

SNP Supporting Document 2:

Stowupland Character Area Assessments

February 2016



The Stowupland Neighbourhood Plan Group held a workshop at one of the regular meetings and considered published advice on how to carry out Character Assessments (particularly How to prepare a character assessment to support design policy within a Neighbourhood Plan, Planning Aid). The parish was divided into x areas, and volunteers from the group carried out the assessments over a period of six weeks or so from the end of 2015 until February 2017. The assessment is set out below.

STOWUPLAND CHARACTER AREA ASSESSMENTS

Character Area.....1..... Assessor(s).....KH.....

Date.....2 December 2015


Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc
Gradient Flat	Totally Residential	Residential with a mixture of buildings with reasonable sized plots and open plan gardens. The buildings range in age from 1930s till 1990s with the bulk of the estate built in the early 1960s..	The area is served by main roads from the A1120 with footways and street lighting until midnight. There are some exit footways leading onto the green from Maple Road and Hornbeam Road.

Spaces	Buildings	Landmarks	Green and natural features
<p>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc</p>	<p>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc</p>	<p>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</p>	<p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc</p>
<p>There are no open spaces as such, although some verges are wider with trees planted.</p>	<p>The buildings range from semi detached houses and bungalows, detached bungalows and chalet bungalows, with more recent building (small groups of dwellings such as Walnut Tree Close) infilled onto larger gardens and spaces.</p>	<p>No significant landmarks on the estate.</p> <p>The wide verge with mature hedge (approximately 1.8 metres high) that separates Devon Road from the B1115 is a notable local feature of this area.</p>	<p>Verges separating the footpath from the road along some roads. Small areas of larger verge with planted trees, including on the corners of some roads (Hawthorn Close, Sycamore Road).</p> <p>Front gardens include those with low walls and shrub/hedge planting to a large number of open-plan gardens, some with mature garden planting.</p> <p>Hedges along one edge of estate backing onto the green.</p> <p>A wide verge with a tall hedge (approx 1.8m with occasional gaps) runs parallel with and separates Devon Road from the B1115.</p>

Streetscape	Views	Summary of Key defining characteristics / other observations	
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)		
All areas of the heights have footpaths with a grass verge. Street lighting, and road name signs.	<p>On the outer area of the estate there are views onto the village green.</p> <p>Open farmland and the village allotments viewed from Devon Road through gaps in the hedge along the verge.</p> <p>Extensive views through the hedge from the B1115 and from Devon Road and Thorney Green Road across open fields across the A14 (in embankment) through to Onehouse.</p>		



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50 m 

Topography	Land Uses	Layout	Roads, streets, routes
<p>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Plateau top, which begins to slope on NW towards Gipping Valley in the distance. From Thorney Green Road towards the A1120 and garage, the slope begins to dip to SE.</p>	<p>There is residential housing around the Green, with the High School, (mainly shielded from view even in Winter) to ENE. Shops in the area are the butchers, M & M and the Fish and Chip shop, with The Retreat pub almost opposite the Fish and Chip shop. The actively working Green Farm regularly use the track across the Green to Thorney Green Road; Pooles Farm is less active. Many houses have access across un-made-up tracks from the adopted roads eg: houses on NW side of the Green, or by M & M. Many footpaths traverse the Green.</p>	<p>There are 3 Grade 2 listed buildings, all associated with Green Farm: Green farm, a Cart Lodge west of the farmhouse and Thorney Green Cottage, on the other side of the Green. Also listed is Pooles Farm House Many houses are C20 and C21 buildings, including Birch Close houses, which look across the Green towards Century Cottage. There are many C19 cottages and some that are older, some terraced, like Laburnum Cottages, or semi-detached like Ramblers Cottages. There are many styles and sizes visible from the open space that is the centre of the Green. Few houses have much in the way of front garden, and many hide behind hedges.</p>	<p>Roads, which traverse the Green, are fairly heavily used (and excessively used, since the school reorganisational changes, so the Green is becoming damaged * see photos); it is used for pick-up and drop-of of students at the High School, by parents/carers. Both the school and many houses are shielded by hedging. Recently planted trees are growing, on the NE corner of the Green, in particular. The area between Green Farm and M & M butchers is used regularly for football. In contrast, the area between Green Farm and Poole's Farm is Half-a Mow (cut 1 or 2 x a year) to encourage wilds flowers.</p>

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<p>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc</p>	<p>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc</p>	<p>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</p>	<p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc</p>
<p>The area between Green Farm and M & M butchers is used regularly for football, and for 'practise' at the smaller child-size football posts. This same area is used occasionally for village events, such as Music or Fun-Days.</p> <p>Many footpaths are used regularly around the Green, especially, but not exclusively, those that are gravelled by the Parish Council.</p> <p>A limited number of residents living in specified buildings have a right to graze animals on the Green; this is not a right that has been used in recent years.</p>	<p>There is a huge variety of building styles around the Green; most styles and ages are represented. It is a classic village hotch-potch of differences. The listed ancient buildings, Green Farm, its Cart Lodge and Thorney Green Cottage are all Grade 2, as well as Pooles Farm House. Most bungalows and Birch Close, which is seen from the Green, are simple painted render or brick with tiled roofs, but there are some thatches eg: Thorney Green Cottage and Willow Wood, as well as some in Chapel Lane</p> <p>Where there is render it is often in pretty, pastel shades, including classic Suffolk pink. There is one building that is an exception, the new two-and-a-half story house off the NW corner of the Green, whose height makes it stand, apparent.</p>	<p>The key feature is the Green itself. Many people who travel the A1120 regularly do not realise the huge extent of the wider Green as it expands at Thorney Green Road.</p> <p>The ancient ponds, which existed in Medieval times, dividing the public from private land and providing drainage, are often hidden from view, or have gone. Remnants of old ponds are left, as poorly drained land, in front of Willow Wood, for instance. One pond exists still on the Green, next to the Retreat.</p>	<p>The Green has much natural hedging, (much clearance of undergrowth in Autumn 2015, has made it appear less wild than it is usually).</p> <p>Many fine trees can be seen from the Green; there are, for example, large oaks and copper beeches visible from the NW corners in the grounds of Corner Farm House, and some excellent pines around Green Farm. Numbers of trees are old and tall ash trees. There are three older trees planted on the Green itself, one to commemorate the coronation of the Queen in 1953.</p> <p>New trees, planted recently, growing around the Green, include further oaks/crab apples and hollies.</p>

Streetscape	Views	Summary of Key defining characteristics / other observations	
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)		
<ul style="list-style-type: none"> - There are no footpaths of a formal nature, except those next to the A1120 on the edge of the Green. - There are few areas with kerbs, but this varies a bit. - The bus stops on the Green are a shade urban and plastic, but provide shelter of sorts. - The benches at various points are made of recycled plastic not wood. - Several 30mph signs and rubbish and dog-poo bins are about, as are 'no parking' signs around, and 'no access' - Both pub and Fish and Chip shop use A-frame signs outside. - Limited low level street lighting allows some light, but retains the rural village feel. 	<p>The Green of itself is truly scenic, with its wide spaces.</p> <p>The best views out of this area are probably those from the gardens on the NW of the Green, or the footpaths running down from Green farm or by Columbine Hall, and the start of Columbyne Close These are views towards Haughley and Old Newton, looking across the Gipping Valley, as the river runs towards Stowmarket.</p> <p>To the SE of the Green, the garage and housing obscures views to the SE.</p> <p>The High School is sheltered from view by the trees which grow between it and the Green.</p>	<p>The Green is a vital, central and verdant area for all who live here. Surprisingly large, it is a delight to find and much appreciated, not only by resident villagers but also by others who come to the village. The eclectic mix of varied housing only adds to its appeal.</p> <p>It is used by all, often, and with enthusiasm, as an area in which to find rest and rejuvenation.</p>	

Topography	Land Uses	Layout	Roads, streets, routes
<p>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Plateau-top. Gentle slope to the west and north west.</p>	<p>Residential on Thorney Green Road, Farm land with farm houses and outbuilding, farm tracks, network of footpaths and small holdings.</p>	<p>Residential: mixture of bungalows building ages and styles; bungalows in plots sitting back from the road with enclosed gardens. A 1980's property built to the left of Poole's Farm: a grade II listed building. Century Cottages; once 2 cottages converted into one. Green Farmhouse; grade II listed building. Nestled inside the farmland beside a footpath leading down towards Gipping.</p> <p>Mount Pleasant Farmhouse; a grade II listed building is situated on south edge of the outer perimeter. Bottom road running north west, mixture of small holdings with, lorry trailers, mobile homes, sheds, horses, out buildings, poultry and grassland.</p>	<p>Pedestrian footpath along one side of Thorney Green Road. A cycle path and pedestrian footpath leading down into Stowmarket adjacent to the B1115. Network of footpaths + bridleway/farm track. To the South perimeter the A14 runs adjacent. B1115 and Thorney Green Road with 30mph limit.</p>

Spaces	Buildings	Landmarks	Green and natural features
Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc
	<p>Detached bungalows – brick built, mixture styles.</p> <p>Century Cottages – Rendered, slate roof tiles, pvc windows.</p> <p>Poole’s Farm – Rendered, wooden windows, red tile roof.</p> <p>Mount Pleasant – rendered with red roof tiles.</p> <p>Green Farmhouse – Rendered, sash windows with small pan tiles.</p> <p>One house, brick built with normal grey roof tiles.</p>	Overhead pylons and power lines.	<p>Roadside landscape planting associated with B1115 and along farm track running along A14 Boundary with Mount Pleasant Farm.</p> <p>Trees running from Century Cottages to Green Farmhouse.</p> <p>Vey open with around this area. Small hedge growth within the farming boundries.</p> <p>Hedge Growth along both farm tracks.</p> <p>Footpath leading down to Mount Pleasant has blackberry hedgerows.</p>

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<p>Pedestrian footpath</p> <p>Kerb and verges of varying widths.</p> <p>30mph signs.</p> <p>2 x Street Lights.</p> <p>Cycle and Pedestrian sign. Footpath signs.</p>	<p>Moving North of area 4</p> <ul style="list-style-type: none"> • Views across the valley of Old newton and Dagwoth • Glimpses of Old Newton Church <p>Moving North East</p> <ul style="list-style-type: none"> • Views across the valley of Gipping • Views across the valley of Gipping Wood • Wind turbines near Eye along A140 • Mendelsham Mast 	



View towards Gipping



View towards Old Newton

Character Area: 5

Assessor(s): SW

Date: February 2016

Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc
Plateau sloping to river Gipping valley to north west	Agricultural – arable land	Columbine Hall grade II listed surrounded by moat and trees, with out buildings in mostly arable and some pastoral land 4 semi detached Brick bungalows at eastern end of Gipping Lane Stables and outbuildings further west on Gipping Lane	Footpath through Green Farm to Stonebridge Lane which is single track with no footpaths. Footpath from bridge over Gipping to Rendall Lane which is also single track with no footpath. There is also a footpath running up from the Gipping past Columbine Hall Gipping Lane has no footpaths

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	<p>Grade II* Columbine Hall two storey timber frame with tiled roof dating back to 1390. Surrounding moat pre dates the hall and is thought to have been built to resist the vikings Timber framed and pantiled outbuildings. Also 20th outbuildings of brick construction</p>	<p>Columbine Hall including barn, outbuildings, driveway and landscape setting.</p>	<p>Hedges to farm tracks. Trees along Stonebridge Lane and along Gipping river. Hedge field boundaries</p>

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Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)		
Tarmac surface to Stonebridge Lane, Rendall Lane and Gipping Lane. National speed limit in all cases. No street lighting	Extensive views across the Gipping valley to Old Newton and Gipping Old Newton church		

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<p>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Plateau-top along the line of Church Road, the A1120, sloping very gently down towards the south, and then very gently up to a ridge between the A1120 and the farm track to Park Farm.</p>	<p>Arable fields with a small area opposite Stowupland Hall that is uncultivated.</p>	<p>There are no buildings in Area 8 (Park Farm is adjacent in Area 11, and the Old Vicarage is adjacent to the north western corner).</p>	<p>A1120 runs NE – SW, and then bends 90^o to run NW – SE, and has a 30mph limit through the village including this area.</p> <p>A narrow country lane (unclassified road) runs N – S from A1120 to Creting St Peter. This is bisected by a footpath that runs from A1120 to the west through to cross the A1120 and turns to run SE – NW to cross Saxham Street and on to Gipping Back Road.</p> <p>Church Road has a footpath along the northern side, and no footpath on the southern side.</p>

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Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc
There are no public spaces in this area.	<p>Although there are no buildings in this area, the buildings around the northern and western edges of the area are visually very important.</p> <p>Visible to the north of this area are a terrace of 19th century cottages (slate roofs [one with solar panels], plastered), the listed, thatched Pendle Cottage and Appleton, a new late 20th century house with dormer window gables, the rendered and thatched cottages and Barn Cottages with a rendered and plastered front elevation and deep clay pantile roof.</p> <p>To the west the Victorian red brick and slate former Vicarage can be seen. The steeple of Holy Trinity Church is an important visual feature that can be seen from most points in this area.</p>	<p>Together with the buildings described in the previous column the other landmarks are the pylons and connecting overhead wires.</p> <p>The roadside Corsican Pine trees are also a very distinct feature in this part of the village, especially as they are at one of the highest points in the area.</p>	<p>The trees and hedgerows outside the area are almost as important as those within it:</p> <p>On the north side of the A1120 tall hedges and the garden hedgerows, and shrubs of the cottages can be seen.</p> <p>There are no hedges on the roadside of the fields each side of the road to Creting St Peter. The western field is bounded by ditches along the A1120 and the lane.</p> <p>The garden trees and hedgerow boundary of the Old Vicarage.</p> <p>Pylon Church steeple Hedgerow with Corsican Pines dominant in the landscape.</p>

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<p>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc</p>	<p>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</p>		
<p>Road signs on the A1120: Signs to Creeting St Peter x 2 Unsuitable for HGVs National Speed Limit signs x 2 Brown Signs – Cycle route: Needham Market and Railway Station.</p> <p>A1120 Stowmarket (left) to Yoxford (right).</p> <p>+ sign to Earl Stonham and Debenham</p> <p>Brown sign – cycle route x 2 (left and right)</p>	<p>Here the track/path to Park Farm meets the road to Creeting St Peter there is a good view 360° around the area.</p> <ul style="list-style-type: none"> • Looking south and south-east the hedgerows along the road to Creeting St Peter are important, as there are so few hedges. • Looking south west the top of a chimney (Climax Molybdenum or Muntons?) can be seen, with views across the Gipping Valley. • Looking east the top of the water tower at Blacksmiths Lane can be seen, as can the Mendlesham mast. • Looking north Stowupland Hall with the paddock, hedgerow and trees, and cottages with front garden fences, plants and trees. • To the north-east the white brick and slate roof of Stowupland Hall is visible in part with glimpses of single-storey pantiled roof outbuildings and bungalows in Saxham Street beyond can be seen above the trees 	<p>Key defining characteristics:</p> <ul style="list-style-type: none"> • Plateau-top • Arable fields with few hedgerows • Corsican pines along Church Road • Group of houses separate from the village including thatched cottages, rendered elevations and clay pantiles. • Views out of the area including across the Gipping Valley to the south, and across the appeal site to Gipping Road to the north. • Glimpses of buildings, including Stowupland Hall, the Old Vicarage, and the steeple of Holy Trinity Church. <p>Vegetation outside the area, including field and roadside hedges along the road to Creeting St Peter, the hedgerows and trees in and around the cemetery</p>	<p>Other observations: Wildlife seen during the time assessing the area – a hare, a kestrel, a large group of fieldfares, as well as rooks, and tits.</p>

	<ul style="list-style-type: none">• The properties on Church Road (see description) form a distinct group, which together with the Corsican Pines, appear separate from the village which is only glimpsed in part with the church steeple and looking west the rear of the properties on the south sided of Church Road and the vegetation around the cemetery.• From halfway down the track to Park Farm the appeal site can clearly be seen with the cottages in Gipping Road beyond, on the horizon. There are also good views across farmland to the west with the chalet bungalows opposite the URC in the distance, and the hedgerow and trees around the cemetery creating a strong boundary to the village.		
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Looking toward Combs across Stowmarket

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<p>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Relatively level plateau top, sloping very gently down to the south west corner of this area from a high point where the footpath meets Church Road.</p>	<p>Predominantly arable farmland, with some residential properties on Church Road. Walnut Tree Farm, farm buildings and new farm shop in the northern corner of this area, and Stowupland Hall and outbuildings in the eastern corner. So uses include the farm shop, post office, and café, and the kitchen manufacturer, Plain English at Stowupland Hall.</p>	<p>The residential use in this area is a relatively tightly grouped line of houses. Stowupland Hall in the western corner sits in its own space with outbuildings to the west and paddock to the east of the hall.</p>	<p>This area is bounded to the south by the A1120, to the east by Rendalls Lane, and to the north by Gipping Road. To the west, the area is bounded by hedgerows.</p> <p>The A1120 has a footpath along the north side, with a verge separating it from the road for much of its length. The footpath has become narrower in recent years as lack of maintenance has meant the verges and domestic front gardens have encroached onto the tarmac.</p> <p>Rendalls Lane has a few informal passing places, and is very poor condition with many potholes. There are no kerbs, and the current state of this road makes it very dangerous for use by cyclists.</p>

			<p>Both Rendalls Lane and Gipping Road are narrow with no footways and both are national speed limit.</p> <p>Two public rights of way cross this area. They meet to form a triangular circuit in a meadow, which is much used by dog walkers. Both routes lead to open countryside, and both provide valuable links to and through the village and from the village to the countryside.</p>
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Spaces	Buildings	Landmarks	Green and natural features
<p>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc</p>	<p>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc</p>	<p>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</p>	<p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc</p>
<p>Although there are no public spaces, two public rights of way cross and are linked to form a triangle in a meadow. This meadow is a hugely popular dog walking destination, or en route as part of the footpath network in and around the parish.</p>	<p>The buildings in this area vary from small two-storey cottages on Church Road and Gipping Road, the three storey Stowupland Hall, and former agricultural modern barns, and older single-storey outbuildings, and the farmhouse, barn, modern farm buildings and dutch barn, and new farm shop, Post Office and café at Walnut Tree Farm.</p> <p>The cottages in Church Road are rendered, the nineteenth century terrace of three at the western end have slate roofs. One pair of cottages, Appleton and Pendle Cottage, and a terrace of three (The Cottage, The Thatch, and another) are all Grade 2 Listed Buildings and have thatched roofs. Between these is a late twentieth century detached house, rendered with two dormer windows and pantile roof (designed to reflect local character). Barn Cottages (including Foxglove Barn) are grade 2 listed and are rendered</p>	<p>The obvious landmarks are the pylon and the wind turbines adjacent to Walnut Tree Farm. However, at the more human scale/eye-level, Stowupland Hall, the rear of the cottages in Gipping Road, and the coloured plastered walls of the cottages on Church Road, and the pantile roof of the barn cottages stand out.</p>	<p>The hedge along Church Road separating the farmland from the road at the western end of this area is around 1.5 – 1.8m high. Orchard trees and garden planting along Church Road and Gipping Road is important.</p> <p>The trees in the paddock adjacent to Stowupland Hall, and the roadside and pond-side trees further east are also important including Corsican Pine trees (protected by a TPO) that are taller than Foxglove Barn/the Barn Cottages adjacent.</p> <p>There is no hedgerow alongside Gipping Road to the east, but a hedge separates the fields in the middle of this area. This hedgerow becomes taller, comprising mostly trees, where it runs south of the farm buildings and bund south of Walnut Tree Farm.</p>

	<p>with a steeply pitched pantile roof. Stowupland Hall is also a grade 2 listed building, and is constructed from local 'white' brick, with a slate roof.</p> <p>Outbuildings on the road frontage are boarded and painted with a pantile roof.</p> <p>The cottages on Gipping Road are rendered with slate roofs. The new farm shop building has been designed to resemble a barn and is black boarded with a modern metal clad roof designed to resemble pantiles.</p>		<p>Trees and hedging to the west, on the eastern edge of the village are important in the landscape and views out of this area.</p> <p>The trees and hedgerows around the meadow are important both visually and as wildlife habitats. Many types of bird, including owls, have been spotted in the meadow or immediately adjacent. The two oaks, and pond are the focus in the meadow.</p> <p>Hedgerow with trees along Rendalls Lane.</p>
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Streetscape	Views	Summary of Key defining characteristics / other observations	
<p>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc</p>	<p>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</p>		
<p>2 x Street lamps on Church Road.</p> <p>Road signs facing the land to Creting St Peter, and cycle route signs, plus road sign to Debenham and Yoxford.</p> <p>Rendalls Lane street sign.</p> <p>Woven willow fence around the farm buildings at Stowupland Hall.</p> <p>Front gardens behind an old estate flint and red brick wall along Church Road.</p> <p>Front gardens in Gipping Road.</p>	<p>Extensive views from Church Road across the plateau top and Gipping Valley to Combs Wood, to the top of the plateau on the other side of the valley.</p> <p>Wattisham airbase can clearly be seen rightly lit at night. Combs Church can also be seen when floodlit at night.</p> <p>Views from Rendalls Lane towards Gipping Wood.</p> <p>Extensive views north from Gipping Road across Columbine Hall to Old Newton.</p> <p>Views toward the village (from the prw within the area) comprise glimpses of the pre-school building, the church steeple, and distant glimpses of Steeple View through hedgerows and trees. The hedges and trees appear part of the green space that extends from the high school playing fields, the playing field behind the primary school, and the community woodland.</p> <p>Views west down Church Road toward the primary school are dominated by the hedgerow to</p>		

	the right, trees, and garden planting (including around the Old Vicarage).		
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Topography	Land Uses	Layout	Roads, streets, routes
<p>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Sloping. Gentle slope upwards to the south from the start of Gipping Road to the Green and along the public right of way which runs parallel from the north-east corner of Trinity Walk upwards alongside the High School playing fields. The tarmac footpath that leads from the Green at M & M Butchers slopes gently downwards in a north-east direction.</p>	<p>Residential. Two-storey houses of various ages. Several old houses with infill in between all with road frontage to the west. Housing estate to the east with a mixture of two-storey ex-local and local authority brick built houses. Warden controlled residential care home stands to the south-east of the area with two-storey affordable housing and flats.</p>	<p>Residential. Regular layout throughout. Mixture of houses with road frontage to the west, close to the road with drives opening out onto the road and short front gardens. Many with mature trees and hedgerows and drainage ditches to the south. Natural verges to the north. Houses within Trinity Walk are of a linear layout close to the roads within the estate with short front gardens and long back gardens, mature hedgerows and trees and many with far reaching views overlooking the countryside (proposed development site) to the north-east. To the south-east is also of regular layout with small mixed infill garden areas within the development.</p>	<p>Narrow two-way street merging into one-way country lane to the north. 30mph limit sign to the south and national speed limit sign to the north. Traditional footpath with loose stone at the start of the Green at the south end of the area. Tarmac public footpath heading eastwards from the south-west corner of the area bordering the residential area to the north and views of the High School to the south. Public footpath continues northwards from the south-east corner of the area bordering the residential area to the west and views of the High School playing fields, Village Hall and Church to the east. Minimal street lights</p>

Spaces	Buildings	Landmarks	Green and natural features
<p>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc</p>	<p>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc</p>	<p>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</p>	<p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc</p>
<p>Two small open green areas at the north-west corner of the area with bus stop and public bench. Gravel carpark for M & M Butchers at south-west corner with views to the west over the Green. Residential area with views of the High School at the south end and residential area to the west with views of the High School playing fields, Village Hall and Church to the east and far reaching views overlooking the countryside to the north-east.</p>	<p>Mixture of two-storey detached and semi-detached 20th century houses predominantly of brick construction and tiled roofs with road frontage to the west. Some have been extended.</p> <p>At the south end is a mixture of two-storey detached and semi-detached rendered houses of varying ages with tiled roofs as well as one with a thatched roof also with road frontage to the west. Residential infill.</p> <p>Brick built residential care home built in the early 21st century to the south-east of the area with brick built semi-detached affordable housing and flats.</p> <p>Trinity walk consists of two-storey detached and terraced ex-local and local authority brick built houses with tiled roofs built in the 20th century. Also some flats.</p>	<p>Bus stop at the north-west corner of the area with a large established tree.</p> <p>Willow wood at the south end with a thatched roof. Footpath sign, village noticeboard and post-box.</p> <p>Electrical sub-station located at the south-east corner of the area. Footpath sign. Mature hedgerows, trees and ditches.</p> <p>Views of the High School playing fields, Village Hall and Church to the east.</p>	<p>Hedgerows and private planting around houses with road frontage to the west and at the south end of the area with views over the Green.</p> <p>Further mature hedgerows, trees and ditches along the east and north border of the area</p>

Streetscape	Views	Summary of Key defining characteristics / other observations	
<p>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc</p>	<p>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</p>		
<p>Bus stop and public bench at north-west corner of area. Animal waste bin and general waste bin. 30mph limit sign to the south and national speed limit sign to the north. No path.</p> <p>Traditional footpath with loose stone at the start of the Green at the south end of the area. General waste bin.</p> <p>Tarmac footpath running south-easterly around the border of the area.</p> <p>In the north-east corner of the area are various footpath signs and an un-surfaced access route to the rear of the houses which joins the tarmac roads around Trinity Walk</p> <p>Many kerbs and pavements within Trinity Walk area.</p>	<p>North-west of the area: Inwards – Residential housing estate Outwards – Farmland, open fields, trees and hedgerows. Small residential bungalows.</p> <p>South-west of the area: Inwards – Residential Outwards – Village Green and a mixture of two-storey period houses in the distance</p> <p>South-east of the area: Inwards – Residential Outwards – High school and playing fields, Village hall and Church.</p> <p>North-east of the area: Inwards – Residential Outwards – Far reaching views over farmland, open fields, trees and hedgerows. Newly planted woodland. Scattering of period cottages in the distance</p> <p>Views within the centre of the area are predominantly residential.</p>		

Character Area.....11..... Assessor(s).....NP Group.....

Date.....2 December 2015

Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc
Gradient Flat	Totally Residential	Residential with a mixture of buildings with reasonable sized plots and open plan gardens. The buildings range in age from 1930s till 1990s with the bulk of the estate built in the early 1960s..	The area is served by main roads from the A1120 with footways and street lighting until midnight. There are some exit footways leading onto the green from Maple Road and Hornbeam Road.

Spaces	Buildings	Landmarks	Green and natural features
Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc
There are no open spaces as such, although some verges are wider with trees planted.	The buildings range from semi detached houses and bungalows, detached bungalows and chalet bungalows, with more recent building (small groups of dwellings such as Walnut Tree Close) infilled onto larger gardens and spaces.	<p>No significant landmarks on the estate.</p> <p>The wide verge with mature hedge (approximately 1.8 metres high) that separates Devon Road from the B1115 is a notable local feature of this area.</p>	<p>Verges separating the footpath from the road along some roads. Small areas of larger verge with planted trees, including on the corners of some roads (Hawthorn Close, Sycamore Road).</p> <p>Front gardens include those with low walls and shrub/hedge planting to a large number of open-plan gardens, some with mature garden planting.</p> <p>Hedges along one edge of estate backing onto the green.</p> <p>A wide verge with a tall hedge (approx 1.8m with occasional gaps) runs parallel with and separates Devon Road from the B1115.</p>

Streetscape	Views	Summary of Key defining characteristics / other observations	
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)		
All areas of the heights have footpaths with a grass verge. Street lighting, and road name signs.	<p>On the outer area of the estate there are views onto the village green.</p> <p>Open farmland and the village allotments viewed from Devon Road through gaps in the hedge along the verge.</p> <p>Extensive views through the hedge from the B1115 and from Devon Road and Thorney Green Road across open fields across the A14 (in embankment) through to Onehouse.</p>		