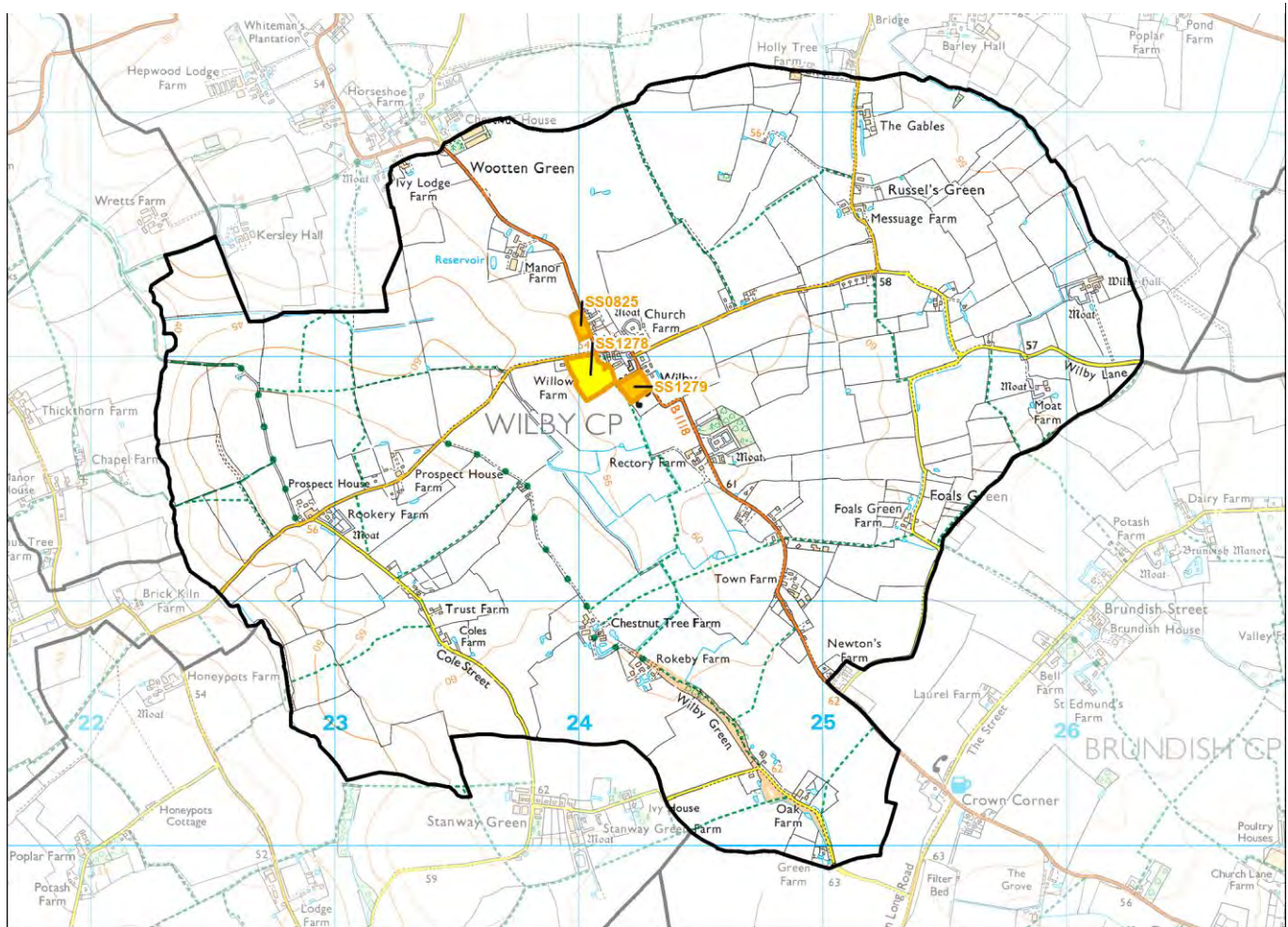
Overall Landscape Sensitivity - Residential development

Moderate

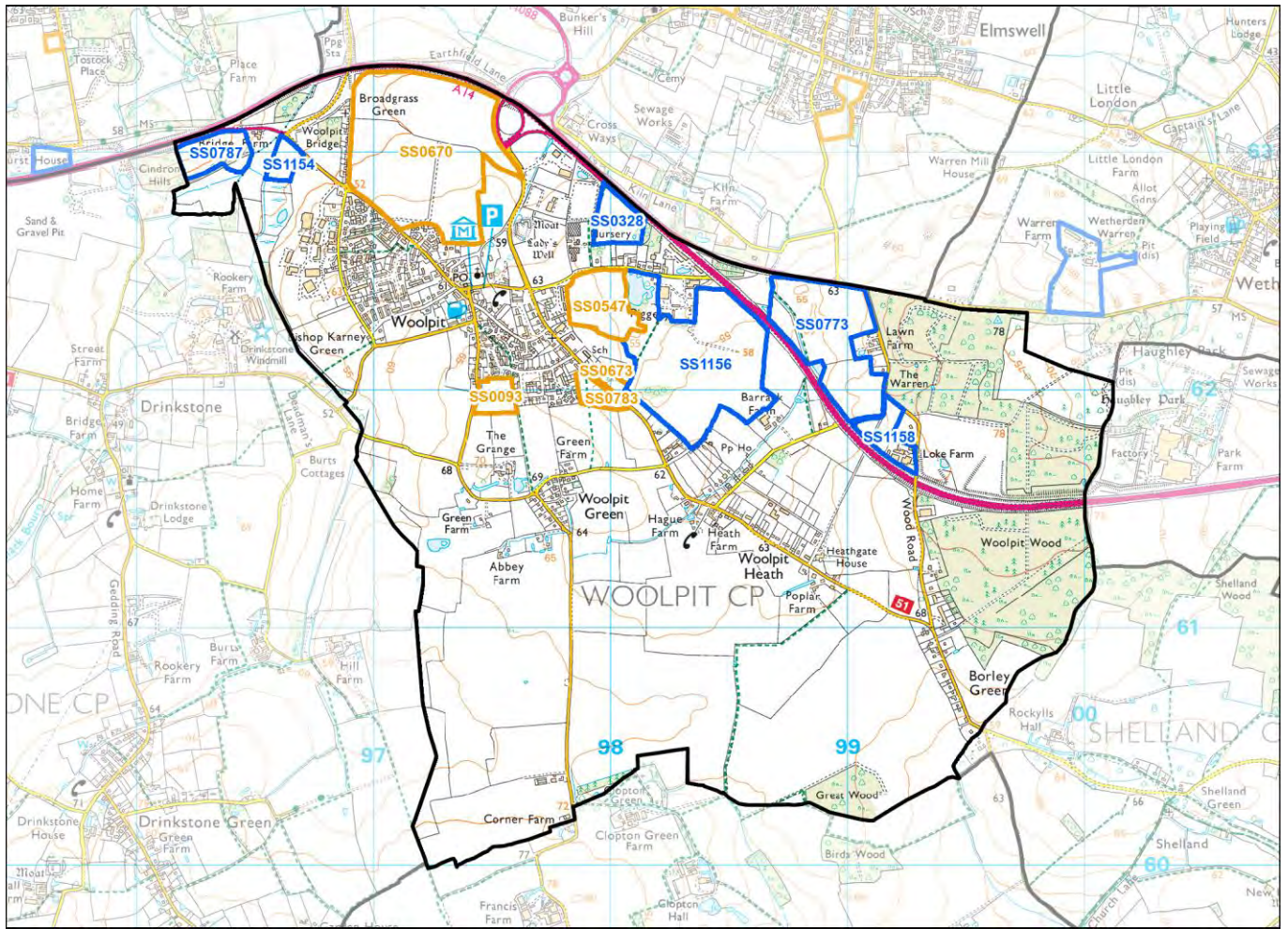
The site has an overall moderate landscape sensitivity to residential development. Sensitivity is elevated by the rural setting it provides to the historic core of Wilby, a public footpath and nearby residential properties including a Grade II listed building. The development of the site is unlikely to significantly alter the existing settlement pattern or reduce the sense of separation between Wilby and surrounding settlements.

Wilby

Ratings Summary



Woolpit



 Employment  Residential

Site Name: Land east of Green Road,
Woolpit

Main SS ID: SS0093

LA/LS ID: SS0093 - LA093

Type: SS0093 - Residential

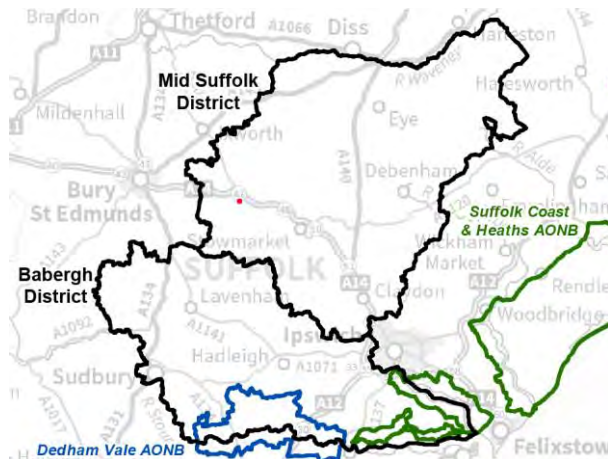
Parish: Woolpit

District: Mid Suffolk

SS0093 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the northern extent of a moderate-large flat arable field at an elevation of around 65m AOD. The northern extent of this field is bound by a mixture of gappy hedgerows and fencing, whilst the southern part of the field (outside of the site) is more open with absent boundary features. Note that this site has now been developed for houses.

Settlement form and edge

Moderate-low

Development would fit the existing settlement pattern of Woolpit as the site lies on the village's southern settlement edge and has a good relationship with existing settlement edge and form. The site is not located beyond any significant boundary feature.

Settlement setting

Moderate-low

The site provides some positive contribution to the character of Woolpit as well as contributing to part of the wider rural setting of Woolpit Green. The site would not significantly reduce the gap between Woolpit and Woolpit Green, as it would not extend further than existing development.

Views

Moderate

Views extend across the surrounding flat open agricultural countryside to the south-east and south-west, where hedgerow boundaries allow. The site is visible from Green Road as well as private residences in Woolpit. The site provides an undeveloped setting for the footpath following its eastern edge.

Perceptual qualities

Moderate

The site has rural characteristics, with the open landscape allowing a strong association with the surrounding undeveloped countryside. Views of the spire of the Church of St Mary provide the site with a sense of place.

Cultural and historical associations

Moderate-low

The spire of the Grade I listed Church of St Mary is visible in skylines to the north. There are two Grade II listed buildings situated within 100m north of the site, however both are visually screened by hedgerows. The site is identified to be a post-1950s agricultural landscape by the HLC.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0093 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. Development here would be in keeping with the existing settlement pattern of Woolpit. Sensitivities include the undeveloped agricultural setting and long views including to the church. Note that this site has already been developed for housing. Cumulative impacts of this site along with other proposed housing sites around Woolpit would need to be considered.

Site Name: Goldstar Transport Ltd,
Elmswell Road,
Woolpit

Main SS ID: SS0328

LA/LS ID:

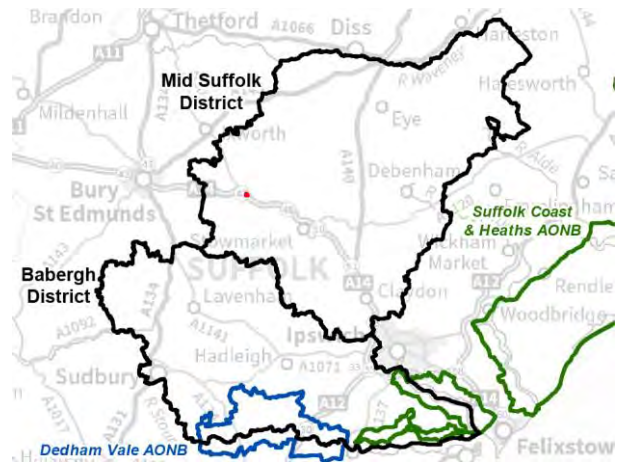
Type: SS0328 - Employment

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site is a flat greenfield area of disused land at an elevation of around 45m AOD. The site is enclosed by thick tall hedgerows and is covered by scrubby grassland and contains a small pond.

Settlement form and edge

Moderate-low

Development of the site would be not be out of keeping with the existing development pattern, as it is located between existing employment areas and the A14 dual carriageway. The site is separated and enclosed from the main settlement of Woolpit.

Settlement setting

Low

The site is located 200m from the settlement edge of Woolpit. It does not contribute to the setting of the existing settlement due to intervening development and is visually enclosed.

Views

Moderate-low

There are no views into or out of the site as it is visually enclosed by mature vegetation following its boundaries. A public footpath is adjacent to the western boundary of the site and allows views of site.

Perceptual qualities

Moderate-low

The site has natural characteristics due to the presence of scrub and dense boundary vegetation, which also create a sense of enclosure. These characteristics contrast with noise from the neighbouring industrial site and traffic noise from the A14 dual carriageway to the north.

Cultural and historical associations

Moderate-low

The HER identifies most of the site to be the site of a disused 19th century brickworks. The site is situated 300m east of the Lady's Well Scheduled Monument and the Woolpit Conservation Area, however there is no intervisibility/relationship with either designation. The HLC identifies the field to be of industrial use.

Overall Landscape Sensitivity - Employment development

Moderate-low

The site has an overall low-moderate landscape sensitivity to employment development. Development would be contained from the wider landscape by existing industrial development and the A14 dual carriageway. The site does not contribute to the setting of Woolpit and is visually enclosed. Sensitivities relate to the right of way and semi-natural characteristics.

Site Name: Land south of Old Stowmarket Road, Woolpit

Main SS ID: SS0547

LA/LS ID: SS0547 - LA094

Type: SS0547 - Residential

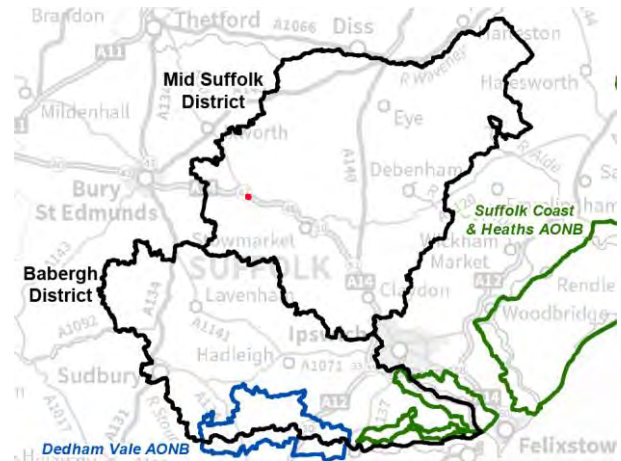
Parish: Woolpit

District: Mid Suffolk

SS0547 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a medium-large flat field at an elevation of around 50m AOD. It is currently being developed for housing. The field is enclosed by a mixture of gappy hedgerows and fencing although mature trees in boundaries are common. Directly east of the site is a small lake surrounded by priority habitat deciduous woodland.

Settlement form and edge

Moderate-low

The site is located to the east of existing development in Woolpit. The site would not represent a step-change from the existing settlement form, however it is likely to be perceived as encroachment into the countryside. Trees and hedgerows are located along the existing settlement edge but the site is not located beyond any significant boundary feature.

Settlement setting

Moderate-low

The site provides a rural setting to the eastern edge of Woolpit and contributes positively to the character of the settlement. The site does not play a significant role in separating Woolpit from surrounding settlements, although does separate the village from existing industrial development to the east.

Views

Moderate-low

The site is relatively open and is visible from Old Stowmarket Road to the north, as well as properties on the western edge of the site. Other boundaries of the site are more visually enclosed by mature vegetation. No public rights of way cross the site.

Perceptual qualities

Moderate

The site has a traditional agricultural character with the eastern edge marked by a sinuous hedgerow. The site is influenced slightly by traffic on Old Stowmarket Road and the A14.

Cultural and historical associations

Moderate

The HER identifies the field boundaries to be post-medieval in origin. The site is situated less than 100m from Woolpit Conservation Area, although intervisibility is limited. There are views to the spire of the Grade I listed Church of St Mary. Lady's Well Scheduled Monument is located 250m to the north-west of the site. The site is identified by the HLC to be a post-1950s agricultural landscape.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0547 has planning permission. The site has an overall moderate-low landscape sensitivity to residential development. The site would not be out of keeping with existing development in Woolpit but may be perceived as encroachment into the countryside and reduce the sense of separation from industrial sites to the east. Other sensitivities include the proximity of the site to in relation to the Conservation Area. The site is currently being developed for housing. The cumulative impact of this development with other proposed housing sites around Woolpit would need to be considered.

Site Name: Land north-east of The Street, Woolpit

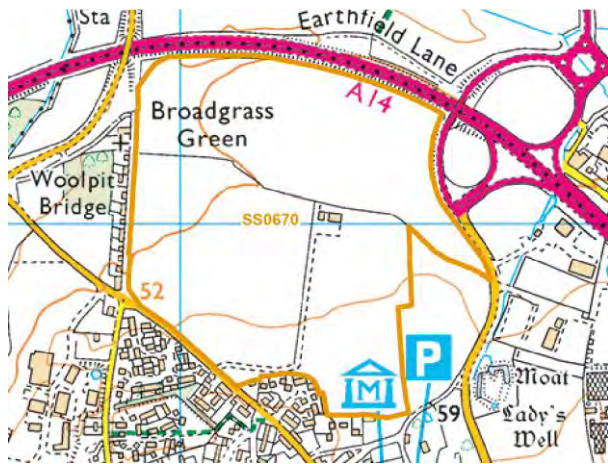
Main SS ID: SS0670

LA/LS ID: SS0670 - LA095

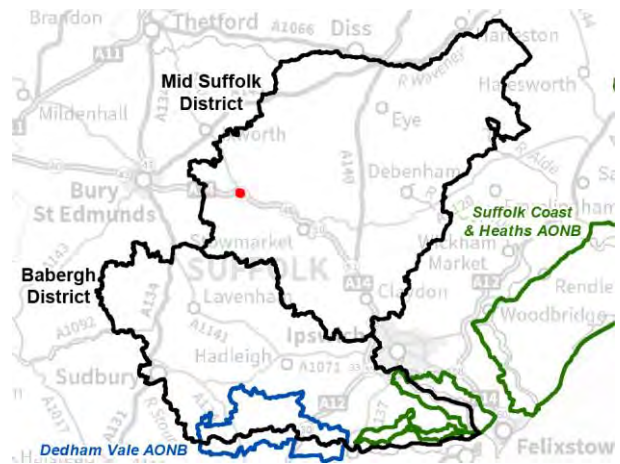
Type: SS0670 - Residential

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises large open arable fields, plus an area of unmanaged land, divided by hedgerows in mixed condition, some are low-cut and gappy, whilst others are dense with mature hedgerow trees. Small areas of priority habitat deciduous woodland lie adjacent to the north-west. The fields are relatively flat, with elevation ranging from 50m AOD in the northwest to 55m AOD in the south-east with some localised undulations.

Settlement form and edge

Moderate-high

Although the site is contained by the A14 to the north and a line of properties extend along White Elm Road to the west, development here would still be a significant advancement into the undeveloped countryside. Development of the site would be out of character with the settlement form and would significantly increase the size of the existing settlement of Woolpit

Settlement setting

Moderate-high

The agricultural character of the site makes a positive contribution to the setting of Woolpit, including parts of the Woolpit Conservation Area. The site contributes to the rural gap between Woolpit and the A14 and outlying residential development at Woolpit Bridge.

Views

Moderate

This is a relatively open site. Gappy hedgerows allow the site to be visible from surrounding roads including The Street, White Elm Road and the A14. Mature hedgerow boundaries visually contain other parts of the site including the south-east. There are views towards Woolpit, including the spire of the Church of St Mary (Grade I listed building) and the isolated church at Elmwell to the north and the wider rural area. The site does not provide a rural setting for any public rights of way but is open agricultural land on the approach to Woolpit.

Perceptual qualities

Moderate

The site possesses traditional rural agricultural characteristics. However, areas of gappy and degraded hedgerow boundaries and some traffic noise from surrounding roads (most notably the A14), detract from the character of the landscape. Views towards Woolpit from the site including the Church of St Mary's spire, give the area a sense of place, as do the views to the wider rural landscape.

Cultural and historical associations

Moderate-high

Parts of the site has strong historical associations with its south-eastern corner lying within the Woolpit Conservation Area. The site provides a rural setting for Monks Close (Grade II listed building) and the spire of the Grade I listed Church of St Mary is prominent in views towards Woolpit. The site is identified to have a pre-18th century field pattern by the HLC.

Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity. The site is sensitive to development due to the role it plays in providing rural setting to Woolpit including parts of the Woolpit Conservation Area. Development here is also likely to contrast the existing pattern and scale of Woolpit. The open character of this landscape and visibility from roads means that development would be visually prominent. If parts of this site were to be developed in combination with on or more sites around Woolpit the cumulative landscape sensitivities and impact of development would also need to be considered.

Landscape mitigation

There is limited mitigation that could reduce the moderate to high sensitivity of this site in a prominent open agricultural landscape forming part of the setting of Woolpit.

Some limited small-scale residential development on the southern part of the site adjacent to the existing road (The Street) and built form of the settlement could be accommodated provided that it relates well to the existing settlement and does not extend further up the slopes and infill the settlement as far as the A14.

Screening to the north and separation from White Elm Road should be maintained.

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

Site Name: Woolpit - SS0673, SS0783

Main SS ID: SS0673

LA/LS ID: SS0783 - LA097

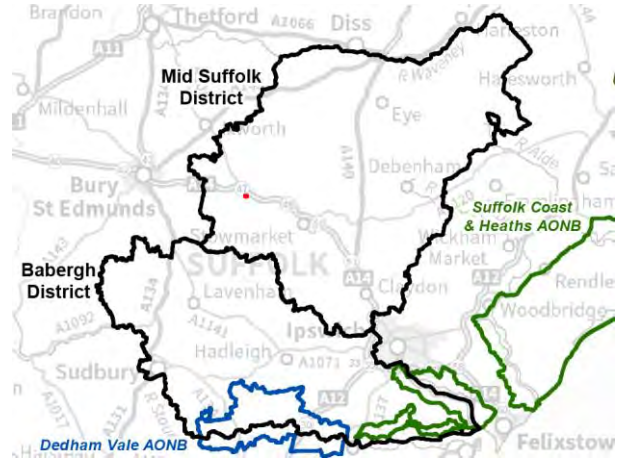
Type: SS0673 - Employment
SS0783 - Residential

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise two small fields to the north and south of Heath Road. The northern field (SS0673) consists of grassland, unmanaged land and scrub, whilst the southern field (SS0783) is flat and used for arable cropping. Both fields are enclosed by mature hedgerow boundaries with some mature trees and lie at an elevation of around 50m AOD

Settlement form and edge

Moderate-low

Development of these sites would be a slight advancement into undeveloped countryside further elongating development along Heath Road but would not contrast with the existing settlement pattern of Woolpit or cross a distinctive boundary feature. Existing development is low in height and small scale.

Settlement setting

Moderate

Development of the sites would to some extent reduce the sense of separation between the southern settlement edge of Woolpit and Woolpit Heath to the south-east, although a rural gap would remain. The sites play an important role in providing rural setting to the south-east of Woolpit, with the northern field enclosed by thick hedgerows contributing to the rural approach. Large scale, bulky or tall development would not fit at the 'gateway' approach to Woolpit.

Views

Moderate

Some hedgerow boundaries are low allowing the sites to be overlooked by private residences including from Heath Road, where in places the southern field boundary has been replaced by wooden fencing. The sites provide a rural setting for a public footpath which crosses the southern field and a second footpath which runs outside of the northern field's eastern edge.

Perceptual qualities

Moderate

The sites have rural characteristics and are generally bound by well-managed hedgerows. There is a small amount of traffic disturbance from Heath Road.

Cultural and historical associations

Low

There are no identified features of cultural heritage significance within the sites. The sites are identified by the HLC to be a post-1950s agricultural landscape.

Overall Landscape Sensitivity - Residential development

Moderate

SS0783 has an overall moderate landscape sensitivity to residential development, which is elevated by the role the site has in separating Woolpit with Woolpit Heath to its south-east and the need to maintain the rural approach to Woolpit formed by the existing hedge boundaries. Other sensitivities of the site includes its visibility from roads, private residences and public footpaths, to which it provides a rural setting. Any development on this site would need to consider cumulative impacts with other sites around Woolpit.

Overall Landscape Sensitivity - Employment development

Moderate-high

SS0673 has an overall moderate-high sensitivity to employment development, due to the role the site has in separating Woolpit with Woolpit Heath to its south-east and the need to maintain the rural approach to Woolpit

formed by the existing hedge boundaries. Other sensitivities of the site includes its visibility from roads, private residences and public footpaths, to which it provides a rural setting. Large scale, tall or bulky development such as warehousing would be out of scale with this rural approach to the village of Woolpit. Any development on this site would need to consider cumulative impacts with other development around Woolpit.

Landscape mitigation

This site is part of the southern gateway and rural approach to Woolpit from Heath Road and Woolpit Heath. Any employment development in this location would need to be small scale, respecting this sensitive gateway location and retaining hedged boundaries to Heath Road. It would need to be considered in combination with other potential employment sites to the east of Woolpit.

Site Name: Woolpit - SS0773, SS1158

Main SS ID: SS0773

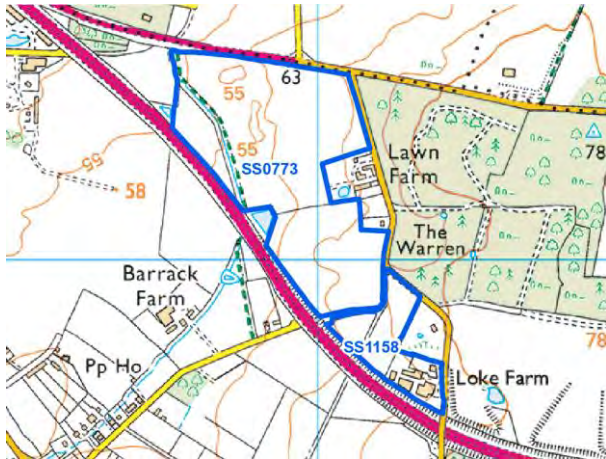
LA/LS ID: SS0773 - LA120

Type: SS0773 - Employment
SS1158 - Employment

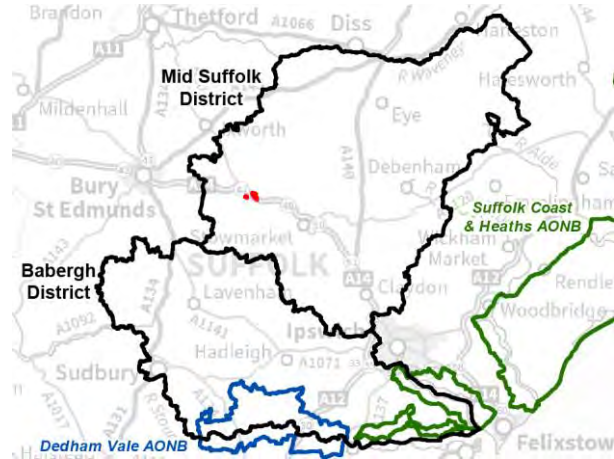
Parish: Woolpit

District: Mid Suffolk

SS0773 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-high

A series of gently sloping fields with an elevation ranging from 55m AOD in the west to 70m AOD in the east forming a sloping landscape rising to the wooded ridge at Haughley Park. Fields within the sites are mixed in scale and use, generally they are larger, open and arable in the west and smaller scale enclosed pasture in the south east at Loke Farm. Fields are divided by hedgerow boundaries with mature hedgerow trees. In the west some hedgerows have been removed. A small stream crosses the west of SS0773. Large areas of deciduous woodland (priority habitat) are situated directly east of the sites at Haughley Park. The gently sloping landscape enhances its visibility over a wider rural area to the south and west.

Settlement form and edge

Moderate-high

The sites have limited association with Woolpit and are located to the north of the A14 which separates the existing settlement to the south. Development of these sites is likely to be perceived as encroachment into the wider countryside. Development of SS0773 is likely to have a greater impact since SS1158 is a smaller scale site and is more enclosed.

Settlement setting

Moderate-high

The sites contribute to the wider rural setting of Woolpit and Woolpit Heath. The sites are located between Woolpit, Woolpit Heath and Elmswell but do not make a significant contribution to the sense of separation between the settlements. However, employment development here on these rising slopes would be in the view from the smaller scale settlements and their surrounding to the south and change their rural setting.

Views

Moderate-high

The western part of the sites is visually exposed with low or non-existent hedgerow boundaries allowing views from the surrounding roads and extensive views from the wider landscape to the south. SS1158 near Loke Farm is more visually enclosed with woodland to the north and tall hedgerow boundaries enclosing small scale fields. The sites provide a rural setting for the footpath crossing the western extent.

Perceptual qualities

Moderate

The west of the sites is open and exposed, whilst the east is more enclosed by mature hedgerows. In the west the landscape is strongly associated with the surrounding open countryside. The large open fields have a slightly degraded character where hedgerows have been poorly managed or removed, reducing the traditional agricultural character of the landscape. Both sites are heavily influenced by traffic noise from surrounding roads including the A14. SS1158 contains some existing development associated with Loke Farm. Despite proximity to the A14 much of this area is viewed as part of a wider rural landscape and development here would introduce substantial linear infrastructure re enforcing the urban impact of the A14.

Cultural and historical associations

Moderate-low

The HER identifies the route of the Franchise Bank (a ditch) between the two sites. Two Grade II listed buildings are located directly east of SS0773 and north of SS1158, and there are high levels of intervisibility. A Grade II listed building lies south-west of both sites, however it has no views of the site. SS0773 is identified by the

HLC to be a post-1950s agricultural landscape. The west of SS1158 is formed by 18th century or later enclosure, with Loke Farm identified as a built up area.

Overall Landscape Sensitivity - Employment development

Moderate-high

SS0773 has planning permission. SS0773 has an overall moderate-high landscape sensitivity, as development would be perceived as a major encroachment into the countryside, and would be visible from a wide rural area. The agricultural character has been degraded to an extent including proximity to the A14 but the rising slopes and wooded backdrop makes this site highly visible. SS1158 has a lower landscape sensitivity to employment development since the site is smaller scale, is already partially developed and is more visually enclosed than SS0773. Care would be needed to retain this enclosed character as removal of trees and hedgerows would result in greater visual exposure. Cumulative issues with SS1156 are a concern in relation to Woolpit and Woolpit Heath.

Landscape mitigation

This is a large and highly visible site within the wider landscape and existing employment development has landscape impacts. While it is noted that 1158 is more enclosed this site is at a greater distance from existing employment development and loss of trees here to facilitate development would be a concern.

Mitigation should seek to manage the visual impact of development in the wider landscape through building height, bulk colour, scale and provision of extensive and appropriate screening.

Cumulative impacts with other developments around Woolpit and along the A14 should be considered.

Site Name: Land south of A14,
Woolpit

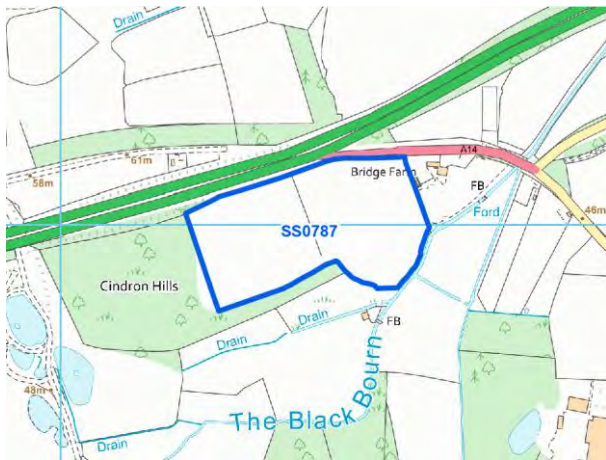
Main SS ID: SS0787

LA/LS ID:

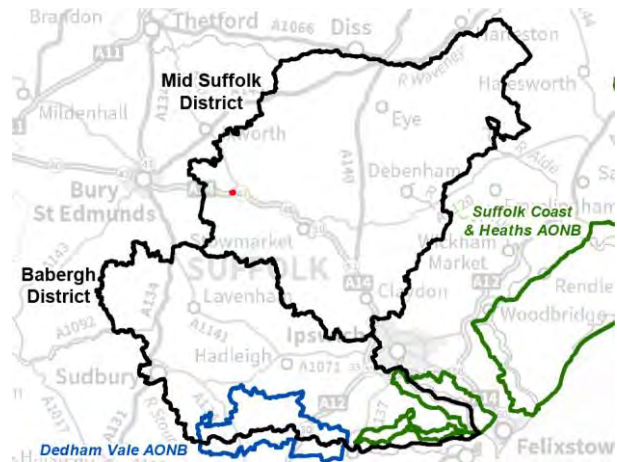
Type: SS0787 - Employment

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A gently sloping mown field ranging in elevation from 45m AOD in the south-east to 55m AOD in the north-west. The western and southern boundaries of the site are defined by Bridge Farm Wood, a County Wildlife Site containing ancient woodland, which partially extends into the south of the site. Other boundaries are marked by hedgerows and wooden fencing. The Black Bourn stream runs along the site's south-eastern boundary.

Settlement form and edge

Moderate

The site has a very limited association with any existing settlement, with Bridge Farm to the east being the only nearby development - a former haulage/storage site associated with the A14. The development of the site would be perceived as an advancement into the countryside, although the site is adjacent to the A14.

Settlement setting

Moderate-low

The site plays a minor role in contributing to the wider rural setting for Woolpit and is more closely associated with the A14. It does not have a role in preventing the coalescence of settlements.

Views

Moderate-low

Although visually enclosed by woodland to the west and south, the site is visible in passing views from the A14 to the north.

Perceptual qualities

Moderate-low

The site has some rural characteristics as an undeveloped field (used for car boot sales) enclosed by ancient woodland. Visual and noise disturbance from traffic on the A14 detracts from the rural character of the site.

Cultural and historical associations

Moderate

The site is identified by the HLC to be post-medieval park and leisure and was formerly associated with the Tostock Place parkland to the north.

Overall Landscape Sensitivity - Employment development

Moderate

The site has an overall moderate landscape sensitivity to employment development. It is an isolated site in the countryside, although associated with the A14 and Bridge Farm. The influence of the A14 degrades the rural character of the site, Lowering its landscape sensitivity, although important woodland habitats and association with Tostock Place increase sensitivity. Cumulative impacts with SS1154 to the east should be considered.

Site Name: Land to the south of the A14, Woolpit

Main SS ID: SS1154

LA/LS ID:

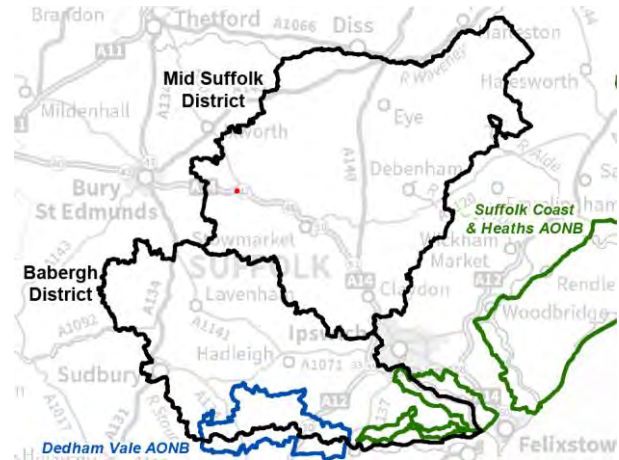
Type: SS1154 - Employment

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

The site comprises a small flat field at an elevation of around 45m AOD. The field is enclosed by mature hedgerow boundaries, with ditches on the southern and western edge and priority habitat deciduous woodland directly to the south. The site has been sub-divided into paddocks with post and wire fences. It retains a lowland meadow character associated with the adjacent watercourse.

Settlement form and edge

Moderate

Development of the site would be an advancement into the countryside as it has little association with the existing settlement, lying over 150m north-west of Woolpit Business Park. Development would exist as an isolated site albeit adjacent to Bridge Farm, a former haulage/storage site close to the A14.

Settlement setting

Moderate-low

The site has a minor influence on the wider rural setting of Woolpit but plays no active role in providing rural views or preventing the coalescence with surrounding settlements.

Views

Low

The site is visually enclosed by dense mature hedgerows and woodland, with some glimpsed views of the site available through the hedgerow from The Street. There are no nearby public rights of way.

Perceptual qualities

Moderate-low

The site has some traditional agricultural, rural qualities although these are contrasted by the post and wire fencing which clutters the landscape. The site also experiences traffic noise from nearby roads notably the A14.

Cultural and historical associations

Low

The site does not include or provide setting for any identified features of cultural heritage significance. The HLC identifies this site to be meadow or managed wetland.

Overall Landscape Sensitivity - Employment development

Moderate

The site has an overall moderate landscape sensitivity due its relative lack of association with any surrounding development and development would be seen as encroachment into the undeveloped countryside. However, the site is visually enclosed so development of this site would have a minimal impact on the surrounding landscape, reducing its sensitivity. Other sensitive features of this landscape include the presence of semi-natural habitats and potential as floodplain meadow.

Site Name: Land south of Old Stowmarket Road, Woolpit

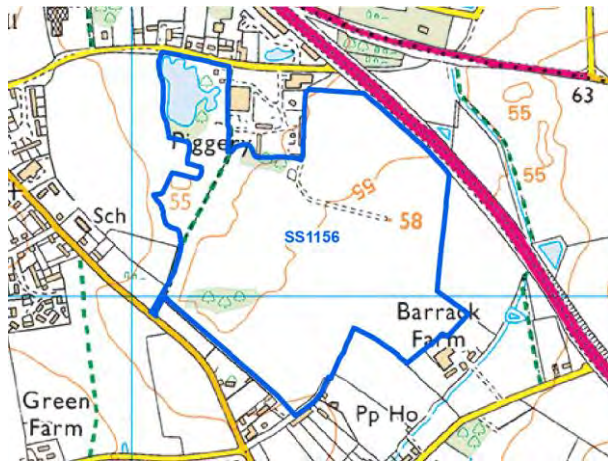
Main SS ID: SS1156

LA/LS ID:

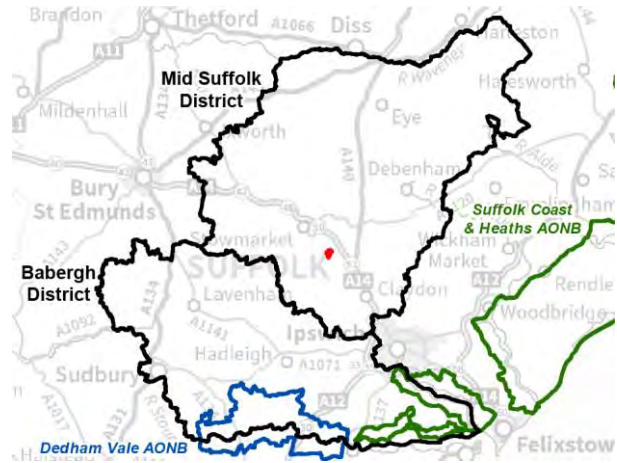
Type: SS1156 - Employment

Parish: Woolpit

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

A large relatively flat open arable landscape with elevation ranging from 50m to 55m AOD with some localised undulations. Boundary features of the site are marked by hedgerows, with field divisions marked by fences or no boundary features at all. In the north-west of the site lies an area of priority habitat deciduous woodland enclosing a large pond.

Settlement form and edge

Moderate-high

The site has minimal association with existing settlement in Woolpit. However, there is some association with existing industrial development to the north, off Old Stowmarket Road. Development of this site would be an advancement into undeveloped countryside.

Settlement setting

Moderate-high

The landscape makes a positive contribution to the character of Woolpit providing part of the wider rural agricultural setting to the settlement. The site maintains a sense of separation between Woolpit and Woolpit Heath to the south-east, and the A14.

Views

Moderate-high

Minimal hedgerow boundaries and the flat open character of the landscape make it highly visible from surroundings, with expansive views across the site from parts of Heath Road and the A14. The site provides a rural setting for the public footpath crossing its western edge. There are long views across the site to the sloping ridge north of the A14 and wooded backdrop associated with Haughley Park. The existing industrial complex north of the A14 is a dominant feature in rural views.

Perceptual qualities

Moderate-low

The site has rural undeveloped characteristics with a naturalistic character in the north-west, surrounding the pond. However, the site is strongly influenced by traffic noise from the A14 and other surrounding roads. The lack of hedgerow boundaries within the site also reduces the traditional agricultural character.

Cultural and historical associations

Moderate-low

The HER identifies several features of cultural heritage interest including cropmarks, a ring ditch and the site of a 19th century brickworks. The north-west of the site provides a rural setting to one Grade II listed building, Southlands. The HLC identifies the field pattern of the site to be post-1950s agricultural land.

Overall Landscape Sensitivity - Employment development

Moderate-high

The site has an overall moderate-high landscape sensitivity to employment development. Development here would reduce the perceived gap between Woolpit and Woolpit Heath to the south-east. Other sensitive features include priority habitat deciduous woodland, features of cultural heritage significance and the wide visibility of the site within a rural landscape, as well as views across the site to the landscape beyond. Cumulative landscape impact with other employment sites would need to be considered particularly sites with planning permission north of the A14.

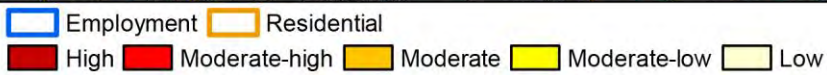
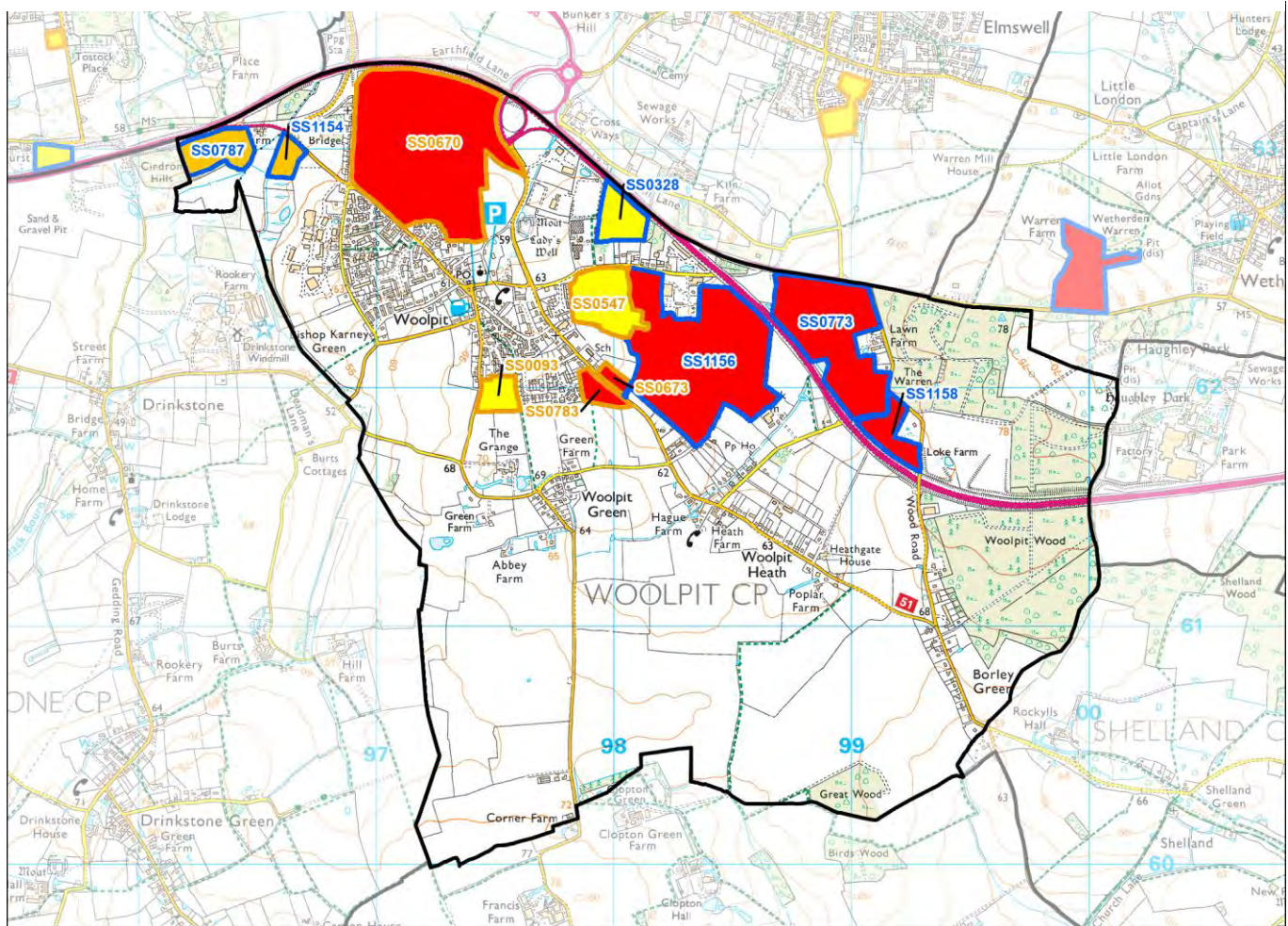
Landscape mitigation

Noting existing employment development north of A14 and at adjacent industrial sites on Old Stowmarket Road there may be

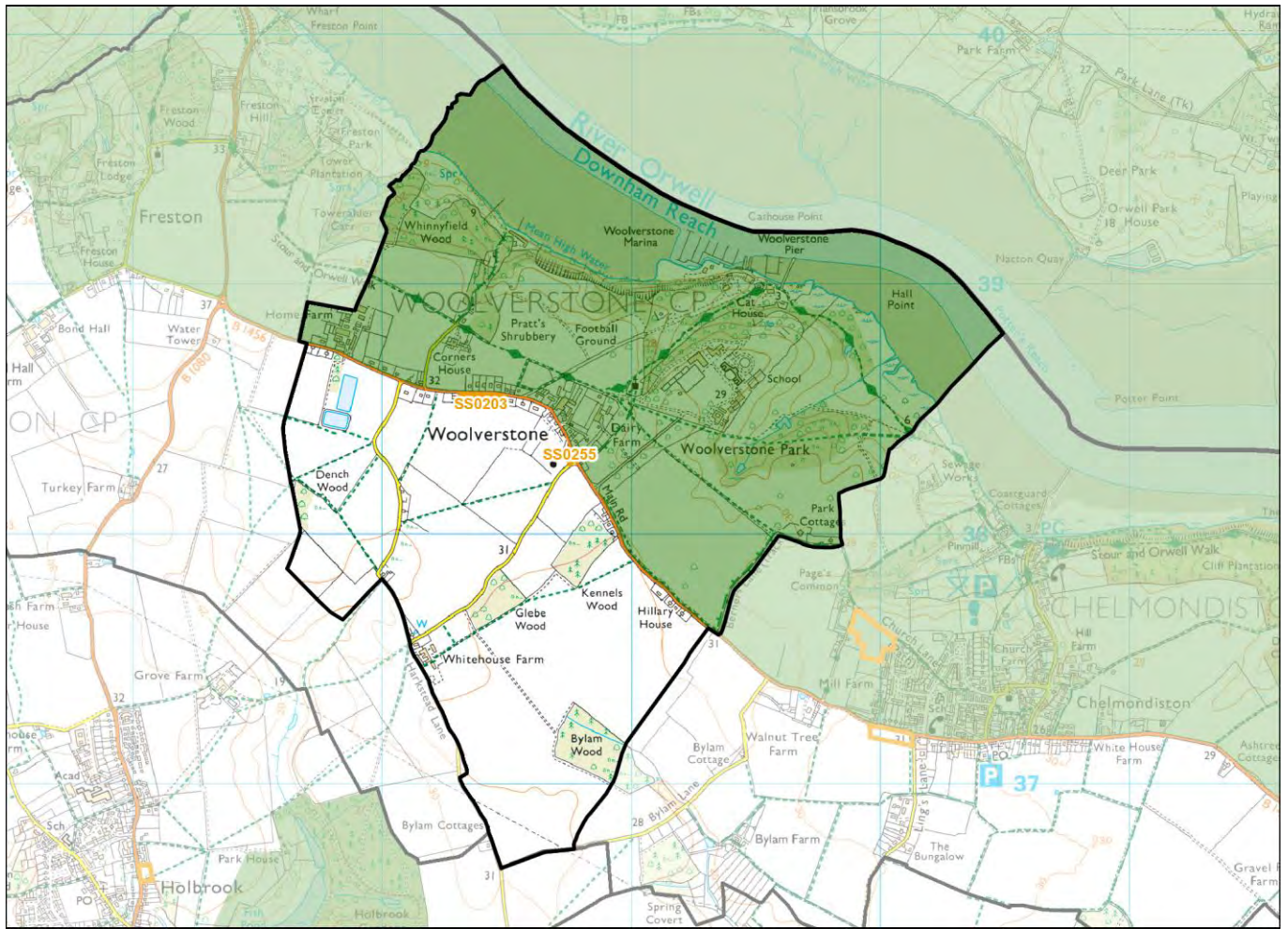
potential for small scale development on the northern part of site, in line with the existing employment development. The rural approach to Woolpit should be maintained, and sense of a rural area encompassing Woolpit and Woolpit Heath. Extensive woodland planting on southern part of the site would be required to mitigate effects. Cumulative impact of development with other employment sites around Woolpit would need to be considered.




Woolpit

Ratings Summary



Woolverstone



 Employment  Residential  Suffolk Coast & Heaths AONB

Site Name: Land south of Main Road,
Woolverstone

Main SS ID: SS0203

LA/LS ID: SS0203 - LS01

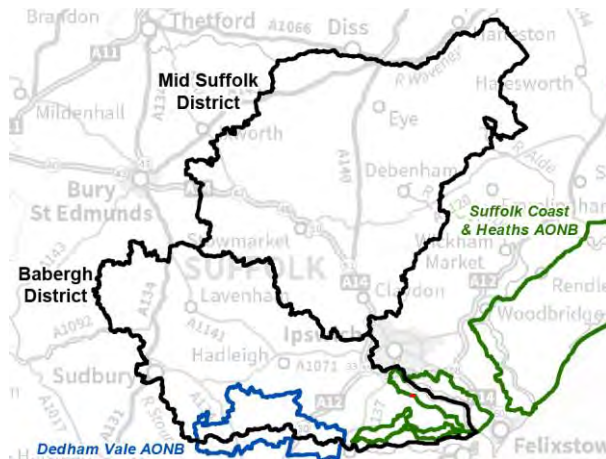
Type: SS0203 - Residential

Parish: Woolverstone

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low Land is flat, lying at around 30m AOD. The site is located on the edge of a large arable field, in between existing properties on Main Road. The site is bound by a hedgerow along the roadside, containing some mature trees.

Settlement form and edge

Moderate This site is associated with the existing settlement, bound by existing properties to the east and west. The southern edge opens onto a large arable field. Development may be perceived as settlement advancement into the countryside in a localised context but would be in keeping with the existing linear settlement form of Woolverstone along Main Road.

Settlement setting

Moderate This site contributes to the rural setting of the landscape. It forms a gap between properties in the main settlement and outlying properties, including Berners Hall village hall. Development would significantly reduce this sense of separation.

Views

Moderate There are views to the site from the public footpaths crossing fields to the south and west. There are views to the spire of the Royal Hospital School church to the south-west. Existing properties to the north, east and west overlook the site. Although adjacent to the Suffolk Coast and Heaths AONB there are only limited views between the site and the AONB.

Perceptual qualities

Moderate The site is located on the Shotley Peninsula and is immediately adjacent to the Suffolk Coast and Heaths AONB boundary. The northern half of the village is within the AONB. There is a strong sense of tranquillity as a result of the extensive farmland and of limited development surrounding the site. The settlement is characterised by dark night skies, experiencing little light pollution due to a lack of any large settlements nearby. Traffic on Main Road (B14560) to the north intrudes on tranquillity.

Cultural and historical associations

High The site is entirely within Woolverstone Conservation Area. There are Grade II listed properties on either side of the site; to the west lies Berners Hall and a War Memorial, whilst to the east is Widows Homes, dated 1887. The site provides a rural setting to these heritage assets. There are numerous listed buildings within 1km of the site, including Woolverstone Hall (Grade I listed). The HLC indicates that field boundaries are of post-18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate The site has an overall moderate landscape sensitivity. Features elevating the sensitivity of the site include the rural character, setting provided to heritage assets and proximity to the Suffolk Coast and Heaths AONB.

Site Name: Land north of Glebe Lane and west of Main Road, Woolverstone

Main SS ID: SS0255

LA/LS ID: SS0255 - LS01

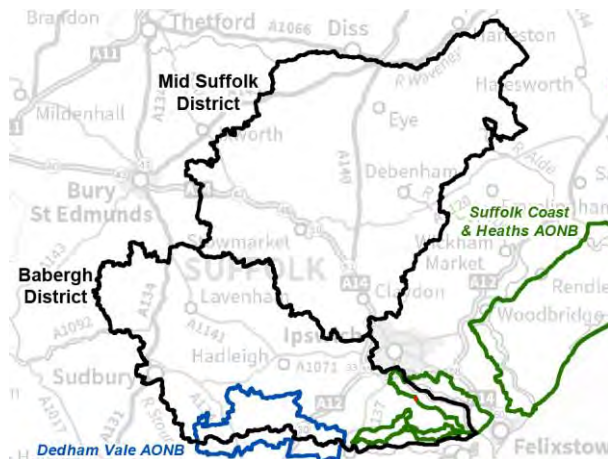
Type: SS0255 - Residential

Parish: Woolverstone

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The small site comprises the eastern corner of a Moderate sized arable field. Land is flat, lying at around 30m AOD. The site is enclosed by mature deciduous tree hedgerows on the eastern and southern boundaries. It is bound by Main Road (B1456) to the east, and Glebe Lane to the south. The west of the site backs onto open arable land.

Settlement form and edge

Moderate-low

The site is located on the south-eastern edge of Woolverstone. Development of the site would be in keeping with the existing linear settlement pattern of Woolverstone.

Settlement setting

Moderate-low

The landscape contributes to the rural and undeveloped character of the settlement. It does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

The site is partially visible from a public footpath, which runs to the south west of the site, as well as from surrounding roads of Main Road and Glebe Lane. There are views of the site from surrounding residential properties to the north and north-east, although these are partially screened by mature vegetation.

Perceptual qualities

Moderate

The site is located on the Shotley Peninsula, adjacent to the Suffolk Coast and Heaths AONB boundary, which lies to the east of the site. The site has a rural character. Mature deciduous trees lining the road create a sense of seclusion and tranquillity, and the area experiences dark night skies. The site is impacted by traffic on Main Road (B1456).

Cultural and historical associations

Moderate

Most of the site is within Woolverstone Conservation Area. Holbrook Lodge, a Grade II listed building, is located 50m to the south-east of the site, although intervisibility is limited by mature vegetation. The HLC indicates that field boundaries are of post-18th century enclosure.

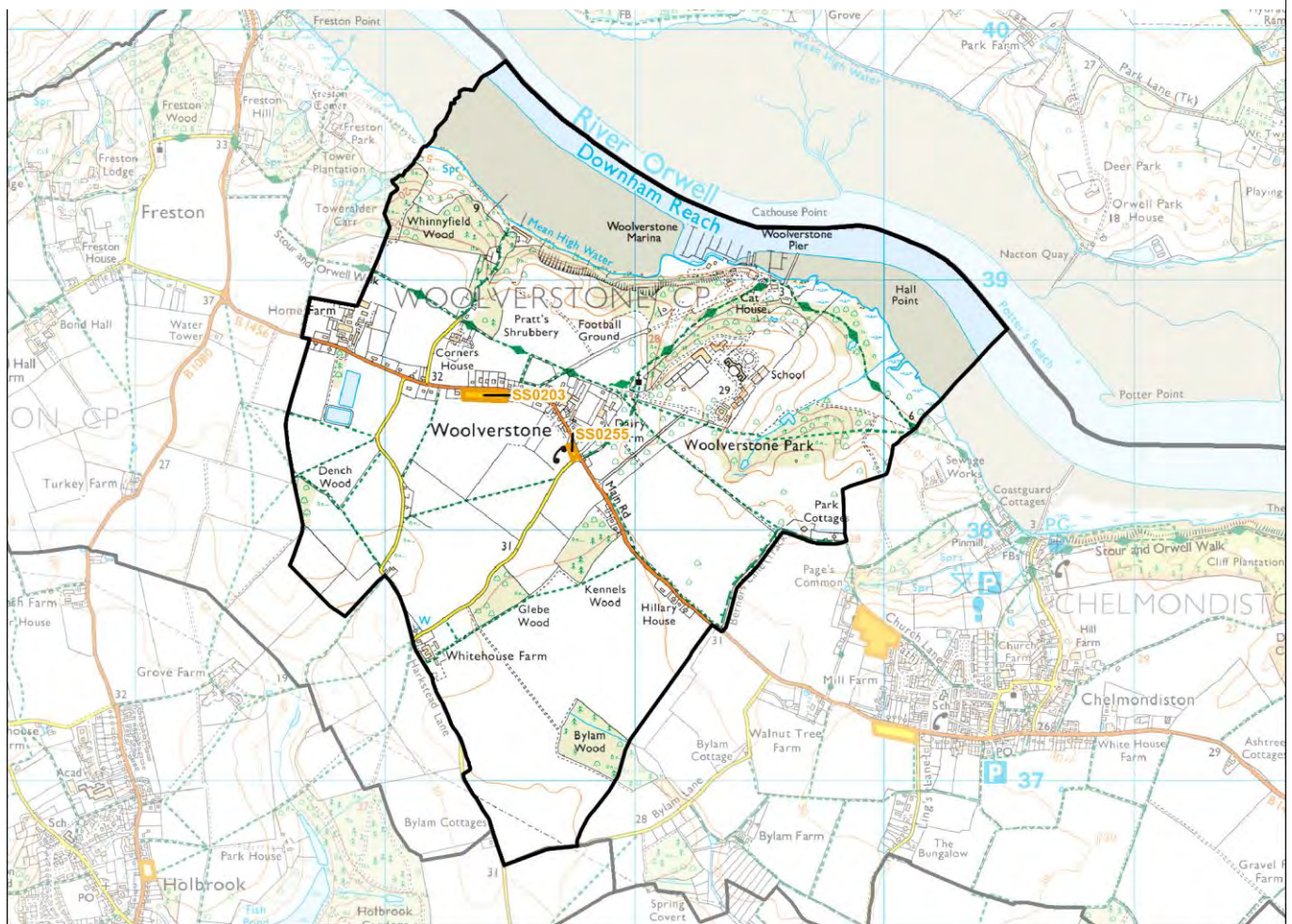
Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall moderate-low landscape sensitivity. Development of this site would not significantly alter the existing settlement pattern of Woolverstone or reduce the sense of separation between Woolverstone and any surrounding settlements, limiting sensitivity. The sensitivity of the site is elevated by its location within the Woolverstone Conservation Area.

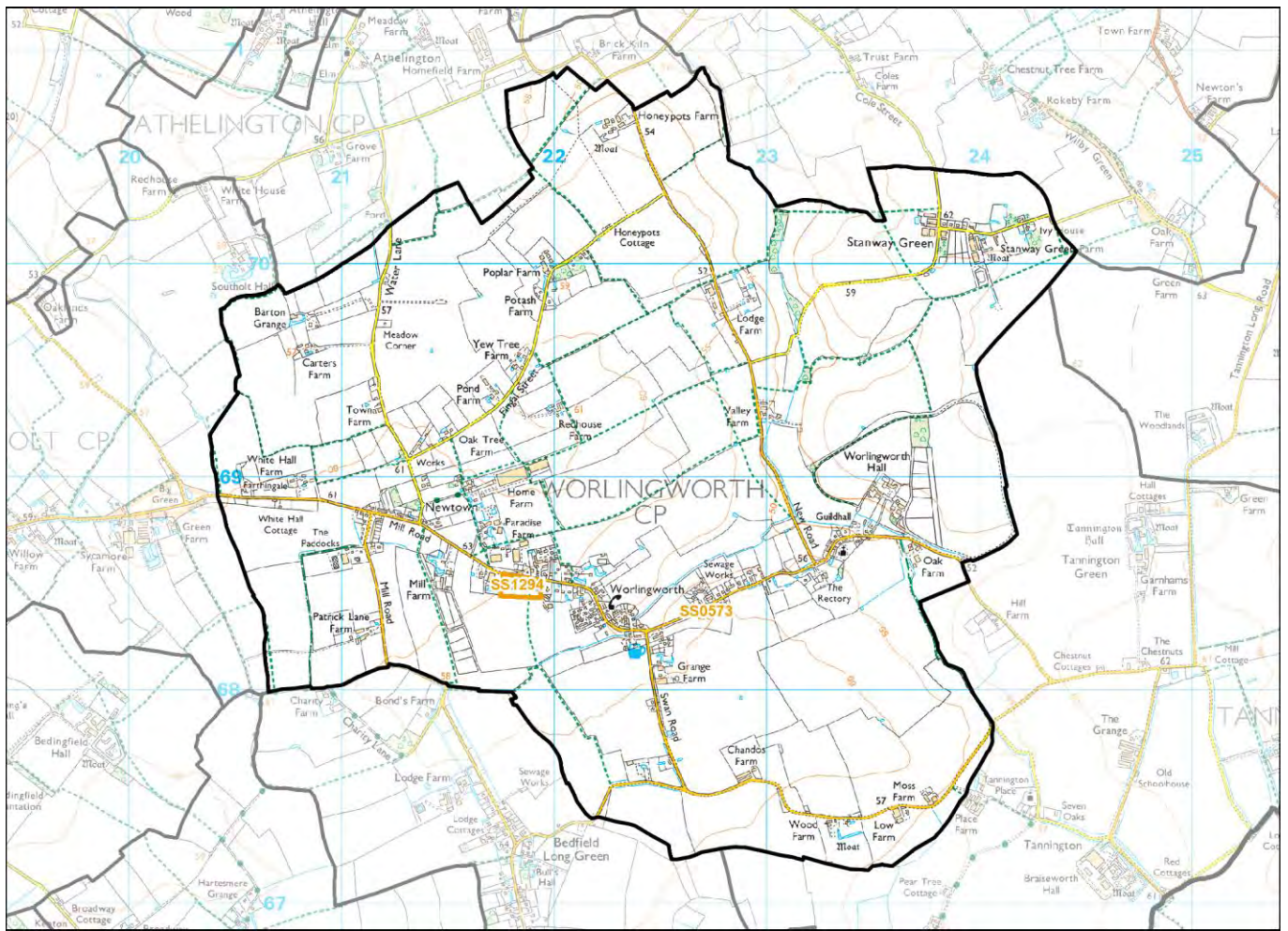
Woolverstone

Ratings Summary



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

Worlingworth



 Employment  Residential

Site Name: Land south of Church Road,
Worlingworth

Main SS ID: SS0573

LA/LS ID: SS0573 - LS01

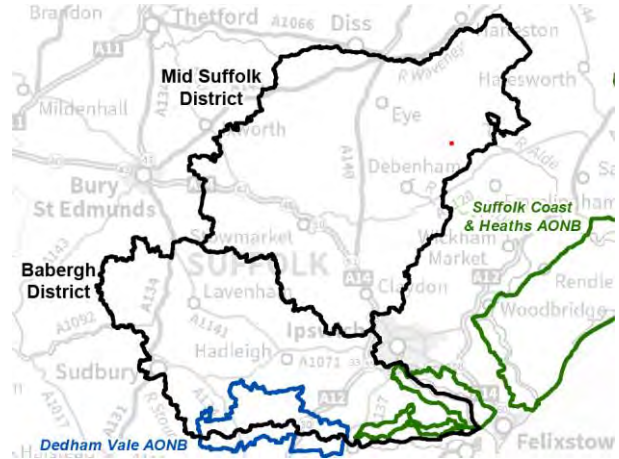
Type: SS0573 - Residential

Parish: Worlingworth

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the northern edge of a pasture field, around 60m AOD. Field boundaries are marked by mature hedgerows. A line of mature trees are located along the road.

Settlement form and edge

Low

Development of the site would be in keeping with the existing linear settlement pattern along Church Road and is unlikely to be perceived as a significant advancement into the countryside.

Settlement setting

Moderate-low

The site makes a localised contribution to the undeveloped setting of existing adjacent properties. Development of the site would not significantly reduce the sense of separation between the main settlement of Worlingworth to the south and properties along Church Road.

Views

Low

The majority of the site is visually enclosed by hedgerow boundaries, although glimpsed views into the site are available from Church Road. Private residences to the north and north-east also overlook the site.

Perceptual qualities

Moderate-low

The site has a rural character with intact hedgerow boundaries and dark night skies. Passing cars on Church Road to the north have a slight negative effect on the tranquillity of the site.

Cultural and historical associations

Low

The site does not contain or provide setting to any identified features of cultural heritage significance. The HLC identifies the site to be a post-1950s agricultural landscape. Two Grade II listed buildings are situated within 300m of the site, however mature vegetation and residential properties prevent intervisibility.

Overall Landscape Sensitivity - Residential development

Low

The site has an overall low landscape sensitivity. Sensitivity of the site is limited by its flat and enclosed character, containing no identified features of cultural or natural heritage significance.

Site Name: Land south of Shop Street, Worlingworth

Main SS ID: SS1294

LA/LS ID: SS1294 - LS01

Type: SS1294 - Residential

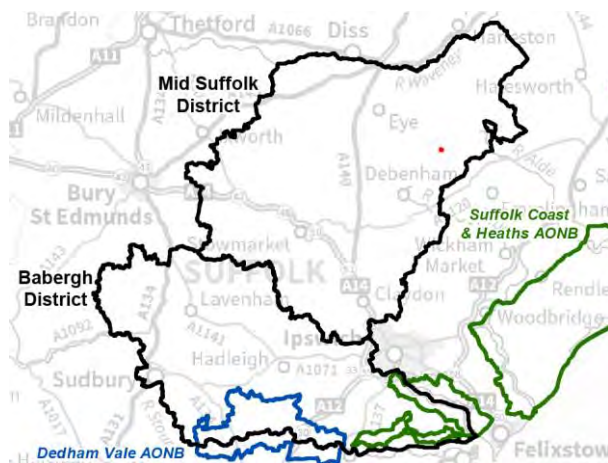
Parish: Worlingworth

District: Mid Suffolk

SS1294 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site is unmanaged, and is formed of part of larger arable field, located on relatively flat land around 60m AOD. Hedgerows enclose the eastern and western boundaries of the site. The northern boundary along Shop Street is mostly open, although there is a remnant length of hedgerow with several deciduous trees.

Settlement form and edge

Moderate-low

The site is located adjacent to existing development in Worlingworth (residential to the east and industrial to the west). Current settlement has a linear form arranged along Shop Street, with some small cul-de-sacs located off the road. Development on the site would not represent a step change from the existing settlement form. The site does not cross any significant boundary features.

Settlement setting

Moderate-low

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

Views

Moderate

The limited boundary features along Shop Street allow long views across the site to the adjacent countryside. A public right of way crosses the site, enabling views across the site.

Perceptual qualities

Moderate-low

The site has an undeveloped character, although it is associated with the adjacent development. The limited boundary vegetation results in an open character.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. There are several Grade II listed buildings in proximity to the site, although there is little intervisibility due to intervening development.

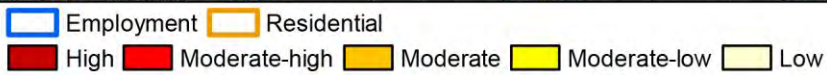
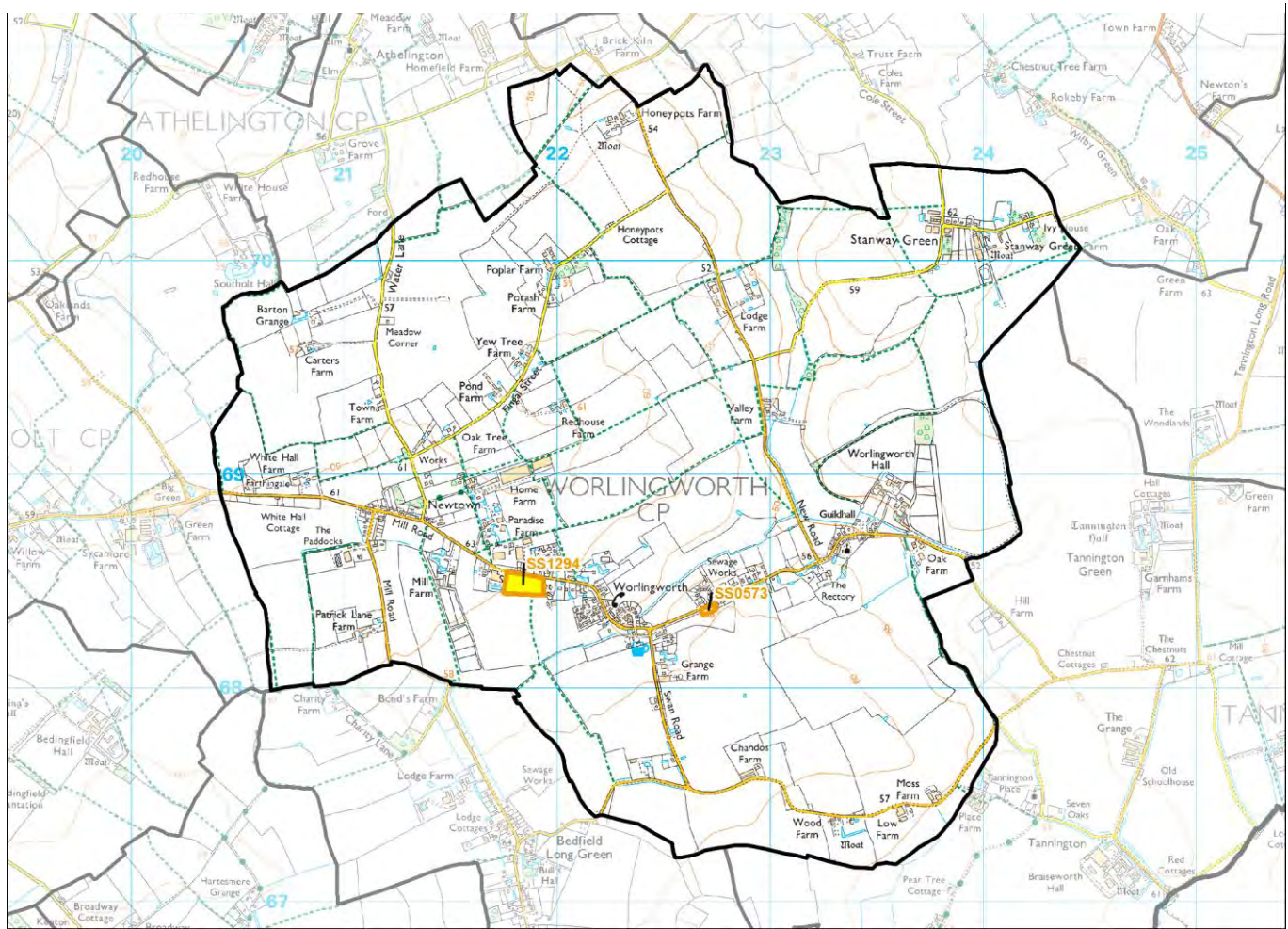
Overall Landscape Sensitivity - Residential development

Moderate-low

SS1294 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Development of the site would be in keeping with the existing linear form of the settlement. Sensitive features include the open character of the site and the undeveloped setting provided to existing settlement.

Worlingworth

Ratings Summary



Site Name: Land east of Old Ipswich Road,
Yaxley

Main SS ID: SS0038

LA/LS ID: SS0038 - LS01

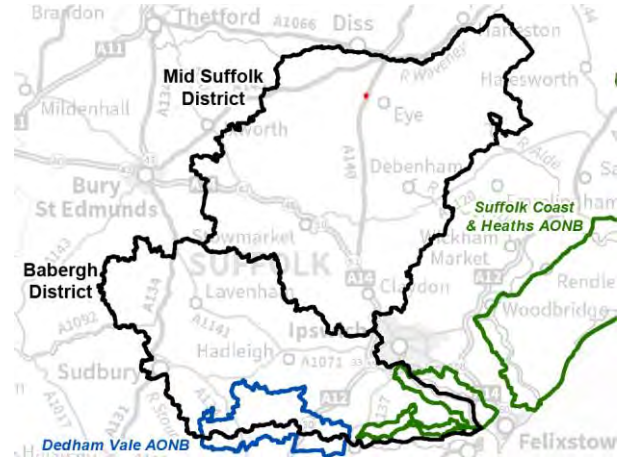
Type: SS0038 - Residential

Parish: Yaxley

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a narrow arable field, bound by mature hedgerows. The eastern edge is only partially separated from the neighbouring arable field. The field is almost flat at an elevation of around 45m AOD.

Settlement form and edge

Low Development of the site would be in keeping with the existing linear settlement pattern of Yaxley along Old Ipswich Road. Development is unlikely to be perceived as a significant advancement into the undeveloped countryside.

Settlement setting

Moderate-low The landscape makes a positive contribution to the character of the settlement, by providing a rural setting. Development of the site would not reduce the sense of separation between Yaxley and any surrounding settlements.

Views

Moderate Low hedgerow boundaries allow the site to be overlooked from much of Old Ipswich Road to the west as well as Eye Road to the north. Residential properties to the north, south and west also overlook the site. The tower of the Church of St Mary (Grade I listed) features on the skyline in the south. Currently the undeveloped character allows long distance views to the east across the surrounding countryside.

Perceptual qualities

Moderate-low The site has rural perceptual qualities, retaining hedgerow boundaries and maintaining a strong association with the surrounding undeveloped countryside to the east. Traffic noise from Old Ipswich Road and the A140 detracts from the tranquillity of the site.

Cultural and historical associations

Moderate Several listed buildings are situated within Yaxley including the Grade II* listed Guild Hall Cottage, situated directly to the west of the site, although visually screened by mature vegetation. The Grade I listed Church of St Mary lies less than 100m to the south. Sewell House and an associated wellhead are two Grade II listed buildings situated directly to the south of the site. The former route of the Great Eastern Railway crossed through the site. The HLC identifies the field pattern to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has an overall moderate-low landscape sensitivity to residential development. The sensitivity of the site is elevated by its proximity to listed buildings including the Grade I listed Church of St Mary, as well as its undeveloped, rural character. Development of the site would be in keeping with the existing settlement pattern and would not reduce the sense of separation between Yaxley and surrounding settlements, limiting its overall landscape sensitivity. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land west of Old Ipswich Road,
Yaxley

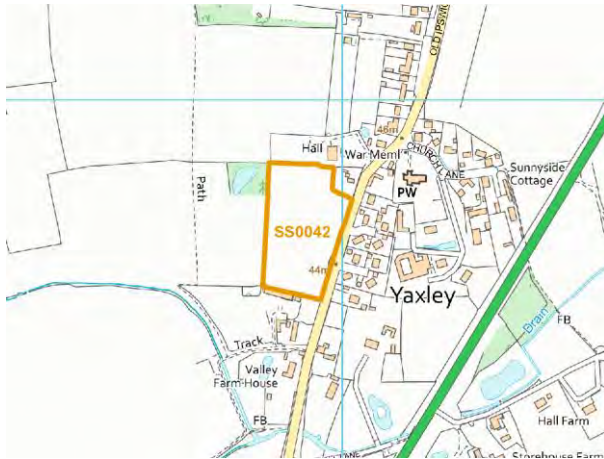
Main SS ID: SS0042

LA/LS ID: SS0042 - LS01

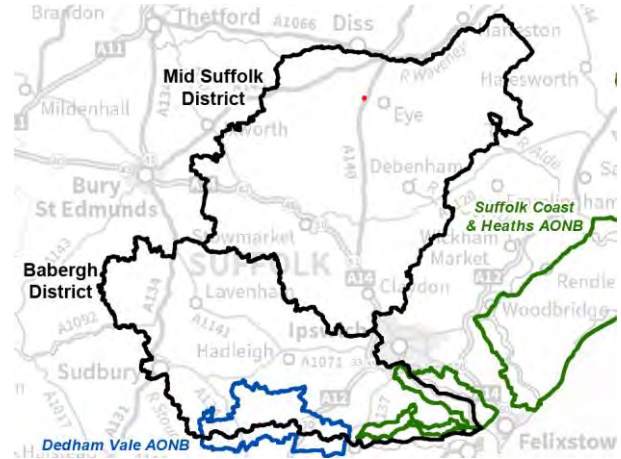
Type: SS0042 - Residential

Parish: Yaxley

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises part of a small-scale pasture field, adjacent to Old Ipswich Road. It is bound by mature hedgerows. The site is relatively flat, at an elevation of around 45m AOD.

Settlement form and edge

Low Development of the site would be in keeping with the existing linear settlement pattern of Yaxley along Old Ipswich Road. Development is unlikely to be perceived as a significant advancement into the undeveloped countryside.

Settlement setting

Moderate-low The landscape makes a positive contribution to the character of the settlement, by providing a rural setting. Development of the site would not reduce the sense of separation between Yaxley and any surrounding settlements.

Views

Moderate-low Most of the site is visually enclosed by mature hedgerow boundaries, although there are some glimpsed views into the site from Old Ipswich Road to the east. Residential properties to the north, south and east also overlook the site. Pylons mark the skyline in views to the west.

Perceptual qualities

Moderate-low The site maintains its rural character, despite its proximity to existing development. The site experiences dark night skies. Tranquillity of the site is slightly detracted from by passing cars along Old Ipswich Road. Pylons are visually prominent in views to the west and have an urbanising effect on the site.

Cultural and historical associations

Moderate Several listed buildings are situated within Yaxley, with the Grade II listed 71 Ipswich Road directly to the north of the site. The Grade I listed Church of St Mary is situated less than 100m to the north-east of the site. Many other listed buildings are situated within 100m of the site, although views are screened by residential development and mature vegetation. The HLC identifies the site to be post-1950s enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has low-moderate landscape sensitivity to residential development. The sensitivity of the site is elevated by its proximity to listed buildings including the Grade I listed Church of St Mary. Development of the site would be in keeping with the existing settlement pattern and would not reduce the sense of separation between Yaxley and surrounding settlements. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered.

Yaxley

Ratings Summary

