

## Appendix JM1: Tabulated comparison of landscape value assessments against GLVIA Box 5.1 criteria

GLVIA Box 5.1 criterion	Bentley Landscape Appraisal (2019)	Suffolk APA Valued Landscape Assessment (2020)	My Assessment / commentary
<b>STUDY AREA:</b>	<b>Whole Parish</b>	<b>Western Wooded Plateau</b>	<b>The Site and immediate surroundings (c.1km radius from Site boundary as per LVIA)</b>
<b>Landscape quality (condition)</b>	<p>The landscape of the arable and wooded plateau in the north of the Parish is in good condition - here historic patterns of enclosure, winding narrow lanes and woodlands remain intact. In the south of the parish the landscape is more fragmented as a result of commercial land uses and pony paddocks. In addition, uncharacteristic non-native planting such as poplars, leylandii and conifer hedgerows, along with close board fencing and concrete post and rail fencing give rise to a landscape of lesser quality. There is also a loss of quality and condition to the eastern valley slopes of the tributary valley where spoil heaps form uncharacteristic mounds on the upper valley slopes. The historic lane network is intact and retains its rural character.</p>	<p>In the northern part of this landscape the field pattern reflects pre 18th century enclosures and blocks of ancient woodland has an intact character. Further south the pattern has been disrupted by field boundary loss, post 1950's, although the woodland areas remain intact. In some cases, the ancient woodlands had been replanted or extended with conifer plantation.</p> <p>The historic pattern of church and hall complexes sitting isolated within a wider rural landscape remains intact while the villages of Bentley and Belstead have both experienced housing estate development in the second half of the 20th century. The historic lane pattern which connects settlements, halls and farms remains intact either forming the existing road network or fossilised within the public rights of ways and green lanes.</p> <p>The wooded and sinuous boundaries of former parkland landscapes e.g. associated with Bentley are still evident enclosing areas of pasture with veteran trees. In places the effects of sand and gravel extraction has altered landscape patterns and on the fringes of the area infrastructure has caused some visual and perceptual fragmentation e.g. pylons, road and rail.</p> <p>The landscape is most intact in the north of the area and especially around Bentley Hall.</p>	<p>Part of a relatively flat and open plateau with large field units and simple composition of fields and woodlands crossed by minor roads, lined in places by hedgerows. <b>Obvious hedgerow removal and decline is indicative of poor rather than good condition.</b> The grouping of heritage buildings to the north around Bentley Hall set within Parkland with designed vegetation creates a small area of more intact, higher quality landscape. There is a more fragmented pattern to the south towards Bentley village. Pylons and railway infrastructure evident to east.</p>
<b>Scenic quality</b>	<p>The whole of the Parish was part of the Dodnash Special Landscape Area. Scenic quality in the northern parts of the Parish derive from the combination of blocks of semi-natural broadleaved woodland which form a treed horizon and medium scale arable fields or areas of remnant parkland comprising areas of pasture with veteran trees or avenues. Whilst there is little notable change in topography visual interest is derived from outstanding historic rural buildings which nestle in the landscape including Church of St Mary, Bentley Hall and aisled barn. Settlement is not widely visible with views to individual or small groups of dwellings only, even on the settlement edge. A network of minor sinuous and occasionally incised historic lanes lined by hedgerows, grass verges and mature oaks, traverse the area. The sinuous nature of these lanes gives rise to changing views and vistas which please the senses. <b>Scenic quality declines to the south where the land use is more</b></p>	<p>The scenic qualities of this landscape are derived from the sinuous lines and patterns of ancient woodland, rural lanes and former parkland boundaries. Wooded horizons contain views but where land dips into stream valleys, views open up across wider distances. There are notable clusters of vernacular buildings (church, hall and farm complexes) comprise visually attractive groups and local interest, forming isolated built structures within a wider rural scene. When combined with the narrow rural lanes and green ways, often flanked with veteran trees, this landscape imparts a tangible rural and historic character. Topographic variation on the valley slopes adds visual interest but on the margins of this area scenic quality is undermined by visual intrusion from infrastructure and development including railway, pylons, road development and the fringes of Ipswich.</p>	<p>Pleasant rural character but no more than that. Little topographic variation (gentle slope towards the village to the south). Wooded horizons. Large fields absent of hedgerows give open feel with long views at times. Assemblage of heritage buildings and associated planting around Bentley Hall creates a pocket of higher scenic quality, but this is surrounded by lower quality, typical arable farmland.</p> <p><i>“The intervening agricultural land between the Bentley Woods however consists of flat, large scale arable cultivation with few field boundaries, reducing scenic quality and the overall impression here is one of a well wooded modern farming landscape” – from the evaluation of the Shotley Peninsula Plateau in the Natural England Natural Beauty Assessment page 71 [CD – G8]</i></p>

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	<p>mixed including horse paddocks, and orchards. The tributary valley to the east, whilst of greater topographic interest is influenced by pylons and the railway which fragment the valley. There is a maturity and deeply rural character to this landscape.</p>		
<b>Rarity</b>	<p>This landscape contains ancient woodland habitats, traditional orchards as well as veteran trees which are rare for their relative concentration in the Parish. The low number but fine examples of designated and undesignated heritage assets and their tangible interrelationships is also rare. This area supports a high population of Stag beetle and Dormouse.</p>	<p>The cluster of hall and church complexes is rare as are the collection of ancient woodlands and intact pattern of rural lanes/routes reflecting an earlier medieval landscape.</p>	<p>There is an intact layout of minor roads that can be seen from mapping to have persisted over a long time period and there are also a number of ancient woodlands in the area which provide a physical framework. However, in most of Suffolk the landscape is one of 'ancient enclosure' [Suffolk Historic Landscape Characterisation Map V3 2008 – (first paragraph, first page) [CD-F9] and in my experience the minor road layouts of most quiet rural areas have persisted through long periods of time because there is little need to change them.</p> <p>The exercise undertaken on page 20 of the Conservation Area Management Plan [CD – F1] whereby the outline of the historic structure of field and woodland shapes is identified as being recognisable – could in my opinion be done almost anywhere.</p> <p>There are a number of notable heritage buildings and they form a recognisable assemblage. However, I would say that whilst notable and valuable in itself, this is by no means unique.</p> <p>Landscapes with a tangible historic framework undoubtedly have some value, but they are not rare, nor are clusters of heritage buildings. Examples which survive intact without degradation through loss of features or the introduction of modern artefacts are rarer and will carry more value. <b>This landscape is degraded in both respects.</b></p>
<b>Representativeness / distinctiveness</b>	<p>Most of the Parish is representative of Shotley Peninsula Plateau landscape character, with medium scale arable fields bounded by ancient woodlands, and network of historic lanes.</p>	<p>This landscape reflects the typical characteristics of plateau farmland in Suffolk.</p>	<p>This seems to me to be a landscape that is typical of not only the Shotley Peninsular Plateau, but also of Suffolk more generally and many parts of lowland England. Representative of a widespread type of landscape rather than distinctive or unusual.</p>
<b>Conservation interest</b>	<p>Natural heritage interest includes ancient woodland, many of which are Local Wildlife Sites and relatively large populations of Stag beetle and Dormouse. High concentration of rural listed buildings including Church of St Mary, Bentley Hall, Bentley Hall Stables and Bentley Hall Barn as well as Bentley Grove manor house and the Case is Altered pub. Intact pattern of historic winding narrow, and occasionally incised, lanes such as Church Road.</p>	<p>Conservation interest is associated with the ancient woodlands which are designated County Wildlife Sites. These woods contain notable veteran trees and deadwood habitats which support a valued population of stag beetle. The pre 18th century enclosure pattern, distribution of woodland, listed buildings and fossilised pattern of historic routes evident in the road network and rights of way, comprise an important collection of historic features.</p>	<p>The presence of natural history interest undoubtedly has interest and value.</p> <p>So does the collection of listed buildings and the framework of features that can be seen to have persisted over time.</p>

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<b>Recreational value</b>	This landscape is highly valued by the local community for informal outdoor recreation. There are a high concentration of public rights of way and quiet rural lanes through this area. This area includes the South Suffolk Route B Cycle Route which passes along Grove Road and Station Road towards Alton Water to the east.	Dense network of public rights of way connecting small settlement to the wider countryside.	I do not consider that there is an unusually dense network of routes here – certainly not a density that is greater than is typical across much of lowland England. What is notable is that historic routes that previously crossed the site - as indicated in the map regression exercise in the Bentley Neighbourhood Plan Landscape Appraisal [CD – G7] have been extinguished subsequent to hedgerow removal – a further degradation to the value of the site.
<b>Perceptual qualities</b>	A hidden rural landscape, between the A12 and the Colchester to Ipswich railway line, it has an ancient and tranquil character. This landscape feels secretive, hidden by large ancient woodlands and gentle undulations in topography. Tranquillity is reduced due to noise intrusion close to the A12 and railway and visual intrusion from pylons in the east. Traffic on the rural lanes, especially at school drop off and pick up, also reduces tranquillity albeit intermittently.	Rural tranquillity away from road network. Modern utilitarian agricultural landscape.	As highlighted in the Natural England Natural Beauty Assessment [CD-G8] on page 72, there is a relative tranquillity in much of the Shotley Peninsula Plateau except where road noise impinges. It goes on to confirm that the impact of road and rail noise on tranquillity is confirmed by CPRE noise mapping. Tranquillity is not only about noise, with presence of modern or detracting artefacts also a factor – meaning that the tall transmission pylons to the east of the site are also a factor in reducing tranquillity, as is the presence of modern utilitarian agricultural practice.
<b>Associations</b>	Bentley is associated with the Tollemarch family who originated here and had a significant impact on the economy and politics of East Anglia since the reign of Edward I.	Woodlands are associated with the writings of Oliver Rackham.	I agree that direct associations between landscapes and notable historic or literary figures or families can add to tangible value of the relevant landscape features. Certainly, it seems to me in this case that the cluster of buildings around Bentley Hall is enhanced by this history.  Whilst multiple sources connect him with several nearby ancient woodlands, I have not found any specific reference to Engry Wood in respect of Oliver Rackham. As such this association is weaker in respect of the site and immediate surroundings than elsewhere in the Bentley area

# Appendix JM2: Tabulated comparison of landscape value assessments using TGN 02/21

TGN 02/21 Factor	Definition	MBELC Assessment [CD – B32]	Value	My Assessment	Value
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	The presence of ancient woodlands, hedgerows with mature hedgerow trees, including veteran trees, indicate clear ecological interest which contributes positively to character and appearance of the landscape. The arable fields have less ecological value.	High/ medium	The presence of natural history interest in the form of ancient woodland, some hedgerows and hedgerow trees undoubtedly has interest and value, but this is nonetheless a landscape that has reduced value by virtue of simplification to facilitate modern agricultural practice i.e. extent and survival of what would have been a key characteristic feature (hedgerows) is poor	Medium
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The Church/Hall complex, the distribution of woodland, the still discernible dispersed settlement pattern, and vernacular farm complexes indicated significant cultural heritage interest. These landscape features are knitted together by the sinuous rural lanes, and the fossilised pattern of historic routes that can be found in the PRow network.	High	<p>There is a collection of heritage buildings and artefacts, and a framework of other features that can be seen to have persisted over time.</p> <p>There is an intact layout of minor roads that can be seen from mapping to have persisted over a long time period and there are also a number of ancient woodlands in the area which provide a physical framework.</p> <p>However, in most of Suffolk the landscape is one of 'ancient enclosure' [Suffolk Historic Landscape Characterisation Map V3 2008 – (first paragraph, first page) [CD-F9] and in my experience the minor road layouts of most quiet rural areas have persisted through long periods of time because there is little need to change them.</p> <p>The exercise undertaken on page 20 of the Conservation Area Management Plan [CD – F1] whereby the outline of the historic structure of field and woodland shapes is identified as being recognisable – could in my opinion be done almost anywhere.</p> <p>There are a number of notable heritage buildings and they form a recognisable assemblage. However, I would say that whilst notable and valuable in itself, this is by no means unique.</p> <p>Landscapes with a tangible historic framework undoubtedly have value, but they are not rare, nor are clusters of heritage buildings. Examples which survive intact without degradation through loss of features or the introduction of modern artefacts are rarer and will carry more value. This landscape is degraded in both respects and thus in relative terms is of reduced value</p>	High/ Medium



TGN 02/21 Factor	Definition	MBELC Assessment [CD – B32]	Value	My Assessment	Value
<b>Landscape Condition</b>	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The landscape is in good condition and the historic pattern is still evident. There is field boundary loss, e.g. within the site.	<b>High / Medium</b>	Part of a relatively flat and open plateau with large field units and simple composition of fields and woodlands crossed by minor roads, lined in places by hedgerows. Obvious hedgerow removal and decline is indicative of poor rather than good condition. The grouping of heritage buildings to the north around Bentley Hall set within Parkland with designed vegetation creates a small area of more intact, higher quality landscape. There is a more fragmented pattern to the south towards Bentley village. Pylons and railway infrastructure evident to east.	<b>Medium</b>
<b>Associations</b>	Landscape which is connected with notable people, events and the arts	Bentley was the original home of the Tollemache family. I understand that the woodland in this area are associated with Oliver Rackham one of the first historical woodland ecologists.	<b>Not Scored</b>	I agree that direct associations between landscapes and notable historic or literary figures or families can add to tangible value of the relevant landscape features. Certainly, it seems to me in this case that the cluster of buildings around Bentley Hall is enhanced by this history.  Whilst multiple sources connect him with several nearby ancient woodlands, I have not found any specific reference to Engry Wood in respect of Oliver Rackham. As such this association is weaker in respect of the site and immediate surroundings than elsewhere in the Bentley area	<b>Adds little</b>
<b>Distinctiveness</b>	Landscape that has a strong sense of identity	The Bentley Church/Hall complex is distinctive. The wooded arable landscape is typical of plateau farmland in Suffolk.	<b>High/ medium</b>	This is a landscape that is typical of not only the Shotley Peninsular Plateau, but also of Suffolk more generally and arguably many parts of lowland England. Representative of a widespread type of landscape rather than distinctive or unusual.	<b>Medium</b>
<b>Recreational</b>	Landscape offering recreational opportunities where experience of landscape is important	Dense network of PRow which connect the different parts of the Parish and link to the wider countryside. Their character is enhanced due to their historic origins.	<b>High</b>	I do not consider that there is an unusually dense network of routes here – certainly not a density that is greater than is typical across much of lowland England. What is notable is that historic routes that previously crossed the site - as indicated in the map regression exercise in the Bentley Neighbourhood Plan Landscape Appraisal [CD – G7] have been extinguished subsequent to hedgerow removal – a further degradation to the value of the site.	<b>Medium</b>

TGN 02/21 Factor	Definition	MBELC Assessment [CD – B32]	Value	My Assessment	Value
<b>Perceptual (scenic)</b>	Landscape that appeals to the senses, primarily the visual sense	An attractive landscape with few detractors. Principally the line of pylons that lies to the east of the railway which itself is mostly in cutting and not intrusive.	<b>High/ medium</b>	Pleasant rural character but no more than that. Little topographic variation (gentle slope towards the village to the south). Wooded horizons. Large fields absent of hedgerows give open feel with long views at times. Assemblage of heritage buildings and associated planting around Bentley Hall creates a pocket of higher scenic quality, but this is surrounded by lower quality, typical arable farmland.  “The intervening agricultural land between the Bentley Woods however consists of flat, large scale arable cultivation with few field boundaries, reducing scenic quality and the overall impression here is one of a well wooded modern farming landscape” – from the evaluation of the Shotley Peninsula Plateau in the Natural England Natural Beauty Assessment page 71 [CD – G8]	<b>. Medium</b>
<b>Perceptual (wildness and tranquility)</b>	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	Not a wild landscape but with a strong sense of tranquillity despite some noise from the A12	<b>High/ medium</b>	As highlighted in the Natural England Natural Beauty Assessment [CD-G8] on page 72, there is a relative tranquillity in much of the Shotley Peninsula Plateau except where road noise impinges. It goes on to confirm that the impact of road and rail noise on tranquillity is confirmed by CPRE noise mapping. Tranquillity is not only about noise, with presence of modern or detracting artefacts also a factor – meaning that the tall transmission pylons to the east of the site are also a factor in reducing tranquillity, as is the presence of modern utilitarian agricultural practice	<b>Medium</b>
<b>Functional</b>	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	The presence of ancient woodland along with historic hedges and veteran trees all contribute to the healthy functioning of the landscape. Identified in the Suffolk Coast and Heaths Management Plan as an important part of the setting of the NL with links to the NL.	<b>Medium</b>	This landscape possesses components of a functional landscape framework but I do not consider that taken as a whole it could be said to be a clearly identifiable functionality that would set it apart from other landscapes. Connection to the coast and heath landscapes of the National Landscape is not very tangible	<b>Medium</b>