

CHILTON
&
GREAT WALDINGFIELD

NEIGHBOURHOOD PLANS
LANDSCAPE CHARACTER APPRAISAL

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Introduction

1. Background

Following applications to Babergh and Mid Suffolk District Council the respective Neighbourhood Plan Areas were designated under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended) as follows:

Chilton Parish: designated on 7 December 2017

Great Waldingfield Parish: 26 July 2017

On 1st December 2020 Ubiety Landscape + Urban Design was appointed by the Parish Councils of Chilton and Great Waldingfield to undertake a joint landscape character appraisal of the Parish in support of their respective Neighbourhood Plans which follow the parish boundaries in each case.

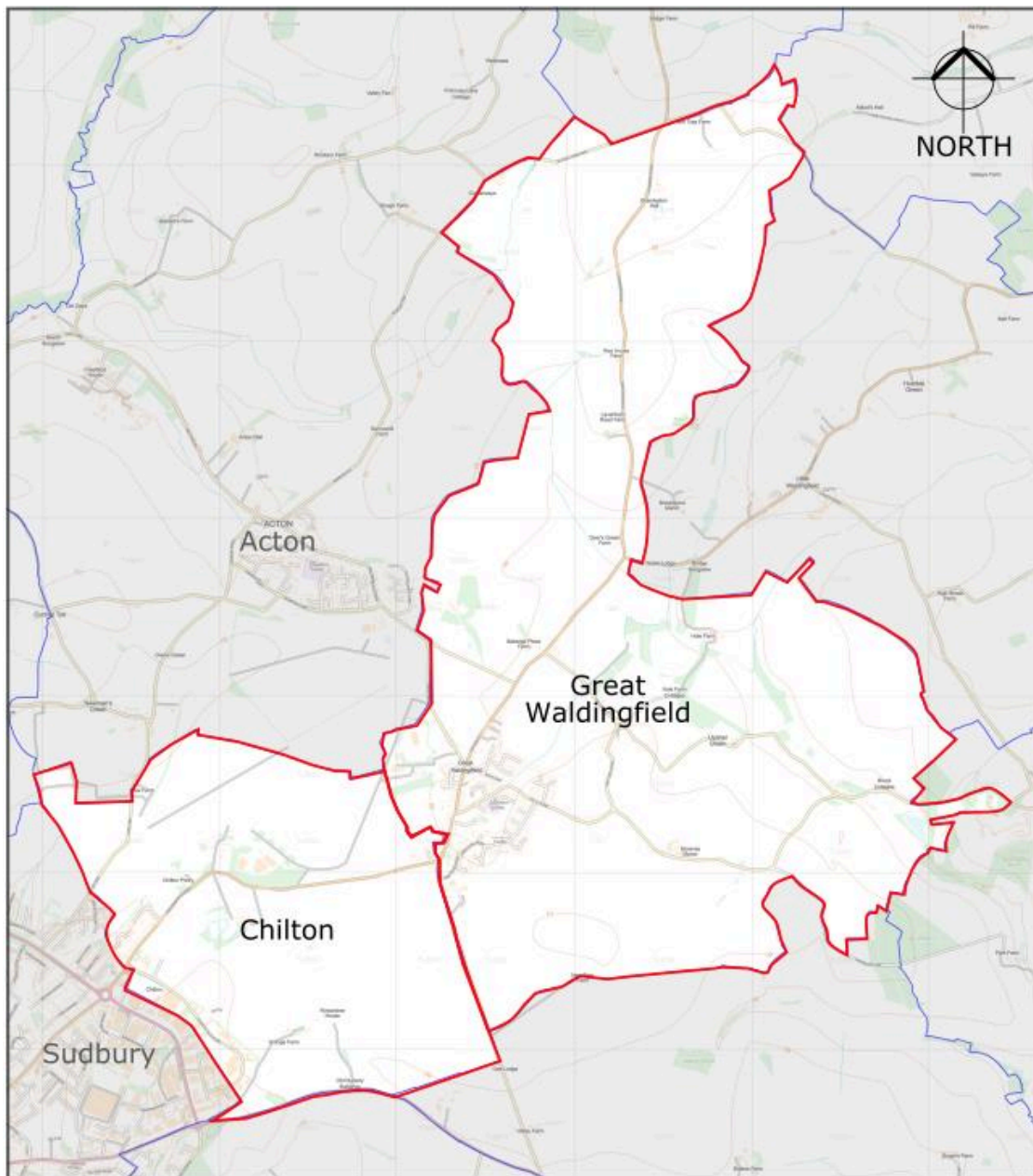


Figure 1 Neighbourhood Plan Areas

In the Local Plan (Core Strategy, 2014) Great Waldingfield is categorized as a 'Hinterland Village' in a rural area with development subject to, inter alia, policy CS11. The emerging Joint Local

Plan also describes Chilton as ‘Hinterland Village’ and a dispersed settlement. The parish incorporates built up areas contiguous with Sudbury and Great Waldingfield.

2. Methodology and Approach

Landscape Character Assessment is *“The tool that is used to help us understand, and articulate, the character of the landscape. It helps us identify the features that give a locality its ‘sense of place’ and pinpoints what makes it different from neighbouring areas”*.¹

This appraisal has been carried out with reference to Natural England’s guidance² and comprises 4 steps:

- i) Defining the Purpose and Scope of the Assessment
- ii) Desk Study: this includes a review of the policy context, the historical development of the landscape and the settlements of Chilton and Great Waldingfield, and physical environment data. Base map data included:
 - surface geology
 - soils
 - topography
 - land-use and landcover
 - trees and woodland
 - settlement

This was mapped at 1:10,000 scale and overlain with established County Landscape Character areas and Historic Landscape characterisation as well as other designations as shown on Figures 2 & 3. This data helped to prepare for and inform the field study.
- iii) Field Study: This was undertaken in the winter months only (December 2020 - January 2021) when trees and hedges were out of leaf and therefore views less contained. Initial visits were made to record/photograph key views, particularly around the sensitive areas, such as in the proximity of heritage assets and settlements, providing an opportunity to test data gathered from desk studies and formulate draft local character areas. Subsequent field surveys were undertaken to test and refine draft character areas and to inform written descriptions as well as help make judgements about the current condition of landscape areas and qualities not evident from desk information.
- iv) The study area benefits from a good network of roads, by-ways and footpaths that give access to most parts of the parish. Mapping was carried out in the field using a tablet which gave access to desk study layers and allowed for easy readjustment of boundaries to character areas. Notes were made of perceptual responses based on significant visual features including the arrangement of field boundaries, topography, permanent vegetation, drainage features, views obtainable and the general degree of openness or enclosure
- v) Classification and Description: Field studies and photographs were cross-referenced with desk study data to jointly inform judgements about character area boundaries and their descriptions.
- vi) A Landscape Sensitivity study of sites that are the subject of the emerging Local Plan has been commissioned by the District Council and completed within the last year. This Appraisal does not duplicate this study but interrogates it and raises some issues that should be investigated.
- vii) Landscape Capacity, being based on the Sensitivity Study, has not been undertaken.

¹ Swanick, Carys: Landscape Character Assessment – Guidance for England, Countryside Agency and Scottish Natural Heritage 2002

² Tudor, Christine, An Approach to Landscape Character Assessment, Natural England (October 2014)

3. Purpose and Scope of the Assessment

The scale, scope and level of detail of an assessment is largely determined by its purpose. The purpose of this study is to provide an understanding of the character and qualities of the landscape of the parishes of Chilton and Great Waldingfield in order to provide a robust evidence base to support the development of policy within the respective emerging Neighbourhood Plans. This study will help inform policy and assist in decision-making where it has a bearing on the character of the settlements and the landscape setting.

Policy Context

4. Policy Context Introduction

This Landscape Character Assessment is intended to inform policy at the level of the Neighbourhood Plan, particularly in regards to development and management of the landscape. As such it sits within the context of a hierarchy of policy above it, from the international level down to the district level.

5. European Landscape Convention: guidelines for managing landscapes (November 2010)³

The European Convention is published by the Council of Europe, which includes members of the European Union as well as 19 other member states. It is endorsed by the British Government. The Convention requires

“landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on landscape.”

Importantly, the convention provides an accepted and succinct definition of ‘landscape’ which is:

“an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors”

6. National Planning Policy Framework (updated February 2019)⁴

The NPPF sets out the Governments planning policies for England and how they should be applied. It underwrites the authority of the Local Plan and of the Neighbourhood Plan. It also states that policies and decisions must reflect relevant international obligations and statutory requirements and that plans should positively seek opportunities to meet the development needs of their area. Paragraphs of particular relevance to this Appraisal include:

69 Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (i.e. no larger than 1 ha) suitable for housing in their area

127 Planning policies and decisions should ensure that developments:

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

170 Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, of and trees and woodland;

In addition the government publishes Planning Practice Guidance in support of the NPPF.

Included in the suite of guidance is the National Design Guide published in October 2019. It sets out the 10 principles of successful places one of which is Context. It explains that

An understanding of the context, history and the cultural characteristics of the site, neighbourhood and region (using baseline studies) influences the location, siting and design of new developments.

and that Context includes, inter alia,

the landscape character and how places or developments sit within the landscape ... and how natural features are retained or incorporated into it

³ Natural England, European Landscape Convention: guidelines for managing landscapes (Nov 2010)

⁴ HMSO Ministry of Housing, Communities & Local Government: National Planning Policy Framework (Feb 2019)

7. Local Development Framework

Change is controlled by policies in the Babergh District Local Development Framework. It includes:

- Core Strategy & Policies (adopted Feb 2014)
- Local Plan 2006 (Saved Policies – Alteration No. 2)

In addition there are Supplementary Planning Documents. These are linked to and support formally adopted policies and include ‘Landscape Guidance, August 2015’. They have the status of a material consideration when planning applications are determined.

There is also a Draft Babergh and Mid Suffolk Joint Local Plan which is at the Pre-submission Consultation stage (Regulation 19). It is intended that this will replace the 2006 Local Plan and the Core Strategy but in the meantime, as ‘emerging policy’ at an advanced stage it would have weight in the consideration of development proposals. See Section 11 below.

8. Local Plan: Saved Policies (Alteration No 2, 2006)

HS04: Protecting the Countryside: in the countryside new houses will not normally be permitted.

CR01: Landscape Quality:

“The landscape quality and character of the countryside will be protected to that which is essential for the efficient operation of agriculture, forestry and horticulture and for outdoor recreation”

CR04: Special Landscape Areas (*see also para. 11 below*): Development proposals in Special Landscape Areas will only be permitted where they:

- maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- are designed and sited so as to harmonise with the landscape setting

Retained Policies CR07-CR10 require a high standard of landscaping “*reflecting the characteristics of the locality*” in relation to other forms of development in the countryside including garden extensions, reservoirs or development affecting hedgerows.

9. Local Plan: Core Strategy

The Core Strategy⁵ contains the strategic objectives and general policies to key planning issues. The Strategy replaces many of the policies in the 2006 Local Plan and contains numerous references to landscape character relating it directly to the delivery of sustainable development. It commences with a ‘Spatial Vision’ which “*seeks to protect and promote the local distinctiveness of Babergh District*”.

- **Objective SO1** aims to improve and protect the natural environment and safeguard the cultural and historical heritage of the District.
- **Objective 6:** protect/conservate and enhance: local character; built, natural and historic environment including archaeology, biodiversity, landscape, townscape; shape & scale of communities, the quality and character of the countryside; and treasured views of the district

Policy CS11: Strategy for Development for Core and Hinterland Villages

Proposals for development in... Hinterland Villages will be approved where (inter alia)...the landscape, environmental and heritage characteristics of the village [matters] are addressed satisfactorily

Policy CS15: Implementing Sustainable Development in Babergh: Proposals should

- respect the landscape, landscape features, streetscape/townscape, heritage assets, important spaces and historic views;
- make a positive contribution to the local character, shape and scale of the area

⁵ Babergh Local Plan 2011-2031 Core Strategy & Policies, February 2014

The Core Strategy identifies 3 locations across Babergh District for strategic growth and the largest one, Chilton Woods, is substantially located in Chilton Parish (Fig 12.1a) and described in policy CP01 and now superseded by policy CS4.

10. Joint Local Plan Pre-Submission (November 2020)

The Vision for Babergh and Mid Suffolk includes that:

The historic and landscape character of the Districts will be apparent with development being sensitive to this character and applying good design principles.

The protection of the landscape is a theme that runs throughout the document both in specific policies and supporting text including (and not limited to):

Policy SP03 – Settlement Hierarchy

4 Development within settlement boundaries will be permitted where:

- c) Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations

Policy SP09 – Enhancement and Management of the Environment

1) The Council will require development to support the enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape; biodiversity, geodiversity and the historic environment and historic landscapes through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.

LP19 (Landscape)

15.22 The landscape and the historic environment have a strong inter- relationship, as the character of the landscape is influenced by its historic environment, as well as traditional villages and historic townscapes. Equally, the landscape can be important to the setting of a historic asset

15.24 Landscape character assessments ... have been carried out. They will be used as a basis to guide decisions about whether a development is appropriate in the landscape and provide a framework for the provision of appropriate mitigation and enhancement.

Policy LP19 – Landscape

1. To protect and enhance landscape character development must:

- a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.
- b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
- c. Enhance and protect landscape character and values and heritage assets such as: locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.
- d. Consider the topographical cumulative impact on landscape sensitivity

11. Supplementary Planning Documents & Guidance

- Joint Babergh & Mid Suffolk Landscape Guidance (August 2015): This document is aimed at development in the countryside will primarily supplement the new joint Local Plan Policy for Landscape, once the new policies are adopted. The overwhelming aim and purpose of the Guidance is to improve the quality of development coming forward in the countryside so that it integrates with the landscape character. Character Areas are based on the map produced at County level for the Suffolk Landscape Character Assessment. The Guidance notes that there are overarching landscape features that require safeguarding / enhancement, including:
 - Arable/Pastoral Land Use
 - Vernacular Building Traditions

- Rural Lanes
- Hedgerows and Woodlands
- Undulation and River Valleys
- Large Areas of Undeveloped Open Countryside
- Distinctive Heritage Buildings
- Commons, Greens, Tyes and river valley grasslands

The document seeks to ensure that new development integrates positively with and reflects the existing character and it outlines the broad principles that should be applied. It is critical of the “standardisation of areas” by development that does not take into account existing character. Reference to ‘Special Landscape Areas’ is omitted.

- Heritage and Settlement Sensitivity Assessment (2018): this
 - ‘forms part of the evidence base for the proposed Joint Local Plan’ and
 - ‘ensures that an assessment of the historic landscape is integrated within the council’s existing assessments of landscape character’.
- It also identifies illustrative ‘Key Views’. Chilton is one of the settlements selected for inclusion in the study based on the scale of development proposed within the plan period and includes a ‘Key View’ looking north from St Mary’s church.

12. Other Designations and Categories

Ancient & Semi Natural Woodland / Site of Special Scientific Interest (SSSI): There no designated sites in this category within the study area however adjoining Great Waldingfield on the western boundary Edwardstone Woods is designated by Natural England as ‘Ancient Woodland’ and an SSSI. The citation indicates this predominantly ‘coppice with standards’ woodland area has been in existence for at least 500 years. As well as being part of the history of the local landscape the designation would include a ‘buffer zone’ extending into Great Waldingfield parish in which protection of the woodland is a material consideration in any planning application.

13. Current Development & Change

Some strategic development policies are in the process of implementation/evolution.

- CS4: Outline Planning Permission (all matters reserved apart from access) was granted on 29 March 2018 for the area covered by this policy. Subsequently development has commenced on land north of Waldingfield Road at the former orchard and a reserved matters application in respect of other land forming part of ‘Chilton Woods’ was submitted on 13 November 2020.
- EM2: The emerging Local Plan proposes to de-allocate land to the north of Church Field Road for employment use (in part because of the sensitivity of the site with regard to heritage assets) and an application for residential use and a care home was submitted in March 2020.

These are large development proposals with complex issues arising such that the outcome has yet to be determined in a number of respects. Whilst this report seeks to remain relevant by taking account of anticipated changes to the landscape there remains a degree of uncertainty.

The landscape of the study area is essentially one of agricultural production. Following on from the Agriculture Act 2020 the government set out the ‘Path to Sustainable Farming’ which includes proposals for incentive schemes to create habitats and establish new woodland. The agricultural landscape is one of continuous change and at this stage it is uncertain how new incentive schemes could impact on the study area in any detail. Whilst any changes, such as new woodland, would be outside of the ambit of the Neighbourhood Plan they may in turn affect it, e.g. by establishing new woodland or hedges that impact on the sensitivity of the landscape or setting of heritage assets.

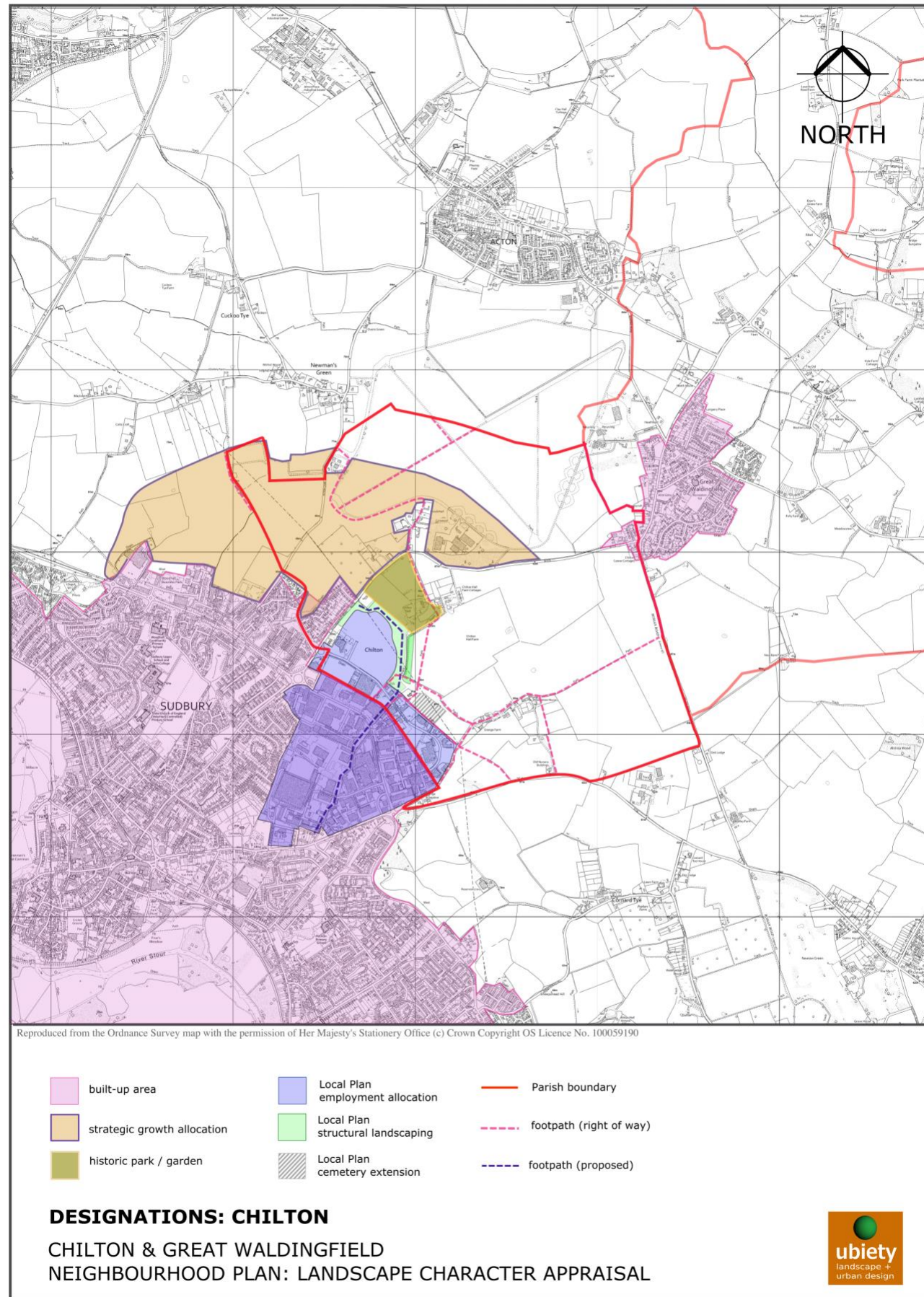


Figure 2: Planning Designations - Chilton

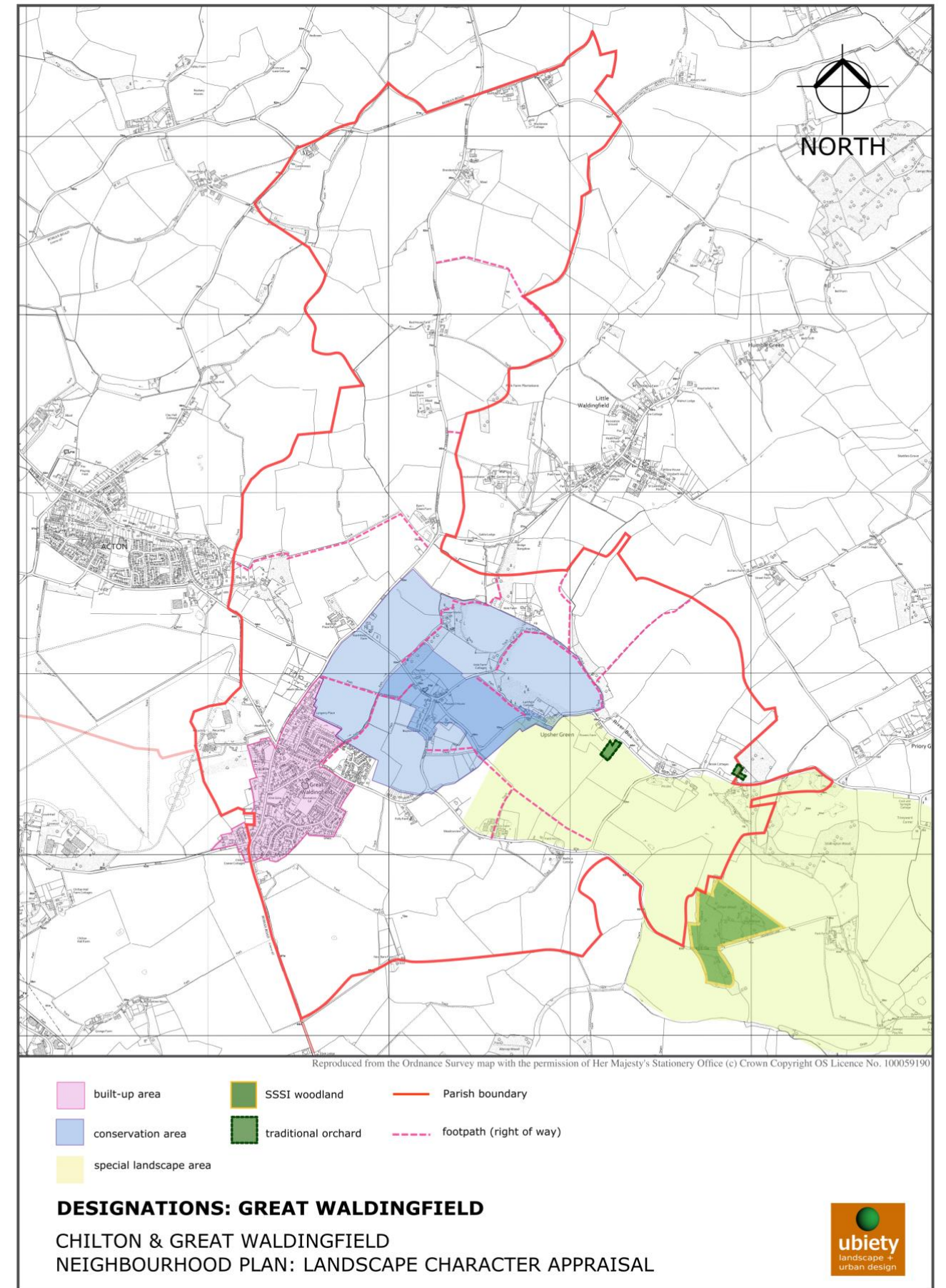


Figure 3: Planning Designations - Great Waldingfield

Historic Influences

14. Influencing Factors

Understanding the characteristics that make a place distinctive starts with identifying the key influences that have shaped the landscape over time. Across southern Suffolk the fundamental physical structure and the influential natural processes are, in geological terms, relatively recent. Overlaying these are the human influences which have been equally significant although acting within the framework provided. Human influences reveal themselves as layers that can be glimpsed through the present day management of the landscape. This is called a 'palimpsest' (literally, a parchment that has been overwritten) and evidence of past influences are valued as part of an historical legacy.

15. Geology

The underlying bedrock is of chalk formations laid down in the warm seas of the Cretaceous Period about 70 to 90 million years ago but this is buried under thick 'superficial' deposits of much more recent origin. Of particular significance was the Anglian Glaciation which was a severe cold period that hit Britain around 450,000 years ago. It was one of a series of cold periods resulting in ice sheets covering parts of the country but on this occasion the ice reached its furthest southward extent spreading down to Essex. The glaciers easily eroded the underlying soft sedimentary chalk of west Suffolk and left in its wake thick deposits of chalky 'till' and 'head' (clay, silt, sand and gravel) known as the 'Lowestoft Formation'. The gently undulating topography and shallow river valleys of southwest Suffolk are the result of the impact of this glaciation on soft chalk and the thick deposits left behind by meltwater. Surface deposits and the underlying chalk gave rise to extractive industries in Victorian times to the south of the study area (brickworks, sand and gravel pits and chalk pits) but not within it. Post glacial erosion has led to a variety of loams in the study area with the heavier soils generally on the plateau between streams (facilitating moats to manor houses) and lighter soils on the valley sides but there are also 'lenses' of lighter, sandier soils on higher ground resulting in more acidic conditions locally. The more recently developed village of Great Waldingfield to the south of the conservation area, also known as The Heath, sits on a deposit of sands and gravels.



Figure 4: metamorphic boulders: a long way from home and, if unearthed as part of the excavations for the adjacent wildlife pond, transported by glaciers, perhaps as part of the 'North Sea Drift' which co-existed with the 'Lowestoft Formation' and carried material from Scandinavia

16. Post Glaciation

In the millennia that followed the retreat of the glaciers there were climatic changes that witnessed periodic influxes of exotic flora and fauna and as recently as 125,000 years ago, when the last interglacial occurred and grasslands predominated, this included hippos, rhinos, cheetahs and elephants. Warmer periods also saw early human movements of Neanderthals crossing from the continent when the land link was available, as early as 200,000 years ago. Modern humans moved into Europe around 40,000 years ago making early incursions into southern Britain and are believed to have had a significant effect on mega fauna and, as a consequence, on the landscape.

17. Early Occupation: Clearance and Cultivation

Archaeological finds in the study area point to a long period of occupation since the retreat of the last glaciers. Palaeolithic flint implements (10,000 to 9,400BC) were found while sinking a well adjacent the B1115 south-west of Great Waldingfield. In the western part of Chilton there is evidence of early settlement⁶, at least as far back as the Neolithic/Iron Age at one location and the Middle and Late Iron Age at other locations, with continued occupation in the Romano-British period. To the south-east of The Old Rectory in Great Waldingfield (TL 9134 4357) is a ‘*Celtic Triangle*’* (so-named in a local history by Louise Kenyon) containing most of a ring-ditch and suggestions of others.

Agriculture was introduced into Britain around 3,500 to 4,000 BC and would have had a significant impact on the landscape. It required the clearance of the ‘wild wood’ that reclaimed much of Britain after the last glacial retreat of the Ice Age. Agricultural settlers would likely have been limited initially to the lighter soils that would have been easier to cultivate and the heavier soils would have been left as wild wood for a longer period. Writing in 1972 Norman Scarfe⁷ suggests that “*the broad Suffolk clay-belt remained virtually uninhabited till the end of the Bronze Age*” and perhaps until the arrival of the Belgae who introduced the ‘*beast-drawn plough with iron coulter*’ around 400 B.C. However, in more recent decades archaeologists have pushed back in time wider cultivation in England and in 2019 Francis Pryor⁸ writes that

“the landscape might be considered as developed by the mid-second millennium (1500 BC); in other words, large areas of trees and scrub had been cleared from most lowland areas and network of roads and tracks now linked the many settlements of Britain together.” (p125).

Moreover, whilst the soils in the study area are mixed and do include some heavy soils with impeded drainage, for the most part they are loamy and clay is mixed with sands and chalk. This would have facilitated early cultivation. At the same time, tracts of woodland may have survived. In the fields north of St Mary’s church archaeological excavations in 1997 uncovered the evidence of a substantial iron age enclosure with cart tracks leading from a presumed gateway and is classified as a site of regional archaeological importance⁶.

“In later pre-historic and Roman periods England had far more people within it than at the time of the Norman conquest.”⁹ [estimated by Taylor at 2 million in AD 43 and perhaps 4 million by 3rd C. AD]

It seems likely that much of the land comprising the present-day parishes would have been under cultivation at this time and some field patterns could find their origins that far back. That would correspond with what Oliver Rackham¹⁰ classifies as ‘Ancient Countryside’,

“hedged and walled, dating from any of the forty centuries between the Bronze Age and Queen Anne”

It is a broad classification and somewhat complicated further since west Suffolk lies on the broad fault line between this Ancient Countryside and later Parliamentary Enclosure.

18. Romans

Roman finds have also been made in the study area which lies on a crossing of Roman roads. To the west, Peddars Way ran north-south through Long Melford while a connecting Roman road to the north marks the northern boundary of Great Waldingfield parish. To the south a Roman road leads from Great Waldingfield along Valley Road, now forming the boundary of the two parishes, in the direction of the Roman capital of Britain, Camulodonum (Colchester).

⁶ SCCAS Report No 20090/025: Land at County Farm (East), Church Field Rd., Chilton, J A Craven (Suffolk County Council Archaeology 2009)

* Kenyon, Louise: The Babergh Village: A History of Gt Waldingfield (privately published, 1986)

⁷ Scarfe, Norman: The Making of the English Landscape: The Suffolk Landscape (Hodder & Stoughton 1972)

⁸ Pryor, Francis: The Fens: Discovering England’s Ancient Depths (Head of Zeus Ltd 2019)

⁹ Taylor, Christopher (1988): Commentary on ‘The Making of the English Landscape (W G Hoskins)

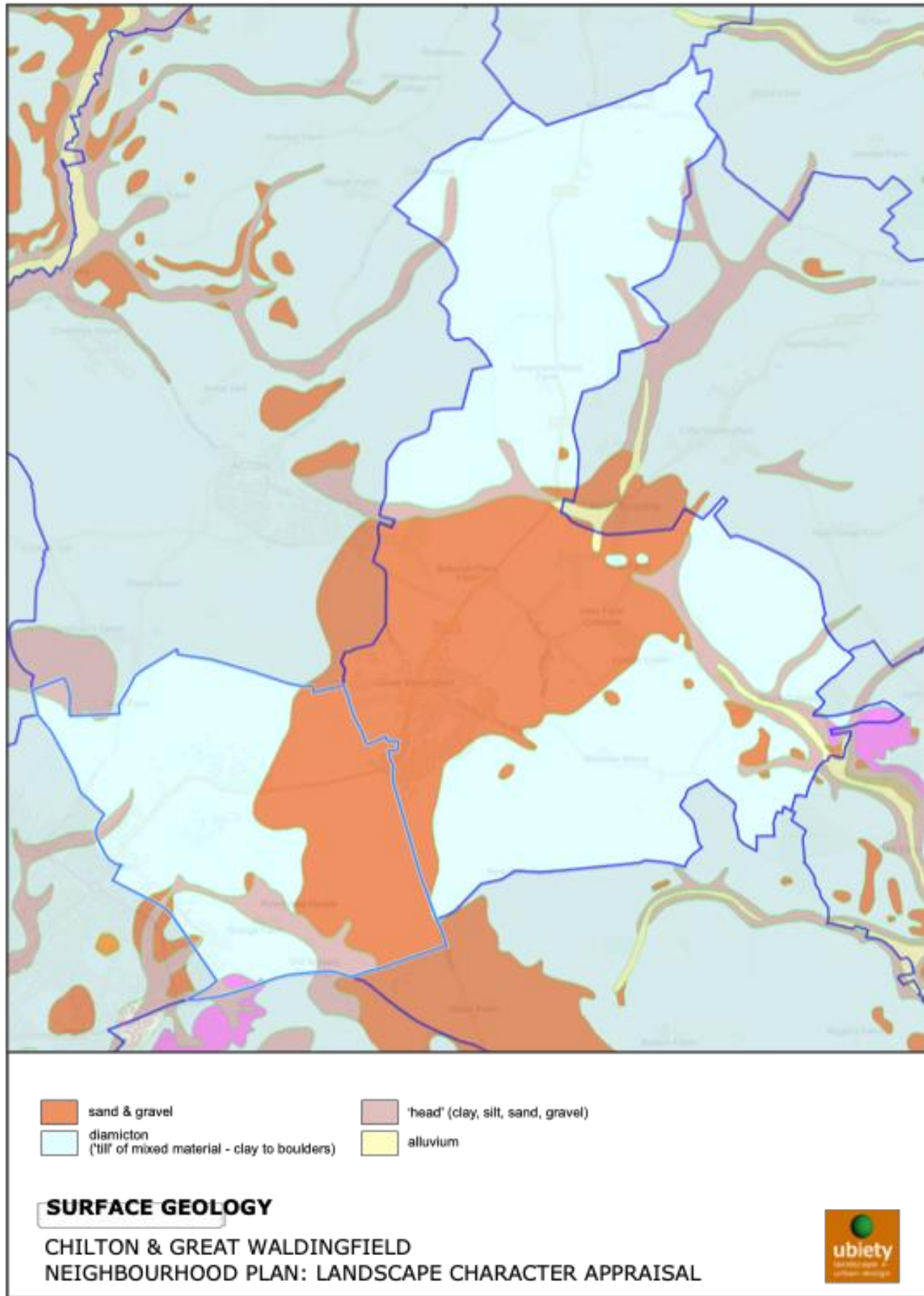


Figure 5: Surface Geology

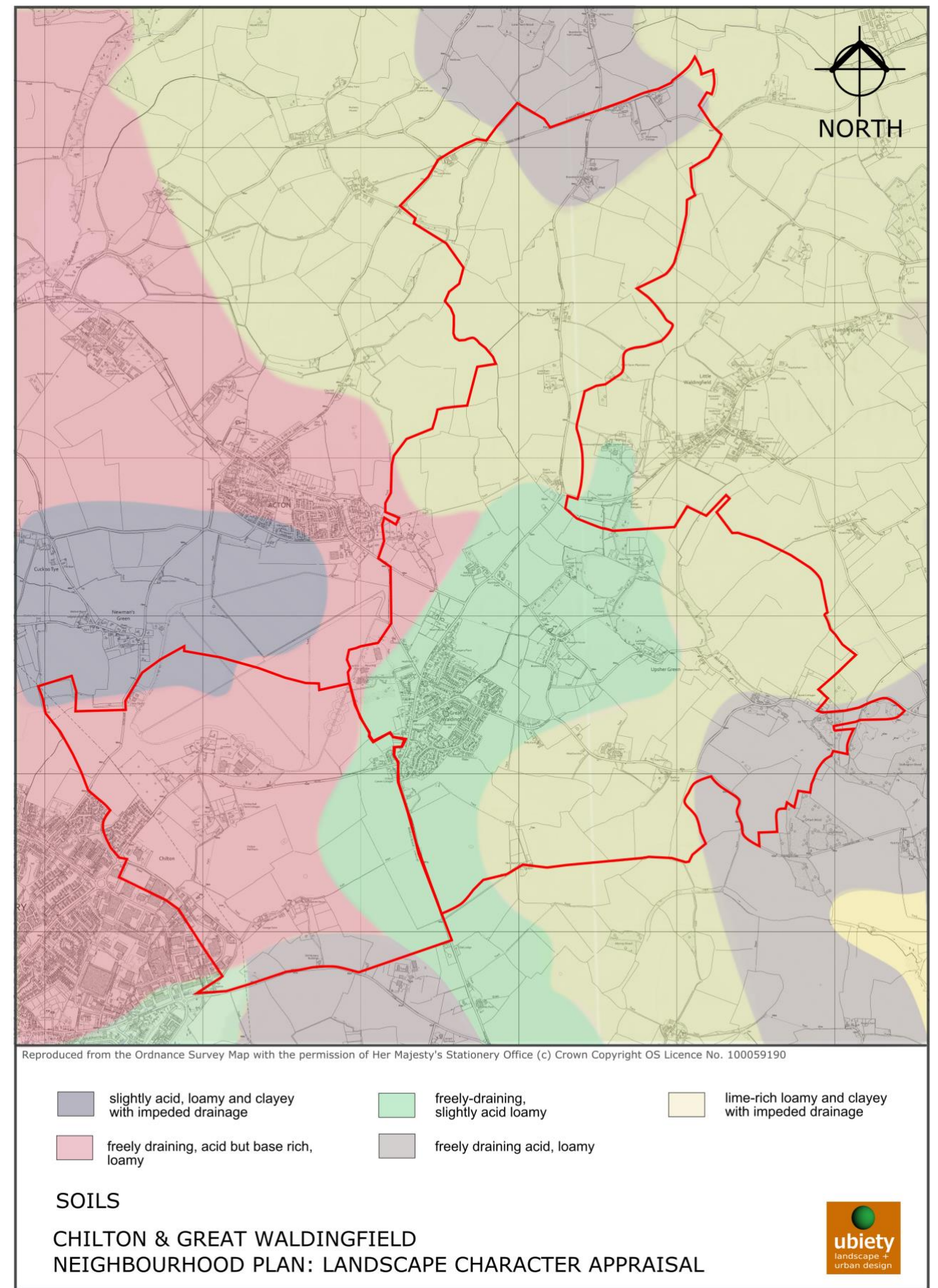


Figure 6: Soils

19. The English Settlement & The Normans

When the Romans withdrew from Britain in 410 the German mercenaries that they employed were joined by their tribesmen - the Saxons and the Angles. They favoured small, dispersed settlements with varying allegiance to independent 'kingdoms' (with that of East Anglia being centred around Ipswich although Essex had independent status during the 6th and 7th centuries). Power was in flux with Mercia, Wessex and later the Danelaw holding sway in turn. According to Taylor:

*"The coming of the Saxons (and Angles) had little effect on the landscape except perhaps in the negative sense with a reduction of population...They came to a crowded, totally exploited country covered in fields, towns, roads, villages and farmsteads, all organised into a complex system of landholding and with boundaries not only fixed but of great antiquity"*⁸

The parish boundaries of Chilton and Great Waldingfield would have been established when Christianity came to Suffolk in the first half of the 7th C. and, according to Scarfe:

*"by the end of the 8th C. villages and churches, and so presumably parishes, were established and marked out right across the Suffolk landscape."*⁶



Figure 7: This sunken, narrow lane, hedged on both sides, leads south-west from St Lawrence church and may be of equal antiquity (it appears in part on the map of 1597) or older

With more formal villages of the Saxons there also came a reconfiguring, if not introduction, of the open field system, often with little consideration for topography. There is academic debate (Tate¹⁰) about the extent to which these changes affected Suffolk but also some agreement that the west of Suffolk is more likely than the east to have had some element of the open field system introduced. Where it did happen however, it was reversed early on and the study area was already enclosed before the Parliamentary Enclosures of the 18th and 19th centuries, as demonstrated in the map below:

¹⁰ Tate, W. E.: A Handlist of Suffolk Enclosure Acts and Awards (Proceedings of the Suffolk Institute of Archaeology Vol. XXV Pt 3, 1952)

20. Medieval Period & The Wool Trade

The landmark churches were in place, as were the villages and the surrounding field systems and according to Scarfe: *“The modern landscape of Suffolk is still essentially a medieval one”*¹⁰. But inevitably there were changes to come and the fluctuating economics of the wool trade were particularly influential. The wool industry had a history dating back to Roman times and beyond but from 1450 onwards the price of wool was rising and significant amounts of arable land were converted to pasture with increasing enclosure by hedge planting. This would certainly have been the case for the study area as the surrounding larger villages of Lavenham, Long Melford and Sudbury were at the heart of the broadcloth industry and some place names, e.g. Dyers Green Farm, still reference associated activities. Less labour, which was in short supply for many decades following the Black Death, was required for farming but the wealth flowing from the wool trade meant that the countryside *“was filled with builders, carpenters and masons”*¹² re-building not only churches but dwellings also and a number of buildings survive from this period in the study area lending a strength of character. The Church of St Lawrence in Great Waldingfield dates from the end of the 14th C (presumed to be a rebuilding of an existing church) and would have been funded by the wool trade. It was not a long-lived boom however. Most of Lavenham’s finest buildings date from the period c. 1460-c. 1530 and by the 16th C. an extended period of decline of the cloth industry had begun. The industry’s focus turned to the industrialised north and west of England (as well as nearby Colchester) and after the 17th C. development in this part of Suffolk effectively came to a halt with the result that for many of the smaller settlements, the built and natural environment of the late 19th century was clearly recognisable from that of two centuries before.

This was also a period of emparkment. With the wild population of red and fallow deer in decline a deer park not only conferred status on the owner but was also a valuable economic resource and there is evidence of emparkment in the study area. Chilton Hall (built in the 1550’s but on the site of an earlier medieval house) had an associated deer park which is marked out on a map of 1597. Emparkment reached a peak in the two centuries following the Norman invasion and the deer park



Figure 8: Chilton Hall Estate and the Deer Park, 1597

may pre-date the Tudor Hall but proximity to the manor house is indicative of emparkment in the later medieval period. Deer Parks were usually enclosed, often with a ditch and steep bank topped with fencing, and incorporated woodland and water. The 1597 shows the extent of woodland at the time.

Although there is not an equivalent in Great Waldingfield parish the name given to Park Wood/Park Farm on the south-west boundary may attest to a former use.

21. Woodland

The Domesday survey of 1086 records the extent of woodland and “*makes it clear that England was not very wooded*”⁷. For Great and Little Waldingfield it records that the 7 holdings combined had wood for 60 swine in total whereas there were approximately 700 sheep as well as land under the plough. Differing accounts indicate that areas of tree cover waxed and waned over the centuries. Of the limited amount of woodland present at the time of the Domesday survey “*at least half of that grubbed out before 1350*”¹¹ Then “*After 1500 hedgerow trees appear in vast numbers in almost all landscape pictures and on early maps .. and are enumerated on surveys...for example on a 170 acre farm in Long Melford (1546)*”¹¹

Some lamented the impact of the wool trade on woodland:

“the multiplicity of curious timber buildings and costly ships hath almost utterly consumed our timber” (Robert Ryece ‘Breviary of Suffolk, 1618).

Later, Hodgkins map of 1748 would seem to support the idea of lost woodland. On the other side of the account however we have Thomas Gainsborough’s work. He found inspiration in the landscape around Sudbury although his ‘bosky’ paintings must be viewed with the cautionary note that his work would have been subject to stylistic influences, including Romantic painters such as Lorraine and Poussin, and of course he left Sudbury to study art on London at the age of 13. Scarfe states

*“As recently as the 1740’s, when Gainsborough knew it and painted his first picture of the edge of it, that clay-capped middle of Suffolk was still called ‘the Woodlands’”*⁷



Figure 9: Thomas Gainsborough: Landscape in Suffolk c 1748

22. Agricultural Improvements & Suffolk Historic Landscape Characterisation maps

The beginning of the 18th C. witnessed a ‘golden age’ in British agriculture with many innovations. Mechanisation also began to appear becoming more important over time and this facilitated an increase in the size of landholdings and amalgamation of smaller fields. In the 100 years from 1750 to 1851 the population of Britain increased almost three-fold from around 6 million to more than 16.7 million with a further 10 million added in the next 30 years. This was largely sustained by improvements in productivity in agriculture including imported artificial fertiliser after 1840 and this accelerated the trend towards larger farms. Hedgerows were removed and there was some loss of semi-natural vegetation including lowland grassland. The Suffolk Historical Landscape Character study notes:

Physical changes to the landscape in the last few hundred years have been limited. Agricultural mechanisation has led to the amalgamation of numerous smaller fields with inevitable loss of hedgerows (often still clearly discernible as crop marks in aerial photographs) but the medieval period still leaves its legacy in the overall pattern.

¹¹ Brooks, Howard: Stour Valley Heritage Compendia ,2013

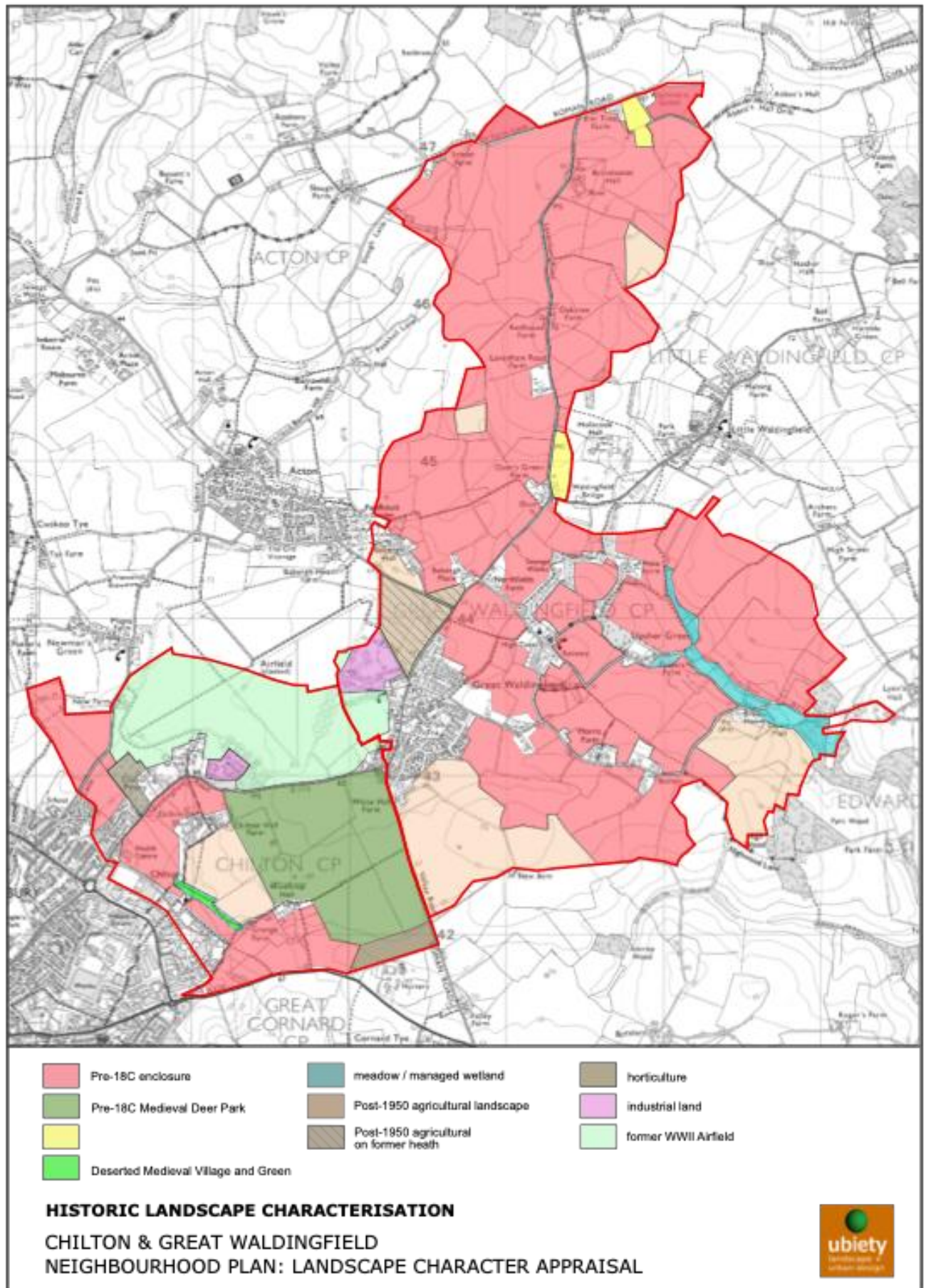


Figure 10: Historic Landscape Characterisation

23. Evolution of the Settlements

The fortunes of the settlements were closely linked to agriculture throughout their early development so, although well-established at the time of the Domesday survey, the settlement pattern would have been dispersed in form, as was typical for Saxon Suffolk and may have centred on the historic Greens.

*“The Greens are an ancient and characteristic element in the communal life of East Anglian ‘Vills’”*⁷

In the later Saxon period through to the Norman conquest and beyond there was something of a revolution in the settlement pattern. Connected with a rise in population (and by 1086 Suffolk was the most densely populated county in England) the nucleated English village appeared, often a result of conscious planning (perhaps at the behest of the lord).

*“Although there has been continuous occupation (of many villages) from Roman, early to mid-Saxon, or even late pre-historic times, the beginnings of the actual arrangement of the settlements as they have come down to us (continuous building lines, neat greens and regular gardens) belong mainly to the 9th to 12th centuries”*⁸

Although only a hamlet and lacking a Green the most historic part of Great Waldingfield centred around the church of St Lawrence has much of this continuity. The growth of the main village however has been centred around The Heath. This part also has historic roots, with The Garrison referencing its role in the English Civil War, but its origins were in a relatively dispersed collection of buildings (see fig.10).

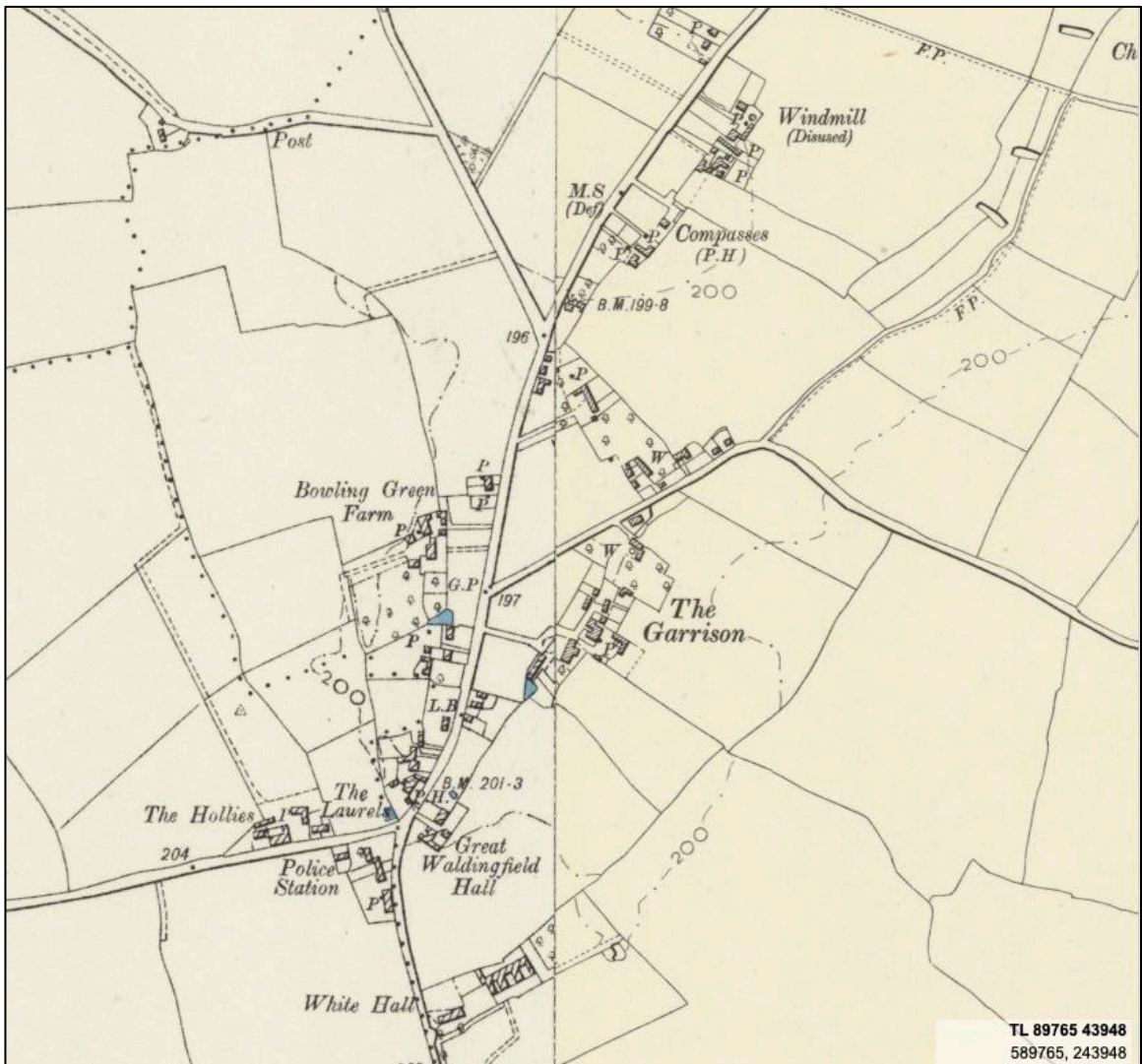


Figure 11: OS Six-inch map 1893-1906 - Great Waldingfield

In Chilton the village is absent and it is categorised as a 'deserted medieval village'¹². Domesday records a church with 11 inhabitants (possibly only the 'free men') and there is evidence⁶ (including concentrations of pottery shards) to indicate that there was a concentration of dwellings to the east of St Mary's Church with one dwelling being present in the 1960's (see Fig 11). Thus Chilton Hall became the focus of the parish and the map of 1597 (fig.7) makes clear that the estate, including the deer park, occupied most of the parish.



Figure 12: OS Six-inch map, 1893-1906 - Chilton

24. 20th Century

More recent history, as it overwrites the past, is inevitably the most prominent and the landscape influences of the 20th Century are clearly in evidence.

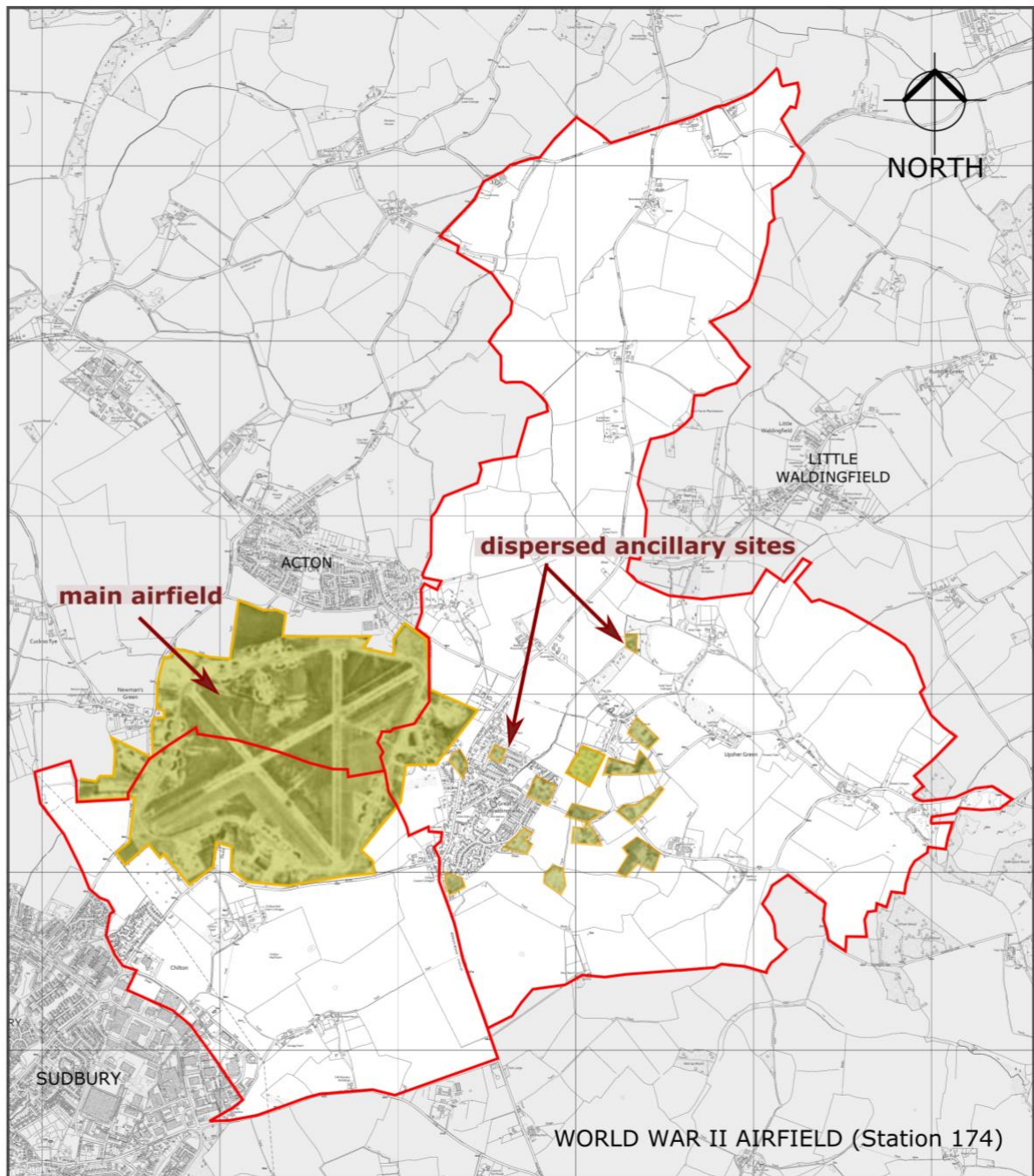
During the last 2 years of the Second World War the study area served as a location for a 'Class A' airfield comprising 3 runways built to take heavy bombers with hard-standings for 50 aircraft. The airfield itself straddled 3 parish boundaries. The northern part of the parish of Chilton, north of the B1115, is almost all 'disused airfield'. Only a small part of the airfield extended into Great Waldingfield but there were also barracks for 3,000 men together with stores and administrative blocks that were dispersed to the east within the parish. Topography would have been a key factor in selecting the site but any undulations would have been removed and excavated soil was stacked to create protective bunds which still in place. A lane, ponds and other features were also removed in the course of construction. Some of the concrete runways remain and there is public access across the airfield (which is popular for informal recreation) and its scale is such that it is not simply a feature to be observed but a landscape in its own right, with very flat fields and runways with enclosing bunds, that one can become immersed in. Other dispersed sites and structures to the east were often retained for storage and while some areas have been returned to agriculture some leant themselves more readily to secondary uses including employment, residential and infrastructure, such as the sewage works.

The 20th century also brought very substantial changes to the wider agricultural landscape. Increased mechanisation brought economies of scale and many of the smaller enclosed fields were amalgamated, with hedgerows removed, to facilitate the use of ever larger machines. The process of amalgamation was ongoing up until 1997 when the Hedgerow Regulations were passed into law in order to protect the historic and wildlife resource that older hedgerows represent. Those hedges that are retained are now maintained mechanically instead of by hand so often have a more ordered and constrained appearance. Agricultural buildings are also of a more industrial appearance and increased scale.

While the 19th Century had seen a protracted decline in the economy of the area, and a significant drift away of population, this trend was reversed dramatically in post-war decades. As Sudbury expanded rapidly employment and residential development extended into Chilton parish while most of the village of Great Waldingfield is a product of the late 20th century with

¹² In the 1980's Maurice Beresford recorded 3199 'Deserted Medieval Villages' across England (although only 23 in Suffolk) with various theories as the possible cause in each case including the Black Death of 1349, enclosure for sheep in the following centuries or emparkment for deer.

'infill' causing the dispersed settlement to coalesce. The principal movement routes have long been in place but roads have been re-engineered and other 20th century infrastructure, such as overhead power lines, are often in view.



Reproduced from the Ordnance Survey map with the permission of Her Majesty's Stationery Office (c) Crown Copyright OS Licence No. 100059190

Figure 13: World War II Airfield (as surveyed in 1946)

Landscape Character

25. Introduction: What is Landscape Character?

The European Landscape Convention (see Section 6) provides a definition of 'landscape' as an area *'as perceived by people'*. Thus the concept of 'landscape', as opposed to 'land', is not divorced from our perceptions of it.

Perception rests with the individual. *'Beauty is in the eye of the beholder'*, and with the culture to which that individual belongs. The previous sections make clear that the attributes of a landscape change over time but equally perceptions themselves are not fixed and also change over time (possibly within a generation or about 40 years¹³) and they change between cultures and individuals. A hunter-gatherer, a Bronze Age settler and a Roman soldier would probably each perceive the landscape of the study area in different ways and value it according to their needs. To this extent 'landscape' might be considered more of an idea rather than a thing. This concept has been applied in the process of demarcating Local Landscape Character Types for this study. The physical differences attributable to the landscape across the parishes of Chilton and Great Waldingfield are often subtle however the differences in perception of the landscape in one part of the area to another can be more significant, particularly in respect of how the landscape integrates with, and contributes to, valued heritage assets in the built form. The Conservation Area of Great Waldingfield was extended in 2019 to incorporate surrounding agricultural land while in Chilton St Mary's Church is set in countryside and has a particular relationship with the Hall despite their separation. It is clear that these discrete areas create a form of 'curtilage' to the here perceptual quality that distinguishes them from the wider landscape.

The character of a landscape is the *"distinct and recognisable pattern of elements that make one landscape different from another, rather than better or worse"*.¹ Landscape characterisation starts from the premise that all landscapes have value and it does not seek to rank them in order of value. However 'value' is not entirely removed from the influence of perception. In identifying character, certain attributes, e.g slope, may be quantifiable but others rely, to varying degrees, on our aesthetic responses to the landscape which can provide, for example, a sense of scale or proportion, composition, enclosure, texture and colour. Perceptions are formed with all the senses. The 'character' of a landscape is primarily concerned with visual attributes but some aspects, such as 'tranquility', are informed by more than one sense.

Landscape character can also be described and understood at different scales. It can be mapped at a national scale but also regionally, at the county level and more locally, resulting in a finer grain of understanding.

¹³ Human Landscape Perception, Eugenie van Heijagen, Wageningen University, for High Weald AONB (2013)

26. National Landscape Character Areas

Landscape Character for the whole of the UK has been mapped at the national scale¹⁴ and the published maps provide a wider context to the landscape character of Suffolk and of the study area. There are 159 distinct character areas across England and the parishes of Chilton and Great Waldingfield fall entirely within a single one - 'Character Area 86: South Suffolk and North Essex Clayland'. This stretches from Bury St Edmunds in the north down to Braintree and Chelmsford and from Stevenage in the west across to Ipswich. The study area sits comfortably within this character area away from any transitional borders (see Fig.14) and the descriptions of this landscape type fit well with the scenery of the parish

SUMMARY DESCRIPTION OF NCA86:

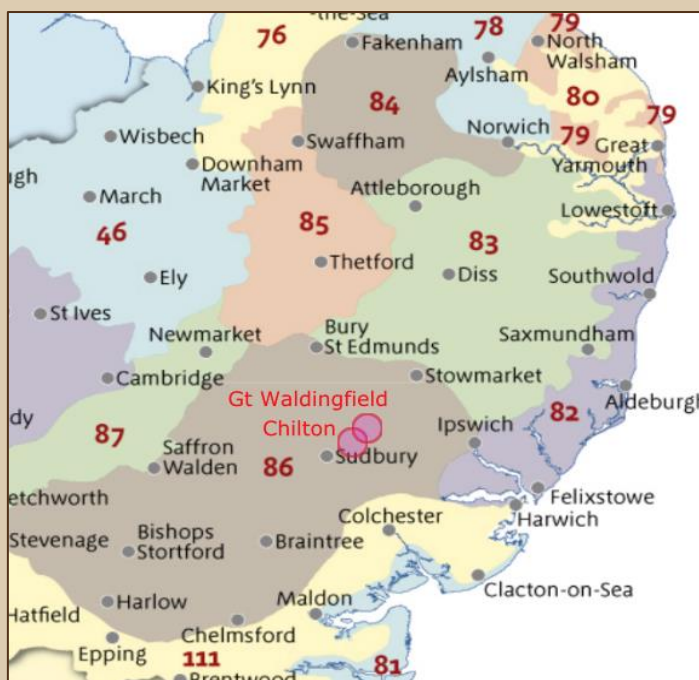
An ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century.

The widespread moderately chalky clay soils give the vegetation a more or less calcareous character. Gravel and sand deposits under the clay are important geological features, often exposed during mineral extraction."

The area's rich archaeology provides evidence of a long history of settlement and significant past wealth and importance, including Palaeolithic finds, Roman sites, isolated moated farmsteads and a large number of large country houses. It is an area of notable medieval towns and villages which support many vernacular buildings dating from the 13th to 17th centuries, when the wool and cloth trade brought considerable wealth to the area. Traditional settlements are

characterised by organic street patterns, large churches and groups of colour-washed medieval houses with peg-tile roofs interspersed with ones re-fronted with brick facades in Georgian or Victorian times. An intricate maze of narrow, winding lanes links settlements.

Semi-natural habitats of particular importance include sparsely scattered lowland meadows and ancient woodlands. Mosaics of valley floor habitats such as marsh, fen and wet woodland support European protected species including great crested newt, otter and pipistrelle bats, as well as the rare black poplar. The open yet wooded character is sufficiently endowed with copses and small woods to have wooded horizons, which give a large, distantly wooded character to the landscape – an impression that is sometimes missing at close quarters due to the loss of hedges and hedgerow trees.



¹⁴ National Character Area profiles, Natural England (September 2014)

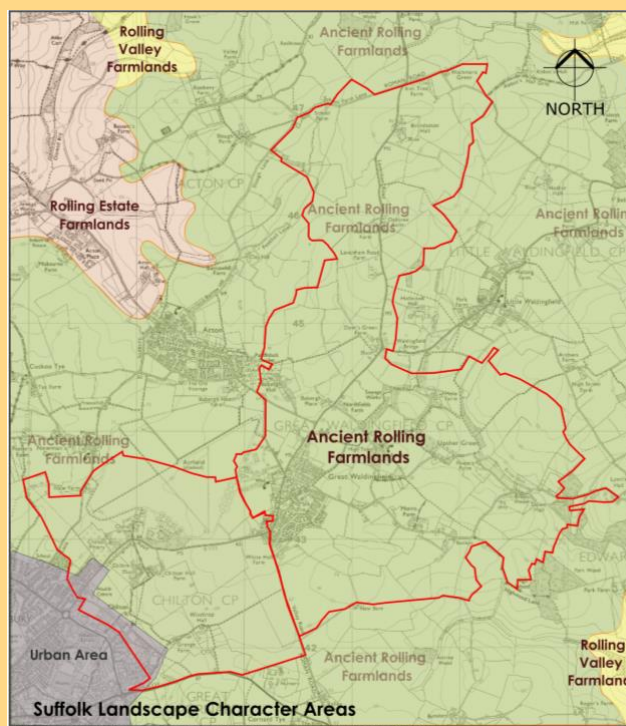
27. Suffolk County Landscape Character Areas

At this scale, mapped at 1:50,000, the 6 different character areas that include Suffolk at the National level are broken down into 31 different types but the entirety of both parishes fall within a single type called 'Ancient Rolling Farmlands'.¹⁴ The same characterisation was and incorporated into Landscape Guidance for the Joint Babergh and Mid Suffolk District Council and adopted as 'Special Planning Guidance' (SPG) in 2015.

Geology, landform and soils: Rolling clayland dissected, sometimes deeply, by river valleys. Although the main soil type is derived from chalky clays, the dissection of this deposit by the area's rivers has produced a variety of soil types. The heaviest clays that are prone to water logging lie on the interfluvial plateaux, with lighter soils on valley sides. Also patches of sand associated with rivers. In places deposits of glacial sand and gravel were large enough to produce heaths. These were enclosed in the 18th and 19th centuries and now only survive, if at all, as place-names associated with late field boundaries, as at 'Babergh Heath' in Great Waldingfield.

Landholding and enclosure pattern: An organic pattern of ancient and species-rich hedgerows and associated ditches. The hedges are frequently high and wide and have a strong visual impact though also some field amalgamation and boundary loss. This dissected landscape has reduced the scope for the really extensive field amalgamation found elsewhere in Suffolk. Ancient woodland is scattered throughout in blocks that are often larger than the surrounding fields.

Settlement: Dispersed farmsteads of mediaeval origin with some larger hamlets and occasional villages. Farmstead buildings predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs frequently tiled, though thatched houses can be locally significant. Some medieval moats surrounding farmhouses. Many small to moderate sized greens, often enclosed in the 18th and 19th centuries (some infilled with housing, and survive only as place-names). Some of the flat interfluves were also used for military airfields in the WWII, which still have a visible presence in the modern landscape.



Trees and woodland cover: The hedgerow trees are of typical clayland composition: oak, ash and field maple, with suckering elm, which is especially abundant in those areas with the lightest soils, where it often makes up almost all of the woody component of the hedgerows. Oak trees are usually prominent and compliment the parcels of woodland in this area, adding to the generally wooded feel of the landscape. In terms of crop production, cereals and oilseed rape dominate, the latter making a significant visual impact. The woodland cover is largely ancient semi-natural woodland consisting of oak, lime, cherry, hazel, hornbeam, ash, holly and elm. The abundant presence of small-leaved lime in many of the woods in the southern half of the western area is especially noteworthy.

Visual experience: A network of winding lanes and paths often associated with hedges that, together with the rolling countryside, can give a feeling of intimacy. However, the areas of field amalgamation have also created longer views of a rolling lightly wooded countryside.

Condition: Overall the landscape is largely intact, and accessible through a dense network of winding roads with wide verges. In places there are significant areas of development pressure and land use change, for example through commercial activities, and by the creation of pony paddocks. These are especially noticeable (amongst other places) on the outskirts of Sudbury. In these areas the rural agricultural character of the landscape is clearly diluted.

¹⁴ The Suffolk Landscape Character Assessment <http://www.suffolklandscape.org.uk>

National Character Area 86			Suffolk Character Areas		
86: South Suffolk & North Essex Claylands	Key Characteristics	Environmental Opportunities	Key Characteristics	Management Guidelines	
	<p>An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts. ^[17]_[SEP]</p> <p>Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover. ^[17]_[SEP]</p> <p>South east flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars and old willow pollards.</p> <p>Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines. ^[17]_[SEP]</p> <p>The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower and brown hare. ^[17]_[SEP]</p> <p>Roman sites and ancient woodlands contribute to a rich archaeology. Impressive churches, large barns, substantial country house estates dot the landscape, forming historical resources. ^[17]_[SEP]</p> <p>There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval large villages. ^[17]_[SEP]</p> <p>Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been re-fronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings. ^[17]_[SEP]</p> <p>Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows</p>	<p>Maintain and enhance the character of this gently undulating, rural landscape by maintaining agricultural productivity and encouraging sustainable land management practices that protect and enhance the landscape, geodiversity and biodiversity assets and networks to benefit geodiversity, biodiversity, carbon storage and water quality, as well as the over-riding sense of place.</p> <p>Protect and enhance the area's ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history.</p> <p>Protect and enhance the area's ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history.</p> <p>Enhance the slow-flowing, winding rivers and their pastoral valley flood plains that provide linkages through the landscape, including redundant sand and gravel extraction sites, for their ecological, historical and recreational importance. This will support the operation of natural processes and their contribution to biodiversity, geodiversity, soil quality, water availability and regulating water flow and their function in contributing to the character of the area.</p> <p>Improve opportunities for people to enjoy and understand the distinctive assemblage of historic landscapes outside the AONB. Ensure that access and recreational resources are managed to be compatible with the tranquility of the area and the special qualities of protected landscapes, while providing a valuable health, education and access resource</p>	<p>A landscape of open undulating farmland with blocks of ancient woodland</p> <p>Rolling landscape of chalky clays and loams</p> <p>Dissected widely, and sometimes deeply, by river valleys</p> <p>Field pattern of ancient random enclosure. Regular fields associated with heathland enclosure</p> <p>Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees</p> <p>Substantial open areas created for airfields and by post WWI agricultural improvement</p> <p>Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly</p> <p>Network of winding lanes and paths, often associated with hedges, create visual intimacy</p> <p>Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of medieval origin</p> <p>Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant</p> <p>Villages often associated with village greens or the remains of greens</p>	<p>Reinforce the historic pattern of sinuous field boundaries</p> <p>Recognise localised areas of late enclosure hedges when restoring and planting hedgerows</p> <p>Maintain and increase the stock of hedgerow trees</p> <p>Maintain and restore the stock of moats and ponds in this landscape</p>	<p>Maintain the extent and improve the condition of woodland cover with effective management</p> <p>Maintain and restore greens and commons</p>

Table 1: National & County Level Character Area

28. Local Character Areas

At the national and county levels the study area is aggregated with other areas and described as a single character type. However, at the level of a Neighbourhood Plan distinctions can be drawn both:

- a) between this part and other parts of the County level Character Area
- b) within this part of the County level Character Area.

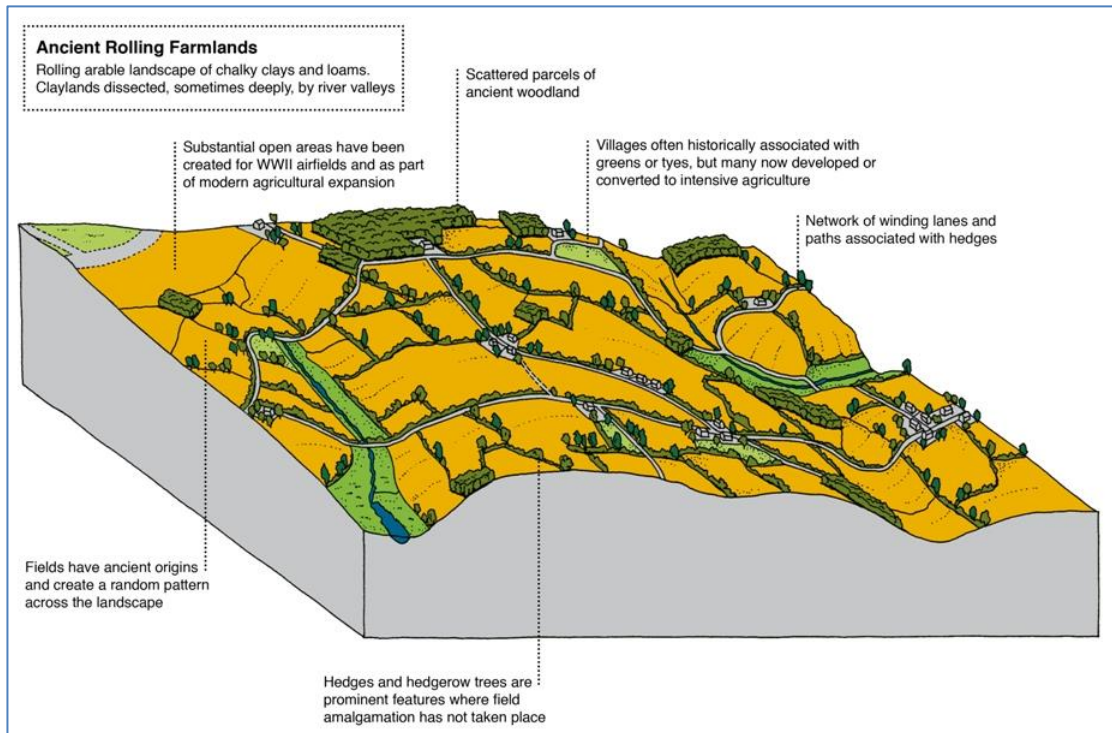


Figure 14: County level landscape character type - Composite Sketch (source SCLA <http://www.suffolklandscape.org.uk>)

In terms of the first kind of distinction the County level the landscape of the study area is described as 'rolling' and illustrated with a 3-d sectional drawing although it should be noted that the drawing is a composite of characteristic features and not an idealised objective for the Landscape Character Type. In general terms the landscape of the study area is accurately described by the County level character type however a brief comparison between the Fig 14 and the panoramic photographs in the Appendices to this document makes clear that there a significant divergence in respect of slope. River valleys are absent in Chilton and whilst in Great Waldingfield the river Box is incised with bounding slopes most of this parish also is only very gently undulating, if not flat. Some drainage ditches are cut very deeply into the glacial till, even as much as 4m, but without accompanying erosion to create slopes. The written description for the County level character type includes former airfields on '*wide, flat interfluves*' and these have not been incorporated into the sketch. In summary, the County 'Type' allows for a range of features, some of which are absent or less pronounced in the study area. This key difference is significant in that the more gentle topography of the study area allows for more distant views and in this respect it can be more visually sensitive to change.

The second kind of distinction to be drawn, that within the study area, gives rise to the Local Landscape Character Types as follows.

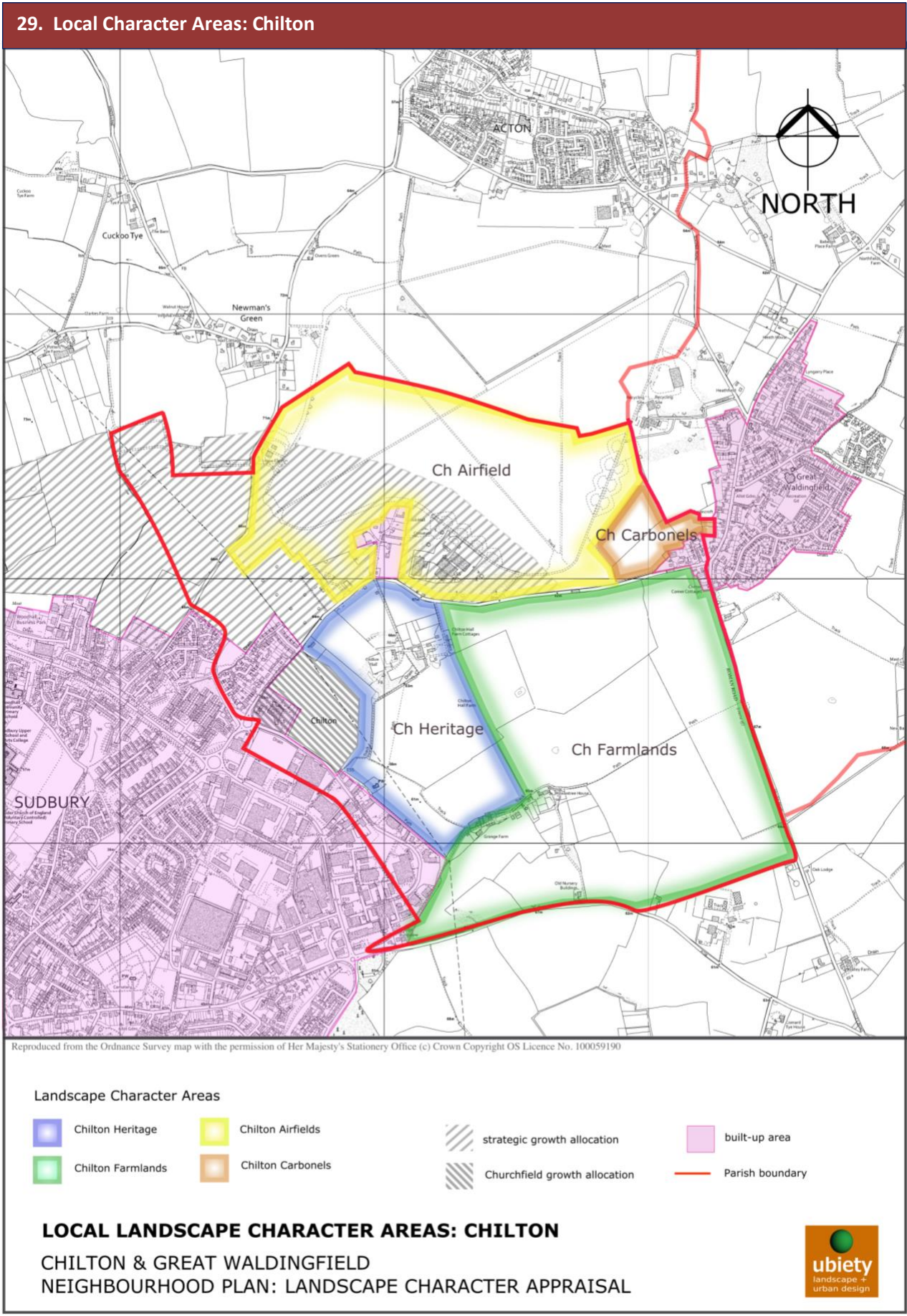


Figure 15 Local Landscape Character Areas: Chilton

Chilton - Local Character Area: Heritage Fields

Key Characteristics

Incorporating and providing setting for St Mary’s Church, Chilton Hall and Registered Park and Garden, and their inter-relationship.

Location

Occupying the central eastern part of the parish and bordering the built-up area of Sudbury to the east.

Topography

Very gently undulating slope facing west and south. Land rising to the east to form a shallow ridge.

Land Use

Mostly arable and incorporating landscaped grounds of Chilton Hall. Moderate-sized fields to southern part (post 1950’s amalgamation) and smaller fields to north (pre-Enclosure)

Vegetation

Some mature trees associated with heritage assets (including exotic species) but otherwise more recent but establishing planting to create thin wooded ‘buffers to existing/proposed employment land to west. Retained agricultural hedgerows very gappy and in poor condition.

Tranquillity

‘Urban Fringe’. Tranquillity compromised by audio and visual intrusion, including traffic noise, industrial noise, light spillage, and views of industrial buildings in proximity and mostly visible when trees out of leaf or chimneys etc. protrude. Traversed by footpaths and much used by walkers.

Scale Enclosure

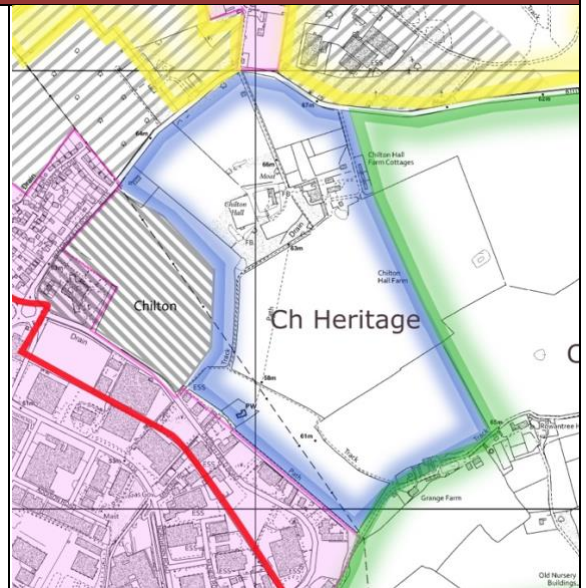
Although not an intimate landscape there is generally a good sense of enclosure from topography (shallow ridge to east) and woodland buffers.

Condition

Variable condition. Limited management of establishing woodland buffers and hedgerows gappy. Fields traversed by overhead cables. Planting around heritage assets and Chilton Hall Farm mostly well-maintained.

Management

Pressure from proposals for ongoing urban extension. There is a need to ensure woodland buffers are well maintained and accessibility for walkers considered.



Location



Setting to St Mary’s Church



New Health Centre and overhead cables in view

Chilton - Local Character Area: Airfield

Key Characteristics

The site of the World War II American bomber airfield. It was stripped of trees, hedges and other features and possibly re-contoured as part of its construction. Arisings from construction were heaped to provide protective bunds to stationed aeroplanes. Topographically it remains essentially flat and featureless apart from bunds sometimes 5m+ high bunds in places that appear unnatural.

Location

Occupying the northern part of the parish and extending into the parish of Acton and Newman’s Green.

Topography

Topography is a defining feature being flat and level but with crudely formed earthworks in some locations on the periphery.

Land Use

Mostly arable. Concrete runways retained in part and utilised in part for ancillary employment uses

Vegetation

Trees and hedges removed in 1944. Some areas of more recent woodland planting associated with screening of employment sites.

Tranquillity

Open aspect facilitates medium/long distance views and activity / vehicle movement (associated with B1115, haulage and other depots and recreational use of runways, e.g. for trail bikes) imposes on tranquillity.

Scale Enclosure

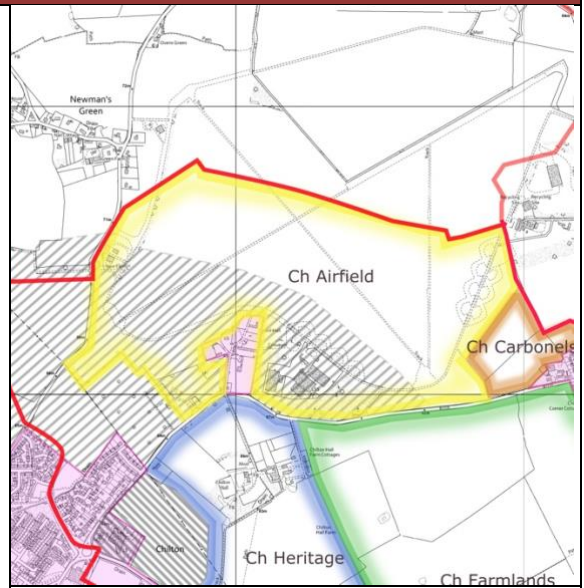
An open and relatively large-scale landscape lacking any sense of enclosure.

Condition

Retained perimeter tracks are pot-holed and disintegrating. Waste/spoil heaps apparent in some locations.

Management

The area is valued, not only for local recreational use but also as commemoration of World War II. The character type is distinct from the surrounding landscape that is more often agricultural in origin and management objectives seek to retain this distinction.



Location



Airfield runways retained



Open aspect with employment uses in view

Chilton- Local Character Area: Farmlands

Key Characteristics

Open arable farmland on gently undulating loams and defined by hedged field boundaries with some long-distance views

Location

The largest character type in the parish and located to the south and east.

Topography

Very gently undulating and typical of the study area as a whole.

Land Use

Predominantly arable on relatively free-draining loams but also some horticultural land in the south

Vegetation

Field bounding hedgerows include mature trees that help impart a sense of depth, both visually and in time.

Tranquillity

The farmlands have an essentially rural aspect but they the character type is bounded by highway on 3 sides, and fringes urban areas in 2 locations so it does not feel remote.

Scale Enclosure

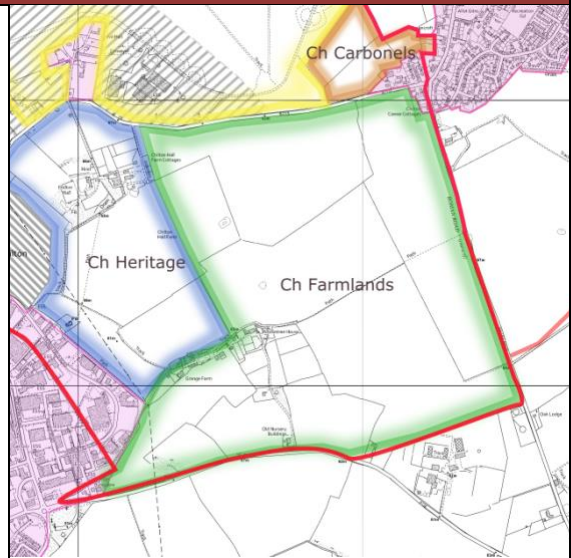
Relatively open with moderate to large fields where there was a former Deer Park but smaller fields and more enclosed to the south-west.

Condition

Good / robust condition with a sense of integrity

Management

There may be opportunities for enhanced biodiversity in line with incentives provided under the Agriculture Act 2020. New woodland could also help reinforce a sense of enclosure.



Location



Moderate to large sized fields bounded by hedges



Character type bounded by roads with buildings in view

Chilton- Local Character Area: Carbonels

Key Characteristics

Relatively small but open arable fields with a sense of vulnerability being located between the settlement and the airfield.

Location

This is a small area between the Airfield landscape character area and the built-up area of Great Waldingfield.

Topography

Flat

Land Use

Arable fields on free-draining sandy soil.

Vegetation

Retained agricultural hedgerows and trees distinguish this type from the airfield but bounding gardens, often with non-native trees, are also a significant visual feature.

Tranquillity

This character area has an 'edge of settlement' setting adjacent to the B1115 and close to a recycling site. It has a low level of tranquillity.

Scale Enclosure

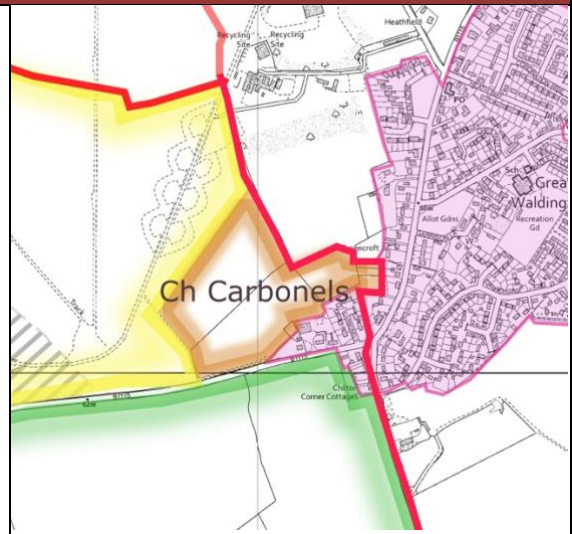
Relatively small-scale fields with a partial sense of enclosure. It borders the Airfield with open views across.

Condition

Good condition but the settlement edge and the airfield impart a sense of transition.

Management

Views to the recycling site are an intrusive element. The site may have potential for uses associated with the settlement.



Location



Edge of village setting



Mature trees pre-date the airfield

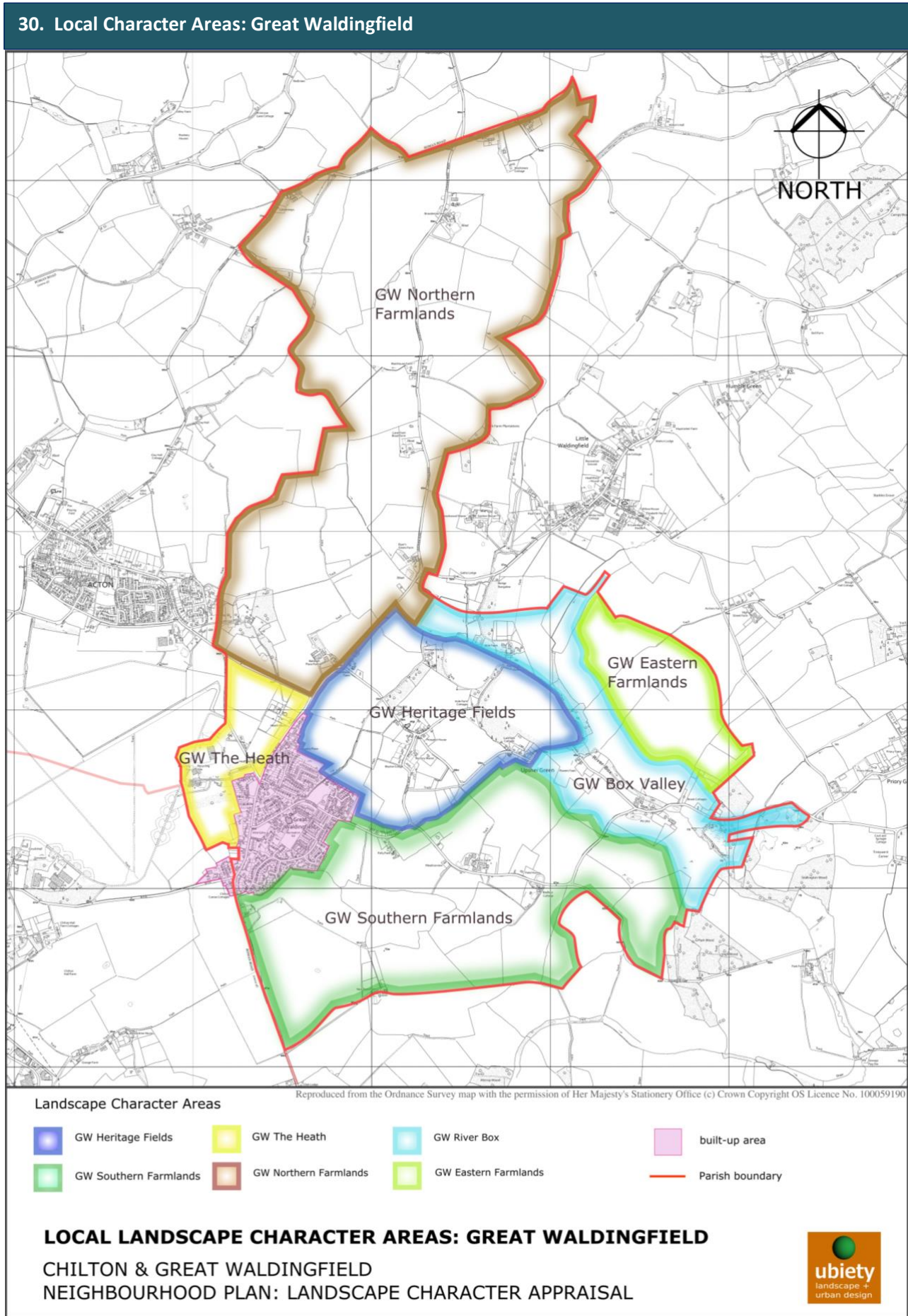


Figure 16 Local Landscape Character Areas: Great Waldingfield

Great Waldingfield Local Landscape Area: Heritage Fields

Key Characteristics

This aligns with the expanded Conservation Area. It incorporates and provides a setting for the most historic parts of the village. In the context of the Neighbourhood Plan Area it is also distinctive as landscape type in its own right. Topographically it is more complex with the hamlet clustered around St Lawrence church being elevated on a ridge while Upsher Green nestles in a fold in the land. Fields are small and more irregular in shape and mature trees and small wooded areas more in evidence. The sum of these parts is a more visually varied and intimate landscape.

Location

Centred on the hamlet around St Lawrence church and stretching east to include Upsher Green and west to the B1115.

Topography

Undulating with gentle but complex slopes.

Land Use

Mostly arable but also small areas of woodland and some horse paddocks. Generally small-sized fields.

Vegetation

Some mature trees in hedgerows and private gardens but also small areas of woodland including an establishing community woodland at 'Old School Wood'.

Tranquillity

This character area is dissected by numerous metalled lanes/small roads linking the hamlets and farmsteads however they are lightly trafficked and the area retains a sense of rural tranquillity.

Scale Enclosure

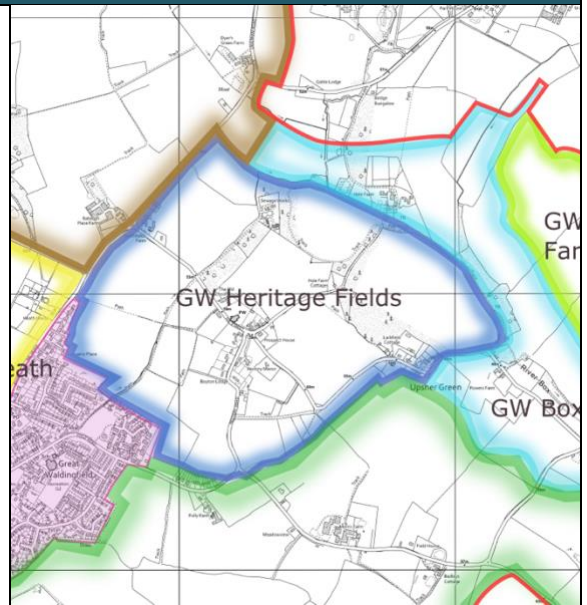
This is an intimate landscape with a good sense of enclosure provided by both topography and mature vegetation.

Condition

The landscape is in very good condition and is well maintained with no evidence of waste land or tertiary uses that intrude.

Management

Maintaining the 'bosky' hedgerows and established trees would ensure continuing sense of maturity and wildlife interest.



Location



St Lawrence's Church overlooks much of this Area



A number of narrow lanes /tracks traverse the Area.

Great Waldingfield Local Landscape Area: The Heath

Key Characteristics

This is a flat, free-draining area ('The Heath' being a long-established place-name indicative of light soils and acidic vegetation) with a mix of uses and vegetation.

Location

To the west of the B1115 and west of the main settlement sometimes also known as 'The Heath'

Topography

Flat

Land Use

It is described in the Historic Landscape Character Study as 'post 1950 agricultural on former heath'. It is arable in part but also includes other uses such as employment uses on the former airfield, paddocks and allotments which have been in this use for over a century.

Vegetation

Some ruderal meadowland as well as arable. Some mature trees in hedgerows and private gardens.

Tranquillity

The roads that bound and cross this site take a steady flow of traffic. Together with employment uses and an open aspect there is a general sense of activity.

Scale / Enclosure

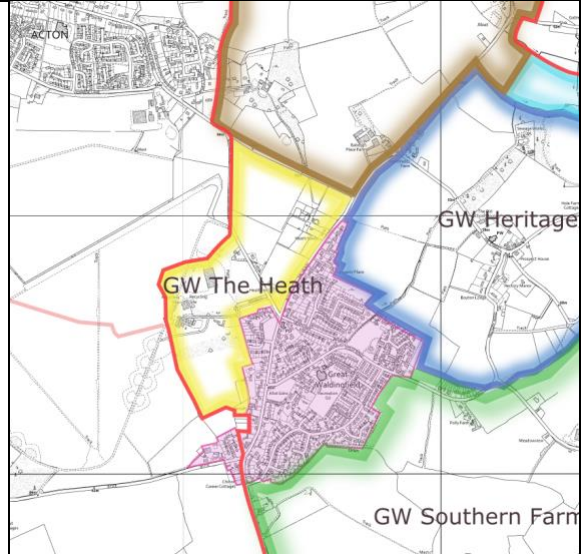
Although open in character generally there are small areas of woodland, mostly recent (such as screening to employment land) and trees on the boundaries with roads and gardens.

Condition

The condition of the land is mixed. There are some tertiary uses, such as a waste site, and the area can seem disorganised with areas of agricultural production broken up by other uses.

Management

There may be opportunities to consolidate tree planting and provide enclosure to the allotments. The land has been improved for agriculture in more recent times and may offer opportunities for re-wilding.



Location



Allotment Gardens have an open aspect



Ruderal vegetation

Great Waldingfield Local Landscape Area: Southern Farmlands

Key Characteristics

Open arable farmland on gently undulating loams and defined by hedged field boundaries with some long distance views

Location

Occupying the southern part of the parish.

Topography

Very gently undulating and typical of the study area as a whole.

Land Use

Arable on relatively free-draining loams.

Vegetation

Field bounding hedgerows include mature trees that help impart a sense of depth, both visually and in time.

Tranquillity

The farmlands have an essentially rural aspect. The western boundary abuts the built-up area and Valley Road.

Scale Enclosure

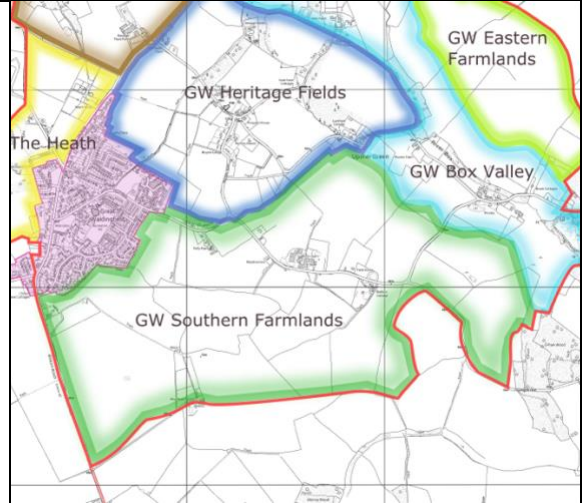
Relatively open with moderate to large fields.

Condition

Good / robust condition with a sense of integrity

Management

There may be opportunities for enhanced biodiversity in line with incentives provided under the Agriculture Act 2020 . New woodland could also help reinforce a sense of enclosure.



Location



Main settlement borders the western boundary



Very gently undulating

Great Waldingfield Local Landscape Area: Box Valley

Key Characteristics

The River Box is a small stream that can frequently be leapt in drier weather in its upper reaches however it has cut a V-shaped valley in the glacial till. The upper valley slopes are shallow and merge into the plateau while the lower slopes are more steep with a level bottom resulting in the appearance of a small, narrow valley. Together with the fact that the section of valley running through the parish is generally wooded it combines to create a distinctive character type.

Location

The river runs through Hole Farm and north of Upsher Green towards the south-west.

Topography

A narrow valley 10 to 20m deep in the steeper sections in the valley bottom.

Land Use

Mostly arable with a narrow belt of woodland and some small paddocks. where the land is poorly drained in the valley floor.

Vegetation

Deciduous woodland including species such as hazel, alder and willow that succeed in wet areas, with frequent coppice.

Tranquillity

Although not remote or isolated and popular with walkers the valley has a sense of tranquillity.

Scale Enclosure

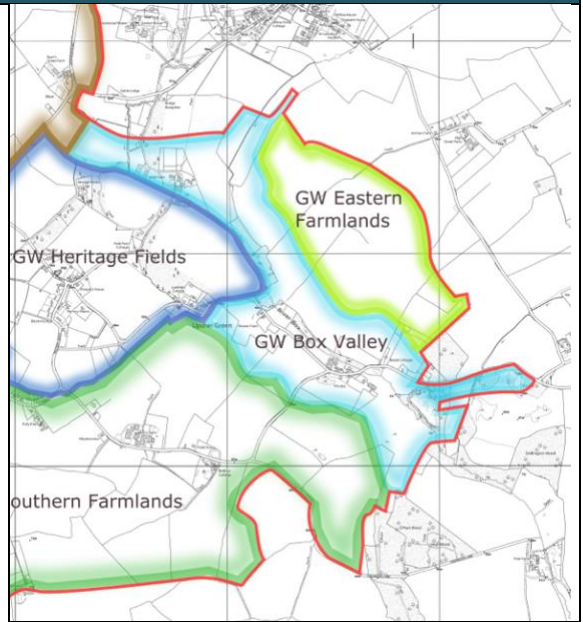
The narrowness of the valley floor and the established woodland combine to create a strong sense of enclosure.

Condition

Generally good condition with light management that is conducive to wildlife.

Management

There is significant wildlife value to the river valley that management could seek to protect and enhance.



Location



trees in the valley floor



Views are frequently confined

Great Waldingfield Local Landscape Area: Eastern Farmlands

Key Characteristics

Open arable farmland on gently sloping loams and defined by hedged field boundaries with some long distance views

Location

Slightly 'cut-off' from the rest of the parish on the north side of the Box Valley.

Topography

Convex gently slope to south-west where it borders the Box Valley.

Land Use

Arable on relatively free-draining loams.

Vegetation

Field bounding hedgerows and woodland belts include mature trees that help impart a sense of depth, both visually and in time.

Tranquillity

The farmlands have an essentially rural aspect and in many parts a sense of remoteness although distant traffic noise seems ever present.

Scale Enclosure

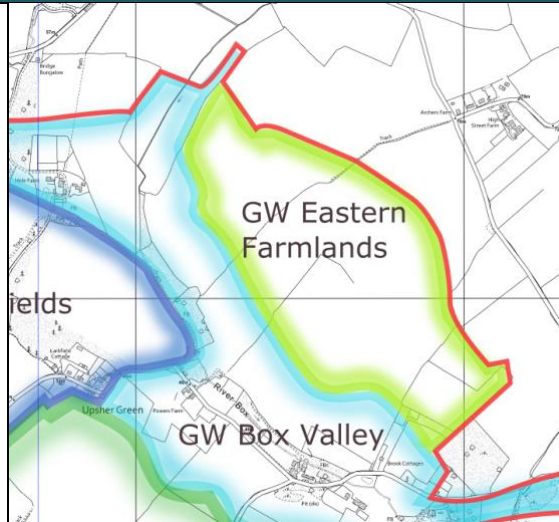
Relatively open with moderate to large fields. Woodland belts and tall hedgerows with trees contain distant views.

Condition

Good / robust condition with a sense of integrity

Management

Hedgerows with associated drainage ditches have been allowed to grow out in places which enhances biodiversity and this approach should be maintained.



Location



St Lawrence Church visible in distance



Hedgerow allowed to grow out

Great Waldingfield Local Landscape Area: Northern Farmlands

Key Characteristics

Open arable farmland on gently undulating loams and defined by hedged field boundaries with some long distance views

Location

The largest character type in the parish and located to the north.

Topography

Very gently undulating if not flat in places and typical of the study area as a whole.

Land Use

Predominantly arable on relatively free-draining loams.

Vegetation

Field bounding hedgerows include mature trees that help impart a sense of depth, both visually and in time.

Tranquillity

The farmlands have an essentially rural aspect and in many parts a sense of remoteness although bisected by the Lavenham Road.

Scale Enclosure

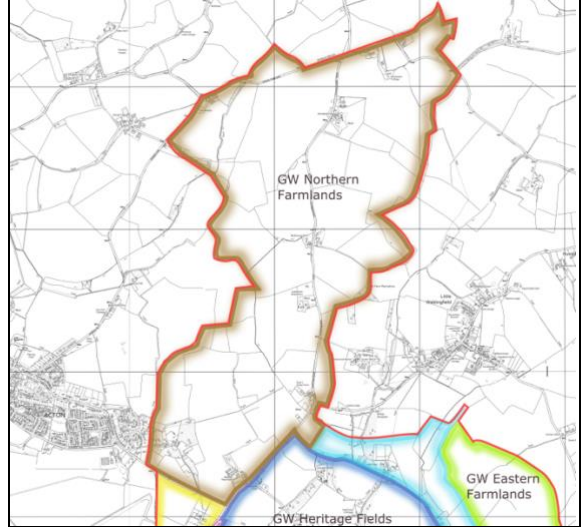
Relatively open with moderate to large fields. Hedgerow trees punctuate horizons.

Condition

Good / robust condition with a sense of integrity

Management

There may be opportunities for enhanced biodiversity in line with incentives provided under the Agriculture Act 2020 . New woodland could also help reinforce a sense of enclosure.



Location



Medium / long distance views over gently rolling fields



Mature trees punctuate the horizon and middle distance

LANDSCAPE SENSITIVITY

31 Local Plan Landscape Sensitivity Study

As evidence for the emerging Babergh and Mid-Suffolk Joint Local Plan a Strategic Housing and Land Availability Assessment (SHELAA) was undertaken which identified sites in Chilton and Great Waldingfield. Land Use Consultants Ltd were commissioned to provide a Landscape Sensitivity Report (LUC Report) on these sites and this was completed in September 2020. The sites are shown and results summarised in the plans and tables below. The full report, as it concerns Chilton and Great Waldingfield, is provided in Appendix 1.

Chilton

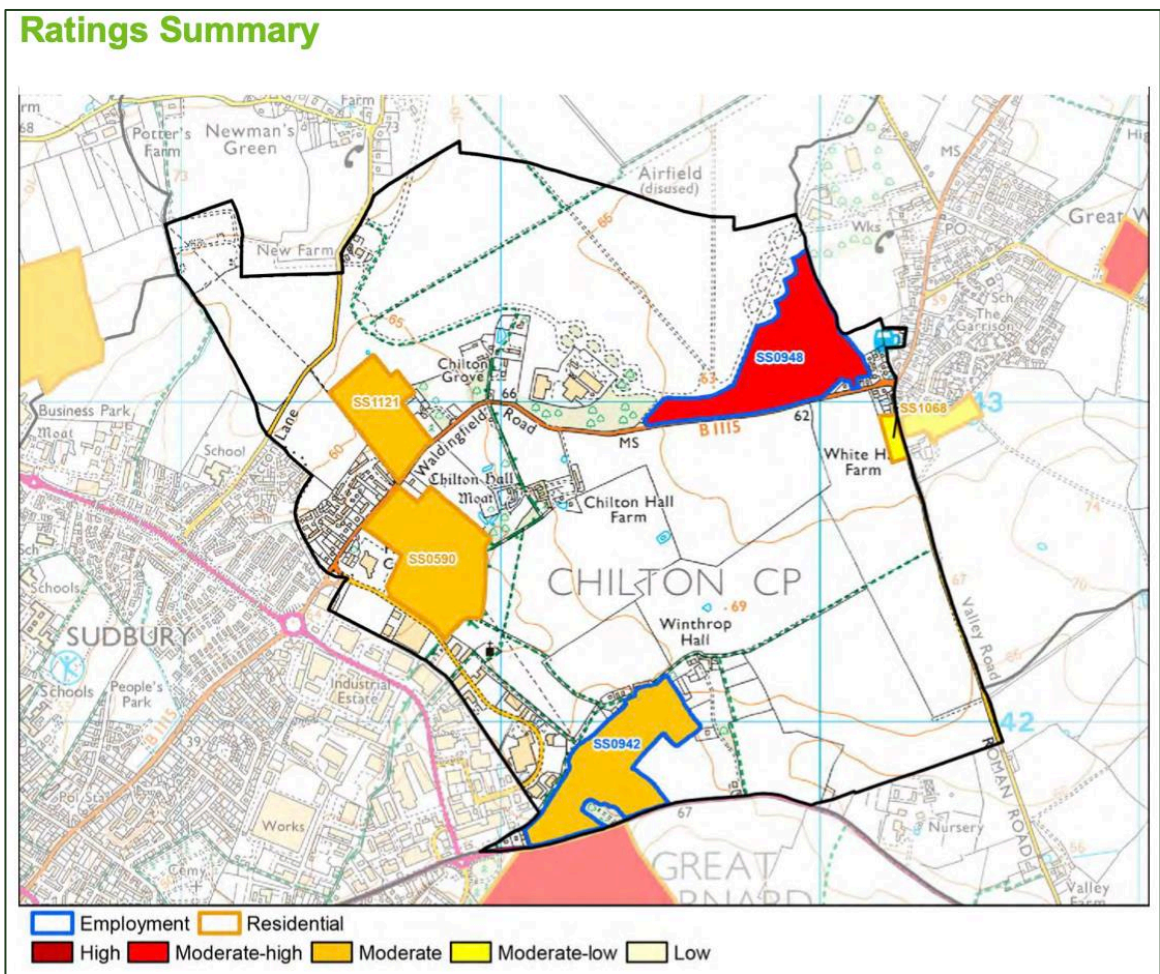


Figure 17 LUC Landscape Sensitivity Study Summary: Chilton

site	SHELAA ref	development type	Sensitivity Score
Land north of Church Field Road	SS0590	Residential	Moderate
Land north of Newton Road	SS0942	Employment	Moderate
The Hollies (N of B1115)	SS0948	Employment	Moderate-High
Land NW of Waldingfield Rd	SS1121	Residential	Moderate
	SS1068	Residential	

Table 2: Landscape Sensitivity: Chilton

Great Waldingfield

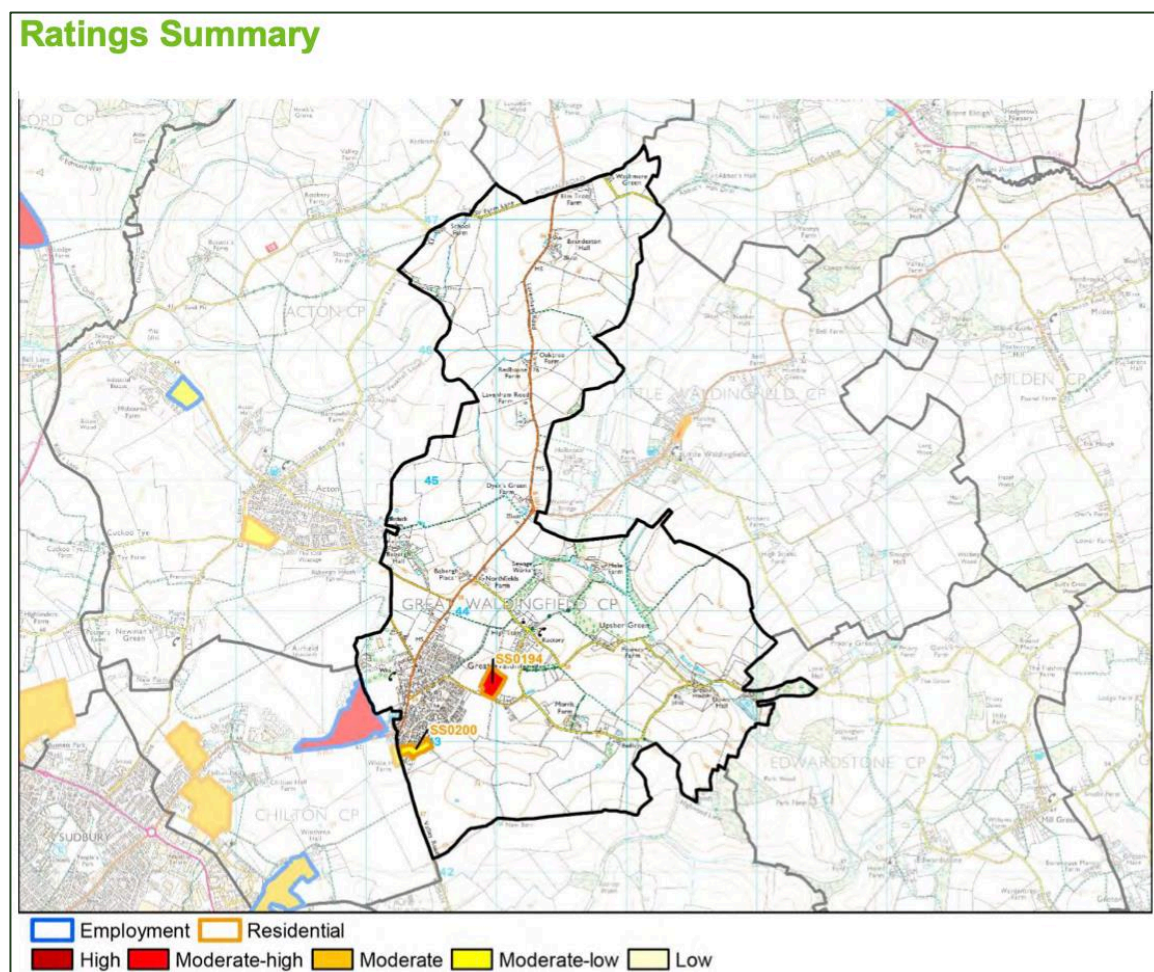


Figure 18 LUC Landscape Sensitivity Study Summary: Great Waldingfield

site	SHELAA ref	development type	Sensitivity Score
	SS0194	Residential	Moderate-High
Land off Bantocks Road	UNDER CONSTRUCTION	Residential	Moderate-low

Table 3: Landscape Sensitivity: Great Waldingfield

32 Issues Arising

The LUC Report states (para.2.5):

“This is a strategic-level assessment and is a landscape character-based sensitivity study to guide decision-making. It is not a substitute for site-specific assessments including LVA/LVIA which are required for detailed planning and design.”

Approximately 300 sites across the joint District Councils were included and it acknowledges that whilst individual sites have been assessed (rather than, for example, entire character areas) the study is a strategic one. Guidance¹ allows for studies at different scales but suggests that larger scale studies ‘may require some generalisations to be made’. Whilst the large number of sites would give the assessor a broad perspective and a wider insight into the landscape context at the same time it is potentially more summary in nature than a more focussed study at the local level. This Appraisal does not duplicate the LUC Report but underlines some general points of caution in its interpretation and raises some issues that may warrant further consideration at the ‘site-specific’ level.

¹ Christine Tudor: An approach to landscape sensitivity assessment – to inform spatial planning and land management (Natural England, 2019)

33 Interpretation of the LUC Report

- The LUC Report summarises its findings in the form of a plan and table for each parish showing all the sites under consideration with each site being assessed for either residential or employment use. Thus, in the case of Chilton, 5 sites are considered, 2 of which are for employment use and 3 for residential use (fig. 17 above). Site SS0948 (The Hollies) is shown red (Moderate-High Sensitivity) and Site SS1068 (White House Farm) is shown yellow (Moderate-Low Sensitivity). It should be noted that this does not mean that site SS0948 is more sensitive than site SS1068 because the two forms of development being assessed are different and not strictly comparable.
[NOTE: In the case of a third site (SS0590, north of Churchfield Road) the emerging Local Plan seeks to change the allocation from 'Employment Use' to 'Residential Use' partly because it was found to be too sensitive for the former. Assumptions on the scale and density of buildings in each case (see para. 2.13 of the LUC Report) would be a significant factor and in the case of employment uses larger buildings, with greater visual impact, are assumed.
- The scale of the site as a whole also has affects the assessment. If, in the case of The Hollies and White House Farm, the size of each site under consideration was comparable then the relative sensitivity assessment might be different. Thus, Site SS0948 it is found to have a 'Moderate-High' sensitivity in respect of 'Settlement Form and Edge'. The scale of the site would be a material consideration. Site SS1068 is assessed as 'Moderate-Low' under this criterion. The size of the site in each case is not determined by physical constraints.
- The Local Plan process rarely promotes 'Mixed-Use' as a form of development for assessment although in many cases this form can be more sustainable and, in a village-setting, often easier to assimilate visually. A mixed-use development could be assessed on some sites, e.g. a reduced SS0948.

34 Sites in Chilton

Site SS1068 South of White House Farm

This site was found to have 'Moderate-Low' sensitivity in all categories and overall. This means that it "has low susceptibility to change and can accommodate the relevant type of development without significant adverse effects."¹⁵ Paragraph 2.14 of the study notes that:

"to facilitate the assessment process some sites (adjacent sites with similar land uses and character) were assessed in conjunction".

The fact that the SS1068 was grouped with SS0200 (already under construction) for assessment may, in part, account for the evaluation result and if considered separately site SS1068 might be found to be more sensitive. Thus, for example, in respect of 'Cultural and Historical Associations' the assessment states:

"White Hall Farmhouse, situated to the south is a Grade II Listed Building (and associated buildings part of a single phase Model Farm, 1870) however intervisibility is limited by mature vegetation. Several other Grade II Listed Buildings lie within 200m to the north of SS1068, near the junction of Valley Road with the B1115 although they are not visible from either site."

This is technically correct however

- i) Intervisibility with SS1068 alone is stronger. Where the site is closest to White Hall Farmhouse the mature vegetation that limits visibility is a single hedgerow (see Fig. 19)
- ii) In addition to intervisibility SS1068 and heritage assets are visible within the same view from a number of viewpoints (see Figs. 20,21).

It must be borne in mind that the assessment is for 'Landscape' sensitivity and not the setting of Listed Buildings but White Hall Farmhouse would have a connection with (and derive meaning from, the landscape.



Figure 19: View from Valley Road



Figure 20 View from Footpath N52,048202, E 0.773350



Figure 21: View from B1115 - Sites SS0948 and SS1068

It is also the case that 'Perceptual Qualities' would be affected. White Hall Farmhouse acts as a 'gateway feature' announcing the threshold to the village on approach on Valley Road. Any new development on the west side of the road should not diminish this and it would require a considered design approach.

Site SS0948 The Hollies

This site was found to have 'Moderate-High' sensitivity. This rating primarily reflects the 'Settlement Setting' ("would significantly alter the form and size of the settlement") and 'Settlement Form and Edge' ("coalescence with Sudbury"). Alternative forms and scales of development could be considered and some options may reduce sensitivity.

Site SS0194 Land North of Church Field Road

This site is assessed as having 'Moderate' sensitivity overall to residential use. This means that

"Landscape and/or visual characteristics are susceptible to change and/or it may have some potential to accommodate the relevant type of development in some defined situations".¹⁵

An application (DC/20/01094) has been submitted for up to 190 dwellings + 60 bed care-home and is currently under consideration. In some circumstances a care-home is considered employment use rather than residential. Detailed reports describing the landscape, its historic/cultural associations and the impact of the proposals have been submitted as part of the application and consultation process.

Site SS0942 Land North of Newton Road

This site has been assessed as of 'Moderate' sensitivity to employment use. It should be noted that the elevation of the site is partly above that of the existing Chilton Industrial Estate. It is likely that it would be visible, over the roofs of existing employment units, from distances of several kilometres and over a wide expanse of rising land to the south-west of Sudbury in the direction of Bulmer Tye (see Fig. 22). This would affect the perception of the settlement edge.



Figure 22: views to south-west from Chilton Industrial Estate N52.043388 E0.757475

REPORT SUMMARY

36 Landscape Character

The Suffolk Landscape Character study places the parishes of Chilton and Great Waldingfield into a single Landscape Character Area and Type, that of 'Ancient Rolling Farmlands', which covers a substantially broader area. This Appraisal finds that these parishes may be distinguished from this broader area and that within the parishes there are variations in landscape character that can usefully be demarcated in order to assist with Neighbourhood Plan policy-making. There are, in particular, characteristics that heighten the sensitivity of the study area to development, including heritage assets that are sensitive to change in the landscape and a general 'open-ness' that allows medium to longer distance views.

37 Future Management

There are potential stresses on the landscape arising from development pressures. These are most intense in proximity to the town of Sudbury which has expanded into the parish of Chilton and is set to expand further. The growth of Sudbury is constrained by floodplains to the south and west. This constraint is pushing growth to the north and west and into this study area. Development is now breaching the sides of the Stour valley and onto the plateau where it is increasingly visually intrusive. Accommodating such development will require:

- Careful design to minimize impact
- Mitigation of impacts, e.g. woodland planting to reduce visual intrusion
- Sensitivity to heritage assets

The Neighbourhood Plan may also be influential in encouraging more environmentally sensitive management of the landscape. There may be opportunities for enhancing biodiversity through increasing areas of woodland planting and creative drainage solutions associated with new development. The study area is one of relatively intensive agricultural production but objectives associated with the mitigation of development impacts can also be aligned with changes to the management of land under agricultural production which may be facilitated by the recent Agriculture Act 2020.



Appendix 1: Landscape Sensitivity LUC Report

**Babergh and Mid Suffolk District
Councils**

Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites

Final report

BDC Note: This is an abridged version of the full LUC report, where Appendix B only contains information relevant to Great Waldingfield.



Babergh and Mid Suffolk District Councils

Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites

Project Number
11052

Version	Status	Prepared	Checked	Approved	Date
1	Interim Report	Isabelle King Maria Grant	Maria Grant	Kate Ahern	11.06.2020
2	Draft Final Report	Maria Grant Isabelle King Alice Knight Lizzie Jewitt	Kate Ahern	Kate Ahern	27.08.2020
3	Final report, incorporating client comments	Kate Ahern Alice Knight Chris Green	Kate Ahern	Kate Ahern	18.09.2020

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Section 1

Introduction and context

This section sets out the background and purpose of the study and presents the policy context.

1.1 In March 2020, LUC was commissioned by Babergh and Mid Suffolk District Councils (BMSDC) to undertake a landscape sensitivity assessment (LSA) to inform the allocation and assessment of sites as proposed in the emerging Babergh and Mid Suffolk Joint Local Plan.

1.2 The purpose of the commission was to undertake a Landscape Sensitivity Assessment of Suitable Strategic Housing and Economic Land Availability Assessment (SHELAA) Sites identified through the Joint Local Plan process. The outputs from this assessment provide BMSDC with a clear and robust evidence base to inform the Sustainability Appraisal process and the associated decision-making process on site allocations.

1.3 The aims of the project are to assess the landscape sensitivity of each potential site option against the defined criteria and provide a high-level assessment of potential cumulative impacts of sites which are in proximity to each other.

1.4 An interim report based on desk study was provided for client review in June 2020 followed by a draft final report in August 2020 incorporating field survey and updating judgements including identification of mitigation opportunities. The draft final report was subject to further client review and comment, resulting in production of this final report in September 2020.

1.5 A summary of the results (non-technical summary) and guidance is provided in **Chapter 3**.

Policy context

1.6 The following section sets out current policy which is relevant to landscape.

The European Landscape Convention

1.7 The European Landscape Convention (ELC) of the Council of Europe came into force in the UK in March 2007. It

Section 1

Introduction and context

Babergh and Mid Suffolk LSA of SHELAA Sites
September 2020

establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”

National

National Planning Policy Framework

1.8 The revised National Planning Policy Framework (NPPF), was published in February 2019 and contains several policies which refer to the consideration of landscape and the built environment in planning decisions.

1.9 Under Strategic Policies, Paragraph 20 states that:

“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: ...d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

1.10 To conserve and enhance the natural environment, Paragraph 170 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”

1.11 The importance of the designated landscapes is referenced within paragraph 172, which states that:

“Great weight should be given to conserving and enhancing 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 these issues... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for

the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

1.12 Under the section considering ground conditions and pollution, Para 180 recognises the need to:

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Local planning

1.13 The following Parish Councils have adopted Neighbourhood Plans:

- Aldham (Adopted 21 Jan 2020)
- East Bergholt (Adopted 20 Sept 2016)
- Elmsett (Adopted 10 Dec 2019)
- Lavenham (Adopted 20 Sept 2016)
- Lawshall (Adopted 24 Oct 2017)
- Botesdale & Rickinghall (Adopted 23 Jan 2020)
- Debenham (Adopted 18 March 2019)
- Fressingfield (Adopted 27 March 2020)
- Haughley (Adopted 24 Oct 2019)
- Mendlesham (Adopted 23 March 2017)
- Stradbroke (Adopted 18 March 2019)
- Stowupland (Adopted 27 June 2019)
- Thurston (Adopted 24 Oct 2019)

1.14 Babergh and Mid Suffolk Districts contain parts of two nationally protected AONBs; Suffolk Coast and Heaths and Dedham Vale. Consideration of these designations in planning terms is referenced in paragraph 172 of the NPPF (see paragraph 1.9).

Suffolk Coast and Heaths AONB

1.15 The Suffolk Coast & Heaths AONB was designated in 1970 and spans a 60km stretch of some of the least developed coastline in south-eastern England. The largest section of the AONB follows the Suffolk coastline, stretching from Kessingland in the north to Shotley Peninsular (of the

Section 1

Introduction and context

Babergh and Mid Suffolk LSA of SHELAA Sites
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River Stour estuary) in the south. Although separated by Felixstowe and the A14, there are additional (non-connected) sections which follow the River Orwell and the northern banks of the River Stour. In total the AONB covers an area of 403 square kilometres.

1.16 The Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan 2018-2023 was published in 2018. The primary purpose of this document is to ensure the conservation and enhancement of the AONB's natural beauty. The Management Plan contains the following objectives which are of relevance to this assessment:

- L1: The landscape of the AONB is conserved and enhanced.
- L3: Features that contribute to the natural beauty and special qualities of the AONB are conserved and enhanced.
- LUW4: Development decisions have regard to the purposes of the AONB and scenic beauty is given great weight in the determination process.

Extension of the Suffolk Coast and Heaths AONB

1.17 The extension the AONB boundary by around 38km² to include the southern edge of the Stour estuary, Samford Valley and Freston Brook has recently been confirmed.

1.18 Following a statutory period of public consultation in June 2019, the Natural England Board approved the making of a designation variation Order. The government confirmed the Order for expansion of the AONB in July 2020.

Dedham Vale AONB

1.19 Dedham Vale AONB is a quintessential lowland landscape which follows the River Stour inland from Manningtree on the Suffolk-Essex border. The AONB covers an area of 90km² and was designated in 1970. This rural landscape has preserved its 'unspoilt rural character' and remains 'remarkably free from development'. This landscape is famously recognised from the 18th and 19th century works of the painter John Constable, which remain notable in the present day.

The Stour Valley Project Area

1.20 Upstream from Dedham Vale AONB (between Bures and Great Bradley) is an additional 302km² of land which has similar picturesque landscape qualities to Dedham Vale. This area is known as the Stour Valley Project Area and receives 'AONB services' and management. Although in some areas the landscape here has been slightly altered by settlement growth and agricultural expansion, it has not fundamentally changed and still retains historic rural characteristics. The

Stour Valley Project Area resembles Dedham Vale with similar gently undulating river valley topography, medieval settlement pattern and rural characteristics.

1.21 The Dedham Vale AONB and Stour Valley Management Plan 2016-2021 sets out a vision for the area and topic areas offering guidance on how the area should be managed. The Management Plan contains the following objectives which are of relevance to this assessment:

- Protect the area, including its setting, from developments that detract from its natural beauty and special qualities, including its relative tranquillity.
- Support development that contributes to the conservation and enhancement of local character.
- Support development that contributes to the appropriate economic development and contributes to the conservation and enhancement of the AONB and Stour Valley.
- Maintain the local distinctiveness of the AONB and Stour Valley.

Structure of this report

1.22 This interim report is structured as follows:

- Chapter 2 sets out the methodology for the landscape sensitivity assessment.
- Chapter 3 sets out the overall landscape sensitivity results and generic guidance for accommodating new development into the landscape.
- Appendix A contains a glossary of terms
- Appendix B contains the detailed landscape sensitivity assessment proformas for the SHELAA sites.

Section 2

Methodology

This chapter outlines the scope of the assessment and the approach to assessing landscape sensitivity.

Approach and Principles

2.1 This chapter sets out the method followed to undertake the Landscape Sensitivity Assessment for the SHELAA Sites, including the key sources of evidence used, the scales of development considered, and the assessment criteria and process followed. The methodology builds on LUC's previous extensive experience in completing successful landscape sensitivity studies and reflects the requirements of the project brief and discussion at the Inception Meeting held on 31 March 2020.

2.2 The landscape sensitivity assessment was undertaken in accordance with the Principles in Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management', June 2019. The assessment draws on best practice in recent assessments completed by LUC and others.

National Planning Policy Framework (NPPF)

2.3 The relevant national planning policy is set out in chapter 1 of this report. The criteria and indicators developed as part of the study method (ref. **Table 2.4**) have taken account of the NPPF requirements for:

- Conservation and enhancement of landscapes
- Protecting and enhancing valued landscapes
- Recognising the intrinsic character and beauty of the countryside
- Giving great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection
- Protecting tranquil and intrinsically dark landscapes

Babergh and Mid Suffolk Regulation 18 consultation

2.4 The study has also taken account of consultees to the Babergh and Mid Suffolk Regulation 18 consultation (July 2019, second round of consultation). Natural England provided a consultation response dated 30 September 2019. This response did not directly consider matters covering landscape. In the response on the evidence base, Natural England states that planning policies and decisions should be based on up to date information about the natural environment and other characteristics of the area. This detailed landscape sensitivity study draws on and adds further to the existing landscape character assessment evidence. With regard to Policy LP19 Areas of Outstanding Natural Beauty (AONB), Natural England notes that tranquillity is an important landscape attribute and refers to NPPF para 123 regarding identifying and protecting areas of tranquillity. In this study, tranquillity is recognised in the assessment criteria covering perceptual qualities which also makes specific reference to the AONB special qualities. The perceptual criterion also references light pollution which is also highlighted by Natural England in their consultation response in association with LP18 and LP24. Furthermore, by following the principles set out in Natural England's 'Approach to Landscape Sensitivity Assessment, as noted above, this study is considered to fully meet the requirements of Natural England, as statutory consultee on landscape.

2.5 This is a strategic-level assessment and is a landscape character-based sensitivity study to guide decision-making. It is not a substitute for site-specific assessments including LVA/LVIA which are required for detailed planning and design.

Approach and process of assessment

2.6 The process for undertaking the study involved three main stages outlined below.

Part 1: Desk-based assessment and interim report

- Inception meeting
- Evidence gathering
- Desk-based assessment
- Interim Report

Part 2: Site assessment

- Checking views, perceptual information and context
- Adjusting draft judgements in the interim report, taking into account specific site and context factors
- Gathering information on potential site-specific landscape and visual mitigation (for sites scoring moderate-high or high only)

Part 3: Reporting

- Updating the findings of the assessment following the field survey
- Providing generic guidance to help accommodate new residential and employment development into the landscape and specific guidance for selected agreed sites
- Submitting a draft and final report

Part 1: Desk-based assessment

Background and definitions

2.7 The landscape sensitivity assessment method has been developed in accordance with the Natural England guidance published in June 2019, as well as building upon LUC's experience from undertaking studies of a similar nature. The guidance includes the following definition:

2.8 *"Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value."*

Evidence gathering

2.9 Relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study.

2.10 Key sources of information used to inform the assessment include:

- Ordnance Survey base maps (1:50K and 1:25K);
- Suffolk Landscape Character Assessment;
- Suffolk Historic Landscape Characterisation (HLC);
- Joint Babergh and Mid Suffolk District Council Landscape Guidance
- Biodiversity designations (local and national);
- Historic England designations;
- Relevant Local Authority data for Conservation Areas;
- Neighbourhood Plans; and
- Aerial photography (Google Earth).

Spatial framework

2.11 This LSA focuses on the SHELAA sites, provided by the client, within the rural areas of Babergh and Mid Suffolk Districts. These are considered within their wider landscape

context, including the published landscape character assessments.

2.12 The districts contain parts of two nationally designated landscapes, Dedham Vale AONB and Suffolk Coast and Heaths AONB. Some of the SHELAA sites fall within the boundaries of these areas while others are in proximity to the boundaries. The assessment considers the impact of these sites on the special qualities of the AONB landscape where applicable. This is covered within the relevant criterion and reflection of special qualities, and specifically through the criteria covering perceptual and scenic qualities. The visual impact of change on the setting of a designated landscape is also considered including in the criteria covering views.

Types of development considered

2.13 At this stage of the Joint Local Plan, the layout, density and form of development are largely unknown. The assessment of potential residential sites has therefore assumed a range of possible development scenarios, with the type of housing ranging from three storey buildings to bungalows in accordance with the Strategic Housing Market Assessment (SHMA). The assessment also considers potential employment sites, which range from offices/industrial space (B1/B2 uses) to warehouse development (B8 uses).

Units for assessment

2.14 To facilitate the assessment process, it was proposed that some sites (i.e. adjacent sites with similar land uses and character) should be assessed in conjunction. This is for the purposes of the landscape sensitivity assessment only. Any sites which have been assessed in this way were agreed in advance with the client and are shown in **Table 2.1**.

Table 2.1: Sites assessed in conjunction

Parish	Site codes
Bacton	■ SS0088, SS0266
Badwell Ash	■ SS0558, SS0809, SS0814
Barham	■ SS0076, SS0551
Botesdale and Rickingham	■ SS0091, SS0939 ■ SS1248, SS1249 ¹
Brome & Oakley	■ SS0542, SS1011
Capel St Mary	■ SS0637, SS0910
Claydon	■ SS0119, SS0926 ²

¹ SS1248 and SS1249 cover the same area but one is proposed employment, the other proposed residential.
² SS0119 and SS0926 cover the same area but one is proposed employment, the other proposed residential

Parish	Site codes
Copdock and Washbrook	■ SS0295, SS0944 ■ SS0227, SS0919, SS620
Debenham	■ SS0031, SS0902
Elmswell	■ SS0039, SS0107
Great Waldingfield/Chilton	■ SS0200, SS1068
Hadleigh	■ SS0298, SS0303, SS1285, SS1031, SS1035 ³
Lawshall	■ SS0237, SS0682
Needham Market	■ SS1153, SS1199 ■ SS1034, SS1005
Onehouse	■ SS0029, SS0157
Sproughton	■ SS0191, SS0954, SS1024 ■ SS0223, SS0711 ■ SS1177, SS1178 ⁴
Stradbroke	■ SS0079, SS0087
Thurston	■ SS0075, SS0716
Walsham-le-Willows	■ SS0040, SS0369
Wherstead	■ SS1027, SS1273
Woolpit	■ SS0673, SS0783 ■ SS0773, SS1158

2.15 Several of the SHELAA sites were excluded from the assessment due to their location within existing development/urban area or due to existing development on these sites. For the purposes of the SA of SHELAA sites, it should be assumed that these sites score as low for landscape sensitivity. A full list of excluded sites can be found in **Table 2.2**.

Table 2.2: Excluded sites

Parish	Site code
Boxford	SS1257
Bures St Mary	SS0754
Cotton	SS1187
Eye	SS0672
Eye	SS1118
Great Blakenham	SS0864

³ SS1035 and SS0298 cover the same area but one is proposed employment, the other proposed residential. The situation is the same for SS1031 and SS1285.
⁴ SS1177 and SS1178 cover the same area but one is proposed employment, the other proposed residential.

Section 2
Methodology

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Parish	Site code
Great Blakenham	SS0952
Great Cornard	SS1082
Hadleigh	SS0502
Hadleigh	SS0537
Needham Market	SS0530
Needham Market	SS0669
Needham Market	SS1033
Stoke-by-Nayland	SS1155
Stowmarket	SS0064
Stowmarket	SS0101
Stowmarket	SS0668
Stowmarket	SS1032
Stowmarket	SS1282
Stowmarket	SS1286
Stowmarket	SS1287
Stowmarket	SS1288
Sudbury	SS0509
Sudbury	SS0745
Sudbury	SS0750
Thorndon	SS0453
Wenham Magna	SS0507

2.16 The landscape sensitivity assessment was based on the SHELAA sites, which are represented by SS reference numbers. A number of these sites are proposed for allocation in the Joint Local Plan and are either referenced with an LA prefix or as LS01. These proposed site allocations either correspond with a whole SS site or as part of an SS site and in some instances can correspond with multiple SS sites. To aid clarity in use and where relevant, the LA and LS numbers are also referred to. This enables cross referencing between sites in the individual site proformas (**Appendix B**) and in **Table 3.1**, Summary.

Development of assessment criteria

2.17 The criteria used by this study are defined in **Table 2.4**, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each. Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity. Aspects of value are drawn into the individual criteria including representation of special qualities associated with the nationally designated AONB landscapes. Each criterion set out indicators of relative landscape and visual susceptibility and value.

2.18 The assessments were compiled into a database, which displays the information in a tabular format, with landscape and visual sensitivity for each site analysed against each criterion on a five-point scale (as shown in **Table 2.3**). The sensitivity definitions reflect how susceptible the character and quality of the landscape would be to change. An overall sensitivity judgement is also included, recognising that some attributes or elements of the landscape may be more important in defining character than others and may be more sensitive. The judgement is therefore based on transparent professional analysis rather than a mechanical process of addition. This has also allowed the assessment to highlight any particularly sensitive landscape features or qualities, and factors that would need to be taken into account should the site be developed.

Table 2.3: Overall sensitivity ratings

Sensitivity	Definition
High	Development would be very likely to give rise to significant adverse landscape and/or visual effects.
Moderate - high	Development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant.
Moderate	Development would be likely to give rise to some adverse landscape and/or visual effects, but these will potentially be limited in extent.
Low-moderate	Development may give rise to some minor adverse landscape and/or visual effects, but these would be unlikely to be significant.
Low	Development would be very unlikely to give rise to significant adverse landscape and/or visual effects.


Table 2.4: Detailed Landscape sensitivity assessment criteria

Landscape and Visual Sensitivity Assessment Criteria				
<p>Physical and natural character</p> <p>This criterion considers the landform, land cover and landscape elements. It considers the scale, coherence, condition and intactness of the physical landscape, and the extent to which it is representative of typical landscape character, or a scarce landscape type, as identified in the relevant local authority's Landscape Character Assessment. It also considers the presence/absence of natural heritage designations in the landscape.</p>				
<p>Lower sensitivity Higher sensitivity </p>				
<p>The landscape is degraded and detracts from local landscape character – e.g. land cover has been largely lost and any landscape features are fragmented and/or in poor condition. The landform itself is of low sensitivity - i.e. simple, smooth or flat landforms.</p>		<p>The landscape has some limited characteristics that contribute to local landscape character – e.g. the landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type.</p>		<p>The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses. Strong landform features such as slopes, scarps and valleys are likely to be more sensitive.</p>
<p>Settlement form and edge</p> <p>The extent to which the landscape relates to the form and pattern of existing adjacent settlement, with reference to the character of the settlement edge and presence and role of boundary features. Note this may not be applicable for sites where proposed development is remote from any existing settlement.</p>				
<p>Lower sensitivity Higher sensitivity </p>				
<p>The landscape is strongly associated with an existing settlement and would not, if developed, be perceived as an extension of the settlement into the countryside.</p> <p>An exposed settlement edge with no landscape features to integrate the settlement/rural fringe will be less sensitive and may offer opportunities for development to enhance the settlement edge and integration.</p>		<p>Development would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature.</p>		<p>Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest or into a valley.</p> <p>A well-integrated settlement edge by virtue of landscape structure or landform variation will be more sensitive.</p>
<p>Settlement setting</p> <p>The extent to which an area contributes to the identity and distinctiveness of a settlement, by way of its character and/or its contribution to a perceived gap between settlements (the loss of which would increase coalescence). Note this may not be applicable for sites where proposed development is remote from any existing settlement.</p>				
<p>Lower sensitivity Higher sensitivity </p>				

<p>The landscape detracts from the character of the settlement and does not contribute to the separation of settlements either because of distance or because significant parts of the developed area are already closer to the neighbouring settlement.</p>		<p>The landscape makes a limited positive contribution to the character of the settlement. It either contributes to the gap between large settlements, but not to an extent where development would have a strong effect on the perception of separate settlements, or it contributes to a gap between a settlement and an outlying farmstead or hamlet but development would still leave some sense of separation.</p>		<p>The landscape provides a distinctive setting to one or more settlement areas and/or is important in the perception of a gap between distinct settlements.</p> <p>The area plays an important role in relation to the setting of the settlement for views to key features of the settlement (e.g. church towers) or views from the settlement.</p>
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Views


This takes into consideration the visual character of the site, including the extent of openness or enclosure and the importance of skylines, and the extent to which the landscape contributes to views from sensitive viewpoint locations, or to which development in this area would intrude on sensitive views. Locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive than local footpaths. Locations used for recreation, such as country parks or local public green space, are more sensitive than passing views from rights of way, and private views have less sensitivity than public viewpoints. This criteria also considers visual relationships with nationally designated AONB landscapes.

Lower sensitivity Higher sensitivity 


<p>The landscape is enclosed and well screened from public or private view and is not visually prominent in the landscape.</p>		<p>There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a limited positive contribution, but little intrusion on public views from the wider landscape.</p>		<p>There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.</p>
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Perceptual qualities

Perceptual qualities include scenic value, intact rural character, remoteness and tranquillity. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of sensitivity to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion. In assessing scenic value, this criterion considered the special qualities of the nationally designated AONB landscapes, where relevant.

Lower sensitivity Higher sensitivity 

<p>An area with a disturbed landscape, strongly influenced by development/activity/ intrusion.</p>		<p>A landscape with scenic qualities and/or some rural character, separation or isolation, but with some distinct intrusive elements – e.g. road noise or an abandoned character resulting from a lack of management.</p>		<p>A highly tranquil and scenic landscape, lacking intrusive elements. Demonstrates special qualities.</p>
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<p>Cultural and historical associations</p> <p>The extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or has cultural associations – e.g. features in art or literature or is associated with an important historical figure. Information from the Historic Landscape Characterisation (HLC) is used to inform the assessment where available. It considers historic as it relates to landscape character and is not a heritage assessment.</p>				
<p>Lower sensitivity Higher sensitivity </p>				
<p>A landscape with no cultural or historical influence or associations, in which field forms have no historic value.</p>		<p>A landscape with visible historic elements or cultural associations which has some historic character, but which is not part of a wider historic landscape; or a site with little historic character but which forms part of an area that does have some historic character.</p>		<p>A landscape with a strong, intrinsic historic character, or associations with important historic/cultural persons or events, that is not diminished by modern human influence.</p>

Desk-based assessment

2.19 The desk-based assessment uses the existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity that can be tested, verified and refined through field survey. This process considered sites within their wider landscape context drawing on the published landscape assessment information.

2.20 The interim sensitivity assessment for each of the sites draws upon the desk and spatial analysis and included draft justifications against each sensitivity criteria, providing a basis for testing during field survey work. This process also helped identify missing or uncertain information, providing a focus for the survey work.

2.21 As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. An assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (i.e. 'criteria'). Each site/group of sites is assessed against each criterion in turn, with explanatory text indicating features or attributes of lower or higher sensitivity. This culminates in an overall landscape sensitivity judgement (using the five-point scale above), taking account of the interrelationships between the different criteria and the specific characteristics of the landscape being assessed.

2.22 While the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they **should not be interpreted as definitive statements on the suitability of individual sites for a particular development.** All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Part 2: Site assessment

2.23 The field verification site assessment was undertaken in August 2020.

2.24 A structured process of field survey verification was undertaken by landscape experts in order to test and refine the outputs from the desk study. Each of the SHELAA sites was visited to record information against each assessment criterion and take photographs. The field survey was undertaken from roads and public rights of way to gain an understanding of landscape sensitivity, with no access to private land.

The fieldwork focused in particular on the relationships between the assessment sites and adjoining settlement, landscape settings and wider views, and perceptual qualities (i.e. levels of tranquillity). For more sensitive sites, it also noted any potential mitigation which could be used to reduce

the impact of development on the landscape. These sites are likely to remain of higher sensitivity and implementation of mitigation does not mean that development would not result in a landscape impact. For those sites rated as Moderate or lower landscape sensitivity, specific mitigation is equally important and should be an integral part of development.

2.25 For all residential and employment development mitigation of landscape impacts and opportunities for wider landscape enhancement should be considered.

Part 3: Reporting

2.26 A summary of the assessment results is provided in **Chapter 3**, while the full assessment profiles are included in **Appendix B**. The assessment profiles are ordered geographically by parishes.

2.27 Each of the full assessment profiles is structured in common format as follows:

- Identifying information about the site including location maps
- Assessment judgements for each of the six landscape criteria
- An overall landscape sensitivity judgement for residential or employment development
- Guidance on potential mitigation for those sites identified as moderate–high or high landscape sensitivity.

Section 3

Project findings and guidance

This chapter summarises the findings of the assessment and includes generic guidance for accommodating residential and employment development within the landscape.

Project findings

3.1 Table 3.1 sets out the overall landscape sensitivity judgements for the sites considered within the assessment. This is ordered geographically by Parish.

3.2 While the overall landscape sensitivity judgement gives a good indication of the susceptibility of the landscape to change, it is important to read the text within the profiles which provides more detail on the specific features of the landscape which are likely to be sensitive to development.

Table 3.1: Summary of overall LSA results

Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
Acton	SS0177	LA045	Residential	Moderate-low
	SS1225		Employment	Moderate-low
Aldham	SS0258	LS01	Residential	Low
	SS0259	LS01	Residential	Moderate-low
Ashbocking	SS0796	LS01	Residential	Moderate-low
Bacton	SS0088	LA046	Residential	Moderate
	SS0266	LA105	Residential	Moderate
	SS0099	LA047	Residential	Moderate-low
	SS0518	LA106	Residential	Moderate-low
	SS0859		Residential	Moderate
Badwell Ash	SS0020	LS01	Residential	Low
	SS0037	LS01	Residential	Moderate-low
	SS0078	LS01	Residential	Moderate-low
	SS0558	LS01	Residential	Moderate-low
	SS0809		Residential	Moderate-low
	SS0814	LS01	Residential	Moderate-low
	SS1292	LS01	Residential	Moderate-low

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Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
Barham	SS0076	LA002	Residential	Moderate-high
	SS0551	LA001	Residential	Moderate-high
	SS1056	LA119	Residential	Low
Barking	SS0603	LS01	Residential	Moderate-low
	SS1070		Residential	Moderate
Battisford	SS0612	LS01	Residential	Low
Belstead	SS0591	LA005	Residential	Moderate
Bentley	SS0395		Residential	Moderate-low
	SS0820	LS01	Residential	Moderate-low
	SS1044		Residential	Moderate-low
Beyton	SS0736	LS01	Residential	Moderate-low
	SS1065	LS01	Residential	Moderate
Bildeston	SS0278	LA048	Residential	Moderate
Botesdale and Rickinghall	SS0091	LA051	Residential	Moderate-high
	SS0939		Employment	High
	SS0129	LA049	Residential	Moderate
	SS0949	LA052	Residential	Moderate
	SS1190	LA050	Residential	Moderate-low
	SS1248		Residential	Moderate
Boxford	SS1249		Employment	Moderate-high
	SS0292		Residential	Moderate
Bramford	SS0403	LS01	Residential	Moderate-low
	SS0121	LA006	Residential	Moderate
	SS0478	LA007	Residential	Moderate-low
	SS0636	LA107	Residential	Low
Brantham	SS0937		Employment	Moderate-low
	SS0185	LA053	Residential	Moderate
	SS0211		Residential	Moderate
Brome and Oakley	SS0542	LS01	Residential	Moderate
	SS1011	LS01	Residential	Moderate
Capel St Mary	SS0251	LA054	Residential	Moderate-low
	SS0637	LA055	Residential	Moderate
	SS0910	LA055	Residential	Moderate
Chelmondiston	SS0204	LS01	Residential	Moderate-low
	SS0872	LS01	Residential	Moderate
Chilton	SS0590		Residential	Moderate
	SS0942		Employment	Moderate
	SS0948		Employment	Moderate-high
	SS1121	LA041	Residential	Moderate
Claydon	SS0119		Residential	Moderate-low
	SS0926		Employment	Moderate-low
	SS0327		Employment	Moderate
	SS0861	LA003	Residential	Moderate-low
	SS0916		Employment	Moderate-low
	SS1239		Residential	Moderate

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Project findings and guidance

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Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
Cockfield	SS1018		Residential	Moderate-high
	SS1289	LS01	Residential	Moderate
	SS1290	LS01	Residential	Moderate-low
Coddenham	SS1268		Residential	Moderate-low
Combs	SS0655		Employment	Moderate-low
	SS0869	LS01	Residential	Moderate-low
Copdock and Washbrook	SS0227		Residential	Moderate-low
	SS0620		Residential	Moderate-low
	SS0919		Employment	Moderate-low
	SS0295	LA008	Residential	Moderate-high
	SS0944		Employment	High
	SS0593	LA009	Residential	Low
	SS0918		Employment	Moderate-high
	SS0945		Employment	Moderate-high
Cotton	SS0806		Residential	Moderate-low
	SS1188	LS01	Residential	Moderate-low
Creting St Mary	SS0009	LS01	Residential	Moderate-low
	SS0127	LS01	Residential	Moderate-low
Debenham	SS0031	LA057	Residential	Moderate-low
	SS0902	LA056	Residential	Moderate-low
	SS0267		Residential	Moderate
	SS0268	LA058	Residential	Moderate
	SS0642		Residential	Moderate-high
Drinkstone	SS0791		Employment	Moderate
East Bergholt	SS0181	LA060	Residential	Moderate-low
	SS0182	LA061	Residential	Moderate-low
	SS1197	LA059	Residential	Moderate
Elmsett	SS0212	LS01	Residential	Moderate
	SS0232		Residential	Moderate
	SS0233		Residential	Moderate
	SS0644		Residential	Moderate-low
	SS0726		Employment	Moderate
Elmswell	SS0039	LA064	Residential	Moderate-low
	SS0107	LA065	Residential	Moderate-low
	SS0085	LA062	Residential	Moderate
	SS0096	LA063	Residential	Moderate-low
	SS0132	LA066	Residential	Moderate-low
	SS0330		Employment	Moderate
Eye	SS0014	LA022	Residential	Moderate-low
	SS0614	LA110	Residential	Moderate-low
	SS0615	LA111	Residential	Moderate-low
	SS0928	LA099	Employment	Moderate-low
	SS1202	LA109	Residential	Moderate-high
Finningham	SS0380	LS01	Residential	Moderate-low
Fressingfield	SS0058	LS01	Residential	Moderate-low

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Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
Glemsford	SS0226		Residential	Moderate-low
	SS0286		Residential	Moderate
	SS1110		Residential	Moderate
Great Blakenham	SS0654	LA010	Residential	Moderate-low
Great Bricett	SS1293	LS01	Residential	Moderate-low
Great Cornard	SS0220		Residential	Moderate
	SS0242	LA042	Residential	Moderate-high
	SS0433	LA040	Residential	Moderate-low
Great Finborough	SS0860	LS01	Residential	Moderate-low
	SS1055	LS01	Residential	Moderate-low
Great Waldingfield	SS0194		Residential	Moderate-high
	SS0200	LS01	Residential	Moderate-low
	SS1068	LS01	Residential	Moderate-low
Hadleigh	SS0298	LA028	Residential	Moderate-high
	SS0303		Residential	Moderate-high
	SS1285		Residential	Moderate-high
	SS1031		Employment	Moderate-high
	SS1035	LA028	Employment	Moderate-high
	SS0418		Residential	Moderate
	SS0584	LA114	Residential	Moderate
	SS0867		Residential	Moderate
	SS0909		Residential	Moderate-high
SS1092		Employment	Moderate-low	
Harkstead	SS1238		Residential	Moderate-high
Haughley	SS0004	LA067	Residential	Moderate
	SS0047	LA104	Residential	Moderate-low
	SS0270	LA117	Residential	Moderate-low
Henley	SS0171	LS01	Residential	Moderate-low
	SS0832	LS01	Residential	Low
Hessett	SS0678	LS01	Residential	Moderate-low
Hintlesham	SS0517	LS01	Residential	Low
Hitcham	SS0222	LS01	Residential	Moderate
Holbrook	SS0717	LA068	Residential	Low
Holton St Mary	SS0752	LS01	Residential	Moderate-low
Hoxne	SS0728	LS01	Residential	Moderate-low
Hunston	SS0815	LS01	Residential	Moderate
Kenton	SS1189		Residential	Moderate-low
Lavenham	SS0288	LA069	Residential	Moderate
Lawshall	SS0237		Residential	Moderate
	SS0682	LS01	Residential	Moderate
	SS0683	LS01	Residential	Moderate-low
	SS0685	LS01	Residential	Moderate-low
	SS0690		Residential	Moderate-low
Laxfield	SS0069	LS01	Residential	Moderate-low
	SS0616	LS01	Residential	Moderate-low

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Project findings and guidance

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Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
Leavenheath	SS0587	LA098	Residential	Moderate-low
Lindsey	SS1148	LS01	Residential	Moderate
Little Waldingfield	SS0874		Residential	Moderate-high
Long Melford	SS0811		Employment	Moderate-high
	SS0812	LA113	Residential	Moderate-high
	SS0934		Employment	Moderate-high
	SS1205		Residential	Moderate-low
	SS1283		Residential	Moderate
Mellis	SS0698	LS01	Residential	Moderate-low
Mendham	SS0550	LS01	Residential	Moderate
Mendlesham	SS0065	LA073	Residential	Moderate
	SS0083		Residential	Moderate
	SS0325		Employment	Moderate
	SS0333		Employment	Low
	SS0536		Employment	Moderate
Metfield	SS0863	LS01	Residential	Moderate
Nedging-with-Naughton	SS0628	LS01	Residential	Moderate-low
Needham Market	SS0028		Residential	Moderate
	SS1005	LA032	Residential	Low
	SS1034		Employment	Low
	SS1153		Residential	Moderate-high
	SS1199	LA030	Residential	Moderate-high
Norton	SS0105		Residential	Moderate
	SS1088	LS01	Residential	Moderate-low
Old Newton	SS0012	LS01	Residential	Moderate-low
	SS0131	LS01	Residential	Moderate-low
	SS1021	LS01	Residential	Moderate-low
Onehouse	SS0029	LA036	Residential	Moderate
	SS0157	LA036	Residential	Moderate
	SS0343	LS01	Residential	Moderate-low
Pettaugh	SS0706	LS01	Residential	Moderate-low
Rattlesden	SS0358	LS01	Residential	Moderate-low
	SS0500	LS01	Residential	Moderate-low
Raydon	SS0877	LS01	Residential	Moderate
	SS0880	LS01	Residential	Moderate-low
	SS1060		Residential	Moderate
Redgrave	SS0818	LS01	Residential	Moderate
	SS1266		Residential	Moderate
Shotley	SS0208	LA075	Residential	Moderate-low
Somersham	SS0145	LS01	Residential	Moderate-low
Sproughton	SS0191	LA013	Residential	Moderate
	SS0954	LA013	Residential	Moderate
	SS1024	LA013	Residential	Moderate
	SS0223	LA012	Residential	Moderate
	SS0711	LA116	Residential	Moderate

Section 3

Project findings and guidance

Babergh and Mid Suffolk LSA of SHELAA Sites
September 2020

Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
	SS0299	LA014	Residential	Low
	SS0721	LA018	Employment	Low
	SS1177		Residential	Moderate-high
	SS1178		Employment	Moderate-high
	SS1185		Residential	Low
Stanstead	SS0503		Residential	Low
	SS0512	LS01	Residential	Moderate-low
Stoke Ash	SS0723	LS01	Residential	Moderate-low
Stoke by Nayland	SS0465	LS01	Residential	Moderate-high
	SS0709	LS01	Residential	Moderate
Stonham Aspal	SS0141	LA076	Residential	Moderate-low
Earl Stonham	SS0792		Employment	Moderate
	SS1058	LS01	Residential	Moderate-low
Stonham Parva	SS0163	LS01	Residential	Low
	SS0810	LS01	Residential	Low
Stowmarket	SS0264	LA035	Residential	Moderate-low
	SS0324		Employment	Moderate
	SS0436		Employment	Moderate
	SS0930		Employment	Moderate-low
	SS1022	LA034	Residential	Moderate-high
	SS1223	LA044	Employment	Moderate
Stowupland	SS0073	LA100	Residential	Moderate-low
	SS0151	LA077	Residential	Moderate-low
	SS1071	LA078	Residential	Moderate-high
	SS1106	LA079	Residential	Moderate-low
Stradbroke	SS0079	LA080	Residential	Moderate
	SS0087		Residential	Moderate
	SS0080		Residential	Moderate-low
	SS0575		Residential	Moderate
	SS0681	LA083	Residential	Moderate-low
	SS1043	LA082	Residential	Moderate
	SS1198	LA081	Residential	Moderate
Stutton	SS0179	LS01	Residential	Moderate-high
	SS0696	LS01	Residential	Low
	SS1125	LS01	Residential	Moderate-low
Sudbury	SS0968		Residential	Moderate-low
	SS1019		Residential	Moderate-low
Tattingstone	SS0392	LS01	Residential	Moderate-low
Thurston	SS0006	LA090	Residential	Moderate-low
	SS0008	LA103	Residential	Moderate
	SS0019	LA084	Residential	Moderate-low
	SS0075	LA089	Residential	Moderate
	SS0716	LA088	Residential	Moderate
	SS0090	LA085	Residential	Moderate
	SS0319	LA086	Residential	Moderate-low

Section 3

Project findings and guidance

Babergh and Mid Suffolk LSA of SHELAA Sites
September 2020

Parish	SHELAA reference code	JLP reference	Development type	Landscape sensitivity score
	SS0729	LA087	Residential	Moderate
	SS0765	LA118	Residential	Moderate
Thwaite	SS0786	LS01	Residential	Moderate
	SS1228	LS01	Residential	Moderate-low
Tostock	SS0513	LS01	Residential	Moderate-low
	SS0924		Employment	Moderate-low
Walsham-le-Willows	SS0040	LA091	Residential	Moderate-low
	SS0369	LA092	Residential	Moderate-low
Wattisfield	SS0110	LS01	Residential	Moderate
Westhorpe	SS0084	LS01	Residential	Moderate-low
	SS0735	LS01	Residential	Moderate-low
Wetherden	SS0782		Employment	Moderate-high
Wetheringsett	SS0570	LS01	Residential	Moderate-low
	SS0599	LS01	Residential	Moderate-low
Weybread	SS0054	LS01	Residential	Moderate-low
Wherstead	SS1020	LA016	Residential	Moderate-low
	SS1027	LA101	Employment	Moderate
	SS1273		Employment	Moderate
	SS1168		Employment	Moderate-low
Whitton	SS0033	LA102	Residential	Moderate
Wickham Skeith	SS1166	LS01	Residential	Low
Wilby	SS0825	LS01	Residential	Moderate
	SS1278		Residential	Moderate-low
	SS1279		Residential	Moderate
Woolpit	SS0093	LA093	Residential	Moderate-low
	SS0328		Employment	Moderate-low
	SS0547	LA094	Residential	Moderate-low
	SS0670	LA095	Residential	Moderate-high
	SS0673		Employment	Moderate-high
	SS0783	LA097	Residential	Moderate
	SS0773	LA120	Employment	Moderate-high
	SS1158		Employment	Moderate-high
	SS0787		Employment	Moderate
	SS1154		Employment	Moderate
	SS1156		Employment	Moderate-high
Woolverstone	SS0203	LS01	Residential	Moderate
	SS0255	LS01	Residential	Moderate-low
Worlingworth	SS0573	LS01	Residential	Low
	SS1294	LS01	Residential	Moderate-low
Yaxley	SS0038	LS01	Residential	Moderate-low
	SS0042	LS01	Residential	Moderate-low

Landscape guidance for accommodating residential and employment development in Babergh and Mid Suffolk districts

3.3 This section provides generic guidance to help accommodate development within the landscape.

3.4 This guidance should be read in conjunction with the more detailed information provided in the Joint Babergh and Mid Suffolk District Council Landscape Guidance document, published in August 2015.

3.5 All development should aim to:

- Utilise existing vegetation or plant new vegetation/trees to assimilate development into the landscape and provide visual screening where appropriate. Cues from the local landscape character should be used to design species and planting patterns
- Avoid visually prominent locations, where development will be incongruous with the wider landscape context.
- Refer to the published landscape guidance for ideas for mitigation and enhancement that will be in character with the landscape.
- Improve access networks and recreational opportunities to enable access to, and enjoyment of, the landscape where possible.
- Ensure the landscape components of the development are in character with the locality, form part of a coherent green infrastructure network and provides ecosystem services including increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place.
- Ensure a high quality and responsive design, making reference to the National Design Guide and particularly the section on character and context.
- Be in-keeping with the existing settlement form and vernacular taking into account specific local information including Neighbourhood Plans.
- Where appropriate, use visual representations to understand impact of development proposals – as set out in Landscape Institute's Visual Representation of Development Proposals⁵;
- Take opportunities to mitigate the impact of existing detracting features within the landscape, and where

possible enhance landscape character in line with published guidance, including local landscape character assessments.

Cumulative impacts of development

3.6 This assessment has considered sites on an individual basis. For some areas/ villages a large number of potential development sites are proposed around a settlement. Clearly, development of multiple sites would have a greater cumulative landscape impact and consideration would be required of an appropriate limit of change, taking into account factors including:

- Settlement shape and form ensuring the development relates well to existing form rather than for example elongated extensions
- Maintaining sense of place, distinctiveness and key gateways
- Relationship to landscape features such as hill crests, valleys, woodland blocks which contain or define the settlement setting
- Factors such as options for development of one larger site as opposed to multiple smaller sites
- Opportunities for mitigation and wider landscape enhancement

Mitigation for sites with high or moderate-high landscape sensitivity

3.7 For selected sites agreed with the client, specific mitigation guidance is provided for sites judged as having Moderate – High or High Landscape Sensitivity to the specified change. In these cases, it is unlikely that mitigation will reduce sensitivity, and higher landscape sensitivity is one factor that will need to be weighed in the planning balance.

3.8 For higher sensitivity sites the greatest opportunities for landscape improvements and enhancements should be taken in association with development. It is also important to note that landscape mitigation and enhancement is equally important for those sites of Moderate or lower sensitivity and will be critical in helping to ensure positive landscape change in association with development. For these sites the generic guidance provided here should be used to develop site specific mitigation proposals.

⁵ Landscape Institute (2019) Technical Guidance Note 06/19, Visual Representation of Development Proposals (https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstituteorg/2019/09/LI_TGN-06-19_Visual_Representation.pdf).

Appendix A: Glossary



Appendix A

Glossary

Term	Definition
Ancient woodland	An area of woodland which evidence shows has had continuous woodland cover since at least 1600 AD and has only been cleared for underwood or timber production. It is an extremely valuable ecological resource, with an exceptionally high diversity of flora and fauna.
AOD	Above Ordnance Datum (sea level)
AONB	Area of Outstanding Natural Beauty – a statutory national landscape designation
Arable	Land used for growing crops
BAP priority habitat	UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. The original lists of UK BAP priority habitats were created between 1995 and 1999 and were subsequently updated in 2007. See http://jncc.defra.gov.uk/page-5155 for further information.
Biodiversity	The measure of the variety of organisms present in different ecosystems
Built form	The characteristic nature of built development
CWS	County Wildlife Site
Feature	A prominent, eye-catching element (e.g. wooded hilltop, church spire)
Floodplain	The area that would naturally be affected by flooding if a river rises above its banks
GIS	Geographic Information System
GPS	Global Positioning System
Grassland	Land used for grazing. Grassland can be improved (by management practices), semi-improved (modified by management practices with a less diverse range of species than unimproved grasslands), or unimproved (not treated with fertiliser, herbicide or intensively grazed, and consequently has a high species diversity)
Ha	Hectares
Habitat	The natural home or environment of an animal, plant, or other organism
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
Intact	Not changed or diminished
Land cover	Combinations of land use and vegetation that cover the land surface
Landmark	An object or feature of a landscape that is easily seen and recognised from a distance, especially one that enables someone to establish their location
Landscape	The term refers primarily to the visual appearance of the land, including its shape, form and colours. However, the landscape is not a purely visual phenomenon; its character relies on a whole range of other dimensions, including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture and cultural associations.
Landscape Character Types (LCTs)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape value	The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.

Term	Definition
Listed building	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest, designated by Historic England
Local Plan	A development plan prepared by local planning authorities
LSA	Landscape Sensitivity Assessment
LWS	Local Wildlife Site
Natural character	Character as a result of natural or semi-natural features such as woodland, grassland, hedgerows
NPPF	National Planning Policy Framework
Nucleated settlement	A settlement that is clustered around a centre, in comparison to a linear or dispersed settlement
OS	Ordnance Survey
Pastoral	Land used for keeping or grazing sheep or cattle
Remnant	A part of quantity left after the greater part has been used, removed or destroyed
Riparian habitat	Riverbank habitat
SAC	Special Area of Conservation (EC Directive 92/43/EEC Habitats Directive)
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change.
Semi-natural vegetation	Any type of natural vegetation which has been influenced by human activities, either directly or indirectly
Sense of place	A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that make a place memorable
Sensitive	The response to change or influence
SSSI	Site of Special Scientific Interest
Time depth	The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth).
Topography	Combinations of slope and elevation that produce the shape and form of the land surface
Valued landscape attributes	Positive features and characteristics that are important to landscape character and that, if lost, would result in adverse change to the landscape
Vernacular	Buildings constructed in the local style from local materials. Concerned with ordinary rather than monumental buildings

Appendix B: Site proformas



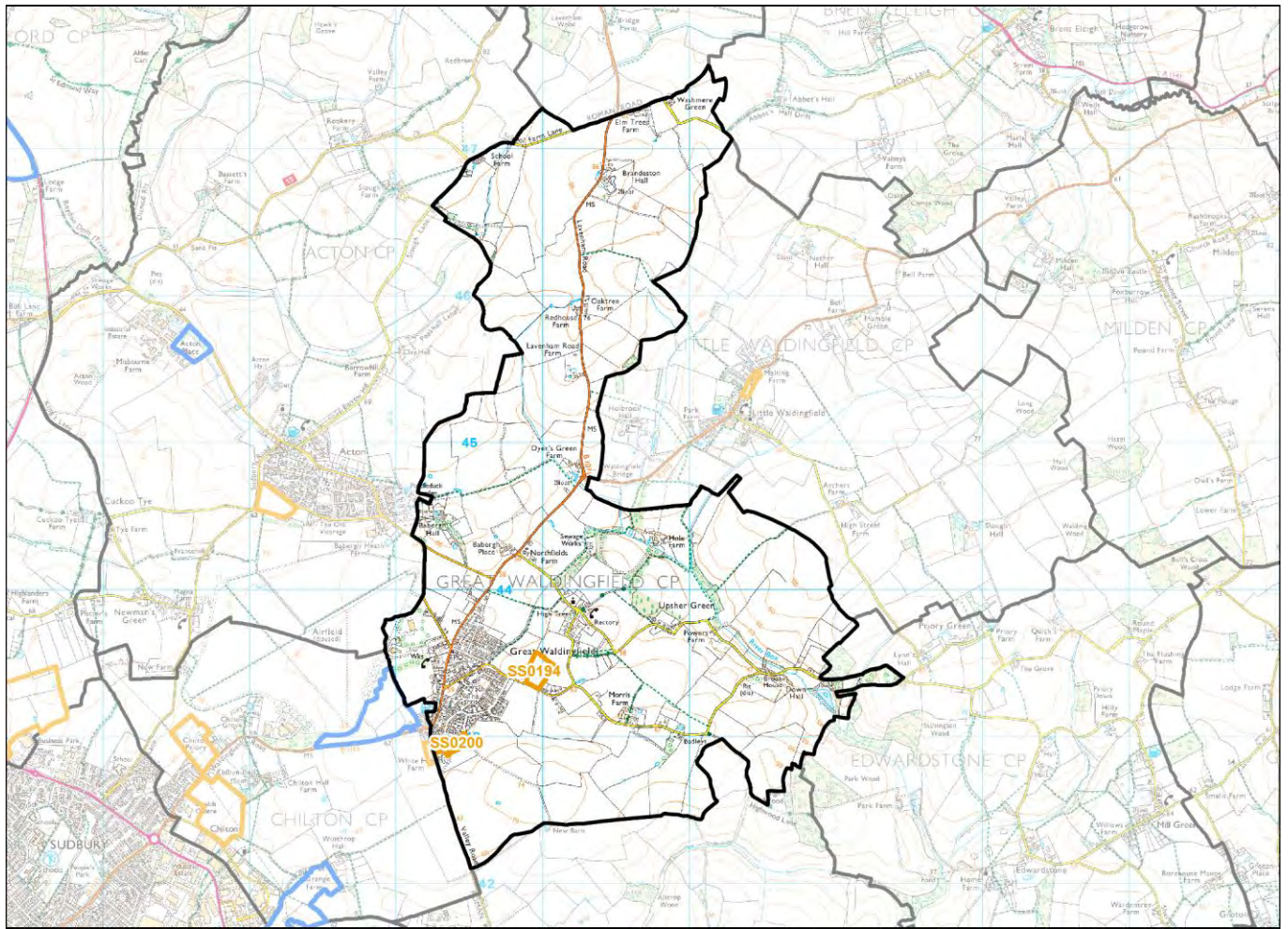
Appendix B

Site Proformas by Parish

This appendix contains the LSA proformas for the SHELAA sites. It is ordered alphabetically by parish.

Please note the Main SS ID number in the top right-hand corner is an automatic part of the database output, and does not confer any meaning for sites which have been assessed in conjunction (referenced in **Table 2.1**).

Great Waldingfield



 Employment  Residential

Site Name: Land north of Folly Road,
Great Waldingfield

Main SS ID: SS0194

LA/LS ID:

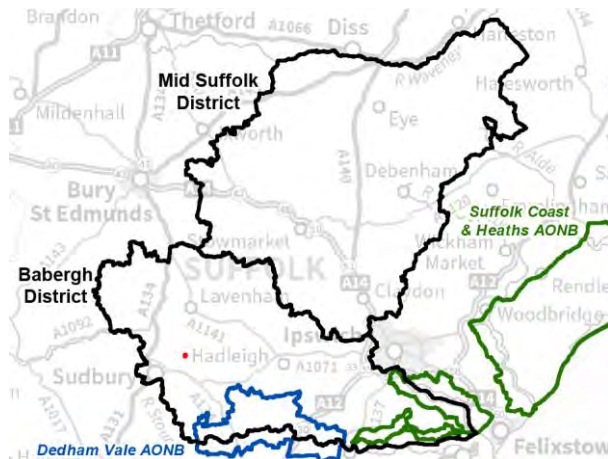
Type: SS0194 - Residential

Parish: Great Waldingfield

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the southern part of a moderate scale flat arable field at an elevation of around 60m AOD. The field is bound by hedgerow boundaries containing mature hedgerow trees.

Settlement form and edge

Moderate

Development of the site is likely to be perceived as a slight extension into the surrounding arable countryside as it is disconnected from the edge of Great Waldingfield. Development here may present an opportunity to soften the existing settlement edge where 21st century residential properties to the west are visually prominent. Properties to the east are screened by mature hedgerow boundaries.

Settlement setting

Moderate-high

The site provides a rural backdrop to existing properties on the north-eastern settlement edge of Great Waldingfield. Development of the site would, however, reduce the rural gap between the main settlement of Great Waldingfield to the south-west and the separated historic core of the settlement to the north-east. The development of the site would also link the main settlement to isolated properties further east along Folly Road.

Views

Moderate-low

The site is enclosed by mature hedgerow boundaries, although it is partially visible from Folly Road as well as Rectory Road to the north-east and private residences to the west.

Perceptual qualities

Moderate

The site has a traditional agricultural character, with well-managed hedgerow boundaries. Despite the proximity to existing settlement, the site has relative tranquillity and dark night skies. Views to the tower of the Grade I listed Church of St Laurence provide the site with a sense of place.

Cultural and historical associations

Moderate-high

The site is almost entirely within the Great Waldingfield Conservation Area, providing an undeveloped rural setting to the historic core of the settlement. The site has some intervisibility with properties within the Conservation Area including the tower of the Grade I listed Church of St Laurence. The HLC identifies the field pattern to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity. Sensitive features include the location of the site within the Great Waldingfield Conservation Area and the role the undeveloped area plays in providing rural setting to the historic settlement core. This area also prevents the coalescence of the historic core with more modern parts of Great Waldingfield to the south-west. If this site were to be developed in combination with one of more sites around Great Waldingfield the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Screen any new development with planting to minimize the impact it may have on the setting to the historic core of Great Waldingfield to the north.

Ensure new development does not reduce key views to tower of the Grade I listed Church of St Laurence.
New development should be in keeping with the scale and pattern of properties adjacent to the east and west.
Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.

Site Name: Great Waldingfield - SS0200, SS1068

Main SS ID: SS0200

LA/LS ID: SS0200 - LS01

SS1068 - LS01

Type: SS0200 - Residential

SS1068 - Residential

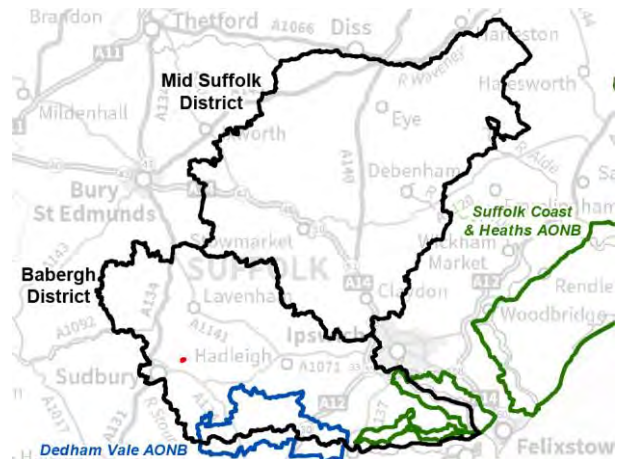
Parish: Great Waldingfield

District: Babergh

SS0200 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise the corner of two large arable fields on either side of Valley Road (SS0200 to the east and SS1068 to the west). SS0200 also has a scrubby area containing several agricultural outbuildings. Parts of the north-west of the site are being developed. Field boundaries are marked by hedgerows, with frequent mature trees. The land is flat at an elevation of around 60m AOD.

Settlement form and edge

Moderate-low

The sites lie to the south (SS0200) and south-east (SS1068) of Great Waldingfield. Development would be contained by White Hill Farm to the south-east. The development of the sites may be perceived as a slight advancement into the undeveloped countryside. However, development would not significantly alter the settlement form of Great Waldingfield or cross any distinctive boundary features.

Settlement setting

Moderate-low

The sites provide a rural setting to the south-eastern settlement edge. Development of the sites would not reduce the sense of separation between Great Waldingfield and any surrounding settlements.

Views

Moderate-low

Hedgerow boundaries provide visual enclosure to the majority of the sites. However, some parts of the sites are overlooked by residential properties. SS0200 is overlooked from properties on Brandeston Close, where hedgerow boundaries are low. Views into the sites from Valley Road are limited to gateway gaps. Views from the west of the site, extend to the surrounding agricultural land to the west.

Perceptual qualities

Moderate-low

The sites have a traditional agricultural character with fields bound by mature hedgerows. The sites experience dark night skies adding to its rural feel; however, it is influenced by traffic noise from Valley Road as well as the B1115 to the north.

Cultural and historical associations

Moderate-low

The HER identifies the southernmost agricultural buildings associated with White Hall Farm to be part of a single phased model farm (1870), whilst the larger northern barn is thought to be associated with Chilton Corner, an area of possible military buildings. White Hall Farmhouse, situated to the south is a Grade II listed building, however intervisibility is limited by mature vegetation. Several other Grade II listed buildings lie within 200m to the north of SS1068, near the junction of Valley Road with the B1115, although they are not visible from either site. The HLC identifies SS1068 as formed by pre-18th century enclosure, the west of SS0200 as a built up area and the east of SS0200 to be post-1950s agricultural land.

Overall Landscape Sensitivity - Residential development

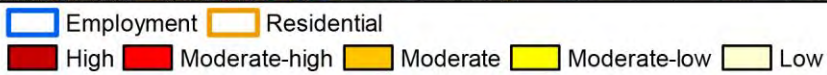
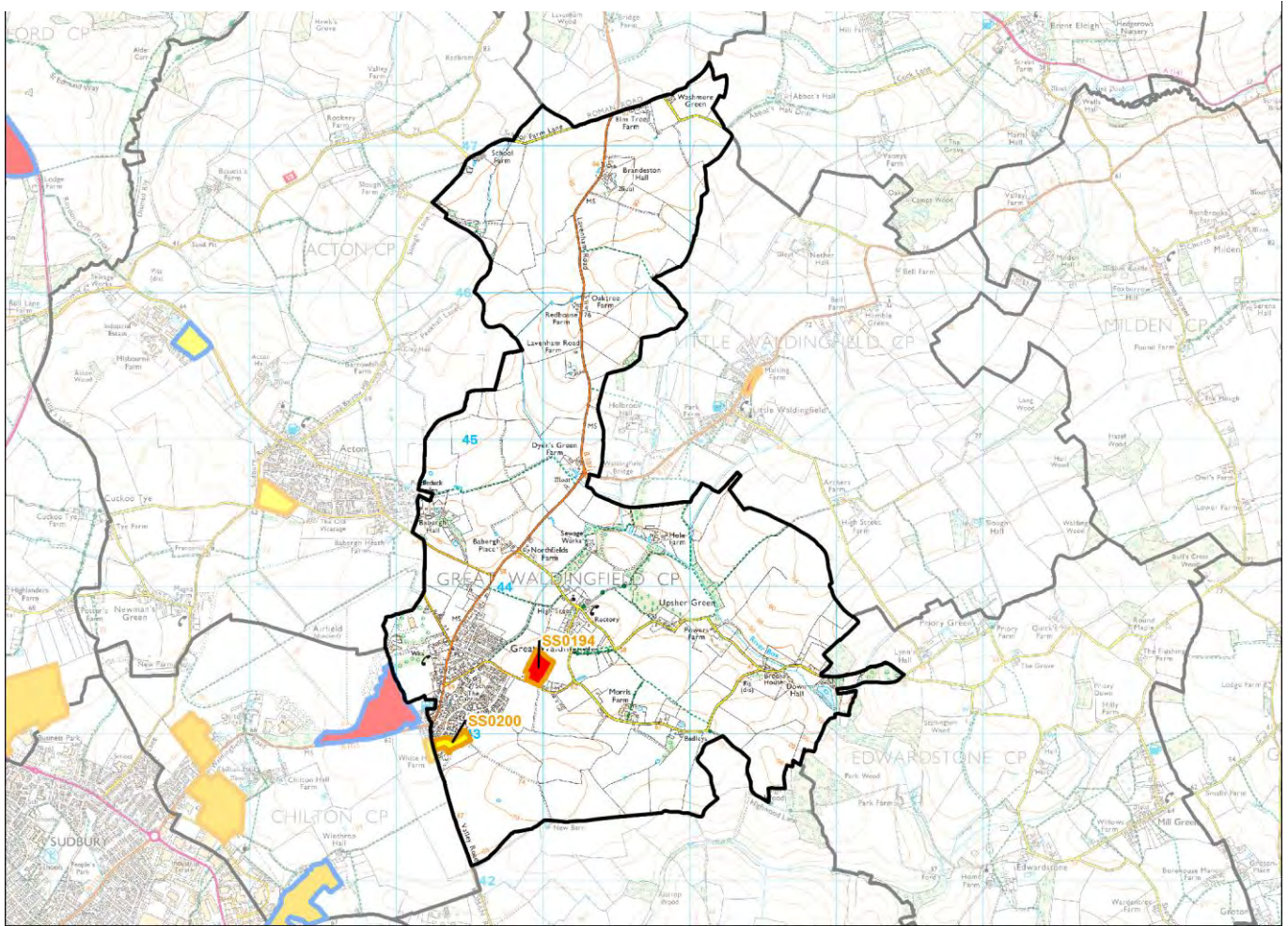
Moderate-low

SS0200 has planning permission. The sites have an overall low-moderate landscape sensitivity. Features which

increase sensitivity include the presence of features identified by the HER to be of cultural heritage significance and its traditional agricultural character.

Great Waldingfield

Ratings Summary



GREAT WALDINGFIELD

NEIGHBOURHOOD PLAN
LANDSCAPE CHARACTER APPRAISAL

Appendix (GW): Views





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Aerial Photo 1999-2001 - Parish Online

VIEWPOINTS

CHILTON & GREAT WALDINGFIELD
NEIGHBOURHOOD PLAN: LANDSCAPE CHARACTER APPRAISAL



The panoramic images are intended to provide a broad context and are not aimed to be in conformity with guidance for photomontages for LVIA purposes (*LI Technical Guidance Note Draft 2018-06-01 Photography in LVIA*). They serve to illustrate the wide range of viewpoints, the angle and depth of field of view available, and the rural character of these views. They are presented in a uniform format, similar to that which may be experienced in the field when viewed at A3 size and 35cm distance, to facilitate comparison.

Viewpoints have been selected by the following:

- To provide typical views that are representative of the landscape of the Parish
- to show those areas that are most likely to be pertinent to the Neighbourhood Plan
- to show those areas that may be most sensitive to change

The northern part of the Parish is deemed unlikely to subject to change by development in the current Local Plan period and is therefore under-represented in the panoramic photos.

The views shown in this Appendix are all of winter conditions with photographs taken in December / January. There would be seasonal variations to these views including:

- When trees and hedges are out of leaf views tend to be more open, albeit for shorter periods of daylight
- When the sun is lower (winter) reflective vertical structures (buildings) can be illuminated with greater contrast when the sun is behind the viewer, and less visible when seen in front of a low sun.
- Summer views can have less clarity owing to heat haze and higher atmospheric humidity

Technical notes

Camera: Nikon DX D3200

Lens: AF-S 18-55

Cropped Sensor: 23.2 x 15.4mm

Focal Length on a zoom lens was 36mm (approximately equivalent to a standard 50mm fixed lens).

All images are shown with a horizontal angle of view of 80° across the width of the page (22° vertically).

Overlapping images have been merged in Photoshop to create panoramas.



VIEWPOINT GW 1
 View to east from east of Acton
 (52°06'73.16"N, 0°77'72.59"E)



VIEWPOINT GW 2
 View to north-east from Ten Tree Road
 (52°06'07.89"N, 0°77'34.24"E)



VIEWPOINT GW 3

View to north-east from disused airfield
 (52°05'43.940"N, 0°76'65.91"E)



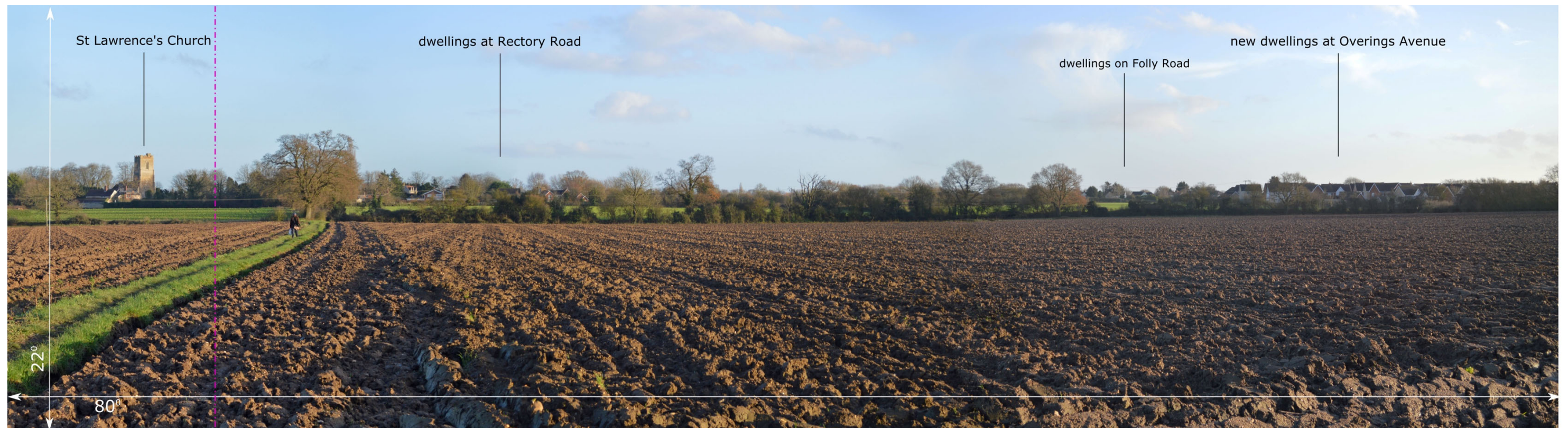
VIEWPOINT GW 4

View to north-east from Valley Road
 (52°04'84.99"N, 0°77'49.81"E)



VIEWPOINT GW 5: St Lawrence's Church from East (1)

View to north-east from footpath north of ;The Hives', B1115
 (52°06'13.95"N, 0°77'96.55"E)



VIEWPOINT GW 6: St Lawrence's Church from East (2)

View to south-east from footpath north of ;The Hives', B1115
 (52°06'13.95"N, 0°77'96.55"E)



VIEWPOINT GW 7

View to west north-west from footpath east of St Lawrence Church
 (52°06'07.78"N, 0°78'64.12"E)



VIEWPOINT GW 8

View to west from north of St Lawrence's Church
 (52°06'16.42"N, 0°78'79.63"E)



VIEWPOINT GW 9

View to west from footpath west of Upsher Green
 (52°06'00.00"N, 0°79'40.96"E)



VIEWPOINT GW 10: Box Valley

View to north-east from north of Powers Farm
 (52°05'93.44"N, 0°80'11.21"E)



VIEWPOINT GW 11

View to north from track north of Morris Farm
(52°05'55.21"N, 0°79'47.22"E)



VIEWPOINT GW 12

View to east from track north of Morris Farm
(52°05'55.21"N, 0°79'47.22"E)



VIEWPOINT GW 13

View to west from south of Moreves Manor
 (52°05'29.54"N, 0°07'31.91"E)



VIEWPOINT GW 14: to East from The Badleys

View to north-east from road junction east of The Badleys
 (52°05'23.25"N, 0°08'05.26"E)



VIEWPOINT GW 15:
to west south-west, 'Eastern Farmlands'
(52°06'41.74"N, 0°80'71.75"E)



VIEWPOINT GW 16:
to south, 'Northern Farmlands'
(52°08'52.91"N, 0°79'13.19"E)