



HAUGHLEY PARISH NEIGHBOURHOOD PLAN 2016-2036

SUPPORTING DOCUMENT SD5

LANDSCAPE AND VISUAL ASSESSMENT OF HAUGHLEY PARISH

This page has been left intentionally blank

Landscape and Visual Assessment of Haughley Parish

A Supporting Document for the Haughley Parish Neighbourhood Plan

March 2018

Version 1.1

CONTENTS:

	Page No:
1. INTRODUCTION	1
2. METHODOLOGY	2
3. LANDSCAPE AND VISUAL BASELINE	3
4. VISUAL ASSESSMENT	10
5. SUMMARY AND CONCLUSIONS	28

FIGURES:

FIGURE 1: PARISH BOUNDARY	1
FIGURE 2: VIEWPOINT LOCATIONS	10

APPENDICES:

FIGURE 3: LANDSCAPE CHARACTER	29
-------------------------------	----

1. INTRODUCTION

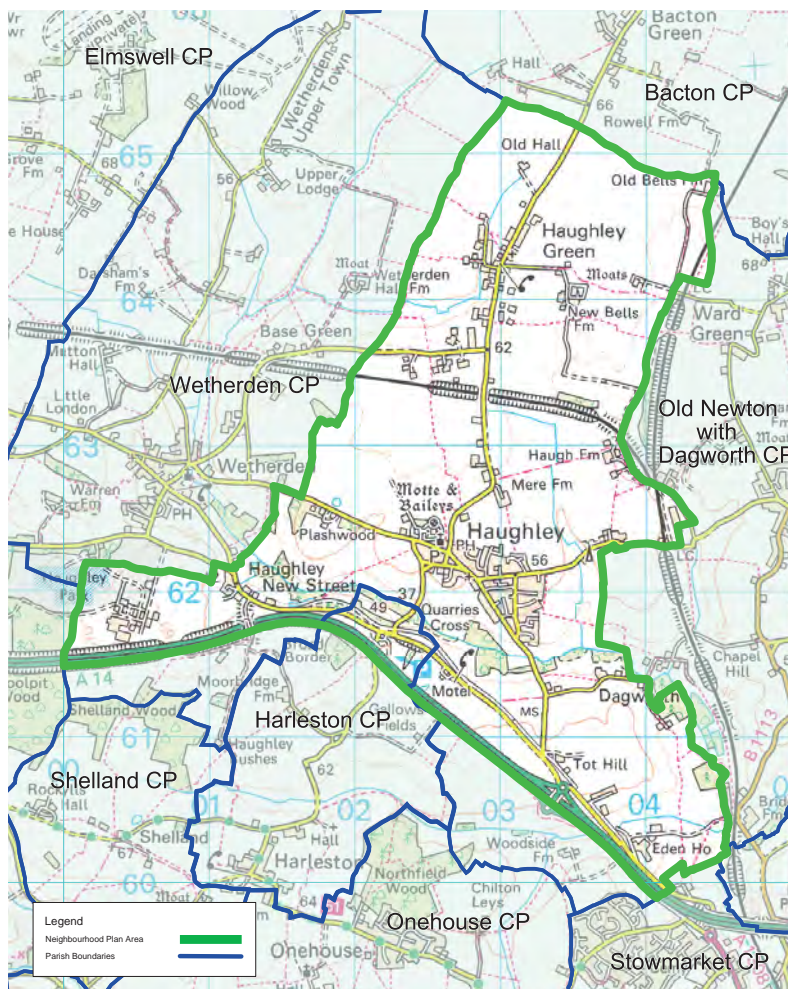
1.1. Haughley Parish Council has produced and approved this Landscape and Visual Appraisal (LVA) in support of its Neighbourhood Development Plan, (NDP). This Landscape and Visual Assessment will be a key supporting document of the adopted NDP and should be used to positively influence and steer any future development within the parish.

1.2 This report highlights the main landscape constraints, proposed mitigation requirements and provides an assessment of key views around Haughley village, Haughley Green and Haughley New Street. (Refer to Figure 1: Haughley Neighbourhood Plan Area.)

1.3 This LVA records the most important baseline landscape and visual resources of the parish and considers the extent to which identified landscape and visual receptors will be altered by any future development. In this respect, the following receptors have been appraised:

- Landscape character, including physical landscape elements and features of the site (trees, hedges, etc.); and
- Views and visual amenity experienced by local residents and users of public rights of way, public open spaces and local roads.

Figure 1: Haughley Neighbourhood Plan Area



2. METHODOLOGY

2.1. The approach and methodology used for this LVA has been developed using best practice guidance set out in the third edition of the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), published in 2013. Other guidance referred to includes:

- Natural England (October 2014), 'An Approach to Landscape Character Assessment'; and
- Landscape Institute Advice Note 1/11, 'Photography and Photomontages Guidance'.

2.2 Reference has also been made to additional sources of data and information, which are referred to in the relevant parts of the baseline conditions section.

2.3 GLVIA3 acknowledges that if a development requires a formal Environmental Impact Assessment (EIA) and landscape is an issue, then a full Landscape and Visual Impact Assessment (LVIA) must be carried out. But not all developments require an EIA, in which case GLVIA3 advises that a more informal 'appraisal' may be undertaken as a standalone document. The same principles and approach as LVIA may be applied, however, when carrying out appraisals it is not necessary to establish whether identified effects are significant or not as the exercise is not being undertaken for EIA purposes.

2.4. This LVA represents a standalone appraisal of the landscape and key views within Haughley Neighbourhood Plan Area. It describes and analyses the existing landscape and visual baseline in respect of physical landscape resources, landscape character, views and visual amenity. It identifies the landscape and visual constraints and opportunities for each viewpoint while recognising the surrounding context.

2.5 Landscape elements and features provide the physical environment for flora and fauna and the associated importance of biodiversity. This LVA focuses on the pattern of landscape elements and features to the landscape character, it does not consider their ecological value or importance. It also does not consider potential impacts on nature conservation assets and designations.

2.6 Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall landscape character, context and setting of an area. These aspects have been considered in the LVA, however, the appraisal does not address the importance of, or potential impacts on particular heritage assets.

2.7. Information has been gathered both from a desktop study and field survey in order to capture a comprehensive description of the existing landscape and visual baseline. The desktop study included references to national and local landscape character studies and the relevant planning policy guidance.

2.8 Field survey work was undertaken in February 2018 when the views are at their most open and exposed without deciduous leaf cover. As part of the fieldwork, 17no. viewpoints were identified and photographed using a digital camera with a 50 mm lens (equivalent focal length) at approximately 1.6 metres above ground level. The viewpoint photographs are presented as a series of baseline panoramas and have been used to inform both the landscape and, separately, visual appraisal (refer to Figure 2: Viewpoint locations).

3. LANDSCAPE AND VISUAL BASELINE

3.1. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The ELC was adopted on 20 October 2000 and came into force on 1 March 2004. It defines landscape as “...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors).” This definition is important in that it focuses on landscape as a resource in its own right and recognises that landscapes are only a matter of aesthetics and visual amenity.

3.2 The National Planning Policy Framework (NPPF) was introduced in March 2012. It sets out the Government’s strategic planning policies for England and provides a framework within which local planning authorities can produce local and neighbourhood plans. The NPPF is also a material consideration when considering planning applications.

3.3 The NPPF references the key three factors in achieving sustainable development: economic, social and environmental. It places an onus on the planning system to perform a role in relation to the environment that contributes to the protection and enhancement of our natural, built and historic environment. Protecting and enhancing the environment underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

3.4 Achieving high quality design and respecting local character are themes that are repeated through the core planning principles and more specific guidance on delivering sustainable development. Specific issues addressed by the core principles of the NPPF include:

- Decision making should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Decision making should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside whilst also supporting thriving rural communities within it (this also reflects the aims of the ELC); and
- Development should contribute to conserving and enhancing the natural environment.

3.5 Under delivering sustainable development the guidance sets out a series of considerations relating to ‘good design’. This includes reference to sense of place, responding to local character and materials and aiming for visually attractive solutions as a result of appropriate landscaping. It also notes issues relating to local distinctiveness and taking opportunities to enhance the character and quality of an area.

3.6 The NPPF notes the importance that designs ‘evolve’ in response to local issues and to the views of local communities and also sets out principles in relation to conservation and enhancement of the natural environment.

3.7 Haughley Parish is located within the administrative area of Mid Suffolk District Council. Development proposals within Mid Suffolk are presently determined against policies contained in the adopted Core Strategy (2008) and ‘saved’ policies of the Mid Suffolk Local Plan (1998). The Council is also in the process of preparing a new Joint Local Plan with neighbouring Babergh District Council, but this is at an early stage of consultation and is not expected to be adopted before spring 2019.

3.8 Mid Suffolk’s Core Strategy was formally adopted by the Council in September 2008 and updated in 2012 in relation to housing supply and employment land. It sets out the vision, objectives and strategic policies that will guide development across the district until 2025. Core Strategy policies that are most relevant to a study

of landscape and visual matters are summarised in Table 1 below.

Table 1: Summary of policies relevant to landscape and visual matters

Policy	Summary
Policy CS5: Mid Suffolk's Environment	This policy seeks to maintain and enhance the natural and historic environment and to retain the local distinctiveness of the area. In terms of landscape, this means protecting and conserving its qualities as a whole, rather than concentrating on selected areas, and encouraging development that is consistent with conserving its overall character. New development will be expected to be of a high quality design that respects local distinctiveness and enhances the character and appearance of the district.

3.9 Mid Suffolk Local Plan was adopted in 1998 and altered in 2006 in respect of affordable housing policies. It has been largely replaced by policies in the adopted Core Strategy, however, a number of policies have been 'saved' and are listed on the Council website. Policies of most relevance to this LVA are summarised in Table 2 below.

Table 2: Summary of saved policies relevant to landscape and visual matters

Policy	Summary
Policy SB3: Retaining Visually Important Open Spaces	This policy seeks to protect visually important open spaces within and abutting settlements that contribute, in their undeveloped form, to the distinctiveness of their setting, to the character of a settlement or nearby landscape, or which are of amenity value to the local community.
Policy GP1: Design and Layout of Development	This policy seeks to achieve a high quality of design in all new development. It also seeks to ensure that new development is compatible with its surroundings. Proposals will be permitted which meet a number of criteria that includes appearance, scale, density, materials, siting, boundary treatments, retention of important landscape features and provision of appropriate landscape treatments.
Policy H13: Design and Layout of Housing Development	This policy is similar to saved Policy GP1 in that it seeks to achieve a high standard of design and layout for new housing development that is of a scale and density appropriate to its site and surroundings. Proposals should respect the character of the site and surrounding area; complement the scale, form and materials of the area; and retain important landscape, historical, ecological and architectural features.
Policy H15: Development to Reflect Local Characteristics	This policy is also similar to saved Policies GP1 and H13 in that it requires new housing development to be consistent with the pattern and form of development in the neighbouring area; compliments the character of its setting; and takes account of site constraints including access, drainage and natural features.

3.10 Haughley Neighbourhood Development Plan includes policies specific to the importance of the surrounding landscape and countryside setting. This LVA will be a key supporting document to provide the supplementary details to inform any future development within the parish.

3.11 Reference has been made to published guidance on landscape character for the area at a national, county and local level. Details of these landscape character studies are summarised below (refer to Landscape Character, Appendix 1).

3.12 At a national level, Haughley Parish falls inbetween two adjoining National Character Areas (NCA); profile 83: 'South Norfolk and High Suffolk Claylands' and profile 86. 'South Suffolk and North Essex Clayland'.

3.13 The key characteristics of NCA 83, as published by Natural England (2014), that are relevant to the site and wider study area are:

- Large plateau area of chalky glacial till that is generally flat or only gently undulating;
- Views are frequently open, only sometimes confined by hedges and trees, with some woodland present.
- Scattered areas of ancient woodland, game copses, shelterbelts, valley floor vegetation and carr woodland as well as hedgerow trees provide a treed landscape character, despite much boundary loss;
- A mix of remnant medieval ancient countryside, although irregular field patterns and large modern amalgamated open fields dominate;
- Extensive areas of arable land dominated by cereals with break-cropping of sugar beet and occasional oilseed rape, and some pastures along valley floors;
- Small slow-flowing rivers and streams drain the clay plateau. High density of isolated farm ponds in the southern half of the NCA;
- Large number of isolated moated timber-framed farmhouses and farm buildings with steeply pitched clay-tiled or long-straw thatched roofs;
- A dispersed settlement pattern of loosely clustered villages and scattered hamlets;
- Some major transport links including the Norwich to London main rail line but infrastructure routes are predominantly an extensive network of narrow lanes and byroads; and
- High-tensioned overhead power lines are prominent modern features in the landscape.

3.14 The key characteristics of NCA 86, as published by Natural England (2014), that are relevant to the site and wider study area are:

- An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts.
- South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars and old willow pollards.
- Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines.
- The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving.
- There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.
- Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows.

3.14 Haughley parish includes many of the characteristics of the NCA profiles listed above, including:

- Open views, only sometimes confined by hedges and trees, with some woodland present;
- Arable dominated landscape;
- A dispersed settlement pattern of loosely clustered villages and scattered hamlets;
- Scattered areas of ancient woodland, game copses and shelterbelts as well as hedgerow trees provide a treed landscape character, despite much boundary loss;
- Field patterns are irregular despite rationalisation, with much ancient countryside surviving;
- Winding, narrow and sometimes sunken lanes bounded by deep ditches, wide verges and strong hedgerows.

3.15 Landscape character at a county level is described in the Suffolk Landscape Character Assessment, originally completed in 2008 and updated in 2011. This assessment builds upon the NCAs identified at a national level and sub-divides them into Landscape Character Types (LCTs). Four LCTs cover Haughley Parish; LCT 19: 'Rolling Valley Farmlands & Furze' and LCT 30: 'Wooded Valley Meadowlands' to the south of the parish and LCT 3: 'Ancient plateau Claylands' and LCT10: 'Plateau Claylands' to the North.

3.16 The key characteristics of LCT 19: 'Rolling Valley Farmlands & Furze', as identified in the Suffolk Landscape Character Assessment are:

- Valleys with prominent river terraces of sandy soil
- Small areas of gorse heathland in a clayland setting
- Straight boundaries associated with late enclosure
- Co- axial field systems
- Mixed hedgerows of hawthorn, dogwood and blackthorn with oak, ash and field maple
- Fragmentary cover of woodland
- Sand and gravel extraction
- Golf courses
- Focus for larger settlements

3.17 The key characteristics of LCT 30: 'Wooded Valley Meadowlands', as identified in the Suffolk Landscape Character Assessment are:

- Flat narrow valley floors
- Wet clay and peat soils
- Small meadows bounded by ditches or hedges
- Plantations of poplar and cricket bat willow
- Carr woodland and scrub
- Confined views

3.18 The key characteristics of LCT 3: 'Ancient plateau Claylands', as identified in the Suffolk Landscape Character Assessment are:

- Flat or gently rolling arable landscape of clay soils dissected by small river valleys
- Field pattern of ancient enclosure – random patterns in the south but often co-axial in the north. Small patches of straight-edged fields associated with the late enclosure of woods and greens
- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of medieval origin
- Villages often associated with medieval greens or tyes
- Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant
- Scattered ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.
- Substantial open areas created for WWII airfields and by 20th century agricultural changes
- Network of winding lanes and paths often associated with hedges create visual intimacy

3.19 The key characteristics of LCT10: 'Plateau Claylands', as identified in the Suffolk Landscape Character Assessment are:

- Plateaux of heavy clay soil very gently undulating or flat dissected by small streams
- Ancient organic pattern of fields, some co-axial in the north-east
- Substantial hedges of hawthorn blackthorn and elm with oak and ash predominant hedgerow trees
- Extensive areas of hedgerow loss creating "arable prairies"

- Dispersed settlement, villages with multiple nuclei, landscape scattered with farmsteads and hamlets
- Large greens – many now enclosed but with ‘ghost’ outlines – on the flatter parts; houses around their margins, but medieval churches are only very rarely present
- Rich stock of medieval and later vernacular buildings, but generally less glamorous than those in south Suffolk
- Large modern agricultural buildings a recurrent feature
- Redundant WWII airfields
- Almost no woodland
- Small copses in villages and around farmsteads
- A working landscape on which suburbanisation is only beginning to make an impact compared with other parts of the county

3.20 Landscape character at a more local level is described in the Joint Babergh and Mid Suffolk District Council Landscape Character Assessment, published in 2015. This assessment retains the same LCTs identified at a county level and, for each LCT, provides additional information on landscape character that relates to Babergh and Mid Suffolk Districts.

3.21 With regards to landscape management, the Joint Babergh and Mid Suffolk District Council Landscape Character Assessment notes the main aim is to retain, enhance and restore the distinctive landscape and settlement character. Individual management objectives are to:

- Maintain and enhance the landscape and settlement pattern, ensuring the sense of separation between settlements is maintained;
- Reinforce hedgerows of locally native species and to retain existing field boundaries; and
- Safeguard the ancient hedgerow, woodland and green open spaces.

3.22 The following sections identify the main areas within Haughley Parish Neighbourhood Plan Area where key views are to be recorded. This LVA describes and illustrates a series of viewpoints which have been recognised as both important and potentially subject to change. Each of the following viewpoints have been analysed and appraised against the criteria included within this report.

3.23 The visual envelope is the area of landscape that is visible from each of the viewpoints. It accounts for visual sensitivity and sets an overview of the viewpoint location to assess, address and measure landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area such as landform, vegetation and buildings.

3.53. The visual appraisal includes a series of baseline photographic views from 17no. viewpoints identified throughout the parish. The viewpoints are key views which include ‘gateway locations’ into the parish, views from the existing built settlement into the open countryside and views from the countryside into the built settlements.

3.54. A summary description of the existing baseline view obtained from each of the viewpoints included in the LVA is provided in Table 3 below. Further landscape and visual analysis of the site and its setting is set out in the following section in relation to the landscape design and mitigation strategy (Refer to pages 10-27).

3.55 Baseline conditions are defined by landscape character and respective sensitivity, together with visual amenity (as represented by views) and the sensitivity of visual receptors (or potential viewers), in accordance with the criteria set out below.

Table 3: Definitions of Landscape Sensitivity

Level of Sensitivity	Definition of Sensitivity Examples
High	Typically of high importance and rarity, national scale, and limited potential for substitution (e.g. National Parks or Areas of Outstanding Natural Beauty). Landscape unlikely to tolerate change of the type proposed.
Medium	Typically of moderate importance and rarity, regional scale, and limited potential for substitution (e.g. Registered Historic Parks and Gardens, Conservation Areas). Landscape likely to tolerate some change of the type proposed.
Low	Typically of low importance and rarity, local scale, such as undesignated or degraded landscapes. Landscape has potential to tolerate change of the type proposed.

Table 4: Definitions of Visual Sensitivity

Level of Sensitivity	Definition of Sensitivity Examples
High	Views from important landscapes where appreciation of affected views may be the principal activity. Residential properties.
Medium	Views from local public rights of way, cycle trails, public open space or regionally/locally important landscapes, where attention may be focused on an affected view.
Low	Views from roads and railways which are transient due to travelling through the landscape. Places of work or commercial properties, where attention is unlikely to be focussed on affected views.

4. VISUAL ASSESSMENT

4.1 The criteria and threshold matrices used to assess the magnitude of impact and significance of landscape and visual effects are set out below. (Impacts would be assessed at any potential development construction phases).

Table 5: Assigning Magnitude of Landscape Impact

Level of Sensitivity	Definition of Magnitude
High	Total loss of or major alteration to key landscape characteristics such that landscape character will be fundamentally changed.
Medium	Partial loss of or alteration to key landscape characteristics such that landscape character will be partially changed.
Low	Minor loss of or alteration to key landscape characteristics such that landscape character will be similar to the baseline conditions.
Negligible	Very minor loss or alteration to key landscape characteristics such that change in landscape character will be barely distinguishable from the baseline conditions, approximating to the “no change” situation.

Table 6: Assigning Magnitude of Visual Impact

Level of Sensitivity	Definition of Magnitude
High	Major change in existing view.
Medium	Partial change in existing view
Low	Minor loss of or alteration to key landscape characteristics such that landscape character will be similar to the baseline conditions.
Negligible	Very inconspicuous change in existing view, approximating to the ‘no change’ situation.

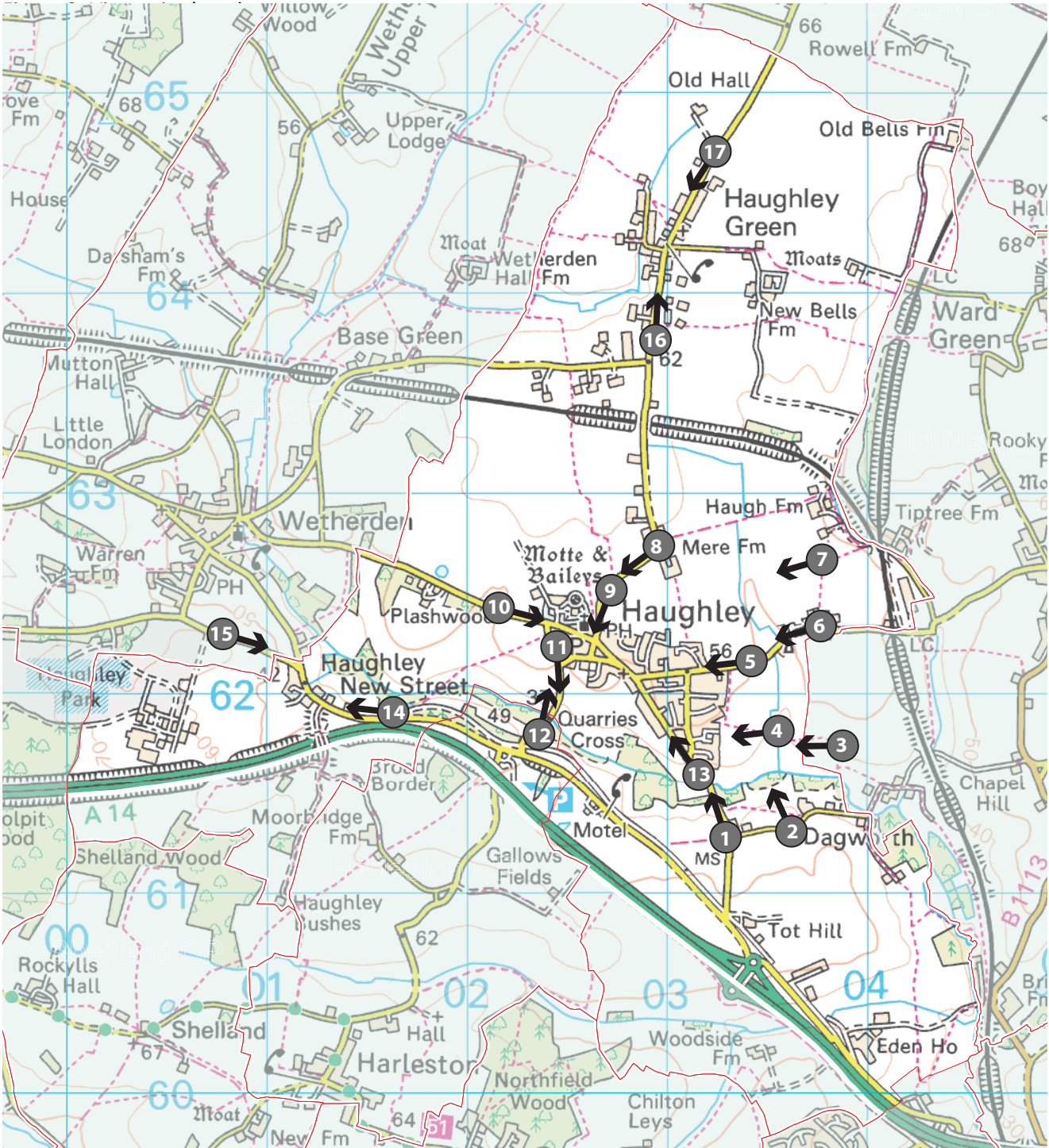
A combined assessment of sensitivity and magnitude is undertaken to determine how significant an effect is, and is set out in Table 7 below.

Table 7: Significance Matrix

MAGNITUDE	High	Moderate	Moderate / Major	Major
	Medium	Minor / Moderate	Moderate	Moderate / Major
	Low	Minor	Minor / Negligible	Moderate
	Negligible	Negligible	Negligible	Negligible
		Low	Medium	High
SENSITIVITY				

4.2 Effects may be positive or negative. Applying the precautionary principle, this assessment identifies potential effects as negative although it should be noted that any development may not be regarded by all as having an adverse effect. Only those effects that are recorded as major negative are considered to be significant in respect of the decision making process (as shaded on Table 7 above).

4.3 The selected viewpoints have been chosen to represent the key views towards Haughley village from the surrounding lanes and public right of ways, including the main entrance points into the village. Each of the view points selected have been taken as general view points to access the quality of view from particular points towards or away from the village, not to assess any specific development location, type, or other potential change to landuse.

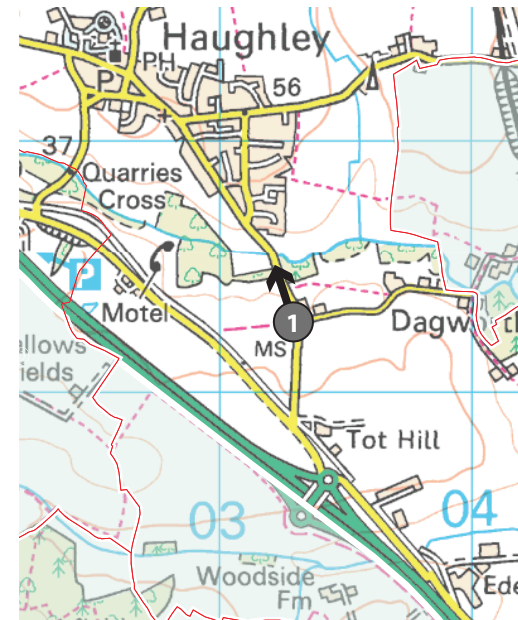


Haughley Village Viewpoints

Viewpoint 1: View from Fishponds Way looking north towards the village before Fishpond Bridge



This view is one of the main gateway entrances into Haughley village from the A14. It represents all users and modes of travel into and out of Haughley village as a footpath is located alongside the road. Taking these receptors into account, visual sensitivity is considered to be **High**. The view is defined by the bank of trees that creates a screen between the A14 and Haughley village. The bank of trees restrict views into the village, which is not visible until you pass through the mature planting.



Haughley Village Viewpoints

Viewpoint 2: View from Dagworth Lane looking north towards Haughley Village



The view towards Haughley from Dagworth Lane is restricted due to the banked nature of the roadside verges and the sloping topography of the landscape from this point. The dense tree belt which follows the valley running to the south of Haughley provides almost entire screening from Haughley Village at this point. Taking into the consideration of the topography and gateway location into Haughley village, the visual sensitivity of this location is **High**.

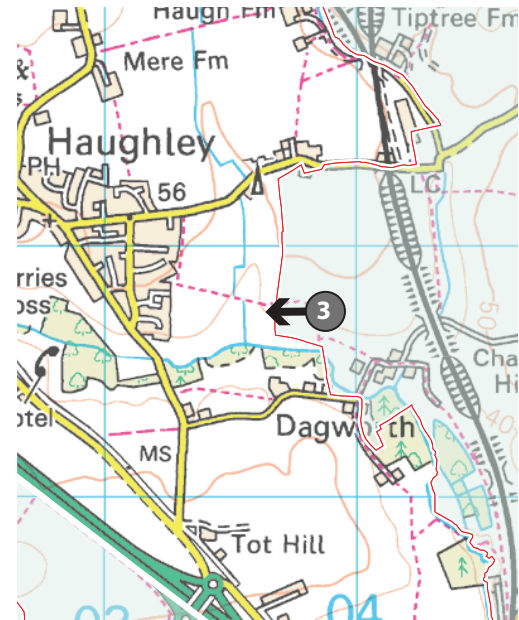


Haughley Village Viewpoints

Viewpoint 3: View west from the public footpath at the southern corner of the field north of Dagworth.



The open and expansive agricultural countryside views from this public right of way show the eastern built edge of Haughley Village on the horizon. The mature tree planting that follows the valley to the south of the village can be easily seen from this location. The sensitivity of this view is **High**, based on the exposed country edge location. Any substantial changes to this viewpoint will require careful consideration, taking into regard the openness and setting of the open viewpoint.

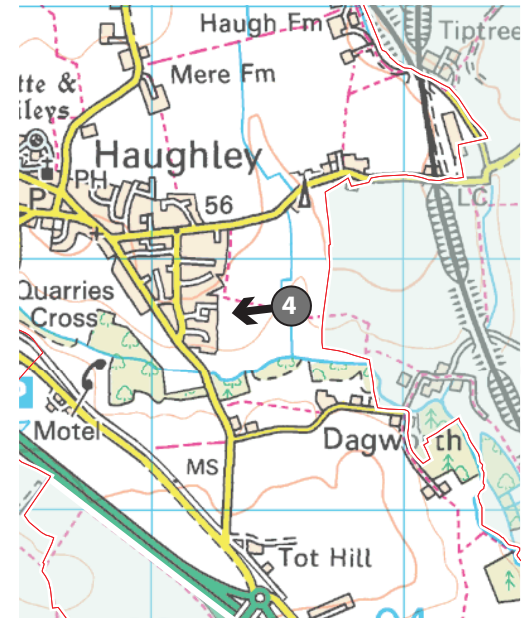


Haughley Village Viewpoints

Viewpoint 4: View west towards Haughley Village from the public footpath.



This viewpoint shows the eastern build edge of Haughley, emerging from the lower part of the valley. The impact of the building line, although unscreened, is minimised by the low height of the bungalows that back onto the open fields beyond. The sensitivity of this view is **Medium**, based on the relatively confined viewpoint which is contained by the existing hedge planting that surround the field. With appropriate screening and new landscaping there is an opportunity to improve this view point.



Haughley Village Viewpoints

Viewpoint 5: View west from Station Road towards the eastern gateway point to Haughley Village.



This viewpoint focuses on the eastern gateway into Haughley from Station Road. The mature hedge planting which lines both sides of the road restricts the openness of this view with occasional roof forms punctuating the horizon. There is no real defined gateway into the village from this point, just the edge of the existing settlement boundary. Due to the mature existing screening and restricted view, the sensitivity of this gateway view point is **Medium**.



Haughley Village Viewpoints

Viewpoint 6: View west from the top of Station Road towards Haughley Village.



The open view from the top of Station Road demonstrates the undulating form of the landscape character of Haughley. The eastern edge of Haughley can be seen located at the brow of the horizon and (from this viewpoint) blends relatively seamlessly into the surrounding landscape. The sensitivity of this viewpoint is **High**, based on the open and exposed nature of the view combined with, what is a primary entrance point into the village.

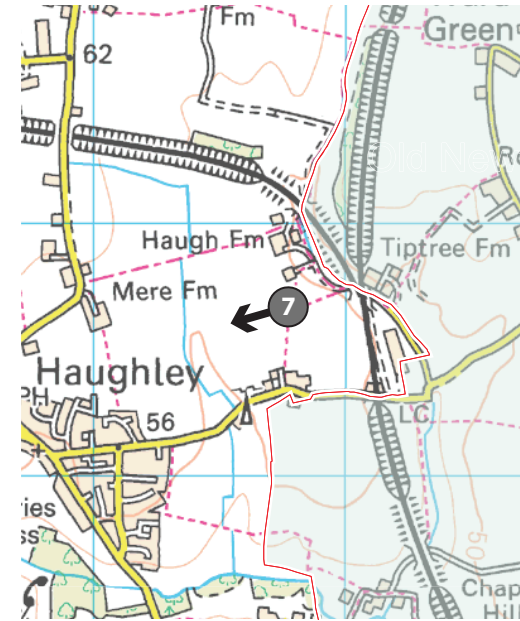


Haughley Village Viewpoints

Viewpoint 7: View west towards Haughley Village from the public footpath north of Station Road.



This viewpoint is taken from the near edge of the parish boundary, from a public footpath. Unlike viewpoint 6, this viewpoint is contained by the existing mature field hedge planting and shows a much flatter even landscape. The mature planting on the horizon restricts all views to Haughley village. Although it is very unlikely that this viewpoint will significantly change, this open view is typical of any countryside rural location and therefore the sensitivity of this viewpoint is considered **High**.



Haughley Village Viewpoints

Viewpoint 8: View towards Haughley Village from Bacton Road.



This viewpoint is one of the primary gateway routes into Haughley from Bacton. The strong field hedgerow and tree planting (running north to south) provide a natural edge which forms the gateway into the village. The openness of the fields on each side of the road provides an important aspect that accentuates the arrival point into the village. Due to the importance of the gateway into the village and the open aspect of the arrival point, the sensitivity of this view point is considered **High**.



Haughley Village Viewpoints

Viewpoint 9: View towards Haughley Village northern gateway from Bacton Road, adjacent to the recreation ground entrance.



This viewpoint is one of the primary gateway routes into Haughley from Bacton. From here the open horizon narrows; funnelling the viewpoint towards the village through mature tree planting and tall hedgerows. The pantile roof of the community centre is the only hint of the approaching village. Again, and as with viewpoint 8, due to the importance of the gateway into the village and the open aspect of the arrival point, the sensitivity of this view point is considered **High**.

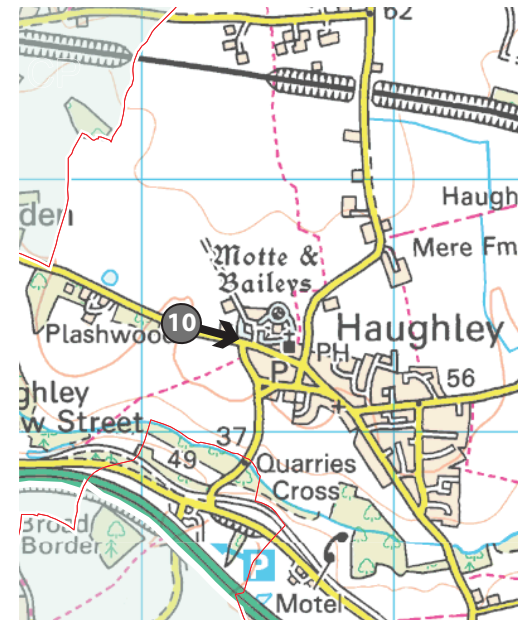


Haughley Village Viewpoints

Viewpoint 10: View from Plashwood Road, due east to the western gateway into Haughley Village.



The western gateway into Haughley is the least trafficked vehicular route, providing access into the village from Wetherden. The church provides the key landmark from this viewpoint; the infill development fronting The Folly reduces the impact of the view into the historical core and arrival point into the village. (However, most of the housing will be masked by the surrounding trees in summer months.) Views towards the church are an important feature of the gateway; the clear settlement boundary of The Folly, (although intensified with infill development over recent years) reduces the sensitivity of the viewpoint, although it is still considered significant and of **Medium** sensitivity.

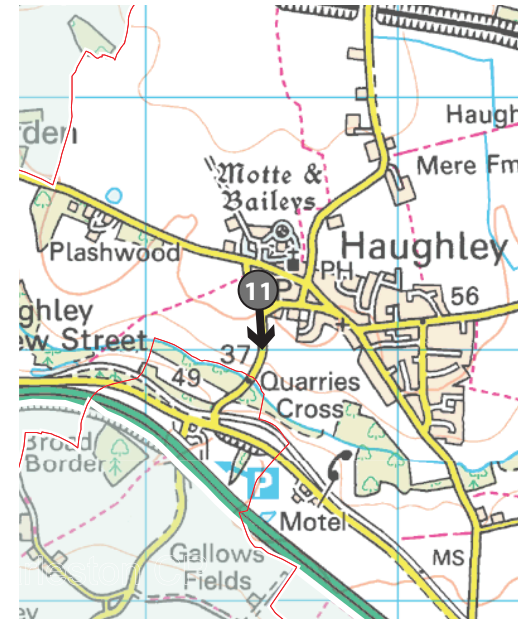


Haughley Village Viewpoints

Viewpoint 11: View due south from The Folly triangle.



The Folly provides a secondary gateway point into Haughley village from the rural approach to the west. From this viewpoint the built settlement edge is clearly defined. Open views across the adjacent field provide a visual connection to the valley running south of Haughley parish. The landform slowly drops away from this point, rising again in the distance. As with all gateway points into Haughley village this viewpoint is considered **High**. The openness of the viewpoint, combined with the clearly defined development edge of the village and long open views increase the sensitivity of this location.

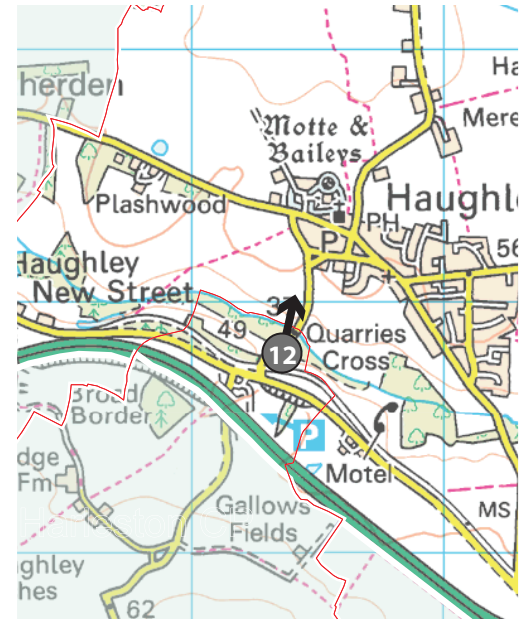


Haughley Village Viewpoints

Viewpoint 12: View from The Folly due north towards Haughley Village.



As with viewpoint 11, the openness and sloping topography combine to create a sensitive viewpoint. The gently rising levels from the valley elevate the open field; with little existing field boundary screening the viewpoint is sensitive to change. The settlement edge of Haughley village can be seen to the brow on the hill, offering a landmark to the location of the village. The openness and topography of this viewpoint combine to increase the sensitivity of this viewpoint and therefore is considered **High**.



Haughley Village Viewpoints

Viewpoint 13: View from Fishponds Way looking north towards the village gateway after Fishponds Bridge



This viewpoint is defined by the mature tree planting which follows the valley to the south of the Haughley Village. This 'natural gateway' provides both screening and a natural entrance into the village; although the village core is located further along the road. This viewpoint is contained by mature boundary planting, restricting views through to the open field and existing residential areas beyond. This viewpoint, although relatively contained is sensitive due to the volume of traffic entering the village from this primary gateway into the village. The openness of the view from this location, (unlike some of the other viewpoints) benefits from the existing mature screening planting. Due to this, this viewpoint is considered **Medium** sensitivity; although still a sensitive location, this viewpoint is contained and views restricted.

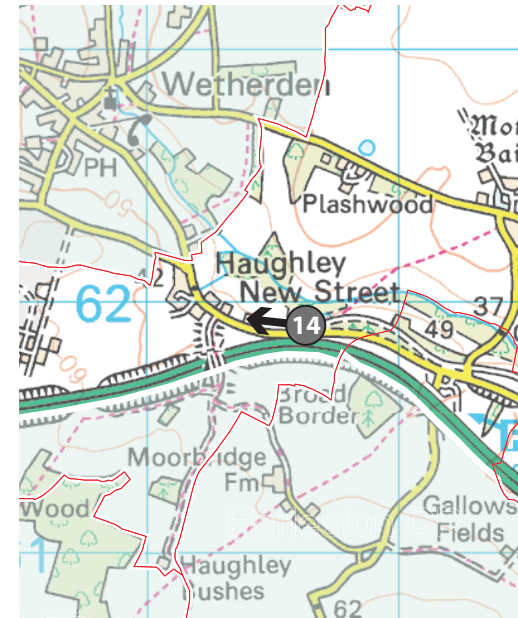


Haughley New Street Viewpoints

Viewpoint 14: View due west to Haughley New Street from Stowmarket Road.



This viewpoint is defined by the elevated bridge crossing and industrial buildings on the horizon. The small settlement of Haughley New Street has a clearly defined settlement boundary with a compact development edge. This viewpoints sensitivity is considered **Low**. Although the viewpoint is relatively open, the raised bridge contains the view and the industrial buildings have a negative impact on the landscape. The A14 to the west provides a physical and visual barrier which defines the spaces which fall parallel the New Street.

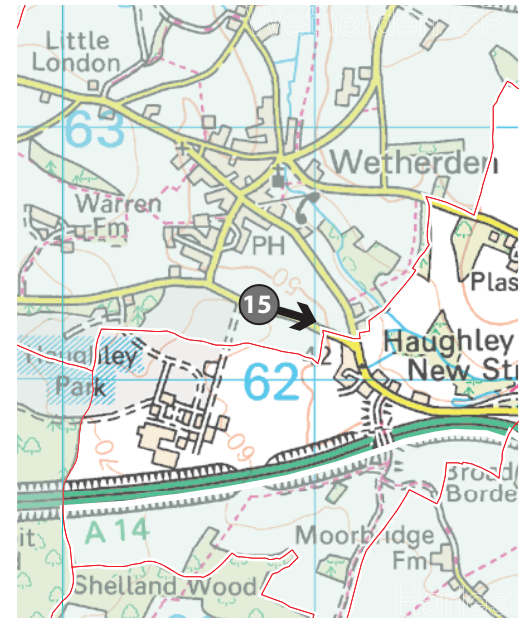


Haughley New Street Viewpoints

Viewpoint 15: View due east to Haughley New Street.



Unlike viewpoint 14, this viewpoint typifies the characteristics of the within Landscape Character Type 19: 'Rolling Valley Farmlands & Furze' and National Character Area 83. The agricultural buildings within the landscape are again a typical feature of this landscape. This viewpoint is taken from just outside the parish boundary, looking towards Haughley New Street which is out of view into the valley. The openness and topography of this viewpoint combine to increase the sensitivity of this viewpoint and there it is considered to be **High**.

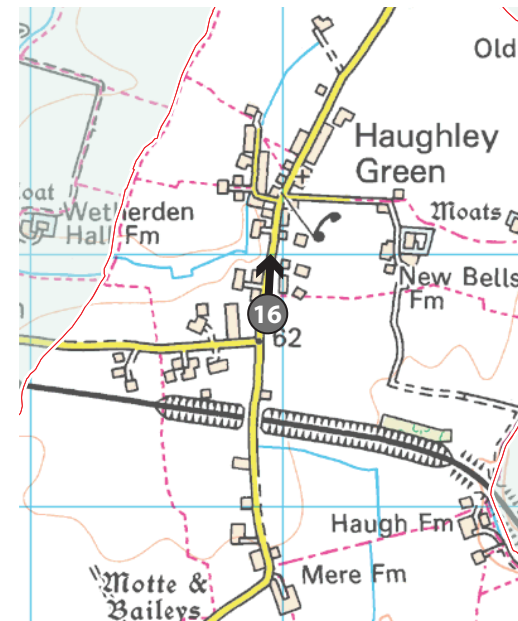


Haughley Green Viewpoints

Viewpoint 16: View north from Bacton Road to Haughley Green.



Haughley Green is a typical 'green' settlement defined by linear infill ribbon development fronting along a single road. This main gateway into Haughley Green includes open views (on one site) and mature hedgerow planting. The open fields provide a visual break from the mature (and tall) tree and hedgerow lined road. The open fields also accentuate the settlement edge of Haughley Green which delineates the arrival point into the 'Green'. Due to this, this viewpoint is considered **Medium** sensitivity; although it is important to control the linear development along Bacton Road, the mature exiting landscape features help contain the space and views.



Haughley Green Viewpoints

Viewpoint 17: View south from Rectory Road to Haughley Green.



This viewpoint is far more open and sensitive to change than viewpoint 16. The gateway point into Haughley Green from this location is defined by the open field terminated by the mature hedge and tree line that dominates the horizon. Infill development has begun to appear outside of the main settlement boundary which dilutes the point of sense of arrival. Unlike viewpoint 16, the sensitivity is considered **High**. The openness of the landscape and lack of existing planting combined with the quite compact settlement edge on a key gateway route make this viewpoint sensitive to change.



5. SUMMARY AND CONCLUSIONS

5.1 Any potential changes effecting or negatively impacting on the landscape of Haughley Parish will need to be carefully considered through the production of a comprehensive site specific 'Landscape and Visual Assessment' in accordance with best practice guidance.

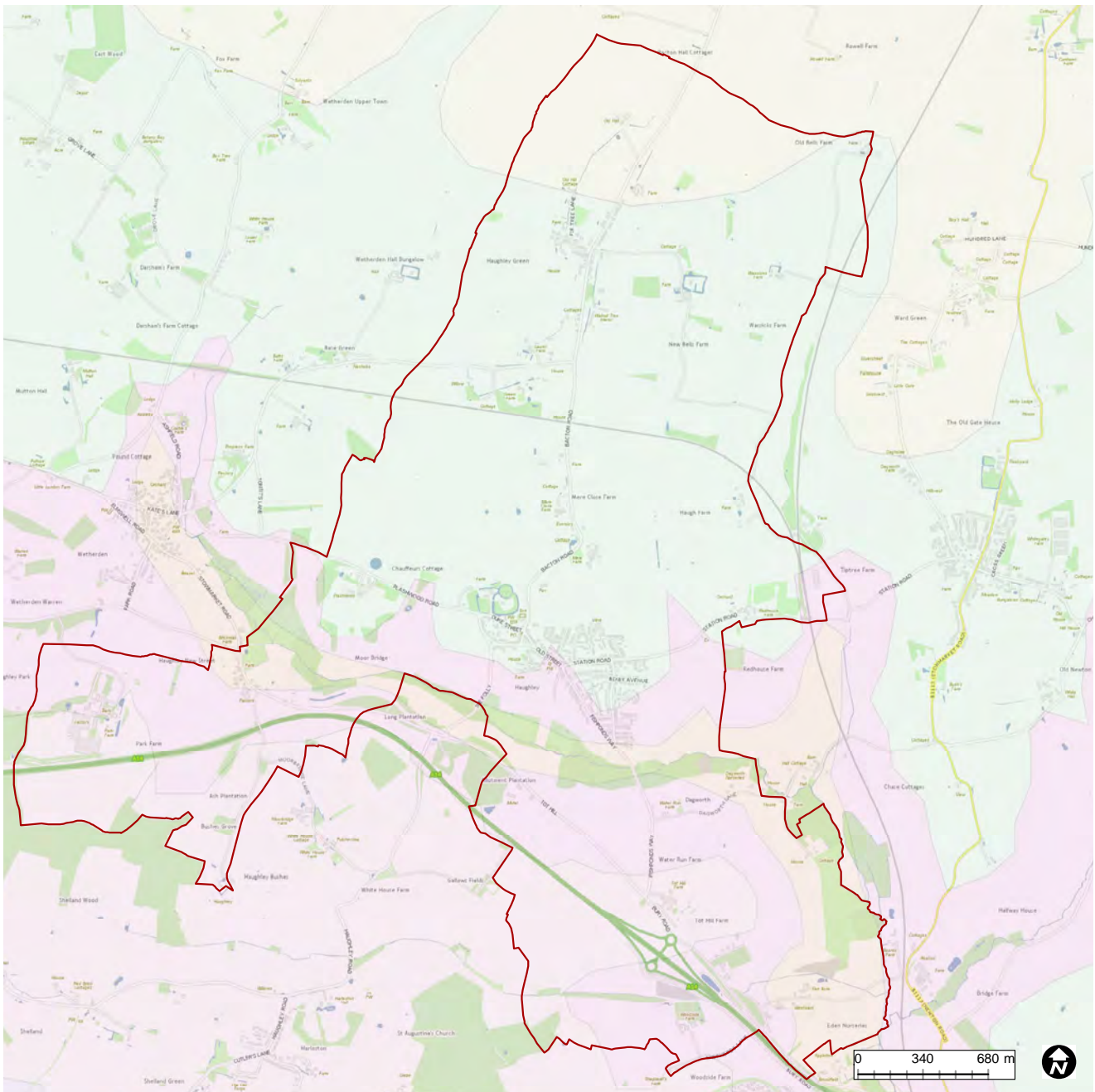
5.2 A thorough and complete Landscape Strategy and Visual Impact Assessment should be produced for any future development site to ensure that any sensitive viewpoints are avoided and carefully mitigated through the use of appropriate master planning.

5.3 Any proposed development would need to demonstrate that the visual sensitivities of the proposals have been carefully integrated into the local landscape, respecting the important gateways, movement corridors and wider views throughout the parish.

6. REFERENCES

Photography and Photomontage in Landscape and Visual Impact Assessment. LI, 2011
Guidelines for Landscape and Visual Impact Assessment: Third Edition, LI & IEMA, 2013
National Character Area profiles; Natural England, 2014
Suffolk Landscape Character Assessment, Suffolk County Council

APPENDIX 1: LANDSCAPE CHARACTER



- Key**
- LCT 3: Ancient plateau Claylands
 - LCT 19: Rolling Valley Farmlands & Furze
 - LCT 30: Wooded Valley Meadowlands
 - LCT 10: Plateau Claylands
 - Haughley Parish Boundary