

The Great Grid Upgrade

Sea Link

Sea Link

Volume 9: Examination Submissions

Document 9.97: Applicant's Responses to Supplementary Agenda Additional Questions for Issue Specific Hearing 2

Planning Inspectorate Reference: EN20026

**Version: A
February 2026**

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About this Document

Purpose of this Document

- 1.1.1 This document provides National Grid Electricity Transmission plc's (the Applicant's) responses to the Examining Authority's **Supplementary agenda additional questions for Issue Specific Hearing 2 (ISH2) [EV6-003]**, received on 16 January 2026 in relation to the Proposed Project.

Structure of the Document

- 1.1.2 The Examining Authority (ExA) issued a list of supplementary additional questions (**Supplementary agenda additional questions for Issue Specific Hearing 2 (ISH2) [EV6-003]**) in advance of Issue Specific Hearing 2 (ISH2) held on 28 to 30 January 2026. This document provides responses to those supplementary agenda additional questions, due at Deadline 4, that were specifically addressed to the Applicant.
- 1.1.3 This document is structured to align with the numbering used in the **Supplementary agenda additional questions for Issue Specific Hearing 2 (ISH2) [EV6-003]** and contains several supporting appendices as follows:
- Appendix A – Detailed response to landscape representation by Alde and Ore Association within RR-0091;
 - Appendix B – Representative Viewpoint 4 (winter year 1) with 6m tower Limit of Deviation; and
 - Appendix C - Settlement Sensitivity Assessment Volume 2: Suffolk Coastal.

1. Applicant's Responses

Table 1.1 General

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.01.	Applicant, local authorities and interested parties (IP)	<p>Planning and Infrastructure Act</p> <p>The Government's Planning and Infrastructure Act received Royal Assent on Thursday 18 December 2025.</p> <p>The applicant, local authorities and all IPs are invited to submit comments on the new Act in relation to any implications for the examination of this application.</p>	<p>The Applicant notes that the Planning and Infrastructure Act 2025 received royal assent on 18 December 2025. The Act is likely to have limited immediate impact on the Sea Link examination which is part-way through examination as most provisions are not yet in force and will take effect when appointed by future commencement orders.</p> <p>S9 of the Act (which is not yet in force) deals with the procedure for examination of applications for development consent. The amendments to the Planning Act 2008 made by s9 of the Act requires the Examining Authority to take into account the initial assessment of the principal issues under s.88(1) (as well as the meeting held under s88(2) about how the application should be examined as is currently required). Examinations already consider the principal issues in formulating the examination timetable, for example, in terms of how many issue specific hearings are likely to be needed if there are a large number of substantive issues. This amendment emphasises the importance of those principal issues, and that the focus of the examination should be on those issues, rather than necessarily on all issues. The amendments apply to "every application in respect of which the assessment under section 88(1) of the Planning Act 2008 is made on or after the date on which subsection (1) comes into force (whenever the application was made or accepted)".</p> <p>Therefore, whilst this could potentially affect ongoing examinations where the section 88(1) preliminary assessment has not yet been completed when section 9 comes into force, as section 9 is not yet in force and the initial assessment of principal issues has been undertaken, this presents no immediate impact on the current examination process.</p>
ISH2.02.	Applicant, local authorities and IPs	<p>National Policy Statements</p> <p>The following National Policy Statements (NPS) were designated on 6 January 2026: EN-1, EN-3, EN-5. Considering paragraph 1.6.3 of EN-1 (2026) whilst the revised NPS's will only have effect in relation to those applications for development consent accepted for examination after 6 January 2026 they are capable of being important and relevant considerations in the decision-making process for this application.</p> <p>Applicant: Review the application documents (in particular but not limited to ES part 1, chapter 2 Regulatory and Planning Context [APP-043]) in light of the newly designated NPSs and provide any updates and amendments as necessary.</p> <p>Local authorities and interested parties: Submit any comments in relation to any implications of the newly designated NPSs for the examination of this application.</p>	<p>The Applicant has provided a review of the newly designated NPS in relation to the Proposed Project in Application Document 9.94 Planning Statement Addendum submitted at Deadline 4.</p>

Table 1.2 Ecology and biodiversity

Reference	Question To:	Question/ Clarification	Applicant's Response
ISH2.03.	Applicant	<p>ES Appendix 2.2.B Suffolk Wintering Bird Report [PDA-025]</p> <p>[PDA-025] ES Appendix 2.2.B includes a compendium of Wetland Bird Survey (WeBS) data from Kent and not Suffolk, or the table is titled incorrectly. Provide a corrected version of the appendix in an updated report.</p>	This has been corrected in Application Document 6.3.2.2.B (C) ES Appendix 2.2.B Suffolk Wintering Bird Report submitted at Deadline 4.
ISH2.04.	Applicant	<p>Natural England standing advice</p> <p>NE [REP3-117] table 4 highlights that it will no longer provide bespoke advice on air quality and signposted to its 'Standard Advice for Air Quality Impacts in Nationally Significant Infrastructure Projects (NSIPs)'. Annex 1 of [REP3-117] provides NE's sequential approach to air quality assessments. The applicant should provide a response to annex 1 that outlines how the project has addressed these matters.</p>	A response outlining how the assessment is consistent with Annex 1 of Natural England's REP3-117 is provided in Appendix A of Application Document 9.86 Applicant's Comments on Other submissions Received at Deadline 3 and 3A submitted at Deadline 4.
ISH2.05.	Save Minster Marshes	<p>Minster Marshes extent</p> <p>Provide a map that delineates the full extent of the Minster Marshes.</p> <p>At ISH2, Save Minster Marshes requested clarification regarding the Examining Authority's request for a map of the Minster Marshes in the supplementary agenda. The ExA would welcome the provision of an aerial photograph or Ordnance Survey map with a simple mark-up (i.e. red pen) showing the approximate maximum extent of the Minster Marshes.</p>	

Table 1.3 Marine mammals

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.06.	Applicant	<p>Technical guidance for assessing effects of anthropogenic sound on marine mammal hearing.</p> <p>Table 4.18 in the Marine Mammals Chapter [REP3-022] states that updated United States National Marine Fisheries Service (NMFS) guidance, which was out to consultation at the time of writing, provided a revised hearing range for very high frequency cetaceans and for seals in water. The ExA requests that an update is provided as to the status of the NMFS guidance and if appropriate an updated assessment based on the revised hearing range of the effects of anthropogenic sound on marine mammals.</p>	<p>The NMFS 2024 guidance (an update on the 2018 guidance) was published in full after ES submission. There are a number of changes in the updated guidance which relate to thresholds rather than hearing ranges (though there are minor changes to hearing ranges for harbour porpoise). For cetaceans thresholds are either less conservative or have not changed.</p> <p>For harbour porpoise, the most common and most sensitive cetacean to underwater sound in the project areas zones of influence for all sound types will be smaller. This is consistent with the recent reduction in the EDR range for harbour porpoise (JNCC, 2025) from 5 km to 3 km from SBP (and all other sound sources as well). Thus, there is no requirement to revise impact assessment for cetaceans in relation to the 2024 NMFS guidance.</p>

Reference	Question To:	Question/Clarification	Applicant's Response
			There is, however, a reduction in thresholds for seals (i.e. more conservative) which is largely for non-impulsive sound sources (like cable installation) which will result in larger zones of influence (ZOI). Although this change is relevant to the marine mammal assessment, the distances currently predicted are very limited (up to 10 m). Consequently, the reduced threshold (reduction of 6dB SEL) will not increase the ZOI to an extent that would alter the conclusions of the assessment as presented in Application Document 6.2.4.4 (F) Part 4 Marine Chapter 4 Marine Mammals [REP3-023] .
ISH2.07.	Applicant	Outline Marine Mammal Mitigation Plan (oMMMP) Can the applicant update the oMMMP to ensure that the correct Joint Nature Conservation Committee (JNCC) guidance is referred to, as advised by JNCC in [REP3-090].	Updates are included in Application Document 7.5.11 (C) Outline Marine Mammal Mitigation Plan submitted at Deadline 4.
ISH2.08.	Applicant	Data sharing for underwater noise effects and mitigation Provide an explanation as to whether provision for data sharing is required or included in the oMMMP [REP1-025]. Amend if necessary.	Where a Marine Mammal Observer (MMOb) is required during activities that generate underwater sound, it is necessary to (i) submit information to the JNCC Marine Noise Registry (but only for activities considered to produce loud, low to medium frequency (10Hz – 10kHz) impulsive noise) and (ii) submit observations of any marine mammal sightings to the JNCC. These measures are, by reference to the JNCC 2025 guidance, standard requirements. Specific requirements are included in Section 1.8 of Application Document 7.5.11 (C) Outline Marine Mammal Mitigation Plan submitted at Deadline 4.
ISH2.09.	Applicant	JNCC guidelines The applicant has updated MM01 and MM02 of the Register of Environmental Actions and Commitments (REAC) [REP3-078] to refer to JNCC guidelines. It refers to both 2020 and 2025 guidance but there is no reference list provided. Provide a reference list for clarity.	These references are included in the reference list provided at the end of Applicant Document 9.84 Register of Environmental Actions and Commitments (REAC) [REP3-078] .
ISH2.010.	JNCC and Natural England (NE)	Marine mammal in-combination assessment Provide comments on the updated marine mammal in-combination assessment in Version E of the Habitats Regulations Assessment (HRA) Report [REP3-028].	
ISH2.011.	Applicant	Southern North Sea Special Area of Conservation (SNS SAC) Confirm the percentage of the SNS SAC's habitat that would be affected by the proposed works (including the buffer around the cable)	More detail regarding the scale of impact has been added to paragraph 9.3.35 in Application Document 6.2.4.4 (G) Marine Chapter 4 Marine Mammals submitted at Deadline 4. The total length of the cable corridor within the SNS SAC is 70 km. The total area of the SNS SAC is 36,951 km ² . The maximum zone of influence along the cable route, for any pathway, direct or indirect, is 20 m within the 500 m cable corridor. For indirect effects, the sediment within this 70 km region in the SNS is either coarse sediments or sand, which have been modelled to settle, once disturbed, up to a maximum of 20 m from the activity footprint. For suspended sediment deposition this distance is doubled to allow for changes in the direction of water movement due to changing tides. Considering the total width of disturbance of 40 m (i.e. 20 m either side of the cable corridor) an area of 2.8 km ² could be affected by the project, which is < 0.01 % of the habitat of the SNS SAC. Due to the negligible area of effect to the seabed the pathway in relation to Conservation Objective (CO) 3, the impact pathway relating to effects to prey species within the SNS SAC was screened out

Reference	Question To:	Question/Clarification	Applicant's Response
			<p>both the project alone and in combination assessment and therefore not covered explicitly in Application Document 6.6 (E) Habitats Regulations Assessment Report [REP3-028].</p> <p>Given the footprint of the Proposed Project within the SNS SAC is negligible (<0.01%) it is also screened out as it has no potential to add to any in-combination effects.</p> <p>The Applicant maintains that there are no adverse effects on site integrity of the SNS SAC. However, for completeness and to confirm the conclusion that there are no adverse effects, the Applicant has provided an update to Application Document 6.6 (F) Habitats Regulations Assessment Report at Deadline 4 to include this information.</p>
ISH2.012.	Applicant	<p>SNS SAC</p> <p>JNCC consider the format of the in-combination assessment means it is not possible to consider potential impacts at a site or conservation objective level. Can the applicant provide clarity on potential impacts in an updated assessment.</p>	<p>Application Document 6.6 (E) Habitats Regulations Assessment Report [REP3-028] has previously been updated to give more clarity on potential impacts from underwater sound impact pathways. These updates did not result in any changes to the conclusions that there is no adverse effect on site integrity of the SNS SAC.</p> <p>Given the footprint of the Proposed Project within the SNS SAC is negligible (<0.01%) it is also screened out as it has no potential to add to any in-combination effects.</p> <p>As set out above for completeness and to confirm the conclusion that there are no adverse effects on site integrity of the SNS SAC for all impact pathways, the Applicant has provided an update to Application Document 6.6 (F) Habitats Regulations Assessment Report, submitted at Deadline 4, to include this information.</p>
ISH2.013.	JNCC and NE	<p>SNS SAC</p> <p>The applicant has provided further narrative on the implications of the use of the Winter SCANS 2025 harbour porpoise abundance data. It concluded ([REP3-069] 1MM7) that the revised baseline did not change the overall outcomes of the assessment as the numbers estimated to be disturbed were still significantly lower than the threshold criteria for impacts to harbour porpoise SACs. Do you agree with this conclusion, and if not explain why.</p>	
ISH2.014.	Applicant	<p>SNS SAC</p> <p>Explain why airborne sounds and visual disturbance is not considered for harbour porpoise of the SNS SAC in paragraphs 4.3.29 to 4.3.32 of the HRA Report [REP3-028].</p>	<p>Harbour porpoise is a fully marine species, living in the sea, and therefore there is no impact pathway from airborne sound and visual disturbance for harbour porpoise or any cetacean species. For this reason, airborne noise and visual disturbance does not need to be considered for harbour porpoise in the SNH SAC and does not need to be included in Application Document 6.6 (E) Habitats Regulations Assessment Report [REP3-028].</p> <p>For seals, it is recognised that airborne noise and disturbance can impact seals that are fully exposed from the water e.g. while they are hauled out. This impact pathway (airborne noise and visual disturbance) has been assessed in detail for the seals that haul-out on the banks of the River Stour. This assessment is presented in Application Document 6.2.4.4 (F) Marine Chapter 4 Marine Mammals [REP3-022].</p>
ISH2.015.	Applicant	<p>Errata</p> <p>Paragraph 1.4.1 of [REP3-022] refers to three surveys but four have been carried out. Correct and check chapter to ensure accuracy.</p>	<p>There is no paragraph 1.4.1 in Application Document 6.2.4.4 (F) Marine Chapter 4 Marine Mammals [REP3-022], and the Applicant cannot find a reference that mentions the three surveys.</p>

Table 1.4 Marine physical environment

Reference	Question To:	Question/ Clarification	Applicant's Response
ISH2.016.	Applicant	<p>Total hydrocarbon content (THC) data</p> <p>The Marine Management Organisation's response to ExQ1 1PE3 [REP3-094] highlights that Marine Chapter 1, paragraph 1.7.83 [REP3-020] references THC data collected in 2022 along the proposed offshore cable route and states that it cannot comment on THC as these results were not provided. Provide this data.</p>	<p>All data, including the complete THC data, collected during the 2021 survey campaign are presented in the 2022 MMT Report (see Application Document 6.3.4.2.A ES Appendix 4.2.A Benthic Characterisation Report (Original Report) [APP-196]).</p> <p>As discussed with the Marine Management Organisation (MMO) via email on 20 January 2026, the environmental data collected as part of the 2021 survey was not analysed by a MMO accredited laboratory. This was one of the reasons why a second geotechnical survey campaign in 2024 was required in order to fulfil this need in specific areas of pre-sweeping across the cable route following the receipt of sample plan advice from the MMO on 5 December 2022.</p> <p>We are therefore unable to provide the 2021 geotechnical survey data in the requested MMO template for review, however, this data in its entirety is available for review in Application Document 6.3.4.2.A ES Appendix 4.2.A Benthic Characterisation Report (Original Report) [APP-196].</p>

Table 1.5 Landscape and visual

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.017.	Applicant	<p>Errata</p> <p>Design Principles – Suffolk [APP-366] paragraph 1.3.5 is unfinished or there is missing text, similar problems on the following 3 pages.</p>	<p>This document has been updated to reflect the errata point (see Application Document 7.12.1 (B) Design principles – Suffolk submitted at Deadline 4).</p>
ISH2.018.	Applicant	<p>Errata</p> <p>ES part 2 Suffolk chapter 1 Landscape and Visual [APP-048] page 83 para 1.8.9 'Friccori' third bullet point from top of page.</p> <p>Page 82 of the same document, para 1.8.9 4th bullet point wording does is not legible and includes a typographical error.</p>	<p>This has been corrected in Application Document 6.2.2.1 (B) Part 2 Suffolk Chapter 1 Landscape and Visual submitted at Deadline 4.</p>
ISH2.019.	Applicant	<p>Settlement Sensitivity Assessment Volume 2</p> <p>This document has been referred to in Applicant's Response to Suffolk Energy Action Solutions (SEAS) Relevant Representation - Michelle Bolger Expert Landscape Consultancy (MBELC) Report 2025 [REP3-074]. If the applicant considers that it is relevant to the consideration of landscape and visual matters by the ExA, a copy or relevant extracts should be provided.</p>	<p>This document is referenced within Application Document 6.2.2.1 (B) Part 2 Suffolk Chapter 1 Landscape and Visual submitted at Deadline 4. The document is provided within Appendix C.</p>
ISH2.020.	Applicant	<p>South East Marine Plan seascape policy</p>	<p>The seascape character in Kent is defined by:</p>

Reference	Question To:	Question/Clarification	Applicant's Response
		<p>Have the effects of the development, including cumulative, been considered in relation to the seascape policy? If they have not, either explain why it is not necessary or provide an assessment.</p>	<ul style="list-style-type: none"> • Southeast Marine Character Area (MCA) 11, Goodwin Sands and North Dover Strait. • Seascape Character Assessment for the Dover Strait (SCADS) published by Kent County Council in 2015 which defines seascape character types and seascape character areas at a regional scale including C3C: Ramsgate Harbour and C5A/11A: Sandwich and Pegwell Bays. <p>The characteristics of these seascapes are outlined in Application Document 6.3.3.1.B Appendix 3.1.B Landscape Baseline [APP-144]. The effects of the Proposed Project have been assessed on the regional scale seascapes (C3C and C5A/11A) which is consistent with the district scale of landscape characterisation which formed the basis of the assessment and was agreed with stakeholders during Scoping. As identified in Table 1.9 (page 50) of Application Document 6.2.3.1 Part 3 Kent Chapter 1 Landscape and Visual [APP-061] effects on SCADS: SCAs C3C and C5A/11A were scoped into the assessment of effects at construction and decommissioning but scoped out of the operation and maintenance phase assessment, due to the limited potential for significant effects. Construction and decommissioning phase effects on SCADS: SCAs C3C and C5A/11A are presented in Application Document 6.3.3.1.C Appendix 3.1.C Landscape Designation and Landscape Character Assessment [APP-145]. The assessment concludes that the Proposed Project would have a negligible adverse (not significant) effect on the SCAs C3C and C5A/11A</p> <p>None of the cumulative developments that were considered at Stage 3 and 4 of the cumulative Landscape and Visual Impact Assessment (LVIA) (Application Document 6.2.3.13 Part 3 Kent Chapter 13 Kent Onshore Scheme Inter-Project Cumulative Effects [APP-073]) were directly located within the seascape character areas, therefore potential cumulative effects would be limited to the setting of the seascape character areas or their perceptual qualities. When considering the potential construction effects associated with the Proposed Project and the cumulative developments the lack of shared receptors meant that the cumulative developments were unlikely to result in significant cumulative effects on SCADS: SCAs C3C and C5A/11A. As operational effects on SCADS: SCAs C3C and C5A/11A were scoped out of the LVIA there would be no potential for significant cumulative effects on these seascapes at operation.</p> <p>Policy SE-SCP-1 Seascape and Landscape of the South East Inshore Marine Plan requires proposals to ensure that they are compatible with their surroundings and that they do not have a significant adverse impact on the character and visual resource of the seascape and landscape of the area. As stated above, there would be limited effects on SCAs C3C and C5A/11A during operation and maintenance phase. Similarly, there would be no potential for significant cumulative effects on these seascapes at operation. It is therefore concluded that the Proposed Project would not have any significant adverse impact on the character and visual resource of the seascape, in line with the requirements of Policy SE-SCP-1.</p>
ISH2.021.	Applicant	<p>Alde Estuary</p> <p>Provide a detailed response to the relevant representation [RR-0091] from the Alde and Ore Association which states that the zone of theoretical visibility shows that the converter building and substation will be visible from the Alde estuary and that the study area should have included the estuary. If there are potential viewpoints from the estuary, explain whether they have been considered in the landscape and visual impact assessment. If they have not, either explain why it is not necessary or provide an assessment.</p>	<p>A detailed response to the landscape and visual aspects of RR-0091 is provided within Appendix A – Detailed response to landscape representation by Alde and Ore Association within RR-0091. This addresses the points highlighted in ExA question ISH2.021 around the study area, the intervisibility between the Alde Estuary and the Proposed Project and why there are no viewpoints within the Alde Estuary.</p>

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.022.	Applicant/ relevant planning authorities	<p>Advance mitigation planting</p> <p>Requirement 6 of the draft Development Consent Order (dDCO) [REP3-006] does not secure advanced planting, as it only prevents the authorised development from commencing, so could not be enforced for advanced planting. It therefore needs to be secured separately in the dDCO. Could advance mitigation planting be added to pre-commencement operations in article 2, with a requirement that pre-commencement operations cannot be carried out until details of advance planting are approved with a timetable for their implementation? Suggest some wording.</p>	<p>Advance mitigation planting would be undertaken in advance of the operational phase of the Proposed Project and not commencement. The areas of advance planting committed to in Section 5.8 and Figure 3 of Application Document 7.5.7.1 (C) Outline Landscape and Ecological Management Plan – Suffolk and in Section 5.5 and Figure 3 of Application Document 7.5.7.1 (C) Outline Landscape and Ecological Management Plan – Kent both submitted at Deadline 4, would be developed further in the final LEMP including the phasing of planting in advance of operation. The purpose of advance planting is to provide the opportunity for earlier establishment of plants where there is no conflict with construction activity. By identifying areas that can be planted in advance of operation but not commencement serves this purpose as the plants will have the opportunity for earlier establishment compared with the majority of the planting which will take place during the early years of the operational phase of the Proposed Project. Undertaking early planting in the pre-commencement phase of the Proposed Project would not be appropriate as this could prevent essential surveys or activity that the contractor will need to carry out prior to construction.</p>
ISH2.023.	Applicant	<p>Pylons</p> <p>If as set out in the applicant's response to first written questions [REP3-069] in response to 1LVIA16 the pylons did not include the additional 6m allowed for in the limits to deviation, how can the ExA be sure that the worst-case scenario has been assessed? Is the 6m vertical limit to deviation reasonable?</p>	<p>The responses given to WQ1 1LVIA16 and 1GEN23 (contained within Application Document 9.73 Applicant's Responses to First Written Question [REP3-069]) should be referred to for context. The worst-case scenario is assessed in the Environmental Statement, including the Landscape and Visual chapter. This includes assessing the vertical limit of deviation (LoD) for the pylons, which is 6 m. This is not withstanding the fact that the visualisations do not show the limit of deviation. In order to assist the Examining Authority, a visualisation has been prepared to indicate the 6 m LoD (refer to Appendix B – Representative Viewpoint 4 (winter year 1) with 6m tower Limit of Deviation submitted at Deadline 4). This has been prepared from Viewpoint 4 with blue dashed lines to show the upper extent of the LoD. This indicates that the height difference between the towers shown in the Application visualisations and the upper extent of the LoD would have a very limited influence on their appearance within the view.</p> <p>As noted previously, visualisations are a tool used to support the professional LVIA process and are not the assessment itself. The LVIA is based on the maximum limits of deviation and therefore considers the maximum potential height of the pylons. Professional judgement and experience have been used to interpret what that would look like in views and is reflected in the assessment contained in the LVIA.</p>
ISH2.024.	Applicant	<p>Native woodland planting mix</p> <p>In relation Suffolk County Council's (SCC) request for hornbeam to be included in the woodland planting mix in table 5.1 of the Outline Landscape and Ecological Management Plan – Suffolk [CR1-045], raised in its Local Impact Report (LIR) [REP1-131], include hornbeam in the planting mix or provide a detailed explanation for its omission.</p>	<p>Hornbeam was already included in the species mix for hedgerow planting and has been incorporated into the woodland planting mix in Table 5.1 within Application Document 7.5.7.1 (C) Outline Landscape and Ecological Management Plan - Suffolk submitted at Deadline 4.</p>
ISH2.025.	Applicant	<p>Trees over cables</p> <p>In the applicant's response to 1LVIA15 of the ExA's first written questions [REP3-069], it sets out that it is problematic to install cables below existing trees. Provide a detailed explanation of the implications of this for existing trees that are shown to be retained in the Arboricultural Impact Assessment [APP-294] and [APP-295] within the limits to deviation for HDD cable installation.</p>	<p>The Applicant's response to 1LVIA15 was in relation to the Horizontal Directional Drilling (HDD) cable installation of the High Voltage Alternating Current (HVAC) connection. All of the HDD cable installation in the DCO Application are for the High Voltage Direct Current (HVDC) cables. HVDC cables are less affected by the burial depth as they are less sensitive to heating of the cable during its operation. An HVAC cable operates at 50 Hz frequency which can affect the impedance of the cable leading to increased losses and heat generation compared with a HVDC cable which has a constant current. The deeper a cable is buried, the more thermal resistance it encounters from the surrounding soil which can affect the cables' ability to dissipate heat. HVAC cables, due to their higher heating effects, are more sensitive to burial depth in terms of heat dissipation.</p>

Reference	Question To:	Question/Clarification	Applicant's Response
			<p>The HDD cable installation of the HVDC cables at the landfall in Suffolk and the landfall and A256 crossing in Kent will be at a depth substantially deeper than the root zone of the existing trees and vegetation. Existing trees shown in Application Document 6.10 Arboricultural Impact Assessment Part 1 of 2 [APP-294] and Application Document 6.10 Arboricultural Impact Assessment Part 2 of 2 [APP-295] where HDD cable installation is proposed will therefore be retained.</p>
ISH2.026.	Applicant	<p>Cumulative effects with the Suffolk Water Transfer Project</p> <p>One of the route options would cross the River Fromus in a similar location and cross the Saxmundham converter station site. What would be the implications for the proposed landscape mitigation?</p>	<p>The Suffolk Water Transfer Project route option that crosses the River Fromus would appear to interface with the proposed native woodland planting and riparian planting around the River Fromus, hedgerow and tree planting along the access road and various sections of woodland planting and grassland at the Saxmundham Converter Station site. The indicative timeframe contained in the Suffolk Water Transfer Project's Winter 2025 Consultation Brochure suggests that the DCO Application could be made in early/mid 2028 by which point areas of advance planting around the River Fromus would have been undertaken. Most of the woodland and grassland around the converter station site is not advanced planting (i.e. will take place during operational phase) so based on the anticipated construction programme contained in Application Document 6.2.1.4 (D) Part 1 Introduction Chapter 4 Description of the Proposed Project [REP1A-003], the remainder of the planting would be carried out in the planting season following completion of construction of the Proposed Project in 2030. The construction of the Suffolk Water Transfer Project pipeline corridor S-S12 would directly impact the landscape mitigation associated with the River Fromus crossing, access road and Saxmundham converter station site. If the Suffolk Water Transfer Project was built before the Sea Link planting commences, woodland trees would not be able to be planted across the pipeline, therefore sections of the Proposed Project's mitigation planting would not deliver its desired landscape function.</p> <p>However, the Suffolk Water Transfer Project is at a very early stage, with significant potential for design changes before an application is submitted. There is not yet any detailed environmental information available to carry out a cumulative assessment with the Proposed Project, with the Winter 2025 Consultation Brochure suggesting that the next round of consultation and publication of environmental information would not occur until 2027.</p> <p>The cumulative impact with the Proposed Project, which would be determined prior to the next round of consultation in 2027, would need to be taken into account in the development of the Suffolk Water Transfer Project and may itself result in changes to pipeline alignments. Given the early stage of the project development, it is not possible to assess with any certainty the impact on the Proposed Project landscape mitigation and very limited weight should be given to the impact of the proposed Suffolk Water Transfer Project on the Proposed Project application.</p> <p>The Applicant responded to the Suffolk Water Transfer Project's consultation in December 2025 and welcomed the opportunity to work closely with Essex and Suffolk Water, as the Suffolk Water Transfer Project proposals evolve, to further understand its potential interactions with the Proposed Project Order Limits.</p> <p>The Applicant has a monthly meeting with all developers in the area (Sizewell C, SPR, NGV, Helios) and members of the Suffolk Water Transfer Project team are invited to these.</p>
ISH2.027.	Applicant	<p>Replacement tree planting</p> <p>Provide a clarification and justification for the ratio for replacement tree planting, raised in SCC's LIR [REP1-130], or signpost to where this matter is addressed in the applicant's documentation.</p>	<p>The Applicant provided a response to this point in Table 3.1 of Application Document 9.35.1 Applicant's Comments on Local Impact Report from Suffolk County Council [REP2-026].</p>

Reference	Question To:	Question/Clarification	Applicant's Response
			A further response has been provided in Application Document 9.86 Applicant's Comments on Other Submissions Received at Deadline 3 and 3A submitted at Deadline 4, as part of our comments on Suffolk County Council's Deadline 3 submission [REP3-122] point A2.15,

Table 1.6 Design

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.028.	Applicant/relevant planning authorities	Limit to deviation for Fromus Bridge Provide suggested wording for adding this to article 5 of the dDCO.	At the ISH2 hearing, the EA agreed to provide draft wording for a requirement to control the height of the Fromus Bridge. The EA has since shared their proposed wording with the Applicant who is reviewing and will liaise further with the EA to reach agreement on the final wording. The Applicant will reflect on any further ancillary drafting changes.

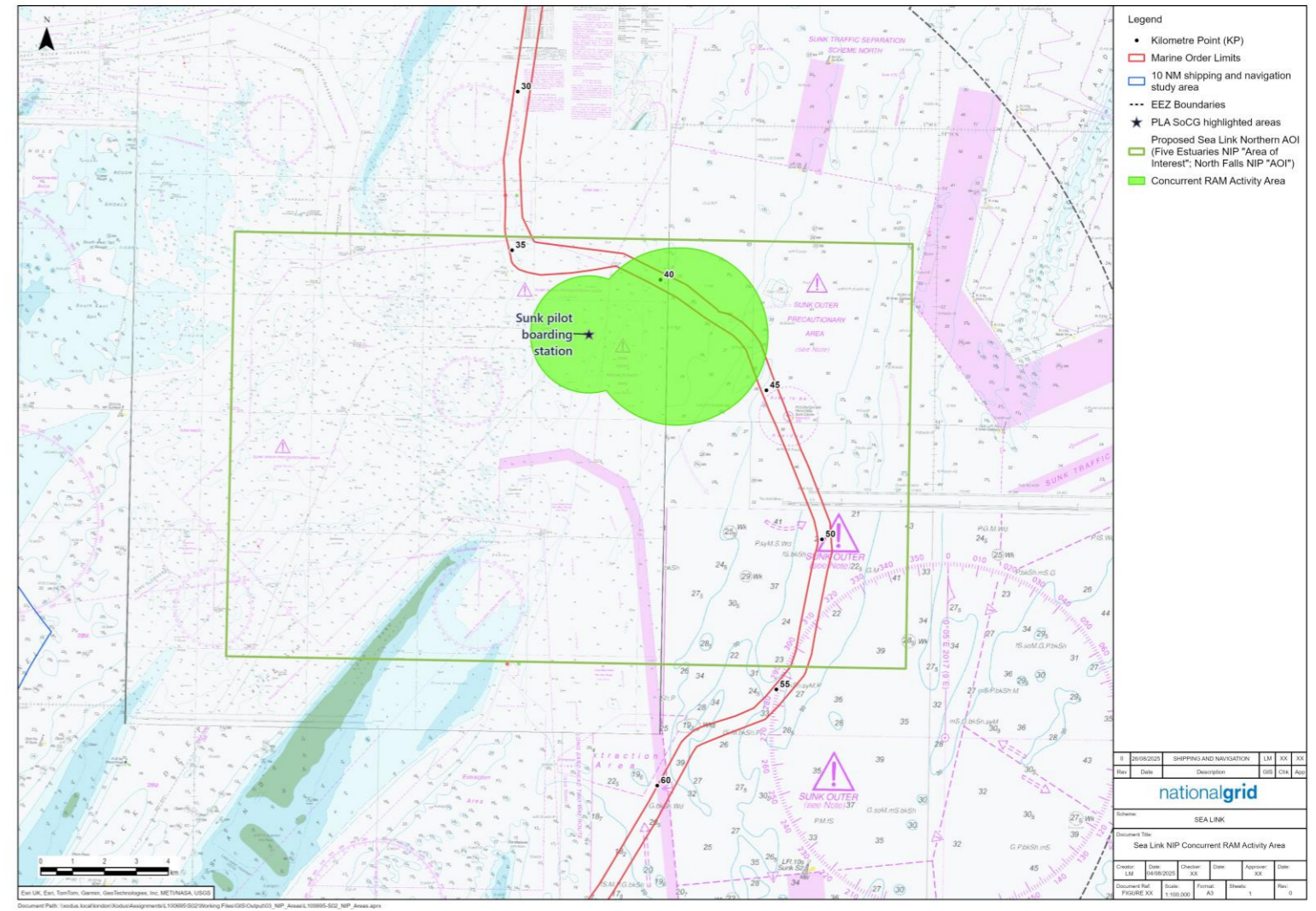
Table 1.7 Climate change

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.029.	Applicant	Use of SF6 in switchgear In light of the applicant's response to ExQ 1AQ1 [REP3-069] and acknowledgement that use of SF6 switchgear may be required, provide a complete response to the points raised in paragraphs 2.9.62 to 2.9.65 of National Policy Statement EN-5 for Electricity Networks Infrastructure. This should demonstrate how monitoring and control of fugitive SF6 emissions would be secured.	<p>The Applicant's following response is set out against NPS EN-5 paragraphs 2.9.62 to 2.9.65.</p> <p>NPS EN-5 paragraph 2.9.62 states: <i>"Applicants should at the design phase of the process consider carefully whether the proposed development could be reconceived to avoid the use of SF6-reliant assets"</i>.</p> <p>The Applicant encourages all its contractors to use SF6-free switchgear on all projects where feasible. On the Proposed Project, the substation and converter station technology has been designed to be largely dimensionally agnostic so that any manufacture can be used, which could include SF6 and non-SF6 equipment.</p> <p>NPS EN-5 paragraph 2.9.63 states: <i>"Where the development cannot be so conceived, the applicant must provide evidence of their reasoning on this point. Such evidence will include, for instance, an explanation of the alternatives considered, and a case why these alternatives are technically infeasible or require bespoke components that are grossly disproportionate in terms of cost"</i>.</p> <p>The Applicant has carried out a competitive tender in which it encouraged all bidders to use SF6-free equipment, and this was considered in the selection of the preferred contractor. The Applicant's chosen contractor have developed the majority of its switchgear to be SF6-free. The contractor is continuing to work on developing SF6-free solutions for their switchgear range. The situation is dynamic with several items recently advised as having a viable SF6-free alternatives, however at this stage, it is expected that some equipment will need to contain SF6 as the range does not have all the</p>

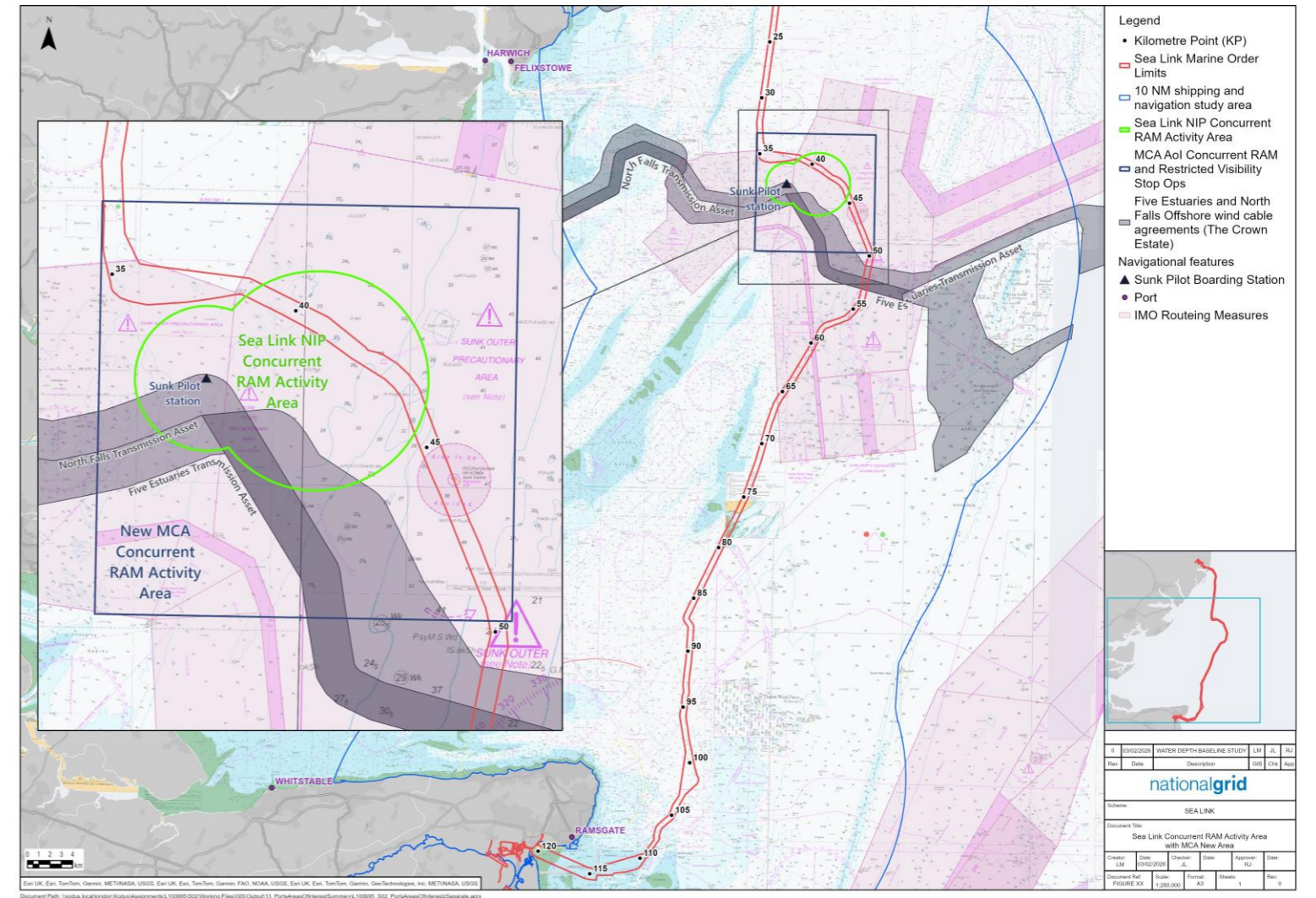
Reference	Question To:	Question/Clarification	Applicant's Response
			<p>required solutions and not all development timelines are confirmed. There may also be availability constraints as production shifts to new SF6-free switchgear.</p> <p>NPS EN-5 paragraph 2.9.64 states: <i>“In particular, an accounting of the cost differential between the SF6-reliant asset and the appropriate SF6-free alternative should be provided”.</i></p> <p>In the Applicant's experience of purchasing both SF6 and non-SF6 switchgear, non-SF6 alternatives are currently around 60% more expensive than SF6 switchgear.</p> <p>NPS EN-5 paragraph 2.9.65 states: <i>“Where applicants, having followed the above procedure, do propose to put new SF6-reliant assets onto the electricity system, they should design a plan for the monitoring and control of fugitive SF6 emissions consistent with the Fluorinated gas (F-gas) Regulation and its successors”.</i></p> <p>The OFGEM licence conditions regarding SF6 for the Applicant include several key points aimed at managing and reducing the environmental impact of SF6. The main aspects of these conditions are as follows:</p> <ul style="list-style-type: none"> • Regulatory Compliance: The conditions require compliance with various environmental regulations, including the Fluorinated Greenhouse Gas Regulations ('F Gas Regulations'), and mandates that all necessary records are kept for a minimum of five years. • Environmental Commitment: The Applicant has committed to reducing and eventually phasing out the use of SF6 in line with its environmental goals. This includes not procuring new SF6 assets and exploring alternative technologies. • Training and Competence: All personnel involved in the installation, maintenance, and recovery of SF6 must undergo appropriate training to ensure they are competent in their roles. • Leak Checks and Reporting: There are specific requirements for conducting leak checks on electrical switchgear containing SF6, with defined frequencies based on the quantity of SF6 present. Any leaks must be repaired promptly, and records of SF6 usage and leaks must be maintained. • Management and Monitoring: The Applicant is required to manage and monitor the use of SF6 to prevent pollution and comply with legislation. This includes ensuring that all personnel involved in handling SF6 are competent and that all usage is recorded. • SF6 Asset Intervention: The licence includes terms for SF6 asset intervention, specifying outputs, delivery dates, and associated allowances for the Price Control Deliverable. It also establishes a re-opener for amendments during the Price Control Period.

Table 1.8 Shipping and navigation

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.030.	Applicant/relevant stakeholders	<p>Concurrent restricted ability to manoeuvre (RAM) operations in the Sunk</p> <p>Is SN12 of REAC [REP3-078] sufficiently effective as a commitment to avoid concurrent RAM operations with other projects in the Sunk area, or do concurrent RAM operations need to be precluded through the dDCO/ Deemed Marine Licence (DML). If so, provide suggested wording for the inclusion of such a provision in the dDCO/ DML.</p>	<p>The Applicant takes the view that the Proposed Project's Outline Navigation and Installation Plan (oNIP) (see Application Document 9.12 Outline Navigation and Installation Plan, submitted at Deadline 4) is the appropriate place to secure the matter of concurrent Restricted in Ability to Manoeuvre (RAM) operations, and this aligns with the approach taken in the Five Estuaries and North Falls DCO applications, as they secure this matter within their NIPs. The Applicant submitted the draft oNIP to PINS on 1 September 2025, as part of the Applicant's response to the ExA's s89(3) letter dated 5 August 2025.</p> <p>The Applicant confirms that:</p> <ul style="list-style-type: none"> (1) that the concurrent RAM operations are specifically in relation to operations between the Proposed Project, Five Estuaries and North Falls so a consistent approach is needed; (2) that the NIP is the appropriate place which must be in general accordance with the oNIP; and (3) that the NIP is required to be submitted to and approved by the MMO before relevant works can commence under DML Condition 4. <p>The Proposed Project's oNIP contains a figure which shows the Sea Link "Concurrent RAM Activity Area" which has been agreed with Port of London Authority (PLA) Harwich Haven (HHA) and the Sunk VTS / Maritime Coastguard Agency (MCA), Trinity House, Five Estuaries and North Falls during a face to face workshop led by Five Estuaries on 14 June 2024 (Application Document 7.4.9 Draft Statement of Common Ground Harwich Haven Authority [REP1-080] and Application Document 7.4.11 (C) Draft Statement of Common Ground Port of London Authority [REP3-042]).</p> <p>This agreed area also aligns with the Concurrent RAM Activity Areas defined within the Five Estuaries and North Falls NIPs. The Applicant has identified these two developments as the two developments which have the possibility of their construction programmes overlapping temporally with the Sea Link construction programme. This agreed "Concurrent RAM Activity Area" figure from the Proposed Project's oNIP is also shown below:</p>



The Applicant is in active discussions with the Maritime and Coastguard Authority (MCA) around their new area where Concurrent RAM Operations should be avoided. An email confirming the MCA's position was received on 21 January 2026 via email. This new MCA Concurrent RAM Operations area is shown in the figure below:



The Applicant is concerned that this increased area proposed by the MCA means that the Proposed Project could be held to a different area for RAM SIMOPS which the other relevant developers, namely Five Estuaries and North Falls are not held to in their DCO. In its current form, this poses substantial legal risks to the Proposed Project given the temporal overlap of the above named projects (one of the key reasons as to why a concurrent RAM activity area needed to be identified and agreed between developers in the first place).

Additionally, the Applicant is not aware of any future developments outside of North Falls and Five Estuaries which would have a possibility of their construction phase coinciding with the Proposed Project, therefore the Applicant is unsure of which additional projects this new MCA area could apply to.

Previous to this new discussion with the MCA, the Applicant had established in discussion with Harwich Haven Authority and Port of London Authority (**Application Document 7.4.9 Draft Statement of Common Ground Harwich Haven Authority [REP1-080]** and **Application Document 7.4.11 (B) Draft Statement of Common Ground Port of London Authority [REP1-082]**) that the Proposed Project should align with the Five Estuaries and North Falls projects' "Concurrent RAM Activity Area" which is shown in each of their NIP respective documents.

Reference	Question To:	Question/Clarification	Applicant's Response
			This would ensure agreement amongst the three developments, and clarity amongst all stakeholders (ports and developers), of a common agreed area where simultaneous RAM operations between any of the three developments should be avoided.
ISH2.031.	Applicant	<p>Interaction with Gridlink cables</p> <p>In the response to the ExA's first written question 1OSU2 [REP3-069], it is stated that the proposed cable route would be moved into deeper waters to the east within the order limits. Provide an explanation of how this routing would be effectively secured.</p>	<p>The Applicant can confirm that Crossing Agreements will be created for any in-service and consented third party assets being crossed by the Proposed Project. Meetings with third party asset owners are now underway. This commitment is outlined in OSU01 Application Document 9.84 Register of Environmental Actions and Commitments (REAC) [REP3-078]. Crossings of cables would be undertaken using agreed crossing designs in accordance with the crossing agreements with the third-party owners and would consider the requirements to safeguard under keel clearance.</p> <p>The Applicant confirms that specific text around the Gridlink crossing would be secured within Protective Provisions with the Port of London Authority and within the Application Document 9.92 Outline Cable Specification and Installation Plan submitted at Deadline 4.</p> <p>The Applicant confirms that comments have been received from the Port of London Authority on our draft Protective Provisions on the 20 January 2026 which includes draft wording for the Gridlink crossing from the PLA which is currently being reviewed internally by the Applicant.</p>
ISH2.032.	Applicant	<p>Errata</p> <p>The applicant's response to other submissions at deadline 2 [REP3-064] appears to have incorrect text in the applicant's comments on pages 71 and 72 in relation to points 6.1 and 6.2.</p>	<p>The Applicant confirms that this response is incorrect. An updated response is as follows:</p> <p>Comments have been received from the Port of London Authority on our draft Protective Provisions on the 20 January 2026. Wording for the definition of pre-commencement activities is being drafted within these Protective Provisions and will be re-issued to the Port of London Authority for review.</p>

Table 1.9 The draft Development Consent Order

Reference	Question To:	Question/Clarification	Applicant's Response
ISH2.033.	Applicant	<p>Article 2 (interpretation) "outline offshore overarching written scheme of investigation"</p> <p>In response to ExA question 1GEN16 the applicant stated that for consistency it was content to adjust article 2 and not refer to the method statement, by deleting the words 'or Marine Archaeological Method Statement' but would first welcome the views of the relevant marine stakeholders [REP3-069] Applicant to obtain views and amend article 2 if necessary.</p>	<p>The Applicant is content to adjust the definition of "Outline Offshore Overarching Written Scheme of Investigation" in article 2 to remove the words "<i>or Marine Archaeological Method Statement</i>" as requested by the ExA.</p> <p>The Applicant agrees to define the following "marine archaeological method statement" as meaning the document of that description that is used to support the scope of the Outline Offshore Overarching Written Scheme of Investigation with specific detail and methodology for independent packages of work.</p>
ISH2.034.	Applicant	<p>Article 2 (interpretation)</p> <p>Onshore Construction Environmental Management Plan has been added but not the Offshore Construction Environmental Management Plan. Applicant to review and amend Article 2 if necessary.</p>	<p>The Offshore Construction Environmental Management Plan (see Application Document 7.5.2 Outline Offshore Construction Environmental Management Plan [APP-339]) is currently secured within the deemed marine licence as it relates to the offshore scheme.</p>
ISH2.035.	Applicant	<p>Article 3(4)</p>	<p>The Applicant will make this amendment to the next iteration of the draft Development Consent Order to be submitted.</p>

Reference	Question To:	Question/Clarification	Applicant's Response
		Remove the words 'and to Schedule 3 (Requirements)' as per the response to ExA question 1GEN20 [REP3-069].	
ISH2.036.	Applicant	<p>Article 26</p> <p>The Bramford to Twinstead made order article 24 includes the same wording as the Sea Link article 26 for paragraphs (1) to (4). Add paragraphs (5) and (6) from the Bramford to Twinstead made order that are not included within Sea Link article 26 as per response to ExA question 1GEN37 [REP3-069].</p>	The Applicant will make this amendment to the next iteration of the draft Development Consent Order to be submitted.
ISH2.037.	Marine Management Organisation (MMO) and any other relevant stakeholders	<p>Schedule 16 DML Part 2 Condition 4 Pre-construction plans and documentation paragraph 4.(1)</p> <p>In response to ExA question 1GEN16 the applicant amended the wording in Schedule 16 DML Part 2 Condition 4 Pre Construction Plans and Documentation paragraph 4(1) to include the words "in general accordance with" [REP3-006]. Provide comments as to whether the wording is satisfactory, or suggest alternative wording.</p>	
ISH2.038.	MMO	<p>Schedule 16 DML – Part 2 condition 4(4)</p> <p>In response to ExA question 1GEN58 the MMO has stated it does not agree with the wording of this condition [REP3-094].</p> <p>Please submit suggested alternative drafting.</p>	

Appendix A Detailed response to landscape representation by Alde and Ore Association within RR-0091

A.1 Detailed response to landscape representation by Alde and Ore Association within RR-0091

- A.1.1 This appendix has been provided in response to ExA's supplementary agenda question ISH2.021 and addresses the matters raised by Alde and Ore Association within the relevant representation RR-091 around the study area, the intervisibility between the Alde Estuary and the Proposed Project and why there are no viewpoints within the Alde Estuary.
- A.1.2 The assessment of the Proposed Project on the Suffolk & Essex Coast & Heaths National Landscape and Suffolk Heritage Coast is detailed within the Landscape Assessment appendix (**Application Document 6.3.2.1.C ES Appendix 2.1.C Landscape Designation and Landscape Character Assessment [APP-097]**).
- A.1.3 The study area for the Proposed Project was set out at scoping stage and within the Preliminary Environmental Information Report (PEIR) and has been subsequently agreed with East Suffolk Council and Suffolk County Council (refer to **Application Document 9.15 Draft Statement of Common Ground Between National Grid Electricity Transmission and the East Suffolk Council [REP3-058]** and **Application Document 9.23 Draft Statement of Common Ground Between National Grid Electricity Transmission and the Suffolk County Council [REP3-062]**). As noted in Section 1.5 of **Application Document 6.2.2.1 Part 2 Suffolk Chapter 1 Landscape and Visual [APP-048]** the agreed study area defines the area within which it is judged that potentially significant landscape or visual effects could occur, rather than the area from which the Suffolk Onshore Scheme would be visible.
- A.1.4 The study area includes a very small part of Landscape Character Area (LCA) J4: Alde Estuary (Suffolk Coastal Landscape Character Assessment) (**Application Document 6.4.2.1 ES Figures Suffolk Landscape and Visual Part 1 of 7 [APP-208]**). As noted in paragraph 1.6.19 of **Application Document 6.2.2.1 Part 2 Suffolk Chapter 1 Landscape and Visual [APP-048]**, visibility is considerably limited to the south within the Alde Estuary due to intervening built form and blocks of woodland. Where theoretical visibility extends beyond the study area, a combination of distance and intervening localised landform and vegetation would limit actual visibility of the Proposed Project and the potential for likely significant effects. LCA J4: Alde Estuary was therefore scoped out of the landscape assessment due to the limited potential for a significant adverse effect and this has been agreed with the relevant stakeholders (refer to **Application Document 9.15 Draft Statement of Common Ground Between National Grid Electricity Transmission and the East Suffolk Council [REP3-058]** and **Application Document 9.23 Draft Statement of Common Ground Between National Grid Electricity Transmission and the Suffolk County Council [REP3-062]**).

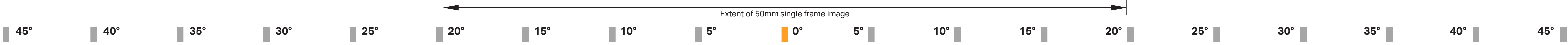
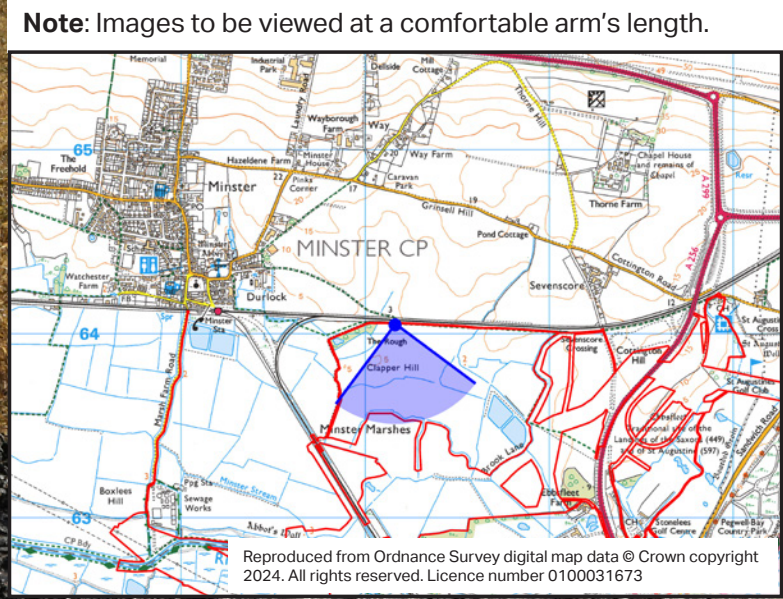
- A.1.5 The characteristics of LCA J4: Alde Estuary are set out within the Landscape Baseline appendix (**Application Document 6.3.2.1.B ES Appendix 2.1.B Landscape Baseline [APP-096]**). This sets out that the key characteristics of this landscape are focused on the strong sense of place, remoteness and isolation relating to the river, recreational opportunities and views across the estuary. This reinforces the lack of potential landscape effects arising from the Proposed Project on the perceptual qualities of LCA J4.
- A.1.6 Regarding representative viewpoints, whilst no viewpoints were identified within the Alde Estuary as it lies almost entirely outside the agreed study area, viewpoint 18 is located near to the northern edge of the Alde Estuary landscape. This illustrates a longer distance view from the south and the barely perceptible views towards the Proposed Project due to distance and intervening vegetation. It also illustrates the context of the existing towers and overhead line in the distance which the Proposed Project would be seen in the context of. The effects are reported for Viewpoint 18 as negligible adverse at all project stages (**Application Document 6.3.2.1.D ES Appendix 2.1.D Visual Amenity Baseline and Assessment [APP-098]**).

Appendix B Representative Viewpoint 4 (winter year 1) with 6m tower Limit of Deviation



KEY:
 --- 6m tower vertical Limit of Deviation

OPERATION (WINTER YEAR 1)



Delivering a better world

Visualisation Type: 3
 Projection: Cylindrical
 Enlargement Factor: 96%
 Paper Size: A1
 Date / Time: 14/03/2023, 15:27

Camera:
 Lens: Canon EOS 5D Mk IV
 Horizontal Field of View: Sigma 50mm f/1.4 DG HSM
 Direction of View: 90°
 Location: South
 E632170 N164052

Eye level: 6.6m
 Height of Camera: 1.6m

Note:
 The block photomontage shows the maximum parameters for the Proposed Development.

Sea Link Kent Onshore Scheme
Viewpoint 4: Public footpath (boundary of 0173/TE40/1 and 0173/TE37/2), east of Minster, looking south

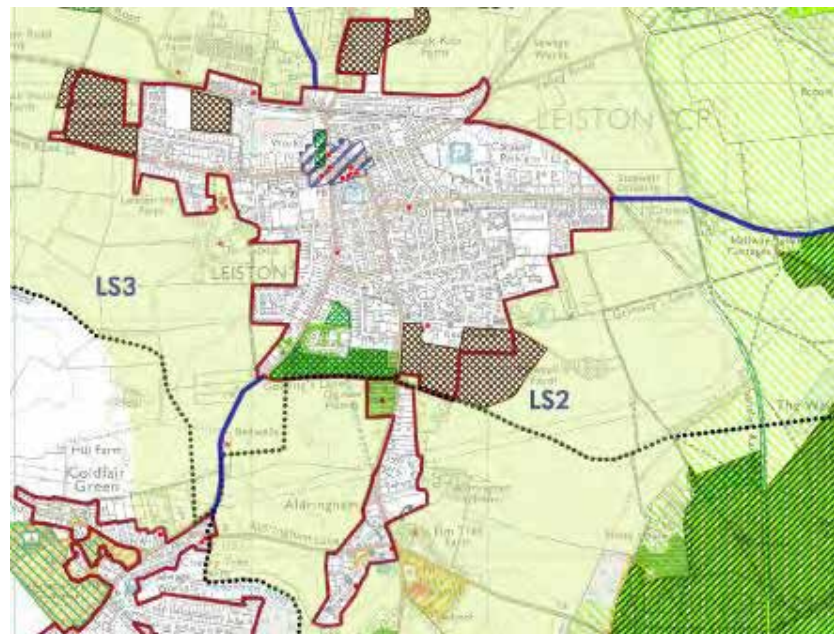
Appendix C Settlement Sensitivity Assessment Volume 2: Suffolk Coastal



Settlement Sensitivity Assessment

Volume 2: Suffolk Coastal

July 2018



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Appendix 1: Key Reference Documents

Appendix 2: List of Abbreviations

Executive Summary

This settlement fringe sensitivity study was commissioned by Suffolk Coastal District in partnership with Ipswich, Mid Suffolk and Babergh Districts.

The purpose of the assessment is to provide a robust analysis of the sensitivity of settlement fringes to development and change in order to:

- Inform the preparation of local plan policies and land use allocations.
- Inform the submission and determination of planning applications.
- Identify priorities for the enhancement, protection, management and conservation of landscape areas and the goods and services they can provide.

Judgements reached in this study are based on landscape issues and do not address other planning issues which the local authorities will need to consider when it comes to determine potential allocations, and which will need to be assessed as part of a broader appraisal process. These other planning factors may mean that areas identified by this study as having some potential to accommodate development (in landscape terms), may not in fact be suitable for allocation. On their own the conclusion of this assessment cannot, therefore, be taken as a justification for supporting or resisting any future development proposal. The assessment seeks to inform and influence the local authority's decision making process and to improve the understanding of (and ensure due weight is placed upon) landscape, townscape and related environmental issues.

The results of this assessment are set out in two volumes. The first comprises results for the fringes of Ipswich, including peripheral landscape areas to Ipswich and key settlements within the Ipswich Policy Area. The second volume includes the results for settlements in the wider Suffolk Coastal District including six market towns and a number of smaller settlements listed in the brief. A total of 40 settlements have been assessed.

The historic evolution of settlements provides an important backcloth to making judgements on landscape sensitivity and future growth options. Historically, the settlement patterns in Suffolk have included major centres which established as a result of industry and trade (such as Ipswich) and market towns (such as Saxmundham). However, the predominate pattern of settlement has been one of dispersal, reflected in isolated farmsteads and loosely scattered groups of dwellings. Even today this dispersed pattern is still evident with 'village' based settlement only becoming more dominant over the last 150 years mainly as a result of infill development.

In this study the definition of sensitivity has been based on best practice and is compliant with Guidance on Landscape Character Assessment (October 2014) published by Natural England. It is defined as:

'the extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character'.

Sensitivity is understood through the evaluation of both visual/landscape sensitivity and landscape value.

Landscape value is also defined in Guidance on Landscape Character Assessment as:

'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues'.

Best practice guidance recognises that a landscape with a high sensitivity does not automatically mean it has a low capacity for change, but that 'capacity' is the interaction between the sensitivity of the landscape, the types and amount of change and the way that the landscape is valued.

For the purposes of this study two development scenarios have been considered, the first being housing development and the second commercial development. These two types of development have been loosely defined to avoid being overly prescriptive which can result in an assessment becoming out of date should scenarios change. Housing development has been taken to mean low rise housing around approximately 8m high. Commercial development is taken to mean medium scale business or employment comprising larger buildings and approximate heights of up to 12m.

Specific landscape sensitivity criteria have been developed to define and draw out the landscape sensitivities of different areas to housing or commercial development, as well as helping to highlight issues and opportunities. These include consideration of:

- Physical Character
- Landscape Patterns/Condition
- Existing Settlement Edge
- Views and Visibility
- Cultural and Natural Heritage
- Perceptual Qualities
- Function
- Opportunities

For each settlement summary text is provided which sets out the location and historic evolution of settlement and how built form sits in the landscape. The landscape around settlements is divided into peripheral areas. Where settlement is dispersed a single peripheral area is assessed or the relevant Parish is sub divided. As the focus of the assessment is on the settlement fringes, the peripheral areas should not be regarded as having a hard outward boundary. Peripheral areas are mapped along with natural and cultural designations, policy areas and site allocations or planning permissions.

Each peripheral area is assessed in turn and an explanation/judgement of the sensitivity of the landscape and its value is given. Commentary on the ability of the landscape to accommodate residential or commercial development is provided along with opportunities for mitigation and delivery of positive environmental change. This is accompanied by a table setting out data/analysis which has informed judgements on sensitivity.

This sensitivity assessment has identified differing capacity and sensitivity to development on the fringes of some of the settlements within Suffolk Coastal. In some instances settlement fringes have reached, or are close to reaching, their landscape limits with little or no capacity for further growth without incurring adverse landscape effects. Some of the fringes of towns and smaller rural settlement have also been found to be highly sensitive to change in part due to their historic character and high quality landscape settings e.g. the rural villages of the Fynn and Lark Valleys.

The assessment has revealed opportunities where development may be able to deliver environmental enhancements. The assessment has also demonstrated that some of the more rural settlements may also offer scope for development and collectively could form a cluster of development when considered in the context of other rural communities in the vicinity. Such a cluster has been identified at Saxmundham where there is also some capacity for development in surrounding rural settlement including Kelsale cum Carlton and Benhall.

This study has highlighted the importance of considering settlements and their landscape contexts as a whole as well as the inter relationships between settlements, in order to inform patterns of growth that protect and enhance local distinctiveness.

Where sustainable development is identified, opportunities to deliver positive environmental gain should be paramount in accordance with the opportunities identified within this study and in line with the Government's 25 Year Environment Plan.

The detailed analysis contained in this document aims to inform local authorities in planning policy development and development management and assist local communities in the preparation of neighbourhood plans, developers in master planning and environmental organisations seeking initiatives to enhance landscape and recreation.

1.0 Introduction

1.1 Appointment

Alison Farmer Associates in association with [REDACTED] and Countryside, was appointed in December 2017 by Suffolk Coastal District in partnership with Ipswich, Mid Suffolk and Babergh Districts, to undertake a settlement fringe sensitivity assessment. These planning authorities signed a Memorandum of Understanding (MoU), to establish a framework for co-operation in relation to planning for housing and employment growth and specifically to identify broad locations to accommodate such growth. This study forms a key evidence base to support the development of their respective Local Plans.

This report sets out the findings of the settlement fringe sensitivity assessment. It comprises the second of two volumes and includes the results for six market towns and a number of smaller settlements in Suffolk Coastal District. The first volume includes the results for the fringes of Ipswich including peripheral landscape areas around the town, and key settlements within the Ipswich Policy Area¹. Both volumes contain an introductory background section and methodology statement.

Prior to this study a separate stand alone landscape character assessment (LCA) was also carried out to define landscape character areas across Suffolk Coastal District. Where relevant this report cross refers to the landscape character areas and the Suffolk Coastal LCA.

1.2 The Brief and Scope of Work

The purpose of the settlement fringe assessment is to provide a robust analysis of the sensitivity of settlement fringes to development and change in order to:

- Inform the preparation of local plan policies and land use allocations.
- Inform the submission and determination of planning applications.
- Identify priorities for the enhancement, protection, management and conservation of landscape areas and the goods and services they can provide.

The settlements/areas included in this assessment are illustrated on the drawing below.

The overall scope of work included four broad stages:

1. Familiarisation stage included gathering background data from the client team.
2. Desk study stage where digital data and background documents were reviewed and peripheral areas around settlements defined in draft.
3. Site assessment where data was collected on the sensitivity of the areas to development using a set of clearly defined criteria.

¹ The Ipswich Policy Area (IPA) refers to an area of geography which includes the urban area of Ipswich Borough Council and those local communities that have a close functional relationship with Ipswich but fall within the administrative district boundaries of Babergh, Mid Suffolk and Suffolk Coastal.

4. Write up phase where the evidence was summarised and a judgement given regarding sensitivity and capacity.

Key sources of information used during the study have included the following:

- 1:25,000 and 1:10,000 OS mapping.
- Historic maps and aerial photography.
- Historic Landscape Characterisation and Historic Settlement Atlas.
- Landscape Character Assessments.
- Landscape designations including Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Special Landscape Areas.
- Cultural heritage designations including Conservation Area Appraisals, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens.
- Natural heritage designations including ancient woodland, Tree Preservation Orders, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Ramsar, Special Protection Areas, Special Areas of Conservation, Local Wildlife Sites.
- Recreational routes including public rights of way, bridleways, CROW/access land, national trails, cycle routes, locally important open space.
- Green Infrastructure Strategies.
- Local Plan Policies and Designations.
- Conservation Area Appraisals.
- Neighbourhood Plans.

Key background documents referred to in this study are set out in appendix 1.

1.3 Background to Study

One of the key pillars of sustainable development is the environment encompassing heritage, landscape and settlement.

The National Planning Policy Framework (NPPF) places good design, local character and conservation of the historic and natural environment at the heart of sustainable development and good planning. It stresses the importance of:

- New development making a positive contribution to local character and distinctiveness, drawing on '*the contribution made by the historic environment to the character of place*' (paragraph 126). This demands understanding of the landscape as resulting from '*the interaction of people and places through time*'.
- New development contributing to and enhancing the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils and recognising the wider benefits of ecosystem services (paragraph 109).
- Giving great weight to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty (paragraph 115).
- Conserving heritage assets in a manner appropriate to their significance and putting them to viable uses consistent with their conservation (paragraph 126). Heritage

assets include listed buildings, archaeological sites and other places which are considered to have national or local heritage interest.

- Achieving sustainable development whereby economic, social and environmental gains are delivered through the planning system - an approach recently reinforced by the Government Environment Strategy 25 Year Plan.

The Farrell *Review on Architecture and the Built Environment*² also concluded that protection of the heritage that we most value should not be at odds with making the ordinary better, through seeing *'the potential of what is already there, the value of place, identity and sustainability'*.

1.4 List of Settlements Included in the Study

The settlements assessed are those surrounding Ipswich and Suffolk Coastal towns to inform strategic planning and future growth opportunities. As noted above the results of this assessment are detailed in two volumes. The table below lists the Parishes/settlements contained within each Volume.

Volume 1: Ipswich Fringe

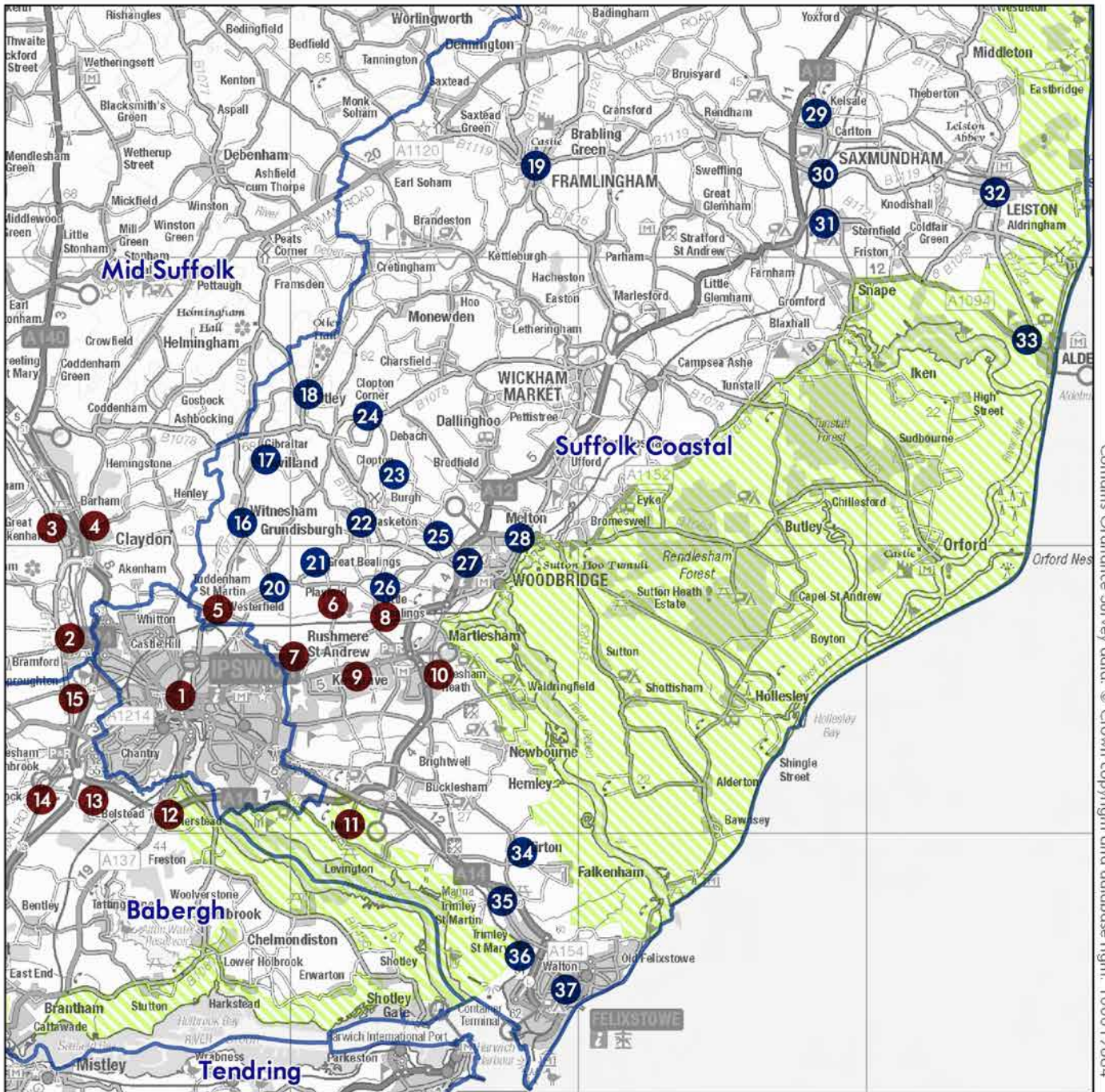
Landscape Fringing Ipswich within the Ipswich Policy Area	<p>Land North of Ipswich (Parishes of Akenhan & Whitton - Mid Suffolk)</p> <p>Land Northeast of Ipswich (Parishes of Westerfield and Rushmere - Suffolk Coastal)</p> <p>Land East of Ipswich (Parishes of Purdis Farm, Foxhall, Brightwell - Suffolk Coastal)</p> <p>Land South of Ipswich (Parishes of Pinewood, Belstead and Washbrook - Babergh)</p> <p>Land Southwest of Ipswich (Parishes of Washbrook and Copdock and Sproughton - Babergh)</p> <p>Land West of Ipswich (Parishes of Spoughton and Barham - Babergh and Mid Suffolk)</p>
Other Settlements within the Ipswich Policy Area	<p>Mid Suffolk Bramford Great Blakenham Claydon Barham</p> <p>Suffolk Coastal Westerfield</p>

² 'Our Future in Place' 2014

	<p>Rushmere St Andrew Playford Little Bealings Kesgrave Martlesham Nacton</p> <p>Babergh Wherstead Belstead Copdock Washbrook Sproughton</p>
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Volume 2: Settlements in Wider Suffolk Coastal District

Settlements within Wider Suffolk Coastal District	<p>Market Towns Aldeburgh Felixstowe Framlingham Leiston Saxmundham Woodbridge</p> <p>Other Settlements Benhall/Sternfield Burgh Clopton Culpho Great Bealings Grundisburgh Hasketon Kirtton and Falkenham Kelsale cum Carlton Melton Otley Swilland Trimley St Martin Trimley St Mary Tuddenham St Martin Witnesham</p>
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Settlement Sensitivity Assessment

Settlement Overview
July 2018



Area of Outstanding Natural Beauty District Boundary

Volume 1

- | | |
|----------------------|--------------------------|
| 1 Ipswich | 9 Kesgrave |
| 2 Bramford | 10 Martlesham |
| 3 Great Blakenham | 11 Nacton |
| 4 Claydon and Barham | 12 Wherstead |
| 5 Westerfield | 13 Belstead |
| 6 Playford | 14 Washbrook and Copdock |
| 7 Rushmere St Andrew | 15 Sproughton |
| 8 Little Bealings | |

Volume 2

- | | |
|------------------------|---------------------------|
| 16 Witnesham | 27 Woodbridge |
| 17 Swiland | 28 Melton |
| 18 Otley | 29 Kelsale cum Carlton |
| 19 Framlingham | 30 Saxmundham |
| 20 Tuddenham St Martin | 31 Benhall and Sternfield |
| 21 Culpho | 32 Leiston |
| 22 Grundisburgh | 33 Aldeburgh |
| 23 Burgh | 34 Kirton and Falkenham |
| 24 Clopton | 35 Trimley St Martin |
| 25 Hasketon | 36 Trimley St Mary |
| 26 Great Bealings | 37 Felixtowe |

2.0 Methodology

2.1 Definitions

In this study the definition of sensitivity has been based on best practice and is compliant with Guidance on Landscape Character Assessment (October 2014) published by Natural England. It is defined as:

'the extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character'.

Sensitivity is understood through the evaluation of both visual/landscape sensitivity and landscape value.

Landscape value is also defined in Guidance on Landscape Character Assessment as:

'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues'.

Best practice guidance recognises that a landscape with a high sensitivity does not automatically mean it has a low capacity for change, but that 'capacity' is the interaction between the sensitivity of the landscape, the types and amount of change and the way that the landscape is valued.

2.2 Approach

The approach adopted in this study included:

- Desk study review of existing documents.
- Field assessment carried out at 1:10,000 scale.

There is currently no formally agreed approach or method for assessing the sensitivity or capacity of different landscapes to development. The approach taken in this study is tailored specifically to Suffolk Coastal and the broader land fringing Ipswich with the Districts of Mid Suffolk, Suffolk Coastal and Babergh. It builds on the consultants' knowledge of the local area, experience from similar previous studies and on good practice in undertaking settlement fringe assessments. The approach aims to be transparent, robust and defensible. It is consistent with good practice guidance on landscape character assessment and landscape and visual impact assessment, notably:

- Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland*, Countryside Agency and Scottish Natural Heritage.
- Landscape Institute and Institute of Environmental Management and Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Spon.
- Scottish Natural Heritage Commissioned Report No. 385 (2010), *Landscape Capacity Studies in Scotland – a review and guide to good practice*, Scottish Natural Heritage.

2.3 Settlement Patterns within Suffolk

The historic evolution of settlements provides an important backcloth to making judgements on landscape sensitivity and future growth options. Historically, the settlement patterns in Suffolk have included major centres which established as a result of industry and trade (such as Ipswich) and market towns (such as Saxmundham). However, the predominate pattern of settlement has been one of dispersal, reflected in isolated farmsteads and loosely scattered groups of dwellings. Even today this dispersed pattern is still evident with 'village' based settlement only becoming more dominant over the last 150 years mainly as a result of infill development. This is reflected in both Historic England's mapping of historic settlement (the Settlement Atlas published in 2000) and Government's Rural Urban Classification. Within a planning context, settlement types can be divided into large towns (such as Ipswich and Felixstowe), market towns (such as Woodbridge and Saxmundham) and large/small villages (such as Grundisburgh and Kelsale respectively). When making judgements about the sensitivity of peripheral land surrounding a settlement, it is necessary to first understand the historic origins of settlement, its relationship to the landscape in which it sits, and the contribution the settlement makes to landscape character and sense of place.

The desk study gathers data on the location of the settlement, its historic evolution and present day landscape character. This information is used to divide the landscape fringing a settlement into peripheral areas for assessment purposes. The assessment does not undertake a field by field or site by site assessment but considers broader areas of landscape which share similar landscape characteristics and issues. These areas are defined in draft during desk study and verified in the field. In some instances land surrounding a settlement is not sub divided but the context of the settlement considered as a whole.

When in the field, further information is gathered for each peripheral area in terms of the key criteria which inform judgements on sensitivity (see section 2.5 below). Urban form, as well as the surrounding landscape, is considered in order to understand the interface between the two. This 'whole settlement' approach enables a good baseline understanding and therefore the context into which new development may fit.

Following field assessment, judgements are made regarding landscape sensitivities and/or aspects of landscape which have a particular value. Guidance is provided on the ability of different areas (or parts thereof) to accommodate development and key factors which are relevant to ensuring a good fit.

This method was tested in a pilot study for the settlements of Westerfield and Rushmere St Andrew. Following feedback from the client this method was rolled out for assessment of all settlements and landscapes within the brief.

2.4 Defining Types of Development

For the purposes of this study two development scenarios have been considered, the first being housing development and the second commercial development. These two types of development have been loosely defined to avoid being overly prescriptive which can result in an assessment becoming out of date should scenarios change. Housing development has been taken to mean low rise housing around approximately 8m high. Commercial development is taken to mean medium scale business or employment comprising larger buildings and approximate heights of up to 12m.

Whilst this assessment has focused on these two types of development, the landscape sensitivities identified can inform the suitability of other forms of development or land use change.

2.5 Criteria Used in Making Judgements

The approach to assessing sensitivity and capacity uses a variety of well-established assessment techniques drawn from published guidance (noted above in 2.2) and widely used practice. Specific landscape sensitivity criteria have been developed to define and draw out the landscape sensitivities of different areas to housing or commercial development, as well as helping to highlight issues and opportunities. These are detailed in the table below. They have been used at all stages of the assessment.

Criteria Considered When Assessing Sensitivity	
Physical Character	Includes understanding of landform, skylines and landscape elements. It takes account of whether an area is representative of typical landscape character, or scarce in the local context.
Landscape Patterns/Condition	Considers the juxtaposition of elements and patterns including land use, enclosure and scale. The coherence, condition and intactness of the physical landscape is also considered and detractors noted.
Existing Settlement Edge	Considers how the existing urban edge is perceived, how a peripheral area currently relates to the urban edge and wider countryside and what opportunities may exist to improve the relationship between the two.
Views and Visibility	Takes into account the visual character of the peripheral area, including the openness and enclosure, extent to which the area contributes to views. Important elements within views e.g. landmarks, and inter-visibility between areas, are recorded.
Cultural and Natural Heritage	The presence of and extent to which natural and cultural heritage contributes to special qualities of the peripheral area including cultural associations.
Perceptual Qualities	Considers any scenic value, sense of rurality, remoteness and tranquillity.
Function	Considers the contribution the area makes to the existing settlement in terms of local identity and sense of place, gateway into the settlement, gap between settlements, setting which bolsters identity, or extent to which an area offers access to countryside, or cultural ecosystem services.
Opportunities	Considers what environmental gain may be achieved in the locality and in association with potential development.

2.6 Recording Findings

For each settlement summary text is provided which sets out the location and historic evolution of settlement and how built form sits in the landscape. The landscape around settlements is divided into peripheral areas. Where development is dispersed, a single peripheral area is assessed or the relevant Parish is sub divided. As the focus of the assessment is on the settlement fringes, the peripheral areas often have no hard outward boundary. Peripheral areas are mapped along with landscape policy areas³, natural and cultural designations, and site allocations or planning permissions.

The Special Landscape Area designation is not mapped as this policy is likely to be dropped in the emerging Local Plan. However, the topographic base mapping illustrates where the river valleys are located and helps to highlight where landscape character sensitivities may increase due to landform and land use patterns for example. For land beyond Suffolk Coastal, the definition of valley landscapes has relied on the Suffolk County typology. All mapping has been done at 1:25,000 to show contours and public rights of way.

Each peripheral area is assessed in turn and an explanation/judgement of the sensitivity of the landscape and its value is given. Commentary on the ability of the landscape to accommodate residential or commercial development is provided along with opportunities for mitigation and delivery of positive environmental change. This is then accompanied by a table setting out data/analysis which has informed judgements on sensitivity.

2.7 How to Use This Document

The information contained in this assessment aims to give transparency about landscape and visual sensitivities which may be compromised by development. Decision makers will need to make their own judgement about these factors in each individual case, as specific development proposals are brought forward. A 'traffic light' classification system of high, medium and low to conclude sensitivity is not given as this can mask important subtleties that need to be taken into account and can be limiting if development scenarios change.

The peripheral areas defined in this study are not meant to be hard defined areas and where mapped the lines should be used as a guide to the areas under consideration. Where a peripheral area has an open, undefined outer edge it generally extends as far as the Parish boundary unless otherwise stated. When consulting information on a specific peripheral areas, reference should also be made to assessments in neighbouring areas where relevant.

Importantly, this assessment only considers matters relating to landscape. Other factors, beyond the scope of this study, may affect an area's ability to accommodate development such as access, flood risk, infrastructure and specific ecological or heritage impacts. This assessment provides broad, strategic guidance on locations for housing and commercial development associated with existing settlements. However, every development proposal is unique, and there remains a need for detailed consideration of the landscape and visual impacts as well as the siting, layout and design of individual applications on a case by case basis. Where larger scale opportunities for development are identified, they will require more detailed feasibility study, which is beyond the scope of this project.

³ Areas shown as 'Greenspace' on the maps in this document are not a policy designation but a representation of existing land use. There may be other areas of open space in and around settlements which are not mapped.

3.0 Market Towns

This section includes the detailed assessment of the following settlements:

- Aldeburgh
- Felixstowe
- Framlingham
- Leiston
- Saxmundham
- Woodbridge

3.1 Aldeburgh

Aldeburgh is a coastal town at the northern edge of the Alde Estuary within the Suffolk Coast & Heaths AONB. The Thorpness to Aldeburgh Coast character area comprising coastal broads and marshes and the Dunwich and Westerleton Sandlands landscape area (as defined in the Suffolk LCA) form the setting to the settlement.

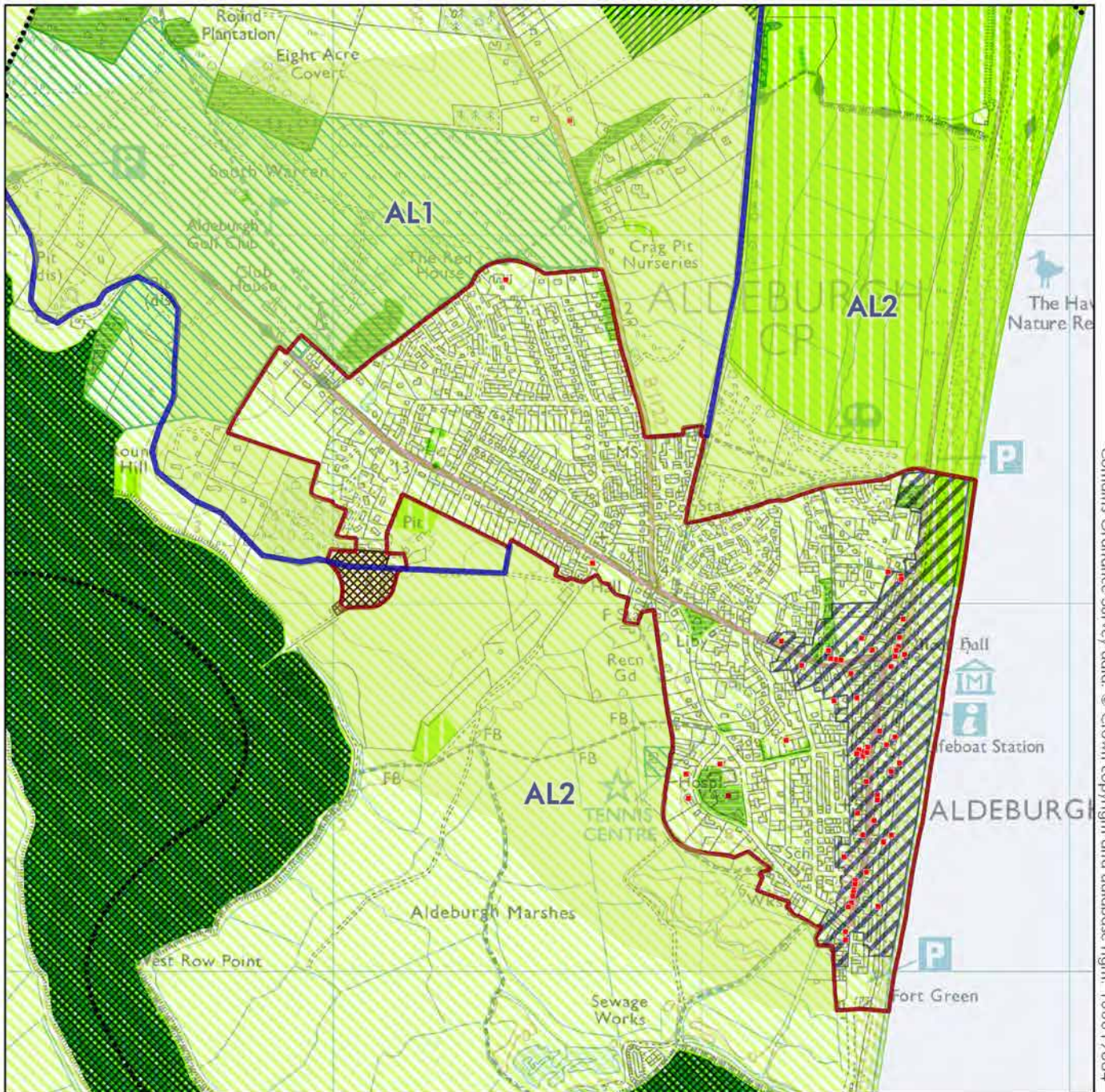
The town is surrounded by a wealth of designated wetland habitats including the Alde-Ore RAMSAR, SPA, SAC and SSSI supporting a variety of bird species. To the north, the Sandlings SPA is an area dominated by heathland supporting invertebrate and bird communities. There is also a wealth of small designated sites surrounding the town, including the Aldeburgh Old Brick Pit SSSI on the southern edge of the settlement which is designated as a geological SSSI.

The word Aldeburgh means 'old fort', although the site of this has been lost to coastal erosion along with much of the original Tudor town. Nevertheless the strategic siting of the town on the Alde Estuary and coast since Roman times is still evident.

The town grew to become an important boat building and fishing settlement in the Medieval period and by the 16th century, Aldeburgh was a leading port with a flourishing ship-building industry. Sir Francis Drake's ships Greyhound and Pelican (later renamed Golden Hind) were both built in Aldeburgh. When the Alde silted up and became unable to accommodate larger ships, the settlement went into decline. It survived as a fishing village until the 19th century, when it became popular as a seaside resort, fuelled by the construction of a new branch railway from Saxmundham in 1860. Much of its distinctive and whimsical architecture derives from this period. Of particular note are the colourwashed buildings in soft pinks, yellows and blues, which face straight onto the shingle beach. In the second half of the twentieth century the settlement expanded inland. The B1122 provides a barrier between the older part of the settlement and more recent development. The A1094 limits most development along the edge of the estuary although some development has taken place beyond this. The housing between these two roads is laid out in a regular pattern with large gardens creating the sense of lower density development.

The coastal edge of the town is designated as a Conservation Area which recognises the 19th century seaside town character. Along with Aldeburgh Hall (located further inland), there are a number of listed buildings most of which are located along the High Street and include the Grade I listed 16th century Moot Hall.

For the purposes of the sensitivity assessment, the landscape fringes of Aldeburgh have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Aldeburgh
July 2018



- AL1** Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Designations**
- Area of Outstanding Natural Beauty

- Nature Designations**
- Tree Preservation Order
- Special Protection Areas
- Special Areas of Conservation
- Ramsar Site
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Conservation Area
- Planning Permissions**
- Housing

Peripheral Area: AL1

The sensitivity of this area lies in its rural semi-natural heathland character and location within the Suffolk Coast & Heaths AONB. The area is valued as a backdrop to the coastal marshes, recreation, natural heritage and scenic qualities as well as an approach and gateway to the town from Leiston and Snape.

Land along the B1122, adjacent to existing housing is less sensitive to residential development and offers opportunities to enhance the gateway into the settlement. Care is needed to retain views to the marshes and coast where they form part of the approach and gateway. Similarly on higher land (above the 10m contour) and set back from the marshes, the land is less sensitive to small scale one off bespoke housing if associated with heathland re-creation and set within pine/birch woodland. Access tracks to housing should be rural and small scale, avoiding urbanising elements such as kerbs and lighting. Particular care is needed where new buildings overlook the marshes - colours should be subdued and buildings no more than 2 stories in height and should appear to nestle in the landscape.

Physical Character
Estate Sandlands landscape type comprising elevated land (c. 10m - 25m AOD) inland from Aldeburgh old town with slopes overlooking the marshes to the south and east.
Landscape Patterns/Condition
Heath character dominated by pine/birch woodland, gorse and bracken. Textured and colourful landscape, semi-natural habitats, small pastures and golf course. Straight roads reflecting former common areas.
Existing Settlement Edge
Dispersed individual houses accessed off minor tracks on outskirts of the settlement. Higher density housing estates west of disused railway line are often low rise. Golf course flanks the town to the north and west. Large properties along Saxmundham Road with long vegetated gardens create a wooded skyline when viewed from the Estuary to the south. Some recent development extends onto lower slopes within the Alde Estuary altering settlement form and character.
Views and Visibility
Some elevated views across the marshes and sea otherwise views are inward looking. Limited landmarks as looking out across naturalistic landscape. Sensitive views outwards from settlement are important to retain. This landscape is particularly visually sensitive where it forms part of the Alde Estuary landscape to the south.
Cultural and Natural Heritage
Areas of heath habitat/common land (Aldeburgh Golf Course CWS), as well as wetlands and marsh on lower lying land. Areas of former gravel and sand extraction. The Red House is associated with Benjamin Britten. Whole area lies within the SC&H AONB.
Perceptual qualities
Heathland has a distinctive character reflected in vegetation and sandy soils. Coastal location is evident in sense of exposure and openness at the edges of the area.
Function
Distinctive inland setting to town which is extensively used for recreation. This landscape is therefore important in supporting the approaches to the settlement and reinforcing its strategic estuarine/coastal location.
Opportunities
Improve existing settlement gateways from the north and west, and create and expand heathland habitats especially in association with recreational land uses.

Peripheral Area: AL2

The sensitivity of this landscape is due to its open, natural, low lying, coastal character and its location within the Suffolk Coast & Heaths AONB. This land lies adjacent to the town Conservation Area and is valued as a high quality landscape setting which contributes strongly to sense of place. The coast and marshes are subject to flooding with built form traditionally located above the 10m contour.

The margins of the town to the north along the coast or to the south within the Alde Estuary are highly constrained to development. Nevertheless there may be some limited scope for small scale, one off housing on higher slopes within the existing settlement boundary.

Physical Character
Coastal Broads and Marshes landscape type comprising lower lying land surrounding the historic coastal town of Aldeburgh. To the north are low lying reclaimed coastal levels used for grazing and caravanning while to the south are the Aldeburgh Marshes. Land is generally below the 10m contour.
Landscape Patterns/Condition
Open exposed landscapes which have a strong coastal character. Whilst reclaimed from coastal marshes and used for agricultural these landscape are devoid of settlement due to their propensity to flood.
Existing Settlement Edge
The southern urban edge comprises large individual properties set within extensive grounds overlooking Aldeburgh Marshes or smaller cottages towards Fort Green. To the north the urban edge comprises more recent housing which has been designed to an exceptionally high standard and forms an attractive edge. Here dwellings rise onto the higher land overlooking the marshes and reinforcing the traditional settlement pattern.
Views and Visibility
Southern urban edge is well screened and the pattern of buildings glimpsed between vegetation rising up onto higher land overlooking the marshes is attractive. The northern edge comprises a pattern of roofs - vernacular style and colours are in keeping with the character of the town and is attractive in views from along the coast.
Cultural and Natural Heritage
Conservation Area along the Main Street and fronting onto the beach containing a high concentration of listed buildings. Whole of the settlement and peripheral area is contained within the Suffolk Coast & Heaths AONB. Leiston-Aldeburgh Marshes SSSI to the north. Alde-Ore SSSI, Ramsar and SPA to south.
Perceptual qualities
Distinctive high quality townscape and surrounding landscape which form visually pleasing composition and add to the special qualities of the AONB. Remote, wild, open and exposed landscape surrounding to the town contrasts with the dense and small scale streets and closure that buildings create.
Function
Plays a fundamental role in defining the sense of place of Aldeburgh on the coast on a small promontory of elevated land above surrounding marshes.
Opportunities
Conserve and enhance the marshes which surround the town through appropriate management and coastal sea defence strategies. Conserve the visual and physical distinction between the built form on raised land and the open lower lying marshes beyond.

3.2 Felixstowe

Felixstowe sits within the Felixstowe Coast character area as defined in the Suffolk Coast LCA at the tip of a long shoulder of elevated land between the Deben and Orwell Estuaries. Its position reflects the strategic importance of this location in terms of defence.

The earliest part of Felixstowe is the former village of Walton located on higher land in the northwest of the town. This settlement is thought to have originated in Roman times and a castle from the 3rd century with evidence of subsequent Anglo- Saxon, Norman and Medieval defences.

In the 16th century, a fort was built on the southern tip of the peninsula at the mouth of the Orwell and Stour Estuaries (Landguard Fort). Initially a series of earthworks and later square stone fort with bulwarks at each corner were constructed. Over subsequent centuries alterations were made to the Fort and it played a key role in repelling a Dutch invasion at Felixstowe beach in 1667 and was used as an anti-aircraft defence during World War II.

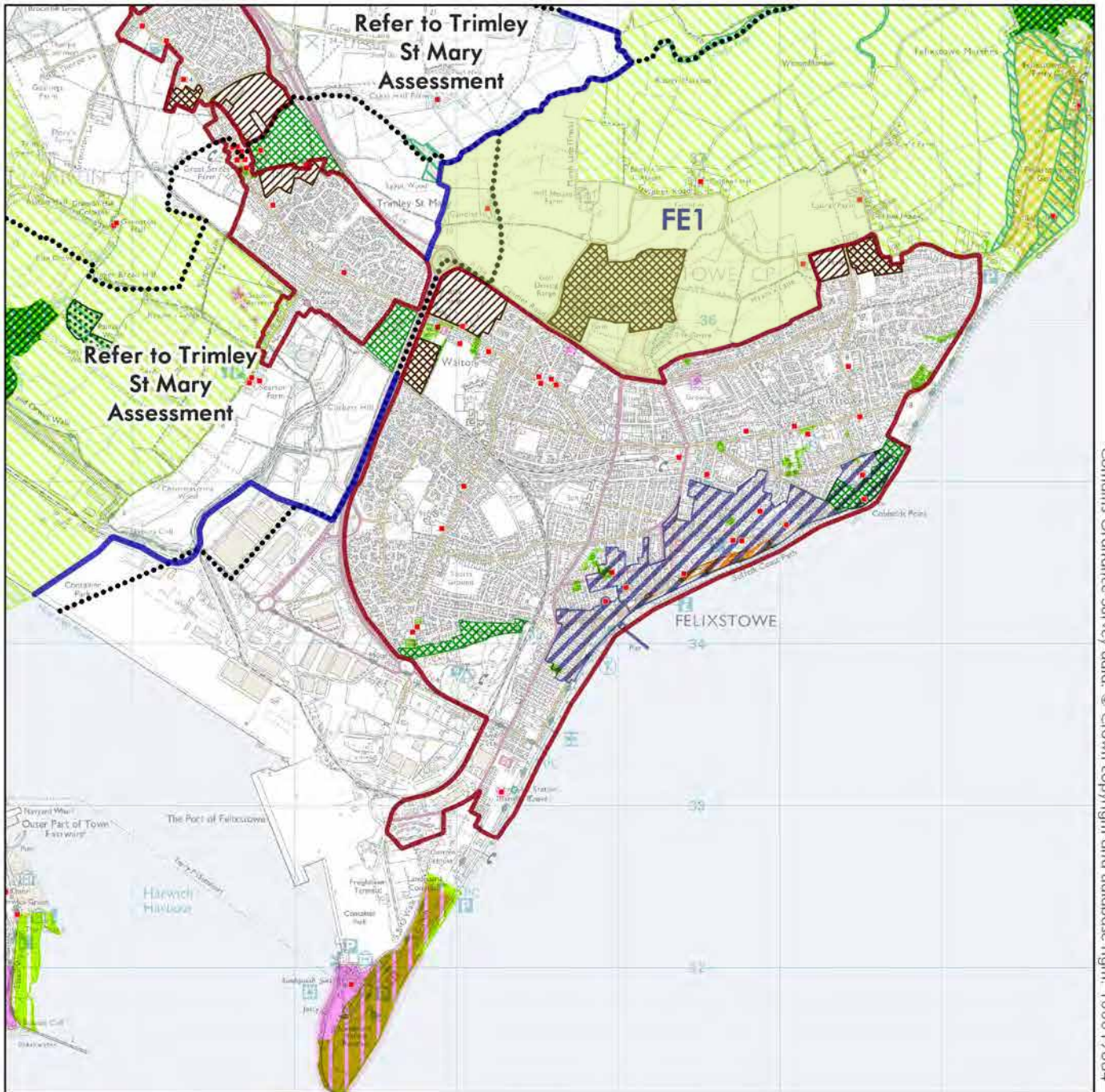
It was in the 19th century that the docks at Felixstowe established a more formal presence at the mouth of the Orwell Estuary, facilitated by the building of the Great Eastern Railway. The line ran between Landguard Marshes to the north and Landguard Common to the south.

During the Victorian period, the town of Felixstowe also became established as a seaside resort, in part facilitated by the building of a railway spur and new town station. This saw the development of residences along the east facing sea front including classic Victorian /Edwardian villas, formal gardens, promenade and painted beach huts. Over the 19th and 20th centuries, the town has expanded onto higher land and onto the main spine of the peninsula. By the 1950's, the town had all but merged with the previously separate village of Walton.

In 1967 the UK's first container harbour was established and Landguard Marshes was reclaimed to facilitate port expansion. Felixstowe Port is now one of the busiest in the world with 29 cranes along it's continuous quay. In the 1980's, the A14 and the Felixstowe Port branch road were built enabling a fast road connection between Felixstowe, Ipswich and the west. The growth of the port and strategic infrastructure continued to fuel growth of the town with the main areas of residential growth (since the 1970's) occurring to the northeast and west.

Today the town is constrained by the sea to the east and by land which drops into the Deben and Orwell Estuaries to the north and southwest respectively - both estuaries are highly valued for their natural beauty and designated as an Area of Outstanding Natural Beauty. In places, the valley sides are undulating and dissected by small streams which create subtle shallow valleys extending to the urban edge.

For the purposes of the sensitivity assessment, only one peripheral area to the north has been defined reflecting the landscape constraints of the town. Land to the west of the Port of Felixstowe Road is assessed under Trimley St Mary. These peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Felixstowe
July 2018

The landscape of Felixstowe forms a single area FE1 for assessment purposes.



- | | | |
|--|--|--|
| <p>FE1 Peripheral Area</p> <p>Peripheral Area Boundary</p> <p>Built Up Area Boundary</p> <p>Parish Boundary</p> <p>Landscape Designations</p> <p>Area of Outstanding Natural Beauty</p> <p>Landscape Policy Areas</p> <p>Local Greenspace</p> | <p>Open Access Land</p> <p>Nature Designations</p> <p>Tree Preservation Order</p> <p>Special Protection Areas</p> <p>Ramsar Site</p> <p>Ancient Woodland</p> <p>Site of Special Scientific Interest</p> <p>County Wildlife Site</p> | <p>Heritage Designations</p> <p>Listed Building</p> <p>Park or Garden</p> <p>Scheduled Monument</p> <p>Conservation Area</p> <p>Allocations</p> <p>Housing</p> <p>Planning Permissions</p> <p>Housing</p> |
|--|--|--|

Peripheral Area: FE1

This area comprises the plateau farmland and valley slopes to the Deben Estuary north of the town between the junction of the A14 and Port of Felixstowe Road and the coast. The sensitivity of this tract lies in its sloping topography away from the settlement edge and its inter-visibility with the Deben Estuary/partial inclusion in the Suffolk Coast and Heaths AONB. Its sensitivity is further increased by its historic rural character, especially along Gulpher Road. Its value is associated with its role as a landscape setting to the town, providing open space and recreation close to where people live and in achieving a perceived gap between Felixstowe and Trimley St Mary.

The flatter elevated areas of land above the 20m contour and adjacent to the existing urban edge west of The Grove woodland are less sensitive to development. Some limited residential development could be accommodated between the existing linear urban edge and Hyem's Lane although care would be needed to ensure a vegetated and indented urban edge. Building heights would also need to be kept low to ensure no visual intrusion into wider countryside and the Deben Estuary. Where the topography is more varied and associated with small streams it is sensitive to development due to higher scenic value and potential to offer green corridors from the urban edge to the wider landscape. Land around the junction of Candlet Road and A14 is sensitive to development which appears visually prominent on this higher land and is likely to further undermine perceptions of separation between Felixstowe and Trimley St Mary.

The rural character of the northern fringes of this landscape are important to retain. They offers potential for improved access and countryside recreation between the urban edge and AONB boundary ensuring an appropriate landscape buffer to the AONB and potentially relieving pressure/risk of disturbance of internationally important wetland habitats.

Physical Character
Rolling Estate Sandlands landscape type comprising elevated relatively flat land adjacent to the urban edge at c. 20m AOD which then dips into the Deben Estuary dropping to around c. 5m AOD. The central section of this area is dissected by a small stream/tributary to Kings Fleet giving rise to greater topographic variation.
Landscape Patterns/Condition
Relatively open, expansive character on the flatter plateau. Arable landuse predominates within well trimmed hedgerows. There are wider views north and east to the coast and into the Deben Estuary on upper slopes. Smaller scale more intimate character in tributary stream valley and along Gulpher Road including small scale pastures, hedgerow oaks and rural cottages/historic farm buildings.
Existing Settlement Edge
Existing urban edge to the east is visible from Hayem's Lane and Gulpher Road. Housing appears linear and abrupt although screened in places with some properties single storey. Some areas of land adjacent to urban edge used for recreational purposes. Strong line of vegetation along Candlet Road screens views to the urban edge. Housing allocation/permissions to the south of Candlet Road and east of Port of Felixstowe Road will bring development up to the edge of major infrastructure routes. Planning permission for mixed development in the vicinity of Cowpasture Farm will extend the built edge of the town into the stream valley landscape.
Views and Visibility

<p>Visually prominent land on the edge of the Deben Estuary with views into the Deben landscape and across as far as Bawdsey. Current urban edge is set back from break in slope. Night time light impacts on AONB. Gulpher Lane sits in folds of topography with limited views to the estuary or existing urban edge.</p>
<p>Cultural and Natural Heritage</p>
<p>Valued woodland at The Grove and associated with the tributary stream valley. Includes recent additional planting. Pre 18th enclosure pattern to the south and east of Gulpher Road while later enclosure further west north of Candlet Road. Rim of the estuary has historic pattern of small farmsteads along rural winding lanes.</p>
<p>Perceptual qualities</p>
<p>Transitional landscape forming a sense of separation between the town and the wider Deben Estuary. Valley slopes form the context and define the rural character of the Deben Estuary, the upper slopes forming an important skyline.</p>
<p>Function</p>
<p>Recreational land uses including sports pitches, strategic cycle routes, allotments and horse paddocks. Vegetated character at Docks Spur Roundabout and Candlet Road reinforces perceived sense of separation between Trimley St Mary and Felixstowe.</p>
<p>Opportunities</p>
<p>Identified in the Haven Gateway Green Grid as an strategic green corridor north of the town. There are opportunities to enhance the role of this land in forming a landscape setting to the town and buffer between it and the wider AONB perhaps through the creation of a country park.</p>

3.3 Framlingham

Framlingham lies at the upper reaches of the Ore Valley character area as defined in the Suffolk Coastal LCA and is a market town. It has Anglo Saxon origins and following the Norman invasion became a significant settlement both in relative size and prosperity. Framlingham Castle was built as a motte and bailey in the 12th century and rebuilt in stone from the 1160s onwards. A small market town grew up outside of the castle on the upper valley slopes during the Medieval period. Today the town retains much of its early medieval street pattern which is small scale and intimate in character. The distinctive character of the street pattern is derived in part from its curving and sinuous character which opens and closes views.

On the higher land surrounding the town is a repetitive pattern of farmsteads located along narrow single track rural lanes. They generally comprise a farmhouse and associated black boarded barns or occasionally larger modern farm buildings.

The opening of the East Suffolk Railway Branch line from Framlingham to Campsea Ashe in 1859 brought increased trade and prosperity. Whilst operational (until 1965) it led to an alternation in the hierarchy of roads into the town moving the main approach road from east of the river to the west along Station Road. Subsequently industry developed alongside the station and in the 20th century the land between the main road and river started to be developed, firstly as a nursery, then for offices, garages and associated car parking. Development has also extended along Woodbridge Lane south of the town altering the town gateway.

In the 19th century Albert Memorial College (now Framlingham College) was built on the valley sides overlooking the castle and forms a key landmark building along with the castle and town church.

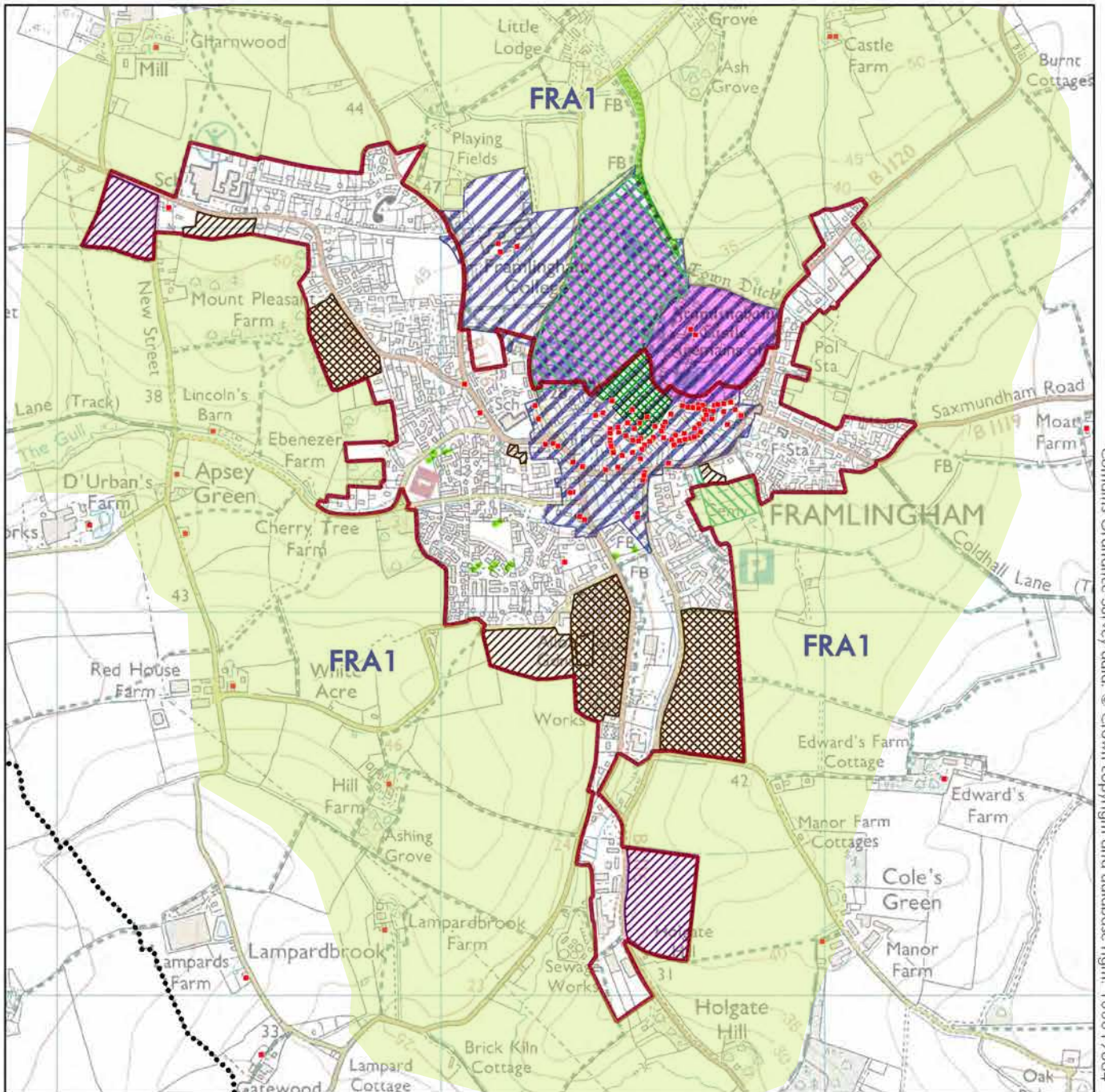
Today the current town has a strong relationship with the surrounding landscape topography reflecting its historic location within the upper valley. This is defined by the higher shoulders of land which surround the settlement and the small scale tributaries of the River Ore which create shallow, intimate, valleys between e.g. The Gull. Historically the town was located on the valley slopes below the castle. More recent post war housing has in places extended along the main routes and onto the surrounding higher land, altering historic gateway points and sense of arrival e.g. B1119 and Saxmundham Road.

The historic value of the town is reflected in the many listed buildings, the Conservation Area and the Area of Archaeological Importance. Its distinctive qualities derived from its vernacular character, street pattern, landmarks and its legible relationship to the topographic context.

There is a significant amount of housing development underway within the town which will have a characterising effect and alter the relationship of the town to the surrounding landscape. The sensitivity assessment has revealed that the town is highly constrained. This is largely because of its exceptional intact and compact historic character and close relationship and interaction with the surrounding landscape and topography, affording distinctive views to key landmarks from the surrounding landscape, and from within the town out towards the open valley slopes and higher ridges.

Framlingham has a Neighbourhood Plan which has informed this assessment.

For the purposes of the sensitivity assessment, the landscape fringes of Framlingham have not been subdivided but are discussed as a single area as follows.



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Suffolk Coastal Settlement Analysis

Framlingham
July 2018

The landscape fringes of Framlingham form a single area FRA1 for assessment purposes.



FRA1 Peripheral Area

- Built Up Area Boundary
- Parish Boundary

Landscape Policy Areas

- Local Greenspace

Nature Designations

- Tree Preservation Order
- County Wildlife Site

Heritage Designations

- Listed Building
- Scheduled Monument
- Conservation Area

Allocations

- Housing
- Employment

Planning Permissions

- Housing

Peripheral Area: FRA1

Overall, this assessment has concluded that the fringes of the town offer little opportunity for further development without compromising natural landscape limits. However the farmstead complexes in the surrounding plateau landscape are less sensitive to carefully designed development and may have some capacity for small scale housing and mixed uses (i.e. offices/studios, farmshops and small workshops) which retain the dispersed pattern of these clusters and reflect the traditional scale and arrangement of farmhouse and barn outbuildings.

Physical Character
Shoulder of higher land rising to around the 50m contour. Town nestles at the confluence of three small steam valleys which form gentle dips in landform and within the Rolling Valley Claylands landscape type. Castle sits in the northern tributary above the town but nevertheless within the valley. As such the church and Framlingham Collage have greater visual impact as landmarks from the surrounding landscape.
Landscape Patterns/Condition
High quality landscape setting and townscape. Some poor quality modern agricultural buildings/ linear employment development which does not reflect natural vernacular on the main approach from the south, altering sense of arrival.
Existing Settlement Edge
To large degree the settlement edge relates well to the existing landscape setting. Where development extends onto upper slopes (Plateau Claylands landscape type) it is often more visually prominent and can alter perceptions of the settlement within the valley.
Views and Visibility
Key landmarks are the Church, Castle and Framlingham College. Distinctive spaces include The Mere and the market place. There is a strong hierarchy of landmarks with the build town sitting subservient to them. Where development has extended onto higher land and is visually prominent it can alter this hierarchy and undermine sense of place. Sinuous character of roads and lanes affords views out across tributary valley and to recent development climbing up onto higher shoulders of land which can be visually prominent as a result and are therefore highly sensitive.
Cultural and Natural Heritage
Conservation area which contains substantial area of landscape to the north of the town including the castle and College and The Mere and includes large concentration of listed buildings. Framlingham Castle is a schedule monument while the Mere to the north is a County Wildlife site as is Framlingham Cemetery. River Ore and tributaries form important wildlife corridors.
Perceptual qualities
Deeply historic and intact. Strong sense of place. High quality. Compact and small scale.
Function
The landscape as a result of the topography of shoulder of higher land and valleys performs a significant function in defining the historic extend to the town, location of landmarks and sense of place. This is important as Framlingham is unique and historically remarkably intact in the context of other Suffolk Coastal Market Towns.
Opportunities
Creation and enhancement of a riverside park or linear path to emphasise the River Ore which is currently undervalued. Enhancement of southern approach to the town through screening of unwanted views to employment development. Retain the intimate small scale rural character of the tributary valleys and open slopes where they are visible from higher shoulders of land. Enhancement of gateways and consideration of tree planting, hedgerow planting, and opening up and retaining views e.g. improvement to the gateway on the

B1119 at secondary school/employment site on the periphery of the town. Redevelopment of disused and redundant farm buildings in the wider plateau for mixed use.

3.4 Leiston

Leiston is a Market Town and has an adopted Neighbourhood Plan. It lies at the transition between two character areas namely Heneingham and Knodishall Estate Claylands and Aldringham and Freston Sandlands as defined in the Suffolk Coastal LCA. It sits on slightly raised land between two coastal broads/marshes to the north and south.

The settlement was recorded in the Domesday book and granted a market and fair in 1312. St Margaret's church is of medieval origin and the 14th century Leiston Abbey lies to the north of the town, inland from Leiston Common, and on the edge of the wetter lands of the broads and marshes. This abbey replaced the original abbey (founded in 1183) which was located close to Minsmere and subject to flooding.

Despite its early origins, the town developed most during 19th century when it became a manufacturing town associated with agricultural machinery. Its present day character reflects this period. Richard Garrett relocated his blacksmith works from Woodbridge and opened an engineering works in Leiston in 1788. The Garrett family, as the major employers, significantly influenced the town fabric and were instrumental in building the library, workers institute, gasworks and other employment. The 'Long Shop' was built by Garretts in 1852 as an early example of production line manufacture and is an important large scale feature in the town.

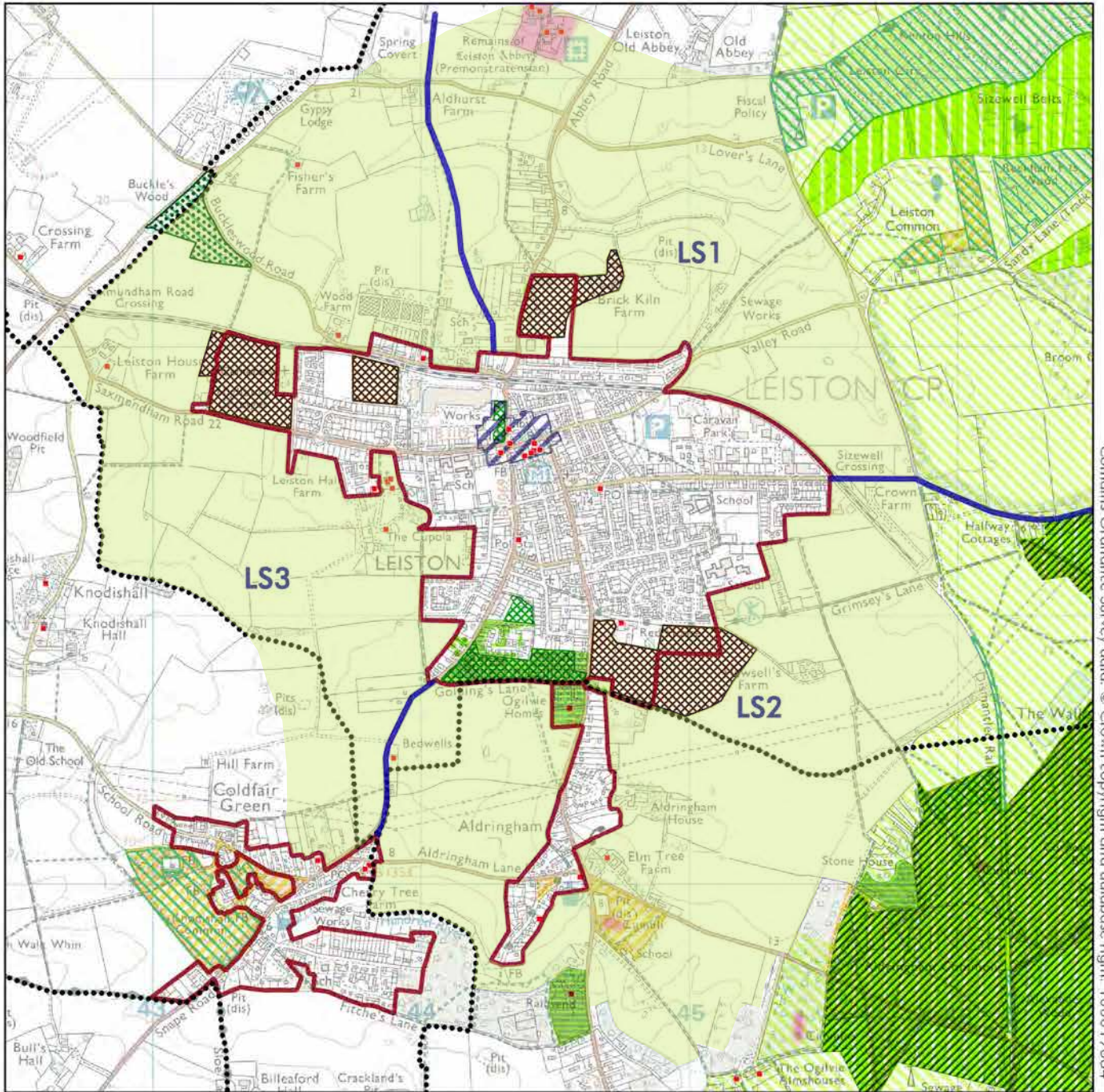
The centre of the town is designated as a conservation area and focuses on Main Street including the surviving buildings of the old Garrett's Town Works site on the south side, Old Post Office Square, and some of the workers' cottages to the north. Listed buildings occur mainly in the conservation area although there are outlying listed buildings in the south west of the settlement associated with the site of Leiston Hall. These include the Church of St Mary's, the Cupola and Leiston Hall. Adjacent is Leiston Hall Farm suggesting that this may have been an estate managed area in the past.

After WWI Garretts combined with other engineering companies and traded until 1932 when the company went into receivership and the works finally closed in 1981.

The settlement expanded considerably from the middle of the 20th century. Development now runs to the edge of the railway line in the east and has expanded somewhat further beyond it in the north. Lower density settlement patterns occur on the outskirts of the town along with industrial estate developments.

1989 saw the start of the building of the Sizewell B nuclear power station which helped ameliorate the growing unemployment in the town. The Power station is an eerie landmark from several viewpoints in the town and the surrounding countryside.

For the purposes of the sensitivity assessment, the landscape fringes of Leiston have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Leiston

July 2018



- | | | |
|------------------------------------|-------------------------------------|------------------------------|
| LS1 Peripheral Area | Open Access Land | Heritage Designations |
| Peripheral Area Boundary | Nature Designations | Listed Building |
| Built Up Area Boundary | Tree Preservation Order | Scheduled Monument |
| Parish Boundary | Special Protection Areas | Conservation Area |
| Landscape Designations | Ancient Woodland | Planning Permissions |
| Area of Outstanding Natural Beauty | Site of Special Scientific Interest | Housing |
| Landscape Policy Areas | County Wildlife Site | |
| Local Greenspace | | |

Peripheral Area: LS1

The sensitivity of this area lies in its rural character and varied topography, long distance views to the north and east due to elevation and gradual dipping of landform towards the coast. The area is also valued for its role as a setting to Leiston Abbey scheduled monument and is currently the subject of a habitat restoration project. This landscape has the potential to provide a strong connection to the wider Suffolk Coast and Heaths AONB and offers opportunities for the restoration of heathland and wetland on a landscape scale, extending the qualities of the AONB.

This area is highly sensitive to development and important to retain as open rural landscape. Opportunities exist to screen the existing industrial estate and housing where necessary through planting of Scots pine and birch woodland and to seek opportunities for environmental education and tourism accommodation creating a gateway to the AONB potentially associated with Brick Kiln Farm.

Physical Character
Estate Sandlands Landscape Type comprising undulating topography formed by small stream valleys creating visual interest ranging from 20m AOD in the west to less than 5m AOD in the east within the tributary valley. Sandlings character reflected in gorse, bracken and birch/pine trees. In west - higher incidence of hedgerow oaks and poplar trees along stream course.
Landscape Patterns/Condition
Small woodland copses combine with hedgerows and hedgerow trees to create a well wooded landscape. Intact pattern of Pre 18th century enclosure with some limited alteration around Brick Kiln Farm. Intact network of small scale sinuous lanes.
Existing Settlement Edge
Predominately large shed development associated with Leiston Industrial Park and glasshouses. Farm barns associated with Wood Farm are most visible in the landscape along with occasional glimpses of houses where they creep onto higher land. Development along Abbey Road has extended built form to the north although the character of the road remains rural with individual houses set back and within the shallow valley. The railway forms the northern settlement edge and has had a significant influence on urban built form.
Views and Visibility
Filtered views to the existing urban edge due to boundary vegetation and overlapping hedgerows. On leaving the town along Abbey Road there is a memorable vista towards Leiston Abbey on higher land. This land is visible from the AONB siting above the small stream valleys. The ruined Abbey remains an imposing landmark in a rural setting.
Cultural and Natural Heritage
Leiston Abbey scheduled monument is a local landmark and contributes to sense of place. Land to the north of Brick Kiln Farm was once a brickworks and is now rough ground. Small stream valleys/meadowlands have ecological value and habitat restoration programme likely to enhance further.
Perceptual qualities
This landscape has a rural, wild character with views to areas of heath habitat and woodland as well as to Leiston Abbey which stands in an elevated lonely location. The land falls away from the town and faces northwards towards the lower lying valley meadows and Minsmere.
Function
The northern fringes surrounding Leiston form the rural setting to Leiston Abbey.
Opportunities

Opportunities to enhance landscape character including the removal of uncharacteristic leylandii hedging, creation of areas of heathland/acidic grassland and woodland planting to screen the existing urban edge of Leiston where it visually intrudes on the wider landscape.

Peripheral Area: LS2

The sensitivity of this area lies in its open and slightly elevated location above the lower lying coastal landscape to the south and east, historic lanes and farm buildings and general rural character. Its value lies in its role as a landscape within easy reach of existing communities and as an area which separates Leiston from the villages to the south, reinforcing sense of place and individual communities.

Land on the southeast side of the town is less sensitive to residential development if associated with a strong woodland framework including the creation of heathland/acidic grassland. Such development could also mitigate the visual effects of pylons and integrate the existing urban edge with the wider landscape. Footpath and bridleway connections could be enhanced, including improved connections to Aldringham. Care would need to be taken to avoid visual intrusion and encroachment on the AONB. Development should remain on higher land above the 15m contour and be screened by the creation of new woodland. Opportunities for landscape enhancement include the creation of heath and acid grassland, extending the characteristics of common land (which is readily found in the surrounding area) towards the settlement.

This landscape is sensitive to large scale buildings as seen in the Leiston Industrial Estate and Leisure Centre. Buildings therefore need to be kept low and constructed of muted colours which recede in views. Land to the west of Aldeburgh Road is highly sensitive due to its role in separating settlement and as an approach and gateway to the town – it should therefore be retained as open land.

Physical Character
Estate Sandlands Landscape Type comprising open land with medium to large scale fields. Relatively flat between the 15 and 20m contours. Small scale rural lanes which are bridleways and public rights of way on the edge of the town. Elevated views outwards to distant woodland on lower lying land e.g. Aldringham Common. Land drops away from the urban edge towards the Hundred River valley within which are the villages of Coldfair Green and Aldringham.
Landscape Patterns/Condition
Some hedgerow boundary loss but pattern of straight lanes remains intact e.g. Golding's and Grimsey's Lanes, along with farm houses / barns e.g. Red House and Hawsell's Farms.
Existing Settlement Edge
The existing urban edge includes the relatively tall buildings of Leiston Secondary school and leisure centre buildings as well as housing on the edge of Red House Lane. New housing development off Aldeburgh Road and south of Grimsey's Lane will create a new urban edge. The existing urban edge to the north of Golding's Lane is not visible due to vegetation along the lane although the water tower is visible and appears isolated in a rural context.
Views and Visibility
Pylons are a dominant feature in views. There are views of the existing urban edge from the eastern edge of Hopkins Homes site and from the numerous rights of way across the area. From the Thorpness Road to the south there are no views to the town or urban edge due to the rising landform. On approaching Leiston from the south along Aldeburgh Road

the Ogilvie Houses are a key landmark and gateway to the town.
Cultural and Natural Heritage
Historic lanes and farmsteads. Red House is a listed building. Aldringham House lies on a slight rise to the south of the town and is visible set amongst trees from the southern edge of Leiston. Its parkland once stretched to the south as far as Elm Tree Farm.
Perceptual qualities
The area has an empty and open character which is dominated by the pylons.
Function
This landscape is crossed by a number of public rights of way offering good access from the urban edge into the wider countryside. This landscape reinforces a sense of separation between Leiston and the small villages of Aldringham and Golden Green to the south.
Opportunities
There are opportunities to improve footpath and cycle links between Aldringham and Leiston school/sports centre. There are also opportunities to create new heath/acid grassland as well as area of Scots pine and birch woodland lessening the impact of pylons and existing or future urban edge. Opportunities to reinforce and maintain the sense of separation between Leiston and villages to the south through the retention of open agricultural land or creation of acid grassland/heath as a setting to settlements. Opportunities exist to create a stronger gateway into the settlement from the east.

Peripheral Area: LS3

The sensitivity of this area lies in its unspoilt rural character with an intact hedgerow, woodland and dispersed farmstead pattern and views to the church of St Margaret's. It is also valued for its rural approach to the town from the west and south and as a setting to the listed buildings at Leiston Hall including the church and The Cupola.

The landscape between the existing urban edge and Leiston Hall, and employment north of the railway line in the vicinity of the existing nursery, is less sensitive due to its relatively flat topography and well wooded character. This area could accommodate some well designed residential development but care should be taken to ensure built development does not rise onto higher land above the 20m contour or impact on the rural setting of Leiston Abbey. Any new urban edge should be sensitively mitigated through hedgerow and woodland copse planting. Development may also include options to relocate the town football club onto higher land. New development should address existing poor quality urban form and ensure links into the heart of the town, possibly through the reconfiguration of the existing urban area/creation of green corridors. Consideration should also be given to conserving and enhancing existing gateways into the town along Saxmundham Road and B1069, retaining views to key landmarks such as the church and water tower.

Physical Character
Ancient Estate Claylands landscape type comprising land which rises to over 20m AOD to the west of the town. This is an agricultural landscape dominated by arable on loamy soils. Dispersed farmsteads are common e.g. Wood Farm and Leiston Hall Farm.
Landscape Patterns/Condition
Medium scale pre 18th century enclosure fields defined by hedgerows with frequent hedgerow trees which, combined with small copses, gives rise to a well wooded character.
Existing Settlement Edge
The settlement edge is indented and not widely visible from the wider landscape due to existing vegetation and presence of planting associated with Leiston Hall / former parkland.

Within and adjacent to the urban edge there are a number of allocated housing and employment sites. Land north of the railway is associated with a nursery/glass houses.
Views and Visibility
The church of St Margaret's is a local landmark when viewed from the surrounding landscape as is the water tower in the south east fringe of the town.
Cultural and Natural Heritage
Leiston Hall (now called The Cupola) and St Margaret's Church are both listed. Historic farmhouses and outbuildings are often listed buildings and are a defining characteristic.
Perceptual qualities
This is a well managed and historic landscape which has an intact and cohesive character.
Function
This landscape forms an attractive rural setting to the town of Leiston and offers opportunities for tourism e.g. camping sites.
Opportunities
Opportunities exist to management veteran trees and undertake succession planting to ensure conservation and enhancement of parkland character associated with Leiston Hall, perhaps in association with creation of new public open space on this side of the village. New woodland planting could be undertaken to the north of the railway line to screen the current nursery or in association with housing or employment development.

3.5 Saxmundham

Saxmundham is a small market town which lies within the Fromus Valley character area where valley slopes rise to meet higher more open plateau arable farmland. To the north and south of the town are areas of former parkland landscape (Hurst Park and Carlton Park respectively). Beyond this and also located predominately in the valley landscape are the small scale rural settlements of Kelsale Cum Carlton, Sternfield and Benhall which have a predominately loose arrangement of dwellings and are considered separately.

Saxmundham is recorded in the Domesday book; it received a market charter in 1272. The High Street was the focus of the settlement with the market place to the west, parallel to the River Fromus. As such, the historic part of the town has a strong north south linear arrangement. The main street through the town was a former turnpike road and the town was an important staging post, evidenced in the presence of former coaching inns. The listed Church of St John the Baptist dates from the 14th century and lies on the eastern bank of the river rising above other surrounding development on the valley slopes.

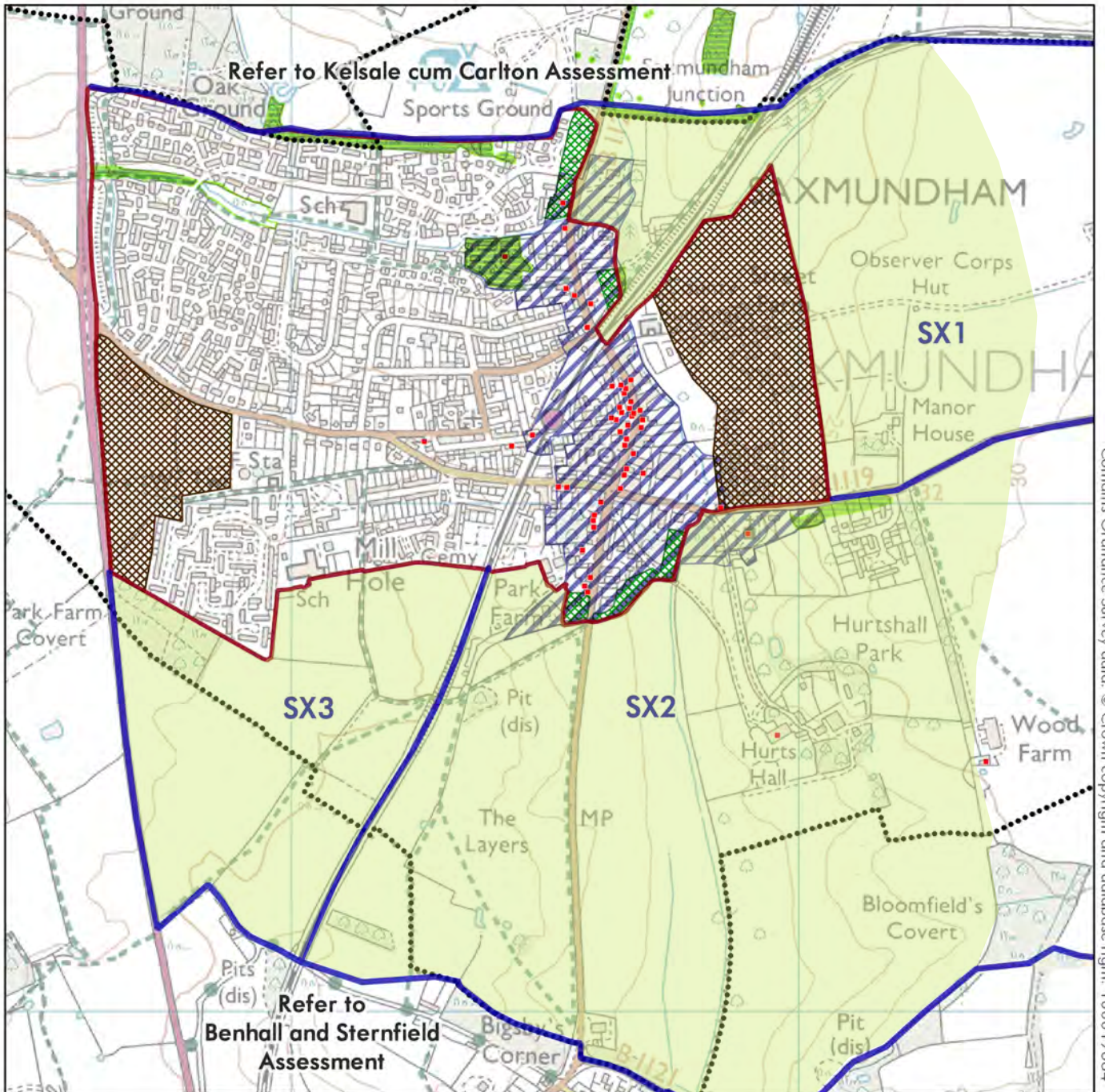
The early 19th century saw considerable change with the opening of the railway in 1859 which serviced goods from Leiston and brought holiday passengers for Thorpeness and Aldeburgh.

Sizeable houses of the late 18th and 19th century reflect the prosperity of the town including Langley House.

In the 1980's the A12 was constructed, bypassing the town to the west. In the latter half of the 20th century the town has developed significantly to the west, away from the historic centre and the railway and up to the A12, forming a hard urban edge along the road, beyond which is open farmland.

For the purposes of the sensitivity assessment, the landscape fringes of Saxmundham have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The northern fringe to the settlement is considered in relation to Kelsale Cum Carlton. The peripheral areas are illustrated below. The plateau farmland to the west of the A12 has not been considered due to the firm boundary the A12 has created and open rural character of the land beyond.

The sensitivity assessment has revealed that the main centre of the town around the railway station and east across the high street, (including the post office site and land behind), has potential for enhancement and urban redevelopment. These areas of the town are currently underused and lack cohesiveness, offering an important opportunity to enhance the transport hub with provision of high density mixed used development. This opportunity should be realised ahead of further peripheral development.



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Suffolk Coastal Settlement Analysis

Saxmundham
July 2018



- | | | |
|-------------------------------|------------------------------|-----------------------------|
| SX1 Peripheral Area | Nature Designations | Conservation Area |
| Peripheral Area Boundary | Tree Preservation Order | Planning Permissions |
| Built Up Area Boundary | County Wildlife Site | Housing |
| Parish Boundary | Heritage Designations | |
| Landscape Policy Areas | Listed Building | |
| Local Greenspace | | |

Peripheral Area: SX1

The sensitivity of this area lies in its pronounced valley slopes which define the setting of the town and separate it from the wider plateau farmland landscapes beyond. These slopes are framed by ridge top woodland which is characteristic of the landscape setting to the settlement.

There is little opportunity for further development of these eastern valley slopes due to their visual sensitivity and as a setting to the town. These slopes help to frame development within the valley and avoid its extension onto higher slopes and especially above the 25m contour.

Any new residential development should consider creation of skyline woodland to backcloth development ensuring it appears grounded within the valley context. New development should appear subservient to the church in views, in order to maintain the hierarchy of building form and landmarks. Development which pushes the urban gateway up the valley slopes should be avoided to protect perceptions of the town nestled within the valley.

Physical Character
Pronounced eastern slopes of the River Fromus between Church Hill and the railway line within the Rolling Estate Sandlands landscape type. Topography ranges from c.30- 25m AOD.
Landscape Patterns/Condition
Small scale pasture fields between built edge and Manor House and arable fields which extend onto wider plateau farmland to the east.
Existing Settlement Edge
Recent housing development to the east of the River Fromus has extended up these slopes and sits below the skyline and lower than the church tower. Interesting roofscapes appear to fit well within the context of the settlement but the 'crescent terrace' sits less comfortably.
Views and Visibility
This area is visible from the western valley sides and glimpsed views from within the town. The church is a key landmark when viewed from the west.
Cultural and Natural Heritage
Church is Grade I listed. River Fromus - important wildlife corridor but underused resource.
Perceptual qualities
Valley sides are important for reinforcing the rural valley context of the settlement. These slopes form part of the approach into the settlement. The small scale pasture slopes beyond this new housing development and larger arable fields provide a rural edge to the settlement and avoid development appearing high on the valley slopes and potentially visible from the wider arable farmland in the east.
Function
These upper slopes form an important green corridor along Church Hill ensuring that the urban gateway is on the mid slopes not at the upper slopes where it meets the wider plateau landscape. These slopes are important for maintaining the sense of arrival and perceptions of the town sitting within the valley.
Opportunities
Planting of new woodland blocks to form a wooded skyline to backcloth development and ensure any development on upper slopes is contained within the valley and set back from Church Hill to prevent the gateway from being pushed out. Improve connections across the River Fromus from the eastern valley slopes to the main town and better use/restoration of the valley floor/river corridor as a natural asset.

Peripheral Area: SX2

The sensitivity of this area lies in its pronounced valley slopes which define the setting and approach to Saxmundham from the south. To the east is an area of remnant parkland while to the west is agricultural land known as The Layers which has historically been a holding area for livestock on market days and is culturally significant to the town. This approach to the town is defining both in terms of character, sense of arrival and position in the valley landscape.

This area is sensitive to change due to its rural character, valued views and historic associations.

Physical Character
Rolling Estate Sandlands and Valley Meadowlands landscape types comprising open arable fields and area of pasture along the valley floor associated with former parkland at Hurst Park. Poplar plantations within the valley floor to the south and woodland/hedgerow boundaries define the enclosure pattern and upper valley slopes. Topography ranges from c. 10-30m AOD
Landscape Patterns/Condition
Large to medium scale enclosures and open character. Some loss of hedgerow boundaries through lack of management and removal. Remnant parkland trees and perimeter planting to the manor.
Existing Settlement Edge
The southern edge of Saxmundham is well vegetated and not highly visible on approaching the town. The 20th century built edge of Saxmundham to the west of the B1121 is not visible as it sits behind the vegetated railway line and field hedgerows/trees. There is no development within this landscape except for the mansion house of Hurst Park within a rural valley context.
Views and Visibility
The parkland landscape is open, affording memorable views to the rebuilt manor house (Hurst Hall) and church beyond. Views to water tower on upper western fringes of town.
Cultural and Natural Heritage
Association of The Layers to the historic function of the market town and tradition of holding livestock here before market. Remnant historic parkland landscape and associated mansion house and church association. Cultural association between Hurst Park and Saxmundham. Veteran trees associated with Hurst Park. River Fromus previously formed a lake as part of a designed landscape but now has a natural course.
Perceptual qualities
Strong rural river valley character unspoilt by development and notably no linear development along the road such that gateway into Saxmundham is clearly defined.
Function
Important landscape as a rural approach to Saxmundham reinforcing its setting within the Fromus Valley.
Opportunities
Reinstatement of hedgerows and landscape enhancement with possible replanting of parkland trees and restoration of parkland features to enhance the character of this area and approach to the town.

Peripheral Area: SX3

The sensitivity of this area lies in its elevated position on the upper valley slopes to the southwest of the town, between the 25 and 30m contour. This landscape has a rural and gently undulating character comprising arable fields defined by hedgerows and framed by skyline woodland clumps.

Land between the existing urban edge and the railway is less sensitive to residential development if associated with woodland planting to create a treed backdrop to development. Care should be taken to ensure a soft urban edge, reinforcing historic Parish boundary and enhancing ecological corridors. New development in this area should be accessed through the existing urban edge ensuring permeability and addressing the current condition and quality of some existing housing fringing the area. Development should be kept back from the A12 and closest to the existing edge. Careful consideration should be given to building heights to avoid visibility from the B1121 on approaching the town from the south.

Physical Character
Rolling Estate Sandlands landscape type comprising upper valley slopes to the west of the railway line ranging from 25 to 30m AOD. Medium scale arable fields defined by hedgerows with blocks of woodland forming distinctive clumps on the skyline in the wider landscape. Landscape is gently undulating.
Landscape Patterns/Condition
Intact pattern of pre 18th century enclosures defined by hedgerows with hedgerow trees. Some recreational land uses associated with secondary school.
Existing Settlement Edge
This area abuts the existing western 20th century housing development of Saxmundham - some of which is poor quality both in terms of housing stock, layout and streetscape. The area lies adjacent to Saxmundham Free School and its playing fields. The topography of the site means that it relates strongly to the wider landscape to the south with the existing urban edge appearing on slightly lower slopes.
Views and Visibility
Water tower and secondary school buildings are key landmarks but much of Saxmundham is not visible. This land is not especially visible from the valley landscape to the south or the A12 due to existing field hedgerows and vegetation along the railway line and A12.
Cultural and Natural Heritage
Former farm buildings at Howards Farm now demolished. Parish boundary dissects this area. Pre 1900's woodland at Howards Covert.
Perceptual qualities
Rural landscape between the railway and A12 feeling remote from the town in the transition landscape between the valley and wider arable farmland plateau.
Function
This landscape forms part of the rural setting to Saxmundham. Public rights of way cross area connecting town with wider rural landscape.
Opportunities
Opportunities exist to reinforce a wooded skyline to the town on the upper valley slopes and to improve the existing urban edge and quality of the existing housing stock on the edge of the town.

3.6 Woodbridge

Woodbridge sits within the Deben Estuary character area as defined in the Suffolk Coastal LCA and is an attractive market town, with a prominent valleyside position overlooking the estuary. It has long standing maritime associations, and has been a centre for boat-building and associated crafts and industries since the Middle Ages. The estuary is a sensitive landscape forming part of the Suffolk Coast & Heaths AONB and covered by a number of European habitat designations.

Archaeological finds in the area show habitation from the Neolithic Age (2500–1700 BC) through to the Roman period, but the area's Saxon history is most well known. In the early 7th century King Rædwald of East Anglia was buried in tumuli on the hillside opposite Woodbridge at Sutton Hoo and significant finds have also been made in Rendlesham to the north.

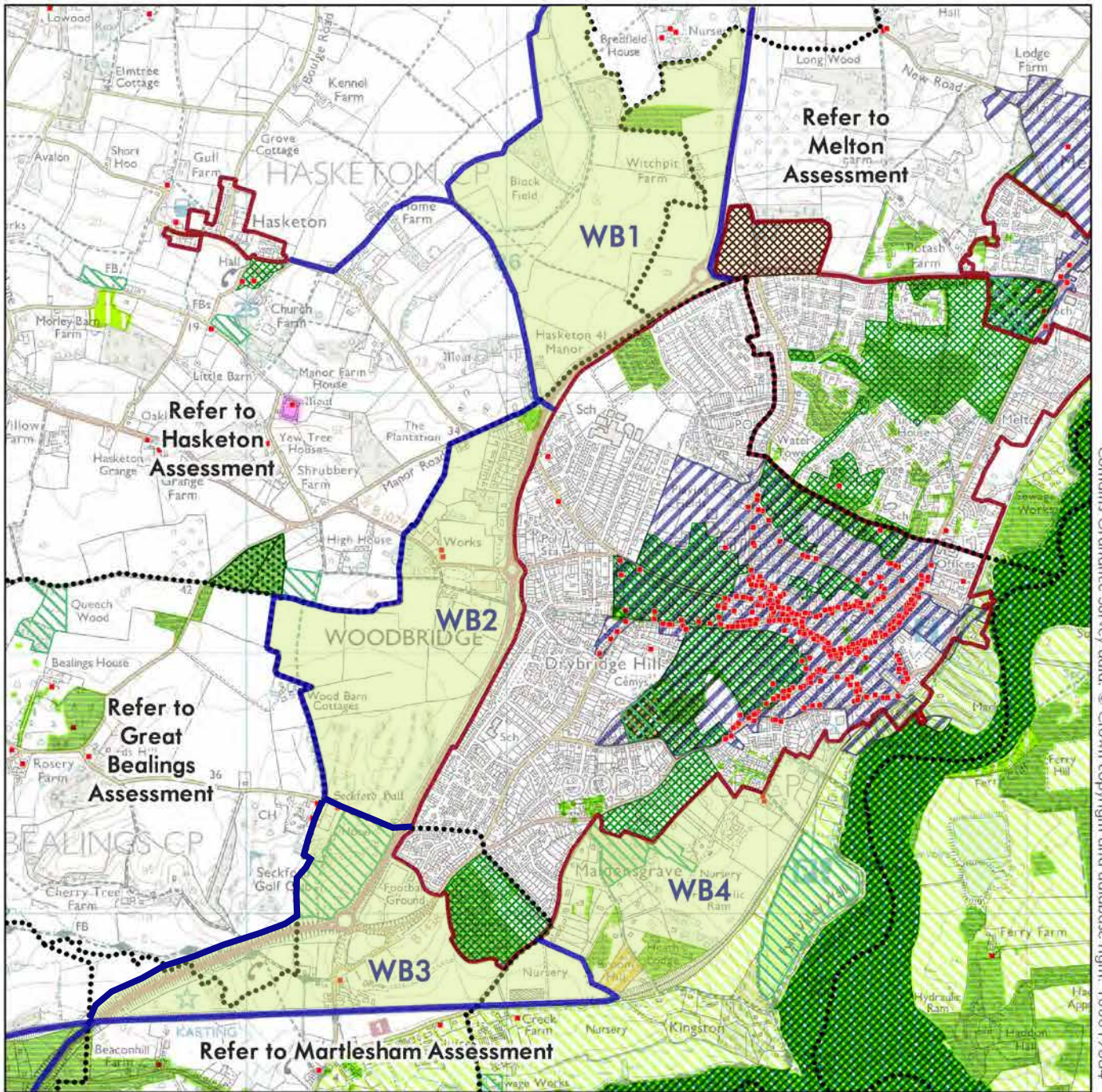
In the medieval era the town developed along the lower slopes of the Deben Estuary. The relatively steep and rolling valleyside, in combination of the rich quality of the built form and views over the estuary, contribute strongly to the town's character. The crest of the estuary slopes are topped by a distinctive skyline of mature tree canopies which give a wooded feel and provide containment, while beyond this lies open plateau farmland and the inland river valleys of the Fynn and Lark. To the south of the town the River Fynn enters the estuary along Martlesham Creek.

Maps from the end of the 19th century show the town had a loose, irregular arrangement of medieval streets, focused along the Thoroughfare, with settlement generally found no further west than the site of Woodbridge School. There were two quays/wharfs connected to the Thoroughfare via Quay Street and a number of smaller lanes. Today the town has a wealth of historic buildings from the Tudor, Georgian, Regency and Victorian eras - many listed buildings line the network of medieval streets, inside the large Conservation Area from the brow of the estuary valley down to the water-front.

In the 1850's the railway was constructed to the south along the edge of Martlesham Creek. and along the water's edge. Subsequently, wharfs developed, of which the working tide mill is a key landmark building and among the earliest recorded.

Up until the 20th century the settlement nestled on the lower valley slopes below the 25m contour but over the 20th century it expanded westwards, out along the radiating roads towards Ipswich, and northwards towards Melton leaving corridors of green penetrating into and forming a setting to the town. The by-pass to the town was constructed in 1933 and is now the A12. During the latter half of the 20th century the town expanded significantly, onto the higher land and up to 40m AOD effectively filling in the gaps between the urban edge and the A12. Today the A12, tightly defines the western edge to the town for much of its length with the road defining urban form and the roundabouts forming gateways into the settlement. By the 1950s, a small enclave of residential development began to develop west of the A12, north of the fuel station, around Prentices Lane. These new buildings along the A12 have become landmark features signalling proximity to the town but relate poorly to the historic origins of the settlement and contribute little to sense of place or arrival.

Recent trends for expansion of the settlement have been limited, including some southwards expansion, infill around Melton Hill and at Notcutts garden centre, and the boatyards.



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Suffolk Coastal Settlement Analysis

Woodbridge
July 2018



- | | | |
|---|--|---|
| WB1 Peripheral Area | Open Access Land | Heritage Designations |
| Peripheral Area Boundary | Nature Designations | • Listed Building |
| Built Up Area Boundary | Tree Preservation Order | Park or Garden |
| Parish Boundary | Special Protection Areas | Scheduled Monument |
| Landscape Designations | Ramsar Site | Conservation Area |
| Area of Outstanding Natural Beauty | Ancient Woodland | Planning Permissions |
| Landscape Policy Areas | Site of Special Scientific Interest | Housing |
| Local Greenspace | County Wildlife Site | |

For the purposes of the sensitivity assessment, the landscape fringes of Woodridge have been divided into four peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.

Peripheral Area: WB1

This area comprises the plateau farmland and upper tributary valley to the northwest of the A12. The sensitivity of this tract lies in its strongly rural rolling and lightly settled character, its elevation, orientation away from Woodridge and high visibility from the wider landscape. Its value is associated with its visual and physical integrity and long views over gently rolling, wooded farmland.

This area is sensitive to new development because of its rural character and lack of built development. Although development could be mitigated with appropriate planting, it would result in a change in rural character and would alter perceptions of the urban form of Woodridge which traditionally has located on the estuary slopes to the southeast. Even limited housing/commercial development risks feeling isolated and separate from Woodridge as a settlement. On balance this landscape is considered to be highly sensitive to even small scale residential/commercial development but offers opportunities to improve physical connections recreational routes/habitat networks across the A12 between the school playing fields/open space and Hasketon Manor.

Physical Character
Ancient Rolling Farmlands landscape type comprising elevated plateau with gently sloping land ranging from c. 40m - 30m AOD and tributary stream valley to River Lark. Land slopes away from the A12 / edge of Woodridge and reads as part of a wider rural landscape. Open landscape, with wooded skylines.
Landscape Patterns/Condition
Underlying organic patterns perceived but overwritten in places by large amalgamated fields, under arable landuse. Boundaries are well vegetated and in good condition. Landscape appears to have a high proportion of woodland, and hedges with hedgerow trees.
Existing Settlement Edge
Urban edge is well screened as a result of boundary planting along the A12. There are few views to housing on the edge of Woodridge and no real appreciation of the extent of development to the south. The A12 feels separate to the settlement and has a predominately rural context crossing elevated land.
Views and Visibility
Open expansive views of stream valley often to wooded skylines. Gaps in roadside hedges allow long and scenic views over well wooded, gently rolling countryside to the northwest. There are limited to no views into the wider Woodridge settlement and no distinguishing landmarks.
Cultural and Natural Heritage
Network of mature hedges and trees provide good habitat network.
Perceptual qualities
Openness and ruralness. A12 also feels separate from Woodridge in this area. Some noise from traffic on the A12 undermines tranquillity in immediate vicinity.
Function

Area forms a rural setting beyond the sharply defined edge of Woodbridge. There are a number of footpaths through this area and along the stream valley but these are poorly connected to the urban edge of Woodbridge.
Opportunities
Opportunities to manage planting along the A12 corridor to open up intermittent views to the wider rural landscape. Seek opportunities to provide green corridors and recreational routes across the A12 connecting open spaces/sports pitches to the south of the A12 with Hasketon Manor and wider stream valley to the north.

Peripheral Area: WB2

The sensitivity of the area lies in its rural character, distinguished by an intact small-scale field pattern with well-vegetated boundaries, and remnant parkland associated with Hasketon Manor and its elevated plateau character with high visibility to the south of the B1079. The area is particularly valued as a rural buffer between the A12 and the scenic, rural river valley of the Lark to the northwest and as a rural approach to the roundabout/gateway to Woodbridge.

Between Manor Road and Wyevale Nurseries development has crossed the A12 including properties fronting onto the A12. This area is less sensitive due to current land uses and relatively flat topography but remains sensitive to ad hoc development which visually and physically fragment the area. Development extending south of the B1079 would alter sense of approach and arrival and should be kept back from the 40m contour where land dips into the river valley.

Physical Character
Ancient Rolling Farmlands landscape type comprising flat and gently rolling landscape comprising the plateau edges and shallow valley systems of tributary streams. Wooded skylines. Topography ranges from c. 45-40m AOD.
Landscape Patterns/Condition
Spread of urban landuses into area but rest of landscape is fairly intact and in generally good condition. Organic field pattern evident, small to medium field sizes with well vegetated boundaries and pockets of woodland. Some disused land (former brickworks). Transitions to predominantly pastoral land use further west.
Existing Settlement Edge
A12 generally contains Woodbridge to its east side but residential development along Manor Road and Prentices Lane. Some properties oriented towards the A12/Woodbridge and have little relationship with countryside to the west.
Views and Visibility
Long views are not easily experienced as boundary hedges and tree belts provide containment. Further west, longer views over river valley towards Hasketon become possible. Petrol stations and roundabout act as landmarks.
Cultural and Natural Heritage
Historic value of Hasketon Manor parkland which lies north of Manor Road. This links through into the scenic valley of the Lark at Hasketon. Two listed dwellings south of the Brafes works.
Perceptual qualities
Limited sense of ruralness and lack of tranquillity along the A12 corridor, but more distant areas, experienced along narrow sinuous, vegetated lanes, feel remote and rural.

Function
Forms a buffer between Woodbridge /the A12 and the scenic river valley of Hasketon to the northwest. Number of footpaths offer recreation but access from Woodbridge difficult.
Opportunities
Opportunities exist create a new gateway to Woodbridge. Improve access across the A12 for pedestrians and planting along A12 where rear properties abut the road. Reduce urbanisation of property boundaries on rural lanes through hedgerow management and replacement of fencing.

Peripheral Area: WB3

The sensitivity of this area lies in its distinctive, steeply rolling slopes that form the valley sides to the River Fynn and Martlesham Creek and its inter-visibility with these landscapes which are recognised for their scenic qualities. This landscape is also sensitive for nature conservation reasons as it functions as an important feeding area for estuary birds. Its value lies in the perceived visual and physical gap between Woodbridge and settlement at Martlesham/Kesgrave and as a setting to the AONB to the south. The area close to the A12 is valued as a setting and approach to Woodbridge.

Spatially, this area is sensitive as a result of its steep slopes and high visibility especially from the wider valley landscapes. Although the area is disrupted by infrastructure (railway line and A12 trunk road corridor), it is difficult to access. The extension of Woodbridge into this area, either west of the A12 or to the south into Martlesham Creek would have an adverse effect on rural valley character and settlement form. This landscape offers scope for landscape enhancement including heathland expansion and improved grassland management along with enhanced recreational routes and vistas.

Physical Character
Rolling Valley Farmlands and Furze landscape type forming the northern slope of the Fynn valley as it joins the Deben Estuary. Valley sides steeply rolling in places ranging from c. 40m to 5m AOD. Disruption to valley from earthworks relating to A12 and its junctions, and railway also elevated on embankments. Strongly wooded skylines.
Landscape Patterns/Condition
Coherence of valley system disrupted. Marginal feel to areas left disconnected by the railway and A12 embankments. Heathland remnants on steeper slopes in poor condition. As well as recent house building, urban edge land uses include Seckford Hall golf course, a football club, karting track, and a nursery.
Existing Settlement Edge
Sharply defined by A12 corridor to west. Residential areas on edges are contained and inward facing – little relationship with surrounding countryside. Recent development at Duke's Park is low density.
Views and Visibility
Scenic views across valley and creek to water and boats to wooded southern valley sides. Some views disrupted by infrastructure/embankments. Elevated views from upper valley sides and from the raised carriageway of the A12.
Cultural and Natural Heritage
Area adjoins the AONB / feeding area for Estuarine birds. River Fynn flows through the eastern side of this area. Fynn Valley long distance walk tracks it along the northern side. Seckford Hall is a Grade II* Tudor mansion – now hotel and golf club.
Perceptual qualities

Some scenic views but noise and movement from traffic on A12 limits tranquillity. Sense of dynamic landscape, under pressure from spread of urban land uses and infrastructure.
Function
Valleys separate Woodbridge from Martlesham / Martlesham Heath, and Gt. Bealings.
Opportunities
Improve recreational corridors and create/protect scenic views across the valleys.

Peripheral Area: WB4

The sensitivity of this area lies in its lightly settled, wooded estuary character, narrow rural lanes, scenic qualities forming part of the Deben estuary, and high visibility. The lower slopes lie within the Suffolk Coast & Heaths AONB while the upper slopes form a setting to the estuary landscape and are valued as a feeding area for estuarine birds and for recreation.

This landscape is highly sensitive to residential and commercial development. Urbanisation of rural lanes through incremental changes which can give rise to cumulative effects.

Physical Character
Rolling Valley Farmlands and Furze landscape type comprising a promontory and gentle slopes on the western side of the Deben estuary. Topography ranges from c. 20-5m AOD
Landscape Patterns/Condition
Series of small linear arable fields and meadows, with wooded margins, running into marshes on the margins of the river, divided by straight ditches. Bisected by embanked railway line. Wooded heathy remnants along Broomheath interspersed with the grounds of large, wooded properties.
Existing Settlement Edge
Loose arrangement of properties, down the valley side at Broomheath and long rear gardens of properties along Ipswich Road. Settlement edge is soft and well absorbed.
Views and Visibility
Highly scenic views out over the river towards the rural valley sides beyond. This area forms backdrop to views from the river channel, and opposite valley sides, and provides a soft rural edge to the town.
Cultural and Natural Heritage
Lack of listed properties – historically this area not settled. Important recreational routes including long distance walks. Species rich grassland and meadows/habitat mosaics and feeding area for estuarine birds - adjacent to Ramsar, SPA and SSSI.
Perceptual qualities
Backdrop to highly scenic estuary landscape (AONB). High degree of tranquillity.
Function
Forms lightly settled tract of valley side that sits beyond the edge of Woodbridge, containing it to the north. It contributes to the rural character of the estuary south of Woodbridge, and Martlesham Creek which separates Martlesham and Woodbridge. Area provides access to the estuary walks and is highly valued for recreation.
Opportunities
Relocate recreation access off the heathland to restore their character and ecological value. Seek opportunities to recreate heathland/acid grassland.

4.0 Smaller Settlements Within Suffolk Coastal

This section includes the detailed assessment of the following settlements:

- Benhall/Sternfield
- Burgh
- Clopton
- Culpho
- Great Bealings
- Grundisburgh
- Hasketon
- Kirton and Falkenham
- Kelsale cum Carlton
- Melton
- Otley
- Swilland
- Trimley St Martin
- Trimley St Mary
- Tuddenham St Martin
- Witnesham

A number of the settlements listed above lie in close proximity to other villages which form part of the Ipswich Fringe e.g. Westerfield, Rushmere St Andrews, Playford and Little Bealings. The assessment of these adjoining settlements can be found in Volume 1 of this study.

4.1 Benhall/Sternfield

Benhall and Sternfield comprise loose settlement clusters located on the lower slopes of the Fromus valley character area, south of Saxmundham. Land rises to the northwest and southeast onto plateau farmland.

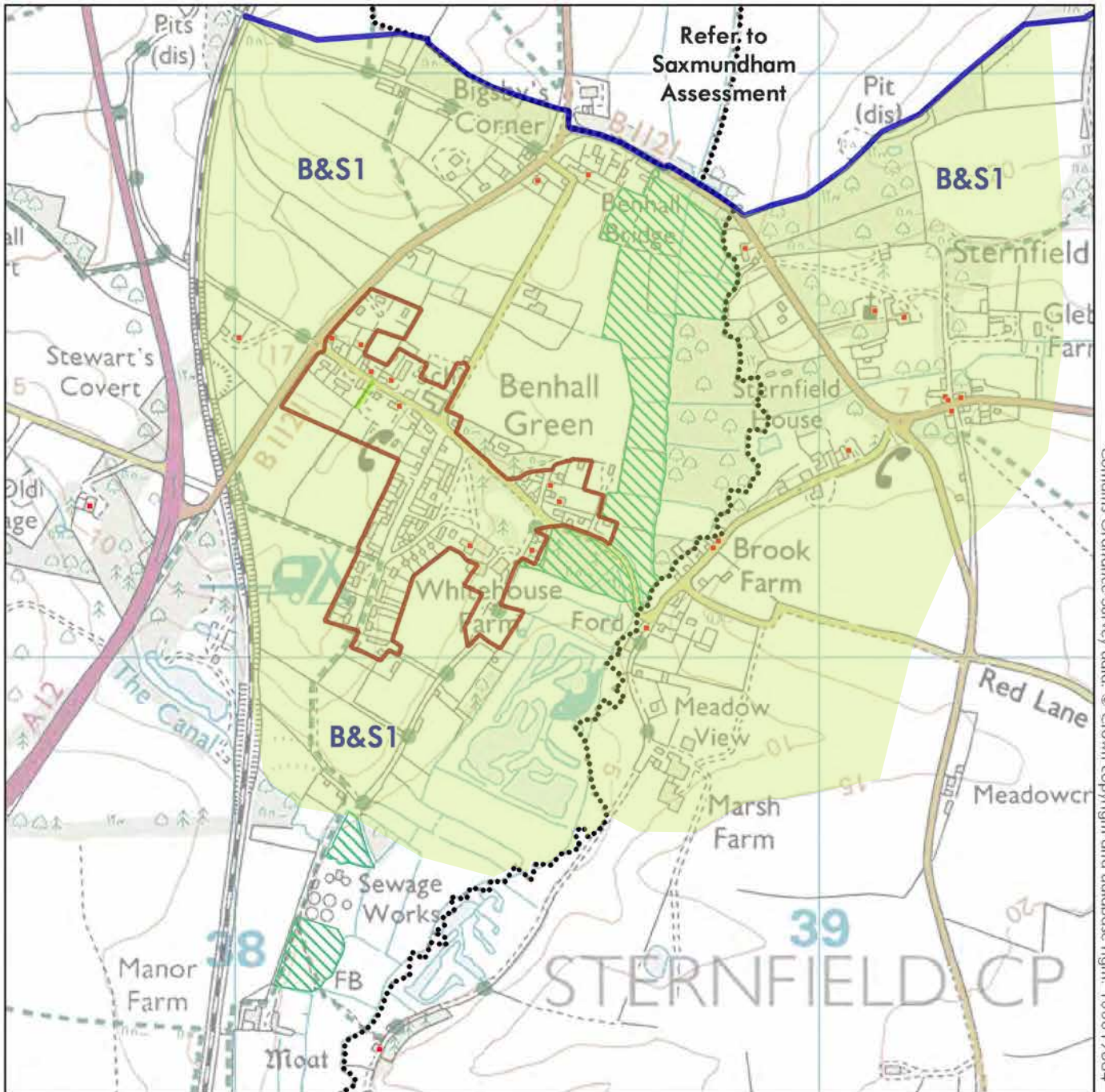
The key clusters of settlement include Benhall Green, Bigsby's Corner and Sternfield.

Benhall Green forms a small cluster of development which originated as a dispersed pattern of rural dwellings located close to the wetlands on the western valley sides of the River Fromus and around an area of common which formed the green. To the west is Benhall Lodge, an early manor site recorded in Domesday. Historic maps from the early 20th century illustrate a loose collection of cottages and farms around the green and to the south, on slightly elevated land, was Benhall Windmill and north of the green was a small school. The cluster of dwellings were separated from Benhall Lodge and parkland by the main road to Saxmundham and railway. Along the main road a cluster of dwellings had established including a smithy and post office along with further dwellings to the north at Bigsby's Corner.

Today this pattern of development is still evident. However in the mid 20th century new housing was constructed along Mill Lane, altering the loose and organic pattern of dwellings with the introduction of more linear regimented layout of housing which rose out of the valley onto the higher slopes close to the former windmill. This was added to in the later 20th century and a small cul-de-sac development constructed close to the A12 at Chalfont Drive. Nevertheless the loose arrangement of detached properties set within substantial grounds remains dominant.

Sternfield is a small settlement with a strong agricultural character of medieval origin and is located to the east of the River Fromus. OS maps from the beginning of the 20th century show Sternfield Hall, St Mary Magdalene church and rectory (Sternfield House), a few dwellings clustered along the road and occasional dispersed farmsteads. This pattern has changed little with no obvious further development. The B1121 runs through the settlement and numerous tracks and pathways run between the farms and dwellings.

For the purposes of the sensitivity assessment, the landscape fringes of Benhall Green and Sternfield have been considered collectively as one area.



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Suffolk Coastal Settlement Analysis

Benhall and Sternfield
July 2018

The landscape fringes of Benhall and Sternfield form a single area B&S1 for assessment purposes.



- | | | |
|--|---|--|
| B&S1 Peripheral Area | Parish Boundary | County Wildlife Site |
| Peripheral Area Boundary | Nature Designations | Heritage Designations |
| Built Up Area Boundary | Tree Preservation Order | • Listed Building |

Peripheral Area: B&S1

The sensitivity of this area lies in its predominately loose, organic, rural scattered pattern and riverside/floodplain setting as well as the increased visual sensitivity of the upper slopes. Set within the Fromus Valley relatively close to the flood plain it has a low-lying character visually and physically associated with the river. The exception is more recent development on the upper valley slopes along Mill Lane. 20th century development along the lane is visible from a significant distance and also from B1121 breaking the skyline. Land between this existing urban edge and the road is visible from the wider landscape to the southeast while the small scale intimate character make the area sensitive to commercial development.

Land north of the school, along School Lane and between here are the B1121, is less sensitive as it is lower lying yet above the valley floor. The layout and form of any new development will need to be carefully considered to reflect the historic development of the settlement and its predominantly organic character.

Land in the vicinity of Sternfield is highly sensitive due to its historic character and river setting.

Physical Character
Rolling Estate Sandlands and Valley Meadowlands landscape types comprising the River Fromus valley with clearly defined areas of valley floor comprising meadows divided by wet ditches and areas of wet woodland. Pollard willows along the watercourse are characteristic. Valley sides are gently defined rising from c. 5-17m AOD on the upper slopes and transition into the wider arable plateau farmland.
Landscape Patterns/Condition
Intact pattern of valley floor pastures and wet vegetation including woodland. More open arable farmland on the upper slopes and transition into the plateau farmland beyond. Settled character with dispersed pattern of cottages and farm complexes. Some large scale farm builds are visually prominent and there are some areas of tourism development within the valley including caravan and camping sites.
Existing Settlement Edge
Both Benhall Green and Sternfield have a primarily loose organic urban form where landscape tends to flow into and through the settlement. Dwellings are viewed close to rural lanes and amongst woodland set within the gentle slopes of the valley. The exception is 20th century linear development along Mill Lane which appears stark and regimented in comparison.
Views and Visibility
Views across the valley from upper slopes are possible but the wooded character of the valley floor tends to foreshorten views and frame vistas to rural properties. The church at Sternfield is not widely visible set within woodland.
Cultural and Natural Heritage
Listed buildings are dotted throughout both areas of the settlement. The church and Sternfield House are Grade II listed. Sternfield Hall has 16th century elements and is also Grade II listed as are the first three dwellings on the western edge of the settlement. Within Benhall Green there are settlements dating to the 17th century with distinctive pargetting. The use of thatch on historic buildings is notable.
The Wadd is an area of protected valley floor wet pastures and wet woodland and is a

County Wildlife Site.
Wetland sites to the south of Benhall Green from 20th century gravel and sand extraction.
Perceptual qualities
Rural tranquil river valley and strong sense of place associated with the valley and rural vernacular buildings. Strong sense of time depth. This section of the River Fromus Valley is noted for its scenic qualities and unspoilt rural character.
Function
This river valley is important for recreation and includes sites for camping/caravans as well as various recreational routes along narrow rural lanes.
Opportunities
There are opportunities to screen 20th century development along Mill Lane with strategic planting west of the village. There are also opportunities to screen large scale farm buildings where they appear out of scale with the subtle gentle slopes of the valley sides through strategically placed planting.

4.2 Burgh

Burgh lies on higher land to the north of the River Lark in the Boulge Park and Bredfield Rolling Farmland character area as defined in the Suffolk Coastal LCA.

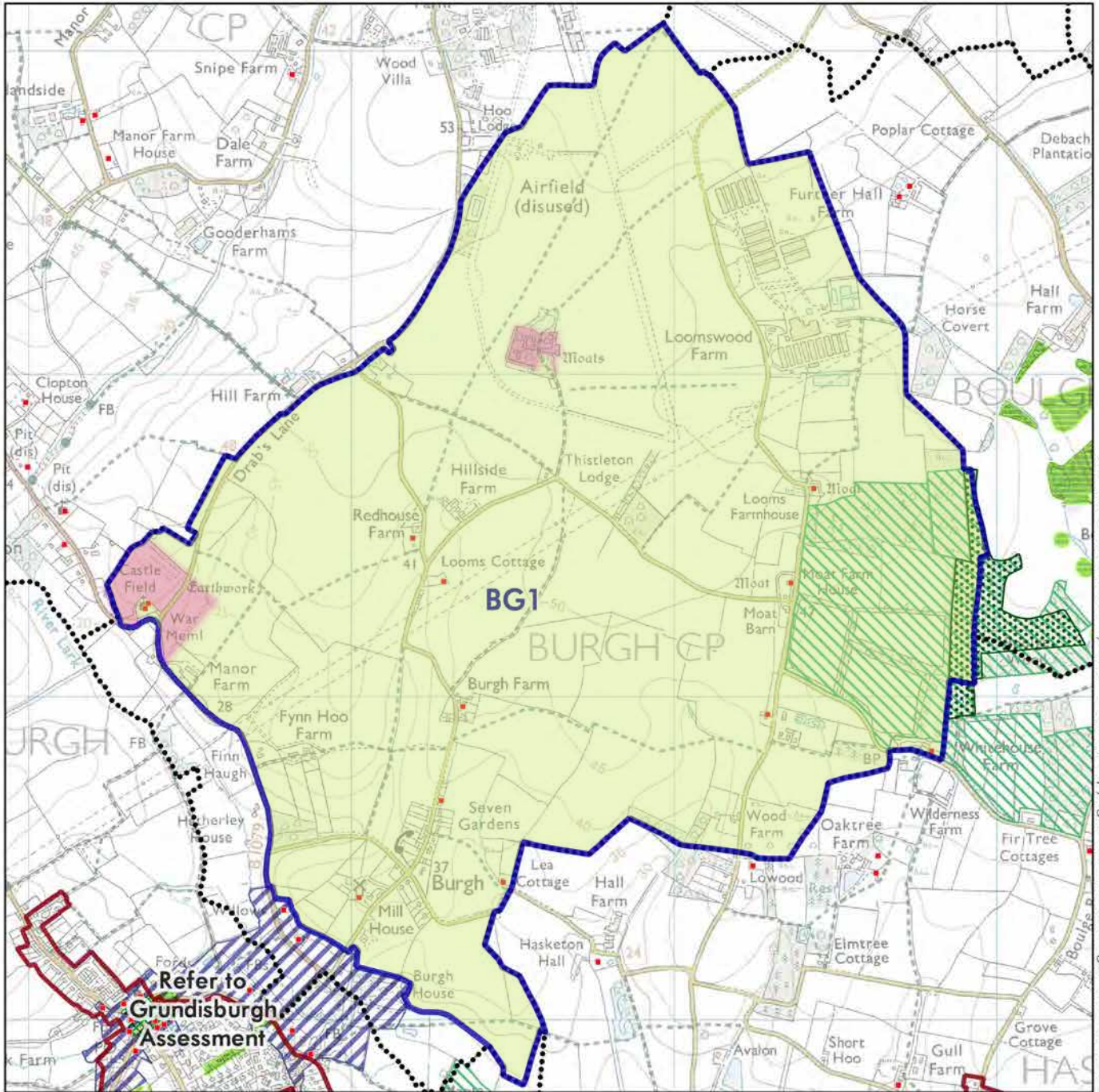
Within the wider Parish, settlement is found scattered lightly along the valley bottom, often in the form of large houses, with a more linear arrangement of dwellings along Boulge Road on the edge of the plateau, and a dispersed pattern of farmsteads across the plateau landscape to the north, connected by winding rural lanes. The linear cluster of development on the edge of the valley/plateau forms a secondary settlement to the larger village of Grundisburgh, south of the river.

In the west of the Parish, in the area occupied by St Boltoph's church, there is evidence of very early settlement including a wealth of Iron-age, Roman and Saxon structures. Here a ditch and rampart fort, dating from the 1st century BC have been found, along with evidence of continued use well into the 4th century when a Roman villa estate is thought to have become established. Later, by 1068, a church was constructed within the earthworks. The current church building dates from the 14th century and sits, unusually, only 400m from its neighbour Clopton church. By the end of the 19th century the main cluster remained as just a handful of widely spaced dwellings and included the establishment of a tower mill on the lip of the valley which forms a local landmark. It wasn't until the 1950's that a linear arrangement of dwellings was added along Boulge Road extending up onto the edge of the plateau landscape.

Within the wider landscape there are a number of farmhouses many of which are listed, timber-framed, post-medieval houses and there are three moated sites in the northeast of the parish, sites which all date from the late-Saxon period.

In the very north of the Parish is the former Debach airfield (home to the USAAF 493d Bombardment Group over the course of World War II). This former airfield extends into Clopton and Debach Parishes. That within Burgh Parish now houses a large poultry production site.

For the purposes of the sensitivity assessment, the landscape fringes of Burgh have been divided into two areas reflecting variations in landscape character and factors which contribute to sensitivity. However only one area is discussed in relation to this settlement the other being included as part of the peripheral assessment of Grundisburgh (GR2). The peripheral area is illustrated below.



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Suffolk Coastal Settlement Analysis

Burgh
July 2018

The landscape fringes of Burgh form a single area BG1 for assessment purposes.



- | | | |
|----------------------------|-------------------------------|------------------------------|
| BG1 Peripheral Area | Landscape Policy Areas | County Wildlife Site |
| Peripheral Area Boundary | Local Greenspace | Heritage Designations |
| Built Up Area Boundary | Nature Designations | Listed Building |
| Parish Boundary | Tree Preservation Order | Scheduled Monument |
| | Ancient Woodland | Conservation Area |

Peripheral Area: BG1

The sensitivity of this area lies in its visibility where topography is open and elevated, its lightly settled character and quiet tranquillity. Its value lies in its strong relationship with the Lark valley along the south of the parish, important Iron Age archaeology in the west of the area, and ancient pattern of dispersed farmsteads along winding lanes.

Land in the valley bottom is sensitive because the intact valley floor meadow system is historically only lightly settled. The part of the valley around the iron age fort (SM) would be particularly sensitive. The elevated parts of the village are sensitive as it occupies elevated land visible from long distances. This area has little capacity for residential development except for occasional single dwellings or farmstead conversions where they maintain the historic pattern of settlement. Land to the north associated with the former airfield is less sensitive where there is already commercial land use and there is good potential for mitigation. Here some commercial development could be accommodated in association with appropriate native woodland belts to minimise visual impacts on the wider area.

Physical Character
Ancient Rolling Farmlands and Estate Claylands landscape types form an open plateau with a gentle rolling character. Topography falls in the south of the parish to form the valley side to the River Lark valley. Sparsely vegetated. Topography ranges from c.30m-55m AOD.
Landscape Patterns/Condition
Large-scale farmland landscape with some very large fields but underlying organic patterns with network of winding lanes and dispersed farmsteads. Large poultry production site to the north of the parish. Considerable field amalgamation post 1950 caused boundary loss, and similar effect caused by creation of airfields in the north of the parish in the second world war. Pylons pass through this landscape and are visually dominant.
Existing Settlement Edge
Development is found scattered along the B1079 along the valley bottom, and on the plateau above. Here, there are a few older thatched cottages, but otherwise the housing stock is 'one plot deep' 20 th century – semis and brick bungalows. All sit in deep and well vegetated plots which present a soft edge to the countryside.
Views and Visibility
On the plateau the openness and lack of structure leads to some very long views and causes houses and barns to sit prominently in the skyline, providing relief and sense of scale within often empty landscape. Lanes generally not enclosed by hedges here. Lack of woodland also causes the scale of the rows of pylons to be emphasised. Views more contained on the vallesides below where the grain of the landscape is finer. Burgh tower mill a local landmark on the valleside.
Cultural and Natural Heritage
Scheduled monument around St. Boltoph's church and moats at Thistleton Hall. Whitehouse Farm Meadows is listed as a County Wildlife Site for its mosaic of habitats. Listed timber framed cottages and farmhouses lightly scattered along network of narrow lanes. Tower Mill grade II listed. Bounds Grundisburgh Conservation Area along the south of the parish.

Perceptual qualities
On the plateau skylines can be bare, strong sense of openness, and the double row of pylons are very prominent. Landscape feels quiet and empty. Contrasting experience along the valley bottom which feels more contained and has a busier feel with constant traffic movement along the B1079.
Function
Partly wooded valleyside serves to isolate the valley bottom settlement from that on the plateau and, in combination with the water meadows, separates Burgh from Grundisburgh.
Opportunities
Opportunities to restore field boundaries to the farmland, with field boundary trees and planting of woodland in plateau locations. Explore ways of reducing the impact of pylons with strategic planting of woodlands. Ensure traditional management of the valley bottom meadows.

4.3 Clopton

Clopton Parish contains a dispersed polyfocal settlement pattern with small clusters of dwellings, within a pattern of scattered cottages and farms. It sits within the Lark Valley and Bougle Park and Brefield Rolling Farmland character areas as defined in the Suffolk Coastal LCA. The area is accessed via two main roads, and a network of narrow winding lanes that serve the outlying dwellings.

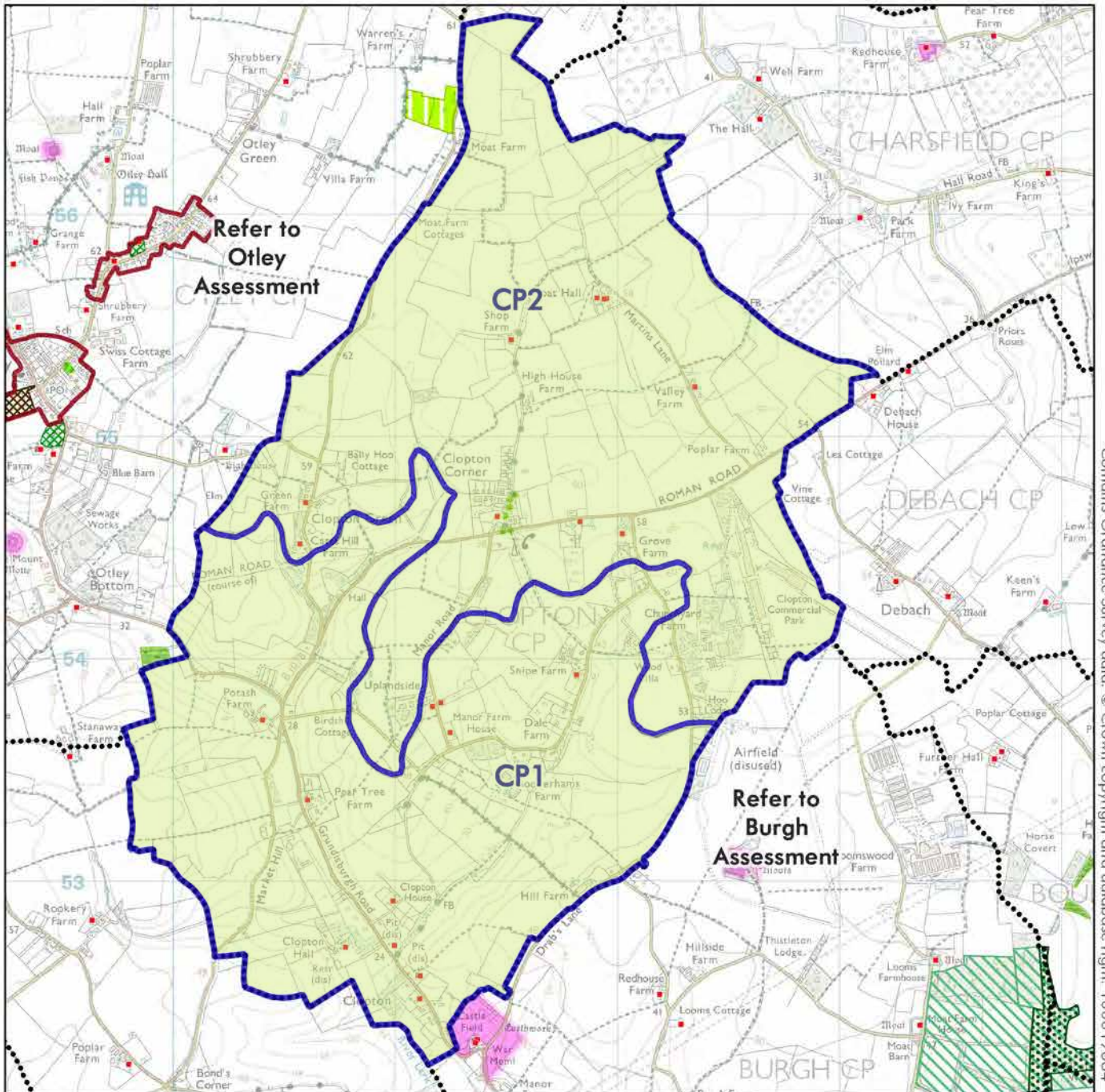
Most of the settlement is located on the transitional slopes between the plateau and river valleys. There are small settlements at Clopton Corner and Clopton Green, the former being the largest cluster which developed mainly in the 20th century. Settlement along the valley bottom is more historic, comprising a number of listed buildings along Woodbridge Road, set against a backdrop of prominent hillsides.

There is ancient settlement history in this area with a population long reliant on agriculture. Clopton was recorded in Domesday as Clopetuna meaning farmstead or village near a hill. The form of the village has its origins in the historic arrangement of the agricultural landscape. In the medieval era there were four equal-sized manors - Clopton Hall in the valley bottom near the church, Brand Hall or Brenthall in the centre and Rouse Hall and Wascolies in the north. These now account for the dispersed clusters of settlement across the parish. The Grade II* listed St. Mary Church sits in an isolated position in the bottom of the valley in the far south of the parish. Along with Burgh Church (to the south), it is one of the twin churches that form landmarks along the Woodbridge Road. Aerial photographs show evidence of a medieval village behind the church but the focus to the village has shifted upslope. Clopton Hall sits low in the valley west of the River Lark, its earliest parts dating from the 16th century. It is not seen from the east as it lies behind a block of woodland.

The parish is cut through by two busy main roads; an old Roman Road crosses through the centre of the parish (B1078 to Wickham Market), the second carries traffic along the valley bottom (B1079 to Woodbridge).

The parish also includes part of the former Debach airfield (home to the USAAF 493d Bombardment Group over the course of World War II), and the commercial landuses which now occupy it.

For the purposes of the sensitivity assessment, the landscape of Clopton has been divided into two areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Clopton
July 2018



- CP1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas**
- Local Greenspace

- Nature Designations**
- Tree Preservation Order
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument
- Planning Permissions**
- Housing

Peripheral Area: CP1

The sensitivity of this area lies in the high visibility of the rolling valley sides, and the lightly settled valley floor with dominant pastoral character. Its value lies in its distinctive, small-scale valley character with scenic arrangement of meadows, woodland and hedges and generally intact historic settlement pattern.

This area is sensitive to residential and commercial development because of the dispersed nature of the existing settlement and integrity of traditional valley floor land uses which are easily disrupted and altered by new development. The valley sides are also sensitive due to their open character and important role in providing a rural backdrop to the river valley.

Physical Character
Rolling Valley Claylands and Ancient Rolling Farmlands landscape types covering the valley floor and sloping valley sides of the River Lark. The valleyside between the plateau and the valley floor is dissected by tributaries and has a gently rolling feel with topographic variation ranging from c.20-50m AOD.
Landscape Patterns/Condition
Meadow system predominately intact on the valley floor, and some small-scale pastures enduring on higher ground where the ancient patterns are still seen around farmsteads. In the narrow lanes, there are scattered dwellings comprising thatched cottages, weather-boarded barns and timber-framed houses, set in deep plots with well vegetated boundaries. Some large-scale agricultural landscapes upslope where field boundaries have been removed. Small copses and woodland belts have strong visual impact giving a wooded feel in places. The landscape is in good condition with continuous hedges along the lanes and bounding the fields.
Existing Settlement Edge
Development is in a scattered form either at the base of the slope or along the lanes above in deep and well vegetated plots. Isolated farms found on the sides of the valley. Well vegetated curtilages and frequent hedges and copses help the built form assimilate into the landscape with little visual impact.
Views and Visibility
Views are often contained by roadside hedges and trees but long scenic views are possible, to opposite valleyside, from some elevated points comprising gently rolling lightly wooded countryside. The double row of pylons are seen and are a detracting feature in views to the southeast.
Cultural and Natural Heritage
Wealth of archaeological heritage from the Iron age, through the Roman and Anglo-Saxon where land adjoins Burgh parish to south. 11th century church site, but the current church dates from the 14th century. Timber framed farmhouses scattered throughout. Historic lane network including a Green Lane which links Church Lane with Drab's lane.
Perceptual qualities

Generally quiet and tranquil in the lanes, although traffic on the busy main roads brings noise and movement to the valley bottom.
Function
Rural valleyside serves to separate the valley bottom settlement from that on the plateau edge. Sloping farmland provides rural backdrop to river valley, and hedges and pockets of woodland provide skyline impact along its upper edges.
Opportunities
Conserve and seek opportunities to restore traditional character of valley bottom where equestrianism or domestic curtilage threatens its appearance and function. Opportunities for development are limited.

Peripheral Area: CP2

The sensitivity of this area lies in the openness of the elevated plateau landscape and its highly rural character and agricultural identity – it is broadly unsettled apart from a settlement cluster at Clopton Corner, a scattering of dwellings at Clopton Green and a handful of outlying farms and cottages. Commercial uses are found associated with the old airfield. Its value lies in its small stock of isolated listed farmsteads.

The landscape abutting the eastern edge of Clopton Corner is less sensitive to some infill development due to flatter topography (it is set back from the valley slopes) and existing vegetation around the well defined block of settlement. Any further growth would need to be associated with native planting belts to maintain the character of the settlement edge. In addition, the elevated land associated with the former Debach airfield is less sensitive to further commercial development, where sited to take advantage of existing tree planting belts and where there is good scope for woodland scale planting.

Opportunities exist to increase the amount of tree cover and add some of the lost structure back to the landscape. This is desirable in terms of increasing visual richness as well as to provide better habitat value and wildlife corridors into an area with often limited ecological value.

Physical Character
Ancient Estate Claylands landscape type which forms a deeply rural, interfluvial plateau above 50m AOD. Very gently rolling topography caused by small streams that drain the plateau to the east and west.
Landscape Patterns/Condition
Cluster at Clopton Corner, scattering of dwellings at Clopton Green, and other scattered farms or cottages. Woodland present in small blocks, mainly south of the B1078. Arable farmland with an open feel - some intact small scale meadows around the farmsteads but generally medium and large field sizes with some loss of boundary hedges. Also boundary loss around Debach airfield in the west of the parish dating from the second world war.
Existing Settlement Edge

<p>Regular pattern of houses and farms scattered along the network of winding lanes, set in well vegetated plots. No focus to the village except at Clopton Corner where there is 20th century linear infilling along Shop Road, and a small estate at Rouse Hall Gardens. All set in deep and well vegetated plots, presenting a soft edge onto countryside.</p>
<p>Views and Visibility</p>
<p>Long views across large fields give feeling of openness, although contained along the skyline by distant boundary trees and hedges which link up to give a wooded effect. Visual experience rich where hedges and boundary trees remain, but can be somewhat indistinctive where vegetative structure or farmsteads are absent. No particular landmarks or points of focus.</p>
<p>Cultural and Natural Heritage</p>
<p>Listed ancient farmsteads on narrow lanes show time depth eg Moat Hall Farmhouse and associated barns. Lanes and connecting footpaths offer quiet recreation opportunities. Mature hedgerow trees (TPOs) along historic lanes.</p>
<p>Perceptual qualities</p>
<p>Some sense of denudation across large fields. Landscape feels quiet and tranquil in the north of the area, but this reduces closer to the B1078 and the commercial area in the east.</p>
<p>Function</p>
<p>As lightly unsettled interfluvial plateau separating the Lark valley from that of the Potsford Brook to the east. Agriculture has long dominated the form and character of Clopton.</p>
<p>Opportunities</p>
<p>Restoration of field boundaries, field boundary trees and planting of more woodland in plateau locations.</p>

4.4 Culpho

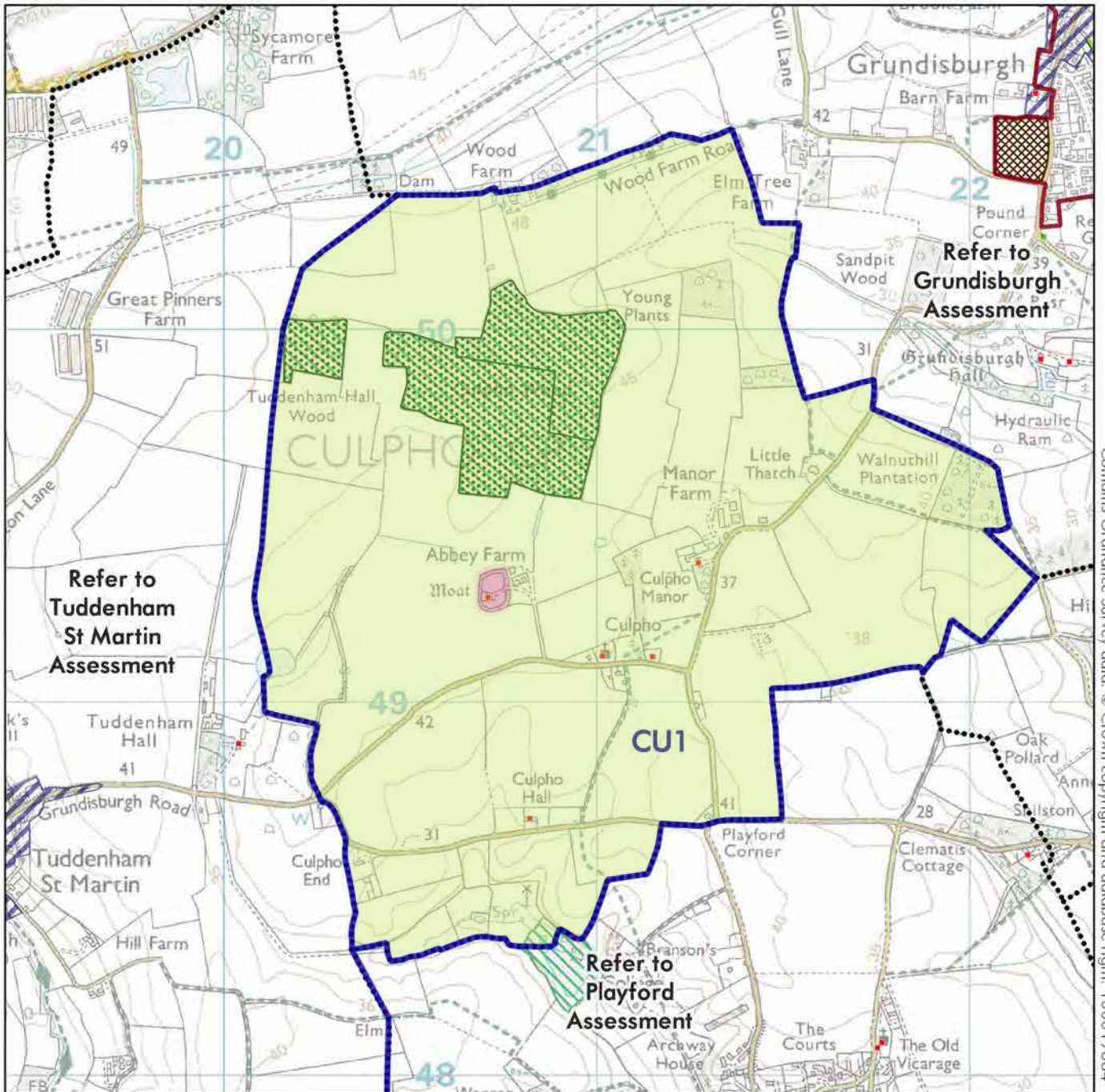
Culpho sits within the Cuplho and Westerfeild Rolling Farmland character area as defined in the Suffolk Coastal LCA. It is a small hamlet to the north of the Fynn Valley. The settlement is recorded in the Domesday Book as Culfole and the existence of the church, 'St Botoph', was noted.

In 1280 an Abbey was built as an outlier from Leiston Abbey. This was later demolished and the site rebuilt as a moated farm known today as Abbey Farm.

There are a small number of rural dwellings adjacent to the church. To the north of the settlement lies the sizeable Culpho Wood which is an ancient (replanted) woodland.

The settlement lies on the Grundisburgh Road and minor tracks and pathways connect the surrounding farms.

For the purposes of the sensitivity assessment, the landscape fringes of Culpho have not been subdivided but are discussed as a single area.



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Suffolk Coastal Settlement Analysis

Culpho
July 2018

The landscape of Culpho forms a single area CU1 for assessment purposes.



- | | | |
|-------------------------------|------------------------------|-----------------------------|
| CU1 Peripheral Area | Nature Designations | Scheduled Monument |
| Peripheral Area Boundary | Tree Preservation Order | Conservation Area |
| Built Up Area Boundary | Ancient Woodland | Planning Permissions |
| Parish Boundary | County Wildlife Site | Housing |
| Landscape Policy Areas | Heritage Designations | |
| Open Access Land | Listed Building | |

Peripheral Area: CU1

The sensitivity of this area lies in its strongly rural and lightly settled character, and its enduring historic settlement pattern little disrupted by modern infill. Its value lies in its deeply rural lanes and ancient farmsteads, meadows and orchards.

The wider plateau landscape is highly sensitive to residential and commercial development due to its deeply rural character and intact historic settlement pattern. The prevalent one plot deep pattern, of modestly scaled cottages, would be significantly disrupted by new modern estate style development.

Physical Character
Ancient Rolling Farmlands comprising an elevated, undulating landscape which slopes in a southerly direction towards the Fynn Valley. Significant woodland blocks and copses giving rise to a wooded character and horizons. Topography ranges from 48m AOD in the north to c. 30m AOD in the south on the edge of the valley.
Landscape Patterns/Condition
Intact historic patterns comprising rural winding lanes, dispersed settlement pattern and pre 18th century enclosures. Landscape elements are in good condition.
Existing Settlement Edge
Dwellings are spaced out and there is no clearly defined settlement centre. Landscape flows between buildings including rural thatched properties, farms and the churches. Buildings nestle into the landscape and are not prominent in views.
Views and Visibility
Views are across agricultural land to wooded horizons and south into the Fynn Valley. Buildings form points of interest within a wider agricultural scene.
Cultural and Natural Heritage
Notable heritage assets including Abbey Farm (grade II listed and scheduled monument), St Botoph's church (grade II*) and Culpho Manor (grade II). Culpho Wood which is an ancient (replanted) woodland. Land within the Fynn Valley has scenic qualities.
Perceptual qualities
Remote elevated and unspoilt character. No overt management intrusive features. Empty feel.
Function
Landscape forms an important unspoilt setting to heritage assets and setting to the Fynn Valley.
Opportunities
Opportunities exist to conserve and enhance the landscape and historic character of this area through appropriate land management and to avoid the introduction of elements or features which will detract from the rural and tranquil character of the area.

4.5 Great Bealings

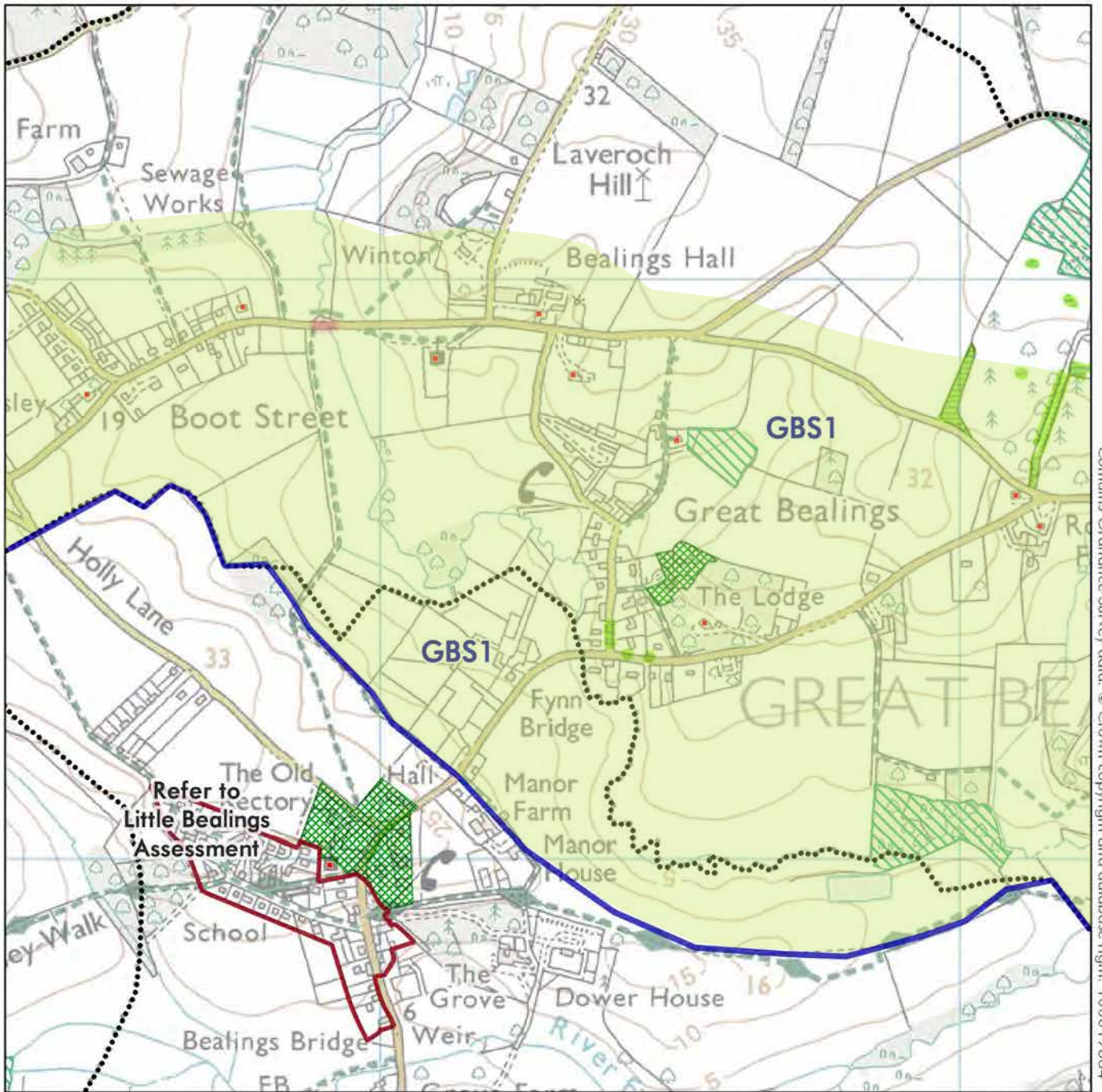
Great Bealings lies within the Fynn Valley character area as defined in the Suffolk Coastal LCA. It is a typical dispersed poly-focal settlement which was recorded in Domesday as Belinges Magna, comprising a church, Saxon hall (located close to the church but now demolished) as well as mills and meadows. Archaeological finds in the area indicate that it was important much earlier than this in the Bronze Age and Iron Age.

Over time two distinct clusters of development have emerged from the earlier dispersed pattern, although the latter is still apparent in the isolated location of the church and Bealings Hall which sit on elevated land above the Lark Valley. The two distinct clusters of development relate closely to crossing points on the River Lark and include Boot Street and Great Bealings. The former has a predominately linear form located on the gentle valley slopes west of the river crossing at Boot Bridge, while the latter sits on more pronounced slopes north of a river crossing on Lodge Road.

In the 20th century there has been small scale infill development along Boot Street and along Lower Street in Great Bealings.

The Parish has a Neighbourhood Plan which has informed this assessment.

For the purposes of the sensitivity assessment, the landscape fringes of Great Bealings/Boot Street have not been subdivided but are discussed as a single area.



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Suffolk Coastal Settlement Analysis

Great Bealings
July 2018

The landscape fringes of Great Bealings form a single area GBS1 for assessment purposes.



- | | | |
|---|--|---|
| GBS1 Peripheral Area | Landscape Policy Areas | County Wildlife Site |
| Peripheral Area Boundary | Local Greenspace | Heritage Designations |
| Built Up Area Boundary | Nature Designations | • Listed Building |
| Parish Boundary | Tree Preservation Order | Scheduled Monument |

Peripheral Area: GBS1

Physical Character
River Lark Valley comprising gentle valley slopes and low interfluvium between the Lark and Fynn valleys. Topography ranges from c. 30m AOD on the interfluvium and plateau to the north and 5m AOD in the valley bottom.
Landscape Patterns/Condition
Well wooded valley landscape with intact pattern of pre 18th century enclosures. Valley floor pastures and wet woodland along the valley floor. Parkland trees around The Lodge and on the valley sides.
Existing Settlement Edge
Dispersed pattern of dwellings where landscape flows between properties.
Views and Visibility
Views towards church located in isolated position overlooking the valley landscape. Properties in Great Bealings appear nestled into the landscape and set amongst trees. Properties in Boot Street are located on slightly higher land and are more prominent.
Cultural and Natural Heritage
Wet species rich grassland on valley sides and valley floor and ancient species rich hedgerows. Historic parkland and veteran trees around Bealings Hall. Listed buildings associated with church, manor houses and hall as well as numerous rural cottages and farmhouses. Boot Street bridge is a scheduled monument.
Perceptual qualities
Intimate and deeply rural valley landscape which has a strong sense of time depth.
Function
Valley landscape forms an important setting to the settlement. Land to the south along Lodge Lane forms a physical gap and sense of separation between Little Bealings and Great Bealings.
Opportunities
Opportunities exist to increase access to the valley floor and connecting areas of settlement.

4.6 Grundisburgh

Grundisburgh is a nucleated village, with a scattering of outlying farms, located in the gently valley of the River Lark at its confluence with a small tributary. To the south land rises and then falls again into another minor tributary valley of the River Fynn.

Historically the settlement was located along the lower valleyside at around 20m AOD. Roman scatter finds in the vicinity hint at earlier occupation. The historic part of the village is clustered to the north, around the church and sizeable Green, overlooking the river valley/meadows. By the 13th century the settlement had rights to a market and a fair which may explain the original size and function of the Green. To the south of the village and within a further tributary valley to the River Fynn was Grundisburgh Hall c. 1593. The hall (much altered since) was surrounded by parkland landscape which is still evident today.

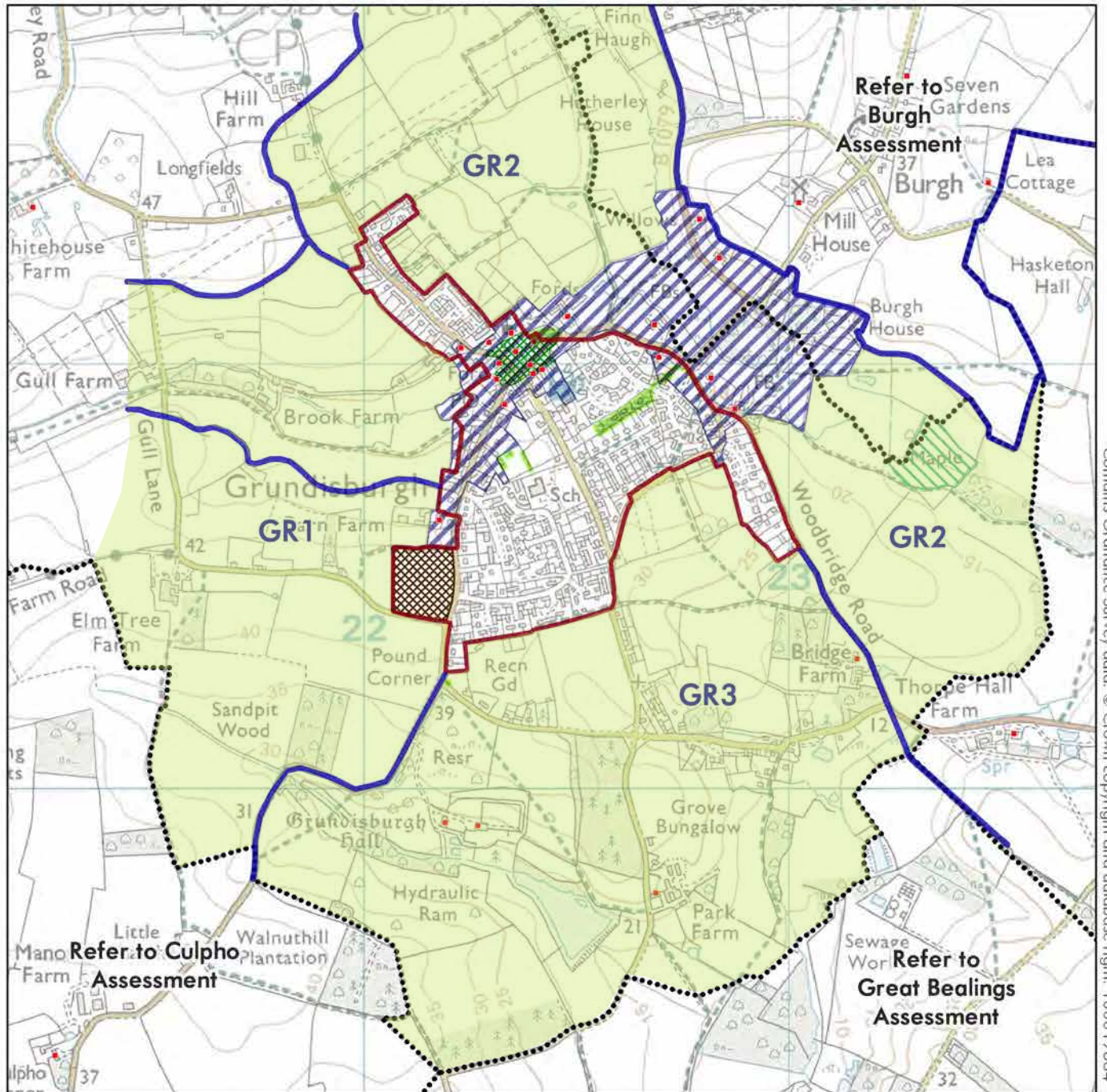
By the end of the 19th century the village had a loose linear form comprising the historic cluster around the Green, and further linear settlement along Rose Hill, which comprised regular rows of small, mainly 19th Century picturesque cottages. A further smaller cluster also established to the east of the Green, between Grundisburgh House and the Half Moon Inn on the Woodbridge Road, and loosely dispersed dwellings appeared along lanes to the south.

In the 20th century the village expanded greatly, and numerous small to medium housing estates filled in the fields to the southwest of the historic core expanding the village in the direction of Ipswich. By the 1950s, expansion along Stoney Road to the North had also taken place. Southwards, the infill of land between Ipswich Road, Meeting Lane and Woodbridge Road was underway. Very recent expansion has continued on the most elevated land south of Barn Farm at c. 40m AOD. The village now has a compact form within its network of lanes which create tightly defined edges.

The village has an attractive setting – a scenic composition of water meadows in the valley bottom to the north and east, and undulating fields along the valley sides. Parkland fringes the village on the southern boundary at Grundisburgh Hall. Countryside flows into the heart of the village through the large village Green, which has a stream running through it. The moderately wooded, rolling landscape setting forms a key part of its character.

Grundisburgh has a Conservation Area which extends from the Green to include the high street to the southwest and the main Woodbridge Road (B1079) to the east. It includes many listed buildings, including two of Grade II* quality. The Conservation Area includes a tract of the valley floor to the northeast, including part of adjoining Burgh Parish, which comprises the undeveloped water meadows and the grounds of Grundisburgh House and Finndale House. Burgh tower mill forms a landmark to the northeast.

For the purposes of the sensitivity assessment, the landscape fringes of Grundisburgh have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Grundisburgh
July 2018



- | | | |
|---|---|---|
| GR1 Peripheral Area | Nature Designations | Conservation Area |
| Peripheral Area Boundary | Tree Preservation Order | Planning Permissions |
| Built Up Area Boundary | County Wildlife Site | Housing |
| Parish Boundary | Heritage Designations | |
| Landscape Policy Areas | • Listed Building | |
| Local Greenspace | | |

Peripheral Area: GR1

The sensitivity of this area lies in its elevated ridges, which separate the river valleys, and some relatively open rural slopes, which can be seen from long distances across the Lark Valley. Its value lies in its scenic, rolling rural character and its role as setting to the Conservation Area and to Grundisburgh Hall Park to the south.

This area abuts the existing urban edge which comprises a very recent housing estate on elevated land and the Conservation Area along Ipswich Road. Settlement above circa 35m AOD becomes visible from longer distances in the wider landscape. To the south the landscape is sensitive where it forms the setting to Grundisburgh Hall. Land adjacent to the urban edge and below the 35m contour is less sensitive and may be able to accommodate small-scale residential development. Opportunities should be sought to mitigate views of recent development on higher slopes which is stark/abrupt.

Physical Character
Ancient Rolling Farmlands landscape type comprising an elevated ridgeline along Gull Lane. Topography ranges from c.30-50m AOD.
Landscape Patterns/Condition
Scenic arrangement of rolling farmlands enclosed by intact network of field hedges, and dotted with oak trees and small copses. Farms at intervals along the network of winding lanes.
Existing Settlement Edge
Village edge varies in character. Loose arrangement of dwellings historically located close to watercourses. Conservation Area on lower slopes and 20th century estates on higher land. Recent expansion south of Barn Farm appears stark/abrupt where it sits on higher and prominent land.
Views and Visibility
Some long and scenic views from upper valleysides over the Lark Valley towards Burgh and Clopton, and over rolling farmland to the west.
Cultural and Natural Heritage
Adjoins Conservation Area along west side of village. Listed farmhouses at Barn Farm, Hill Farm, and Gull Farm. Ecological value in woodlands.
Perceptual qualities
Scenic combination of lightly wooded, gently rolling farmland with ancient farmsteads on the upper valleysides – creates strong rural perceptions and sense of prevailing tranquillity, eroded only by overhead pylons.
Function

Rolling rural setting to the west side of the village and Grundisburgh Hall and parkland. Connections to wider landscape via rural lanes and footpaths.

Opportunities

Opportunities to better assimilate recent new development south of Barn Farm. Protect, maintain and increase the stock of distinctive boundary oak trees dotted along enclosures.

Peripheral Area: GR2

The sensitivity of this area lies in the generally intact meadow landscape which has a high scenic quality and defines the valley bottom of the Lark Valley and its tributary, and the associated visual sensitivity of its slopes. Its value lies in its distinctive, small-scale river valley character with scenic arrangement of meadows, trees and hedges, backed by rolling countryside and its important role in providing a sense of separation between the village and the hamlet of Burgh to the north.

This area is highly sensitive to residential and commercial development due to small scale patterns and intactness which are susceptible to loss and fragmentation.

Opportunities should be sought to improve the condition of the meadows through traditional management and limit further domestic influence on the character of the valley floor.

Physical Character

Rolling Valley Claylands landscape type comprising low-lying, flat flood meadows of the River Lark and the gently sloping lower valleysides (east side is in Burgh parish). Includes a small area of lower lying meadows along the tributary stream valley that bisects the area. Topography ranges from c. 15-40m AOD.

Landscape Patterns/Condition

Valley bottom meadows, with small-scale field pattern, either side of the gently winding course of River Lark. Mosaic of small woodlands and wooded ditches. Flanked by gently sloping arable valleysides with hedged field boundaries which provide enclosure. Field size increases markedly upslope on the valleysides.

Existing Settlement Edge

Valley floor lies adjacent to historic part of village, with large properties in wooded grounds, such as Grundisburgh House. Historic dwellings and farmsteads sit along Woodbridge Road overlooking unsettled arable slopes to east.

Views and Visibility

Scenic, historic views up and down the meadows with some longer views to rural valleysides opposite. Stands of poplar have skyline impact in the valley bottom. Burgh Mill forms a landmark along the B1079 as does the village church located on the edge of the settlement overlooking the valley floor. Less natural feel to valley bottom around Finndale House, although its landscaped grounds provides scenic views to passing traffic. Views into the river valley landscape via the B1079.

Cultural and Natural Heritage
Conservation Area includes part of the river meadows to the northwest of the village that link Grundisburgh to Burgh. Provides setting to listed buildings and heritage assets on valley side e.g. Burgh Mill is seen as a landmark from Grundisburgh.
Perceptual qualities
Tranquil feel away from the main road, where road noise reduces tranquillity. Historic meadow systems convey a sense of time-depth. Large pylons and powerlines oversail the valley to the northwest and are visually prominent.
Function
Important distinctive rural valley landscape which forms a gap and separation between Grundisburgh and Burgh and Hasketon and acts as a setting to the historic part of the settlement.
Opportunities
Opportunities to conserve historic meadow systems and manage through traditional methods as part of high quality and distinctive setting to the settlement.

Peripheral Area: GR3

The sensitivity of this area lies in its well wooded, rural rolling farmland and parkland that slope away from the village edge and into the Fynn Valley to the southeast. Its value lies in its role as a distinctive and high quality setting to both the settlement and Grundisburgh Hall parkland.

Land adjacent to the existing urban edge along Half Moon Lane is least sensitive to development as it slopes towards and relates closely to the existing settlement and valley landscape. More broadly the well wooded character of this landscape makes it less visually sensitive to new residential development however the landform slopes away from the settlement edge and is perceived as part of the wider setting to Grundisburgh parkland and the Fynn Valley. This landscape is therefore sensitive to development which appears to extend into the wider landscape. The area is particularly sensitive to commercial development which would be difficult to assimilate into such rural, small scale patterns. Opportunities should be sought to provide strong vegetated edges to existing and future residential development.

Physical Character
Rolling Valley Farmland and Furze landscape type comprising gently sloping valleysides associated with the Fynn valley to the southeast. Topography ranges from c. 30-15m AOD
Landscape Patterns/Condition
Arable to the southwest on the more elevated slopes, where fields have been enlarged. Smaller scale pastures to the east are intact forming an organic and well vegetated arrangement. Parkland trees at Grundisburgh Hall contribute to a well wooded feel. There

is a large public recreation ground, with tennis courts, at the southern end of village.
Existing Settlement Edge
Either simple straight edges to dense estate development, with little intervisibility with countryside, or one plot deep linear development along lanes where dwellings have direct visual relationship over adjacent land but feel divorced from the main setting and are seen in a rural context. Dispersed properties along lanes adds complexity to pattern.
Views and Visibility
Properties along lanes are visible within wider rural setting. Views into rolling parkland to the south are particularly scenic. Elsewhere views can be very contained by tall parkland trees and hedges along enclosed narrow lanes.
Cultural and Natural Heritage
Registered Park and Garden and listed hall at Grundisburgh Hall on the south edge of the village. Other large listed properties in substantial grounds e.g. Bridge Farm.
Perceptual qualities
Rural village edge feel, few detracting features. Network of very narrow lanes are key to the character of the village. Historic parkland character due to high concentration of veteran trees. High scenic quality due to patterns of vegetation, topography and small scale.
Function
Setting to the registered parkland at Grundisburgh Hall and wider setting to village. Good footpath and rural lane connectivity from settlement to the wider countryside.
Opportunities
Opportunities to plant and manage roadside trees/hedge along Chapel Road. Provide stronger village edge against rear of Post Mill Gardens.

4.7 Hasketon

Hasketon lies within the Lark Valley character area as defined in the Suffolk Coastal LCA. The Parish contains a dispersed pattern of settlement located in the shallow tributary valley. Recorded in Domesday as 'Haschetuna' it is known to have contained 6 manors. The church which is located on the valley sides has evidence of early Saxon origins, and is noted for its round tower dating from Norman times, while various moated sites including The Old Rectory (scheduled monument) and Hasketon Manor are evidence of this early settlement pattern.

Today the settlement still retains a dispersed form comprising a scattering of farms and cottages on the gentle valley slopes connected by minor winding lanes. This pattern gives the area an 'off the beaten track' feel.

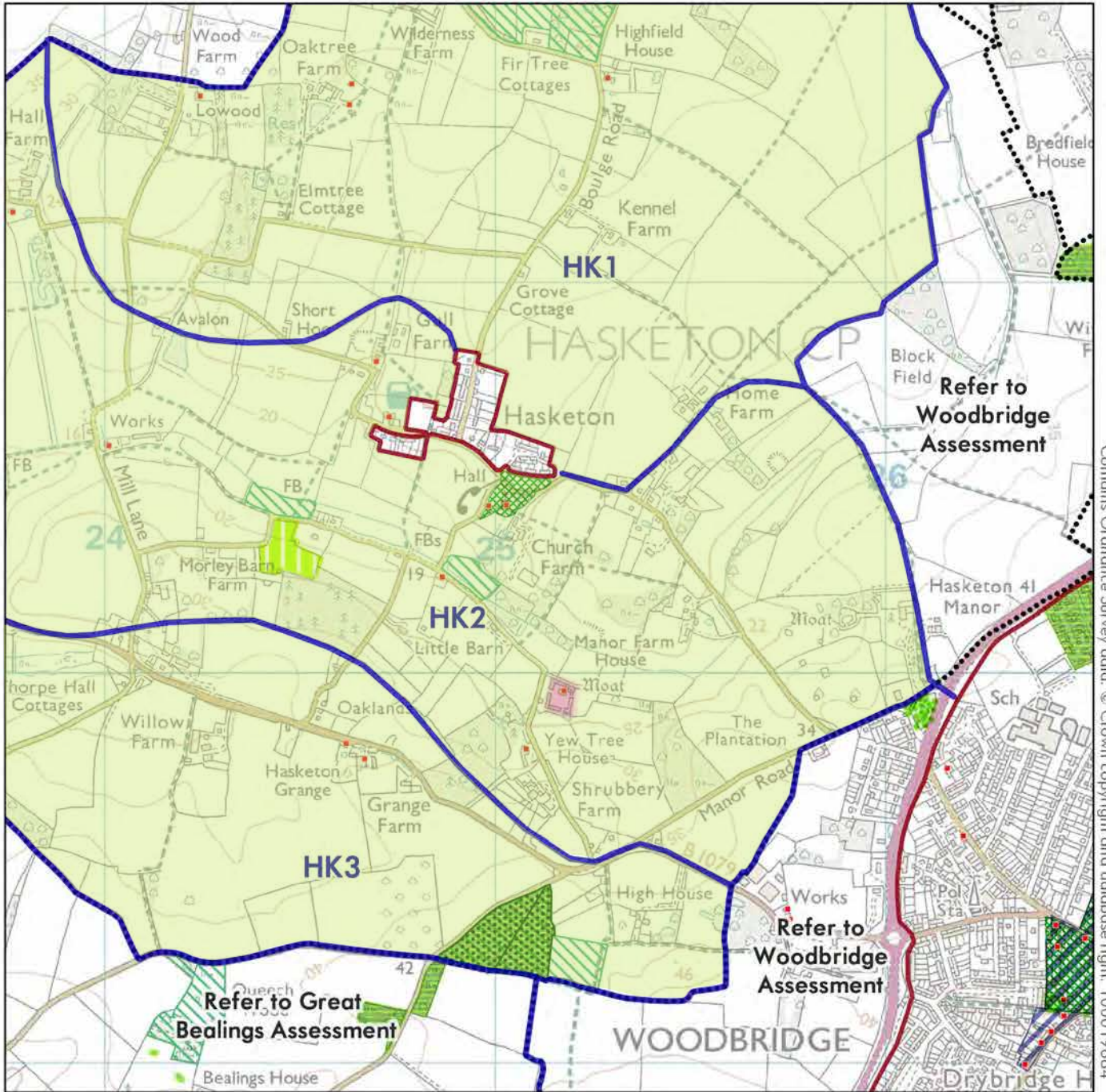
Historic maps dating to the end of the 19th century show the development of parkland around Hasketon Manor to the east of the Parish and the development of more distinct clusters of dwellings. In the Victorian era a schoolhouse was added east of the church.

However it was in the mid to late 20th century that the village saw expansion, but not to the extent experienced in other local villages such as Grundisburgh or Melton. A focus of dwellings developed around the junction between Blacksmiths Road and Church Road and linear expansion occurred along Boulge Road, extending up onto the plateau edge to the north.

The open spaces in between the settlement clusters form a key part of the character of the area, for example, the meadow west of the church provides a historic setting to views of its tower, and its boundary hedge is a key part of the rural character. Similarly, the narrow lanes are an important experience of the Parish. The lanes are often enclosed by hedges and have distinctive angular dog-leg corners. Where views are possible, the dip of the valley allows views across to the partly wooded opposite valley side, which is a key characteristic part of the visual experience.

Orchards were a notable land use at the end of the 19th century, according to the early OS maps. Growing trees commercially on plantations still takes place today.

For the purposes of the sensitivity assessment, the landscape fringes of Hasketon have been divided into three peripheral areas reflecting variations in landscape character, and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Hasketon
July 2018



- HK1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas**
- Local Greenspace Local Greenspace

- Nature Designations**
- Tree Preservation Order Tree Preservation Order
- Ancient Woodland Ancient Woodland
- Site of Special Scientific Interest Site of Special Scientific Interest
- County Wildlife Site County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument Scheduled Monument
- Conservation Area Conservation Area

Peripheral Area: HK1

The sensitivity of this area lies in its rolling, lightly settled character and high visual sensitivity, intactness of its field pattern and vegetative structure, including woodlands which are part of some ecologically rich habitats in the north of the area. Its value lies in its network of narrow lanes with scattered outlying listed farmhouses, and the sense of time depth afforded by the small scale meadows and their role as setting to the village church.

The dispersed nature of the settlement in this rural area means that the landscape is sensitive to developments which would be dominant within the prevailing small scale pattern. Yet this area has robust wooded character which reduces its sensitivity and potential for visual impacts. There is some limited capacity for occasional one-off residential plot developments, associated with appropriate mitigation, although care should be taken to avoid adverse visual effects on opposite valley sides.

Care should be taken to avoid suburban style planting along verges, and modern highway interventions should be resisted as they would damage to the 'quiet backwater' feel of the area.

Physical Character
Ancient Rolling Farmlands landscape type comprising gently rolling farmland north of tributary river valley forming predominately south facing slopes. Topographic variation ranges from c. 30-43m AOD.
Landscape Patterns/Condition
Field size varies from small to medium, under a regularised, broadly rectilinear pattern. Dominated by arable land use but some small-scale pastures also found. The network of lanes make right-angled turns around the field system. Landscape structure in good condition - well vegetated with many pockets and belts of woodland, particularly around Whitehouse Farm to the north.
Existing Settlement Edge
Cluster of settlement north of the church, with a somewhat abrupt edge lacking in vegetation. Otherwise settlement dispersed across the area in the form of farms and cottages. Simple straight edges to main cluster, the focal point being the junction of Church Road and Blacksmiths Road, dominated by the small 20th century estate at Tymmes Place which is located on higher land above the valley.
Views and Visibility
Views often intimate, where contained by woodland or hedged lanes, but longer scenic views over rolling farmland also experienced. This contrast is characteristic.
Cultural and Natural Heritage
Ecologically rich sites in the north of the parish around Whitehouse Farm and Boulge Wood CWS including a habitat mosaic of meadows and woodland. Listed buildings including farmhouses and outbuildings.
Perceptual qualities
Strong rural character. Wooded farmland with tranquil feel owing to quiet country lanes.
Function
Backdrop to views across Hasketon to the north.

Opportunities
Opportunities to enhance wildlife corridors connecting areas of important habitat. Conserve and continue to manage the lowland meadow systems. Seek opportunities to restore traditional orchards.

Peripheral Area: HK2

The sensitivity of this area lies in its shallow valley topography, whereby long views across the valley are experienced, and the intact, historic, dispersed settlement pattern, despite its close proximity to Woodbridge.

This area is valued for its heritage assets that sit along the valley bottom and the traditional meadow systems which are important in both landscape and ecological terms. It adjoins an area of parkland associated with Hasketon Manor to the east.

This area is highly sensitive to residential or commercial development. Land which plays a role as a setting to key listed buildings, is particular sensitive from intrusion of modern development. There may be some very limited opportunities for one off individual dwellings on lower valley slopes where they can be assimilated with appropriate mitigation planting and can reflect the characteristics loose pattern of settlement.

Opportunities should be sought to improve the condition of the meadows through traditional management and to maintain the vegetation that edges its small scale enclosures.

Physical Character
Rolling Valley Claylands landscape type comprising a shallow valley system of a tributary which joins the Fynn from the east - low lying narrow valley floor and gently sloping valleysides below c.10m to 30m AOD.
Landscape Patterns/Condition
Patterns are small-scale, along the pastoral valley floor with vegetated margins and small woodland. Natural features such as trees and hedgerows also make a major contribution to character. Field size increases upslope. The 'dog legs' in the narrow lanes show the ancient age of the lane network, a result of piecemeal enclosure of fields farmed in strips.
Existing Settlement Edge
Properties dotted along the lanes. Often with associated domestic/equestrian landuse. Generally soft, vegetated edges associated with historic settlement in the valley bottom.
Views and Visibility
Views are contained within the valley by rising topography to either side. Long scenic views possible across the small wooded valley, dotted with occasional glimpse of a rooftop or church tower.
Cultural and Natural Heritage
Listed buildings are located along valley bottom including moated Manor Farm House and St. Mary's Church. Riverside House Meadow grassland is a biological SSSI. Numerous county wildlife sites associated with wet pastures. Veteran trees associated with remnant

parkland at Hasketon Manor. Moat at The Old Rectory is a Scheduled Monument
Perceptual qualities
Perceptions of village shaped by passage through narrow, hedged lanes, gives an off the beaten track feel, although this is not a remote or isolated village.
Function
Land flanking the valley floor important pastoral setting to village edge, e.g. the open meadow to the west of the church reinforce historic character. Forms a zone of surprisingly rural countryside with an isolated feel, despite close proximity of the A12 and Woodbridge.
Opportunities
Opportunities to link sites of habitat importance through improved green infrastructure including road verges and field margins, Conserve and continue to manage the lowland meadow systems. Seek opportunities to restore traditional orchards.

Peripheral Area: HK3

The sensitivity of this area lies in the orientation and openness of its very gentle slopes. It is valued for its undeveloped rural character that buffers the urban edge of Woodbridge and the busy A12 corridor to the east, from the Lark valley to the west.

The scattered settlement here feels somewhat disconnected from the main village to the north, mainly owing to its higher elevation and its primary relationship with the main road. New development here would appear detached from any focus of settlement and would cause urbanisation of this rural buffer zone in the hinterland of Woodbridge. There may be pressure for further intensification of commercial land uses and these could be accommodated but only on existing sites or farmsteads.

Opportunities should be sought to restore field boundaries and retain the impact of skyline woodland.

Physical Character
Ancient Rolling Farmlands landscape type forming a relatively flat interfluvial land between the Fynn valley to the south and the Lark tributary valley to the north. Simple linear arrangement of large fields between c. 30 and 40m AOD.
Landscape Patterns/Condition
The scale of the landscape feels markedly larger scale than the valley landscapes to either side. Large, open fields lead the eye to woodland belts along the skyline in the middle distance. Both arable and pastoral land use is found. Areas of 18th century and later enclosure.
Existing Settlement Edge

Lightly settled by farms closely related to the main road, otherwise empty tract of farmland.
Views and Visibility
Views can be fairly long in length, especially to the north over the valley. The rising sides of the far valley side beyond have wooded character. To the south the orientation of the field onto the road, and lack of regular boundary features allows long views to the wooded skyline.
Cultural and Natural Heritage
Listed buildings at Hasketon Grange. Ancient woodland and Blunt's Wood meadow - species rich grassland and CWS.
Perceptual qualities
The busy B1079 Woodbridge Road brings traffic and noise although there is still a sense of ruralness.
Function
It is part of the lightly settled interfluvium separating the valleys of the Lark and the Fynn to the south, and a conduit for traffic along the Lark Valley – a historic trade route.
Opportunities
Opportunities to restore field boundaries and retain the impact of skyline woodland.

4.8 Kelsale cum Carlton

Kelsale cum Carlton comprises a number of small settlements including the village of Kelsale which is located in the upper reaches of the Fromus River Valley character area and the hamlets of Carlton, Dorley's Corner and Curlew Green which are located on elevated land above the valley in the Heveningham and Knodishall Estate Claylands character area.

All of these settlements have early Anglo Saxon Origins and were recorded in the Domesday Book.

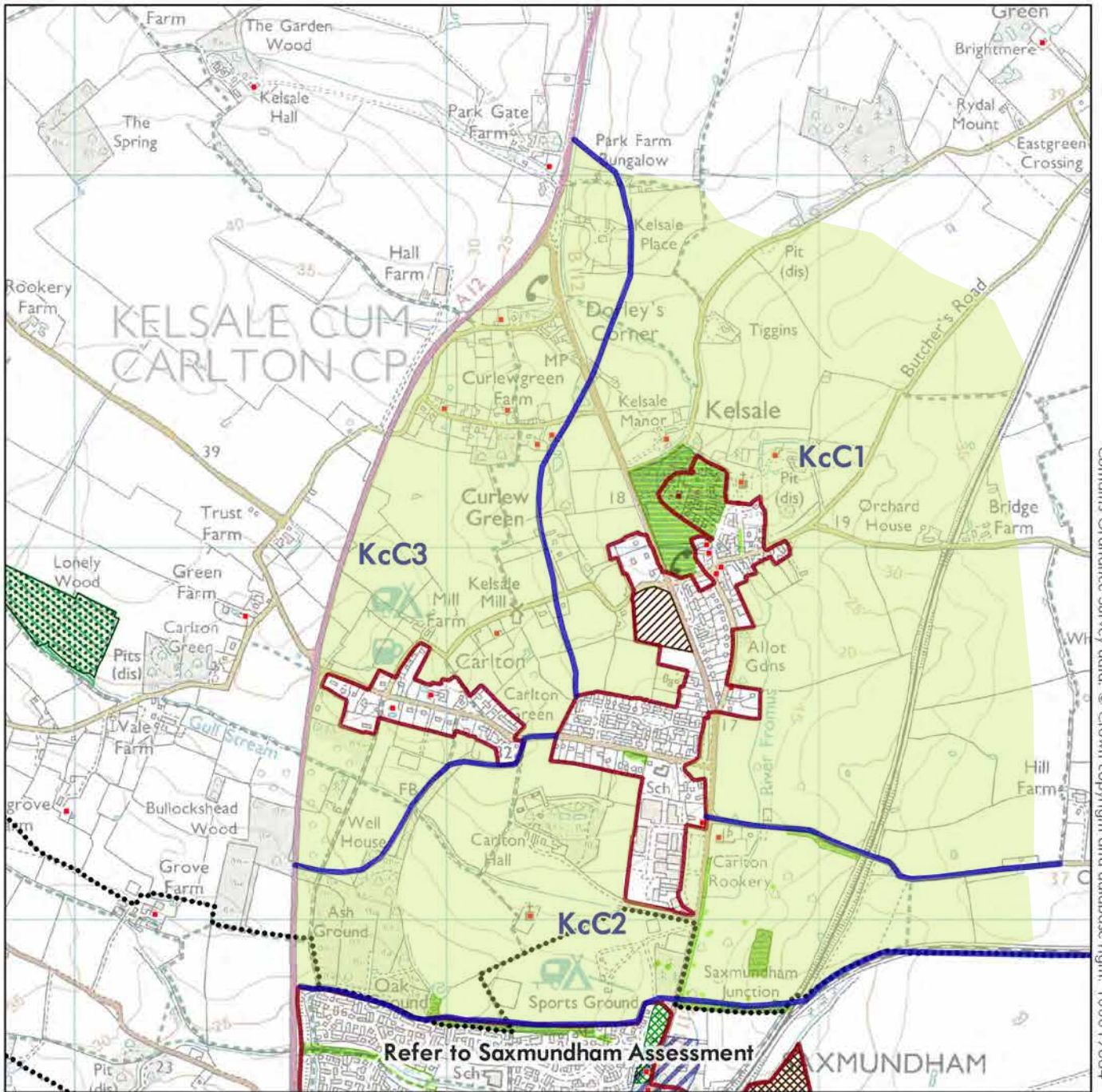
Kelsale (which means the secluded valley of the Cenel or Keles) is likely to have originated as a moated farmhouse (Manor House) and associated church (St Peter's and St Mary's). In the medieval period the settlement had a guildhall (extant) and by the late 19th century it comprised a small cluster of dwellings to the south of the church including an Inn, smithy, nursery and an area of parkland to the west. In the 1950's the village saw housing development along Lower Road and more sporadic and loosely arranged housing to the west of B1121. Since the 1970's a notable area of housing estate developed along Carlton Road to the southwest of the main village and more recently the creation of the Carlton Industrial Estate, further to the south, has extended development along the B1121.

Carlton and Curlew Green comprise a loose arrangement of dwellings along narrow rural lanes and are associated with small scale paddocks which are defined by mature hedgerows. Carlton may originally have comprised a farm associated with Carlton Park, Hall and church to the south, whereas the origins of Curlew Green are more likely to have been associated with a former green as the name suggests. On the higher land above the Fromas Valley there a number of windmills of which the Skoulding's Mill, close to Carlton, survives.

South of Carlton was the former parkland of Carlton Park associated with Carlton Hall which was destroyed by fire and demolished in 1941 (now rebuilt). Remnants of the parkland are evident in the landscape including perimeter planting, veteran trees and the isolated church of St Mary's.

Recently Kelsale village has been designated a Conservation Area.

For the purposes of the sensitivity assessment, the landscape of Kelsale Cum Carlton have been divided into three areas reflecting variations in landscape character and settlement pattern and taking account of the fact that much of the settlement is dispersed and loosely defined. The peripheral areas are illustrated below. The plateau farmland to the west of the A12 has not been considered due to the firm boundary the A12 has created and open rural character of the land beyond.



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Suffolk Coastal Settlement Analysis

Kelsale cum Carlton
July 2018



- | | | |
|-------------------------------|------------------------------|-----------------------------|
| KcC1 Peripheral Area | Nature Designations | Conservation Area |
| Peripheral Area Boundary | Tree Preservation Order | Allocations |
| Built Up Area Boundary | Ancient Woodland | Housing |
| Parish Boundary | County Wildlife Site | Planning Permissions |
| Landscape Policy Areas | Heritage Designations | Housing |
| Local Greenspace | Listed Building | |

Peripheral Area: KcC1

The sensitivity of this area lies in its rural, remote valley character and the intact historic character of Kelsale village. This village and its peripheral setting to the north, east and south is highly constrained as a result of its intact historic character, access via small narrow rural lanes and riverside location.

Land to the west of the B1121 is less sensitive to residential development but care will be needed to ensure development sits below the 20m contour, reinforcing the valley context of the village or if on higher land is seen against a wooded backdrop.

Physical Character
Rural valley landscape to the north, east and south of the village of Kelsale. Deeply rural gentle valley slopes. Remote village character set within the gentle folds of the upper Fromas Valley. Landform ranges from c. 30m AOD on the upper edges of the valley to 10m AOD within the valley floor.
Landscape Patterns/Condition
Land to the east of this drops sharply to the River Fromus along which are areas of allotments and woodland. Farmland to the east comprises post 1950's enclosures reflecting field boundary loss while to the north and west the field pattern is smaller scale and irregular reflecting pre 18th century enclosure. Extending out from the village are narrow sinuous lanes which are remarkably intact and afford views to the church on approaching from the north.
Existing Settlement Edge
The historic settlement is tightly defined and has a strong hierarchy of building types. More recent development to the west has altered the village form and sense of arrival and further allocated housing is likely to be seen in an elevated position and prominent along the B1121.
Views and Visibility
Iconic view to Kelsale Church on the hill when travelling north along the B1121 and towards mansion house on the edge of the village to the east. Historic buildings cluster within the valley creating a distinctive roofscape visible from more elevated slopes. Curving nature of B1121 influences the visibility of development and land adjacent to the road affecting sense of arrival.
Cultural and Natural Heritage
Notable historic buildings many of which are listed including the church (Grade I), Kelsale Manor (Grade II*), and Guildhall, Kelsale Court, Manor House (Grade II). Small area of meadow along the valley floor and remnant parkland character immediately to the east of the B1121. Kelsale village is a Conservation Area.
Perceptual qualities
The housing development along Carton Road have altered the perceptions of Kelsale village within the valley and has undermined the otherwise distinct identity of Kelsale and Carlton. The more recent housing to the south along Low Road has urbanised the road frontage along the B1121 and affected the sense of arrival into the village.
Function
Land to the north, west and east of the settlement forms an important rural context and setting to the village helping to reinforce its valley location.
Opportunities

There are opportunities to open up views to key buildings from the B1121 to reinforce sense of place and arrival and to recreate and connect areas of meadowland along the valley floor reinforcing the river valley setting of the village. Opportunities to make better use of open space associated with housing estate off Carlton Road.

Peripheral Area: KcC2

The sensitivity of this area lies in its rural location and organic loose arrangement of dwellings. Its value is associated with its relatively intact pattern of small enclosures and rural sinuous lanes as well as a wooded skyline context to the Fromas Valley.

This area is less sensitive to small scale industrial/commercial development if located close to the A12 at Dorley's Corner and Carlton. The area is also less sensitive to bespoke, small scale, one off housing infill development along the rural lanes taking care to retain loose and permeable character of the settlement, avoiding urbanising curtilage treatment and perceived merging with Kelsale village.

Care should be taken to retain views to Skoulding's Mill and the openness of the larger scale fields reflecting the former common.

Physical Character
Relatively flat, elevated land above the Fromus valley generally above the c.25-30m contour.
Landscape Patterns/Condition
Small scale pre 18th century irregular enclosure pattern often associated with small holdings and dispersed dwellings. Some more open larger fields reflecting former green west of Skoulding's Mill.
Existing Settlement Edge
Loose, organic rural dwellings and some modern dwellings along sinuous hedged lined lanes giving rise to an isolated and occasionally unkempt character.
Views and Visibility
Skoulding's Mill (former windmill) is a local landmark visible from the A12 across open fields (former green) and from Butcher's Road. Dwellings are often screened from view due to mature hedgerows and hedgerow trees.
Cultural and Natural Heritage
Small scale sinuous lanes with a high degree of rural remoteness. Historic mill building (undesigned heritage asset). Intact small scale enclosure pattern.
Perceptual qualities
Slightly unkempt character to pastures and dwellings along the lanes. Landscape flows across and through areas of development reinforcing rural character and loose organic form to settlement.
Function
Edges of the area form the upper slopes of the Fromus Valley and form a wooded setting to the valley valued in preventing perceptions of merging of settlement with Kelsale.
Opportunities

Opportunities to accommodate small scale development within this landscape due to high concentration of vegetation. Recreation of small scale orchards.

Peripheral Area: KcC3

The sensitivity of this area lies in its former parkland character associated with Carlton Hall and Carlton Rookery which straddle the River Fromus and the sloping land which defines the rural valley. This landscape has an open character which is valuable as a physical gap between Saxmundham and Carlton/Kelsale and provides a distinctive approach to settlements along the B1121. The area is also valued for its recreation opportunities, housing sports pitches, tennis courts and bowling green. In the northern part of the former Park, there is an area of employment development (Carlton Industrial Estate) which relates poorly to the former parkland character and settlement to the north.

This area is sensitive to residential and commercial development but may be able to accommodate some development set within parkland which has a community, school or care home function. However this would need to be undertaken in the context of a comprehensive management plan for the former Carlton Park landscape which seeks to strengthen and reinstate the parkland character whilst also reconfiguring and improving the effective use of this land for open recreation, employment and as a gap and setting to adjacent settlement. Consideration should be given to the relocation of employment uses to sites closer to the A12 if feasible.

Physical Character
The slopes range from around c. 30m - 15m AOD with distinctive wooded skylines giving rise to a well defined valley character. Area of former parkland character and rural valley sides. River Fromus defined by riverside vegetation.
Landscape Patterns/Condition
Character of former parkland has become fragmented due to multiple land ownership and existing land uses including sports pitches, bowling green, tennis courts, campsite, and Carlton Industrial site. Original access into Carlton Park no longer in existence. Veteran trees in poor health. However remnant parkland character evident and rural valley context remains strong.
Existing Settlement Edge
Large scale estate housing on northern fringe of Saxmundham not visually significant due to mature woodland belt of former parkland.
Views and Visibility
Views across the Fromus Valley from former parkland and Clayhill Road. Views into the open areas of the valley between settlement from the B1121.
Cultural and Natural Heritage
Important heritage landscape as former Carlton Park. Church within parkland and former manor still extant as is boundary woodland defining parkland extent and some veteran trees.
Perceptual qualities
Open rural and strong river valley character.
Function
Valued open gap between settlements along the Fromus Valley reinforcing sense of place and local identity. Valued area of recreation and open space for local communities.
Opportunities
Removal of conifer trees and opening up of views to the church as a local landmark; planting of new parkland trees; reversion of arable to pasture; provision of new sports

buildings which are more sympathetically designed and located; management of perimeter woodland planting; improved public open space and footpath/cycleway connections between Carlton/Kelsale and Saxmundham centre and station; creation of lime avenue along the B1121 and new entrance into the park framed by parkland trees.

4.9 Kirton and Falkenham

For the purposes of this assessment Kirton and Falkenham have been assessed together due to their relatively close proximity, shared landscape setting and inter-visibility.

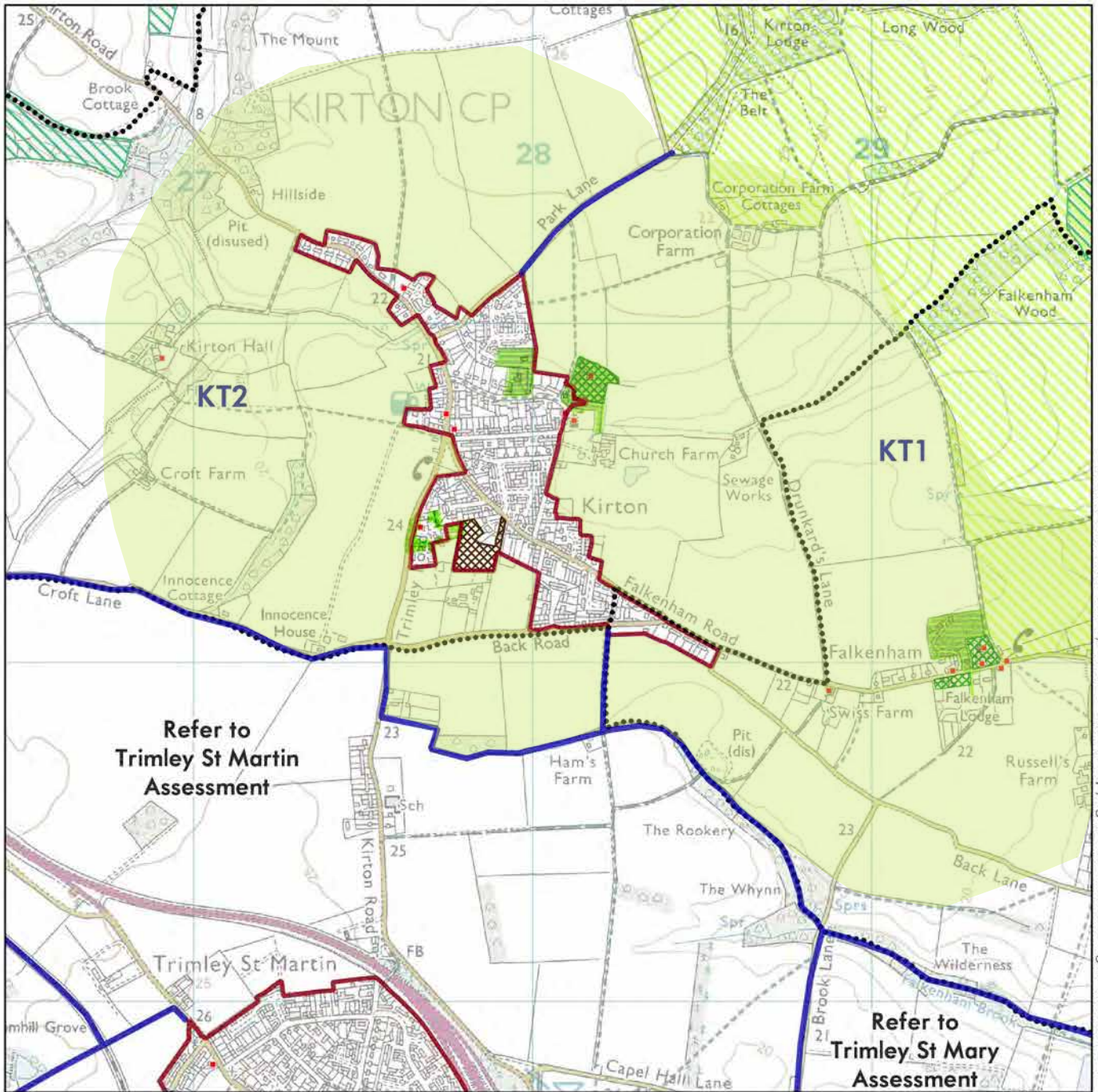
Kirton is located within the Trimley and Foxhall Estate Farmland character area and Falkenham sits on elevated land at the edge of the Deben Estuary character area. Kirton is sited at the source of two different stream courses; one flowing west and north (Kirton Brook), and one flowing east into the Falkenham Marshes. Falkenham is located further to the east and comprises a small loose cluster of dwellings around a church and Falkenham Lodge. The village is connected to outlying farms along small trackways, including Drunkard Lane.

There is evidence of early Roman settlement in this area and Kirton and Falkenham are mentioned in Domesday as having churches. The present day church of Kirton dates to the 14th century and while Falkenham's church tower dates to 14th century much of the rest of the church has been rebuilt and is more recent.

There were two manors in Kirton in the 1860's. Historic mapping from the late 19th century shows a dispersed loose arrangement of dwellings along lanes with the church to the east and manor to the north, while Kirton Hall nestled in the valley landscape to the west. During the 20th century gradual development has infilled much of the land between the lanes with cul-de-sac developments at Weir Place and Meadowlands significantly altering the form of the village. Further linear development has occurred along the roads extending out from the centre e.g. along Falkenham Road.

In contrast Falkenham has changed little in the 20th century with only the occasional addition of a detached property along the lane.

For the purposes of the sensitivity assessment, the landscape fringes of Kirton and Falkenham have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Kirton and Falkenham
July 2018



- KT1** Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Designations**
- Area of Outstanding Natural Beauty

- Landscape Policy Areas**
- Local Greenspace
- Nature Designations**
- Tree Preservation Order
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Planning Permissions**
- Housing

Peripheral Area: KT1

This area comprises the plateau farmland to the east of the village of Kirton and the landscape surrounding the village of Falkenham. The sensitivity of this tract lies in its historic value, intact historic character, proximity to the AONB and visual sensitivity including potential visibility from the Deben Estuary. Its value is associated with its role as a setting to historic buildings to the east of Kirton and within Falkenham and as a setting to the Deben Estuary AONB landscape.

There are opportunities to enhance landscape structure and the fringes of the existing settlements through appropriate planting.

Physical Character
Relatively flat open landscape c. 20m AOD close to the settlement edge, sloping away into the tributary valleys to the southeast. Land rises slightly to the north overlooking the Mill River Valley.
Landscape Patterns/Condition
Pre-18th century enclosure pattern which remains relatively intact giving rise to medium scaled fields defined by hedgerows with some hedgerow trees. Intact pattern of rural sinuous lines connecting settlement and farms. Introduction of some linear shelter belts add regularity to this landscape which otherwise has an organic form.
Existing Settlement Edge
Well vegetated indented urban edge especially around the church on the eastern side. Settlement located in slight dip in landform such that dwellings sit down in the folds of the landscape. Nevertheless new housing development on the north side of the village projects into the countryside and is less well integrated. Loose linear development along Kirton and Falkenham Roads and within Falkenham. Rural context remains strong, lanes often retaining native hedgerows and grass verges.
Views and Visibility
Views out of the settlement from road junctions help reinforce the rural loose character of the historic village. Church tower is squat and not visually significant in views. The relatively flat landform means that trees often form a wooded horizon in the mid distance. Loose arrangement of rural dwellings, farm and church are still intact and apparent on eastern side of village. Visible from the wider AONB located on the edge of the subtle estuary slopes.
Cultural and Natural Heritage
Listed buildings include the Maltings in the south of Kirton, the Manor House to the north and Kirton Hall which stands isolated to the west. Within Falkenham listed buildings include the church, Falkenham House and a couple of dwellings. Ancient woodland and wet woodland/meadows along stream courses and valley slopes. High archaeological potential. AONB boundary lies adjacent to eastern edge of Falkenham.
Perceptual qualities
Rural character of village still apparent along some lanes and where dwellings are spaced out with views out across surrounding landscape. Where infill development has occurred or the rural lanes have become urbanised due to curtilage treatment the village has a different character.
High quality, unspoilt rural settlement typical of the historic medieval loose clusters of

dwellings.
Function
Important setting to the AONB and to the historic villages. Land performs an important function in maintaining the separate identity of Kirton and Falkenham.
Opportunities
Opportunities to encourage native planting along lanes to define property boundaries. Opportunities to soften the existing northern edge where new development has extended on to slightly more elevated land.

Peripheral Area: KT2

This area comprises the plateau farmland to the west of Kirton which is dissected by the upper reaches of Kirton Brook. The sensitivity of this tract lies in its open elevated character and the more intimate rural valley character of Kirton Brook. Its value is associated with its role as a setting to the village and Kirton Hall and perceived sense of separation between the village and Trimley St Martin.

There may be some limited scope for further housing development within the village but it will be important to retain the rural loose arrangement of dwellings and to avoid further cul-de-sac development. Land on the western side around the village green is less sensitive and may be able to accommodate a small residential extension which helps reinforce the village character.

Physical Character
Plateau Estate Farmlands landscape type and Rolling Estate Sandlands within valley of Kirton Brook. Elevated open landscape rising slightly to the south towards the A14 c. 20-25m AOD. Landscape dips to c. 10m AOD within the river valley.
Landscape Patterns/Condition
Fringes of spine of land along the Felixstowe Peninsula and the upper folds of the Kirton Brook which feeds into the Deben Estuary. Enclosure pattern on western side of village is pre 18th century and remains largely intact with hedgerows and hedgerow trees and areas of linear woodland along stream courses.
Existing Settlement Edge
Dwellings along Trimley Road are visible from the surrounding landscape set amongst trees. Development along Bucklesham Road is slightly more elevated. Development has not extended as far as the Trimley Road Innocent Lane junction and village therefore is perceived as sitting further to the north.
Views and Visibility
No landmark features. Settlement is not visually significant in the landscape. Long distant views from edge of settlement towards A14.
Cultural and Natural Heritage
High archaeological potential. Listed buildings include Kirton Hall and agricultural dwellings within village. Wet species rich grassland within valley. River valley landscape has high scenic quality.
Perceptual qualities
Rural character and contrasting scales between open plateau and intimate character of river valley.
Function

Gap between Kirton and Falkenham and Trimley St Martin.
Opportunities
Opportunities to create new areas of woodland and heathland/acid grassland re-creation along Innocent Lane screening the village from A14 and enhancing perceived separation from Trimley St Martin and any development within TN1.

4.10 Melton

Melton lies within the Deben Valley at the head of the Deben Estuary character area. It developed on the low-lying land just west of the river crossing - Wilford Bridge - which is the lowest crossing point over the Deben. It evolved as a small linear village, with a collection of outlying dispersed farmsteads and featured an ancient church on the boundary with Ufford Parish, originating from at least the 12th century. Known as Melton Old Church this still stands in an isolated position close to the river to the northeast. In 1865, a new church was built just off the crossroads at the centre of the village as it expanded southwards. The main street was part of the London – Yarmouth turnpike road, and the settlement extended along this route and clustered around the junctions of two smaller lanes. These formed a staggered crossroads, but the village didn't really develop a nucleus or central focus.

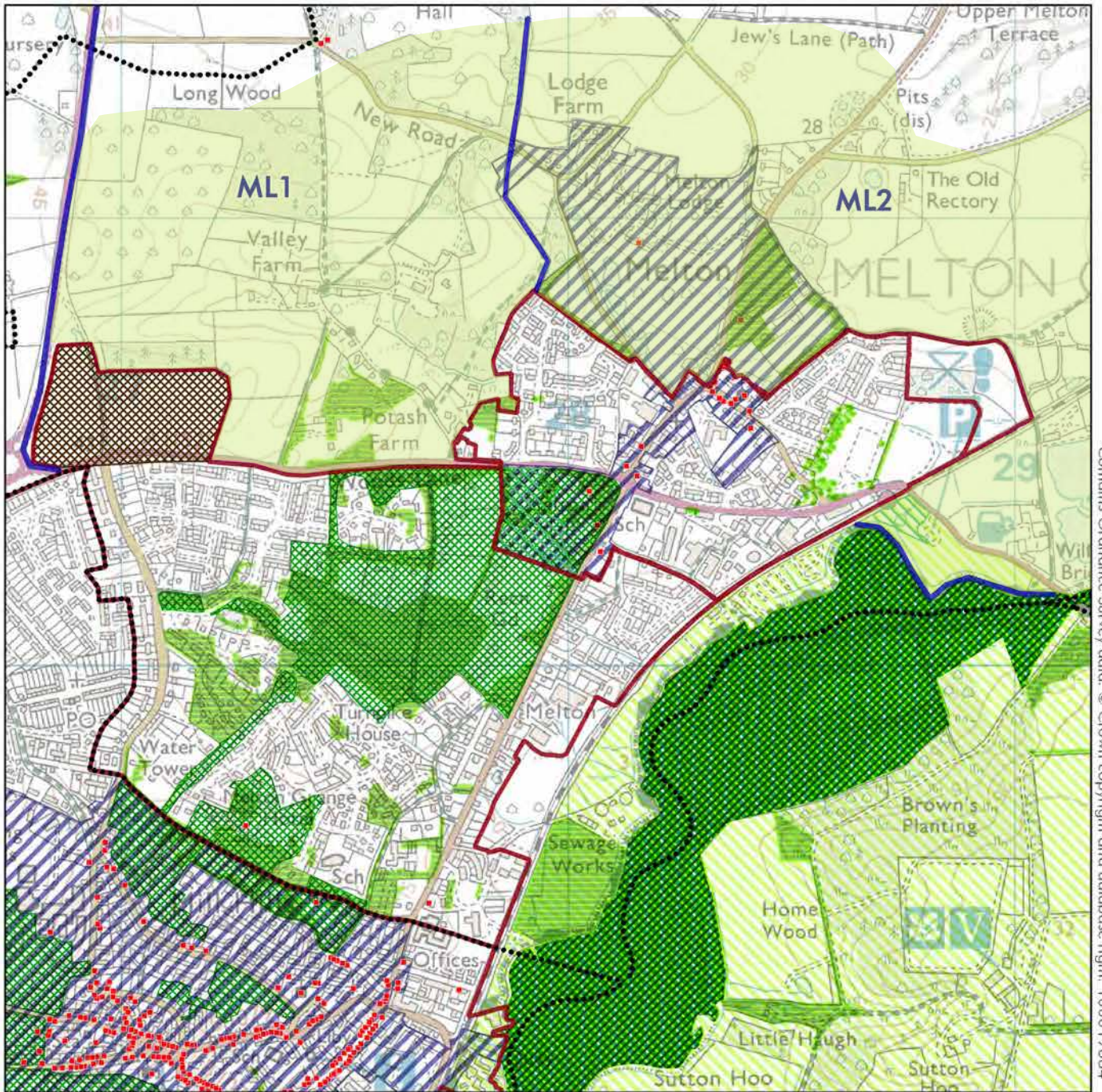
Commercial navigation of the river extended from Woodbridge to Melton in 1840, and a new quay was constructed in Melton. The railway came through in 1893, which saw the end of maritime freight. The railway line caused the village to become somewhat severed from the river. This started the process of the expansion of commercial land to the south of the main village. Today, there is a large scale commercial development along the Wilford Bridge Road giving the impression of a rather commercial/industrial settlement when arriving from the east.

Twentieth century expansion of residential areas, along the lower valley side to the south and east as far as the railway line, has altered the small scale and linear pattern of the settlement. Westwards there was some expansion but here steep rolling valley sides have restricted further spread of the settlement. Northwards expansion was constrained by the sloping valley sides and by the parkland around Melton Lodge.

The construction of the relief road in the 1980s resulted in a focus being provided to the village centre, dominated by the busy controlled road junction of the A1152 and the B1438. This junction contributes an urban feel to the village, in addition to the lack of a gap between the village and Woodbridge to the south. Only the recreation ground and Melton Hall provide a break in the built form.

Melton has a Neighbourhood Plan which has informed this assessment.

For the purposes of the sensitivity assessment, the landscape fringes of Melton have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Melton
July 2018



- ML1 Peripheral Area
 - Peripheral Area Boundary
 - Built Up Area Boundary
 - Parish Boundary
- Landscape Designations**
- Area of Outstanding Natural Beauty

- Landscape Policy Areas**
- Local Greenspace
- Nature Designations**
- Tree Preservation Order
 - Special Protection Areas
 - Ramsar Site
 - Site of Special Scientific Interest

- County Wildlife Site
- Heritage Designations**
- Listed Building
 - Conservation Area
- Planning Permissions**
- Housing

Peripheral Area: ML1

The sensitivity of this landscape lies in its rural valley side character which is well-vegetated, comprising often steep, convex slopes, with an ancient field and lane network and dispersed rural farmsteads/cottages. It is valued for its function as a rural backdrop to the settlement reinforcing the settlements sense of place located on lower slopes at the head of the estuary and provides a rural approach the settlement from the west. More elevated land closer to the A12 is also sensitive to development but for different reasons. Here the land is visually open and exposed and relates poorly to the existing settlement. Nevertheless, development of 180 houses is underway at the junction between Woods Lane and the A12. Further development along the A12 and Woods Lane should be avoided as this will undermine the separate identity of Melton and Woodbridge which has already been significantly eroded and alter perceptions of the settlement located on the lower valley slopes.

This landscape is sensitive to future development given its rural character and value as a setting and approach to the existing settlement. There may be scope for some small scale residential growth associated with the existing farms complexes to the north of the settlement.

Physical Character
Ancient Rolling Farmlands comprising a transition between the plateau edge into the rolling valley sides of the River Deben. Complex rolling topography as a result of tributary streams. High proportion of woodland. From high point of c. 45m AOD it falls to approx. 10m AOD. To the north of the settlement, the landscape of the valley sides continues to rise. These rural and wooded upper slopes continue to back the historic core of the village to the north, reinforcing local identity and sense of place.
Landscape Patterns/Condition
Hedged and wooded boundaries in good condition on the valley sides. Intact historic field patterns on the valley sides.
Existing Settlement Edge
Well defined on the plateau by Woods Lane, but expansion to the north now underway. Well vegetated field boundaries will form distinct edge in future. Urban edge much more soft and porous on the edge of Melton village. Beyond is a dispersed pattern of isolated farms connected by rural lanes and Foxburrow Hall/Farm. To the north is the separate community of St Audry's Park.
Views and Visibility
Rising valley slopes visible from within the settlement where they form a wooded backdrop to the settlement. Views from upper slopes across the settlement to the Deben Estuary.
Cultural and Natural Heritage
The older part of the village lies alongside open space in the north, and is mostly covered by a Conservation Area. The designation includes the green spaces to the north and south of the historic core which are settings to large 19th century houses - Melton Lodge within parkland to the north, and Melton Hall to the south. High proportion of woodland and linked hedging, along with pastoral land use on valley side provides good habitat network. Intact network of rural lanes. Listed buildings associated with Foxboro Hall and farm. Strong historic character and time depth.
Perceptual qualities
Remote feeling along lanes on the valley sides but busy with traffic noise close to main roads.

Function
Rural land north of Woods Lane forms setting and approach to Melton village, reinforcing its separation from Woodbridge and its valley location.
Opportunities
Traditional meadow management to improve condition of pastures. Maintain the wooded and rural setting to the settlement ensuring appropriate management and creation of views/vistas.

Peripheral Area: ML2

The sensitivity of this area lies in its strong estuary valley character. Its value lies in its historic meadow system that flanks the river corridor and its open wooded slopes that form setting to the adjacent AONB, including an area of parkland at Melton Lodge. It bounds ecologically sensitive marsh habitats that form the upper reaches of the Deben Estuary.

The open valley sides are highly sensitive to development due to their visibility from the wider landscape. Open slopes above Waterhead Lane are also highly sensitive but land along the fragmented village edge to the south may be less sensitive on lower lying areas where there is containment and backing from the existing village edge and vegetation. Consideration should be given to the creation of a new gateway into the village from the east and improved railway crossing. Opportunities exist to restore semi-natural habitats and traditional land uses in the valley bottom.

Physical Character
Lower slopes of Ancient Rolling Farmlands landscape type which extends into the valley slopes of the Deben and wide valley floor with a predominantly pastoral character beyond the village edges. Topography ranges from c. 30-5m AOD.
Landscape Patterns/Condition
Some disruption to valley bottom meadows from railway line, and other urban fringe land uses – golf course, reservoirs, allotments. Poplar plantations to the east.
Existing Settlement Edge
Somewhat porous and fragmented edge next to the historic core where parkland and private grounds bring the countryside up to the village edge. More sharply defined by estate development at St. Andrew's Place. Some brown field land, and commercial use along the railway line within valley bottom.
Views and Visibility
Well vegetated valley sides provide containment, views in are not easily experienced from the west/village edge. More openness along Lower Lane. Decoy Farm and the Old Rectory sit in large grounds with historic feel to their settings. Church is a local landmark.
Cultural and Natural Heritage
Land south of the railway line is in the Suffolk Coast & Heaths AONB. The estuary is covered by SSSI and SPA north of the Wilford Bridge, and additionally Ramsar designation south of the bridge. There is an area of parkland at Melton Lodge adjoining the village edge. Cluster of listed buildings around church.
Perceptual qualities
Experience along river can be scenic and semi-wild along river but busy roads and urban area limit tranquillity.

Function
Maintains a gap between Melton and Ufford. Important for recreation informal and formal – e.g. golf course at Ufford north of Lower Road.
Opportunities
Improve the condition of the valley bottom where recreational land uses have eroded character. Improve approach and gateway into the settlement from the east reducing effects of commercial development.

4.11 Otley

Otley is a Parish at the head of the Lark Valley. The main village is centred on the interfluvium between two tributary streams, which converge south of the village to form the River Lark and is most strongly aligned along the Church Road/Helmingham Road. Further settlement is dispersed along the lanes that radiate into the surrounding countryside e.g Otley Green and Otley Bottom which sit within the wider Otley Hall and Debach Estate Claylands character area as defined in the Suffolk Coastal LCA.

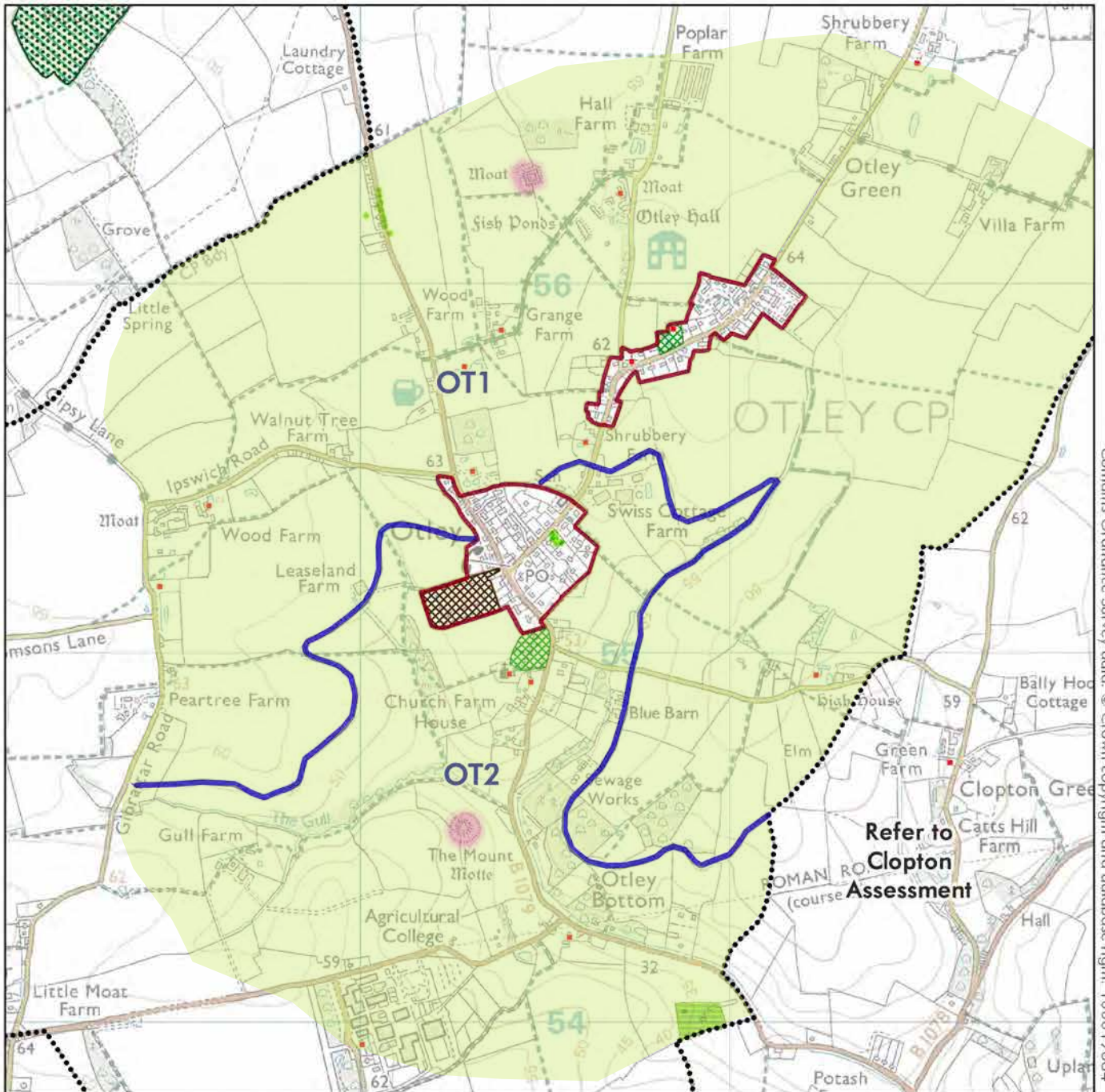
Romano-British pottery found near the church indicates early habitation, and the village is mentioned in Domesday. There is a Norman earthwork to the south of the village (The Mount), a motte and bailey castle which later became the centre of the manor of Netherhall. It remained a small community in the middle and later medieval period, of widely scattered farmsteads, set in broad wooded pastures, and featured no village centre as such. There are a notable number of moated homestead sites in the area, those surviving are mostly in a fragmentary state. One exception is Otley Hall, situated to the north of the main village, which is a particularly fine surviving example of a moated Tudor house (Grade I listed).

By the end of the 19th century, there were only a small number of houses, located close to the 13th century church and its rectory. They were scattered in a 'one-plot deep' linear arrangement along the principal road and the smaller lanes leading from it. The 20th century saw expansion. Settlement extended along the roads and infilled much of the undeveloped roadside frontage - from Church Farm in the south to The Grange to the north, and along Chapel Lane toward the outlying hamlet of Otley Green to the northeast. More recent 20th century development (including small low-density estates, such as at Vine Road) have extended up onto higher land surrounding the river tributaries above the 60m contour.

To the south of the main village, on the lower valley side, is Otley Bottom which features a small number of scattered dwellings, close to the junction with the B1078 (partly the route of a Roman Road). Just to the west, on the plateau edge, is Easton & Otley College campus. From Otley Bottom the approach on the B1079 is distinctive where the sudden ascent up the valley side up the tree-lined road has a tunnel-like feel. The character is very different to the north where the experience of the plateau farmland is more open along Helmingham Road.

Today the main village retains its broadly linear feel and the older, listed properties, scattered through the more prevalent 20th century built form, help it retain a degree of its historic character. The village has a strong rural feel, surrounded by well vegetated countryside, the majority of which is under arable agriculture. Farms, sometimes with large-scale buildings, are encountered as part of the village scene, as are commercial sites – for example the bus maintenance depot and commercial site just to the west.

For the purposes of the sensitivity assessment, the landscape fringes of Otley have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Otley
July 2018



- OT1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary

Landscape Policy Areas

- Local Greenspace

Nature Designations

- Tree Preservation Order
- Ancient Woodland
- County Wildlife Site

Heritage Designations

- Listed Building
- Scheduled Monument

Planning Permissions

- Housing

Peripheral Area: OT1

The sensitivity of this area lies in the openness of the elevated plateau landscape to the north of the settlement edge, which allow long, rural views to be experienced. The settlement edge is formed of veins of small scale enclosures and scattered settlement, along sinuous lanes. These have value as an intact well vegetated, meadow system with ancient organic form. Value also lies in the heritage assets that sit within it.

This landscape is sensitive to new development which results in the loss of the dispersed character of dwellings north of the main settlement. The landscape gaps between settlement clusters are particularly sensitive to infill development along the roads. Nevertheless in areas where there are small fields adjacent to the main village the sensitivity of the landscape is lower with boundary vegetation providing a stronger landscape structure in which small scale residential development may be accommodated.

Land in the vicinity of existing farms is less sensitive to small scale commercial development where it can respect the setting of listed buildings and reflecting rural vernacular.

Opportunities exist to restore hedges where they have been lost and to restore the condition to the landscape. Mitigation from native hedge and trees has potential to be effective on the plateau and any new development fronting open countryside should include a strong new landscape edge and retain the pattern of small scale pastures along the settlement periphery.

Physical Character
Ancient Estate Claylands landscape type comprising plateau farmland which is flat to gently rolling land and elevated above the edges of the river valley. Topography ranges from c. 60-65m AOD
Landscape Patterns/Condition
Ancient patterns with some ancient small fields, some irregular but often with distinctive long axis, giving linear feel to the landscape. Enclosed by intact structure of hedges and boundary oak trees. Unified feel. Pre 18th enclosure pattern with some boundary reorganisation around Otley Hall.
Existing Settlement Edge
Strong linear pattern along radiating roads. Groups of houses are separated by open farmland gaps. A one plot deep pattern is prevalent but there are small estates added in the second half of the 20 th century such as at Vine Road. These tend to be low density and fit well into the grain of the settlement. Houses on higher land are glimpsed from the wider landscape but generally the village is absorbed by well vegetated margins.
Views and Visibility
Flat plateau allows long views across the countryside, punctuated by regular hedges and hedgerow trees.
Cultural and Natural Heritage
Otley Hall Grade II* is a well conserved Tudor house. Moated site 200m west of Otley Hall is a Scheduled Monument. Other listed cottages/farmhouses are scattered along the lanes. Stock of hedges and trees on lanes and field boundaries are richly vegetated and generally

well managed.
Perceptual qualities
Deeply rural feel, sense of well managed countryside, quiet and peaceful away from the main road.
Function
Provides strongly rural countryside setting to the north of the village. Intact well vegetated field pattern gives sense of time depth to the village edges.
Opportunities
Conserve historic meadow systems and manage through traditional methods. Restore hedges where lost.

Peripheral Area: OT2

The sensitivity of this area lies in its gently rolling topography, comprising intact ancient field enclosure patterns and meadows on lower slopes and valley floor. Upper slopes are sensitive due to their open aspect and scenic views across and down the valley/rolling landform. The eastern valley sides are valued for their distinctive wooded setting to the main village giving rise to a feeling of intimacy.

Where there are well vegetated small fields along the village edge to either side of the B1079 the landscape is less sensitive to small scale residential development, especially if accompanied by woodland-scale planting proposals which could be effective at containing impacts. Large estate style developments would not fit with the prevailing pattern and would disrupt the rural feel.

Farmyards and commercial yards adjacent to the village boundary are a potential source of future conversion or development. There is scope for some small-scale commercial or residential use, respecting any listed buildings and reflecting rural vernacular. Development should avoid severing the direct relationship of the farms with the open farmland adjacent.

Opportunities could be sought to open up some shorter range views to the church tower. Improve the vegetative structure in the surrounding landscape replacing lost hedgerows and increasing woodland cover. Preserve undeveloped setting of church to west.

Physical Character
Rolling Valley Claylands landscape type forming small shallow stream valleys (tributaries of the Lark) which penetrate the surrounding clayland plateau, and give gently rolling topography ranging from c. 34-60m AOD.
Landscape Patterns/Condition
Transition from mosaic-like arrangement of small scale meadows and woodland, with an enclosed feel, to larger open fields upslope where boundary loss has occurred, particularly on the upper western slopes of the valley.

Existing Settlement Edge
Irregular .linear pattern – mix of historic and 20th century additions in generous sized plots or backed by small meadows, with well vegetated boundaries. Historic assets often don't play a role in the streetscene owing to being set back, and enclosed by vegetation e.g. St. Mary's church, and Church Farm House. Church overlooks countryside to the west.
Views and Visibility
Well wooded approach to village to south prevents views from valley bottom. In contrast long views possible from the south-west where views are unimpeded. Scenic views from the shallow valley in the east of the area. Views outwards not easily experienced from the main road - containment from built form and tree cover. The church tower is seen as a distant landmark from land to the west but is hard to appreciate from within the village itself owing to the well vegetated nature of Woodbridge Road.
Cultural and Natural Heritage
The Mount is a Norman earthwork to the northwest of Otley bottom - a Scheduled Monument. Three listed buildings, including St. Mary's church. Linear woodlands along stream courses form important habitat networks.
Perceptual qualities
Strong sense of enclosure on lower valley sides from high proportion of woodland and roadside vegetation. Contrasts strongly with openness to the west.
Function
Gently sloping valley sides form an open, rural setting on each side of the village. These provides a sense of separation between Otley and surrounding settlement clusters and the college campus.
Opportunities
Open up views to the church and other historic assets. Improve the vegetative structure in the surrounding landscape replacing lost hedgerows, planting woodland, and improving the habitat value of the arable landscape.

4.12 Swilland

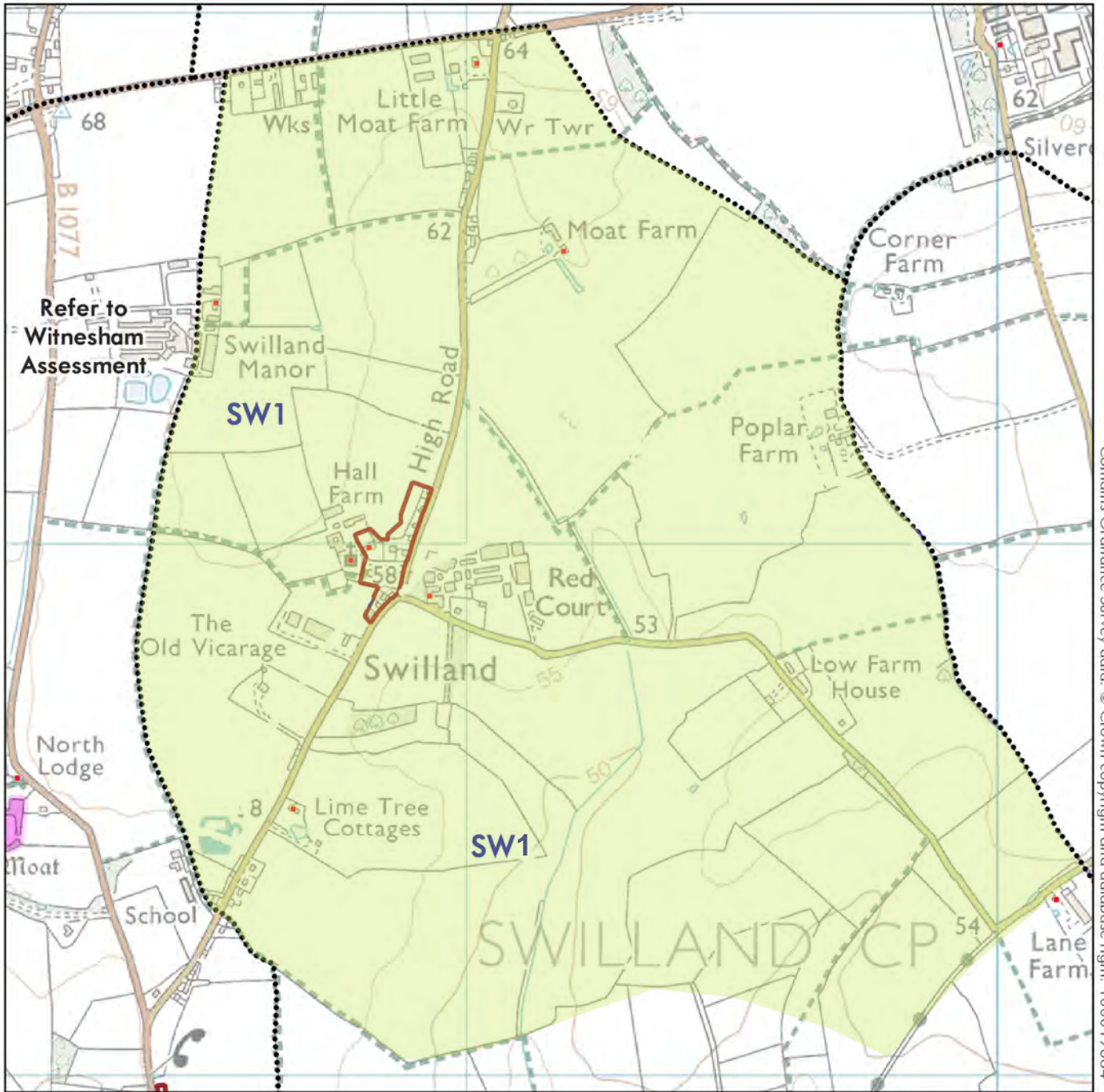
Swilland is a rural plateau-edge settlement which sits within the Culpho and Westerfield Rolling Farmland character area as defined in the Suffolk Coastal LCA. It has a linear form that has changed relatively little over the course of the 20th century. It is recorded in the Domesday Book as being a medium-sized village, its name meaning 'Pig land'. The village has long been dependant upon agriculture and it continues to have a strong influence.

It has a very rural setting which features characteristic flat and gently rolling farmland under organic, ancient enclosure patterns. It features a network of winding lanes, with hedges and boundary trees, serving ancient scattered farmsteads such as Toad Hall and Newton Hall which nestle in a small tributary valley in the south of the parish.

Settlement is found in three separate small clusters. The settlement originally developed along around the historic Hall and Church complex (St. Mary's church founded in 1678, is Grade II* listed). Later small outlying clusters developed, one associated with Swilland Mill to the north - a small agro-industrial complex featuring one of the largest windmills in Suffolk, and another along the road to the south adjoining Witnesham parish where the pub and a primary school are located. It retains its sense of a quiet village with strong rural identity as it has not expanded with the addition of suburban type estates. Most dwellings are cottages dating from at least the 19th century, there has been limited 20th century infill.

Large farm buildings form part of the built form within the village and are also seen at intervals in the surrounding area. The farmstead at Red Court features as a backdrop to the streetscape and has a 'model' appearance, with a listed barn, and its orchard and tall grain silos reinforce the agricultural character of the village. The nearby agricultural college at Otley reinforces the sense of the importance of agriculture in this area.

For the purposes of the sensitivity assessment, the landscape of Swilland was considered as a single peripheral area.



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Suffolk Coastal Settlement Analysis

Swiland
July 2018



- | | | |
|---|------------------------------|---|
| SW1 Peripheral Area | Parish Boundary | Scheduled Monument |
| Peripheral Area Boundary | Heritage Designations | |
| Built Up Area Boundary | • Listed Building | |

Peripheral Area: SW1

The sensitivity of this area lies in its strongly rural and lightly settled character, and its enduring historic settlement pattern little disrupted by modern infill. Its value lies in its deeply rural lanes and ancient farmsteads, meadows and orchards. It is a tranquil landscape although the B1078 is busy and brings road noise to the north of the area.

The wider plateau landscape is sensitive to residential and commercial development due to its deeply rural character and intact historic settlement pattern. There are some parcels associated with the historic settlement cluster on High Road where development could be accommodated on brownfield land where farm or commercial yards have already encroached into the countryside. Conversion or low rise development could be accommodated where it would not cause harm to the setting of listed buildings. Mitigation through replicating local patterns of hedge/tree planting.

The prevalent one plot deep pattern, of modestly scaled cottages, would be significantly disrupted by new modern estate style development.

Physical Character
Ancient Estate Claylands landscape type comprising elevated, very gently rolling plateau farmland typical of the ancient Suffolk Claylands. Strongly rural feel, where agriculture dominates. Topography ranges from c. 40-65m AOD.
Landscape Patterns/Condition
Underlying ancient organic pattern, organised into arable farmland with medium to large fields with straightened boundaries. Some intact, small scale pastures remain around Newton Hall (equestrian). Woodland scarce but has long ranging impact in flat landscape. Hedges and boundary trees link up along skyline to give lightly wooded feel.
Existing Settlement Edge
Small, linear clusters with a one plot deep pattern, plots and surrounding farmland often well vegetated, so built form is not prominent in views. Clusters interspersed with tracts of farmland. Large farmyards/commercial yards sometimes extend behind roadside properties.
Views and Visibility
Mixed experience - openness within the farmland but intimacy is often experienced along the hedged lanes which contain views, but long views can be possible from the more elevated parts of the interflaves, towards surrounding river valleys. The water tower close to the old mill in the north of the parish provides a landmark visible across the wider landscape.
Cultural and Natural Heritage
Outlying farms often late or post-medieval - tend to feature timber-framed farmhouses, usually grade II listed e.g. Newton Hall and Toad Hall. St. Marys Grade II* listed. Remnant structures at Swilland Mill have interest from an agricultural history point of view. Water tower a strong local landmark in the north. Network of footpaths links the village and the

outlying farmsteads and informal recreation provided by quiet lanes.
Perceptual qualities
Settlement experienced as a sequence of hamlets – rows of dwellings, then breaks with open countryside. Lack of focus, somewhat dominated by the road, albeit relatively quiet, – no public open spaces. Sense of agricultural purpose to the village - attractive farm barns Tranquil away from the main road.
Function
Plateau edge landscape; the southern part of the parish functions as northern edge to the upper Fynn valley.
Opportunities
Opportunities to increase woodland cover and improve landscape structure and habitat networks. Reduce visual impacts of large agricultural buildings with structural planting. Retain agricultural feel and maintain associated land uses such as grazing meadows and orchards.

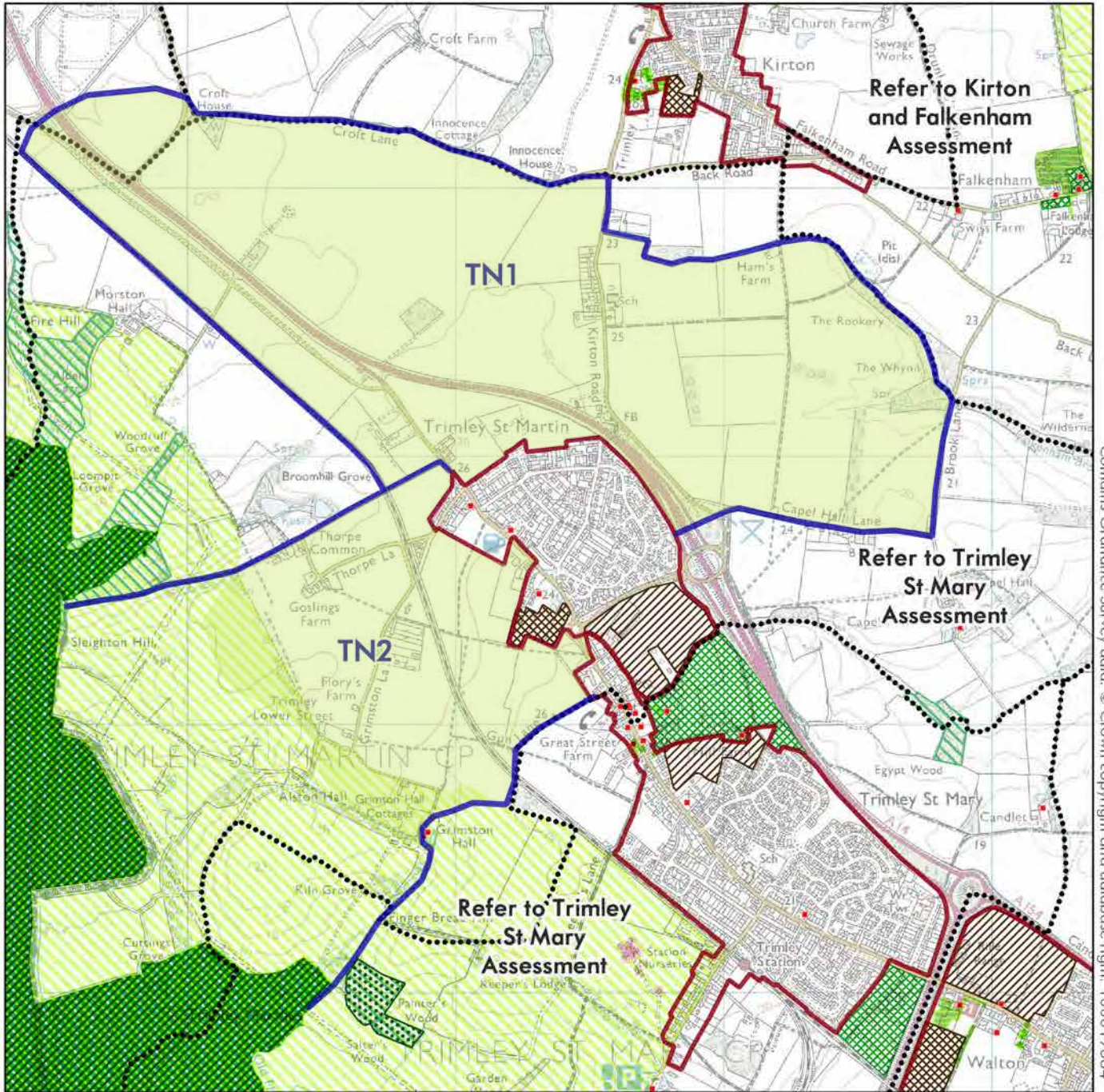
4.13 Trimley St Martin

Trimley St Martin sits within the Trimley and Foxhall Estate Farmland character area as defined in the Suffolk Coastal LCA. There has been a long history of human activity in the area, with evidence of prehistoric settlement locally and place names indicating Scandinavian settlers and dwellings associated with the Roman Road between Ipswich and Felixstowe.

The Church of St Martin is located at the southern edge of the Parish in an adjacent site to Trimley St Mary. The main area of settlement occurred further north on slightly higher land around what was previously Trimley Heath. Maps from the early 20th century show a kiln, mill, smithy, inn and windmill along the lanes surrounding the former heath, while the rectory and Grange were located to the south closer to the church. Place name evidence in the area also indicates the former heath character e.g. Heath Lane and Thorpe Common and the presence of acid loving vegetation, including Scots pine and gorse, are still evident in the verges and woodland today.

In the early part of the 20th century, development continued along the lanes creating a concentration of development. Some linear cottage development also occurred to the south of the railway line along Lower Street Lane. In the early 1970's, a bypass was built to the north of the village (later becoming the A14) and significant new housing development filled the land between the bypass and the former main street.

For the purposes of the sensitivity assessment, the landscape fringes of Trimley St Martin have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Trimley St Martin
July 2018



- TN1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Designations**
- Area of Outstanding Natural Beauty
- Landscape Policy Areas**
- Local Greenspace

- Nature Designations**
- Tree Preservation Order
- Special Protection Areas
- Ramsar Site
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument
- Allocations**
- Housing
- Planning Permissions**
- Housing

Peripheral Area: TN1

This area comprises the plateau farmland between the railway and Croft Lane north of Trimley St Martin and east as far as Brook Lane. The sensitivity of this tract lies in its open elevated character and potential inter-visibility with AONB landscapes adjacent. Its value is associated with its role in providing a sense of separation between Trimley St Martin and Kirton/Falkenham to the north and east and its potential as an area of heathland/acid grassland re-creation.

The large scale, blocky character of this landscape means it is less sensitive to employment and residential development, potentially associated with a new railway station. New residential development would be best located close to the existing urban edge to the northeast of the village and along Kirton Road. Any new residential development north of the A14 would need to be physically well connected to the existing settlement to ensure cohesive neighbourhoods.

Building heights could have visual intrusion on AONB landscapes to the west and east. Employment development should be accompanied with a strong landscape framework including woodland/forestry planting reflecting the acidic sandy soils and should consider the approach and gateway to Trimley St Martin.

Incremental infill housing estate development should be avoided. The feasibility of heathland/acid grassland restoration connecting and extending existing areas of remnant heath should be considered in association with any development.

Physical Character
Plateau Estate Farmlands landscape type forming elevated relatively flat arable farmland between c. 26-20m AOD. Open flat relatively large scale landscape with few features or landmarks. Shelter belt planting gives rise to a defined area which feels divorced from the wider landscape context. Beyond Blue Barn the land starts to slope towards the Deben Estuary. Land ranges from c. 25 to 20m AOD.
Landscape Patterns/Condition
Expansive landscape with rectangular blocks of woodland and Scots pine evident in copses and lane verges. Late enclosure of former heathland although present day has few hedgerows and fields are large scale. Significant field boundary loss and introduction of shelter belt planting has altered character.
Existing Settlement Edge
Settlement boundary lies to the south beyond the A14. Small outlier of housing and Trimley St Martin's Primary School located along Kirton Road.
Views and Visibility
Area is visible from local road network. Elevated location and general openness means it may be visible from wider afield e.g. Kirton and Deben Estuary.
Cultural and Natural Heritage
Vegetation associated with sandy soils evident in lane verges and field margins. No cultural or natural designations however archaeological interest likely to be high. Croft Lane forms an historic route.
Perceptual qualities

Rural productive farmland with some noise and visual intrusion from the A14.
Function
Area forms separation between Trimley St Martin and Kirton. Limited accessibility and public rights of way across/through area.
Opportunities
Opportunities exist to create a strong woodland structure to this landscape including enclosing the A14 (reducing its visual and noise effects) and areas of heathland/acid grassland recreation, connecting to other remnant areas of heath such as around Levington Heath to the north.
Opportunities to realise the green bridge proposals within the Haven Gateway GI and also the possibility of creating a new railway station/transport hub associated with any new development.

Peripheral Area: TN2

This area comprises the plateau farmland west of Trimley St Martin. The sensitivity of this tract lies in its heritage assets, proximity to the AONB and estuarine habitats and potential inter-visibility with the Orwell Estuary. Its value is associated with its role as a setting to the AONB and access to the estuary from existing urban areas.

Land between the existing urban edge and the railway line is less sensitive to residential development and some small scale employment development possibly in association with a new station. Care should be taken to ensure good connectivity and permeability with the existing urban edge and integration with any development in TN1, as part of a wider strategic masterplan for the area.

Physical Character
Plateau Estate Farmland landscape type forming elevated relatively flat land between c 26-24m AOD. Medium scale fields defined by hedgerows with woodland forming a skyline feature at the edge of the Orwell Estuary slopes.
Landscape Patterns/Condition
Expansive landscape with Scots pine evident in copses and lane verges. Late enclosure of former heathland although present day has few hedgerows and fields are medium scale. Landscape is dissected by railway and separated from land to the northeast by the A14.
Existing Settlement Edge
Lies adjacent to the existing urban edge with views to properties seen amongst rear garden vegetation. Urban edge is indented with rear gardens fencing visible along High Road. Clusters of development along Thorpe and Grimstone Lanes. Goslings Farm Shop and Cafe on urban edge. New development recently constructed on western edge of settlement.
Views and Visibility
Medium scale landscape but visually enclosed by woodland shelterbelt planting to the south at the break in slope preventing views into the wider Orwell Estuary to the east. Vegetation along the railway also helps to contain views into and out of this area. Glimpsed views to cranes at Felixstowe Port.
Cultural and Natural Heritage

Grimstone Hall listed building to the south. AONB to the south and east at the break in slope.
Perceptual qualities
Elevated rural landscape which feels separate from Orwell Estuary due to flat topography, vegetation and wooded horizons.
Function
Important area connecting existing communities to the wider landscape and Orwell Estuary. Numerous crossing over and under the railway line.
Opportunities
Opportunities to provide accessible greenspace close to where people live.

4.14 Trimley St Mary

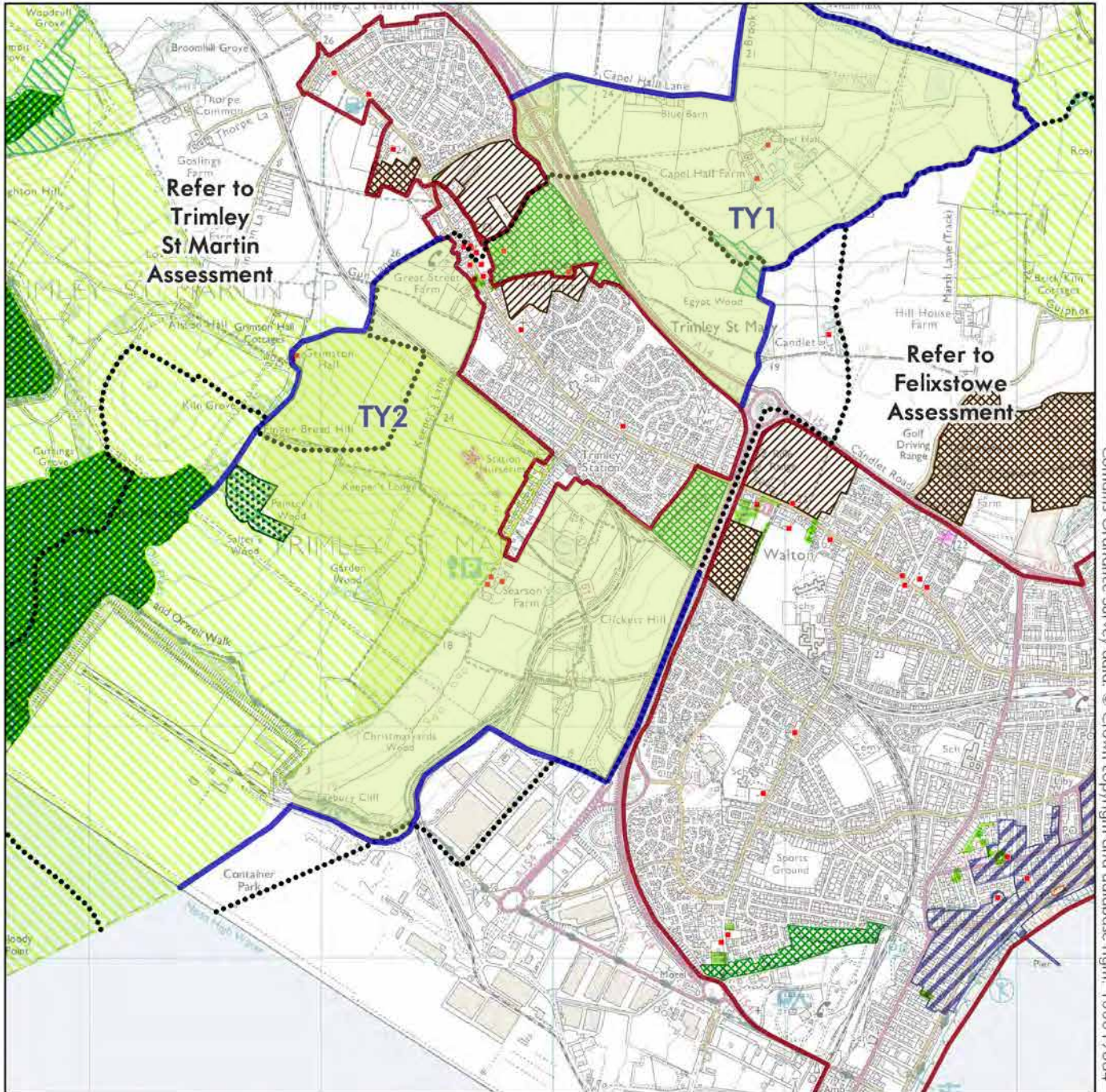
Trimley St Mary is a small settlement to the west of Felixstowe but very close to the edge of the town. It lies in the Trimley and Foxhall Estate Farmland character area as defined in the Suffolk Coastal LCA. Land slopes to the south to the Orwell Estuary and to the north into the Deben Estuary.

The area has a long history of human settlement with evidence of prehistoric activity locally and place names indicating Scandinavian settlers.

Located on the Roman Road between Ipswich and Felixstowe, the original village core or historic cluster of dwellings focused around the Church of St Mary. In the latter half of the 19th century, the construction of the Great Eastern Railway to the south of the village included a new station - Trimley Station. This resulted in the construction of railway cottages and Victorian villas along the main road. Further housing development in the first half of the 20th century, between the station and main road, started to shift the focus of the village away from its original site (close to the church) to land to the south. In the early 1970's, a bypass was built to the north of the village (later becoming the A14) and significant new housing development filled the land between the bypass and the railwayline. This pattern of growth has resulted in the present day concentration of housing estates to the south of the historic village core.

The historic core of the village, focused around the churches of St Mary and St Martin, remains essentially only 1 plot deep, backing onto small pastures with farm buildings and open countryside beyond. The A14 and railway line form physical barriers between the settlement and wider landscape. Recent housing development at the junction between High Road and Howlett Way has undermined the connection between the historic core and wider landscape to the south.

For the purposes of the sensitivity assessment, the landscape fringes of Trimley St Mary have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Trimley St Mary
July 2018



- | | | |
|--|---|---|
| <p>TY1 Peripheral Area</p> <p>Peripheral Area Boundary</p> <p>Built Up Area Boundary</p> <p>Parish Boundary</p> <p>Landscape Designations</p> <p>Area of Outstanding Natural Beauty</p> <p>Landscape Policy Areas</p> <p>Local Greenspace</p> | <p>Nature Designations</p> <p>Tree Preservation Order</p> <p>Special Protection Areas</p> <p>Ramsar Site</p> <p>Ancient Woodland</p> <p>Site of Special Scientific Interest</p> <p>County Wildlife Site</p> <p>Heritage Designations</p> <p>Listed Building</p> | <p>Park or Garden</p> <p>Scheduled Monument</p> <p>Conservation Area</p> <p>Allocations</p> <p>Housing</p> <p>Planning Permissions</p> <p>Housing</p> |
|--|---|---|

Peripheral Area: TY1

This area comprises the upper reaches of a tributary valley which feeds into the Deben Estuary and also land between the existing urban edge and the A14. The sensitivity of this tract lies in its small scale and intimate character and inter visibility with the Deben Estuary comprising land which slopes away from the urban edge and A14. Land to the south of the A14 is sensitive as it forms an open setting to the historic core of the village. The value of this land is in its function as a green corridor into the settlement providing access across the A14 to the wider landscape to the north. It is also valued as a setting to the AONB.

This area is highly sensitive to both residential and commercial development for the reasons given above. There are opportunities to improve connectivity and recreational experience of the land to the north, especially where footpaths flank the A14.

Physical Character
Forms part of the Rolling Estate Sandlands landscape type ranging from c. 20m to 5m AOD. Upper reaches of tributary stream to Deben Estuary forms gentle undulations in landform.
Landscape Patterns/Condition
Land uses are predominately arable. Strong landscape character and good condition of features. Variety of pattern, texture and scale. Relatively intact pre 18th century enclosure pattern.
Existing Settlement Edge
Urban edge south of A14 is well vegetated and indented. Housing allocation to the north of Church Lane and are of land to be retained as open space in Local Plan. Vegetation along sections of the A14 further separate urban areas from land to the north which forms arable farmland stretching into the Deben Estuary.
Views and Visibility
Complex and intimate landscape within folds of valley. Area north of the A14 is visually well contained although upper slopes may have some inter-visibility with the wider Deben Estuary e.g. Bawdsey. Water tower just south of A14 is a local landmark.
Cultural and Natural Heritage
Semi natural woodlands at Egypt Wood and ribbons of wet woodland along stream course. Trimley churches are listed as are rural buildings north of the A14 namely Capel Hall Farm and Capel Hall and Candlet.
Perceptual qualities
Area north of the A14 feels separate from the settlement. Land south of the A14 forms an important setting to the historic core of the village and its principle two listed church buildings.
Function
Setting to the AONB to the north forming the upper slopes of the Deben Estuary with traditional pattern of isolated farmsteads located on the rim of the valley. Important links from the settlement to the wider landscape across the A14 (underpass connects Candlet track with Thurmans Lane).
Opportunities
Opportunities exist to improve the footpath experience north of the A14 and reduce the

effects of traffic on the road on user experience. Opportunities to reposition footpaths away from the road corridor and improve structure roadside planting.

Peripheral Area: TY2

This area comprises the plateau farmland to the southwest of the village. The sensitivity of this tract lies in its elevation and openness above the Orwell Estuary and adjacent to/within the Suffolk Coast and Heaths AONB, and as a rural setting to the historic core of the village and heritage assets. Vegetation along the railway and break in slope with the Orwell Estuary screens views of the plateau landscape. The more elevated land performs a valued function as a setting to the historic core of the village and in providing a sense of separation between Trimley St Mary and Felixstowe. Beyond the railway, the landscape relates poorly to the urban edge feeling distinctly separate.

This landscape is high sensitive to new development, however land off Cordy's Lane is less sensitive, where existing vegetation visually encloses the area, and could accommodate small scale residential development. Care will be needed to protect veteran trees and the setting of historic assets.

Physical Character
Forms part of the Plateau Estate Farmlands landscape type ranging from c. 26m to 20m AOD. Edges of plateau form upper slopes to the Orwell Estuary and tributary valley to the south which feeds into Byle Fleet and through which the Felixstowe Branch line runs.
Landscape Patterns/Condition
Close to the historic core of the village are small enclosures beyond which is pattern medium scale enclosures defined by hedgerows. Network of historic lanes extends from urban edge connecting to marshes. Three belts have been planted in recent years on the upper rim of the valley forming wooded skylines when viewed from within the estuary.
Existing Settlement Edge
Around the historic core of the village the urban edge is vegetated and indented. Further south the urban edge is broadly defined by the railway line except south of the station where houses have extended along Cordy's Lane. Land east of the railway feels poorly related to the urban edge. Recent housing development at the junction of High Road and Howlett Road.
Views and Visibility
Cranes at Felixstowe docks form local landmarks and aid orientation. Vegetation along the railway and on the break in slope to the south contain outward views from the plateau and form important wooded horizons when viewed from within the Deben Estuary.
Cultural and Natural Heritage
Anti Aircraft site at Searson's Farm is a scheduled monument. Old parkland and veteran trees at Searson's Farm.
Ancient woodlands occur at the junction between the valley sides and the marshes e.g. Painter's Wood. Intact pattern of historic lanes extending from the elevated land to the marshes e.g. Gun Lane, Keeper's Lane and Cordy's Lane.
Close proximity to international nature conservation designations within the Orwell Estuary.

Listed buildings at Grimston Hall and Farm and Searson's Farmhouse/barn.
Perceptual qualities
This landscape has an elevated and open character with views across the Orwell Estuary. It feels remote despite close proximity to settlement and industry.
Function
Higher land between Cordy's Lane and Fagbury Cliff forms an important shoulder of land. Coupled with the tributary valley leading into Byle Fleet and Clickett Hill it provides a sense of separation between Trimley St Mary and Felixstowe / docks.
Opportunities
There are opportunities to reinforce the open landscape setting to the historic core of the village retaining open space from the open edge and connecting over the railway to the wider landscape of the estuary beyond. This could form an important corridor of landscape connecting the Orwell and Deben through the historic core of Trimley St Mary.

4.15 Tuddenham St Martin

Tuddenham St Martin is a small village that sits within the Fynn Valley character area beyond which is higher land comprising the Culpho and Westerfield Rolling Farmland character area.

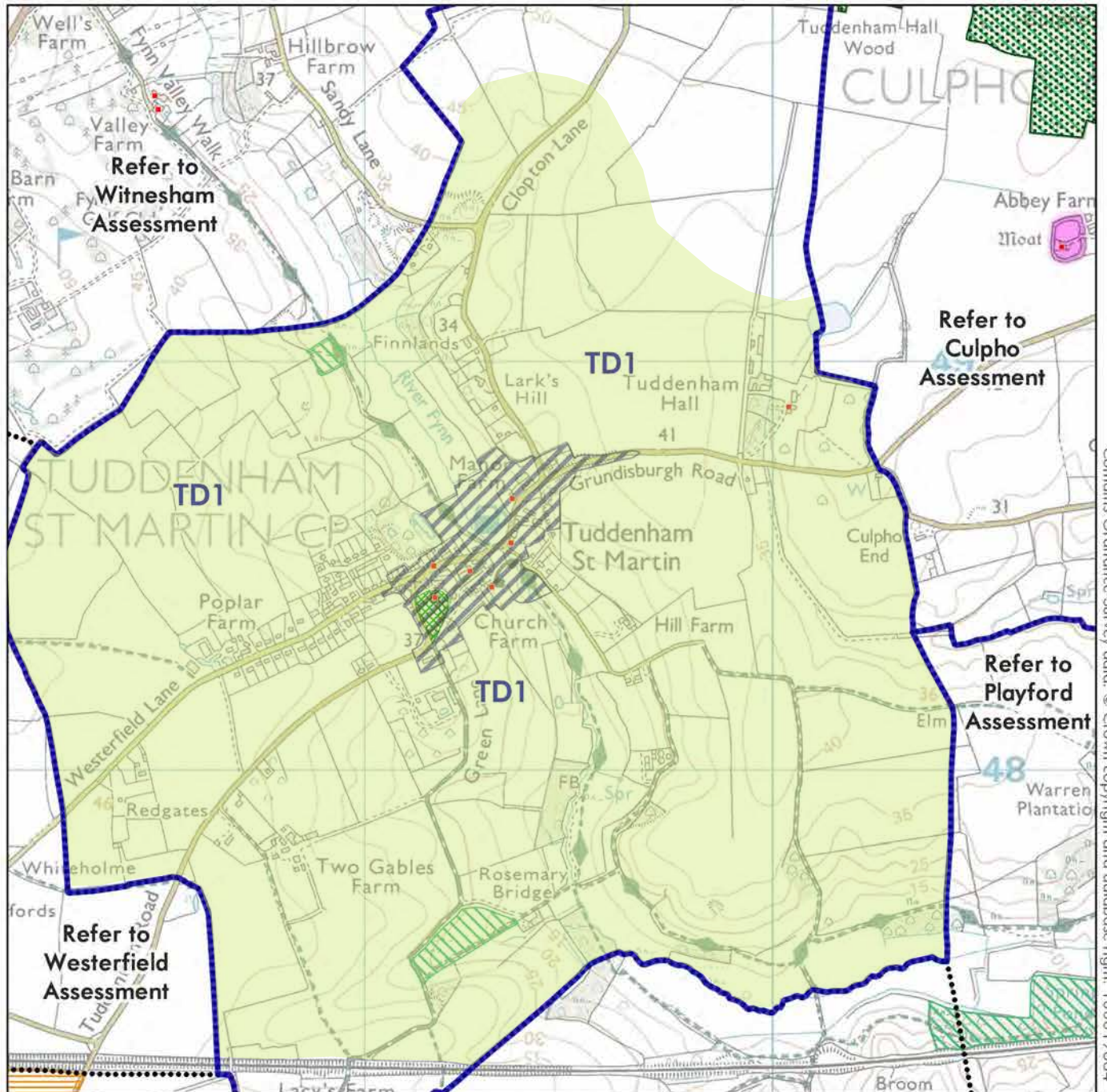
Archaeological finds in the area, including a Bronze Age axe head and a Romano British coin hoard, suggest that the location of the village has long been an important crossing point on the river. The settlement is listed in the Domesday Book as 'Tudenha' and was noted as comprising a church and two manors. The church is located on the upper valley slopes overlooking the valley.

Buildings within the village comprise small cottages and farm buildings which extend up the valley slopes creating distinctive and visually pleasing roofscapes and views.

On the upper slopes of the valley are deposits of Norwich Crag which were worked and quarried in the later 18th century. On the edge of the village was a small brickworks, since demolished although some worker's cottages remain. Sand pits are still operational to the north of the village off Sandy Lane.

The main part of the village focuses along the main street which crosses the river, the valley floor meadows remaining open and providing a distinctive context for the settlement. Farms on the valley sides were accessed via small lanes which run parallel to the contours e.g. Fynn Lane and Green Lane. In the early 19th century isolated properties established along Clopton Road and Fynn Lane and a small housing estate was constructed to the north at Keightley Way. This was extended slightly in the second half of the 20th century along with the introduction of houses on the higher land above the valley along Westerfield Lane.

For the purposes of the sensitivity assessment, the landscape fringes of Tuddenham have not been subdivided but are discussed as a single area.



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Suffolk Coastal Settlement Analysis

Tuddenham St Martin
July 2018

The landscape fringes of Tuddenham St Martin form a single area TD1 for assessment purposes.



- | | | |
|-------------------------------|------------------------------|--------------------|
| TD1 Peripheral Area | Nature Designations | Scheduled Monument |
| Peripheral Area Boundary | Ancient Woodland | Conservation Area |
| Parish Boundary | County Wildlife Site | Allocations |
| Landscape Policy Areas | Heritage Designations | Sports |
| Local Greenspace | Listed Building | |

Peripheral Area: TD1

The sensitivity assessment has revealed that the landscape surrounding the settlement of Tuddenham is highly sensitive to development due to its historic intact character, distinctive valley slopes and settlement form and high quality river valley setting. Small scale lanes run out from the village along the valley contours and care would be needed to retain the rural character of these lanes and avoid development which visually intrudes on the valley landscape.

Physical Character
Rolling Valley Farmlands landscape type comprising a narrow section of river valley with distinctive pronounced valley slopes and linear valley floor pastures. Topography ranges from c. 40m - 20m AOD within the valley floor and rise to c. 46m AOD on the Ancient Rolling Farmlands landscape type which forms an elevated landscape above the valley.
Landscape Patterns/Condition
Intact rural lanes which are incised as they descend into the valley. Land uses and enclosure pattern remains visually strong.
Existing Settlement Edge
Historic core of the settlement is located on the valley slopes with attractive views of roofscapes and properties clambering up the valley sides. Strong sense that the settlement clusters around the river crossing.
Views and Visibility
Significant views of the church on higher land overlooking the valley on approach along Tuddenham Road. Views across the valley from the surrounding higher land with dwellings in the valley frequently not visible. More recent development along Westerfield Lane and modern farm buildings associated with Poplar Farm are prominent in views from the south and west.
Cultural and Natural Heritage
The village centre is designated as a conservation area and contains nine listed buildings including St Martin's Church (Grade I listed, with 12th century origins), other listed buildings are all Grade II listed and include cottages and farmhouses. Nature conservation sites along the valley floor include areas of species rich wet meadow and woodland copses. The valley overall is recognised for its scenic qualities.
Perceptual qualities
Unspoilt rural character with high degree of tranquillity.
Function
Unspoilt rural landscape forming high quality setting to the historic settlement. Fynn Valley Walk long distance footpath extends along the valley floor.
Opportunities
Conserve and enhance the character of the landscape setting to the village through appropriate management. Retain views to the church tower on approaching the village and from the valley sides.

4.16 Witnesham

Witnesham Parish includes the Fynn Valley character area and wider Culpho and Westerfield Rolling Farmland character area as defined in the Suffolk Coastal LCA.

It contains two distinct clusters of development namely Witnesham Bridge to the south and Witnesham 'chapel' to the north. The two main clusters are separated by the steeply rolling tributary valley, in the bottom of which is located a Church/Hall complex with medieval origins.

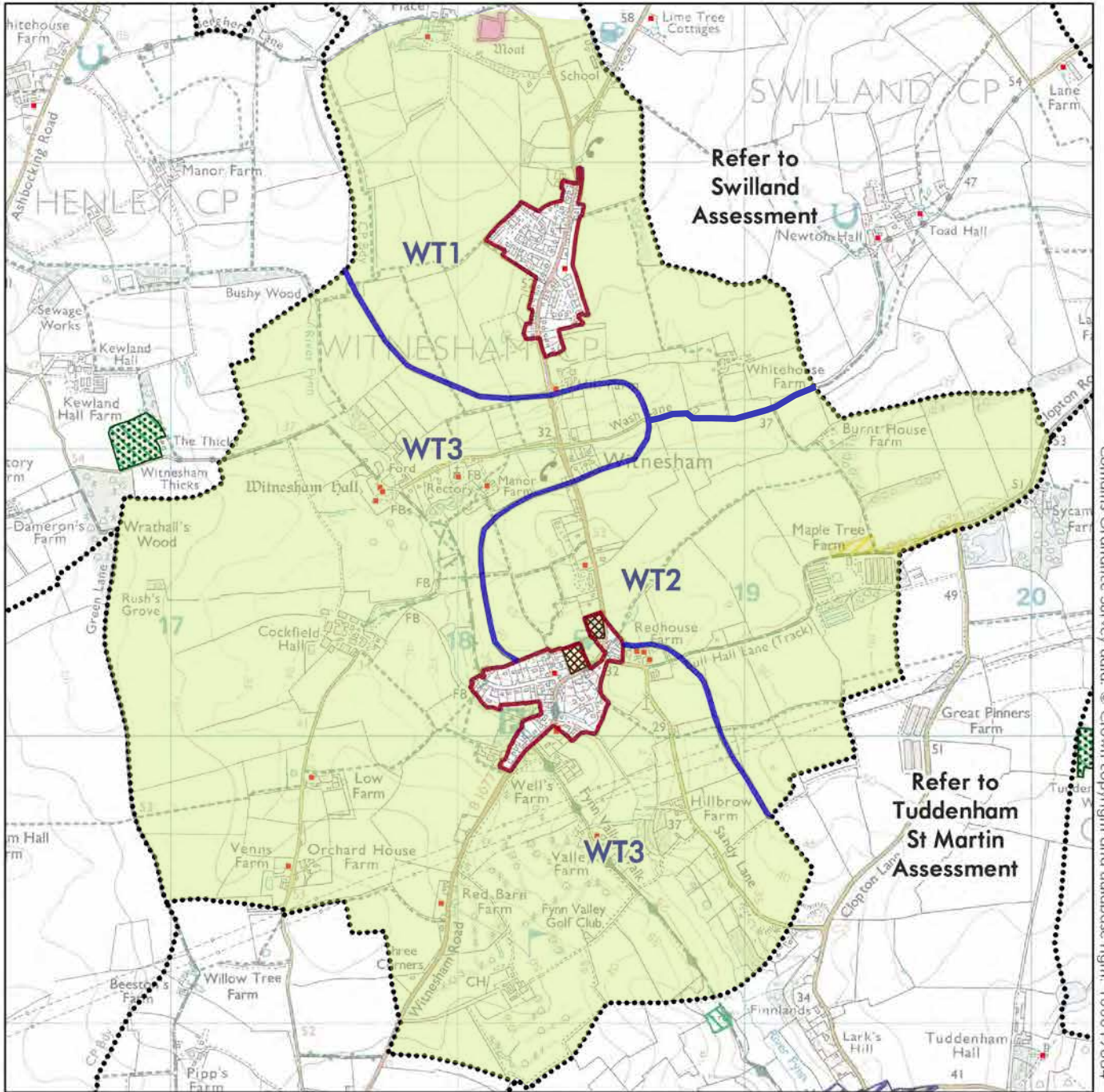
Settlement developed in the valley bottom, either side of the small River Fynn, its ford and bridging point. The village was the focus to an agricultural community. Farms were located on the main road, such as Well Farm and Street Farm. A number of outlying farms on smaller lanes that radiate away from the main road and its river crossing, e.g. Red House Farm is located just east of the main street and dates from the 15th century. A mill operated here and by the end of the 19th century there were a number of roadside cottages, a smithy and an Inn, all found at no more than circa 35m AOD. Today settlement has spread north, along the main road and across Mow Hill to elevations of up to 50m AOD.

Witnesham Bridge saw much expansion in the second half of the 20th century. Houses and bungalows were built either side of Hall Lane which significantly increased the local population. Further infill and expansion is a continuing process. To the north of this cluster the road turns sharply northward and ascends to cross the valley of the tributary stream. In the valley bottom to the west is the site of a medieval manor, which sits at the confluence of the two small water courses. This complex today features the Elizabethan Grade II* Witnesham Hall, its church, the Rectory and Manor Farm. There is evidence of a further medieval site to the far north of the parish – 19th century Berghersh House is just to the west of an intact medieval moated site.

Further north on the plateau, the second cluster of settlement historically known as Witnesham 'Chapel' can be found. This comprised of Wood Farm, an associated cluster of roadside cottages and a Baptist chapel by the end of the 19th century. This area has a more suburban feel and is dominated by late 20th century housing such as the planned estates of Weyland Road and Coopers Close, likely dating from the 1970s.

There is a further scattering of dwellings around the junction of the main road with Swilland High Road, just south of Berghersh House and Lodge. Witnesham Primary School is also found here, right on the parish boundary adjoining housing in Swilland Parish.

For the purposes of the sensitivity assessment, the landscape fringes of Witnesham have been divided into three areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



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Suffolk Coastal Settlement Analysis

Witnesham
July 2018



- | | | |
|-------------------------------|------------------------------|-----------------------------|
| WT1 Peripheral Area | Nature Designations | Scheduled Monument |
| Peripheral Area Boundary | Ancient Woodland | Conservation Area |
| Built Up Area Boundary | County Wildlife Site | Planning Permissions |
| Parish Boundary | Heritage Designations | Housing |
| Landscape Policy Areas | Listed Building | |
| Open Access Land | | |

Peripheral Area: WT1

The sensitivity of this area lies in the open, elevated plateau character which offers long distance attractive views and has inter-visibility with a large area of countryside to the south and west. This area is valued for its empty, rural tranquil character and historic settlement pattern in the form of dispersed halls and moated sites and as a setting to the valley landscapes to the south.

This landscape is sensitive to residential and commercial development which is highly visible from the surrounding landscape and may appear to extend into the river valley to the south or up onto the wider plateau which would be uncharacteristic. Land to the east of the settlement cluster may be able to accommodate some small scale residential development if associated with appropriate boundary planting. Consideration should be given to linking areas of woodland and softening the northern gateway to the settlement.

Physical Character
Ancient Rolling Farmlands landscape type comprising flat and very gently rolling land between the plateau edge and the more steeply rolling river valley landscapes to the south. Strongly rural feel, where agriculture dominates. Topography ranges from c. 45m to 60m AOD.
Landscape Patterns/Condition
Arable farmland organised into medium sized fields with an underlying ancient organic pattern. Woodland is scarce and found only in very small pockets but has long ranging impact in this relatively flat landscape. Hedges and boundary trees link up along skyline to give lightly wooded feel.
Existing Settlement Edge
Broadly linear cluster with one modest sized estate, of mainly bungalows, either side of the main road. Settlement edge fits well inside historic field pattern. Approach to village is contained and well vegetated to the south, on the approach up America Hill. More open on the northern approach and modern plot forms the gateway opposite historic Wood Farm.
Views and Visibility
Occasional long views to the southwest from the B1077 north of the village. Views within the settlement are often contained by continuous development, but glimpses to wooded farmland beyond as setting.
Cultural and Natural Heritage
A single listed building – Buckshorns, Grade II listed cottage in the centre of the cluster. Berghersh Place to the north includes area of remnant parkland landscape and scheduled monument of medieval moated site. Historic farmstead of Toad Hall to the east.
Perceptual qualities
Elevated feel. Suburban, 20th century character to the built form in this cluster of the village. Relatively busy road brings noise and movement.

Function
Area functions as transition between the large area of interfluvial plateau to the north and the beginning of the river valley landscapes that make up the landscape from here to the coast. Good network of footpaths links the village with outlying farmsteads and other villages in the area, particularly dense towards the church and hall in the valley bottom.
Opportunities
Opportunities to accommodate small amount of expansion against wooded backdrop, provision of additional strong planted boundaries essential.

Peripheral Area: WT2

The sensitivity of this area lies in its very elevated hill top topography, generally above 40m AOD, some particularly long ranging views are possible across the valley to the east. Its value is in its scenic character, providing a rural rolling landscape setting to village clusters at Witnesham Bridge and at Witnesham Hall.

This landscape is highly sensitive to development as the upper slopes are visually very prominent. Areas adjacent to the existing urban edge and below 40m AOD may be able to assimilate small amounts of residential development but care should be taken to ensure visual impacts are contained.

Opportunities should be sought to restore and maintain the stock of hedges and maintain the scale of the landscape to counter potential visual effects of large-scale agricultural buildings and pylons.

Physical Character
Ancient Rolling Farmland above valley landscape comprising steeply sloping interfluvial. Topography ranges from c. 45m - 53m AOD on the top of Mow Hill.
Landscape Patterns/Condition
Medium-scale field system with remaining hedges in generally good condition. Underlying organic pattern organised into straight sided fields with some 'dog leg' patterns from piecemeal enclosure of medieval strip fields. Woodland belts sit along skyline to the east. Some visual intrusion from large scale farm buildings and pylons to the southeast.
Existing Settlement Edge
Historically settlement in this area takes the form of scattered outlying farms on the lower slopes. Modern infill has resulted in a continuous settlement up and over the hill on the west side of Mow Hill, but it is not prominent as is absorbed within well vegetated boundaries.
Views and Visibility
Some long, scenic views over rolling countryside to the northeast gives impression of unspoilt countryside.

Cultural and Natural Heritage
No listed buildings in this area. Historically, settlement was found lower in the valley nearer the water source. Site of former windmill on this elevated land above the river valley.
Perceptual qualities
Rural character is strong, strengthened by long views over unspoilt countryside but busy roads and pylons bring disruption. Quiet backwater feel, away from the main roads.
Function
Mow Hill separates the Witnesham Bridge cluster from Wittisham 'Chapel'. It forms rural backdrop to the historic Witnesham Hall hamlet, and the river meadows to the north. Footpaths heading east from the village edge connect with the Lark Valley.
Opportunities
Opportunities to restore hedges along field boundaries where lost and reduce the visual impact of large scale agricultural buildings and pylons.

Peripheral Area: WT3

The sensitivity of this area lies in its unspoilt, tranquil and historic river valley character, and the visibility of the valley sides. In this area the valley topography has a strong influence on the identity of settlement, yet the river itself is hard to see. Its value lies in the heritage assets that sit along the valley bottom, particularly Grade II* Witnesham Hall, and the traditional meadow systems which are important in both landscape and ecological terms and the undeveloped valley sides which form a high quality setting. This landscape is also valued in retaining a sense of separation between clusters of development. There is no opportunity for commercial or residential development in the low-lying pastures beside the river. There may be limited opportunities to accommodate some small developments on the village edge on the upper valley slopes where containment is provided by existing settlement, rising topography and/or vegetation.

Physical Character
Rolling Valley Farmlands and Furze landscape type comprising the upper reaches of valley system of the River Fynn and a tributary which joins it from the east - low lying narrow valley floor and sloping valley sides which has a scenic and historic character which is rare Topography varies from c. 25m-40m AOD.
Landscape Patterns/Condition
Patterns are sinuous and small-scale as the valley floor develops around Witnesham Hall, but its pastoral character becomes domestic. 20th century settlement spreads right across the valley as the river flows through the centre of the village. Meadows reform again east of Street Farm. Upslope, some considerable boundary loss since 1900, e.g. to the west of Witnesham Hall.

Existing Settlement Edge
Generally soft edges associate with historic settlement cluster in the valley bottom, Deep vegetated grounds form the settlement edge, onto the river. Village retains historic character here as 20th century development is tucked away behind the main road off small 'dead end' lanes.
Views and Visibility
Views are contained by topography. Pylons have adverse visual impact to the south.
Cultural and Natural Heritage
Outlying historic farms and large houses along narrow lanes such as Witnesham Church Lane including St. Mary's church and three farms including grade II* Witnesham Hall. Listed buildings at Redhouse Farm and Valley Farm on outskirts of settlement.
Perceptual qualities
On the outer edge of the hinterland zone of Ipswich, with associated land uses such as the golf course. Busy axial route out of Ipswich brings traffic noise. Huge pylons and wires oversail the valley to the south.
Function
Steep valley topography separates the plateau top component from the clusters to the south.
Opportunities
Improve the settlement edge where abrupt edges are poorly integrated. Open up views to the river where possible enhancing valley character.

5.0 Conclusions

This sensitivity assessment has identified differing capacity and sensitivity to development on the fringes of some of the settlements within Suffolk Coastal. In some instances settlement fringes have reached, or are close to reaching, their landscape limits with little or no capacity for further growth without incurring adverse landscape effects. Some of the fringes of towns and smaller rural settlement have also been found to be highly sensitive to change in part due to their historic character and high quality landscape settings e.g. the rural villages of the Fynn and Lark Valleys.

The assessment has revealed opportunities where development may be able to deliver environmental enhancements. The assessment has also demonstrated that some of the more rural settlements may also offer scope for development and collectively could form a cluster of development when considered in the context of other rural communities in the vicinity. Such a cluster has been identified at Saxmundham where there is also some capacity for development in surrounding rural settlement including Kelsale cum Carlton and Benhall.

This study has highlighted the importance of considering settlements and their landscape contexts as a whole as well as the inter relationships between settlements, in order to inform patterns of growth that protect and enhance local distinctiveness.

Where sustainable development is identified, opportunities to deliver positive environmental gain should be paramount in accordance with the opportunities identified within this study and in line with the Government's 25 Year Environment Plan.

The detailed analysis contained in this document aims to inform local authorities in planning policy development and development management and assist local communities in the preparation of neighbourhood plans, developers in master planning and environmental organisations seeking initiatives to enhance landscape and recreation.

Judgements reached in this study are based on landscape issues and do not address other planning issues which the local authorities will need to consider when it comes to determine potential allocations, and which will need to be assessed as part of a broader appraisal process. These other planning factors may mean that areas identified by this study as having some potential to accommodate development (in landscape terms), may not in fact be suitable for allocation. On their own the conclusion of this assessment cannot, therefore, be taken as a justification for supporting or resisting any future development proposal. The assessment seeks to inform and influence the local authority's decision making process and to improve the understanding of (and ensure due weight is placed upon) landscape, townscape and related environmental issues.

Appendix 1:
Key Reference Documents

Landscape Character Assessments and Guidance

- Suffolk Landscape Character Assessment - <http://www.suffolklandscape.org.uk/>
Version 11 October 2017 Status: Final
- Suffolk Historic Landscape Characterisation (2009, Suffolk County Council)
- Touching the Tide Landscape Character Assessment (2008), Alison Farmer Associates
- Shotley Peninsula and Hinterland Landscape Character Assessment (April 2013), Alison Farmer Associates
- Waveney District Landscape Character Assessment (April 2008), Land Use Consultants
- Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)

Management Plans and Appraisals

- Suffolk Coast and Heaths Area of Outstanding Natural Beauty: Management Plan 2008-2013 (June 2008, Suffolk Coast and Heaths Partnership)
- Felixstowe Northern Fringe Landscape and Visual Appraisal (July 2008 Landscape Partnership)
- Green Infrastructure Strategy for the Haven Gateway (2008)
- Topic Paper: Green Infrastructure Provision (Ipswich Borough Council, Updated October 2015), Jan 2015
- Update of Haven Gateway Green Infrastructure Strategy for Ipswich Policy Area (Babergh District Council, Ipswich Borough Council, Mid-Suffolk District Council and Suffolk Coastal District Council), 2015
- Suffolk Biodiversity Action Plan
- Heathland Restoration in the Suffolk Sandlings (April 2012), The Landscape Partnership
- Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Councils (March 2018), Place Services
- Suffolk Nature Strategy (2014)
- A River for All (March 2015) River Action Group

Planning Documents

- Issues and Options for the Suffolk Coastal Local Plan Review Aug-Oct 2017, SCDC
- Initial Sustainability Appraisal Site Assessments Aug-Oct 2017, SCDC

- Felixstowe Peninsula Area Action Plan Development Plan Document (Jan 2017), SCDC
- Ipswich Core Strategy and Policies Development Plan Document Review (Feb 2017)
- Babergh and Mid Suffolk Joint Local Plan SHELLA (August 2017)
- Green Infrastructure Provision, Ipswich Borough (Jan 2015)
- Suffolk Local Transport Plan 3 2011-2031 (2011) Suffolk County Council
- Ipswich Garden Suburb SPD
- Ipswich Environment Strategy (Ipswich Borough Council, 2010)

Neighbourhood Plans

- Framingham Neighbourhood Plan
- Leiston Neighbourhood Plan

Appendix 2:
List of Abbreviations

List of Abbreviations

AOD	Altitude over datum
AONB	Area of Outstanding Natural Beauty
CWS	County Wildlife Site
GI	Green Infrastructure
IPA	Ipswich Policy Area
LCA	Landscape Character Assessment
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NCN	National Cycle Network
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
RAMSAR	Wetlands of international importance
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest
SPA	Special Protection Area
SPD	Supplementary Planning Document
TPO	Tree Preservation Order

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