

# 1

## Hadleigh Neighbourhood Plan

Landscape Assessment:

Character and Sensitivity Assessment

May 2023



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# Introduction

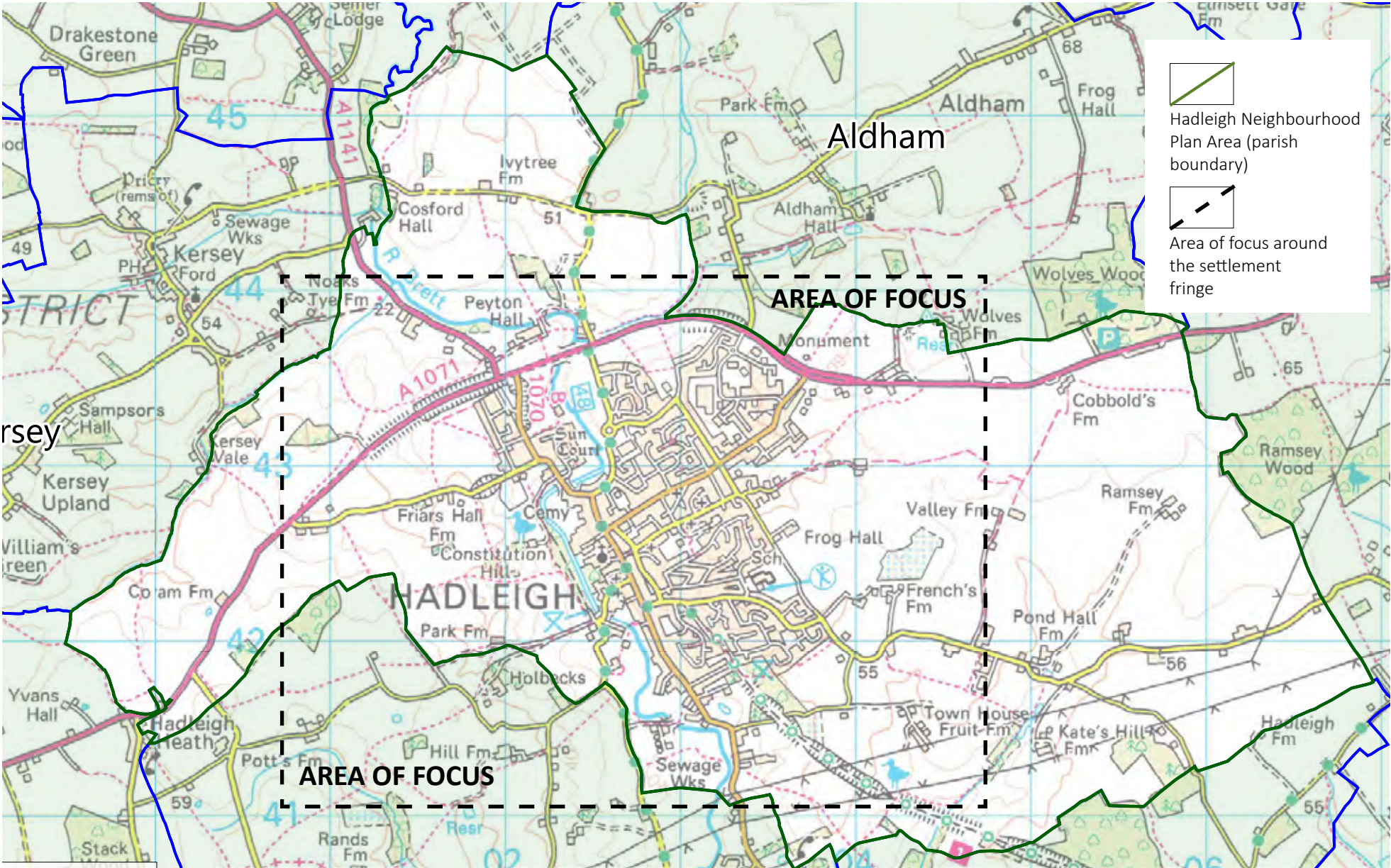


Figure 1: Hadleigh's Built Up Area Boundary and its fringe area which is the focus for this assessment

1. Hadleigh Town and District Council's Neighbourhood Plan group commissioned this landscape assessment in winter 2023 to assist the group in the development of their Plan, and to assist with land management change in the future. The assessment looks at the whole parish but focuses on the rural area that fringes the town, outside the Built-Up Area Boundary, as set out in figure 1. Work is being done by others that focuses on character within the boundaries of the settlement itself.
2. The aims of the assessment are:
  - To provide a parish-wide character assessment as a framework for understanding and defining the character of the different landscapes around the settlement edges.
  - To identify aspects of landscape and visual sensitivity in the different character areas. The results of this will help identify the more sensitive areas, and help enable their protection. It will also support Site selection for potential site allocation on less sensitive parcels of land, in future.
  - To identify whether any parcels of land meet the Landscape Institute's criteria for 'Valued' landscape and could be considered for a protective designation in the Neighbourhood Plan.
  - To enable appraisal of important views to help form policy around protecting particularly valued views within the town.
  - To look at the sites put forward to the SHELAA 'Call for Sites' to review their issues and sensitivities and suitability in landscape terms.
3. This document will be useful to the Town and District Councils in managing future applications for development, to landowners to understand the parameters which might limit changes in land use, and to householders or developers considering development options.



FIGURE 2: NEIGHBOURHOOD PLAN AREA AND THE MAIN AREA OF FOCUS







Part 1

# HADLEIGH and its LANDSCAPE

# 1. Hadleigh and its landscape setting

## 1.1 Hadleigh's landscape and history

### Introduction

1. The Neighbourhood Plan group wish to manage change so that Hadleigh retains its distinctive character, both inside and outside its urban boundaries, and prevent future growth from harming its special qualities.
2. This objective is consistent with current national planning which requires development to relate well to local character, offering sympathetic responses and enhancement measures. The NPPF states in para 127, *'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'*
3. Para 130 states, *'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.'*
4. This document hopes to illuminate what 'being sympathetic to character' actually means for Hadleigh in practical terms, translating assessment and analysis

into useful guidance. A key aim of this study is to ensure the special characteristics of the valley is recognised and measures are put in place for their protection via the Neighbourhood Plan.

5. A good starting point for understanding character is understanding the history of a settlement and how it evolved into the town seen today.

### An introduction to Hadleigh's landscape

6. Hadleigh is a historic market town in the district of Babergh in south Suffolk. It lies west of Ipswich by about 10 miles, and has an attractive rural setting in the valley of the river Brett, sitting almost entirely along the east side of the small river. The parish is only a little larger than the village parishes around it, despite its considerably higher population, and forms an elongated shape. It covers an area of 17.2sqkm and is a large settlement with a population of around 9,000 people. East to west it stretches some 6.5km from Wolves Wood to the edge of Hadleigh Heath, but is only between 1 and 4km deep from north to south.
7. The parish is bisected by the A1071 which forms a strong line in the landscape, sometimes literally cutting through the hillsides on the north side of the town, often providing a definitive edge to the settlement. The town has a vibrant economy which is focused on its High Street, its wide range of public services, and on its small industrial estate, and is identified in the 'Market Towns and Urban Areas' category within the new Joint Local Plan.

FIGURE 3: OLD MAP OF HADLEIGH



*"Hadleigh is one of the most perfect small towns in England, with trees, old red brick, flint and plaster and that unassuming beauty of East Anglia which changes to glory in sunlight"*

- Sir John Betjeman (source unknown)

Although the town used to sometimes be known as 'Hadleigh in the Hole' which has a less bucolic ring to it. The old map above shows why this might have been the perception!





## 1.1. Hadleigh's landscape and history continued:-

8. It is recognised as one of the Suffolk Wool Towns with the distinctive tightly packed, often wonky, colour washed buildings clustering in the historic core. As well as a wealth of interesting and historic architecture, the town also enjoys a scenic landscape setting which contributes strongly to sense of place. The surrounding shallow, rolling hills offer a varied and attractive landscape, right beside the historic centre of the town, which plays a key role in the town's most important views. To the west, the valley sides have remained rural, under farmland and parkland, and local people are rewarded with a dense network of rights of way here.

### Topography and hydrology

9. The Brett is a tributary of the river Stour. It rises just to the northwest of Lavenham, flows through a number of attractive, historic villages, such as Monks Eleigh and Chelsworth before turning south towards Hadleigh. After flowing past the historic heart of the town it continues through Layham and Shelley, and then on to Higham and its confluence with the Stour.
10. The river, and its tributary streams, have dissected a marked valley over time, eroding through the chalky claylands to either side, resulting in some quite steep and rolling slopes around the town. Elevation in the valley bottom is around 20-25m and the plateau edges

FIGURE 4: TOPOGRAPHY AND SETTLEMENT

KEY:  Built Up Area boundary (NP and JLP)  Hadleigh Conservation Area



## 1.1. Hadleigh's landscape and history continued:-

to either side top out at around 60-70m AOD.

11. The river is maintained by a series of weirs, downstream, maintaining the water level year round. The Environment Agency currently gives the river 'Moderate ecological status' but identifies various sources of pollution. The Angling Club website states, however, the river hosts pike, roach, chub, dace, perch, and sometimes tench and bream. Yet, a 2022 report by Essex and Suffolk Rivers Trust found that the Brett, like all the county's rivers, did not meet either Government or Water Framework Directive standards in terms of water quality and pollution.

### Soils and farming

12. The town established on the alluvial floodplain immediately adjacent to the river Brett. The main soil type on the surrounding plateaux is chalky clay, left behind by the great Anglian Glaciation, but where rivers, like the Brett, have dissected through this deposit, a wide variety of soil types result. The variety of soil types in and around the valley resulted in a range of land uses over the centuries.
13. Over millennia, the erosive action of the Brett has revealed areas of sands and gravels which in some places were sufficient to produce patches of heathland. The name Hadleigh is thought to derive from 'Haedlaege or Hetlega' meaning 'the heath clearing'. Such patches of heathland were enclosed in the 18th and 19th centuries and are now mostly gone, although associated place-names associated survive, such as at Hadleigh Heath (today set just outside the far western tip of the parish). 'Broom Hill' overlooks the town to the west, and it is apparent from its name and the light soils underfoot and the vegetation seen, that is an area of light, heathy land. This is the location of a historic sand/gravel quarry pit, which had a brickworks next to it in past centuries. This area is now overgrown with trees and has some public access.
14. Aggregates continue to be quarried in the parish to this day, with two local commercial quarries excavating sands and gravels at different locations to the north and west of the town. Activities at the Aldham Hill Quarry are of particular concern to local residents- an application for expansion of activities here was

recently turned down by the County Council over concern about the number of vehicle movements. This quarry is in a visually sensitive location, on the valley side to the north of the town, and views to it are possible on the east-ward passage along the A1071.

15. The lighter lands around the town are used for traditional grazing, and today, horses, and on the heavier land, the clays and alluviums make for fertile agricultural soils. There is a long history of arable and sheep farming in this part of Suffolk. The processing of the products that derived from local agriculture helped Hadleigh build a strong economy in previous centuries. The results of its success as a wool processing town are seen in its wealth of wonderful buildings.

### Settlement history and heritage

16. Given the ideal conditions of the workable soils, the woodlands and access to the river, this area has, not surprisingly, yielded evidence of a long settled landscape. Finds at the quarry behind Peyton Hall represent 'probable Middle Iron Age features, and finds and the deposits, are considered to represent the presence of an Iron Age settlement'<sup>1</sup>. In 2018 archaeological survey to the west of Aldham Mill Hill, near the fire station, found evidence of large Roman era enclosure, likely related to a contemporary farming settlement.
17. The grid-like formation of the old town has also given rise to speculation that Hadleigh is possibly Roman in origin- its proximity to Colchester makes it probable there was a significant settlement here on the Brett. However, there is inadequate evidence to support the theory, to date, and the Conservation Area appraisal states the town was founded only during the Anglo-Saxon period.
18. The main axis of the old town, the High Street, is built along the valley bottom, parallel with the river. Joining at a perpendicular angles, ascending the valley side to the north-east are Angel Street, George Street and Station Road. To the south-east of the town centre, Benton Street continues the southward trajectory of the High Street and forms a historic ribbon of development along the road towards

<sup>1</sup> <https://heritage.suffolk.gov.uk/Monument/MSF29007>



## 1.1. Hadleigh's landscape and history continued:-

Raydon and East Bergholt. Views out to the river to the west become possible here on the outskirts of the town, and the classic lowland river valley setting becomes apparent. Unbridged south of Toppesfield Bridge, the river forms a strong boundary, containing settlement to the east banks.

19. Hadleigh has a wealth of heritage assets, and famously, more listed buildings than Lavenham. It has approximately 246 in total including 4 Grade I buildings and 20 Grade II\*. The majority are incorporated within a good-sized Conservation Area that includes the High Street, Angel Street, George Street, Benton Street as well as a tract of undeveloped land flanking the River Brett. The Conservation Area was designated in 1969 and its most up to date Appraisal was published in 2008.
20. As the medieval period began, at Domesday in 1086, there were two recorded Manorial estates in what is today's town centre- Hadleigh Manor and the Manor of Toppesfield. There were another three in the wider parish. The Manor of Hadleigh was the property of Saxon General Byranorth who, after his death, left the manor to the Priory Church of Canterbury – later to become the seat of the Archdiocese of Canterbury. Today the Rector of Hadleigh remains one of the Archbishop of Canterbury's "Peculiar Deans" who are responsible to him and not to the Diocesan Bishop, as would be usual.
21. This connection with Canterbury later preserved Hadleigh from the upheaval that followed the Norman Conquest. Unlike the Manors that were confiscated from the Anglo-Saxon lords and reallocated as the spoils of war, Hadleigh Manor was protected, because it was the personal property of the Archbishop.
22. On land in between the location of the two manors, the stars of Hadleigh's heritage area are found- a complex of old buildings between the river and the high street, comprising of St. Mary's church, the Deanery Tower and the Guildhall. These enclose a green space, on three sides (the churchyard) and on the fourth side of the enclosure there are high quality 18th and 19th century buildings. The setting is framed to the north by mature trees between the church and the old Brett Works site and the modern Hadleigh Hall. The many mature trees include specimens of Silver Fir, Bhutan Pine, Holm Oak and Wellingtonia amongst the more common Sycamore, Lime, Yew and Horse Chestnut.
23. The contained nature of the arrangement, means the Grade I listed group is not easily seen from the High Street, as it is tucked away behind the continuous built form- only a glimpse of the church is possible down Church street. Neither does the group have a relationship with the wider landscape- longer views in or out are not possible. It is, therefore, encountered all of a sudden, and at close range, which likely adds to the impressive impact that it has on the visitor.
24. St. Mary's is a large and impressive flint work church with its origins in the 14th century. Today's church building is a product of 19th and early 20th century when the church was extensively restored. It has a timber and lead spire, thought to be the oldest on Suffolk, of 40m in height. It was painted by Gainsborough in 1748. The church plays an important role in orientation in the wider landscape, as the spire is visible up and down the valley and views of it have been experienced around Hadleigh for nearly 700 years.
25. The Guildhall buildings are formed of three separate structures on land that belonged originally to the manor of Toppesfield Hall. In 1438, the Lord of the Manor, William Clopton, gave the town a Market House and land for a Guildhall. The Market House is the oldest part of the complex, and fronts the churchyard. It has had many uses over the centuries- workhouse, police station as well as town hall. Today, after the restoration of the complex in the 1980s, it offers a number of fine timbered rooms for use by the community and for events.
26. There is an enduring cultural event relating to the original paying of the rent by the people to the Lord of the Manor. Starting at one 'mark' a year, the rent was soon downgraded to a peppercorn rent of a single red rose. An annual presentation ceremony of the red rose continues to this day whereby the Mayor of Hadleigh places a rose on the tomb of William Clopton who lies in Long Melford church.
27. To the south west of the church stands the impressive red-brick Deanery Tower, the Tudor gateway to the now demolished medieval Deanery. It is a very

## 1.1 Hadleigh's landscape history continued:-

significant building in the history of the Church of England as, it is said, in 1833 a meeting was convened here which gave birth to the Oxford Movement, an organisation that revolutionised Anglicanism in England and shaped the the emerging Church of England.

28. Throughout the rest of the Conservation Area, there are many fine timber framed buildings. Colour washed, steeply gabled and often crammed in, they are the epitome of Suffolk wool town charm. There is not the scope to appraise these in any detail here but the following pages show a few of examples of the vernacular style. Refer to the Design Code work by others for more information.
29. It is worth noting that, like Lavenham and other wool towns, the preservation of so many mediaeval and Tudor buildings was only due to the collapse of the wool trade in the 16th century. Buildings were not replaced in the ensuing centuries because few residents could have afforded the renovations or rebuilding costs. Although the town experienced an upturn as a market town, in the 18th and 19th Centuries, its buildings survived being comprehensively 'Georgianised', and 'Victorianised' and many interesting timber framed buildings endure as a result.
30. As well as the register of circa. 246 Listed Buildings, there is also a register of non-designated heritage assets put together by The Hadleigh Society who maintains the list of circa. 100 buildings at: <https://hadsoc.org.uk/local-list/>.

### Settlement pattern

31. Hadleigh reads as a single, nucleated town cluster, mostly contained within a single built-up area boundary, although the Joint Local Plan now draws small separate settlement boundaries around the Gallows Hill/Castle Road area, and Priory Meadows to the south end of Benton Street. In addition to the main town, the remained of the settle in the parish is found as scattered outlying farms and small clusters of cottages. Some of these farms have post-medieval timber-framed houses.
32. Superimposing Hadleigh onto a topographic map shows its historic location was very much a valley bottom settlement (see figure 3 on page 6). The oldest parts of the town, along the High Street and Benton Street, sit above the flood plain either side of the 30m contour. The rest of the Conservation Area also generally lies below 40m on the shallow lower slopes of the valley. It is interesting that the town never breached the river and began mirroring itself on the west banks of the Brett.



The Tudor Deanery Tower gatehouse and St. Mary's church



The Market House fronts the Guildhall complex



## 1.1 Hadleigh's landscape history continued:-



Gainsborough's painting of Hadleigh church. The distant hills of Holbecks and Broom Hill are glimpsed behind.



Cedroc Morris in his garden, c.1957 oil on canvas, Glyn Morgan


### 1.1 Hadleigh's landscape history continued:-

FIGURE 5: 1896



FIGURE 6: 1904



KEY:  2023 proposed Built Up Area boundary

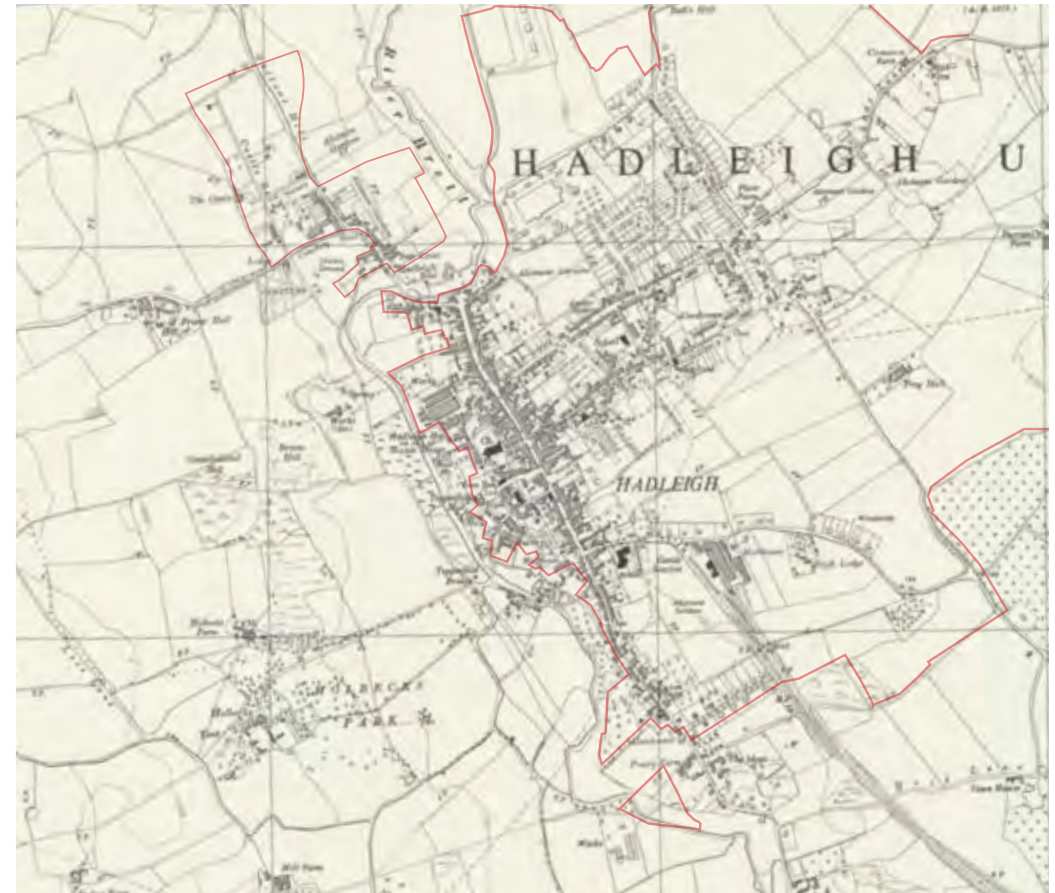



### 1.1 Hadleigh's landscape history continued:-

FIGURE 7: 1947



FIGURE 8: 1958



KEY:  2023 proposed Built Up Area boundary

## 1.1. Hadleigh's landscape history continued:-

33. Over the 20th century, the town expanded up the sloping valley side expanding between the 40 and 50m contours. The industrial estate also occupies this position in the landscape, between approximately 40 to 55m AOD. The patterns at this point at least reflected the historic position of the town on the east facing slopes of the river.
34. Today, substantial modern expansion is occurring to the northwest edge of the town, above the 50m contour, topping out just beyond the 60m contour and onto the edge of the plateau. Pressure is also being felt on the north facing slopes to the north of the town. These new patterns in settlement represent a departure from the historic evolution of the town, and threaten its intrinsic character. This is due of course to diminishing opportunities elsewhere, resulting from physical constraints and practical factors such as access. However, understanding the correct position of Hadleigh in the landscape is a useful starting point to help judge where any continued expansion should be located.

### Transport, roads and employment

35. Hadleigh evolved at a fording point over the Brett. Today, there are two road bridges over the Brett, one at each end of the town. The oldest is Toppesfield Bridge to the south. It is built in red brick and sports a series of gothic arches, and originated in the 14th century. It is a scheduled Ancient Monument with grade II\* listing. It is said to be one of the country's oldest bridges that is still carrying road traffic.
36. Today, the most significant road serving the town is the A1071 'by-pass', built in the early 1980s. It carries traffic from the east, from the direction of Ipswich, westwards to Lavenham and Sudbury, cutting through the rolling hills passing Hadleigh and crossing the Brett in front of Peyton Hall. Much of the land between the bypass and the edge of the town was subsequently infilled with the Lady Lane industrial estate, and pressure for housing in this zone continues.



Benton Street



High Street/Bridge Street



Sun Court, High Street



George Street

The Conservation Area Appraisal states;

*'Timber-framed houses, built mostly for those in the wool trade, are to be found not only along the High Street, but in its continuation down Benton Street and up the hill in both Angel and George Streets, these latter three remaining essentially domestic in character to this day.'*



### 1.1. Hadleigh's landscape history continued:-

37. Hadleigh's development took a step forward in 1847 when the railway station opened on the edge of the town, southeast of the town centre. The line was built by the Eastern Union and Hadleigh Junction Railway company and the town was at the end of a seven and a half mile branchline from Great Bentley. The railway helped grow businesses related to the processing of agricultural products from the area, as raw materials could now come in by rail for processing and manufacture. It was apparently never a very profitable operation and the line closed to passengers in 1932 and to freight in April 1965. The track was removed soon after closure and today the route of the line is an important recreational resource- The Railway Line Walk curves a gentle course through the valleyside towards the site of Raydon Wood Station, and is a designated Local Nature Reserve.



Photo by Daniel Hunt

Toppesfield Bridge

In 1965 The Council for British Archaeology placed Hadleigh among the 51 towns so precious that ultimate responsibility for them should be a national concern

38. In terms of modern commercial activity, the focus is at the main Lady Lane industrial estate, as well as at some smaller sites to the east of hadleigh on both Pond Hall Road and on the main A1071. The most significant employers and well known brands here include lighting company Jim Lawrence and insulation manufacturers Celotex.
39. The estate has some sizeable industrial units but they have a fairly limited visual impact on the town itself- they are much more visible from the hilltops in the surrounding landscape. Only when taking a hilltop walk, on Constitution Hill for example, does the substantial scale of the units become apparent. Fortunately, they are also reasonably well assimilated by trees along the bypass and around the A1071 roundabout, so passing traffic only has a limited sense of the estate's scale and position at the edge of the town.
40. Further expansion of the estate is not going to be possible as it is now constrained on all sides by the rest of the town and the bypass. Maintaining and enhancing this tree planting which does an effective job at containing the estate, should be an objective of future planning.

#### Recreation and Cultural associations

41. The landscape west of the town is very accessible from the town centre and is a valued resource to residents of Hadleigh. The Riverside walk provides access along the west side of the river from Toppesfield Bridge in the south to Corks Lane in the north. Further connecting footpaths pass around the parkland and through farmland, crossing the small hills between Holbecks and Constitution Hill, to Coram Street, together creating a highly valued public access network. From the elevated parts of this side of the valley, scenic and long views are offered across the town and over the parkland. It is heavily used by the local community.
42. The railway walk is another important recreational route, also a bridleway. This is the route of the old railway line and heads east from Station Road 3.6km through to Woodlands Road in Raydon parish.

## 1.1. Hadleigh's landscape history continued:-

43. Hadleigh has three Primary Schools, a secondary school, a medical centre, pool and leisure centre, rugby, football, tennis and cricket grounds, three churches, allotments, and numerous other community groups and facilities. The sports clubs have grounds in attractive settings. The cricket club is over 200 years old and occupies a corner of the town, overlooked by historic buildings, creating an attractive arrangement, backed by the cemetery and rising land to the west. It is enclosed by a distinctive red brick wall, dating from about the 1850s. The pitch has sat at the northern approach to Hadleigh for nearly 150 years. Previously, it was an area used in the cloth industry in the 16th & 17th centuries, for drying newly manufactured woollen cloth.
44. Benton End is a Grade II\* listed building on Benton Street, originally a large medieval farmhouse. It is well known as the home of artist and horticulturist Cedric Morris who established the East Anglian School of Painting and Drawing in 1939 at the farmhouse with his partner and fellow artist Arthur Lett-Haines. Amongst the students who studied at Benton End were Lucian Freud and Maggi Hambling, who has a painting in St. Mary's church. Cedric's art had a distinctive 'primitive post impressionist' style but later he became better known as horticulturist and, specifically, for breeding bearded irises. He bred many new varieties, which are still sold commercially. Benton End House & Garden



Benton End

Trust, now under the care of the Garden Museum of London, and is preparing to welcome visitors.

### Holbecks Park

45. Holbecks Park is a 65 acre area to the southwest of the town centre and it was laid out as a park sometime in the post medieval period. The Hadleigh Society states that the earliest known map of Hadleigh dates from 1668 and is 'primarily of the Holbecks estate'. The park's current boundaries were first shown on OS maps after 1838 but an area named 'Hobbets' is also shown on Hodskinsons 1783 map.

46. Holbecks does not have a formal designation but Suffolk County Council recognised it as an undesignated historic monument (record LYM 018). It features many fine old trees, which still see cattle grazing beneath them, as they would have in centuries past.

47. Holbecks today is the location for the agricultural Hadleigh Show, held on the 3rd Saturday in May. The Show is a very popular event, currently in its 181st year and attracting more than 15,000 people. Its attractive setting, under numerous old oak trees, is in no



The Hadleigh Show



## 1.1. Hadleigh's landscape history continued:-

small part, responsible for its charm and popularity. Whilst some challenges are created on show day for the rest of the town, traffic management has seen a marked improvement in the past few years with a new entrance track off Coram Street providing relief for the town centre junctions and the narrow Toppesfield Bridge approach.

48. The house at Holbecks Park is a Grade II Listed 18th century mansion set on the higher land to the west, actually in Layham parish. Whilst once it would have likely overlooked its parkland, today it does not play a role in the views and is tucked away out of sight behind the trees. Estate buildings and features are more visible such as the gate posts and cottages and outbuildings on Holbecks Lane.
49. Cricket: Adjacent, sharing a boundary, were some malting which were ultimately converted into the headquarters of Babergh District Council on Cork Lane. The Council departed for offices in Ipswich in 2017 and the distinctive cluster of buildings, which includes 5 listed buildings, and now has consent for redevelopment into a number of residential units. Unfortunately, green space opposite beside the river has been given consent for associated car parking.
50. The second world war left its mark on Hadleigh. Hadleigh was a strategically important site for defence if invasion from Germany ever occurred during WW2. Under the site of Morrisons was a Munitions workshop and, further north, under the Oxford Drive area, was a munitions dump with half buried bunkers. All were re-used during the Cold war as a NATO Ammunition Depot.
51. There were also at least 5 pill-box defences built around the west side of Hadleigh. The most prominent and largest is to the north of Holbecks park, and which overlooks the town.

### Recent notable developments

52. Hadleigh has seen a steady increase in house numbers in recent years and there is now limited capacity for development within the Built Up Area Boundary. Within the town, recent development includes new housing at the bottom of Angel Street, 11 houses at Priory Meadows on the south end of Benton Street, and finally the development of the Brett Works site- now market housing and supported living units. The site was originally a rope and coir matting works and was the subject of a planning wrangle for many years as Tesco tried successive times to get permission for a store on the site. The town was successful at blocking the proposal, and instead, Morrisons supermarket opened in 2013 on the nearby site of the well known store 'Buyright'.
53. Expansion in future will have to continue to focus on the settlement fringes. The town's main



Newly-built housing behind George Street and the military sites on the road to Aldham Mill . The whole area looks very stark with few trees at this point in time.

## 1.1. Hadleigh's landscape history continued:-

direction of expansion is towards the northeast via volume housebuilders and has been ongoing over the last 5 to 10 years. The next phase of growth is planned to extend this area further round towards Frog Hall Lane. Without any strong landscape features in this part of the town's fringe this ongoing force for expansion poses a challenge for the Neighbourhood Plan.

54. There are four allocations in the emerging Joint Local Plan for Hadleigh. A number of other sites were also put forward to the Strategic Housing and Economic Land Availability Assessment (SHELAA). The Joint Local Plan was submitted for examination in March 2021 but remains under examination and review at the time of writing. Reexamination of all sites is planned.

- LA114 : Land north of Red Hill Road / Malyon Road- approximately 75 dwellings.
- LA028: Land north east of Frog Hall Lane- 600 houses and 5.5ha employment
- LA027 – Former Babergh District Council Office, Hadleigh
- LA115 – Angel Court, Angel Street, Hadleigh Approximately 50 dwellings.

55. Both the allocated and omitted sites are analysed for their potential impacts in landscape and visual terms in a separate Site Assessment document by this author (Document reference 'Part 2').

### Other Challenges and Opportunities:

56. Other issues facing Hadleigh include:

#### Challenges:

- Potential change in the agricultural sector resulting in land use and diversification in response to post-Brexit changes to agricultural policy
- Potential increasing reliance on solar and wind turbine generated energy in response to the energy crisis.
- Pressure for housing on visually prominent parcels of land on the north side of

the town on the valley bottom and on the valley sides.

- Further expansion of the quarrying activities on Aldham Mill Hill or unsympathetic restoration.
- Expansion of commercial operations at Stone Street, and at Cobbold's Farm, adjacent to the existing depot.

#### Opportunities:

- Restore lost public rights of way; enhance and extend existing PRoW network, particular on the northeast side of town.
- Promote exemplar sustainable development, reflecting the vernacular aesthetic, to preserve the town's unique sense of place and make meaningful space for nature.
- Enhance existing green space to support diverse community and education activities; seek potential sites for a shared forest school resource, for example.
- Meaningful biodiversity enhancements to strengthen, extend and connect the ancient woodlands on the boundaries of the parish and other existing green infrastructure throughout the parish;
- Habitat creation, such as community woodland, as a result of developers' contributions, such as meeting Net Gain requirements.
- Support farmers to identify areas suitable for Countryside Stewardship Schemes, habitat conservation / restoration and water quality initiatives.
- Control of light pollution for wildlife benefit.

#### Sources for this section:

Hadleigh Conservation Area  
Appraisal

The Hadleigh Society website  
[www.suffolkchurches.co.uk](http://www.suffolkchurches.co.uk)  
[www.28dayslater.co.uk](http://www.28dayslater.co.uk)

<https://bentonend.co.uk/>  
Heritage and Settlement  
Sensitivity Assessment for  
Babergh and Mid Suffolk  
District Councils- Part 2.  
Suffolk Historic Environment  
Record



## 1.2. Gateways

1. A settlement's arrival points or gateways provide a key experience shaping perceptions of character, where the rural meets the urban. In Hadleigh, sometimes these remain historically well preserved, and distinctive, but where there is modern development and modification, a more 'anywhere' quality is experienced.
2. This part of this study looks at the town's arrival points and analyses whether they make a positive or negative contribution to local character and distinctiveness. It highlights which aspects need protecting, to ensure their continued contribution to historic sense of place, and to review whether there are any feasible environmental improvements that could be addressed. (This topic is also addressed in the AECOM work which is focusing on the character of the area inside the settlement boundary in order to develop a design code for the town.)
3. The following arrival points are listed and mapped:
  - A- Friars Hill
  - B- Gallows Hill
  - C- Aldham Mill Hill
  - D- Red Hill Road
  - E- Lady Lane roundabout / A1071
  - F- Pond Hall Lane
  - G- Layham Road
  - H- Toppesfield Bridge
4. The following table summarises the positive and negative aspects of each one. The findings could direct the Town Council toward NP policies, guide future environmental improvements, guide allocations, of help direct consultation response on planning applications.

FIGURE 9: HADLEIGH'S ARRIVAL POINTS/GATEWAYS



Gateway name (Mapped on Fig.9)	Description of arrival point	Detractors / vulnerabilities	Opportunities / recommendations	Sensitivity
A- Friars Hill	Mature trees line the sunken road, joining overhead to provide a tunnel-like descent into the town. At the bottom of the hill, the arrival point is very abrupt and well defined; the scene suddenly opens out to take in the cemetery lodge and walled cricket ground, with coloured cottages as backdrop. Feel of historic continuity is strong.	This is a historic gateway contributing very positively to the town's character. No obvious detracting modern or suburban elements. Gateway is vulnerable as the elevated open land to the north has been put forward in the SHELAA . If developed, the arrival point would shift westwards to some poorly defined point on Coram Street, and become modern and suburban. This would erode the perceptions of a historic town, nestling in the valley, diluting the impressive effect of the current arrival point.	Resist development pressure along Coram Street to conserve the value of this highly distinctive, historic arrival point.  Avoid unsympathetic changes from highways interventions such as signage, all hard kerbs, black tarmac, etc.	HIGH  Conserve historic character of the gateway
B- Gallows Hill	From the A1071 junction, one approaches up Gallows Hill - a modern, wide road, with vegetated edges. It curves up and over a ridgeline, after which views of the town comes into view on the west side. The road descends into the town, with glimpses of the Victorian terraces and the cricket ground ahead. Its primarily a modern feeling arrival point but this quickly transitions to provide a sense of the older town. It has a pleasant green feel with wide verges and vegetation. Heritage brown sign welcomes traffic from the bypass.	Road has a modified feel, between engineered embankments- this is not a historic gateway point. Gateway is potentially subject to modification as the open land to the east has been promoted for development. Pleasing sequence or arrival however as the town is gradually revealed as the passage over a ridgeline gives way to descent towards the scenic cricket ground.	Retain the trees and shrubs along Gallows Hill and the green and vegetated feel. These help screen the view down to the cricket pitch which reveals itself gradually and which is key part of the experience of this arrival point.	MEDIUM Protect and enhance the vegetative belts that line the arrival point.
C- Aldham Mill Hill	This approach to the town begins at the junction with the busy A1071, a staggered crossroads with the road to Whatfield. It's a flat approach along the valley bottom, with a modern feel, adapted by the adjacent suburban development to the east. The edges of the older town ahead to the south are seen filtered through a vegetated edge and, as backdrop, are the free fringed tops of Constitution Hill.	This route in to town is modern and modified and designed by Highways engineers. Aldham Mill Hill road itself was also modified when the Oxford Drive development was built, and this residential development now dominates perceptions of arrival at Hadleigh, punctuated by the roundabout, and a view across Morrison's supermarket car park. The river runs in parallel with the road but perceptions of its presence are limited. The field to the west is vulnerable to development pressure.	The most important aspects of value to be protected are: a) the views to the backcloth of the rolling hills west of the town; These must be conserved; b) the sense of the winding river and Hadleigh's position as a valley bottom town; c) views to the church tower.	MEDIUM Protect valued elements.
D- Red Hill Road/ Lady Lane Ind estate road	This approach is used primarily by residents of Malyon Road estate and commercial traffic and customers accessing the businesses on the industrial estate. It is a modern access point, a result of much modification in this area for the creation of the bypass in the 1980s. It ascends through engineered embankments and offers views ahead to a roundabout and commercial scale sheds. There are few positive elements that contribute to local character.	This is a less distinctive entry point to the town and has a certain 'anywhere' quality to it, given the modified feel, the dominance of modern features and lack of historic elements.	Limited options for improvements- unplanted highways visual splay remains necessary across the wide verge.	LOW Enhance access point



Gateway name Mapped on Fig. 9	Description of arrival point	Detractors / vulnerabilities	Opportunities / recommendations	Sensitivity
E- Lady Lane roundabout / A1071	Traffic heading west from Hintlesham/Ipswich, enjoys long views over the distant Brett Valley from the A1071 before encountering the Lady Lane roundabout, and a sudden plethora of signage relating to the housing developers. Access towards the town centre is between Ellen Aldous and Way and the Lady Lane Industrial estate. The Industrial is fairly well screened behind hedges and tree belts which provide important backdrop.	The front of the growing area of housing to the south, on Ellen Aldous Way, has had a substantial visual impact, not helped by inappropriate ornamental planting and a proliferation of house-sale related signage and flags. The feel is of modern suburban housing here, but the wider rural landscape setting of Hadleigh is still appreciated and has strong bearing on overall character. Undeveloped land along the A1071 is vulnerable to pressure for further housing and commercial land use.	Prevent encroachment into undeveloped farmland both north and south of the bypass. Protect the stock of hedges and trees in this area. Enhance the character of this area by removing ornamental planting outside the curtilages and replace with native trees and hedging. Resist unnecessary signage, lighting etc.	MEDIUM Protect valued elements.
F- Pond Hall Lane	Pond Hall Road arrives from Hintlesham/Chattisham dropping from the plateau edge as a sunken road, lined with trees overhead to provide a distinctive, short, tunnel-like descent into the town. The urban edges remain out of sight, and the feel remains rural. At the bottom of the hill, the road takes a sharp left turn (once it would have continued ahead along Frog Hall Lane) and only then do the late 20th century estate developments here (Wentworth Close) become visible behind vegetated boundaries- giving a fairly abrupt arrival point with both historic and modern elements.	No obvious detracting elements. Gateway is potentially vulnerable as the elevated open land to the southwest (SS0221) has been put forward in the SHELAA alongside land southwest of Frenches Farm (SS0867). If these sites are developed, not only would the arrival point shift southwards to Hook Lane, the tree lined entrance could be lost to widening and lighting proposals, and the intact historic character of the sunken lane would become suburbanised.	Resist access points to new developments that will have a detrimental effect on the rural character of Pond Hall Road. Resist the removal of vegetation along Pond Hall Lane to ensure it retains its rural character. Avoid proliferation of unsympathetic changes from highways interventions such as signage, hard kerbs etc.	HIGH Conserve rural tree-lined entrance point
G- Layham Road	This approach, from Upper Layham from the south, winds its way next to the river, passes Benton End and Hook Lane and turns towards the end of Benton Street and the attractive row of listed cottages that mark the end of Benton Street. It is a historic gateway, it changed little over the 20th century. The 11 new houses further along, at Priory Meadows, is the most significant change to the settlement edge here. This gateway contributes very positively to character and distinctiveness in the south of the town.	No obvious detracting elements. Gateway would be sensitive to land use change in the river meadows which have a historic, tranquil and natural feel. Their openness allows long views over the valley bottom. A couple of miles down stream this landscape type become the Dedham Vale AONB.	Resist any land use change or development that would harm the sense of history experienced on this approach.	HIGH Conserve historic character of the gateway
H- Toppesfield Bridge	This approach, from Lower Layham from the south, winds past the rugby club and turns towards the town just before Toppesfield Bridge (Listed feature and Scheduled Monument). The route over the bridge passes next to mature trees in the park and offers views down into the river.	This is a historic gateway contributing very positively to the town's character. Fencing and gates relating to the river's management are somewhat industrial.	Resist any land use change or development that would harm the sense of history experienced on this approach. The bridge is very old and important heritage asset.	HIGH Conserve historic character of the gateway

## 1.2. Gateways- illustrative photos

A- Friars Hill



B- Gallows Hill



C- Aldham Mill Hill



D- Red Hill Road





## 1.2. Gateways- illustrative photos

E- Lady Lane roundabout / A1071



F- Pond Hall Lane



G- Layham Road



H- Toppesfield Bridge







Part 2

# DESIGNATIONS and POLICY



## 2. Designations and policy context

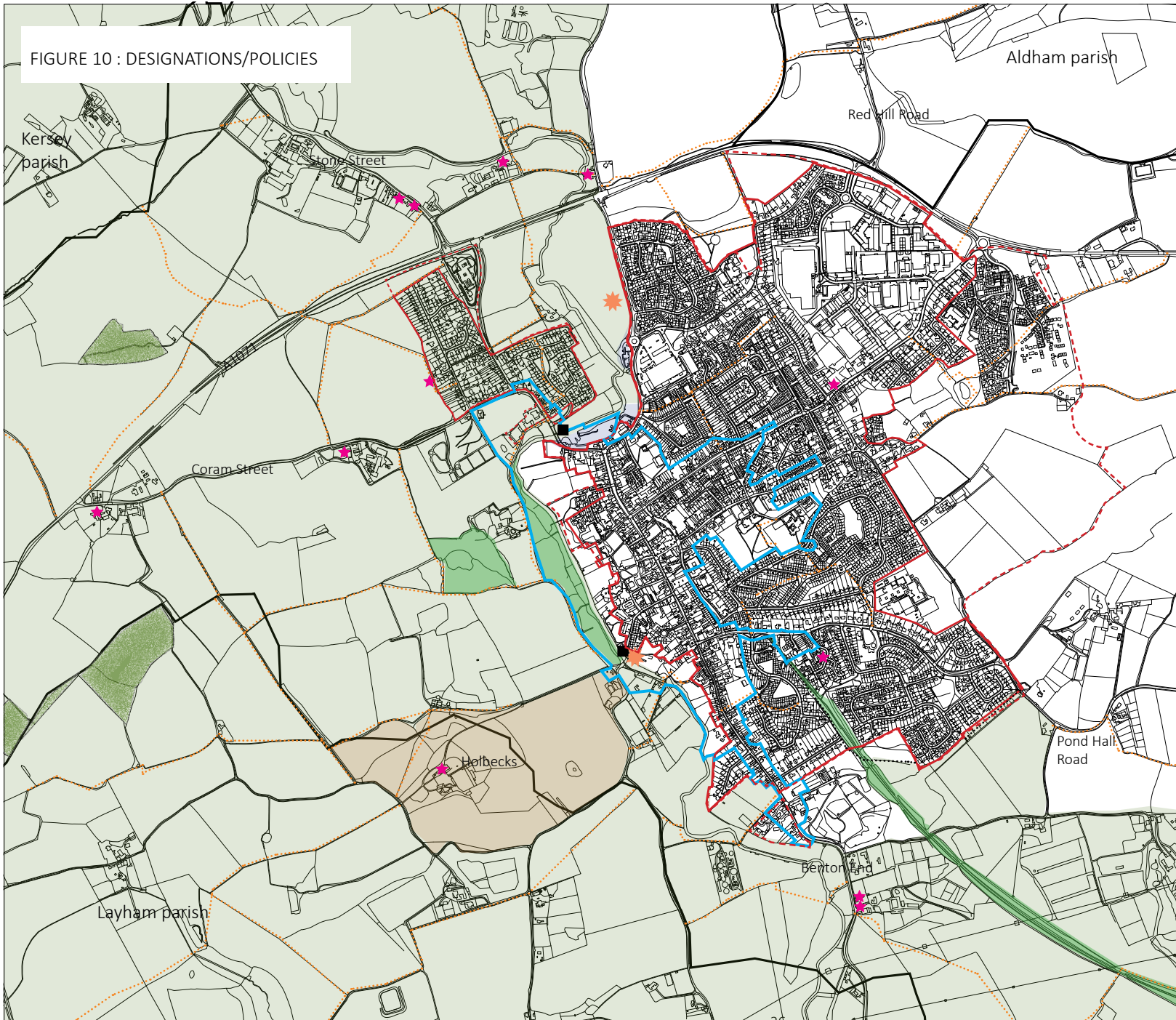
### 2.1 DESIGNATIONS

1. Hadleigh is in an area of Suffolk with ancient landscape patterns and aspects of value recognised at national level. The southern edge of the town lies just 3km from the northern edge of the Dedham Vale Area of Outstanding Natural Beauty (AONB), at Raydon. The Dedham Vale AONB is focused over the river Stour and is a nationally important lowland valley landscape with various cultural associations, including links with 18th century English painters like Thomas Gainsborough and John Constable, giving rise to the nickname 'Constable Country'. The Brett river is an important tributary of the Stour, its confluence is south of Raydon, at Higham, and many of the qualities of the Stour Valley landscape can also be seen in the Brett Valley, particularly to the south of Hadleigh.
2. The value of the landscape is recognised by the 'Special Landscape Area' (SLA) policy that still applies, at the time of writing, to the valley and valley sides on the west side of the town under the extant Local Plan (see figure 8, page 13). SLAs were first proposed in the 1980 and 90s, to provide an additional layer of protection for landscapes of higher value, and the principles were set out at County level in the Suffolk Structure Plan. This defined SLAs criteria broadly as:
  - River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna;
  - Historic parklands and gardens;
  - Other areas of countryside where undulating topography and natural vegetation, particularly broadleaved woodland, combine to produce an area of special landscape quality and character.
3. The district councils were tasked with defining the geographical areas of SLAs in their respective local plans and providing accompanying policy wording. Babergh District Council mapped a number of SLAs that included land west of Hadleigh, where all three of the qualifying criteria noted above would be relevant. Policy criteria were set out in Local Plan policy 'CR04 Special Landscape Areas'.
4. However, there is no record of any assessments undertaken which justify the extent of each SLAs. This is one reason why SLAs are in the process of being phased out across the County as the districts renew their Local Plans.
5. Babergh has not undertaken further assessment, (unlike West Suffolk, for example) so there is no plan to retain SLAs at district level. Instead, the new Joint Local Plan (JLP) will take the approach that all landscapes have some value, and that all development proposals must demonstrate sympathy with local character and distinctiveness. The exception will be landscape that falls inside Suffolk's Areas of Outstanding Natural Beauty which are subject to additional protection, through policy LP19 of the JLP.
6. Babergh, along with Mid-Suffolk, are in the process of adopting a new Joint Local Plan (JLP). The Plan is not yet adopted at the time of writing but the final draft is available and the Plan has been submitted for inspection. Policy LP18 of the new JLP specifically focuses on landscape and character. It states:
 













*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.*
7. Planning in relation to landscape is also supported at District level by the 'Joint Landscape Guidance' noted above which was published in 2015. Guidance is provided for each landscape character type found in Babergh. The implications for this are set out in the next section.

FIGURE 10 : DESIGNATIONS/POLICIES



**KEY:**

-  Parish boundary
-  Extant Built Up Area Boundary (Local Plan)
-  Built Up Area Boundary (proposed in NP and JLP)
-  Special Landscape Area (Local Plan)
-  Hadleigh Conservation Area
-  Listed buildings that fall outside the Conservation Area (too many to map inside it)
-  Holbecks Park
-  Local Nature Reserves
-  Ancient woodland
-  Scheduled monuments
-  Rights of Way
-  Veteran trees

*Local Greenspace is dealt with in a separate report by Hadleigh Town Council*



8. In addition to the SLA other designated and undesignated aspects of value include:
- 246 Listed Buildings including four listed at Grade I, and twenty at II\*.
  - Local List of Non-Heritage Assets compiled by The Hadleigh Society, in partnership with the Town Council, for undesignated buildings which play an essential role in shaping a sense of local character and distinctiveness
  - Conservation Area
  - Two scheduled monuments
  - One ancient woodland within the parish and two adjoining the parish boundaries
  - A small parkland at Holbecks Park
  - Broom Hill and Riverside Walk Local Nature Reserve

#### Ecological designations

9. A Landscape and Biodiversity Evaluation 2022 Report was undertaken by Suffolk Wildlife Trust, to support the NP. The text in Box 2 is taken from the summary of that document.

#### Recreational Disturbance Avoidance Mitigation Strategy (RAMS)

10. Whilst there are no internationally important designated wildlife sites in Hadleigh, part of the parish does fall within the 'RAMS' Zone of Influence area (ZOI). The ZOI is the area where increased residential development will result in likely effects on the European Sites, namely the Stour and Orwell Estuaries. There is a 13km Zone of Influence (ZOI) around the relevant Habitat Sites including part of Babergh around Hadleigh, as shown in figure 9. Via the planning system, funds are raised to help mitigate and avoid impacts on the sites, allocated to projects to reduce the impact on development and consequent increase in recreational pressures.

#### Box 2: Parish Ecological Evaluation by Suffolk Wildlife Trust

“One statutory designated site lies partly within the parish, Hintlesham Woods SSSI, part of which is an RSPB nature reserve. There are also nine non-statutorily designated sites within or on the parish boundary, many of which are designated because they are ancient woodlands, including Coram Street Woods County Wildlife Site (CWS), Fenn’s Grove CWS, Tom’s/Broad oak Woods CWS and Raydon Great Wood CWS. The amount of ancient woodland habitat within the parish is particularly notable.

Ten Priority Habitats have been identified within the parish. Three are well distributed across the parish: Lowland Deciduous Woodland, Hedgerows and Ponds. Wet Woodland exists along the River Brett to the west of Hadleigh town and there is also an area of Wood Pasture and Parkland associated with Holbecks Park. Areas of Lowland Dry Acid Grassland occur surrounding the Broom Hill Wood CWS and there is also a small area of Coastal and Floodplain Grazing Marsh. Other areas of Priority Habitat such as Fen and Traditional Orchard will be present but could not be assessed fully due to lack of access.

Across the Parish a range of protected and Priority species have been recorded including bats, otter, water vole, hazel dormouse, hedgehog, great crested newt, common lizard, grass snake, several Priority bird species including turtle dove and also Priority invertebrate species.

The River Brett and the Hadleigh Railway Walk CWS and their associated habitats contribute significantly to the ecological network of Hadleigh parish. The hedgerow network and other features also provide local ecological connectivity.

Development Management guidance for any new developments within the area covered by this Neighbourhood Plan should seek to protect existing landscape and ecological assets and restore, enhance and reconnect the ecological network”.

FIGURE 11 : RAMS AREA

 RAMS (area A)

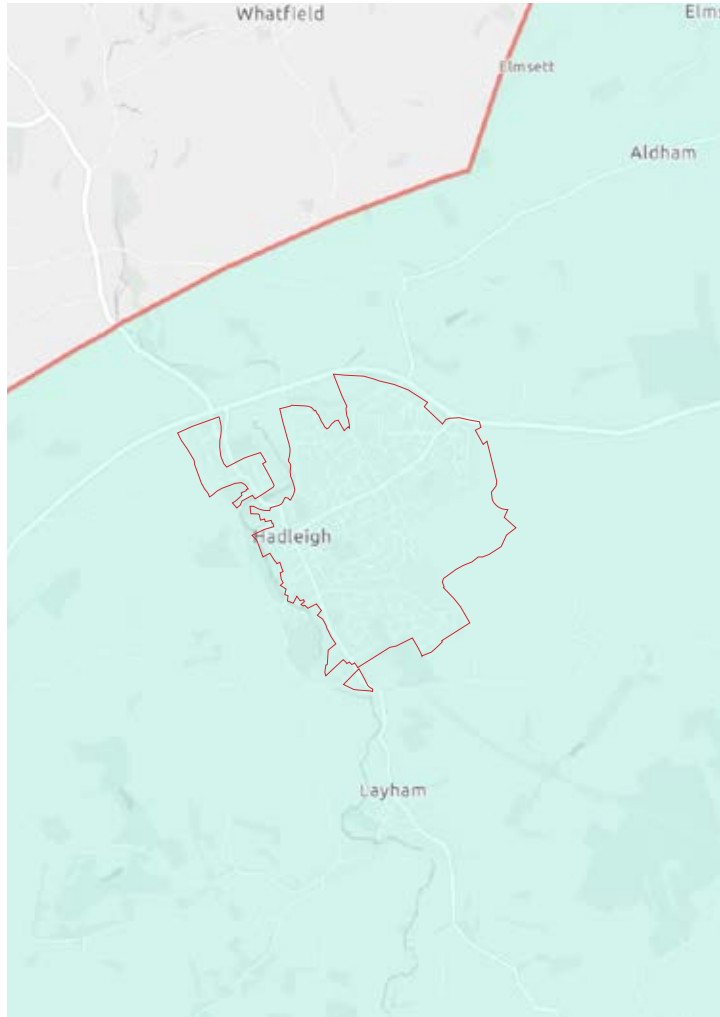

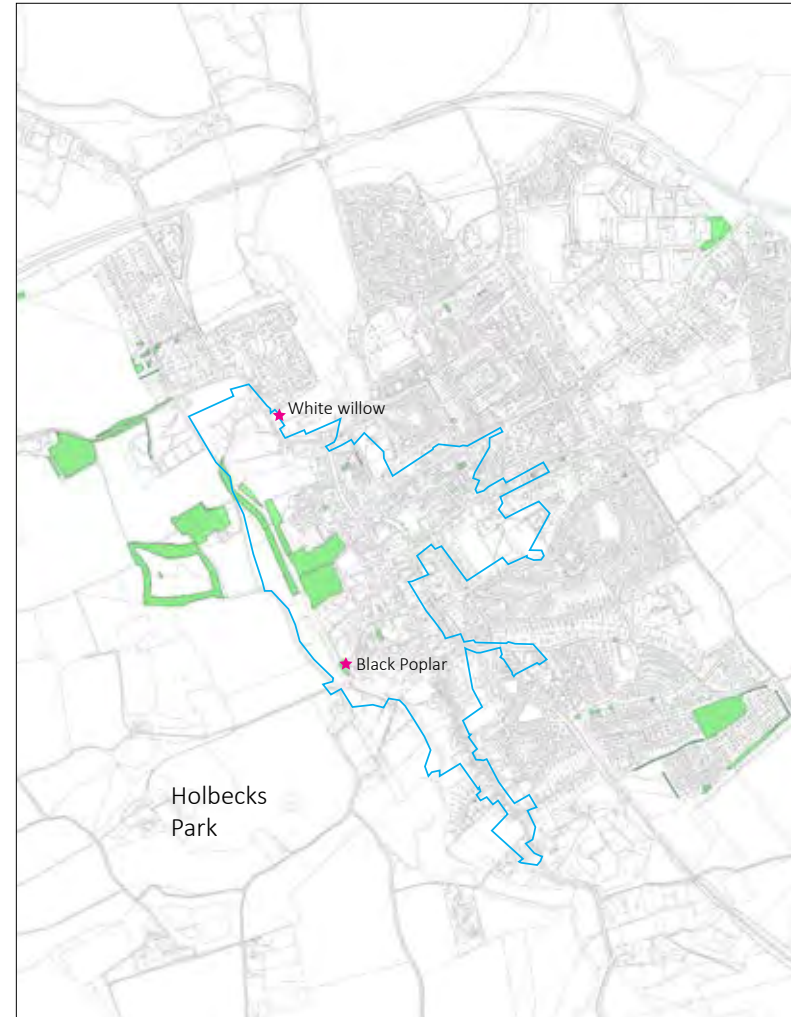


FIGURE 12 : Tree Preservation Orders

 Conservation Area  TPOs  Veteran trees



Veteran White Willow on Bridge Street



## Trees and woodland

11. Hadleigh has one small ancient woodland within its boundary- Fen's Grove which sits west of the A1071, between the carriageway and Kersey Vale. Close by, just outside the boundary in Layham parish is another ancient woodland- Coram Street Wood. To the east, the parish includes corners of both Wolves Wood and Ramsey Wood- both large ancient woods with the bulk of their footprints in Hintlesham parish. Along the boundary with Raydon parish to the south, there is also ancient woodland at Raydon Great Wood. Hadleigh therefore sits in the centre of a number of important woodland blocks and the parish's network of green infrastructure, particularly farmland hedges, have an important role to play in connecting the woodlands up.
12. In the countryside there are other numerous small copses, plantations, and farmland trees. Trees now line the route of the bypass, and successfully enclose new development (eg Oxford Drive), helping to stitch some of the more modern developments into the older parts of the town. Significant areas of important trees are found along close to the town centre- along the Riverside Walk, around the church and Hadleigh Hall, and lining the railway walk and fringing the settlement on its south side. The presence of mature trees greatly contributes to amenity value and the setting of the Conservation Area town and its heritage assets.
13. Figure 12 shows there are a number of individual and group Tree Preservation Orders in Hadleigh. Trees with the Conservation Area will also have a similar level of protection. A TPO is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree, without written consent from the planning authority. There are two Veteran trees mapped on the Woodland Trust's website. Remnants of an impressive native black poplar next to the river in Toppesfield Gardens (with TPO), and a willow in the meadow by the bridge on Bridge Street (without TPO).
14. The Town Council NP group may wish to include a review the TPOs and put forward proposals for any trees they consider candidates for protection. For example, it is noteworthy that none of the trees in Holbecks Park have protection, either as part of the Conservation Area, or through TPOs. The veteran willow at Bridge Street does not appear to have TPO protection. The Brett Works site now features a recently completed residential

development so the group TPO there is likely to be in need of updating, however it remains inside the Conservation Area.

## Other landscape related policy

15. The need for Local Authorities and applicants to understanding and respond to local character is now emphasised at all levels of the planning system. Following the lead of the District Council, the Town Council NP group must also integrate a requirement for the protection of landscape character and settlement identity into their plan making process. This makes for better design outcomes and ensures compliance with the planning framework that they sits within.
16. At the National Level the National Planning Policy Framework (NPPF) sets out principles for how landscape character must be considered. Paragraph 127 requires 'good design' and states that planning policies and decisions should aim to ensure that developments:
  - will function well and add to the overall quality of the area,
  - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - **are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.**
17. In addition, Para 131 also guides new design. It states;
 

*'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'*

## 2.2. Landscape Character Context

### Landscape Character Assessments

1. Parish level character assessments fit into a wider structure of landscape characterisation that has been developing over the last 25 years in the UK. The English landscape is assessed and mapped at larger spatial scales- there is a National Character assessment and also a County level assessment available in Suffolk. Both these are relevant and provide the context into which this parish level study fits.
2. 'Landscape' is understood as a result of the interaction of the natural, physical components of the environment with the human elements- historical and cultural, land use and human interventions over time. Assessment of character maps and describes the variations in physical, natural and cultural attributes that relate to the landscape, as well as its experiential characteristics, such as tranquillity. Landscapes are not just experienced visually, but through sounds, smells, memories and cultural associations. Landscape Character Assessment presents descriptions of these attributes in a consistent, robust and structured way so the characteristics of different areas can be understood and compared. The process analyses the differences which combine to create unique and distinctive sets of characteristics.
3. Character Assessment helps provide an understanding of 'sense of place' by looking at;
  - how the town developed historically, its position in the landscape, and how this should limit or influence any future growth;
  - the factors that make it distinctive that don't just include its well known historic core.
  - how character varies across the parish from valley bottom to plateau top.
  - how its location, heritage, and open spaces and vegetative features contribute to character and how these, and other aspects of value, should be subject to protection;
  - where and how any important views within the village contribute to its identity
4. Taking a landscape character-led approach to the Neighbourhood Plan will ensure that local distinctiveness is maintained and enhanced, highly valued places and views are identified and development is directed to the 'right' places. The assessment will also seek to identify opportunities for landscape enhancement that could be the subject of future projects.
5. This parish study identifies rural landscape character *areas* but references the relevant *types* identified in Suffolk County Council's Landscape Character Assessment.

### Landscape typologies explained:

Landscape character **types** are landscapes with broadly similar combinations of geology, landform, vegetation, land use, field and settlement patterns. They might repeat across Suffolk so that landscapes of a particular type, such as 'Valley meadowlands' or 'Plateau estate farmlands', can be found in several different places across the county. They are labelled according to the position in the landscape along with a label relating to soil profile and/or farm type.

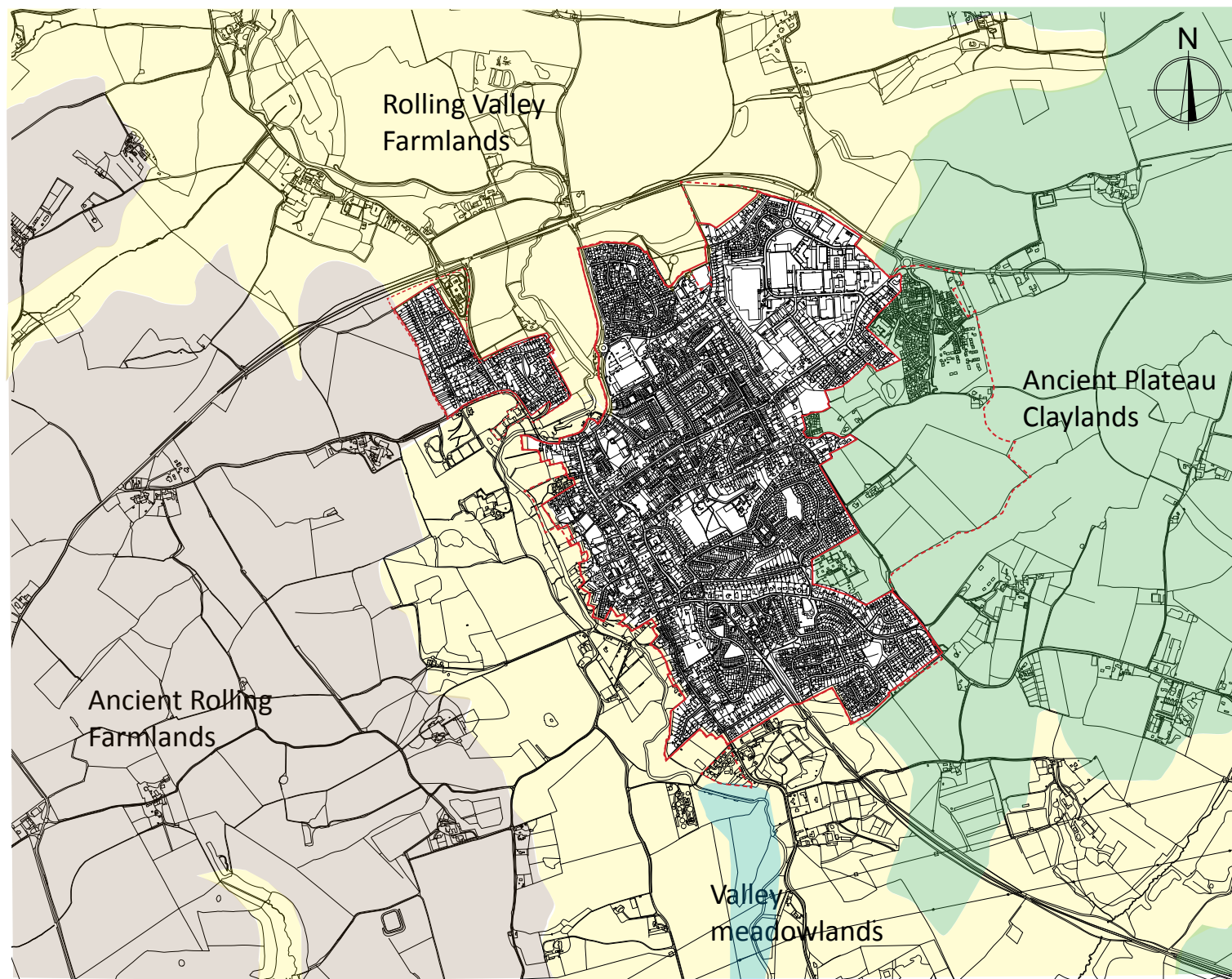
Landscape character **areas** are unique units that occur in only one place and are therefore geographically specific. They have their own individual character and identity and are labelled according to some local place or feature.

### National level Assessment

6. At the largest scale there are 159 National Character Areas (NCAs). The descriptions for these are available on the Natural England website. This part of Suffolk is with NCA 86 'South Suffolk and North Essex Clayland'. This covers an area across four counties south of the A14 between Ipswich and Bury, as far as Chelmsford in the south and Stevenage in the west.
7. It describes 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 fertile, chalky clay soils give the vegetation a more or less calcareous character.
8. In terms of settlement it is an area of notable medieval towns and villages, such as Lavenham, Cavendish and Thaxted, which support many vernacular buildings dating from the 13th to 17th centuries when the wool and cloth trades brought considerable wealth. Traditional settlements are characterised by organic street patterns, large churches – sometimes overlooking village greens – and groups of colour-washed medieval houses. A strong network of public rights of way provides access to the area's archetypal lowland English countryside.



FIGURE 12 : SUFFOLK LANDSCAPE CHARACTER TYPES



## County Level Assessment

9. Offering a finer grain of detail is the Suffolk County Council Landscape Character Assessment<sup>1</sup> which was first published in 2008 (updated 2011). It is a good and comprehensive assessment and describes 31 character types within Suffolk as a whole.
10. The assessment describes four Landscape Character Types in the parish of Hadleigh as presented on figure 12. The boundaries of this assessment formed the basis of the parish characterisation process. Summary text is shown on the following pages.
11. The guidance that accompanies each Suffolk character type, from the Joint Babergh and Mid Suffolk Landscape Guidance is also provided as it helps set direction for change management that should be carried through to parish character areas, as appropriate.
12. Refer to Appendix 1 to read a summary of each of the character types and the guidance that accompanies them, provide at both County and District level through the MSDC Joint Landscape Management Guidelines.

1 <http://www.suffolklandscape.org.uk/>



A rural landscape featuring a grassy hill in the foreground, a large leafless tree in the middle ground, and a house partially visible in the background. The scene is overlaid with a semi-transparent green filter.

Section 3

# RURAL CHARACTER AREA ASSESSMENT



## 3. Rural Character Assessment

### 3.1 Methods of Assessment

1. The first stage of this study was the parish-wide character assessment. This was followed by an analysis of issues of landscape and visual sensitivity in the settlement fringes of each character area. Methods follow nationally accepted best practice and available guidance<sup>1</sup> and, in the interests of brevity, are not replicated here.
2. The study does not consider the different character areas within the settlement itself- this is to be carried out by AECOM in their work on the urban area of Hadleigh.

#### Parish Landscape Character Assessment

3. The boundaries for the parish LCA were initially drafted through desktop study. The starting point was the available Suffolk Character Assessment - the boundaries used for this assessment helped provide a basis for parish character areas.
4. To develop a further level of detail, mapped information was overlaid, using Adobe design software, on the district character type boundaries. The following sources were used:
  - Topography data from OS maps
  - Soils and geology data from Landis/BGS
  - Designations for heritage and ecology information from government GIS website Magic Map<sup>2</sup>
  - Historic mapping from National Library of Scotland website
  - Google's aerial photography
  - Historic England designation maps
  - Babergh Mid Suffolk GIS mapping software
  - Natural England Green Infrastructure GIS

Base maps are provided in the separate Appendix document.

5. The initial desktop stage resulted in a set of 8 draft character areas, which were then tested and adjusted following visual survey in the field. Existing mapped lines and 'on the

ground' features were used to define and draw the boundaries.

6. The draft boundaries were submitted to the Town Council NP group for comment before the final descriptions for each area were written up in full. The descriptions are supported by a set of representative illustrative photographs. The topics are considered under set headings, as set out in table 3.1:

#### Landscape Sensitivity Assessment

7. The next step was to assess the sensitivity of the land fringing the settlement in each of the 8 character areas. A set of tables were prepared that allowed sequential assessment of the landscape value and visual sensitivity in each part of the town's fringe. This is presented as the final page of each character area description. It provides detail on the specific landscape and visual issues in each part of the town fringe and sets out future management objectives.
8. Hadleigh has a large single defined settlement cluster plus a further cluster at Gallow's Hill. The other apparent small cluster would be at Stone Street but this does not have a built-up area boundary so is effectively 'countryside' in planning terms. Development in countryside has less support in the NPPF and district planning policy and must meet strict tests to be acceptable. But where land abuts the existing built-up area there is usually more scope for development than on land separated from the town edge. This is why the fringes are likely to experience most pressure for future change and development and why they are the focus of study in this way.
9. This study provide an understanding of the sensitivity of different parts of the town fringe and whether there is any potential ability (in landscape terms) for allocating or consenting sites for development. New housing should only be consented or planned in appropriate locations that do not harm the special character of the town, or its valued views or features, (and where all other policy tests are met).

1 'An Approach to Landscape Character Assessment', Natural England, 2014

2 [magic.defra.gov.uk/MagicMap](http://magic.defra.gov.uk/MagicMap)

TABLE 3.1 LANDSCAPE CHARACTER ASSESSMENT: HEADINGS AND EXPLANATION:

<b>Physical landscape</b>	<b>Location and underlying character type</b>	Reference to the relevant underlying landscape type in the Suffolk Character Assessment. The location of the area within the town.
	<b>Topography / hydrology / position in the landscape</b>	Describes where the area sits within the landscape. Describes the landform, its elevation in metres above ordnance datum (AOD); whether there are water courses or ponds in the area; the direction that drainage basins fall toward.
	<b>Landcover/Landuse</b>	Describes how the land is being used, the types of farming or cropping, and whether it is being managed for other activities, such as shooting. It describes the pattern of enclosures. What patterns the landscape demonstrates in terms of the size and form of its fields, e.g. whether organic or geometric in shape, and the presence or absence of boundary hedges.
	<b>Trees and woodland Cover cover</b>	The amount and type of woodland present. Whether it's ancient or of more recent origin.
<b>Cultural perceptual, and aesthetic:</b>	<b>Scale and enclosure</b>	Whether a feeling of openness or containment prevails, given the arrangement of vegetation and topography. The degree to which an area's pattern of subdivisions is small and frequent (fine grain), or large and infrequent (coarse grain).
	<b>Historic landscape/time depth</b>	Lists historic aspects of value such as Listed buildings/structures and their settings. How today's patterns relate to the historic pattern.
	<b>Settlement interfaces and road network</b>	Describes the pattern of settlement found, the shape or form and 'grain' of the settlement. Describes the transition between settlement and the countryside. Includes the forms of roads.
	<b>Perceptual and visual experience/tranquillity</b>	Whether the area feels noisy or tranquil, busy or remote and isolated. Whether the landscape feels well cared for and in good condition, or where there are aspects that are degraded or cause visual intrusion. Judgement about the level of tranquillity. Identify any sources of noise, movement and disruption. Description of the visual experience- whether views are generally open or intimate, whether long or short; how scenic they are. Whether the area feels noisy or tranquil, busy or remote and isolated. Whether the landscape feels well cared for and in good condition, or where there are aspects that are degraded or cause visual intrusion. Are there any Key views in the area?
	<b>Indicators of value and Rights of Way</b>	Areas designated and protected for geological or biological conservation, such as SSSI's and County Wildlife Sites; ancient woodland and veteran trees. Designated greenspace or public open space, or other features which contribute positively to the character of an area. The presence of any footpaths or rights of way or recreation sites.
<b>Management issues</b>	<b>Issues / Change pressures</b>	Is any aspect under threat? What should be the objectives for conservation or enhancement? Are there possibilities for future creation of ecological habitat, or expanded recreation, etc?



## Method

10. This study will assist with the following task and decisions:
- provide the Town Council NP group an aid for making sound decisions in relation to spatial planning and policy formation, in relation to landscape;
  - provide evidence to help the parish respond to future planning applications;
  - help identify and justify land for allocation, (or not) and aid site planning on any such land;
  - aid transparency; it is important that residents and land owners understand why decisions have been made, particularly in relation to allocation, and understand where development might be supported and where it might be discouraged;
  - identify opportunities for the enhancement, management and conservation of the landscape and views.
11. It is important to note that the results of the study are not intended to suggest specific development site areas or define future settlement boundaries. The study also takes no account of other factors that would influence development, for example such as availability of land, flood risk, sustainability issues or whether highways access is possible.
12. Methods for assessing landscape sensitivity have only fairly recently been published. *“An approach to landscape sensitivity assessment – to inform spatial planning and land management”* was published in June 2019 (Christine Tudor, Natural England). The guidance urges studies to be simple, transparent, robust and defensible. An idealised process schematic is shown at the end of this document.
13. The guidance provides the following definition of sensitivity (p5):
- ‘..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... a process that assesses the resilience / robustness of landscape character and the visual resource – and what we value - to a defined change, or changes..’*
14. The assessment relies on the premise that development or change should be more readily acceptable in the least sensitive areas, and where appropriate forms of mitigation would be possible. Development would be least acceptable in areas of higher landscape value and where visual sensitivity is high, and/or where conditions are such that the landscape would be sensitive to available mitigation measures.
15. Conditions indicating HIGH sensitivity are where **landscape value** is high and where **visual sensitivity** is high, for example in the following scenarios:
- Where impacts might result to recognised indicators of value- the setting of heritage features (such as listed buildings) or key landmark buildings
  - Where impacts might result to natural or topographic features that contribute notably to local character and sense of place
  - Where impacts might result because land is very visually prominent, and openness is an essential contributor to character
  - Where settlement has stark edges and assimilation of new development would be hard
  - Where commonly valued ‘Key’ scenic views, that are important to the experience of a settlement, are vulnerable
  - Where a large number of people might be affected, and/or viewers would be considered sensitive (i.e. views experience directly from homes or busy recreational areas)
  - Where a sense of tranquillity is strong
16. Conditions indicating LOW sensitivity are where **landscape value** is low and where **visual sensitivity** is low, for example in the following scenarios:
- Where there is a lack of any designations for landscape, ecology or heritage,
  - Where there is little visual amenity or aesthetical value in the views affected
  - Where the landscape does not fall into any key views of the town and/or has little scenic value

- Where land is contained or well vegetated and where development could be assimilated without wider impact
- Where development would fit well with the historic pattern of settlement development
- Where development might offer the opportunity for the enhancement or reinforcement of character.
- Where there are few receptors- few opportunities for people to view change
- Where a sense of tranquillity is absent

17. In most cases, the conditions aren't so clear cut and professional judgement has to be applied to determine values.

18. Further example circumstances indicating higher and lesser value are given in the tables in 3.2 (landscape related factors) and 3.3 (visual and perceptual related factors) that follow.



TABLE 3.2 INDICATORS OF VALUE & SENSITIVITY: Landscape

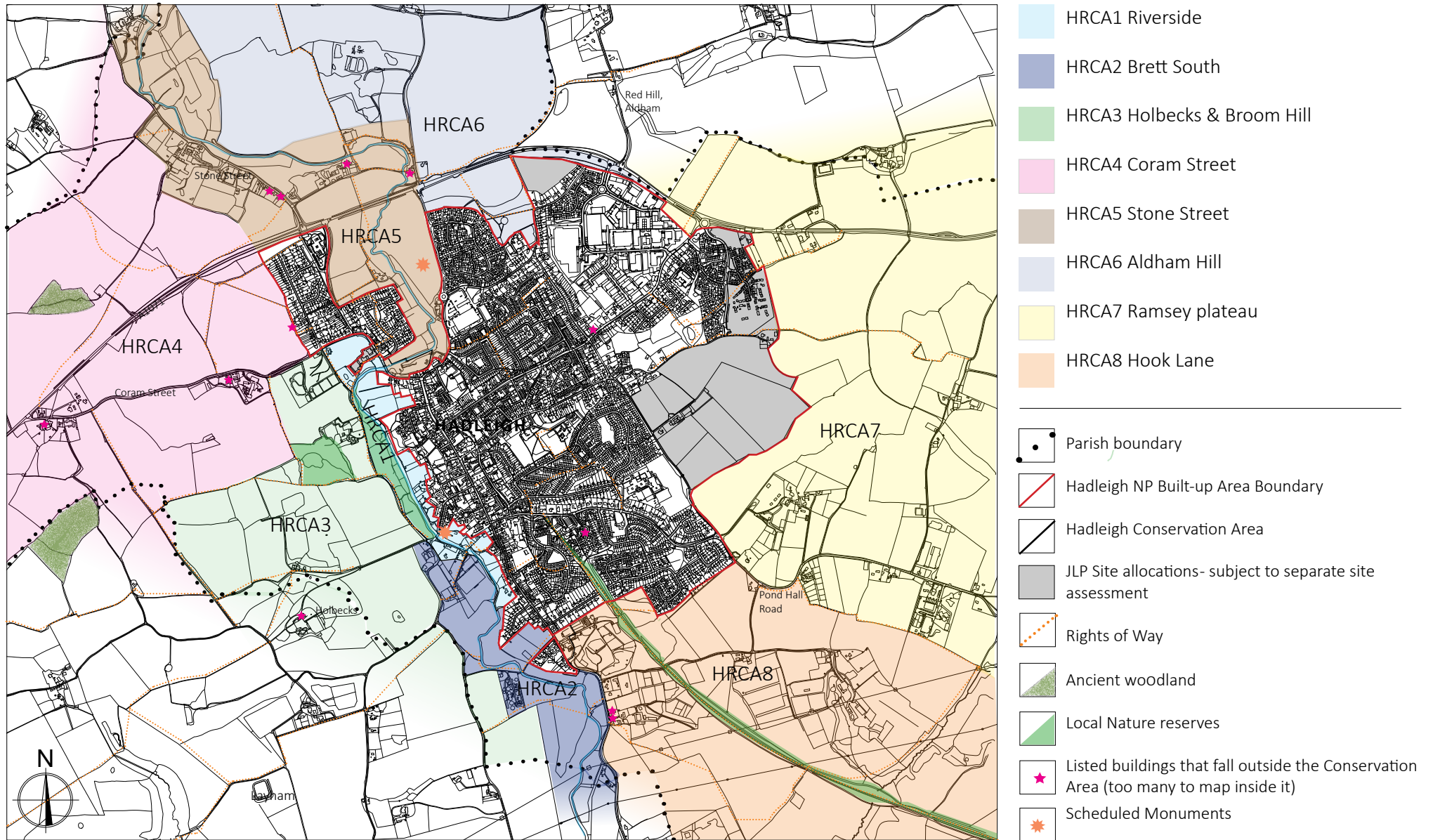
LANDSCAPE FACTORS		Lower value and/or sensitivity ←-----→ Higher value and/or sensitivity		
Physical landscape and vegetation	Vulnerability of ‘sense of place’ to the loss or erosion of visible landform or hydrological features. Extent that vegetative features such as woodland, significant trees, or hedges, would foreseeable be lost/compromised as a result of development.	No loss of distinctive landform; landform plays little role in defining local character. No significant vegetation would be lost, or minor losses but easy to mitigate.	Some loss of landform or water features that play some role in defining character. Moderate loss of vegetative features but mitigation generally viable.	Significant loss of distinctive landform that is important to local character, or vegetative feature and/or water course, and where mitigation would be difficult.
Settlement Pattern and gateways	Vulnerability of the distinctive and historic settlement pattern. Consideration of the nature and form of the adjacent settlement edges and gateways. Likelihood of successful integration with existing edges- modern or historic. Likelihood of causing coalescence between the main village and other hamlets. Prominence of character area relating to gateway or arrival points where sense of place would be influenced.	Development within the character area would fit well with the settlement pattern given its location, size and position in the landscape. No impact to distinctive arrival points. No disruption to historic patterns.	Development of the character area would be somewhat discordant with the historic settlement pattern, given its location, size and position in the landscape; potential for minor adverse impacts to distinctive arrival points.	Development of any part the character area would be very discordant with the historic settlement pattern, given its location, size and position in the landscape; potential for adverse impact to distinctive arrival points.
Local rural character	To what extent does the character area contribute to local distinctiveness and sense of pace and how vulnerable would the characteristics it be if development was to take place.	Contributes little to local landscape character, possibly with even detracting elements. Loss of historic patterns; hedges absent. Landscape in poor condition and good potential for enhancement	Contributes to distinctive rural character. Condition of features mixed, some hedgerow trees endure. Some indication of time-depth/ historic continuity	Area contributes notably to distinctive rural character and features intact hedges, mature trees- landscape in good condition. Strong indication of time-depth / historic continuity
Biodiversity and wildlife	Extent of potential harm to features with ecological value and as part of ecological network.	Little current value; little foreseeable impact to ecological system/wildlife and/or mitigation very feasible	Limited current value and modest foreseeable impact to ecological system or to wildlife and mitigation feasible	Value high and foreseeable harmful impact to ecological system mitigation unlikely to be feasible
Historic Landscape	Relationship of the character area to the setting of Listed Buildings or to Conservation Area. Extent of potential impact on the historic landscape.	No impact on Heritage Assets or CA. No loss of historic landscape features.	Some inter-visibility between Heritage assets and character area. Some loss of a historic landscape features.	Foreseeable direct impact on at least one designated asset or loss of a historic landscape feature.

Table 3.3 INDICATORS OF VALUE & SENSITIVITY: Visual and Perceptual

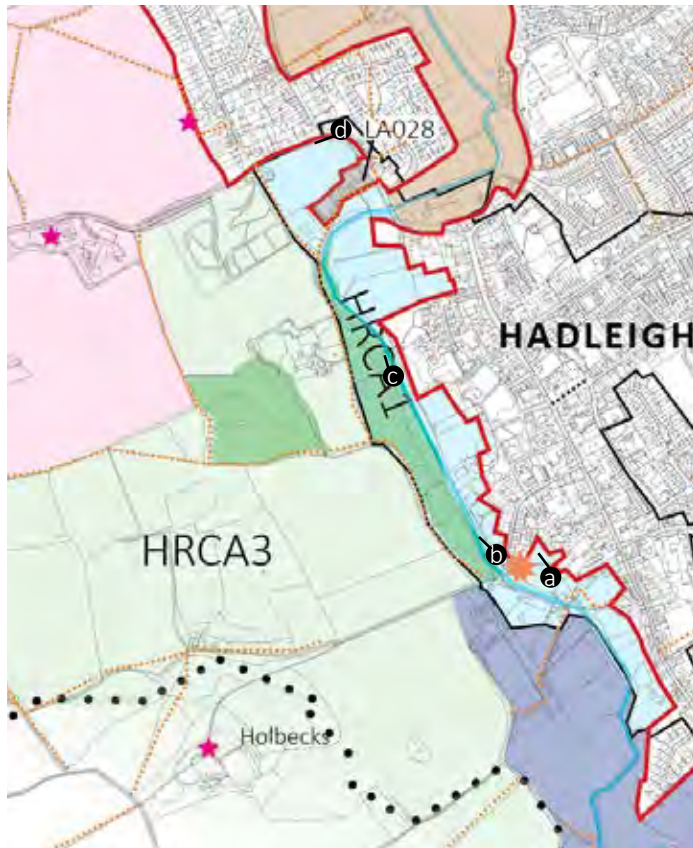
VISUAL AND PERCEPTUAL FACTORS		LOWER value and/or sensitivity ←-----→ HIGHER value and/or sensitivity		
Visual prominence	How generally visible the site is from the surrounding landscape, and how prominently the land is located within views from the village edge or principal roads.  Vulnerability of skylines. Impact on any notable views.	Conditions combine to make views of the area generally difficult to experience.  Limited visibility from principal routes or arrival points.  Intact hedge network, woodland or existing urban edge provides good screening and assimilation potential.  No mitigation required.	Some views available where conditions allow.  Moderately visible in views from principal routes or village edge.  Boundaries partially open, some opportunity for screening and assimilation but mitigation required.	Visually prominent, forming part of view from many points.  Integral part of view from one or more principal routes or village edge.  Boundaries very open, little opportunity for screening and assimilation. Extensive mitigation would be needed.
Visual amenity	Nature of impacts on the visual amenity of existing residents and other sensitive receptors such as users of footpaths.	No views from visually sensitive receptors.  Any visual impacts are on receptors of low sensitivity; e.g. minor road users, people at work.  No impacts on Key Views	Views from a few visually sensitive points and/or at longer range.  Views are Moderately sensitive; e.g. some views from dwellings at some distance.  Some limited influence on Key View	Direct and close range views from one or more sensitive receptors.  Highly sensitive receptors such as footpath users and residents with ground floor views.  Multiple Key View would be sensitive



FIGURE 13. HADLEIGH RURAL CHARACTER AREAS (HRCA) MAP



## HRCA1: RIVERSIDE - Character description



For key see p39

### Location and underlying landscape type

This is low-lying, flat land, sitting on both sides of the river between the bridge at Bridge Street, along the western edges of the High Street and Benton Street, as far as Raven Way. It forms a long, narrow, wooded character area and entirely lies beneath the 20m contour.

The cricket ground is included in this area as it is contiguous and part of the valley bottom, however, its character is much more open.

The area falls within Suffolk's 'Rolling Valley Farmlands' landscape type but its flat, valley bottom character is not generally representative of this type.

### Topography / hydrology / soils

The soil context in this area is freely draining slightly acid, loamy soils but the local picture can be more mixed, with boggy patches, supporting wet woodland, along the river. The Brett turns 90 degrees after passing under the River Brett Bridge, then straightens out to pass the town centre in a single channel- perhaps it was canalised in the past as the section that passes beside the historic town centre is unusually straight for this section of the Brett. At Toppesfield Bridge a separate channel is taken off the north to pass over a weir to help manage the water levels in the river.

### Landcover/land use

Land use is mixed but this area is particularly important for both formal and informal recreation.

North of Toppesfield Bridge there are two small areas of public park flanking each side of the Brett, on the east bank it is known as Toppesfield Gardens. On the west side it is known as the River Walk which tapers, from the picnic area, into a single path heading northwards to connect onto Cork Lane and the network of paths that cross the hills on the

west side of the town in HRCA3.

A new footbridge connects this area directly to the town centre through the new development on the old Brett Works site.

The Cricket club is found in the far north of the area, along with a play area and allotments south of Cork Lane.

### Woodland and trees

This is one of the most wooded of the parish character areas and features both fine specimens in the amenity areas, as well as a belt of wet woodland fen along the west side of the river, dominated by wet soil indicator species such as alder and willow species.

Part of the west side of the riverside walk is covered by a TPO, as are trees to the rear of the new Brett Works/ McCarthy & Stone development.

### Scale and enclosure

The patterns in the landscape are small scale. Remaining enclosures are small and well vegetated so there is usually a feeling of containment. Long views are not characteristic.

### Historic landscape/Time depth

This is the most valued and sensitive parish character area in terms of heritage. Almost all this area falls inside the northern and western edges of the Hadleigh Conservation Area. It provides setting to some of the oldest parts of the town and adjoins the complex around the Church and Deanery Tower, backs the many Listed properties along Benton Street, and provides setting to Toppesfield Bridge (Grade II\* and SM).

Landscape heritage value is also found in the enduring small scale pattern of enclosures, some large trees, and the sense of uninterrupted time that the river itself brings to perceptions. There is a veteran Black Poplar by the river in Toppesfield Gardens; now a very rare sight in Suffolk.

#### **Settlement interfaces and road network**

This area is in the floodplain and so is generally unsettled. A scattering of older dwellings can be found on Tinkers Lane, and the Babergh offices on Corks Lane (awaiting residential conversion) also fall into this area.

The interface with the old town is characterised by a well vegetated, complex and indented pattern, the signature of a long standing, little modified settlement edge. Only at the recently completed Brett Works site has modern development pushed into this zone.

This area features in perceptions of the approach/gateway to Hadleigh from Lower Layham - it has a very positive role in containing the town in a belt of trees, which, when seen in combination with views across to Broom Hill, provide a very well defined and distinctive arrival point.

#### **Perceptual and visual experience/tranquillity**

Whilst this can be a relatively peaceful part of the parish, with a feeling of wildness and naturalness experienced along the river, the area is not always tranquil, given its proximity to the town centre and its popularity- connecting into the network of paths through HRCA3, the River Walk is a busy recreational route with regular movement of people and dogs. Locals highly value this area for the opportunity to walk by the river, glimpse the old buildings opposite, and experience its wildlife. Including the local swan population. Kingfishers can be seen and even the occasional otter has been spotted.

#### **Indicators of value and Rights of Way**

- Majority of HRCA1 is in the Conservation Area and provides setting to the historic core and its wealth of listed buildings.
- The River Walk is a Local Nature Reserve and the areas of amenity land at either end are

important recreational resources.

- Further well used rights of way connect Toppesfield Bridge and Holbecks Lane to the town centre and north to Friars Road and Corks Lane.

#### **Issues / Change pressures/Detractors**

- Flood zone protects much of this area from development
- There is pressure for parking at the foot of Holbecks Lane on a wide part of the lane.
- This area is not included in the Local Plan 'Special Landscape Area' policy designation which appeared to exclude it on the basis it was a zone of urban settlement.



## HRCA1: RIVERSIDE - Illustrative photos



**a** Toppesfield Bridge is a scheduled monument and listed structure



**b** Small riverside parks adjacent to the bridge are well used.



**c** The new footbridge linking the riverside walk with the heart of the town was provided through the McCarthy and Stone development on the adjacent site.



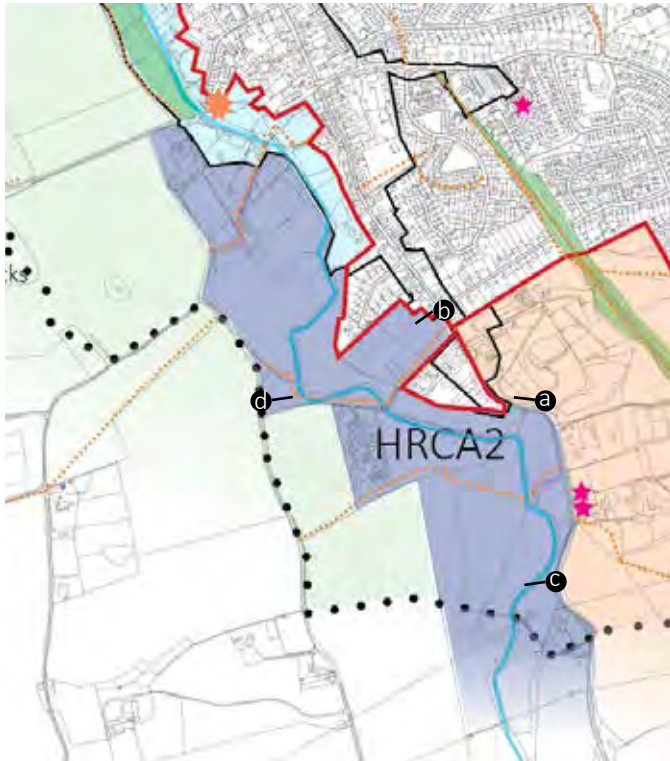
**d** Rather different from the rest of the character area, the cricket ground is a very scenic sports facility, surrounded by listed cottages and a curving brick wall.

## HRCA1: RIVERSIDE - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	The physical features in this area are of high importance. The river and its associated vegetative communities and mature trees are of high value. The flat valley bottom topography is sensitive to disruption and has important ecosystem service functions as floodplain, carbon sink etc. that should be protected.	Protect the natural feel of the river corridor, its stock of mature trees and all its functions.	HIGH
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network	<i>OS maps; Site observations and professional judgement</i>	This area provides backing to the historic core and Benton street but north of Toppesfield Bridge it is not a publicly accessible area. Mature skyline trees play a role in framing and backing the historic core. Its southern end plays a role in the 'gateway' point at Toppesfield Bridge - the rural-urban transition here is abrupt.	Protect the character of the area in its function as part of the CA, as the setting to many heritage assets, and as the focus of the distinctive arrival point around Toppesfield Bridge.	MED
	<b>Local rural landscape character</b> Contribution of area and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	This area has strong and distinctive character. It fulfils various criteria for natural beauty as there is a strong sense of naturalness, its reasonably rare, scenic and, in combination with adjoining HRCA3, creates a series of scenic views. Local residents highly value the character of this area.	Protect the distinctive character of this area and prevent modern interventions from harming its character.	HIGH
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network/function in relation to settlement(s)	<i>Reference to babergh &amp; Natural England GIS mapping; Site observations and professional judgement</i>	Area important for wildlife with combined ecological assets of river, wet woodland and links into the wider landscape to the west. Protected species present.	Protect the wildlife value of the river corridor and the network links into the countryside. Seek enhancement opportunities.	HIGH
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; old OS maps, site observations.</i>	Falls entirely within the Conservation Area and provides setting to the historic core. It provides setting to numerous Listed assets and the SM (Toppesfield Bridge). This is the most highly sensitive area in terms of heritage.	Protect the setting of the west side of Hadleigh. Change or development that harms the setting of heritage assets is not acceptable.	HIGH
	VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the settlement; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	This area is not visually prominent from the adjacent town, despite its proximity, because it's enclosed within tree cover and rarely visible from the road network - just a glimpse from Toppesfield bridge- and is usually backed directly by private gardens along the High St and Benton St. However, the new pedestrian link bridge onto the Brett Works site provides a new access and view point into the riverside.	Protect the character of the views on the approach along Layham Road and at Toppesfield Bridge gateway.
<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived		<i>Site observations and professional judgement</i>	Visual receptors here are sensitive. The whole length of the area is experienced by those involved in informal recreation, specifically seeking out the sense of naturalness and the relative peace and tranquillity of being beside the river. The area is well used and well valued by local residents who would be very sensitive to any change or development in this area.	Visual change is not appropriate in this area. Any changes would have to be limited in extent, highly sympathetic, retain the sense of naturalness and naturalness.	HIGH



## HRCA2: BRETT SOUTH - Character description



For key see p39

### Location and underlying landscape type

This area comprises the low-lying and flat meadows that characterise the valley bottom south of the farmyard at Toppesfield Cottage, then southward to the parish boundary at Upper Layham. It forms a narrow character area beneath the 20m contour. The area falls within two Suffolk character types- the 'Rolling Valley Farmlands' and furthest south, the 'Valley Meadowlands'.

### Topography / hydrology / soils

The soil context in this area is freely draining, slightly acid, loamy soils but the local picture can be more mixed - alluvial deposits and peaty soils are found in the Valley Meadowlands.

The river starts to meander again, south of Toppesfield Bridge, and winds between meadows on both sides of the river.

### Landcover/land use

Land cover is a mix of traditional water meadows, equestrian land and sports grounds.

The football club occupies the Millfield ground, and the rugby club adjoins beyond.

Although a farmstead is present at Toppesfield Cottage on the eastern edge of the parkland, arable land use is generally absent as the land can be seasonally wet,

There is a water works on the edge of this area, accessed from Layham Road- its well assimilated within the landscape behind hedges and trees so has little visual impact itself, although a small plantation of tall poplar trees along the south boundary are dominant in the skyline.

### Woodland and trees

There is no woodland in this character area, but the area nevertheless feels well 'treed' as ditch and field boundaries,

and the settlement edges, are often lined with scrub and scattered trees, frequently species that thrive in wetter soils, such as alder and willow. There is a tall stand of poplars south of the water works at Pump House.

### Scale and enclosure

The landscape south of Toppesfield bridge is much more open than HRCA1, with open spaces created by the management of the football and rugby clubs, and further south, by grazing land. Views out of the area are often contained along the east side, by the mature trees along ditchlines and the settlement edges, and these have a strong skyline impact in the flat landscape.

Longer views upslope, to the more open valleysides to the west, are more available.

Field boundary loss has occurred further south along Layham Road, and a greater sense of openness and exposure is felt here.

### Historic landscape/Time depth

HRCA2 partly provides setting to the Conservation Area, it adjoins it in two places- a tract west of Tinkers Lane and then another at the south end of Benton Street.

Landscape heritage value is also found in the enduring pattern of small sized fields, especially where grazed by cows or sheep, or managed for hay (rather than grazed by horses). These traditional meadows are of landscape value as well providing eco-system services such as flood water management and carbon capture.

### Settlement interfaces and road network

This area is in the floodplain and has a generally unsettled character, apart from Toppesfield Cottage Farm and the isolated Pump House, adjacent to the water works. The recently completed Priory Meadows development,



accessed from Benton Street, is perhaps the most prominent place where settlement is seen within the character area.

This area features in perceptions of the approach/gateway to Hadleigh from Lower Layham as the road suddenly dips from the valley side into the valley bottom, and Holbecks comes into view. The sports clubs signal the edge of the settlement.

#### **Perceptual and visual experience/tranquillity**

The Layham Road follows the break in slope along the edge of valley bottom and offers slightly elevated views across the valley bottom. Reasonably long views along the valley are also possible. Orientation is provided by the church tower which is prominently seen from this southern approach, almost all the way from Layham.

This side of town is relatively peaceful as, beyond the sports clubs, the Layham Road serves traffic only to the small villages of Lower Layham, Shelley, and Polstead. There is a feeling of a quiet rural landscape, especially where views into the parkland are experienced. Here, the cattle grazing beneath the oak trees offers a snapshot back in time.

#### **Indicators of value and Rights of Way**

- HRCA2 adjoins the Conservation Area (and the curtilages of Listed Buildings) in two places. There are no listed buildings in this character area.
- Three footpaths cross this area, connecting Tinkers Lane and Benton End with Layham Road - crossing the Brett where necessary on small timber footbridges.

#### **Issues / Change pressures / Detractors**

- This area is currently included in the Local Plan 'Special Landscape Area' policy designation which is not intended to be carried forward into the new Joint Local Plan, making this landscape more vulnerable to development pressure under the new Plan.
- Flood zone protects much of this area from development. Nevertheless its proximity to the town centre makes it vulnerable to development pressure. Possible plans to relocate the rugby club pitches raise questions about future land use here.
- Views of the church tower from the Layham Road are important.
- A double row of very large pylons crosses the Layham Road, just on the southern tip of the parish - their visual impact is considerable.

## HRCA2 - BRETT SOUTH - Illustrative photos



a Attractive view of the approach to Hadleigh from Upper Layham where an old house, backed by traditional meadows, marks the arrival onto Benton Street.



b Small meadow sandwiched between modern edges affords views towards the river on Benton Street.



c Pylons are detracting features in an otherwise quintessential lowland river meadow scene.



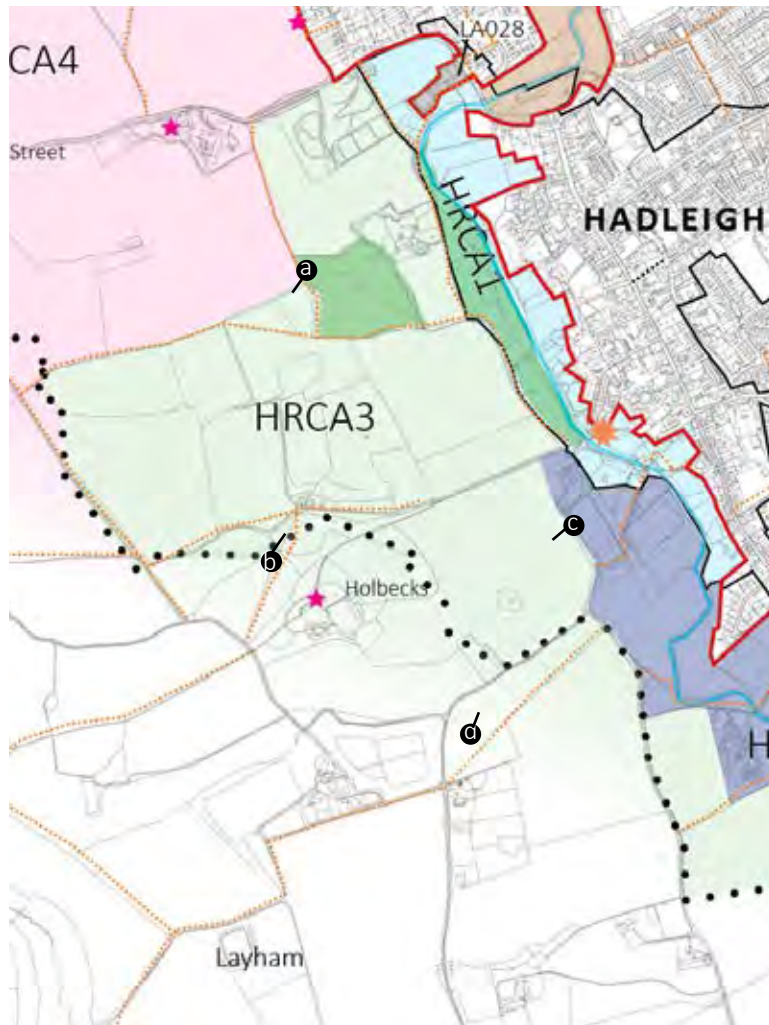
d View from Layham Road over the meadows, backed by a mix of historic and modern settlement along Benton Street and Cranworth Road.

## HRCA2 - BRETT SOUTH - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	The area has distinctive valley bottom form, opening out to the south as the flood plain widens significantly towards Layham, and the fringes of the AONB at Shelley. Strong feel of traditional meadows in the south, and riparian trees such as willows reinforce the feel. It also has important ecosystem service functions as floodplain, carbon sink etc.	The sense of topography would be sensitive to disruption through development. Protect and enhance the functions of the flood plain and water quality in the Brett.	HIGH
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	This area generally adjoins straight, modern settlement edges, but does back a short section of the Conservation Area at the south end of Benton Street which are more indented and historic. Where there are areas of modern infill, south of Benton Street, these are more visually prominent but reasonably well integrated- Priory Meadows is sympathetic and good quality with limited impact.	Avoid further settlement expansion in this area. Protect the distinctive character of the arrival points around Toppesfield Bridge (Layham Rd) and on Benton Street that both have a rural and historic feel, setting an appropriate tone for the old market town.	IGH
	<b>Local rural landscape character</b> Contribution of area and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement.</i>	This area has distinctive valley bottom character which lacks a natural feel where it has been adapted into sports club pitches in the north, but it widens and becomes more rural in the south, with a stronger feel of traditional grazing meadows.	Protect the distinctive riparian character of this area and prevent modern intrusions.	MED
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to babergh &amp; Natural England GIS mapping; Site observations and professional judgement</i>	Area less important for wildlife as much less tree cover then in HRCA1 and reduced diversity where land managed as sports grounds.	Protect the wildlife value of the river corridor and the network links into the countryside to the west	MED
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; old OS maps, site observations.</i>	Adjoins the Conservation Area along its boundary with HRCA1 between Toppesfield Bridge and Priory Meadows, at the south end of Benton Street. Setting to Benton End on the east side.	Protect the setting of the west side of Hadleigh. Change or development that harms the setting of heritage assets is not acceptable.	HIGH
	VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the settlement; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	This area is not directly visible from the town centre as the fairly continuous nature of the built form along the High Street and Benton Street prevents most views west. Only at the end of the Benton Street do views suddenly open out across the meadows- the area is very visually prominent in this gateway/approach.	Protect the scenic river meadow views on the approach from Layham as a vital part of Hadleigh's rural setting.
<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived		<i>Site observations and professional judgement</i>	The area is experienced by fairly high numbers of people - the main road from Upper Layham is often busy, although the road from Lower Layham less so. People in the rear of properties along Benton Street should be counted as sensitive receptors.	Avoid development. Take opportunities to manage the land traditionally (grazing by cattle and sheep and hay cutting). The area is also visually sensitive to change on adjoining valleysides.	HIGH



## HRCA3: HOLBECKS & BROOM HILL - Character description



For key see p39

### Location and underlying landscape type

This area comprises the attractive rolling valleysides on the east facing slopes on the west side of Hadleigh. It comprises land above the c.20m contour, up to the c.55m contour on the plateau edge. The area is edged by Love Lane, a track which connects Coram Street to Holbecks Lane. It falls within the Suffolk 'Rolling Valley Farmlands' character type and is representative.

### Topography / hydrology / soils

The slopes are sometimes complex and quite steep in places creating a distinctive and scenic landscape. The soil context in this area is freely draining, slightly acid, loamy soils with deposits of sands in places. Broom Hill is one such spot and the site of a former quarry that supplied local brick makers.

There are no water courses evident here, as the land is free draining.

### Landcover/land use

Land cover is generally grassland with some arable, especially along the plateau edge. Much of the area is unproductive as its too steep to grow crops.

Holbecks Park sits to the southwest of the town centre, and has a strong influence on local character. It is often grazed by cows except in the spring in advance of the annual Hadleigh Show. Its stock of mature trees are positive additions to the landscape.

The area features many formal and informal paths, well connected into the town, and the area is heavily used and valued for informal recreation.

Land adjacent to the park is used for events such as clay shooting, and classic car rallies.

### Woodland and trees

Trees are found in copses, field boundaries and scrubby patches across the hillside, and in the form of the many mature parkland scale trees, often oak and sweet chestnut as well as some Scots pine along the boundaries.

The old quarry at Broom Hill has many old trees including pollarded Oaks, Small-leaved Lime and coppiced Hazels. The landscape was not restored and the quarry and brick-lined pond remain, populated by self sown woodland and scrub.

### Scale and enclosure

This is a fairly small scale landscape. The historic field pattern has endured well on the slopes as this land is not suitable for large scale arable cultivation.

The often steep angle of slope and the tree lined valley bottom and hedges, scrub patches, and copses act to provide a frequent feeling of containment.

### Historic landscape/Time depth

The parkland and small sized fields, especially where grazed by cows or sheep, or managed for hay, are historic landscape features. Traditional meadows are of high landscape value as well providing ecosystem services such as flood water management and carbon capture.

### Settlement interfaces and road network

This area does not have a direct interface with the settlement itself, it is buffered by HRCA1 along the valley bottom.

There is settlement here only in the form of the Holbecks House (in Layham parish) and cottages on the Holbecks estate, as well as a small-holding and modern house on the southern end of Corks Lane.

The road network comprises a narrow, sunken and winding lane serving Holbecks House, passing the end of Love Lane (unmetalled) and then connecting to Hadleigh Heath.

#### **Perceptual and visual experience/tranquillity**

The valleysides offer a rich visual experience with distinctive topography, natural features and long views over the historic town. These hills are also highly important in views from the east side of town, where this area forms important unspoilt rural backdrop to Hadleigh.

There is a feeling of tranquillity and naturalness here, away from the roads and edge of the town.

#### **Indicators of value and Rights of Way**

- Footpaths offer long range views over Hadleigh, which is seen nestling in the valley bottom, with the church tower as key landmark and point of orientation.
- The 24 acre site of the old quarry on Broom Hill is a Local Nature Reserve, owned and managed by Babergh District Council.
- Heritage value is found in the parkland which provides setting for Grade II listed Holbecks House. The parkland is also valued and important to the town as the location for the annual Hadleigh Show in May.
- A pillbox sits on the hillside, part of the town's WWII heritage.
- Footpaths cross this area, heading west into countryside and connecting with the riverside walk and to Coram Street- it is very important for informal recreation.

#### **Issues / Change pressures / Detractors**

- This area is currently included in the Local Plan 'Special Landscape Area' policy designation which is not intended to be carried forward into the new Joint Local Plan, making this landscape more vulnerable to development pressure under the new Plan. However, development pressure is less anticipated in this area as the river is a strong delineator.
- Views of Holbeck park and the network of access should be protected
- Neither Holbecks Park itself, or any of its fine tree trees, appear to have any protective designation.

## HRCA3: HOLBECKS & BROOM HILL - Illustrative photos

Photo: Dudley Miles



a Semi natural areas adds to the richness of the experience



b Steeply rolling slopes around Holbecks Park are very distinctive



c The pill box overlooks the river on a hillside



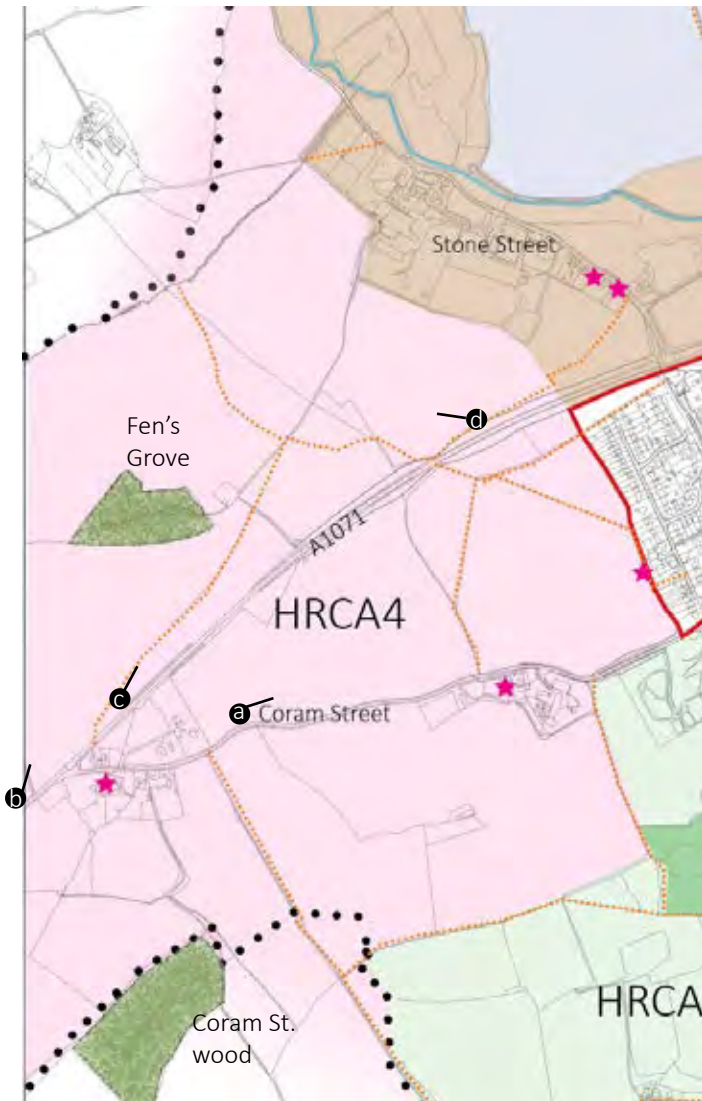
d From high up on the hillside the rest of the town can be seen laid out across the opposite valleyside



## HRCA3: HOLBECKS & BROOM HILL- Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	Steep rolling topography is somewhat unusual and scenic, is major contributor to distinctiveness. Significant number of mature parkland and field boundary trees, especially oaks.	Protect the hillsides from development or harmful change. Protect fine mature tree specimens in the parkland and in the surrounding countryside.	HIGH
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	No settlement here generally, except as part of the historic estate of Holbecks. The parcel has important role in contributing to the character of the scenic rural gateway to Hadleigh at Toppesfield Bridge.	Protect area from development - it would be contrary to historic settlement pattern. Protect the unaltered character of the narrow lanes.	HIGH
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	Strong and distinctive rural character with strong sense of historic continuity. Lots of fine tree specimens in the parkland and also along boundaries of adjoining field network, also important features for defining character.	Protect and enhance the rural character - prevent modern intrusion that erodes the strong sense of ruralness.	HIGH
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	This area one of highest value for biodiversity as there are a range of habitats present. Broom Hill is a local nature reserve.	Protect and enhance the nature reserve at Broom Hill and look for ways to make connections into wider ecological network.	HIGH
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Area adjoins and provides setting to the Conservation Area along the riverside. The parkland at Holbecks is not registered or listed but has value as a non-designated historic landscape. (Also setting to listed Holbecks House in Layham parish). Winding, narrow, sunken lanes have historic character.	Protect the landscape as setting to the various heritage assets and the Conservation Area; protect the character of the historic winding lanes.	HIGH
	VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	Although not visible from the town centre at close range, the slopes here feature as backdrop in many views from further east; the old town is seen nestling in the valley bottom, in front of rolling hills and a wooded skyline. These views are fundamental to Hadleigh's special character and distinctiveness and sense of arrival down Angel Street. The parcel is also visually prominent from Layham Road and the network of footpaths west of the town centre.	Protect HRCA3 so that it remains a rural backdrop in the many important views across Hadleigh. Protect the wooded skyline and the dominance of the church tower as the key local landmark.
<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived		<i>Site observations and professional judgement</i>	The close proximity of this special area of landscape to the town centre is one of the town's distinctive qualities. Visual receptors are both sensitive and numerous- people come here frequently to enjoy the scenic views and relative tranquillity. Holbecks also valued as site of annual May show.	Protect the perceptual qualities of the area, its views and ensure it remains available for recreation. Support landowners to manage recreation pressure on paths and in relation to parking.	HIGH

## HRCA4: CORAM STREET - Character description



For key see p39

### Location and underlying landscape type

This area lies either side of both Coram Street and the A171 carriageway, to the northwest of Hadleigh. It lies between the c.25m and c.50m contour.

It sits to the west of the cemetery and the Castle Road/ Gallows Hill settlement cluster but it is not visible from this area as is separated by a ridge of high land and belt of vegetation.

It is a zone where the Suffolk 'Ancient Rolling Farmlands' and the 'Rolling Valley Farmlands' landscape types converge.

### Topography / hydrology / soils

This part of the landscape falls outside the main valley of the Brett, in which the rest of the town sits.

The area centres over the shallow valley of a tributary stream that flows north from Friars Hill to join the channel of the Brett at Stone Street. The slopes face north, are more gently rolling, and less complex and steep than in adjoining HRCA3. The feel can be quite elevated.

Soils are freely draining, slightly acid loamy soils on the lower valley sides becoming more clayey and less free-draining towards the plateau.

### Landcover/land use

Land use is arable farmland, now arranged in simple large fields, generally growing cereals. The early OS maps show a much more complex field pattern that existed until the mid-20th century, after which hedge removal took place to create more efficient units of farmland, more suited to modern equipment.

### Woodland and trees

Most significantly, there are remnants of ancient woodland in this area. Fen's Grove is a small wood on the north side of the A1071 (about 6.3 acres) and there are 2 linked woods

at Coram Street Wood, which sits just outside the parish on the south side of the main road. These help create a partly wooded feel despite the openness of the farmland and have very a positive impact on landscape character. Mature oak trees are also dotted (rather infrequently) in farm hedges.

On the settlement edge, trees are dense on the north side of the cemetery and they enclose the Friars Hall care home. These contain views, around the cricket ground and prevent HRCA4 from being visible from the town. Trees also line the route up Friars Hill at the gateway to the town- a tunnel-like experience is created on this sunken road, providing one of Hadleigh's most distinctive points of arrival/departure. Arriving into the town here, views suddenly opens up at the bottom of Friars Hill to reveal the cricket ground and the curved street of colourful old properties, providing a memorable scene.

Trees and hedge, also now frequently line the route of the A1071 (mixed natives such as ash, field maple and oak). But in the farmland hedge removal is evident, along with boundary trees, and there is no vegetation along the course of the stream. Farm hedges are a mix of gappy and broadly continuous, although they are kept closely trimmed. There is scope for ecological improvements in the farmland here.

### Scale and enclosure

In contrast with the very contained experience on Friars Hill, there can be a feel of openness in this character area. The merging of fields in the 20th century means there is a sparse network of hedges/field trees to help provide containment and long views to the north are possible as a result. This reduces the ability of the landscape to assimilate changes, as impacts from modern development can potentially be experienced at long distances.

## HRCA4: CORAM STREET - Character description continued:-

### Historic landscape/Time depth

The gently winding route of Coram Street has a historic feel which contrasts with the straight line of the bypass. The two Listed timber-framed houses along it are found on the old farms at Friars Hall Farm and Coram Street Farm (no longer a working farm).

The ancient woodlands are long standing features of obvious historic value.

Otherwise, the landscape bears the influences of 20th century moves toward efficient food production, and direct transport routes.

### Settlement interfaces and road network

Settlement is present only as rural dwellings at the west end of Coram Street. There was once a working farm here but today the old listed farmhouse is flanked by a barn conversion, its old workers' cottages opposite, and some modern houses for neighbours.

There remains a working farm at Friars Hill as well as a Nursing Home at Friars Hall. This is enclosed by trees and screened from view. The farmhouse retains a historic feel and has a distinctive setting, sitting by itself at the head of the tributary, looking north over the valley.

Castle Road is named after a distinctive crenellated Victorian house that once sat alone on the top of the hill; demolished in 1972. Now Castle Road is lined with terraces and modern houses which turn their back on the countryside, contain views out of the town, and prevent integration of further settlement in this direction.

In the early 1980s the area was bisected through its centre by the creation of the A1071 'Hadleigh bypass'. This creates a strong physical line through the landscape and is both in cutting (through the edge of Gallows Hill) and is embanked over the small tributary valley. Traffic on the bypass is often fairly continuous and is clearly visible, on its embankments, in gaps in its partly vegetated corridor.

### Perceptual and visual experience/tranquillity

This part of the landscape has little direct relationship with the rest of the town, and is cut off from it by the ridge of high land along Friars Hill and Gallows Hill. It has a more direct visual relationship with the rural landscape to the north, and its elevated position offers long views over and along the Brett valley towards Kersey, Semer and Aldham and beyond (views to the Aldham Hill quarry operations are also possible.) These views are familiar from the route of the A1071.

The visual experience is very much a rural one, the blocks of woodland sometimes framing views. The scene is dominated by farmland and only scattered settlement- limited modern influence is perceived and glimpses of Kersey Church tower can be seen to the northwest. However, traffic moving through the landscape limits the sense of tranquillity as the A1071 is a busy route.

### Indicators of value and Rights of Way

- Ancient woodland remnants
- Trees at Friars Hill are protected by various group Tree Preservation Orders
- Footpaths link Coram Street through to Stone Street to the north and Kersey to the west.
- Listed farmhouses and their settings. Listed wall next to the site of Castle House.

### Issues / Change pressures / Detractors

- This area is currently included in the Local Plan 'Special Landscape Area' policy designation which is not intended to be carried forward into the new Joint Local Plan, making this landscape more vulnerable to development pressure under the new Plan.
- Land adjacent to the settlement boundary is an Local Plan omission site for Hadleigh (SS0192). Reasons for its rejection included '*Site is not consistent with existing settlement pattern and character*'. This report agrees strongly with this point of view and asserts its also very visually sensitive. Development in this area would have a poor visual relationship with the rest of the town, would feel disjointed and separate, and would draw Hadleigh into a new and different part of the valley, and be visible from long distances.
- Condition of the landscape would be improved with reinstatement of farm hedges and boundary trees to reduce the somewhat denuded feel of some parts of the landscape. Visually and ecologically this would have particularly positive impact along the course of the seasonally dry small watercourse and where the woodlands can be connected into continuous hedge networks.
- Protect the distinctive character of the arrival point on Friars Hill which would include protecting the stock of trees and planning a strategy for future renewal/ replacement.



## HRCA4 CORAM STREET - Illustrative photos



**a** A hundred years ago this field was organised into about 10 small fields.



**b** Fens Grove is ancient woodland



**c** The A1071 provides long views over the shallow valley of the Brett

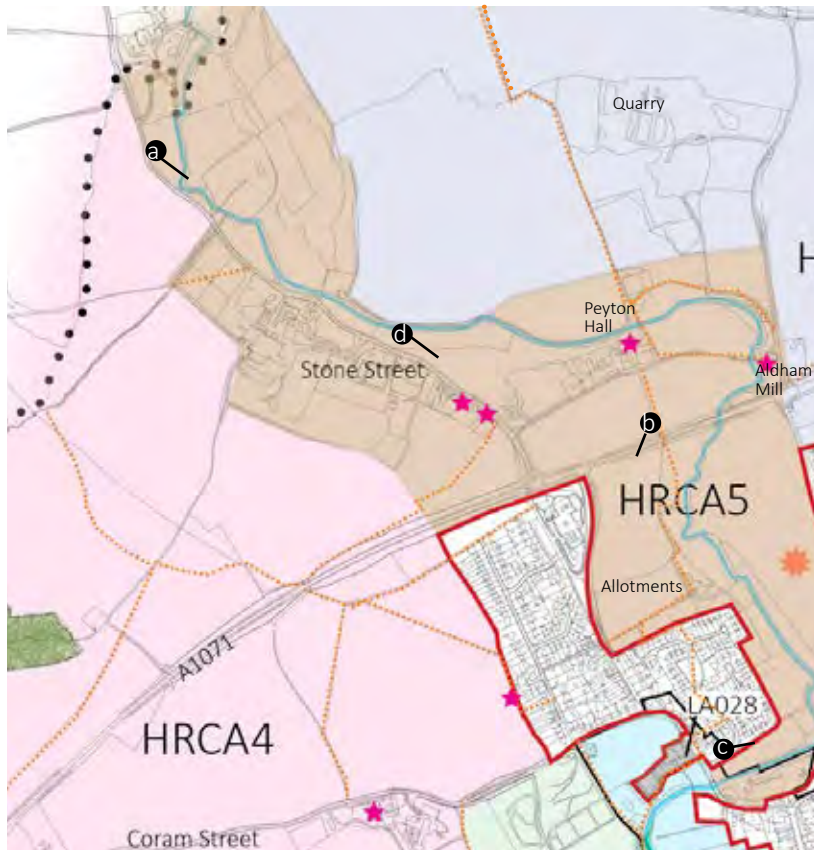


**d**

## HRCA4 - CORAM STREET - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	Woodlands on outer fringes of HRCA4 of high value otherwise structural vegetation is often limited in this area.	Enhance the stock of field hedges and hedgerow trees and look for opportunities to connect features.	LOW
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	Land is open and has elevated feel. Small tributary valley system slopes northwest- oriented differently to the rest of the town. Gateway to town is rural, historic and distinctive.	Settlement expansion here would relate poorly to the rest of the town and be hard to integrate with the existing town edges along the ridge.	HIGH
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	Area is fairly elevated and open, and has a strong rural feel- the urban edge is very well defined resulting in a strong sense of separation between the rural fringe and the residential area of Castle Road/Gallows Hill. Some disruption to historic character from field amalgamation and transport corridor. Area is currently included in the Local Plan 'Special Landscape Area' policy designation.	Rural character would be very sensitive to development as modern houses are not seen in this area. Impacts on a large area could result as a result of the topography and openness.	MOD
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	Ancient woodlands on outer fringes of HRCA4 of high ecological value. Elsewhere ecological value is limited.	Protect the ancient woodland and look for opportunities to connect natural features.	MOD
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Area is most sensitive to heritage where forms setting two listed buildings- at farmsteads at Coram Street and Friars Hall Farm.	Protect the setting of the listed farmhouses.	MOD
VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	Some parts of the fringe area are very visually sensitive- seen easily from the A1071 and Coram Street. Skylines would be vulnerable on the open parts of the parcel.	Avoid development as parcel is visually prominent- effects from development could be widely experienced and would be hard to mitigate.	HIGH
	<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived	<i>Site observations and professional judgement</i>	Tranquillity is limited owing to the busy road passing through the area. Busy road means this area is seen by many people on a daily basis.	Settlement expansion would be easily seen. Effective mitigation proposals would be difficult.	HIGH

## HRCA5: STONE STREET - Character description



For key see p39

### Location and underlying landscape type

This area lies to the north of Hadleigh. It comprises the low-lying land either side of the Brett as it flows from Kersey Mill, past Stone Street, turning southwards to flow under the bypass and towards the town. The character area changes to HRCA1 beyond Bridge Street.

Land lies below the 25m contour on Stone street, falling to beneath the 20m contour by the time it flows under the bypass and towards the town centre.

The area is within the Suffolk 'Rolling Valley Farmlands' landscape type.

### Topography / hydrology / soils

The topography is flat along the river flood plain and becomes rolling along the lower edges of the valley, rising fairly steeply in places such as Aldham Mill Hill. The form of the valley, shaped by the river's S-shaped turn north of the town, provides the sense that the town is contained on three sides- likely this is why it used to be sometimes known as 'Hadleigh-in-the-Hole'.

As well as making larger looping turns, the little river corridor has a gently winding route. Its flood plain has important ecosystem service functions.

The soil context in this area is freely draining, slightly acid, loamy soils with patches of sands and gravels, as indicated by the quarrying activity halfway up the valley side.

### Landcover/land use

There are some strip pastures along the river, but the channel often opens immediately out onto arable fields which is the dominant land use. There is an area of grassland and tree planting on the north side

of the river between Stone Street and Kersey Mill which looks to be under planned management for wildlife.

Allotments are found on the south side of Gallows Hill.

Before the Oxford Road development was built there was an M.O.D. munitions dump site in Aldham Mill Road which had distinctive raised earthworks.

### Woodland and trees

Ancient woodland is not found.

The area feels like its fringed with trees. Lines of trees along the river and field boundaries, enclose the northern edges of the Oxford Road residential area, and gives a wooded feel to the valley side.

Tall poplar trees along the river have particularly strong impact.

### Scale and enclosure

The scale of the landscape is generally small but it opens out where there has been amalgamation to create large arable fields.

### Historic landscape/Time-depth

The Brett's vegetated corridor brings a sense of time-depth to an otherwise modified landscape. It winds through a landscape whose historic patterns have been lost by the creation of the by-pass, and by straight edged modern housing estates. A further sense of modification comes from the aggregates quarry which sits just above this character area, on the west side of Aldham Mill Hill.

### Settlement interfaces and road network

The character area joins settlement edges of both the main town, sitting between the Oxford Drive



development along Aldham Mill Road, and the residential area of Gallows Hill. The farmland valley bottom in between is overlooked from both sides and forms setting to the town and its approach.

There is small cluster of settlement on Stone street, and west of Peyton Hall, whose lands the workers' cottages here may have once been connected with, alongside the old White Horse pub (locally known as The Donkey).

Peyton Hall is a Listed Building on a farm with visually prominent modern farm sheds and a modern bungalow.

#### **Perceptual and visual experience/tranquillity**

The A1071 crosses the area and brings traffic movement and noise. There is little tranquillity. Traffic from the quarry is also an issue and the focus of attempts by the community to block expansion of operations here.

#### **Indicators of value and Rights of Way**

- HRCAS has a Scheduled Monument- an archaeological exploration of the field west of the Oxford Drive area revealed Bronze Age ring ditch cremations including ashes in ceramic urns.
- There are 4 Listed Buildings in the fringe area, all north of the A1071 in Stone Street.
- There is a footpath network that connects Gallows Hill through to Peyton Hall but the carriageway of the main road is a considerable barrier.
- The traditional small-scale meadows that remain are important for their historic landscape and biodiversity value.
- There is a veteran willow tree close to the bridge on Bride Street on the edge of the meadow.

#### **Issues / Change pressures / Detractors**

- This area is currently included in the Local Plan 'Special Landscape Area' policy designation which is not intended to be carried forward into the new Joint Local Plan, making this landscape more vulnerable to development pressure under the new Plan.
- The Environment Agency's flood zones protect much of this area from development. Nevertheless its proximity to the town centre, primary school and supermarket, as well as good access makes it vulnerable to development pressure. Applications have come

forward on the land south of Aldham Hill opposite the Oxford Drive development.

- Commercial land at Stone Street could be focus for future change.

## HRCA5: STONE STREET - Illustrative photos



a View along the valley bottom towards Stone Street Farm offering views into strip meadows next to the river



b Tree fringes land west of the river Brett with Gallows Hill beyond.



c Traditional feel to the meadows which reach right into the town at Bridge Street. Tree pictured is a veteran white willow.



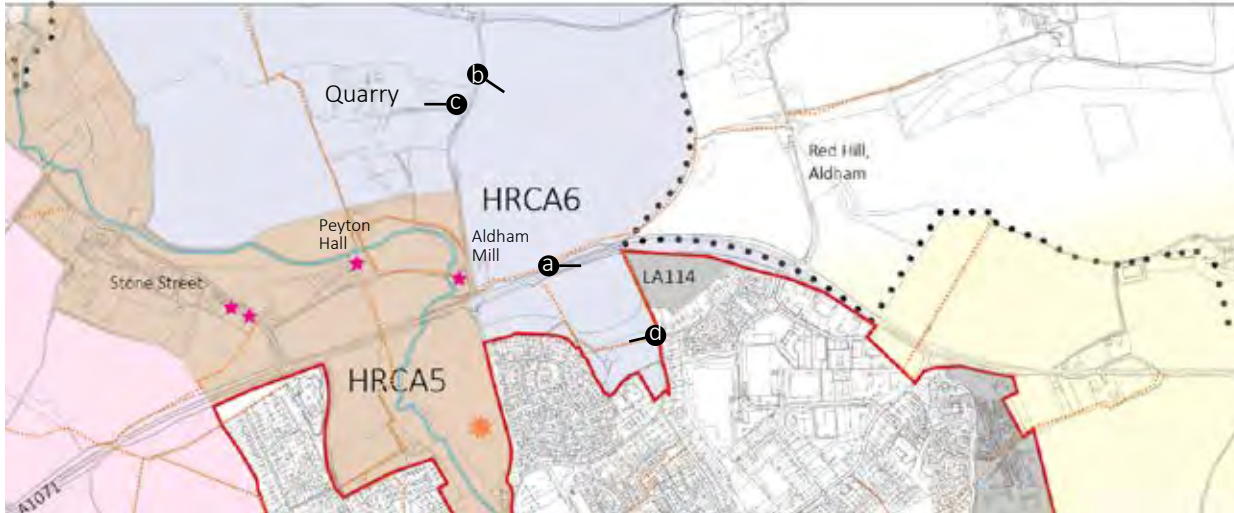
d Colourful cottages and an old Inn form a small ribbon of settlement on Stone Street.

## HRCA5: STONE STREET - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	Physical landscape features of value focus on the winding, tree-lined river corridor. Network of meadows are also key features of value, although these have often been lost. Sense of disruption from the A1071 cutting through the landscape and from modern residential development at Oxford Drive.	Protect the features of value identified.	MED
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	South of A1071 settlement edges are modern and straight. Oxford drive area is dominant in arrival point. North of the A1071 settlement only a linear scattering of cottages along Stone street and isolated farmsteads. Commercial pet food plant at Stone Street Farm is the exception but has limited visual impact, screened by topography to the south and trees along the river on the north side.	Where historic settlement pattern survives on Stone Street- sensitive to disruption. May be scope for infill or individual plots where they fit with the linear settlement pattern. Developments of multiple houses would disrupt the scattered linear pattern.	HIGH
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	The area has distinct valley bottom character but the scale is mixed and landscape often disrupted. River corridor sometimes fringed with historic narrow meadows, but often larger arable fields have been formed. Church spire provides landmark in skyline.	Protect the pattern of small scale enclosures. Conserve views to the church tower	MED
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	River corridor important for wildlife especially where flanked by traditional meadows. Protected species likely.	Protect the wildlife value of the river corridor and the network links into the countryside.	MED
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Listed assets in the form of cottages along Stone Street, Aldham Mill and Peyton Hall. Evidence of Roman occupation - Scheduled Monument in field beside fire station.	Protect the setting of listed assets.	MED
	VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	The parts of this parcel that fringe the town are very visually prominent from the A1071 and Layham Mill Road and Gallows Hill. Development pressure on land south of Aldham Mill Road.	Protect perceptions and appreciation of Hadleigh's identity as a valley bottom market town. Conserve visual amenity by ensuring any development is assimilated by native structural vegetation on boundaries.
<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived		<i>Site observations and professional judgement</i>	Many receptors of all types (residential/pedestrians/vehicular traffic) have close range views into the areas that fringe the town.	As above.	HIGH



## HRCA6: RED HILL - Character description



For key see p39

### Location and underlying landscape type

This area lies to the north of Hadleigh, east of Aldham Mill Hill and then, higher up the valleyside, on both sides of this road to Whatfield. It would continue to Red Hill Road but this area is outside the parish in Aldham- the parish boundary follows the verge of the A1071 as it passes the Industrial Estate.

It is in the Suffolk 'Rolling Valley Farmlands ' landscape type and lies above the 20m contour.

### Topography / hydrology / soils

On the town's fringes the area is influenced by the tributary stream that rises near Aldham Church, forming a shallow fold in the landscape. The stream runs down to join the Brett at the crossroads at Aldham Mill. The topography is rolling along the lower edges of the valley, rising fairly steeply in places such as Aldham Mill Hill and is complex- the form of the valleys provides the sense that the town is contained on three sides- likely why it used to be sometimes known as 'Hadleigh-in-the-Hole'.

As well as making larger looping turns, the little river corridor has a gently winding route.

The soil context in this area is freely draining, slightly acid, loamy soils with patches of sands and gravels, as indicated by the quarrying activity halfway up the valleyside.

### Landcover/land use

The parcel that sits between the modern settlement edges is recreational grassland. Allocated site LA114 is also grassland. This gives way to arable land which characterises land use in the rest of the area. The exception is the aggregate quarry on the hillside due north from Peyton Hall.

### Woodland and trees

Ancient woodland is not found.

The area is less wooded and features significant conifer plantation.

### Scale and enclosure

The scale of the landscape is largest in this area. Large open fields

### Historic landscape/Time-depth

The Brett's vegetated corridor brings a sense of time-depth to an otherwise modified landscape. Its organic form winds through a landscape whose historic patterns have been lost by the creation of the by-pass, and by straight edged modern housing estates. A further sense of modification comes from the aggregates quarry which sits just above this character area, on

the west side of Aldham Mill Hill.

#### **Settlement interfaces and road network**

The area adjoins settlement along the back of the Oxford Drive area, and along Red Hill next to Beaumont Park - these all offer simple, straight edges to the adjoining countryside, yet they are well vegetated and well assimilated. The Oxford Drive development initially had very stark edges but the enclosing native vegetation has now matured and is now very effective at containing the visual impacts of this modern estate.

The area currently includes the allocated site LA114- a sloping, visually prominent meadow below Red Hill Road which functions as a buffer to the bypass, and as a pleasant rural setting to the northern fringes of the town. Estate development here will be much harder to assimilate, given the orientation of the sloping land.

There are two roads through the area- the bypass (A1071) and Aldham Mill Road which takes a distinctive snaking path up the hillside towards Whatfield.

#### **Perceptual and visual experience/tranquillity**

The busy A1071 corridor limits the sense of tranquillity. The quarry also exerts an adverse effect on the sense of ruralness to traffic passing its access road mouth.

Long elevated views towards Hadleigh are possible from the top of Aldham Mill Hill, where the northern parts of the town are seen laid out below., within a good deal of tree cover, the church spire emerging above the tree tops as the key landmark. Allocated site LA114 is perceived as a rural buffer, separating the town from the busy bypass.

#### **Indicators of value and Rights of Way**

- Footpaths link Beaumont Park and countryside to the north via a tunnel beneath the main road.

#### **Issues / Change pressures / Detractors**

- Allocated site LA114 occupies a triangle of land to the north of the ridge of high ground and at Red Hill Rd/Malyon Road. Development of LA114 will threaten its buffer function, change the character of the landscape, and be visually prominent. It will appear somewhat disconnected with the rest of the town, below the ridgeline, facing away from the rest of the town. Boundary structural vegetation must be retained and enhanced with further native tree and hedge planting.
- The quarry is also a detracting element in the landscape and is visible from the surrounding landscape. Ensure restoration proposals are properly applied in future once operations have ceased.

## HRCA6: RED HILL - Illustrative photos



Ⓐ View into LA114 on the eastward trajectory of the bypass



Ⓑ Elevated view across to the edge of the town, partly absorbed within tree cover along the skyline



Ⓒ The quarry as seen from the access road



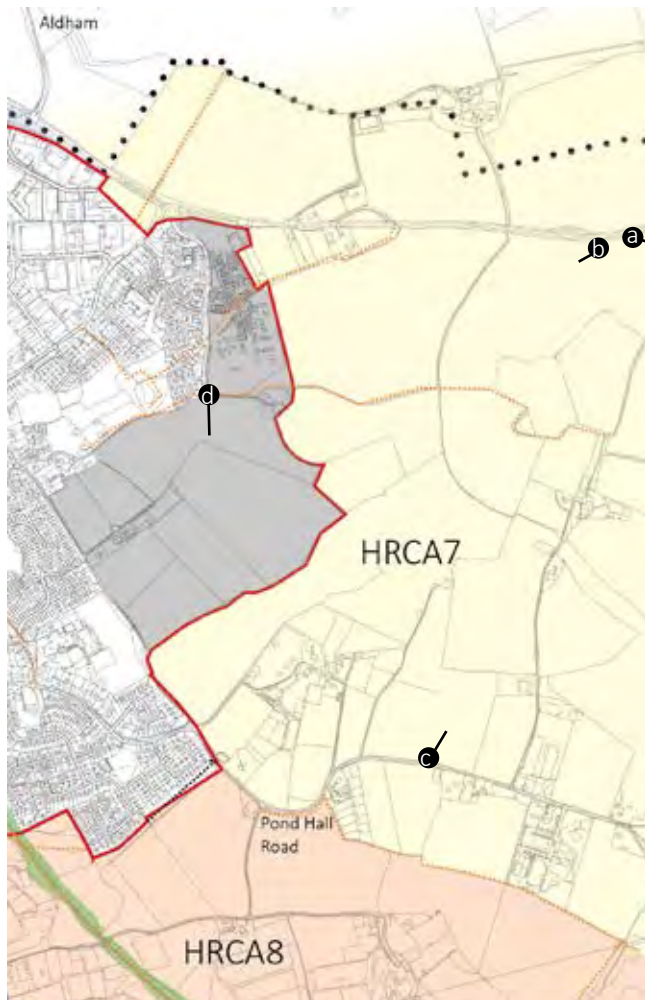
Ⓓ Part of Beaumont Park seen from Red Hill Road



## HRCA6: RED HILL- Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	The rolling topography contributes strongly to local character although there is a sense of disruption from the A1071 carriageway that cuts through the valley (since the 1980s). Vegetation is present in the form of linear belts along the road, around the settlement edges, and scattered roadside trees.	Ensure proposed new development responds sensitively to topography. Maintain and enhance native boundary trees and hedge, particularly along the main road, to help assimilate and assimilate new housing.	MED
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	The slopes of this part of the Brett valley face north. Slopes facing this aspect are not settled- settlement currently is limited to west facing slopes (Oxford Drive) and the top and other side of the ridgeline facing south (Red Hill/Malyon Rd).  Land currently provides a rural buffer between the edge of the town and the carriageway of the bypass.	No development appropriate north of the bypass. Development to the south will be hard to visually integrate with the rest of the town as it occupies a different part of the valley. Assimilation within substantial native vegetation is desirable. Maintain an undeveloped buffer next to the bypass.	MED
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	The Rolling Valley farmlands are well expressed in this area but loss of pattern upslope where there are large fields. Vegetation enclosing the Oxford Drive development and lining the bypass has matured notably in recent years bringing a more vegetated feel. New housing is planned on the towns fringe's at LA114 - again the character will shift.	Protect and enhance structural vegetation to help limit impacts on landscape character. Prevent further field boundary loss.	MED
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	Much of this area is open farmland with limited ecological value. Highest value will be on the fringes of the town north of Oxford Drive and Beaumont Primary School where land use includes modern tree belts and grassland.	Protect ecological networks related to hedges and trees. Look for opportunities to enhance biodiversity.	LOW
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Heritage interest is limited in this area.	No specific recommendations relating to heritage	LOW
VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	Valleysides are visually prominent. Area visible from the town between Oxford Drive and Gallows Hill, and from the approaches along the A1071 from both directions. . It is hard to mitigate visual effects of change or development on valleysides.  The quarry is seen mainly from the southerly approach on the A1071.	Settlement expansion south of A1071 very visible. Sensitive approach to use of materials, and inclusion of skyline trees within development to break up the roofscape.	HIGH
	<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived	<i>Site observations and professional judgement</i>	High numbers of people see this valleyside as they use one of the town's main routes in and out along Aldham Mill Hill, and pass by along the bypass Houses along the ridgeline to the south, on Red Hill Road, overlook this area.	As above.	HIGH

## HRCA7: RAMSEY PLATEAU - Character description



### Location and underlying landscape type

This is a large character area that lies to the east of Hadleigh and comprises elevated plateau, above the 50m contour.

It includes Wolves Farm in the north, on the highest land, the carriageway of the A1071, the dynamic eastern side of Hadleigh, that is expanding through new estate developments, through to Pond Hall Road in the south. It continues out to the parish boundaries at Wolves and Ramsey Wood.

The landscape under the large allocation site LA028 would be in this character area, but this is assessed in more detail elsewhere.

### Topography / hydrology / soils

This is an area of plateau, elevated between the interfluvium of two tributary streams to the north and the southwest, and the main Brett valley to the west. The feel is elevated and either fairly flat or very gently sloping.

The soils on the plateau top are slowly permeable seasonally wet clays and loams; drainage improves on the lower-lying, more sloping land. It is an area of good, productive farmland.

Small ponds are dotted about, often found at the old farmsteads.

### Landcover/land use

Land use is mixed in this character area. Along the edges of the town the land use is almost exclusively equestrian, arranged in small to medium sized straight edged fields. Settlement is also scattered along Pond Hall Road- again, often properties with horse paddocks. The open land in the centre of the character area is arable farmland with scattered farmsteads. Few are working farms today, instead the land has been amalgamated into the ownership of a small number of farming families.

Along the roads towards Ipswich there are some employment

uses, focusing on manufacturing and haulage, on sites isolated from the edge of the town. Alongside the A1071 Cobbolds Farm has a haulage depot, and on Ponds Hall Road there is a cluster of commercial buildings housing a metal foundry, and Cookson and Zin, manufacturer of tanks and silos.

### Woodland and trees

Ancient woodland is found in this character area straddling parish boundaries. One corner of Ramsey Wood and part of Wolves wood are in the parish but the remainder lie in Hintlesham parish. They have a strong visual impact on this eastern side of this character area, sitting along the skyline.

Both are of high importance in terms of landscape and biodiversity and plays a strong role in perceptions of local character and in framing and in screening longer views.

### Scale and enclosure

The scale of the landscape often feels large scale and open. The expansive cereal lands have been created from much boundary removal in the 20th century- this was an area with dozens of small fields on the early OS maps. These allow long views which terminate to the east with the blocks of woodland.

### Historic landscape/Time-depth

Despite the reorganisation and amalgamation of the farmland, the landscape is still legible as ancient farmlands- the organic patterns are still there underneath, especially in the south of the area, in organic field boundary forms and in the winding road network (unlike the modern, straight carriageway of the A1071).

Wolves Wood was labelled Wooles Wood on early maps for reasons unclear.

A rectangular U-shaped moat is shown, southwest of Ramsey Wood, on 1830 Tithe Map and described as 'Park Yards'. Its

For key see p39

likely to have been associated with a park-keeper's lodge hinting at the presence of Medieval deer park in the vicinity- likely in Hintlesham parish.

#### **Settlement interfaces and road network**

Historically, there was little settlement in this area, only scattered small farms at Frog Hall, Valley Farm, Ramsey Farm, Durrants Farm, and Frenches Farm. None of these have an old farmhouse however.

Today, the town is expanding into this character in substantial estate developments, accessed from Lady Lane and from the bypass roundabout. It is currently contained north of Tower Mill Lane, but is set to expand south of this old lane as allocated sites are built out.

Edges here are straight and modern, in strong contrast with the older parts of the town which have indented and complex edges.

The road network is simple, and comprises two routes to Ipswich. The main A1071 route, and the alternative route along Pond Hall Road, selected by traffic from Benton Street and the south end of the High Street.

#### **Perceptual and visual experience/tranquillity**

The A1071 crosses the area and brings traffic movement and noise. There is little sense of tranquillity also in the vicinity of the construction sites. However, further south, the area is quieter. Much of the zone between the A1071 and Pond Hall Road is hard to access and view into.

#### **Indicators of value and Rights of Way**

- There are no listed buildings on the fringes of the Hadleigh, but there is a stone monument by the A1071- a memorial for Dr Rowland Taylor, chaplain to Thomas Cranmer, a martyr burned at the stake in this area in 1555. It was likely predated by an earlier memorial stone from the early C17. The land here was once known as Aldham Common but was enclosed 'early' in 1729.

- Pond Hall, in the far east of the parish is a listed building.
- Wolves Wood is ancient woodland, designated a SSSI and is a RSPB nature reserve and Ramsey Wood is ancient woodland and a SSSIs- small areas of these woods only are in hadleigh parish.
- Footpaths- this area is less well served by footpaths than other fringes of the town. A bridleway leads east from Tower Mill Lane before dividing- the north spur leads to Cobbolds Farm and the south past Valley Farm to connect onto Pond Hall Road.

#### **Issues / Change pressures / Detractors**

- Expansion of the settlement up onto the plateau over the coming years as LA028 is developed, and then future continued pressure in this area.
- Change of use pressure on the commercial sites or expansion of the commercial sites. Some of these sites are not well integrated into the landscape so adverse visual impacts are likely and mitigation would be necessary.
- Possible future pressure on land to the north side of the bypass.



## HRCA7: RAMSEY PLATEAU - Illustrative photos



**a** Cobbolds Farm- commercial land use seen along the A1071



**b** View A1071 towards Hadleigh which is generally contained in the valley below. The roofs of new development are just beginning to be seen, but are still below the skyline.



**c** View north from Pond Hall Road. Again, commercial scale buildings are seen in the landscape.

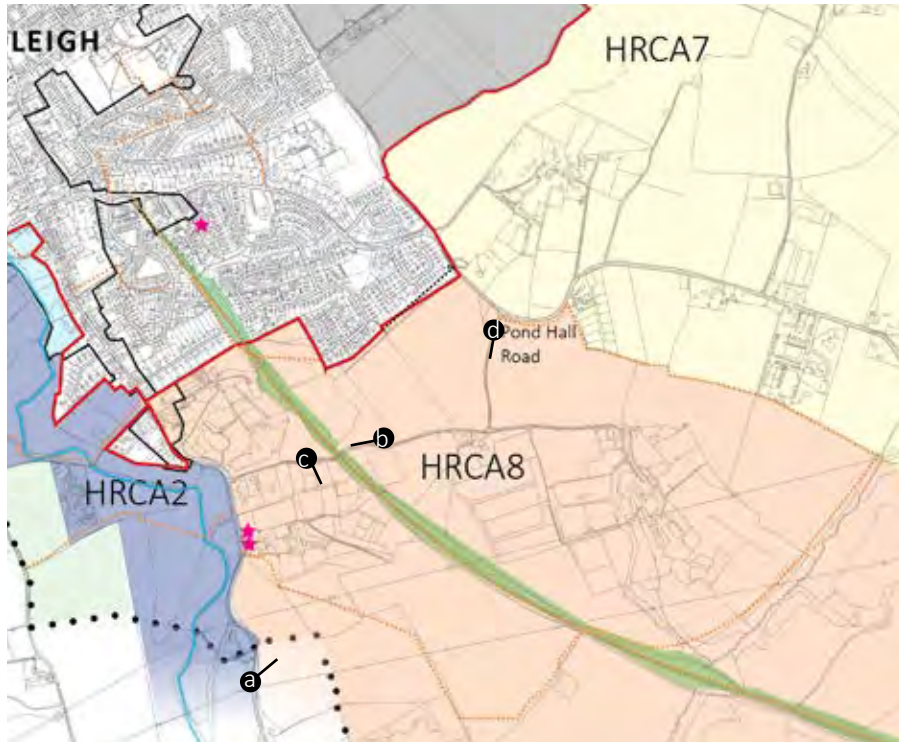


**d** View from Tower Mill Lane. This area will change completely as allocation LA028 is built out.

## HRCA7: RAMSEY PLATEAU - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	Topography plays a less important role in local distinctiveness on the gently rolling plateau edges. There is no woodland close to the settlement fringes but there is a network of farmland hedges and trees.	Protect and enhance the hedgerow network and other vegetative features.	LOW
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	Settlement recently encroaching onto the plateau edge - as far as the 60m contour into a generally unsettled part of the parish traditionally featuring only outlying farms and cottages. Contrasts with the historic position of Hadleigh.	Any further allocations or development beyond the 55-60m contours should be resisted, to avoid further disruption to the characteristic valley side settlement pattern. Resist isolated development in the countryside where not well related to existing settlement edges.	HIGH
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	The character area is somewhat elevated and open and it plays a role as rural setting and gap between Hadleigh and the great (Ancient) woods. Farmland underlain with ancient patterns but also much straightening and amalgamation and hedge loss. Skylines are vulnerable on the open parts of the parcel.	Conserve and enhance hedge network and stock of hedgerow trees. Conserve character of Tower Mill Lane. Protect the undeveloped skylines. Protect the rural character of the landscape and ensuring new urban edges are not stark but assimilated with structural planting belts at least 10m wide.	MED
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	No woodland close to the urban fringe- sits generally just outside the parish. Ecological value therefore limited to farmland hedges and trees.	Look for opportunities to plant more woodland or tree belts. Create new links in biodiversity networks.	MED
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Landscape does not generally play role to heritage assets except the Martyrs Memorial. Development here would not result in visual impacts in the historic core.	No specific recommendations relating to heritage other than as related to the setting of the memorial. Check if any proposals are likely to impact Listed assets in Aldham parish.	LOW
	VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	Northern edges of HRCA7 prominent in arrival point from Hintlesham on A1071. Commercial land use at Cobbolds Farm prominent. Area is elevated making long views over the Brett valley possible from the carriageway on the approach. But much of the parcel is more remote, and hard to see into especially where lined with vegetation. This area is not prominent in views from within the town itself although many of the new houses will experience visual change from the next round of planned expansion.	Resist isolated development in the countryside that would be visually prominent. Improve the arrival zone at the roundabout to help minimise impacts from the modern, suburban edge and inappropriate planting scheme.
<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived		<i>Site observations and professional judgement</i>	There are few ROWS here to offer views. A small number of dwellings on Tower Mill Lane would be sensitive to change, as well as receptors in the new estates off Ellen Aldous Ave. Traffic is busy on the A1071- constant vehicle movements and noise limits perceptions of ruralness on this side	Network of PROWs is limited in this area- seek to improve Green Infrastructure to benefit the significant and growing population here. Seek opportunities with landowners, e.g. turn the footpath to Wolves wood into a circular route.	MED

## HRCA8: HOOK LANE - Character description



For key see p39

### Location and underlying landscape type

This area comprises land on the south edge of the town, beyond Wentworth Close, Stockton Close, and Cranworth Close. It lies between the edge of the plateau along Hook Lane and Pond Hall Road in the north, and the edge of the valley bottom at Layham Road at the 20m contour. It lies between the 20m and 50m contours, approximately.

The area is cut across by the sunken route of Hook Lane and is also bisected by the old railway line which sweeps southeast towards Raydon.

It is predominantly in the Suffolk 'Rolling Valley Farmlands' landscape type.

### Topography / hydrology / soils

Topography is strongly rolling valleyside and distinctive for its sometimes steep slopes. A tributary stream drains the valleyside, rising near Ramsey Wood and joining the Brett near the Marquis in Layham.

The soils here are mainly light, loamy soils. As such it is free draining and there are no ponds.

### Landcover/land use

Land use is a mix of non-farming uses on the settlement fringes, changing to arable land further south and east. There are extensive grounds of large town-edge properties including Priory House (a wedding venue) and Benton End House. There is often also equestrian land where it is too rolling for agricultural use. A land parcel along Hook Lane is being promoted for future housing development, and is not in management and is becoming encroached by scrub.

### Woodland and trees

The area has some blocks of woodland although none of it 'Ancient'. There is a woodland southeast of Benton End House and a wooded area on the town edge north of the railway line. Large properties with treed grounds, and strips of woodland flanking the railway line also bring a sense of a wooded area. Species seen here are large leaved lime, poplar, field maple, suckering elm, ash, pine and oak.

### Scale and enclosure

The scale of the landscape is fairly small and contained along the settlement edge, but this opens out towards the top of the slope and further south towards Layham.



## HRCA8: HOOK LANE - Character description

### Historic landscape/Time-depth

There is a sense of history along tiny and sunken Hook Lane and the land's unsuitability for farming means it has retained its historic patterns better than the farmed plateau adjacent where amalgamation and reorganisation has taken place.

The rural setting of Benton End House, separated from the edge of the town, is part of its significance.

### Settlement interfaces and road network

Hook Lane is a narrow old route that winds up the valley slope before turning sharply north towards Pond Hall Road. Soils here are light and easily eroded here as the lane has worn down into the hillside over the centuries; the resulting embankments make traffic passing a challenge. Patches of bracken and suckering elm in various stages of growth and decline also hint at the sandy soils underfoot in places.

The railway line takes a gentle curving path eastward through this character area and oversails Hook Lane bridged over brick built piers.

The edge of the settlement is not appreciable from either Pond Hall Road, Hook Lane or Layham Road as the edge is well treed and contained by the topography. On both the arrival points into Hadleigh the urban-rural edge is not perceptible and is well integrated, meaning the arrival points feel quite rural.

### Perceptual and visual experience/tranquillity

The small scale enclosure and frequent tree cover means that long views are not a common feature inside this area, except on the upper edge where long views to the east, across HRCA7, are experienced. Views at the south end of Hook Lane also suddenly open out, this time across the tranquil pastoral scenes of the valley bottom meadows- HRCA 2.

### Indicators of value and Rights of Way

- There are 2 Listed Assets at Benton End- Grade II\* Benton End House and a Grade II listed outbuilding. Part of the Hadleigh Conservation Area falls into this character area- the grounds of Priory House on the end of Benton Street.
- Much of this area is currently included in the Local Plan 'Special Landscape Area' policy designation which is not intended to be carried forward into the new Joint Local Plan, making this landscape more vulnerable to development pressure under the new Plan.

- The Railway Walk is an important recreational right of way that can be undertaken as a circular route, in association with other connecting footpaths, or as a 3.5km trip to the end at Woodlands Road in Raydon parish.
- Railway Walk is a Local Nature Reserve. It has some interesting historic features such as the arched red brick bridge dating from 1857.

### Issues / Change pressures / Detractors

- Development pressure on land parcel west of Hook Lane (SS0221) where Ballymore have an option. BMS's current omission statement says 'Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity'. It is not clear to what the heritage sensitivity comment relates.
- Hook Lane is a single track lane with limited passing places. Any widening would seriously compromise the lane's special, intimate, and rural character.
- In terms of detractors, a line of tall pylons crosses the character area. They have less of a detrimental effect here than on the more open and sensitive valley floor, but are nonetheless dominant in views.
- Skylines on the elevated upper parts of the area, and on adjacent HRCA8, are vulnerable and visually sensitive. Their plateau edge location means built form here could have long ranging visual impacts.

## HRCA8: HOOK LANE - Illustrative photos



a Views upslope from Layham Road show wooded skylines



b Hook Lane as it passes beneath the old railway line



c Rolling hills east of Hook Lane



d Top of Hook Lane looking south- town is tucked down into the valley

## HRCA8: HOOK LANE - Sensitivity and value

	Sensitivity Factor:	Source /Evidence / Indicator	Assessment of sensitivity and value	Management recommendations	Sensitivity H/M/L
LANDSCAPE FACTORS	<b>Physical landscape including vegetation</b> Impact on distinctive topography / water features / significant trees or other vegetation.	<i>OS mapping; Site observations and professional judgement</i>	Topography is steeply rolling in places. Frequent tree cover from woodland, stock of trees and hedges.	Protect the character of the rolling slopes. Protect the woodland and stock of trees.	MED
	<b>Settlement pattern and gateways</b> Fit with historic pattern; prominence of parcel in relation to arrival points; nature of road network/function in relation to settlement(s)	<i>OS maps; Site observations and professional judgement</i>	The straight modern edges of settlement at Stockton Close, Wentworth Close, Cranworth Close are well integrated and not seen from the landscape because of a dip in topography and wooded areas. On approach from Pond Hall Road the edge of the town are not perceived.	Settlement should be placed no higher on the valley side than 55m contour. Ensure any new development at arrival points maintains the current low-key, well integrated urban edge. Protect the historic character of Hook Lane.	MED
	<b>Local rural landscape character</b> Contribution of parcel and setting to local character and distinctiveness	<i>County and District Character assessment; designation history, Site observations and professional judgement</i>	Distinctive rural character. This area is currently included in the Local Plan 'Special Landscape Area' policy designation.	Protect the pattern of small scale enclosures, and stock of woodland and trees. Manage appropriately.	HIGH
	<b>Biodiversity and wildlife</b> Impact on designated features or features with potential value as part of ecological network	<i>Reference to GIS mapping; Site observations and professional judgement</i>	Ecological value likely to be better than average owing to the well treed nature of the landscape and the resultant biodiversity networks. The railway is a particularly continuous tree lined feature- recognised as a Local Nature Reserve.	Protect and enhance natural features.	HIGH
	<b>Historic landscape</b> Landscape as setting to designated heritage features; impacts on Conservation Area; SAMs; etc	<i>Reference to Historic England mapping; site observations.</i>	Heritage sensitivity only in the far eastern corner of the character area where it overlaps the Conservation Area and provides setting to 2 listed assets at Benton End. Heritage sensitivity is lower in the rest of the parcel.	Protect the setting to the heritage assets and maintain the rural gaps between the settlement edge and Benton End.	MED
VISUAL / PERCEPTUAL	<b>Visual prominence</b> Prominence of parcel in general views around the village; impacts to skyline; impacts on any important views;	<i>Site observations and professional judgement relating to visual sensitivity</i>	Much of this parcel of land is generally not visible from roads (glimpses from Hook Lane and Layham Road where gaps in embankments or vegetation). Wooded valley sides provide regular containment and break up longer views.	The well wooded character provides some capacity for change to be absorbed so important to protect stock of woods, hedges and trees.	LOW
	<b>Visual amenity and perceptions</b> Nature of receptors experiencing visual Impacts; types of experiences perceived	<i>Site observations and professional judgement</i>	This area is hard to see into, generally, even from residential areas that back onto it. It is regularly wooded, and road and footpaths are often sunken and/or lined with vegetation, screening and containing views to traffic or to walkers.	As above. Protect rights of way and look for ways to enhance network.	LOW



## SUMMARY

To be completed at end



Part 4

# Area of Greater Landscape Value

## 4. Area of Local Landscape Value and Sensitivity

1. As already outlined in section 2, the 2006 Babergh Local Plan defined the rolling river valley landscape to the west of Hadleigh as a 'Special Landscape Area', (SLA) one of several that covered Suffolk's river valleys. The policy that guided how development in these defined areas was to be approached, was set out under Babergh Local Plan (2006) policy CR04. The Babergh SLA is mapped in figure 14.
2. This assessment provides the evidence for redesignating an area of higher value in the Neighbourhood Plan; the assessment work indicates that parts of the landscape contribute particularly strongly to the distinctive character of the town, and would benefit from an additional level of landscape protection.
3. Such landscapes promoted for a local value designation should meet the criteria for 'valued landscape' in planning terms. Paragraph 174 of the NPPF states: 'Planning policies and decisions should contribute to and enhance the natural and local environment by...protecting and enhancing valued landscapes...' Value is identified by statutory designations such as AONBs but outside of those, there remains scope to identify and protect landscapes with greater value than 'the everyday'.
4. The definition of a 'Valued Landscape' has recently been clarified through guidance published by the Landscape Institute. Guidance Note TG02/21 'Assessing landscape value outside national designations' was published in 2019 and states that a 'valued landscape' is an area identified as having '*sufficient landscape qualities to elevate it above other more everyday landscapes*'. It goes on to state, '*it is not possible to set a definitive threshold ... It is*

FIGURE 14 : THE BABERGH LOCAL PLAN SPECIAL LANDSCAPE AREA (SLA)





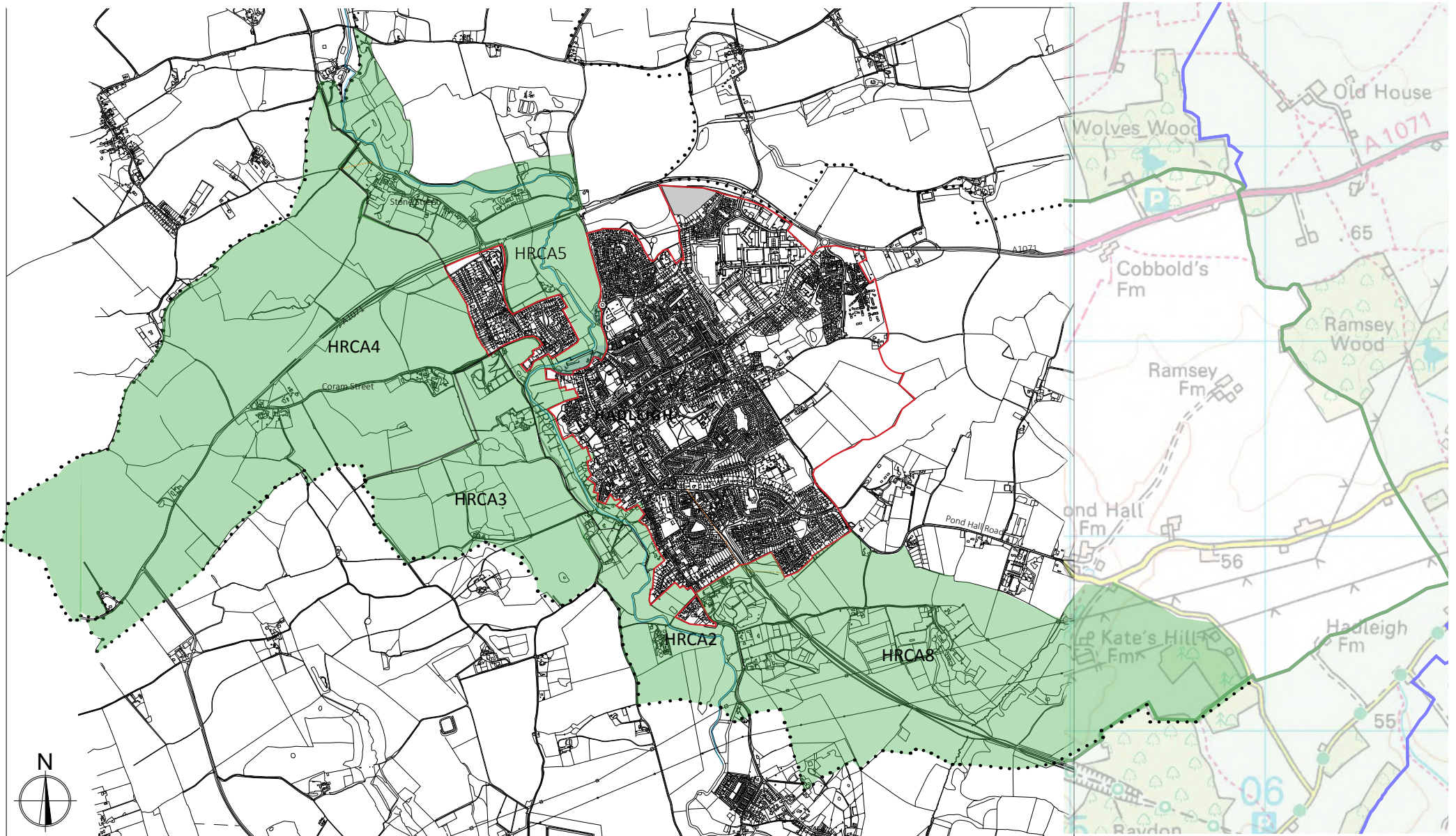
*a judgment that must be made on a case-by-case basis, based on the evidence. There should be a weight of evidence that supports the recognition of a landscape as valued above more everyday landscapes.'*

5. The guidance supports identification of higher value landscapes at the Neighbourhood Plan level. It advises, in paragraph 2.2.1; *'Landscape value at the local authority or neighbourhood level can be assessed and mapped spatially, i.e. through identifying areas for local landscape designation. Studies to support spatial designations should identify the landscape qualities of each area of landscape proposed for designation.'*
6. It gives guidance on the approach, in paragraph 2.3.2 it states; *'In undesignated areas, landscape value should be determined through a review of existing assessments, policies, strategies and guidelines and, where appropriate, by new survey and analysis'* and suggests assessing value under the following 8 headings:
  - Natural heritage
  - Cultural heritage
  - Landscape condition
  - Associations
  - Distinctiveness
  - Perceptual (Scenic)
  - Perceptual (Wildness and tranquillity)
  - Functional aspects.
7. The approach in TG02/21 is also in line with accepted national guidance on:
  - Landscape Character Assessment (Natural England, 2014)
  - Landscape Sensitivity Assessment (Natural England, )
  - Landscape and Visual Impact Assessment (the Landscape Institute and Institute of Environmental Management and Assessment)
8. This appraisal, therefore, uses this approach to summarise the evidence for a new 'valued' landscape. The term the Neighbourhood Plan group agreed on for these areas is: Area of Greater Landscape Value (AGLV), a recognised and frequently used term, in the national context, but distinct from the previous 'SLA', to avoid confusion.
9. Based on the findings, this report suggests redefining an area for protection in the Neighbourhood Plan that covers the most sensitive of the HRCA areas. Areas that were judged, in line with the accepted sensitivity methodology, to have 'HIGH' sensitivity value, in either landscape or visual terms. A table summarising a response to the 8 headings is provided on the following page.
10. The proposed AGLV comprises four of the Rural Character areas, as mapped on figure :
  - HRCA1, 2, 3, 4 and 8.
11. These areas are highly sensitive owing to one or more of the following factors:
  - Enduring historic, small scale field patterns
  - Prominently seen in important views out from the historic core
  - Prominently seen in important views towards the town
  - Particularly scenic combination of rolling topography with good landscape structure of trees and hedges
  - Traditional land management practices endure
  - Associations with heritage assets to which it provides setting
  - Notable amenity and recreational value
12. The intention is to protect the Area from development that will harm its character or prove intrusive within its views. Any proposals for development in the AGLV will have to accord with the requirements of the NP policy of the same name. The supporting text should make reference to this document, where the specific aspects of value and sensitivities, that are present in each area, are set out.

## Summary of how criteria for 'valued' landscape are met in HRCA1-5 and 8 (as defined by TGN 02/21)

Criteria (from TGN1 02/21):	Evidence - designation or policy	Comment
1. Natural heritage	Woodland Trust- Ancient Woodland list Babergh Tree Preservation Orders Local Nature Reserve list SWT Ecological Assessment (2022)	West side of the river Brett remains undeveloped, the river forms a strong line containing the settlement to the east side of the river (except in the area around the cricket ground) Mosaic of habitats- river banks., wet woodland and fen, wet meadows, hedges and ditches, heathy patches, parkland, etc. Considerable number of mature trees- particularly fine oak specimens. Especially prominent where set in parkland. Ancient Woodland at Fen's Grove. Grassland across much of the area, much is under traditional management with grazing by cattle or sheep. Tree Preservation Orders across Broom Hill, Friars Hill and Riverside Walk LNRs- Broom Hill, Riverside and Railway Walk
2. Cultural heritage	Heritage listings Conservation Area Appraisal	Landscape of HRCA1 and 3 includes, and provide setting to, the Conservation Area including the most significant area next to the church. Listed Farmhouses in HRCA 4,5 and 8 Strong sense of time-depth from the small-scale pattern of enclosures, mature trees, and long standing traditional management of the meadows. Views of Hadleigh and Kersey churches visible as part of the landscape. .
3. Landscape condition	Suffolk Landscape Character Assessment SWT Ecological Assessment (2022)	Condition is generally good although some hedge loss - most noticeable along Coram Street and the A1071 in HCRA4
4. Associations	Various web references	There is a famous painting of Hadleigh church painted by a young Gainsborough with glimpses of HRCA3 in the background. Also artistic associations relating to Cedric Morris, his pupils, and Benton End Many people have fond association with Holbecks Park for its annual hosting of the popular May Show. The sports grounds are also located in this area; the cricket club has a particular long history and place in the town.
5. Distinctiveness	Professional appraisal Suffolk Landscape Character Assessment Designation history (SLA)	The topography is a key factor in distinctiveness and scenic qualities of the landscape. The river valley is strongly expressed and key to Hadleigh's setting and character. Complex and partly wooded steep slopes enclose the town and form visible backdrop in many views within and around the town. Further west, the topography is more gently rolling but sufficiently elevated to allow long views across to Kersey.
6. Perceptual/ Scenic	Professional appraisal Suffolk Landscape Character Assessment Key views identified by the community	The scenic qualities of the landscape hinge on the 'ancient' patterns and the gently rolling topography of this lowland valley, forming a quintessential English landscape, with scattered woodlands, hedges and farms. The Brett valley fringes the Dedham vale AONB. Occasional glimpses into riverside meadows and parkland add a layer of history and emphasise the rural feel. The church spires and towers of the Wool towns and villages punctuate the scene. There is a general lack of modern intrusion. Parts of the landscape are highly valued by residents and tourists for their scenic value and HRCA1 and 3 are particularly well served by a dense network of public routes.
7. Wildness and Tranquillity	<i>These factors are less in evidence - adjacent busy roads</i>	-The river bottom feels wilder and more natural as it passes the historic core, where wet woodland flanks the channel. Less value where cuts through farmland with few supporting natural features.
8. Function	Multiple ecosystem services	Flood plain has functions such as flood water storage, carbon sequestering. Recreation very important in this area, with path network particularly Green spaces as benefit to community physical and mental health services.

FIGURE 15 : PROPOSED AREA OF GREATER LANDSCAPE VALUE (AGLV)





# 2

## Hadleigh Neighbourhood Plan

### Landscape Assessment: Residential SHELAA Sites: Comparative Landscape and Visual Assessment

Plus Cobbold's Farm - Commercial site



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# 1. Introduction

## Author's credentials

1. I am a Chartered Landscape Architect with 15+ years experience of working in the field of landscape assessment and appraisal in East Anglia. In recent years I have undertaken a number of Neighbourhood Plan studies in towns in Suffolk, Norfolk and Cambridgeshire, as well as district-level landscape character assessment and settlement fringe sensitivity assessments in East Suffolk, in association with Alison Farmer Associates in 2018. I also regularly undertake LVA and LVIA for all types of land use applications

## Introduction

2. This report was commissioned in winter 2023, by the Town and District Council Neighbourhood Plan Working Group, to follow the Hadleigh Landscape and Sensitivity Assessment. Both documents are intended to provide support and an evidence base for the Hadleigh Neighbourhood Plan.
3. This report provides a landscape focused appraisal of the issues and sensitivities on potential residential sites across the parish, specifically, those put forward to the 2019 Call for Sites and included in the District Council's SHELAA report (Strategic Housing and Economic Land Availability Assessment). The study will help housing to be delivered, in future, in the most appropriate locations that do not harm the special character of the town's setting, its valued views, or distinctive features.
4. The Town Council wish to understand landscape value and visual sensitivity on a number of potential future residential sites as mapped on page 5-7. This document will be useful for responding to applications for development, to landowners and developers for understanding the parameters which might limit changes in land use, or drive strategies for visual mitigation, should the sites come forward in the future.
5. Specifically, the results aim to assist with the following:

b) provide evidence to help the Town Council (and District Council ) respond

appropriately to future speculative planning applications or allocation proposals;

a) aid site planning and inform mitigation strategies;

c) aid transparency; it is important that residents and land owners understand why decisions have been made, and understand where development might be supported and where it might be discouraged;

d) identify opportunities for the enhancement, management and conservation of the landscape and views.

## Site selection

6. Babergh and Mid-Suffolk District Council (BMSDC) are preparing a new Joint Local Plan (JLP). In the regulation 19 submission of the JLP, Hadleigh was allocated 5 residential sites. By 2023, three of these sites (LA029, SS0502 and LA027), the latter two being brownfield sites, had already either been substantially started or completed, and so are omitted from this appraisal.
7. Consent has also already been received for Phase 2 of 'Hadleigh East', on the northern part of allocated site LA028, and groundworks are underway. Development of this site has long been in the pipeline and was previously allocated in the Babergh Local Plan. This study is therefore of limited scope in relation to sites that have already secured consent. The only consented site for which no proposals have yet been forthcoming is LA114, although an application for Highways access was made and subsequently withdrawn in 2021.
8. In addition to these two uncompleted JLP allocations, 7 additional sites are assessed here. These were put forward by land owners in response to the 2020 JLP 'Call for Sites', for the Strategic Housing and Economic Land Availability Assessment (SHELAA), and subsequently considered by BMSDC, who carried out assessment and identified their preferred options. The sites are mapped on subsequent pages.
9. Given the previous opportunity, through the SHELAA, and the large amount



## 2. Assessment approach continued:-

of land available at 'Hadleigh East', a further 'Call for Sites' for the Hadleigh Neighbourhood Plan was not undertaken.

### Approach

10. This report represents Hadleigh Town Council's commissioned appraisal work of the 10 sites in LANDSCAPE TERMS only. It does not consider the other factors that determine a site's suitability, such as sustainability, highways and access, archaeology, etc. A site that may be considered suitable in landscape terms may be subject to other limiting factors that are not addressed in this report.
11. The nine residential sites are mapped on Figure 1 on page 5. The commercial site at Cobbold's Farm is mapped on page 22.
12. All residential sites appraised in this report are 'greenfield' and in countryside in planning terms, but are adjacent to the Built Up Area Boundary (BUAB). The commercial site is not adjacent to the BUAB but adjoins commercial land use within countryside to the north of the town. The appraisal judges the landscape and visual conditions and sensitivities on each of the sites in turn, to judge if, or where, there is potential capacity (in landscape terms) for development. Results are presented in a tabulated format.
13. Sensitivity on each site was considered under a set of bullet points derived from landscape sensitivity assessment guidance. This approach is explained more fully in the Hadleigh Landscape Character and Sensitivity Assessment, which uses the same method to assess the sensitivity and value within the wider character areas. Please refer to part 3 of that document and tables 3.2 and 3.3.
14. The tables first attribute a guidance judgement, of HIGH, MODERATE or LOW sensitivity, of the site to the following factors:
  - Physical landscape including vegetation
  - Settlement pattern and gateways
  - Local rural landscape character
  - Biodiversity and wildlife
  - Historic landscape
  - Visual prominence
  - Visual amenity and perceptions
15. The judgements were a result of professional opinion, formed after both desktop work and site visits. The final column of the tables then expands on these guidance judgements and provides a descriptive appraisal of the landscape and visual issues on each site, ending with a set of recommendations.
16. On two of the sites (OS3 and OS7), the land area was split along some significant existing feature, a road or the river, and separate judgements were made about each parcel. Please refer to Figure 3 on page 7. This was necessary on the larger sites where it was clear that the sensitivities varied considerably, revealing different capacity for accepting future development on different parts of the site. This means that whilst one part of the site might have some capacity, another part may not and should be protected from development.
17. As well as recommendations made in this report, for the purposes of ensuring Hadleigh retains its character and high quality, the Town Design Guide (by AECOM) should also be used.
18. To assess the potential sensitivity to development, some assumptions had to be made relating to the potential extent and form of development across each site. Strategic site plans were generally not available so it was assumed that development would be expected to broadly fill the sites, within the 'red line' areas defined, and would be limited to two storeys in height.

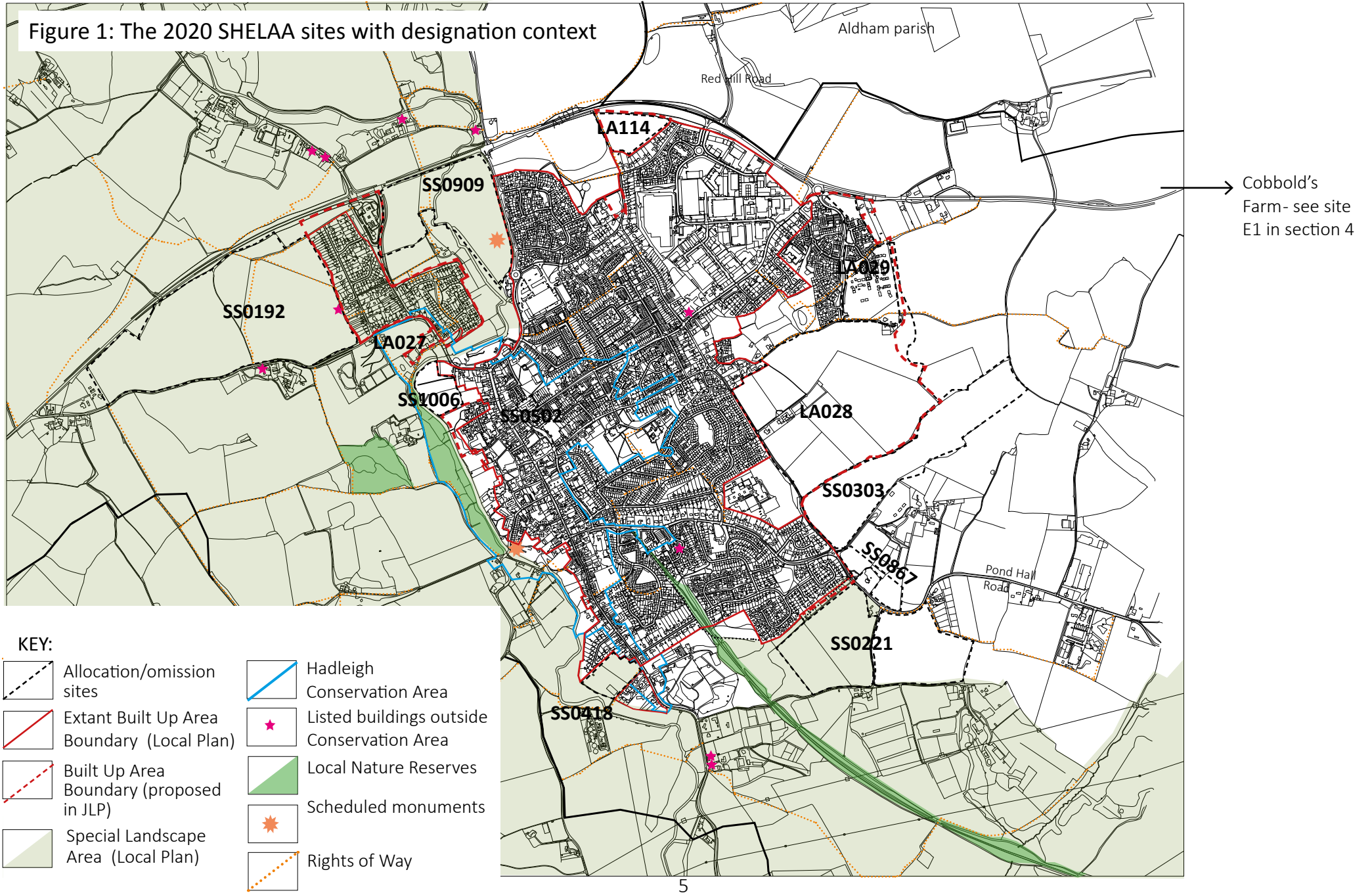
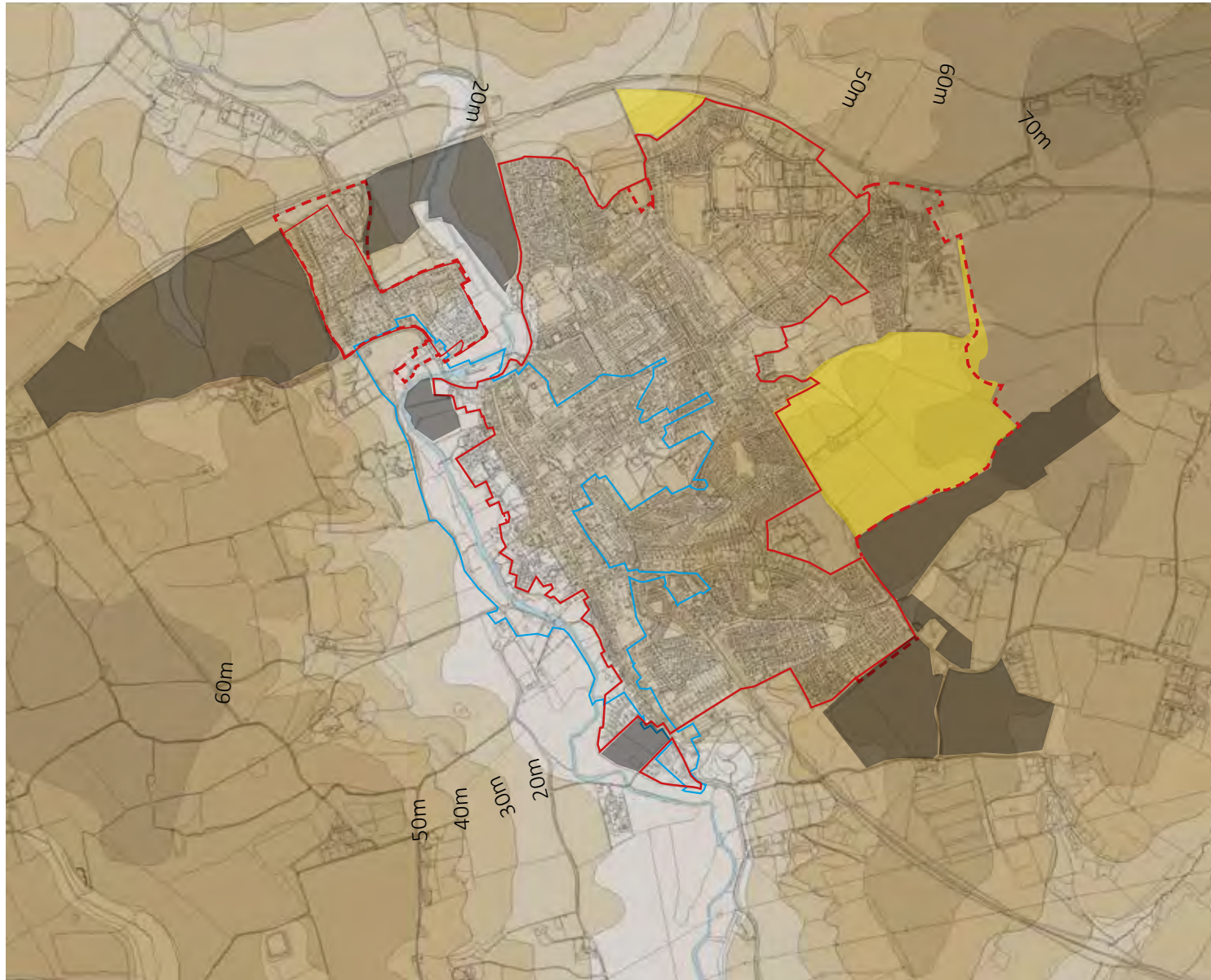




Figure 2: The 2020 SHELAA sites with topographic context



This illustration is provided following analysis of Hadleigh’s historic identity as a valley bottom town in the Hadleigh Character and Sensitivity Assessment document. Its historic core lies on the lower slopes of the valley to the east of the Brett, as indicated by the Conservation Area boundary. Expansion has historically spread up the eastern slopes during the C20th. Expansion is now taking place on the plateau landscape to the east. Expansion onto even more elevated land, or into other parts of the valley could have significant impacts on perceptions relating to Hadleigh’s special character and distinctiveness.

**KEY:**







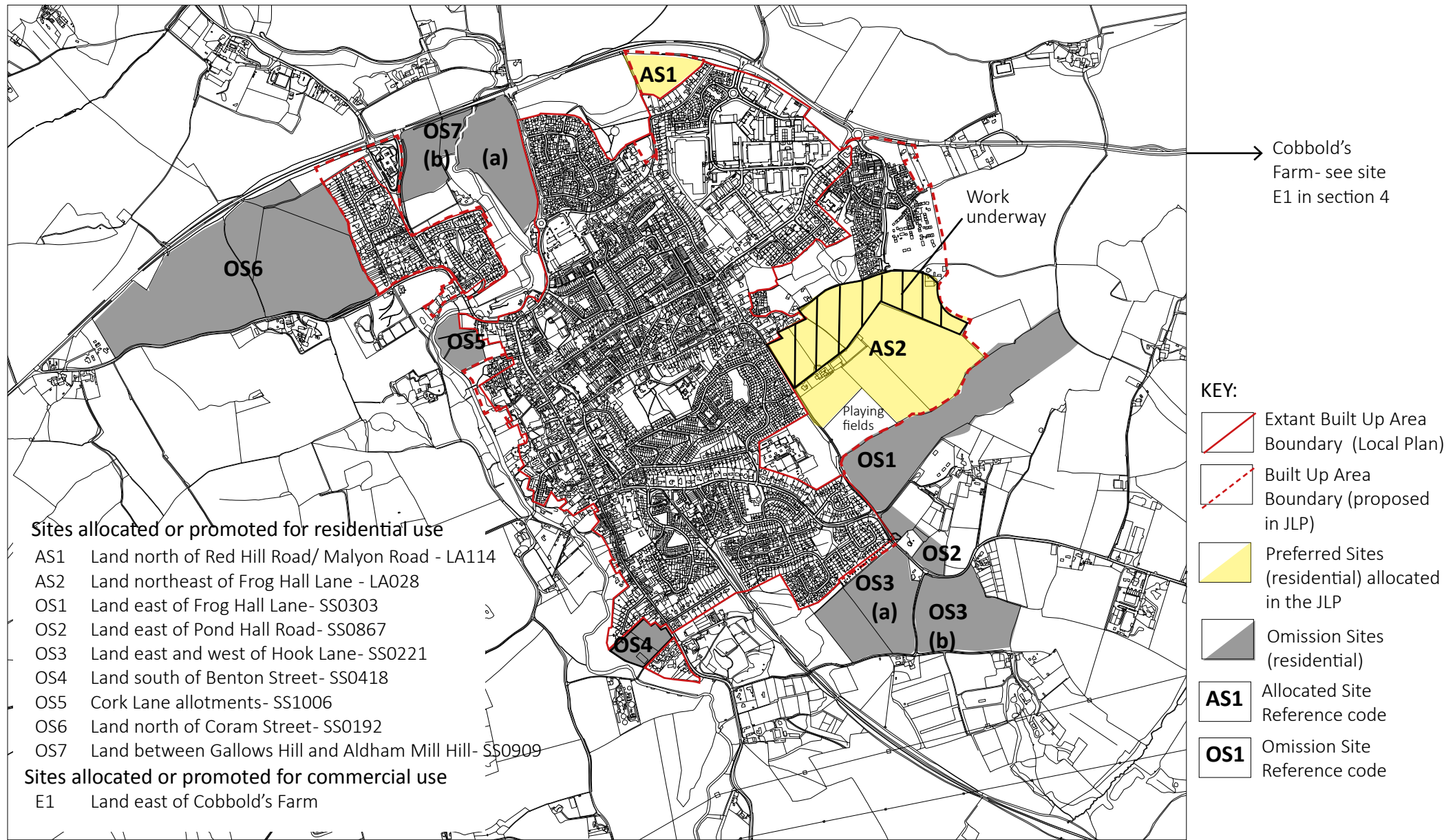
-  Extant Built Up Area Boundary (Local Plan)
-  Built Up Area Boundary (proposed in JLP)
-  Preferred Sites (residential) allocated in the emerging JLP
-  Omission Sites (residential)
-  **AS1** Allocated Site Reference code
-  **OS1** Omission Site Reference code



Figure 3: The sites with landscape appraisal reference code



### 3. Site appraisals

Sites allocated in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
AS1	LA114 Land north of Red Hill Road/ Malyon Road	Physical landscape including vegetation: <b>MOD</b> Settlement pattern and gateways: <b>MOD</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife: <b>LOW</b> Historic landscape: <b>LOW</b> Visual prominence: <b>HIGH</b> Visual amenity: <b>MOD</b>	<p>Sloping agricultural field that lies north of Red Hill Road between the residential edge and the bypass corridor. Its edges are well vegetated. It is sloping away from the edge of the town towards the bypass.</p> <p>This site forms part of the rural landscape that forms the edge of the town, parcels of undeveloped land that are all seen prominently from the bypass. Houses do not come right up to the edge of the bypass at any point - development of this site could change this situation and erode perceptions of Hadleigh's rural setting.</p> <p>Development would occupy a relatively new part of the landscape; the slope here faces north, although modern housing is already seen along the top of the ridge, along the skyline - housing would not be a new element within views of the site.</p> <p><b>RECOMMENDATION:</b> The future site layout should avoid building up to the edges of the bypass, to ensure its current character is maintained. All boundary vegetation must be retained to help visually assimilate the development within. New boundary vegetation should be planted where it is absent, particularly on the south edge where the straight boundary edge could appear stark. Space for large new trees within the development would be recommended, to allow their canopies to break up the otherwise hard roofscape.</p>

AS1 - LA114 lies between the bypass and Red Hill Road/Malyon Road





### 3. Site appraisals continued:-

Sites allocated in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
AS2	LA028 Land northeast of Frog Hall Lane	Physical landscape including vegetation: <b>LOW</b> Settlement pattern and gateways: <b>LOW</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife: <b>MOD</b> Historic landscape: <b>LOW</b> Visual prominence: <b>LOW</b> Visual amenity: <b>LOW</b>	<p>This large allocated (residential and commercial) site comprised 6 fields - agricultural land to the east, and equestrian fields that form a pony stud to the west. Land is gently rolling in the centre and north of the parcel, with flatter edges along to the south along Frog Hall Lane. The land is partly hedged, and there are some mature hedgerow trees, including oaks.</p> <p>Groundworks have already commenced on the NW side of the parcel. The pony stud is still in operation and development here will follow in a later phase.</p> <p>Despite its large size, this site is not visually prominent to the town or to any roads. It is overlooked from a number of dwellings to the north and west sides, between Frog Hall Lane and Edwin Panks Road, Tower Mill Lane and of course by the expanding residential area off Ellen Aldous Way. The site is also seen by walkers along Frog Hall Lane, and Tower Mill Lane.</p> <p>Visual impacts of this large new development will be adverse and significant at the local scale, but effects on the rest of the town, or on main roads, will be limited.</p> <p><b>RECOMMENDATIONS:</b> Much of the site has consent. For the areas yet to receive consent, it will be important to ensure that existing structural vegetation and trees are retained and enhanced, particularly where links with existing countryside hedges can be made. Provision of green infrastructure for recreation and links to existing pedestrian routes to the town and High School, via Tower Mill Lane or Frog Hall Lane, are important.</p> <p>Structural native tree belts, of at least 10m width, along the rural edges are strongly recommended to enhance landscape character, to provide containment and screening, and to benefit wildlife.</p>

AS2 - Views of LA028 towards Frog Hall Lane from the bridleway



### 3. Site appraisals continued:-

<b>Sites allocated in the emerging JLP</b>			
<b>Map ref.</b>	<b>Site and location</b>	<b>Sensitivity to landscape and visual factors</b>	<b>Summary and recommendations</b>
OS1	SS0303 Land east of Frog Hall Lane, Hadleigh  15.77ha	Physical landscape including vegetation: <b>LOW</b> Settlement pattern and gateways: <b>LOW</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife: <b>MOD</b> Historic landscape: <b>LOW</b> Visual prominence: <b>LOW</b> Visual amenity: <b>LOW</b>	<p>The site is a large but narrow agricultural field that extends from Frog Hall Lane through to the curved path of a tributary stream in open countryside. It is the result of amalgamation of smaller fields during the C20th. It is partly hedged.</p> <p>Two thirds of the site adjoins the southern edge of the proposed built up area boundary (that will be complete when the building out of LA028 is complete). Like LA028, much of it lies between the 50 and 60m contour. The northern one-third of the site projects into countryside beyond the edge of the proposed BUAB and lies above the 60m contour.</p> <p>The site is elevated but, like LA028, it is generally not visually prominent- it is not directly visible from existing roads, or existing dwellings, at close range (although is overlooked by a holiday lodge site with 4 lodges). It does not, visually, contribute to the setting of the town directly, as it is hard to see into. The footpath network is sparse in this area; impacts on visual amenity will be limited.</p> <p><b>RECOMMENDATIONS:</b> Development should be limited to the southern part of the site area and should not extend beyond the 60m contour. Structural tree belts of at least 10m width should be provided on rural edges.</p>
OS2	SS0867 Land to the north-east of Pond Hall Lane  2.29ha	Physical landscape including vegetation: <b>MOD</b> Settlement pattern and gateways: <b>MOD</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife: <b>MOD</b> Historic landscape: <b>LOW</b> Visual prominence: <b>LOW</b> Visual amenity: <b>LOW</b>	<p>The site comprises ungrazed grassland north of Station Road/ Pond Hall Road. It is sloping and wraps around on either side of a single roadside dwelling. It is not clear where access is intended to be placed.</p> <p>The Site is currently well screened from Pond Hall Road by roadside vegetation, so land use change here would not be prominently seen.</p> <p><b>RECOMMENDATIONS:</b> Whilst visually the site could be developed without much impact, in landscape terms the form of the site does not relate well to the topography or with the field pattern - a stark edge across the valley slope would be left along the east side and facing the property behind.</p> <p>It would not currently fit with the settlement pattern as development is not found north of Pond Hall Lane, although this situation could change if SS0303 were to be allocated and developed.</p>



OS1 and 2 - Land between Hook Lane and the edge of the town



*Check if can get any photos -  
access not easy.*

### 3. Site appraisals continued:-

Sites omitted in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
OS3	SS0221 Land between the west edge of the town and Hook Lane, and a further field on the east side of Hook Lane.	Physical landscape /vegetation: <b>MOD</b> Settlement pattern & gateways: <b>HIGH</b> Local rural landscape character: <b>HIGH</b> Biodiversity and wildlife: <b>MOD</b> Historic landscape: <b>LOW</b> Visual prominence: (a) <b>MOD</b> , (b) <b>HIGH</b> Visual amenity: <b>LOW</b>	<p>The site comprises two fields either side of Hook Lane. Sensitivity varies between the east and west parcels. Parcel 'a' on the west side was previously agricultural land, although has been re-wilding itself in recent years owing to a lack of management. (This may now mean there are some ecological sensitivities, including the potential for protected species.)</p> <p>Land feels flat along the ridge, as experienced by views from Hook Lane, then slopes gently towards the town edge, which is glimpsed as rooftops filtered through the boundary vegetation. The lower parts of parcel 'a' are screened from Pond Hall Road by the sunken nature of the road, which is also lined with trees. Parcel 'a' is valued as it falls within the extant Local Plan Special Landscape Area and will continue to be part of the Neighbourhood Plan (NP) Area of Greater Landscape Value (AGLV). There is amenity value at the top of the area known as the Fuzz which offers rural views.</p> <p>Parcel 'b' to the east, is arable farmland, and has a different, more rural feel. It is part of a shallow tributary valley that slopes very gently towards the east, away from the town. It's elevated - long views are possible, over farmland, dotted with houses and farmsteads, (some commercial scale buildings are also present), all backed by Raydon Wood in the distance. It is more visually prominent than parcel 'a'. Land use change here would have wide reaching visual effects, and would harm the rural feel of the landscape.</p> <p>As part of the gently rolling, scenic upper slopes of the tributary valley, parcel 'b' is included in the proposed AGLV, so is a part of a valued landscape.</p> <p><b>RECOMMENDATIONS:</b></p> <p><u>OS3(b)</u>: Development east of Hook Lane should be resisted. Expanding the town into the shallow valley would be discordant with the settlement pattern, would erode the rural character and it would be hard to mitigate the visual impacts on the wider landscape.</p> <p><u>OS3(a)</u> has, in landscape terms, some capacity for sensitively designed development, guided by results of professional Landscape and Visual Appraisal. Mitigation measures could include limiting development or and/or reducing building heights, on the elevated parts of the Site, to minimise visual impacts. The design should seek to limit highways adaptations that threaten the low-key, rural character of the roads and lanes here.</p> <p>Developers <b>MUST</b> ensure boundary vegetation is conserved and enhanced for both its contribution to character, and to maintain the distinctive sense of arrival on Pond Hall Lane. Biodiversity must be protected and enhanced and new green infrastructure should be included - green space and walking routes that connect into the existing network.</p>

OS3 - Land between Hook Lane and the edge of the town





### 3. Site appraisals continued:-

Sites omitted in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
OS4	SS0418 Land south of Benton Street	Physical landscape /vegetation: <b>LOW</b> Settlement pattern & gateways: <b>MOD</b> Local rural landscape character: <b>HIGH</b> Biodiversity and wildlife : <b>MOD</b> Historic landscape: <b>HIGH</b> Visual prominence; <b>MOD</b> Visual amenity: <b>MOD</b>	<p>This is an approx. rectangular, flat, low-lying meadow sandwiched between the edge of the main town cluster at Raven Way, and relatively new houses at Priory Meadows. It is perceived as part of the system of grasslands that line the valley bottom, and its allows views to the south west.</p> <p>It is judged as sensitive in Landscape character terms because it falls within the extant Special Landscape Area and the proposed AGLV.</p> <p>It lies adjacent to the Conservation Area where it extends from Benton Street to include Priory Hall and the cluster of listed cottages at the far end of Benton Street so it judged sensitive in heritage terms. It has a public footpath running along its east side allowing access and appreciation of the rural edge by local people.</p> <p>In terms of integration with the settlement pattern, development here would read as infill and be a reasonable fit. However, the parcel is quite visually prominent, seen during arrival at Hadleigh from the south, part of a series of attractive views of the traditional valley bottom meadows which, together with views of Listed Buildings, provide a distinctive and historic setting to Benton Street.</p> <p>The western edges of the site within Environment Agency Flood Zones 2 and 3.</p> <p><b>RECOMMENDATIONS:</b> Development of this site is not supported. It would harm the semi-rural character experienced at the south end of Benton Street, affect the setting of a number of listed buildings and the Conservation Area, and erode the historic feel of the gateway into Hadleigh.</p>
OS5	SS1006 Bridge St. Allotments	Physical landscape/ vegetation: <b>LOW</b> Settlement pattern & gateways: <b>LOW</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife: <b>MOD</b> Historic landscape: <b>HIGH</b> Visual prominence: <b>MOD</b> Visual amenity: <b>HIGH</b>	<p>The site comprises allotments that lie between the old Babergh car park on Bridge Street and the river Brett.</p> <p>It is bounded to the west and north by the extant Special Landscape Area and would fall within the proposed AGLV.</p> <p>It is entirely within Environment Agency Flood Zone 3 so would be at risk from flooding.</p> <p>It is entirely within the Conservation Area.</p> <p>Building on greenfield land within the Conservation Area is undesirable- open spaces are equally important as the architectural features. It is the combination of historic buildings, trees and open spaces, which allow long views to the surrounding landscape, that creates and defines the sense of place. The site is directly visible from the riverside walk and its development would cause urbanising of the river corridor.</p> <p><b>RECOMMENDATIONS:</b> Development is not supported on this site primarily because it is in flood zone 3 and in landscape terms the site is unsuitable owing to heritage sensitivity, its visibility to the riverside walk and, of course, loss of a valued resource (allotments) to local residents.</p> <p>This site is proposed to be protected as Designated Local Greenspace in the Neighbourhood Plan.</p>

OS4 - Land south of Benton Street



OS5 - Bridge Street Allotments



### 3. Site appraisals continued:-

Sites omitted in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
OS6	SS0192  'Land West of Peyton Hall' reflects the large fields on the north of side of Coram Street, between it an the bypass.	Physical landscape/vegetation: <b>LOW</b> Settlement pattern & gateways: <b>HIGH</b> Local rural landscape character: <b>HIGH</b> Biodiversity and wildlife : <b>LOW</b> Historic landscape: <b>MOD</b> Visual prominence; <b>HIGH</b> Visual amenity: <b>HIGH</b>	<p>This site comprises agricultural land, two fields divided by a stream, forming a parcel roughly triangular in shape. It is open to the south, bounded by the winding route of Coram Street and farmland beyond. Along the ridge to the east, it adjoins back gardens of Castle Road, and meets the corridor of the bypass to the north, from which it is partially screened by a strip of vegetation.</p> <p>It is judged as sensitive in Landscape character terms because it falls within the extant Special Landscape Area and the proposed Hadleigh AGLV.</p> <p>It forms the slopes of a small shallow tributary valley that drains into the Brett at Stone Street. Its primary orientation is therefore towards the north. This puts it in a different part of the Brett valley to that occupied by the rest of Hadleigh, which sits in the main Brett valley to the east. Its isolated position on the west side of Gallows Hill means it would be impossible to visually integrate development here with the rest of the town, which is generally out of sight.</p> <p>It is also visually very sensitive- its has an elevated, upper valleyside position, and would be at least partly visible from parishes to the north including Kersey, Whatfield, Semer and Aldham. The openness, caused partly by C20th field boundary removal, has reduced the capacity of the landscape to assimilate development- there is a lack of vegetative structure that might otherwise aid assimilation.</p> <p>It provides wider setting to 4 Listed Buildings including Friars Hall Farm, which sits overlooking the field at the head of the little tributary valley.</p> <p><b>RECOMMENDATION:</b> This site is not suitable for the future growth of Hadleigh. Mitigation of the adverse effects on landscape character, and on views would be very difficult/impossible to mitigate.</p>



OS6- Land north of Coram Street



### 3. Site appraisals continued:-

Sites omitted in the emerging JLP			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
OS7	Land between Aldham Mill Hill and Gallows Hill	Physical landscape/vegetation: <b>MOD</b> Settlement pattern & gateways: <b>MOD</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife : <b>MOD</b> Historic landscape: <b>MOD</b> Visual prominence; <b>HIGH</b> Visual amenity: <b>MOD</b>	<p>Site comprises two agricultural fields lying either side of the river Brett. The two parcels are considered separately as they have potentially different sensitivities and capacity to accept development.</p> <p>Both parts are judged sensitive in Landscape character terms because they fall within the extant Local Plan Special Landscape Area and the proposed Hadleigh AGLV. They are both important in providing rural setting to the edges of the town from the visually sensitive corridor of the bypass.</p> <p>The larger field 'a' is particularly visually sensitive. It is flat and low lying and very visually prominent. It is bounded and directly overlooked by Aldham Mill Hill road and the housing development of Oxford Drive. It features little boundary vegetation, except along the river channel itself and scattered along the boundary with the bypass. Its openness allows views over the winding river in the foreground, with glimpses of the church spire, all seen with the backcloth of the rolling hills behind. Intrusion of modern estate development across this parcel would harm Hadleigh's distinctiveness and appreciation of its historic low-lying position and identity. It features a Scheduled Monument which reflects Bronze Age and Roman era archaeological finds.</p> <p>Parcel 'b' is slightly less sensitive in visual terms, although its more elevated position provides some balance to the reduced prominence and openness. It is more sloping and has a more enclosed feel with vegetated boundaries with Gallows Hill and the allotments. Development would be assimilated here a little more easily. A wide belt next to the bypass should remain 'green' and undeveloped, however, to reflect the current character of the road corridor.</p> <p><b>RECOMMENDATION:</b> Development should be resisted on parcel 'a' owing to its important contribution to Hadleigh's valley setting and for the adverse effects that would result on visual amenity.</p> <p>Parcel 'b' has some capacity if a layout can be devised that forms a good fit with the settlement pattern, retains the character of the Gallows Hill arrival point, and allows a buffer with both the river and road corridor.</p>

OS7 Aldham Mill Hill





## 4. Commercial site appraisal

1. The final section of this report looks at a commercial site at Cobbold's Farm to the northeast of the town, 1.5km from the Lady Lane roundabout. Cobbold's Farm is found on the south side of the A1071, close to Wolves Wood.
2. It features a farmstead with a modern farmhouse, that has expanded southward in recent years to include a bus and coach depot (Beestons) and a freight storage/lorry park operated by Kersey Freight. When these operations first commenced, the lack of boundary vegetation meant the land use was more prominently seen, and the views of the operations were stark and had an adverse effect on the rural character of the belt between Hadleigh and Hintlesham. However, as boundary vegetation and tree belts have become established, this effect has reduced. Direct views into the Beeston's bus depot are still possible, however, at the yard entrance.
3. A planning application was made in 2020 to expand commercial operation onto land to the east, to create a new business park. Part of this land is already used for parking vehicles, but the remainder is equestrian land. The site would be accessed via the existing access road.
4. The site comprises two paddocks and a yard area as shown in figure 4. A hedge and a footpath separate the two paddocks. The north paddock is bounded by the access road and a tall vegetation belt to the north. It has an open boundary with countryside to the east. The southern field has bunding (at least 10 years old) with trees and hedges along its eastern and southern boundaries. Views in to the site are not easily experienced.
5. The 2020 application is currently going through a planning appeal at the time of writing.



Fig. 4: Aerial view and photo location points

View into the Beeston's yard



Fig. 5: Site plan with landscape proposals

Existing site- buildings and  
curtain-sider trailers glimpsed over  
the hedge

Viewpoint photo 1

Photos: July 2023



Viewpoint photo 2

footpath





Viewpoint photo 3:



Images showing the access point and vegetation growth in 10 years

Google streetview 2011



Google streetview 2021



E1 Cobbold’s Farm

Commercial applications:			
Map ref.	Site and location	Sensitivity to landscape and visual factors	Summary and recommendations
E1	Land east of Cobbold’s Farm	Physical landscape/vegetation: <b>LOW</b> Settlement pattern & gateways: <b>HIGH</b> Local rural landscape character: <b>MOD</b> Biodiversity and wildlife : <b>LOW</b> Historic landscape: <b>LOW</b> Visual prominence; <b>LOW</b> Visual amenity: <b>LOW</b>	<p>The site and its setting is only moderately sensitive in landscape terms. It does not form part of the Local Plan Special Landscape Area or the proposed Hadleigh AGLV. The site does not form part of the setting of the town or fall into any of its key views. But it does form part of the rural gap between Hintlesham and Hadleigh, a wide, wooded rural belt separating the settlements.</p> <p>Landscape character is shaped by its plateau top location and wooded appearance. It is elevated and fairly flat, and land use is dominated by cereal growing, in large modernised amalgamated fields. Hints of their ancient origins shows through the irregular, ‘dog leg’ field boundary patterns. The fields are hedged and often backed by substantial large woods and plantation belts. Ramsey/Hintlesham Great Wood, Wolves Wood and Keeble’s Grove all lie to the east of the site and form strong landscape features with vertical presence. The overall character is very rural, but its perceptual qualities are limited by the busy A1071, with its regular HGV traffic, and the passing views into the existing commercial site.</p> <p>In visual terms, the site is not particularly sensitive as it is not prominent and is well screened from the wider landscape by mixed native belts of structural planting, and bunding. Visual receptors generally comprise the users of the A1071, but boundary vegetation prevents views into the site from its corridor.</p> <p>There is also a footpath through the site (No. 25) whose users would be sensitive to change. However, the western end of the footpath already crosses the Beestons yard so exposure to commercial landuse is already experienced (given the point it terminates at the A1071, it is not expected this is a well used footpath).</p> <p><b>RECOMMENDATION:</b> Given the site’s contiguous relationship with existing commercial land use, its existing well screened nature, (7-9m high trees along the A1071), and the existence of the bunds along much of the east boundary, the site does have some capacity to accept further commercial land use. However, this is conditional. Building scale and heights must be limited and should be no higher than any of the structures currently found at Cobbolds Farm. Large scale sheds, seen above the tree line would harm rural character. Colour palettes, for roofs particularly, must be carefully designed.</p> <p>It is also provisional on new structural planting belts, where currently lacking, to match those existing. The woodlands to the east provide appropriate context with which new wooded belts would have a potentially good ‘fit’.</p> <p>Lighting is a major concern. Security lighting in the countryside can have a strongly adverse effect on sense of ruralness and on dark skies. On this elevated site, glare and glow could be perceived at some distance, even if the site itself is not seen. Strongly upheld principles relating to lighting amount/type would be needed. For example, lighting at night should be triggered only by movement sensors rather than being left permanently on.</p> <p>Any proposals should seek to enhance the amenity of the footpath.</p>

## 5. Summary and conclusions

1. The 'Hadleigh Landscape Character and Sensitivity Assessment' describes the character and qualities of the town's rural fringes, and identifies where particular value is found. It maps eight rural character areas, which form the starting point for understanding where capacity for development might lie, and where it should be strongly resisted. It should be referred to in tandem with this site appraisal.
2. Review of the allocated residential sites confirms that, in landscape terms, the expansion of the east side of Hadleigh (currently via LA028) appears to be the least harmful option, as land here is less sensitive in both landscape and visual terms than the other fringes of the town. The plateau landscape here is relatively open and only sparsely covered with significant vegetative features. It is not easily overlooked from the rest of the town, and there is no impact on the historic core - it does not impinge within any of the important views. It does have an effect on the sense of arrival at Hadleigh from the east, on the A1071, and this gateway point should be the subject of review and design, once the sales structures for the developers has been removed, to ensure that the perceptions of arrival at Hadleigh are not dominated by its new suburban fringes.
3. This part of the town's fringes is also less valued to residents in amenity terms, than the scenic and footpath-rich rolling hills on the south and west fringes. Here, traditional valley bottom meadows, and rolling furze scattered hills provide an important recreational resource. On the plateau east of the town, footpaths are scarce so impacts on walkers (considered sensitive receptors) are limited.
4. For these reasons, it is therefore logical to consider that some continued future expansion south-eastward into OS1/SS0303 may offer the best option should housing need be identified beyond the current plan period. However, the current site boundary offered extends too far east and projects into countryside.
5. However, further future expansion towards the east, towards the woodland blocks and towards Hintlesham is not desirable. The parish Landscape Character Assessment defines the 60m contour as the maximum appropriate limit for development to avoid the settlement expanding across the plateau in future. This desirable to limit potential visual impacts across the plateau, maintain a suitable rural gap, to ensure Hadleigh maintains its agricultural setting, and to prevent a fundamental change in perceptions of its identity as a market town within a valley. The current development line therefore represents the limit of eastward expansion.
6. It would be strongly recommended that the new rural/urban eastern edge is contained by structural vegetation, with native tree belts no less than 10m wide. All future opportunities to achieve this should be sought to ensure the town does not present stark, suburban edges to the countryside, which, further east, is rich in Ancient Woodland and has a strongly scenic wooded rural character. Such features would provide appropriate visual containment, define a strong edge, and would help developers in their achievement of net gain. It would form highly valuable habitat links and offer opportunities for pedestrian access - currently lacking in this part of the urban fringe.
7. The allocated site LA114 is more sensitive in both landscape and visual terms than LA028. It is highly visible from the main route of the A1071 bypass, and has sloping topography which makes mitigation of visual impacts very difficult. It is judged that development here could have a somewhat detrimental effect on the setting of the town.
8. Of the omission sites reviewed, the study has identified some locations where there might be some capacity for development. There could be some capacity for expanding Hadleigh East in the well screened land southeast of LA028 on OS1/SS0303, but more limited than the current parcel boundaries imply.
9. The west parcel of SOS7/SS0909, adjacent to Gallows Hill, could potentially be developed without significant visual impact to the historic core or the setting of the town. The east parcel is much more sensitive and development should be avoided here. Additionally, land west of Hook Lane on OS3/SS0221, particularly the lower lying land, could have some capacity, subject to sensitive highways design focusing on conservation of the tree lined section of Pond Hall Lane. Any development east of Hook Lane is not appropriate and would have harmful effects on the wider countryside.
10. As well as reference to the Hadleigh Design Guide, all proposals should be explored with the help of a landscape professional at an early stage to ensure impacts are mitigated as far as possible, and locally sympathetic designs are achieved.

# 3

## Hadleigh Neighbourhood Plan

Landscape Assessment:

Key Views Assessment

May 2023





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# 1. Introduction

This document is part of the evaluation of Hadleigh’s landscape character and sensitivity to help in the preparation of the Neighbourhood Plan. The overall aim is to identify and conserve aspects of landscape value and visual amenity in and around the town.

## The purpose of Key View studies

1. As part of the assessment of local character, and understanding the value people attribute to local landscape, investigating which views local people particularly appreciate is useful. Once identified, these views can be subject to policy which can try to conserve their composition and qualities.
2. This assessment seeks to provide a brief but robust and objective evidence-base to inform and underpin a Neighbourhood Plan Key View policy. Planning policy at all levels requires local character and distinctiveness to be recognised and responded to in new development/land use change. Neighbourhood Plans provide a good platform to extract local knowledge and tap into perceptions of landscape value and local distinctiveness.
3. An important or ‘Key’ view is one that would be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene. More than an ‘everyday’ view, it is more likely to feature in people’s perceptions of what Hadleigh looks like in their memories, and provide heightened feelings of connectedness and wellbeing. Such views could have a particularly notable or distinctive composition or scenic quality, that makes them stand out in the eyes (and memories) of local people and visitors. They might feature distinctive and/or historic buildings, local landmarks, or an appealing or historically intact arrangement of topography, natural features and built form that together help give a settlement its identity, and perhaps come with particular recognised cultural associations.
4. This document defines 16 views in Hadleigh which are considered by the residents and the Neighbourhood Plan Group to be particularly important, and that contribute notably to its character. They are defined and described in this document and will link to a policy in the Neighbourhood Plan to aid decision-making about proposed development or land use change in the future.

## View criteria

5. There is not an accepted definition of what constitutes a Key view in any of the published accepted landscape guidance and selection of views is a result of people’s perceptions. Selecting Key Views is therefore somewhat more subjective than other landscape appraisal techniques. However, public consultation often reveals patterns in people’s thinking, and in this case, some strongly supported key views emerged as a result of asking people which views around the town they particularly valued.
6. In February 2023 the town council undertook a consultation on the Neighbourhood Plan and one of the questions asked residents to tell them about the views they particularly valued. The results are tabulated on the following page.
7. Professional judgement was then applied, by the author, to review the list of views put forward by the public, as well as identify any others that were omitted but judged to meet the criteria. KV16 over the cricket ground is a view that was not mentioned by residents but was felt to warrant inclusion.
8. Views had to meet at least three of the following criteria to qualify as a ‘Key View’:
  - Higher than average scenic value relating to the composition of rural views - including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features.
  - Evidence that lots of people experience the view - i.e. value relating to shared experience. The more people that experience a viewpoint, the higher the value attributed. For example, a view from a well-used footpath on a village edge, identified by numerous people as important, might be considered more valued than one selected from an isolated point on a quiet lane.
  - Presence of a recognised landmark feature, perhaps with skyline impact, aiding orientation in the landscape or along a route.
  - Where a view allows appreciation of a Heritage asset and its setting.
  - Features other locally distinctive points of interest or cultural associations that particularly define the character of Hadleigh. Views that are indicative of a special ‘sense of place’ which reflect its intrinsic character and key characteristics.

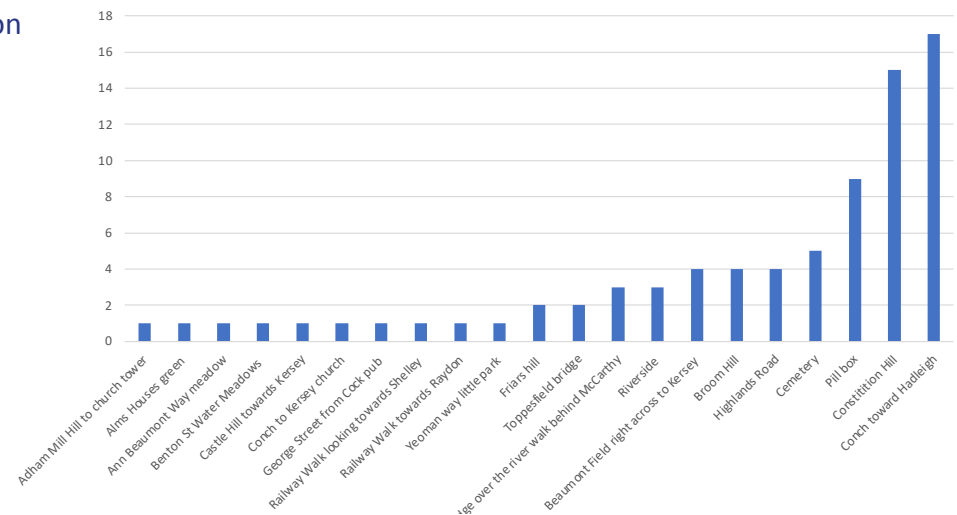
## 1. Introduction continued:-

### Selection process

9. The final set of Key Views were selected by the author and Neighbourhood Plan Working Group in spring 2023. Some of the initial views put forward in the consultation were discarded, if it was felt they didn't meet the criteria strongly enough.
10. The group worked with the author to provide the supporting text justification and Change Management Objectives. The text sets out the aspects of value in each view and focuses attention on what may threaten them and considers how this could be addressed.
11. The final set of Key Views are mapped and presented on the following pages. Some are identified as specific point views, and some are representative of a number of similar or sequential views which might be experienced along a road or footpath. These are presented on the map with a differing symbol to differentiate between point views and sequential views.
12. However, it should be noted that the final list is not an exhaustive list of the only views with special qualities in the parish, there are many other views that contribute to local distinctiveness and rural character and it should not be inferred that other views in the parish have little value. The selected views, however, are held in high public regard and demonstrate particular qualities or features.
13. The photos were taken with a Canon 700D SLR with a 50mm fixed lens. The panoramic photos presented are made up from two or three consecutive images, with approx. a 50% overlap. They are a Type 1 Visual Representation<sup>1</sup> (for illustrative purposes and not be treated as 'verifiable'). This level of accuracy was sufficient for a project of this scale/nature.

Location	Number of respondents	Key View Reference No. or reason for omission
Aldham Mill Hill to church tower	1	KV1 (although exact intended location unclear)
Alms Houses green	1	Omitted as within settlement boundary, no views of landscape.
Ann Beaumont Way meadow	1	KV2
Benton St Water Meadows	1	KV3
Conch to Kersey church	1	Church visible? Include the Hadleigh direction view from Conch
George Street from Cock pub	1	Within settlement boundary, no views of landscape
Railway Walk looking towards Shelley	1	KV4 - Combine with below
Railway Walk towards Raydon	1	K4V - Combine with above
Yeoman way little park	1	Within settlement boundary, no views of landscape
Friars hill	3	KV5
Toppesfield bridge	3	KV6
Bridge over the river walk	3	KV7
Riverside	3	KV7
Beaumont Field right across to Kersey	4	KV8
Broom Hill	4	KV9
Highlands Road	4	KV10
Cemetery	5	KV11
Constitution Hill	15	KV12
Conch toward Hadleigh	26	KV13

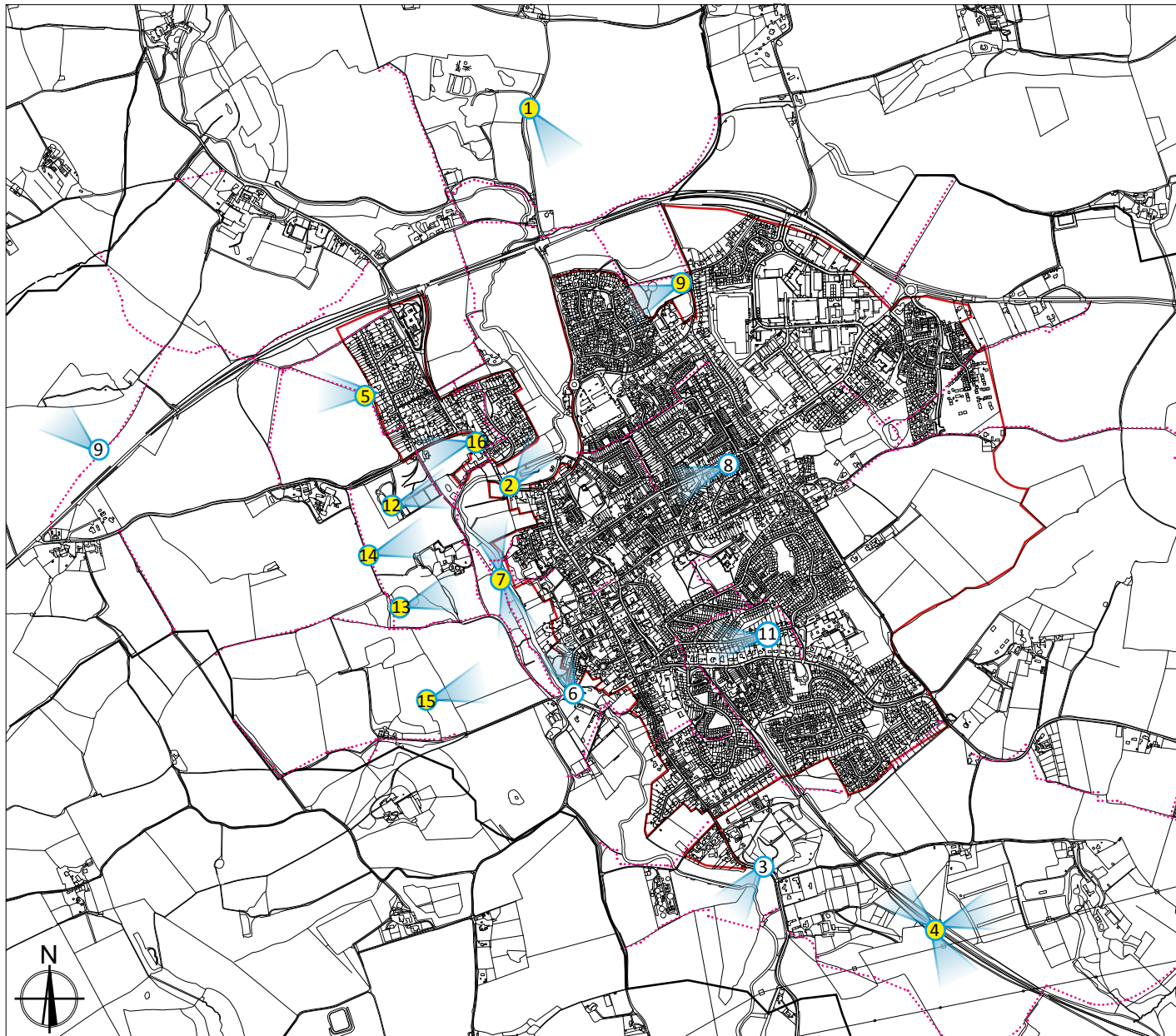
### Consultation results:






<sup>1</sup> Visual Representation of Development Proposals, Technical Guidance Note 06/19 17 September 2019





## 2. Key view locations



### KEY:

-  Parish boundary
-  Built Up Area boundary (NP and JLP)
-  Rights of Way

-  Point view with direction of view indicated
-  Representative view - series number of similar views available

### List of Key Views:

- KV1: Aldham Mill Hill
- KV2: Ann Beaumont Way meadow
- KV3: Benton St Water Meadows
- KV4: Railway Walk views
- KV5: West of Castle Road
- KV6: Toppesfield bridge
- KV7: Riverside
- KV8: Top of Angel St./ Lady Lane
- KV9: Beaumont Park
- KV10: Sudbury Road to Kersey
- KV11: Highlands Road
- KV12: Cemetery
- KV13: Broom Hill
- KV14: Constitution Hill
- KV15: The Conch
- KV16: Cricket ground

### 3. Viewpoint photographs continued:-

#### Key View 1: Aldham Mill Hill



#### Location and Justification:

A series of lengthy elevated views towards the edge of Hadleigh are experienced on the roads bringing traffic from Aldham and Whatfield. Some include glimpses of the church spire.

The immediate landscape in the foreground is very open and featureless but this allows views to the scenic rolling hills of the Brett valley. The edge of the town is fringed with woodland - an intact belt of trees that works really well at integrating the town into the landscape. Starker edges, unscreened by trees, are visible along the top of Red Hill Road where glimpses of the roofs of the industrial estate are also possible. Pylons are visible in the skyline in the far distance.

The view is through parish character area HRCA6.

#### Change management objectives:

Protect the intactness of the town's wooded edge, and its undeveloped slopes that provide the immediate setting. These assimilate the settlement edges and help frame and emphasise the rolling hills - all making for attractive views of the town's northern fringes.



### 3. Viewpoint photographs continued:-

#### Key View 2: Ann Beaumont Way



#### Location and Justification:

Views from Bridge Street into the traditionally managed meadows that wrap around the south and east sides of the settlement cluster north of Bridge Street, next to Ann Beaumont Way.

The historic meadows reaches right into the town, offering views of huge old trees, contributing strongly to local townscape character.

The view is focuses on parish character area HRCA5. It is within the proposed Hadleigh Area of Greater Landscape Value. Land on the south side of the river falls within the Conservation Area.

#### Change management objectives:

Protect the undeveloped meadows from development, to ensure they continue to contribute so positively to character in this part of the Conservation Area. Protect the stock of important trees. Continue traditional management methods (grazing by sheep or cattle/hay making).



### 3. Viewpoint photographs continued:-

#### Key View 3: Benton St Water Meadows



#### Location and Justification:

View westward from Benton Street on the approach to Hadleigh from Layham, to the south.

The view is confined on the east side but opens out across the valley bottom to the west, showing the 'lowland river' landscape setting the town enjoys. The cottages ahead mark the edge of the Conservation Area and the gateway point to the town.

The view is through parish character area HRCA2 which is part of the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Protect the openness of the valley bottom meadows that provide important setting on the southern edges of Hadleigh. This is a historic view that will have remained little changed for many decades. It provides a charming arrival point, conveying the town's historic roots.

Manage with traditional methods (cattle/sheep grazing or hay making) and avoid equestrian land use if possible, as the associated tape fencing, and structures tend to cause adverse visual impacts.

### 3. Viewpoint photographs continued:-

#### View 4: Railway Walk views



#### Location and Justification:

There are many views from the railway walk both longitudinally, and at points where the tree cover opens up to reveal longer range views over surrounding countryside. These are often elevated where the Victorian railway line was built on embankments.

The Railway Walk is really important recreational resource and views from it are part of its amenity value, experienced by walking or cycling along it.

The view is through parish character area HRCA8. The rolling countryside here is part of the proposed Hadleigh Area of Greater Landscape Value. The Walk is also a Local Nature reserve.

#### Change management objectives:

Exercise for health is an ever more important activity and the amenity value of the walk, including the visual amenity of its views, and those from adjacent areas, like the area known of the Fuzz, must be protected.

Protect and manage the stock of trees that line the walk.



### 3. Viewpoint photographs continued:-

#### Key View 5: West of Castle Road



#### Location and Justification:

Views westward from the elevated footpath along the back of Castle Road. This view looks towards the ancient woodland at Fen's Grove and Kersey - the edge of which is just coming into view on the north side.

This view is valued by local people for the sudden change from the 'urban' to a very rural scene with farmland stretching into the distance and ancient woodland in the skyline ahead. The corridor of the bypass is well screened by a belt of trees, but noise from the road becomes a detracting feature at closer range.

#### Change management objectives:

Conserve the openness and strong rural feel of the valued views along this footpath.



### 3. Viewpoint photographs continued:-

#### View 6: Toppesfield bridge



#### **Location and Justification:**

View northward from Toppesfield Bridge over the small park that leads into the Riverside walk.

This scenic view includes the soft brickwork of the old bridge itself, a Scheduled Monument, the water and its fringing of trees, including willow trees. The road here is a well used pedestrian route, linking the town with the popular footpath around the outside of Holbecks Park and the riverside.

This view is within the Conservation Area and the Riverside Walk is also a Local Nature Reserve. This character area is HRCA1 and is within the proposed Hadleigh Area of Greater Landscape Value.

#### **Change management objectives:**

Conserve the views of the riverside park, and the value of the river corridor for both its recreation and wildlife value.



### 3. Viewpoint photographs continued:-

#### Key View 7: Riverside Walk



#### Location and Justification:

View representative of the longitudinal views through the Riverside Walk. The views along this stretch of the river are scenic as they take in the water, its trees and wildlife, and the seasonally changing flora that flanks the river corridor at ground level. It is a well used route, recently linked into the heart of the town via a new footbridge. Views from this bridge are elevated high over the river.

These views are within the Conservation Area and the Riverside Walk is also a Local Nature reserve. This character area is HRCA1 and so falls within the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Conserve the character of the riverside views and the high recreation and wildlife value this scenic route offers to local people.





### 3. Viewpoint photographs continued:-

#### Key View 8: Bottom of Lady Lane/top of Angel Street



#### Location and Justification:

View westward from the bottom of Lady Lane across to Holbecks and the Conch area.

Whilst most of the Key Views are focused on the fringes of the town, there are a few viewpoints selected from within the town itself which demonstrate how the rolling hills to the west form a scenic rural backdrop. This is key to the distinctiveness of the town's valley setting and its overall character. Such views of steep slopes are relatively uncommon in Suffolk.

The view is widely experienced by those entering the town from the east. The backdrop comprises land in character area HRCA3, which is part of the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

The slopes of parish character area HRCA3 seen in this views must be protected from development in order to maintain their rural character, and the quality of these east-west views that form such a distinctive backdrop, valued by so many people.



### 3. Viewpoint photographs continued:-

#### Key View 9: Beaumont Park



#### Location and description:

Photograph illustrates the view westward from the western edge of Beaumont Park.

A number of long range views are possible over the Oxford Drive development from the elevated parts of Beaumont Park above. This well used public open space has a play area and also connects the development with footpaths to the north and Red Hill road to the east.

Views are lengthy and layered, and comprise the opposite side of the Brett valley and the town's rural fringes as far as Kersey. Kersey's church tower is clearly seen to the northwest.

The view takes in HRCA5 (lower lying parts) and HRCA4 behind. Both are in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Conserve the balance between open space and development to retain the character of these lengthy scenic views.

### 3. Viewpoint photographs continued:-

#### Key View 10: A1071 toward Kersey



#### Location and Justification:

Well known view from the A1071, east of the junction with Coram Street. There is also a footpath here with a similar view but is not a well used route, given its distance from the town and the need to cross the busy road to reach it.

The view is long in range and is through gently rolling wooded farmland that characterises parish character area HRCA4. It takes in the ancient woodland of Fen's Grove and Kersey church tower in the distance. The landscape in the foreground is in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Protect the open countryside west of Hadleigh for the rural setting it provides and the long distance views to the landmark of Kersey church - of value in terms of the historic landscape and as an aid in orientation.

### 3. Viewpoint photographs continued:-

#### Key View 11: Highlands Road



#### Location and Justification:

View westward from Highlands Road across to Holbecks and the Conch area which is highly valued by residents and by children using the route to the High School which lies close by to the west.

Whilst most of the Key Views are focused on the fringes of the town, there are a few viewpoints selected from within the town itself which demonstrate how the rolling hills to the west form scenic rural backdrop. This is key to the distinctiveness of the town's valley setting and its overall character. Such views of steep slopes are relatively uncommon in Suffolk.

The view takes in parish character area HRCA3, which is part of the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

The slopes of parish character area HRCA3 seen in this views must be protected from development in order to maintain their rural character, and the quality of these east-west views that form such a distinctive backdrop, valued by so many people.



### 3. Viewpoint photographs continued:-

#### Key View 12: Cemetery



#### Location and Justification:

One of a series of views eastward from the Victorian cemetery.

It is a very distinctive and scenic town view over the cricket ground, backed by colour washed cottages, to the wider settlement, occupying the gentle valley slopes beyond. It encapsulates Hadleigh's market town charm as well as offering a vista over the town to the tree topped skyline in the distance.

This view is over part of the Conservation Area through parish character area HRCA1 and HRCA3, both of which are in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Protect the cricket ground as valued local green space and continue to protect the character of the Conservation Area. This view also highlights the importance of trees in the town, as a key part of character and distinctiveness. Identification of important trees, and mechanisms for their protection should be considered.

### 3. Viewpoint photographs continued:-

#### Key View 13: Views around Broom Hill



#### Location and Justification:

Series of views on and around Broom Hill, which lies to the west of Hadleigh on land that has multiple public access routes. A Local Nature Reserve is centred over the wooded site of an old quarry and brickworks.

The area is a scenic combination of steeply rolling slopes, meadow and woodland including some impressive multi-stemmed oak trees. Views here are often on elevated points, offering longer range views across the countryside, and have a strong natural feel. Consultation confirmed these views are highly valued by local residents.

The views are in parish character area HRCA3 which is in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Protect landscape value in HRCA3. Maintain public access through Broom Hill, and balance with management of the area for nature conservation.





### 3. Viewpoint photographs continued:-

#### Key View 14: Constitution Hill



#### Location and Justification:

View eastward from the top of Constitution Hill.

Views are very elevated and lengthy, and overlook the sloping meadow slopes in the foreground, down to the tree-fringed town and its interface with the rural valley to the north.

Many trees are seen fringing the river and scattered throughout the town, and trees broadly form the distant skyline, with woodlands are seen towards Aldham and Elmsett.

Consultation with local residents revealed the elevated views from this area are some of the most popular in the parish. It is a long, wide and engaging view that rewards walkers after ascending the hill.

The view is across parish character area HRCA3 which is in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Conserve the rural character of these scenic views and protect landscape value in HRCA3.

Work with the landowners to manage the impacts of the public access with the needs of the farm estate, and the desire for enhanced nature conservation.



### 3. Viewpoint photographs continued:-

#### Key View 15: Views from The Conch



#### Location and Justification:

Scenic view eastward adjacent to the WWII pillbox - illustrative of a series of such views available from the greenspace area known as the Conch.

The view is elevated and looks over tree-fringed farmland in the foreground. Much of Hadleigh is laid out in the background, beyond the riverside tree belt. Many trees are seen scattered throughout the town, and trees broadly form the distant skyline, emphasising the impression of a rural market town. The church spire is a key landmark emerging into the sky and which helps with orientation.

Consultation with local residents revealed the elevated views from this area are some of the most popular in the parish. It is a rich and engaging view that rewards walkers after ascending the public footpath to the top of the Conch.

The view is mainly of parish character area HRCA3 which is in the proposed Hadleigh Area of Greater Landscape Value.

#### Change management objectives:

Conserve the rural character of these scenic views and protect landscape value in HRCA3.

Manage the existing public footpath running alongside Holbecks Farm track and work with landowners to manage the natural features, particularly the stock of fine, mature trees oak trees, for health and longevity.

### 3. Viewpoint photographs continued:-

#### Key View 16: Views over the Cricket ground



#### Location and Justification:

A series of views are experienced over the Cricket ground from Bridge Street and Friars Road.

Constitution Hill and farmland behind Castle Road provide a green backdrop to the views either side of the tree-filled cemetery which backs the clubhouse. These are part of Rural Character Areas 3 and 4 which are both part of the Hadleigh proposed Area of Greater Landscape Value.

These views are valued because of the attractive combination of the historic cricket ground, the soft materials and colours of the historic houses on the west side, and the sense of the rural area as backdrop. This view is across the Hadleigh Conservation Area.

#### Change management objectives:

Protect the cricket ground as an important green space. Protect the undeveloped character of the backdrop behind Castle Road to conserve the rural quality of the views. Work with landowners to manage the natural features, particularly the stock of mature trees, for health and longevity.

# 4

## Hadleigh Neighbourhood Plan

### Landscape Assessment: Appendices

In support of documents 1-3

May 2023







Report written by chartered Landscape Architect Lucy Batchelor-Wylam CMLI

Landscape planning and landscape architecture services.

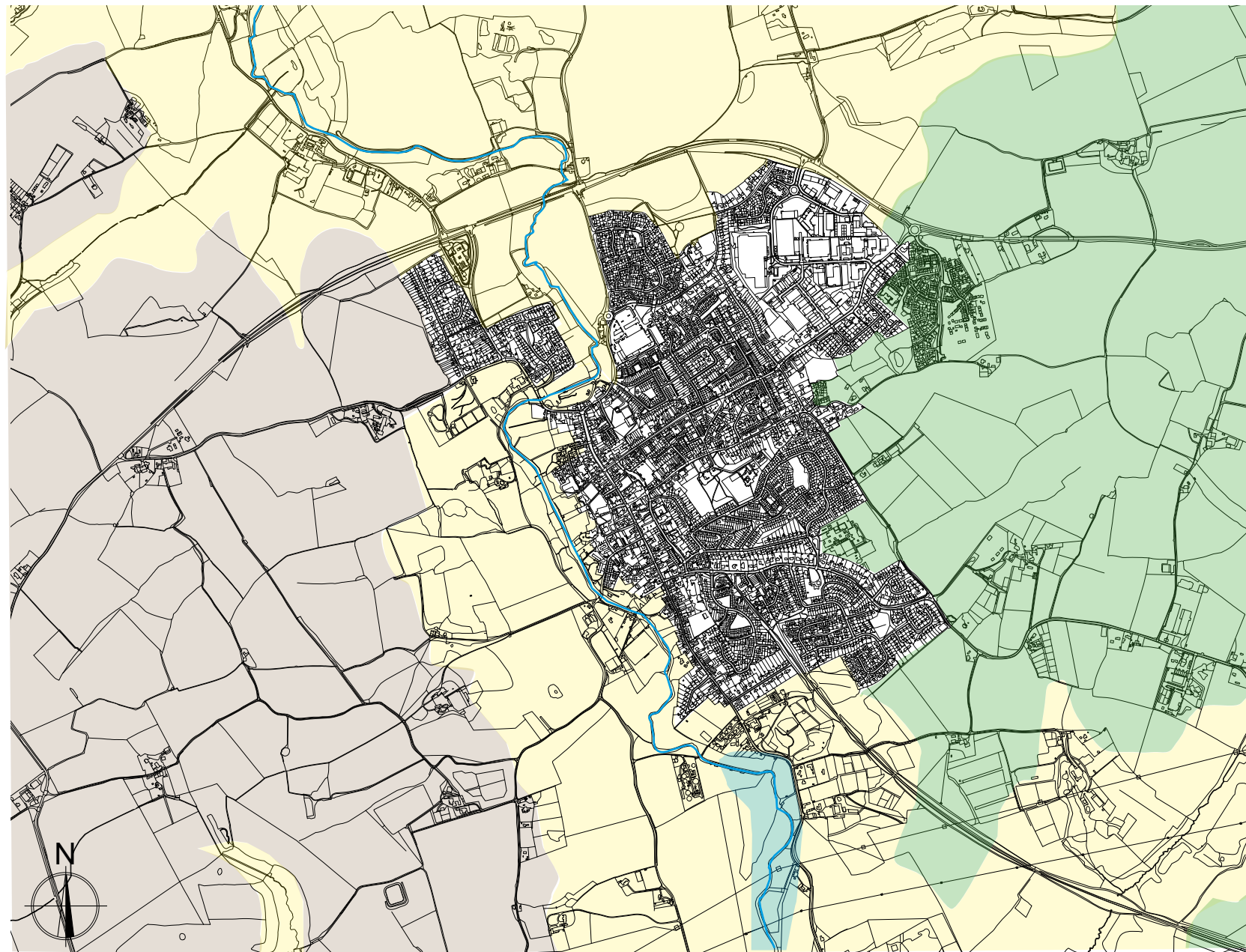
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## LIST of APPENDICES:

- A: SUFFOLK LANDSCAPE CHARACTER MAP
- B: SOILS MAP
- C: DESIGNATIONS/POLICIES
- D: RIGHTS OF WAY
- E: TOPOGRAPHY (10M CONTOURS)
- F: TREE PROTECTION ORDERS
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### APPENDIX A: HADLEIGH NEIGHBOURHOOD PLAN : SUFFOLK LANDSCAPE CHARACTER MAP



#### Suffolk Landscape Types

-  Ancient Plateau Claylands
-  Rolling Valley Farmlands
-  Ancient Rolling Farmlands
-  Valley Meadowlands

Source: suffolklandscape.org.uk

## Suffolk Landscape Character Assessment: Rolling Valley Farmlands - summary

### Key Characteristics

Valley sides are generally gentle as they cut through the glacial till / boulder clay of the adjoining plateau, but sometimes with surprisingly complex and steep slopes.

The underlying chalk geology and surface till forms deep well drained loamy soils.

Predominantly an organic pattern of ancient piecemeal enclosure with small and medium sized fields, particularly on the lower slopes. On the higher ground of the upper slopes and plateau edges there is an increasingly regular field pattern and some amalgamation to form larger arable fields.

There is a scattering of landscape parks in this type.

Woodland, including small parcels of ancient woodland, are mainly confined to the upper slopes and valley fringes.

River valleys slopes were the focus for historic settlement and the area remains comprehensively settled.

A network of lanes and roads, many formed as sunken lanes.

A predominance of hall and church complexes and former manorial halls, many of which are moated.

In terms of visual experience, the area is described as a "rich and varied landscape." The prosperous medieval towns and villages, steeper valleys and sunken lanes make the valleys locally distinctive. Much of the landscape retains its cultural and historic patterns.

### Forces for change and sensitivities:

Forces for change are listed as:

Expansion of settlements.

Construction of large agricultural buildings.

Expansion of garden curtilage.

Change of land use, especially the creation of horse paddocks.

Impact of deer on the condition of woodland cover.

Mineral extraction.

These south Suffolk valleys are locally distinctive and even the areas outside "Constable Country" such as the villages of the Brett valley, have some of the highest national profiles of any Suffolk landscape.

The spatial relationship of this landscape to the adjacent valley floor means that change and development here can have a profound visual impact.

### Guidance from the BMS Joint Landscape Guidelines (2015):

#### Aims

-To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the rolling valley landscape with appropriate planting and safeguarding the dispersed settlement pattern

#### Objectives

-To maintain and enhance the distinctive landscape and settlement pattern.

-To safeguard the parkland areas, Village Greens and Tyes

-To safeguard and appropriately increase the woodland cover.

#### BMS Key Design Principles

I. Due to the rolling landscape development in this area is considered to have a wide zone of visual impact. All development must take into consideration the cultural and historic importance of this area and the potential visual impact on AONB and Conservation Areas

II. Reinforce the parkland and village green features in new developments.

III. Woodlands are to be protected and maintained within this landscape character.



## Suffolk Landscape Character Assessment: Ancient Rolling Farmlands - summary

### Key Characteristics

Rolling arable landscape of chalky clays and loams

Dissected widely, and sometimes deeply, by river valleys. Dissection action by the area's rivers has produced a variety of soil types including patches of sands and gravels resulting in small heaths.

Organic pattern of species-rich hedgerows and associated ditches demonstrating ancient random enclosure. The hedges are frequently high and wide and have a strong visual impact - hawthorn and elm with oak, ash and field maple as hedgerow trees.

Substantial open areas between the river valleys were used for military airfields. Some areas of openness also created on plateaux as a result of 20th century farming practice amalgamating small fields systems into larger units.

Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly

Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin

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

Villages often associated with village greens or the remains of greens

This area has 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.

### Forces for change and sensitivities

Historic patterns within parishes are easily lost to infill and ribbon development.

The recurring airfields are often the focus of industrial and transport orientated development that can have a considerable local visual impact.

Ancient woodland can be at risk from inappropriate management and neglect including a lack of deer control.

Important array of moated sites and farmsteads which are often the focus for redevelopment and modification.

Includes potential loss of individual buildings/features, development of garden curtilages. Cumulative effects can result as pattern repeats.

Intake of greens commons and tyes into domestic curtilages has a detrimental effect.

Potential for considerable visual intrusion from modern day agricultural sheds if the siting, finish, and planting is not appropriate.

### Guidance from the BMS Joint Landscape Guidelines (2015):

#### Aims

- To retain, enhance and restore the distinctive landscape and settlement character. In particular safeguarding the influences of the area.

#### Objectives

- To maintain and enhance the landscape and the settlement pattern, ensuring the sense of separation between settlements is maintained.
- To reinforce hedgerows of locally native species and retain the existing field boundaries.
- To safeguard the ancient hedgerow and woodland areas
- To safeguard the orchard areas

#### BMS Key Design Principles

- I. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.
- II. Maintain the distinctive settlement pattern, ensuring the sense of separation between settlements is maintained.
- III. Retain rural character of the small settlements, by avoiding the use of standardised and intrusive urban materials and features; conservation areas and areas that fall within the AONB are particularly sensitive in this respect
- IV. Minimise the cumulative visual impact of equine development and ancillary equipment within this landscape character.
- V. Restore, maintain and enhance Greens and Tyes, orchards and woodland areas.
- VI. Hedging for boundaries will be designed to reflect the local character of exiting planting to minimise the landscape and visual impacts on the distinctive character of the area.
- VII. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.

## Suffolk Landscape Character Assessment: Ancient Plateau Claylands - summary

### Key Characteristics

Flat or gently rolling arable landscape of clay soils dissected by small river valleys

Field pattern of ancient enclosure – random patterns in the south but often co-axial in the north. Small patches of straight-edged fields associated with the late enclosure of woods and greens

Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of medieval origin

Villages often associated with medieval greens or tyes

Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant

Scattered ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly

Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.

Substantial open areas created for WWII airfields and by 20th century agricultural changes

Network of winding lanes and paths often associated with hedges create visual intimacy

### Forces for change and sensitivities

Forces for change are listed as:

Expansion of garden curtilage

Change of land use to horse paddocks and other recreational uses

Settlement expansion eroding the characteristic form and vernacular styles

Conversion and expansion of farmsteads for residential uses

Impact of deer on the condition of woodland cover

Large-scale agricultural buildings in open countryside

Redevelopment of former airfield sites to new uses

Development of wind turbines

Settlement expansion eroding the characteristic form and vernacular styles:

Parishes in this landscape tend to consist of multiple clusters of varying sizes. The release of land for development should, if at all possible, reflect the local pattern.

Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. When vernacular styles and detailing are used for housing or other development the choice should echo that of the immediate locality or the specific cluster in which the development is proposed.

### Guidance from the BMS Joint Landscape Guidelines (2015):

#### Aims

- To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the woodland, parkland and prairie landscape with appropriate planting and safeguarding the dispersed settlement pattern

#### Objectives

- To maintain and enhance the landscape areas and settlement pattern, ensuring the sense of separation between settlements is maintained where appropriate.

- To reinforce and enhance the existing field boundaries

- To safeguard the plantation and ancient woodland areas

- Safeguard the parkland area

#### BMS Key Design Principles

I. This is quite open landscape with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening or an appropriate landscape design plan

II. Reinforce, enhance, restore or where locally appropriate create the estate and parkland characteristics in new developments

III. Any development that impacts upon the historic parkland will be accompanied by a management plan or other detailed evidence, including a detailed scheme of mitigation and enhancement, to support the proposals.

IV. Whenever possible incorporate existing landscape features such as tree belts woodland or hedge lines into the design and layout of development proposals such that the locally characteristic patterns can be retained within new land uses

V. Ancient woodlands and old existing hedge lines are to be protected and maintained within this landscape character.

VI. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for landscaping.

## Suffolk Landscape Character Assessment: Valley Meadowlands - summary

### Key Characteristics

Flat valley floor grasslands where seasonally wet clays overlie alluvial deposits and peaty soils

Long use as grassland meadows. Where these survive, they are now predominantly used as animal pastures rather than for hay.

Grassland divided by wet ditches or dykes that in places are lined by trees or scrubby hedges.

Occasional carr woodland and plantations of poplar and small reedbeds

Unsettled although there are occasional farmsteads on the edge of the valleys or on locally higher spots.

Some fields drained and converted to arable production

Decline in the value of meadows in the 20th century led to plantations, particularly of poplars or cricket-bat willows.

Often form wonderful examples of pristine and picturesque meadows in a wider arable landscape

Some of these landscapes are in excellent condition, However, many are affected by intakes into arable production, by horse grazing and by under-grazing.

The sense of tranquillity and isolation of this landscape can also be intruded upon by the development of the adjacent rolling valley landscapes, which are often a focus for settlement and development.

### Forces for change and sensitivities

Forces for change are listed as:

Development and land use change adjacent to this landscape type.

The loss of grazing by cattle.

The creation of new woodlands.

The introduction of horse grazing.

Neglect of the characteristic ditch and hedgerow networks.

The conversion of grassland to arable production.

### Guidance from the BMS Joint Landscape Guidelines (2015):

#### Aims

To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the valley meadowlands landscape with appropriate planting and safeguarding the dispersed settlement pattern

#### Objectives

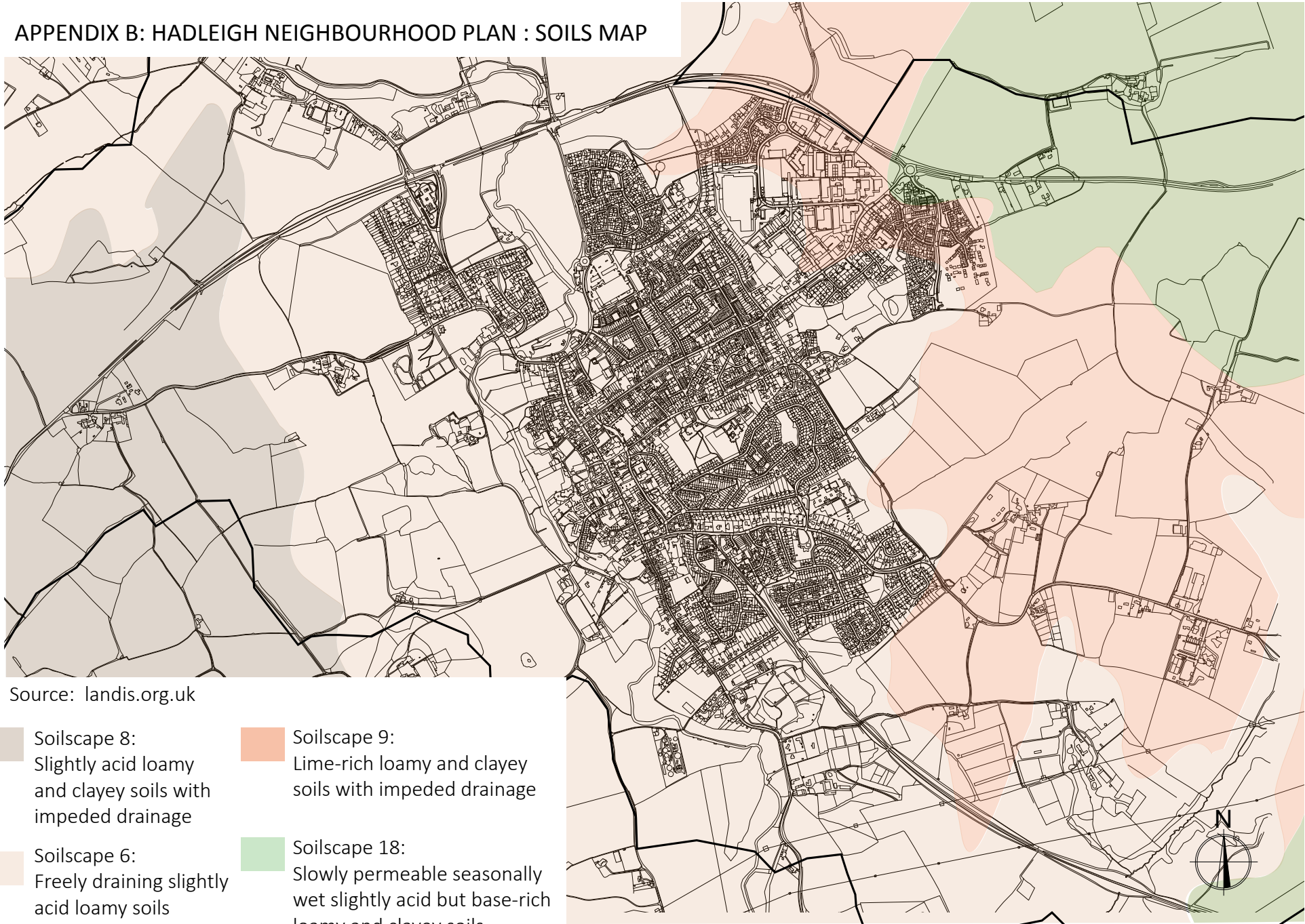
- To maintain and enhance the landscape areas and the settlement pattern, ensuring the sense of separation between settlements is maintained.
- To safeguard the historic features such as moated sites
- To reinforce and enhance meadows and retain the existing field boundaries
- To safeguard the plantation areas
- To protect and enhance the ecological environment
- To safeguard the floodplains
- To safeguard the tranquillity of the area

#### BMS Key Design Principles





- I. Any development that impacts upon the historic moated sites will be accompanied by a management plan or other detailed evidence to support the proposals.
- II. Any changes or developments will have a significant effect on the landscape therefore all proposals should provide mitigation strategies to minimise the detrimental impact on both the visual amenity and the landscape character of the valley floor
- III. All development must take into consideration the cultural and historic importance of this area and the impact on floodplains and the ecological environment.
- IV. Retains the scenic and tranquil quality of the Valley Meadowlands Landscape



APPENDIX B: HADLEIGH NEIGHBOURHOOD PLAN : SOILS MAP

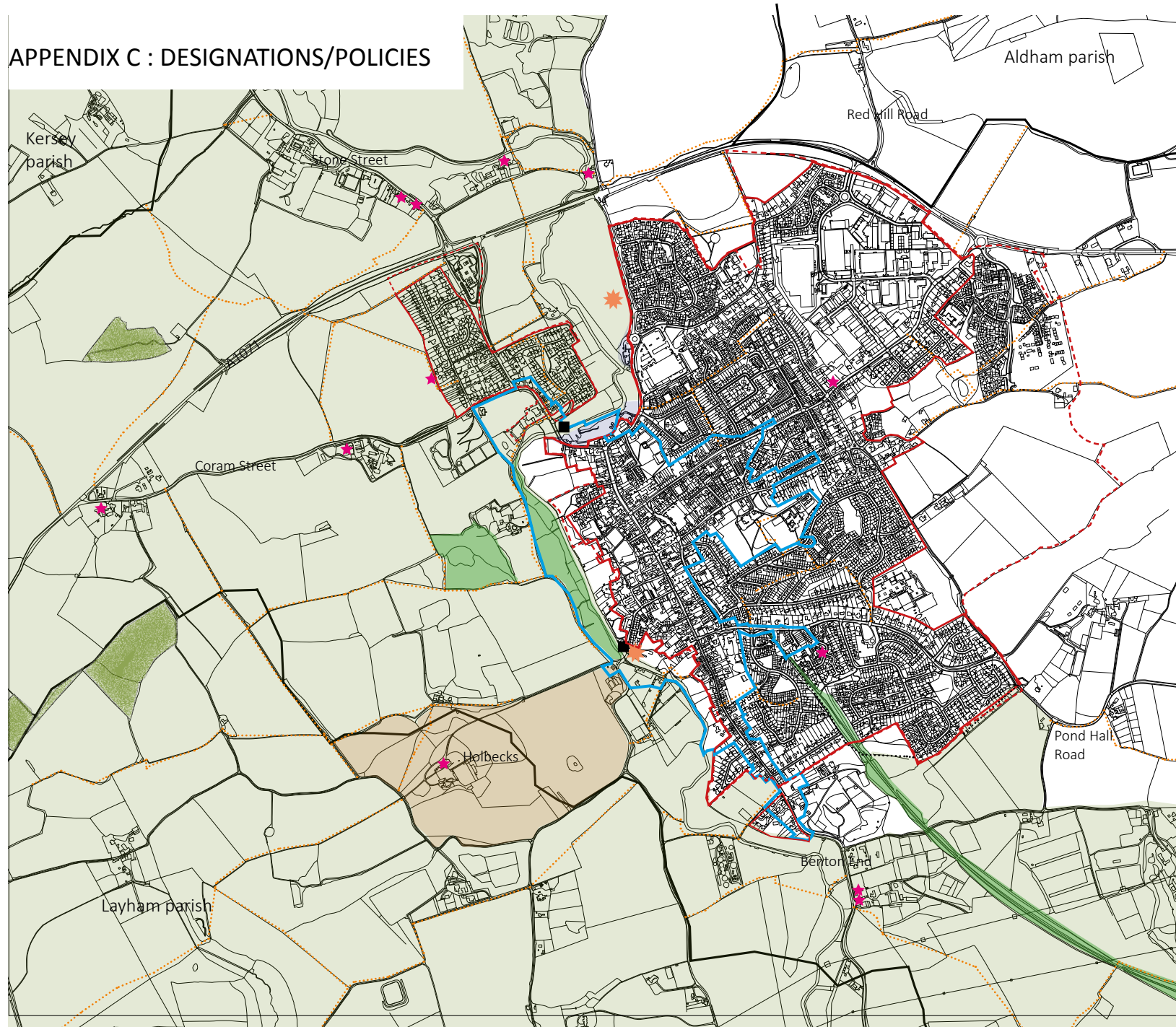


Source: landis.org.uk













- |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Soilscape 8:<br/>Slightly acid loamy<br/>and clayey soils with<br/>impeded drainage</p> <p> Soilscape 6:<br/>Freely draining slightly<br/>acid loamy soils</p> | <p> Soilscape 9:<br/>Lime-rich loamy and clayey<br/>soils with impeded drainage</p> <p> Soilscape 18:<br/>Slowly permeable seasonally<br/>wet slightly acid but base-rich<br/>loamy and clayey soils</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



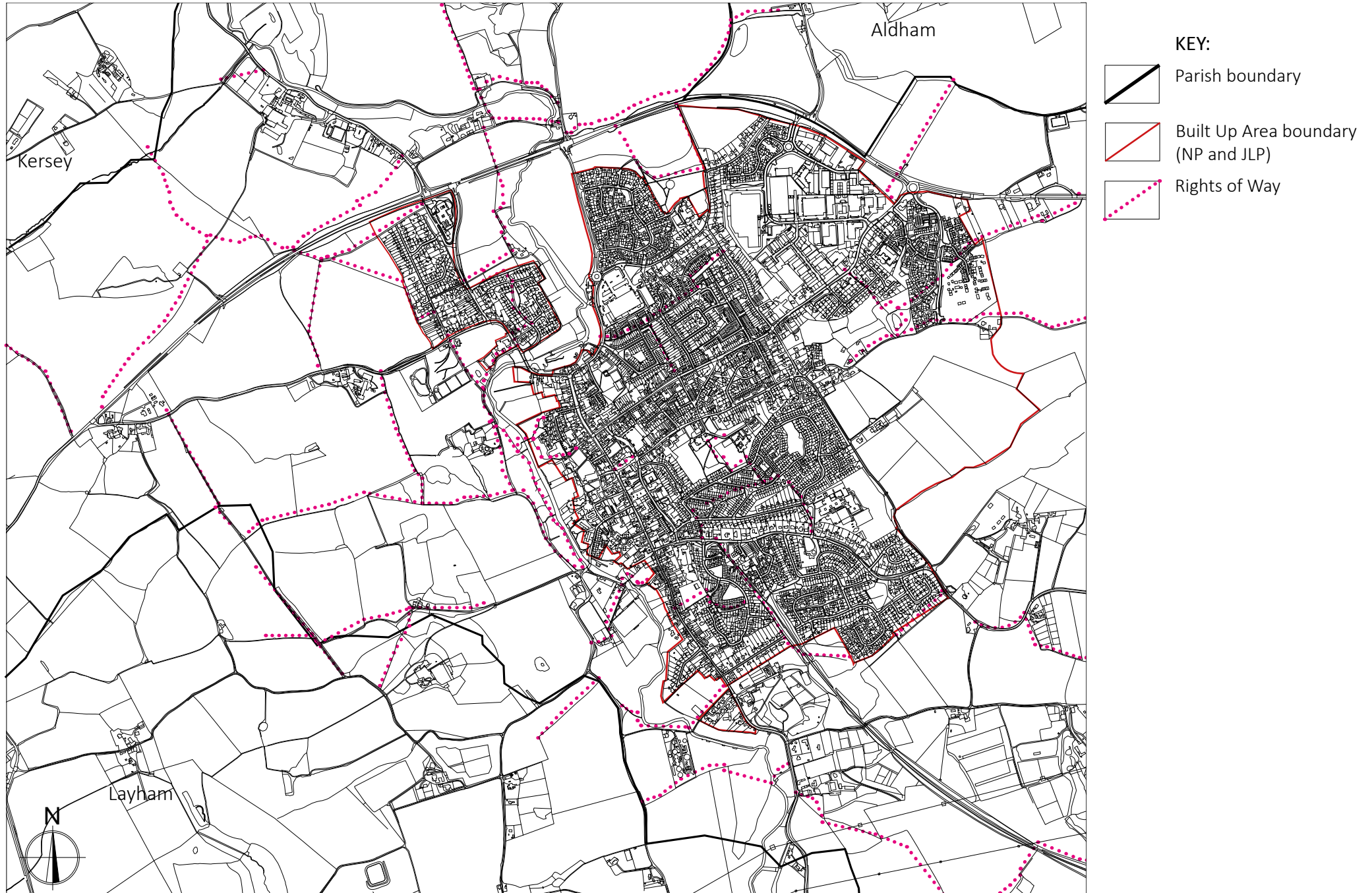
APPENDIX C : DESIGNATIONS/POLICIES



KEY:

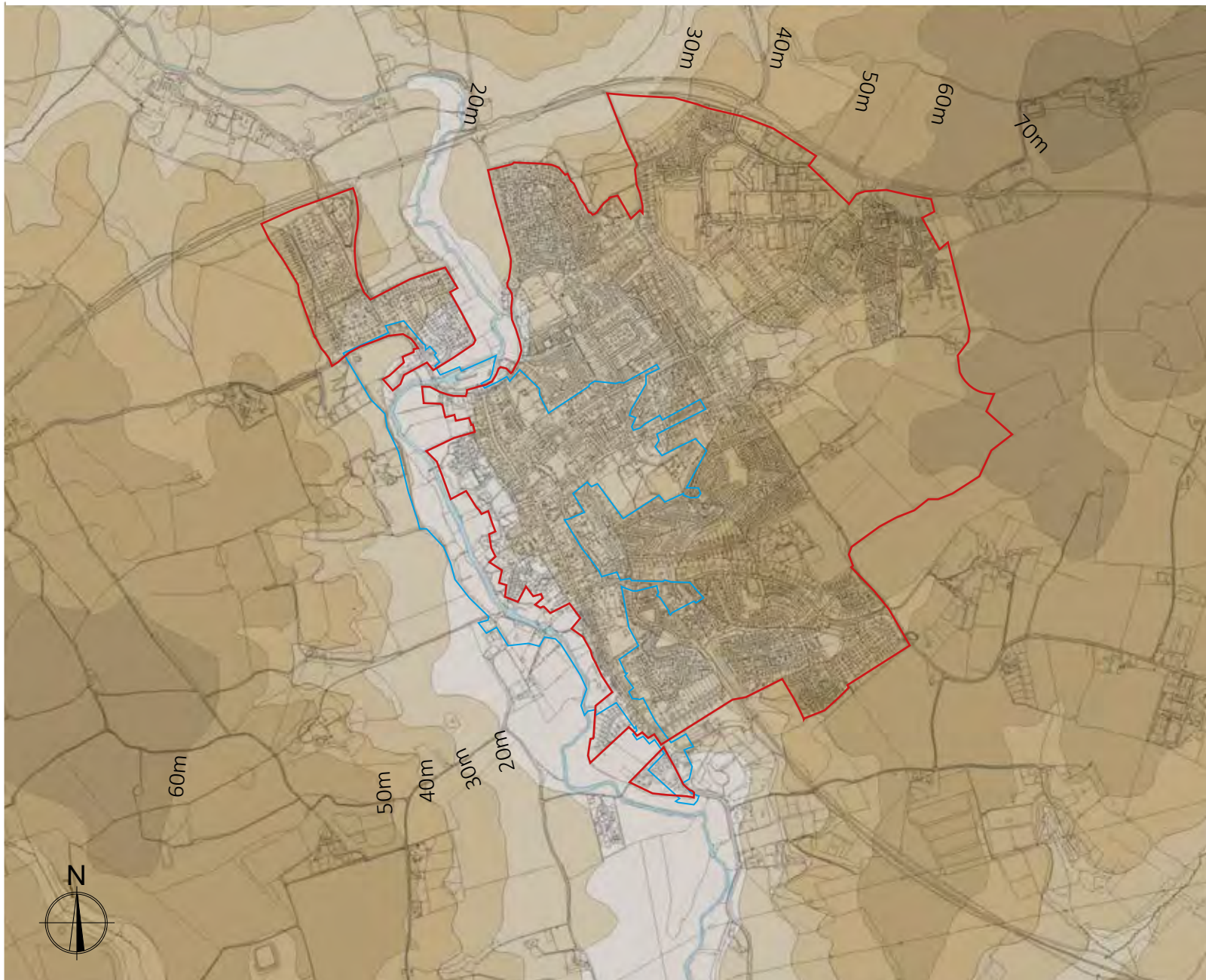
-  Parish boundary
-  Extant Built Up Area Boundary (Local Plan)
-  Built Up Area Boundary (proposed in JLP)
-  Special Landscape Area (Local Plan)
-  Hadleigh Conservation Area
-  Listed buildings that fall outside the Conservation Area (too many to map inside it)
-  Holbecks parkland
-  Local Nature Reserves
-  Ancient woodland
-  Scheduled monuments
-  Rights of Way
-  Veteran trees

### APPENDIX D: HADLEIGH NEIGHBOURHOOD PLAN : RIGHTS OF WAY


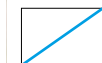




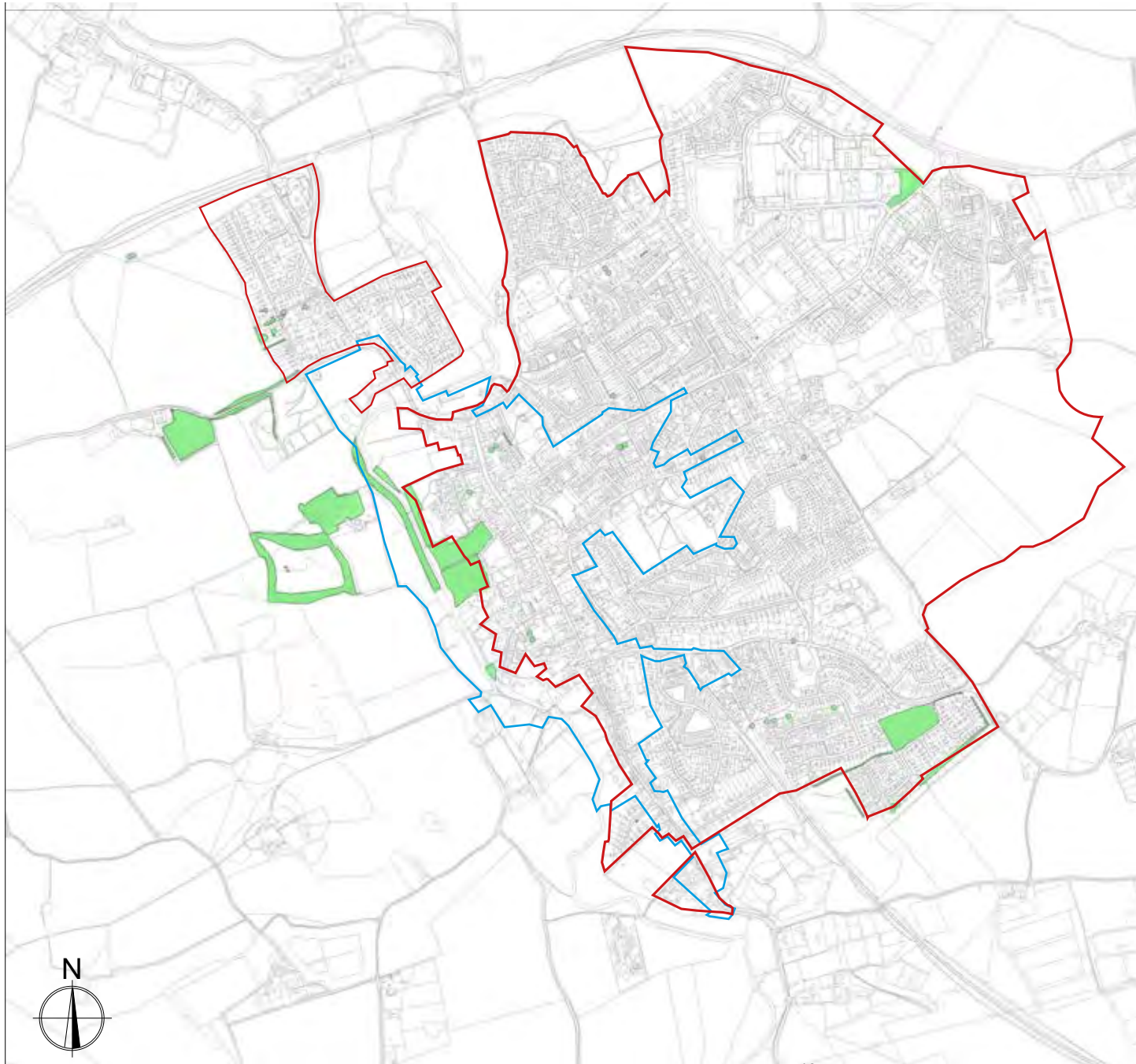
### APPENDIX E: HADLEIGH NEIGHBOURHOOD PLAN : TOPOGRAPHY (10M CONTOURS)






**KEY:**

-  Built Up Area boundary (NP and JLP)
-  Hadleigh Conservation Area

### APPENDIX F: HADLEIGH NEIGHBOURHOOD PLAN : TREE PROTECTION ORDERS



**KEY:**

-  Built Up Area boundary (NP and JLP)
-  Hadleigh Conservation Area
-  Tree Preservation Orders

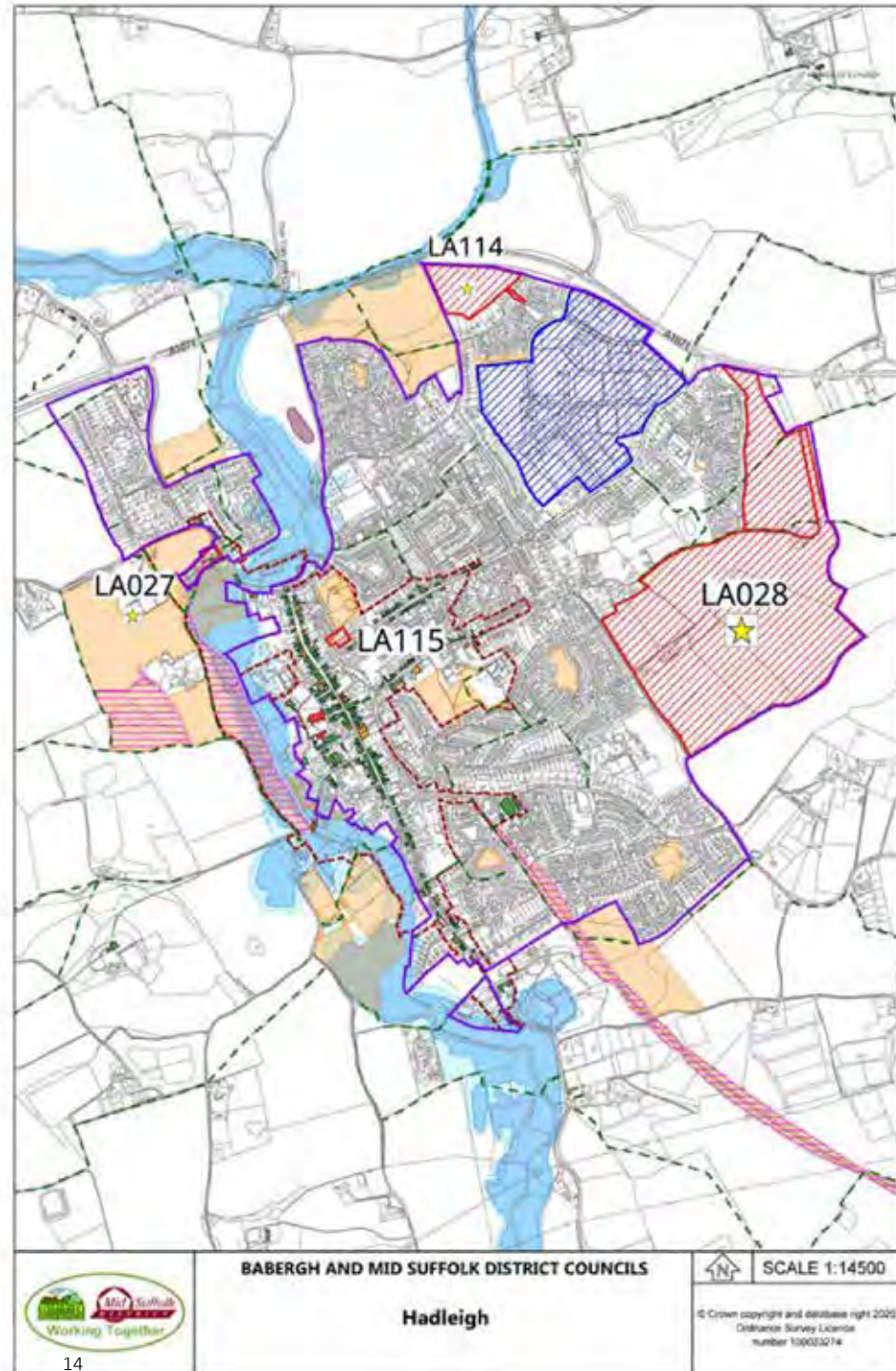


# APPENDIX G: HADLEIGH NEIGHBOURHOOD PLAN : FLOOD RISK





# APPENDIX H: HADLEIGH NEIGHBOURHOOD PLAN : JOINT LOCAL PLAN PROPOSALS MAP





### APPENDIX I: HADLEIGH NEIGHBOURHOOD PLAN : DESIGNATED LOCAL GREEN SPACE (PROPOSED)





APPENDIX J: HADLEIGH NEIGHBOURHOOD PLAN : Strategic Housing Economic Land Availability Assessment (SHELAA) Sites

