

Updated Chapter 11 – Landscape and Visual Impact

Chapter 11 of the Environmental Statement (ES) has been updated to respond to comments received from Suffolk Coastal District's Arboriculture and Landscape Manager, Nicholas Newton (vial email on 10th May 2017, ref. Adastral Park DC/17/1435/OUT) in relation to references to published Landscape Character Assessments made within Section 11.5 of the Chapter.

At paragraph 11.5.6, the ES Chapter had incorrectly made reference to the Landscape East Landscape Character East 'Forested Estate Sandlands' Landscape Character Area as being more local than the 'Estate Sandlands' Landscape Character Type as identified within the Suffolk Coastal Landscape Character Assessment.

Mr Newton's comments stated that:

"The Landscape and Visual Impact Appraisal (LVIA) has been carried out in accordance with recognised industry guidelines. It considers landscape impacts against a range of landscape baseline assessments from the national landscape character assessment, down to its own very local LCA. However, within this hierarchy, the report contains an error in as much as it attributes (ES para. 11.5.6) the Landscape East assessment LCA Forested Estate Sandlands as being more local than the Suffolk County LCA Estate Sandlands. This cannot be the case as the Landscape East Assessment is a regional survey, whereas the Suffolk one is at County level only. Unfortunately the LVIA goes on to use the Landscape East Forested Estate Sandlands description as the basis for part of its assessment work, whereas the Suffolk County one would have been more appropriate. If the Suffolk County Assessment had been used, the references to mineral extraction and post working uses would have been considered.

The LVIA also includes its own local landscape character assessment, the inclusion of which is justified because of the broad scale nature of both the Landscape East and AONB Character Assessments (which is also described, but it is noted that the application site is outside the AONB boundary). It is likely that this would have still been justified even with the inclusion of a full assessment against the Suffolk County LCA, although the County LCA should still have been included for completeness. "

In order to address the above, the following updates have been made to ES Chapter 11:

- Paragraph 11.5.6 amended to provide clarity as to the correct hierarchy of the published Landscape Character Assessments;
- Details of the key characteristics of the Suffolk 'Estate Sandlands' Landscape Character Type and the 'Sandlings' area within which the application site is situated have been included at paragraphs 11.5.8 and 11.5.9.; and
- Reference has been included to the Guidance Note for the Estate Sandlands as contained in the Suffolk Landscape Character Assessment which acknowledges the settlement expansion at Martlesham Heath, potential capacity of the landscape to accept significance settlement expansion and the low perceived value of mineral workings (paragraphs 11.5.12 – 11.5.14).

As acknowledged by the Council's Arboriculture and Landscape Manager, due to the broad scale of the published Landscape Character Assessments the inclusion of the above within the baseline assessment does not negate Tyler Grange's local landscape character assessment, nor alter the findings of the LVIA contained within ES Chapter 11.

11 LANDSCAPE AND VISUAL IMPACT

11.1 Introduction

- 11.1.1 Tyler Grange LLP has been appointed by applicant Carlyle Land Ltd and Commercial Estates Group (CEG) to undertake an assessment of the potential landscape and visual effects associated with the proposals for the development of land to the south and east of Adastral Park, near Martlesham Heath, Ipswich (hereby referred to as 'the site') This Landscape and Visual Impact Assessment (LVIA) has been prepared to support an outline planning application and forms part of an Environmental Statement (ES).
- 11.1.2 Carlyle Land Ltd and CEG are seeking to develop a proposed urban extension of up to 2,000 dwellings and associated infrastructure to the south and east of Adastral Park, near Martlesham Heath, Ipswich.
- 11.1.3 The site covers approximately 113ha and currently comprises a science and business park, and agricultural land. The site lies to the east of Martlesham Heath and is separated from the village by the A12. The site is approximately 8.5km east of Ipswich city centre.
- 11.1.4 The development of 2,000 new homes at Adastral Park is identified in Suffolk Coastal District Local Plan, Core Strategy and Development Management Policies, Development Plan Document, July 2013.
- 11.1.5 This chapter analyses landscape character and the visual amenity, introduces the principle of development, identifies and describes the effects that are likely to occur as a result, including whether they are adverse or beneficial, in accordance with Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3)¹.
- 11.1.6 The LVIA will determine the ability of the landscape setting and visual context to accommodate such change within the framework of planning policy.
- 11.1.7 To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.
- 11.1.8 "Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
- 11.1.9 This definition applies to all urban, semi-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.
- 11.1.10 In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed and more rational and transparent conclusions drawn.

¹ Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013. Known as the GLVIA3

11.1.11 Furthermore, the Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:

- **Landscape Character:** The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
- **Visual Context:** The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

11.1.12 Landscape character is defined in the Landscape Institute's guidance (GLVIA3) and Institute of Environmental Management and Assessment (IEMA) 2013 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

11.1.13 Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

11.1.14 Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

11.1.15 Such changes may or may not result in effects on the visual amenity of identified visual receptors that are of importance when considering the acceptability of development in planning terms.

Context

11.1.16 This assessment has been prepared taking into consideration pre application advice received from SCDC and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) Partnership. Consultation responses from Natural England and Waldringfield Parish Council have also been received, as well as feedback from public consultation that is of particular relevance to landscape and visual matters.

11.1.17 This report has been prepared following the consideration of all known opportunities and constraints to identify the key landscape and visual issues of the site arising from the proposed development. This process has guided the masterplanning and design process in order to ensure that any adverse landscape and visual effects were identified and mitigated within the initial design stage and continued through iteration.

11.1.18 The assessment has reviewed the provisions of National Policy, as well as relevant adopted Policies within the Suffolk Coastal District Local Plan 'Core Strategy and Development Management Policies' DPD and adopted Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD). These include the AONB Management Plan and Suffolk Landscape Character Assessment.

11.1.19 The assessment contained in this report has been prepared by a Chartered Member of the Landscape Institute (CMLI).

11.2 Scope and methodology

- 11.2.1 The methodology and guidelines used in the preparation of this assessment have been developed from the following:
- An Approach to Landscape Character Assessment, Natural England, 2014; and
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013.
- 11.2.2 The assessment process is set out in further detail below but involves the following steps:
- Baseline Appraisal;
 - Classification of Resources; and
 - Assessment of Effects.
- 11.2.3 The methodology employed within this Chapter has been set-out within the Scoping Report, with the scope of the assessment further detailed within a letter to Ben Woolnough, Case Officer at Suffolk Coastal District Council (ref 10317_R02_RH_HJM). The letter sets-out the following:
- Study Area;
 - Viewpoints and Visual Receptors;
 - Photomontages; and
 - Cumulative Schemes
- 11.2.4 A copy of the letter and associated plans is contained in Appendix H2. The scope of the LVIA and matters considered are detailed below. The scope of the assessment has been informed by a review of the Planning Context, baseline landscape and visual context and consultation with the Council, AONB, Natural England and local consultees including Waldringfield Parish Council and local residents.

Study Area

- 11.2.5 The Study Area for this LVIA extends to cover that shown on Figure 11.1: Landscape Related Planning Policy and Designations and includes the area from which the site and proposed development may be visible and the extent of the local landscape which may have the potential to be influenced by the proposals.
- 11.2.6 The Study Area has been defined through both desk based and fieldwork undertaken as part of the surveys to establish the landscape and visual baseline conditions, including viewshed analysis to determine the potential visibility of the proposals (see below in relation to the 'Baseline Appraisal').

Landscape Effects

- 11.2.7 The area includes those landscape character areas and landscape resources within and surrounding the site which may be either directly or indirectly affected by the proposed development. Although the Study Area extends beyond those areas from which the site may be visible, it allows for consideration of the wider character of the area including both developed and undeveloped landscapes when identifying the situation of the site in relation to the adjacent built edge and development at Adastral Park and the transition with the wider landscape and AONB.

11.2.8 This is in accordance with paragraph 5.2 of GLVIA3 which states that:

“The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly.”

11.2.9 The site and adjacent landscape is contained within the Estate Sandlands Landscape Character Area as identified by the 2010 Suffolk Landscape Character Assessment. This area extends to cover a wide area beyond the site, including localised variations in character, landcover and features that are not characteristic of the site or its situation adjacent to Adastral Park and associated land uses.

11.2.10 In order to allow for a focused assessment of the landscape, the LVIA has therefore undertaken a detailed site-specific assessment of the landscape character of the site and its local environs within the wider Study Area. The extents of this are shown on Figure 11.2: **Site Specific Context Plan**.

11.2.11 In accordance with published guidance set-out within GLVIA3 (paragraph 5.2) the Study Area for the landscape character assessment has been agreed with the Council (Appendix H3)

Visual Effects

11.2.12 When considering the Study Area for visual effects, GLVIA3 states at paragraph 6.2 that:

“The emphasis must be on a reasonable approach which is proportional to the scale and nature of the proposed development.”

11.2.13 Within the wider Study Area, the site and proposed development will only be visible from a smaller area, as recognised by the proposed viewpoints. This reflects the containment of the site by built form and vegetation within the predominantly flat, low-lying landscape.

11.2.14 As with the landscape effects, the area within which the site and proposed development may be discernible within the landscape, and have the potential to affect the composition of views is illustrated on the **Site Specific Context Plan** at Figure 11.2.

Baseline Appraisal

11.2.15 The purpose of the baseline study is to provide an understanding of the landscape in terms of its constituent elements/features and character, its condition, how it is experienced and the value attached to it. This stage also determines the area over which the proposals may be visible and those groups of people who may experience views of the development.

11.2.16 This analysis is informed by the following:

- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area (See ‘Statutory and Planning Context’ section below);
- An assessment of the landscape character of the site and that of the surrounding landscape context (Study Area) with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at

the site-specific level. Perceptual qualities of the landscape are also identified at a site specific and local level, including landscape value;

- Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

11.2.17 Visual appraisals of the site and its surroundings were carried out in October and November 2016 in order to establish the local and site specific landscape context, features and visibility of the site.

11.2.18 Representative views from a variety of receptors in the local area are determined on the basis of the first sieve GIS mapping and subsequent fieldwork. A Zone of Theoretical Visibility (ZTV) has been produced in order to provide a “first sieve” of the potential maximum visibility of the proposed development for a 5km radius. The Zone of Theoretical Visibility (ZTV) has been generated for development of up to 13m ridge height across those general areas of the site that are proposed for development.

11.2.19 The assumption of 13m ridge height assumes development of up to three storeys across the site in order to test the area of theoretical visibility associated with the maximum height parameters of development of nature and scale proposed.

11.2.20 The ZTV assumes bare earth modelling using Ordnance Survey Terrain 5 data, and does not take into account earthworks / bunding bounding the site and existing quarrying activities, built form and vegetation that limit views towards the site. Whilst details of the finished ground levels for development were not known at this stage, the ZTV has been generated assuming that those areas that are quarries have been levelled to 25m AOD to reflect the surrounding landform.

11.2.21 The topography and first sieve visual analysis / ZTV are illustrated on Figure 11.3: **Topography** and Figure 11.4: **Zone of Theoretical Visibility**. It is considered that, given the nature and scale of the proposals and the containment of the site within the receiving landscape, there would be no significant landscape or visual impacts arising from the development beyond 5km.

11.2.22 The ZTV was used to identify the potential extent of visibility and inform subsequent preliminary fieldwork to ascertain the extent of visibility of the site and identify a number of proposed viewpoints. The location of the viewpoints are illustrated on Figure 11.5: **Visual Context**. As detailed above, the ZTV is generated using bare earth modelling, and does not take into account the screening effect of built form, trees and vegetation and how this may influence the visibility of the site and development upon it. The visibility of the site has therefore been verified in the field and used when identifying viewpoints to inform the assessment.

11.2.23 In accordance with published guidance set-out within GLVIA3 (paragraph 6.18), the viewpoints used to inform the assessment have been agreed with the Council's Landscape Officer (Appendix H3). Subsequent to the agreement of the Study Area and viewpoints with the Council, (Appendix H2), further fieldwork was carried out in January 2017 to record a set of views for inclusion within the assessment. At the time of the surveys, deciduous trees and hedgerows were out of leaf, providing a ‘worst case’ scenario with regard to visibility. This has allowed for the consideration of how the site is seen from within the wider landscape during the winter months.

- 11.2.24 The viewpoints have been selected in order to provide a range of views to represent the experience of different types of visual receptors, as well as specific viewpoints to allow consideration of the recognised visual characteristics of the local landscape. The viewpoints include those from a range of orientations and distances, as well as those from a range of Public Rights of Way, local roads and specific viewpoints to allow for the consideration of views from the AONB.
- 11.2.25 The assessment is limited to that made from fieldwork within the public realm and from within the site, and has not involved visiting private property. However, where notable views from private dwellings are possible these have been recorded.
- 11.2.26 The photographs have been taken using an SLR digital camera with a focal length lens of 50mm. They are intended to provide an indication of the view and extent of visibility. It is recognised that such views are best experienced in the field.

Consideration of Night time Visual Context

- 11.2.27 Within GLVIA3 at paragraph 6.12, it is considered that:
- "For some types of development the visual effects of lighting may be an issue. In these cases it may be important to carry out night-time 'darkness' surveys of the existing conditions in order to assess the potential effects of lighting..."*
- 11.2.28 Consultation responses received from Waldringfield Parish Council and pre-application discussions held with the AONB have raised the potential for the proposed development to impact upon night time views and dark skies/tranquillity of the AONB. Sources of light pollution that have been specifically mentioned during pre-application consultation include those associated with the lighting of formal sports areas.
- 11.2.29 In order to inform the assessment, views from the following locations have been selected to represent night-time views and visual amenity. These represent a range of receptors including the following, as illustrated on Figure 11.3: Visual Context.
- Views from the western edge of the AONB, residents of Waldringfield Heath and users of Ipswich Road and Newbourne Road approaching the site area from the east (**Photoviewpoint N5**);
 - Viewpoints from within which the site can be seen within its context on the edge of Martlesham Heath and Adastral Park and associated existing light pollution within the wider landscape context. Representative view from Ipswich Road to the south (north west of Newbourne) (**Photoviewpoint N6**); and
 - Neighbouring residents of Martlesham Heath, workers at Adastral Park and motorists on the A12 passing to the west of the site (**Photoviewpoint N10**).
- 11.2.30 The guidance document: 'Lighting in the Countryside: Towards Good Practice' Countryside Commission (1997), which has been replaced as a guidance document by the Planning Practice Guidance (PPG), defines the following sources of light pollution:
- Sky Glow - "the glow.... caused by a scattering of artificial light by dust particles and water droplets in the sky". This is closely related to upward reflected light, which results from misaligned lights and is reflected from surface treatments;
 - Glare - "the uncomfortable brightness of a light source when viewed against a darker background". This can be worsened if the light flashes. Flashing can either result directly from the light or can be caused by trees in the foreground moving and causing the light to appear and disappear; and

- Light Trespass / Light Spill - "the spill of light beyond the boundary of the property on which a light is located". This can also be defined as light that trespasses beyond the area of need.

11.2.31 The degree to which the various forms of light pollution currently affect both the visual amenity and landscape character baseline are broadly considered from these key visual receptors, using night-time photoviews to illustrate the context.

Classification of Resources

11.2.32 This stage seeks to classify the landscape and visual resources in terms of their individual or collective sensitivity to change. For landscape receptors, this is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

11.2.33 As a general rule those landscape resources which make a notable contribution to the character and cannot be replaced or substituted will be of a high sensitivity, those resources which are replaceable or contribute little to the overall character of the landscape will be of low sensitivity.

11.2.34 The classification of people who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change. The sensitivity of the visual receptors will be dependent on:

- The location and context of the viewers/viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

11.2.35 Those receptors which are classified as being of high sensitivity to change may include users of public rights of way or nearby residents. Those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

11.2.36 In order to assist in understanding the application of sensitivity to landscape and visual receptors, the tables at Appendix H1 set-out a number of Assessment Criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment. The assessment of the landscape and visual resources is undertaken in Section 11.8.

Assessment of Effects

11.2.37 The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation. The landscape and visual baseline conditions are examined in more detail in Section 11.5 of this Chapter.

11.2.38 When describing the scheme proposals and associated mitigation within this Chapter (Sections 11.6: Predicted Impacts and Section 11.7: Mitigation), reference is made to the description of the scheme proposals as detailed in Chapter 2 of this ES and in the information prepared to support the application, including the following:

- Parameter Plan;
- Illustrative Framework Masterplan;

- Masterplan Framework Document;
- Design and Access Statement; and
- Landscape Strategy Plan.

- 11.2.39 The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors (see above) against the magnitude of change that they would experience.
- 11.2.40 The magnitude of effect lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.
- 11.2.41 The consideration of further mitigation with the aim where possible, of avoiding, reducing or offsetting significant adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.
- 11.2.42 The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors.
- 11.2.43 For the purposes of this report, the term ‘impact’ refers to the causation of change and ‘effects’ are the results of the changes on the landscape and visual context.

Indicative Photomontages

- 11.2.44 The Assessment of Effects has been informed by a number of Photomontages (Figure 11.10). These have been taken from five key views in order to illustrate the potential landscape and visual impacts upon those receptors that have been identified as being of a higher sensitivity to the proposed changes and/or which may be likely to experience a high magnitude of change.
- 11.2.45 The location of the photomontage viewpoints are illustrated on Figure 11.5: Visual Context. Details of the locations and level of detail for each montage are listed in the table below:

Table 11.1 Photomontage viewpoint and level of detail

Photomontage Viewpoint	Location	AVR Level for Montage
5	Intersection of Ipswich Road and Newbourne Road, Bridleway 35 and Footpath 7A and 27, east of the site	AVR2 (block model) To include an indication of materials and finishes to dwellings.
6	Public Footpath 14 and 14A to the south of the site	AVR1 (wireframe): For areas of the development screened

		by intervening vegetation and landform. AVR2 (block model): Where development blocks visible
10	A12 at junction with bridleway 6, west of the site	AVR1 (wireframe): For areas of development screened by intervening landform. AVR2 (block model) where development blocks visible.

- 11.2.46 Planting is shown at Years 1 and 15 for each photomontage. This allows for consideration of short, medium and long term effects of the proposals.
- 11.2.47 The planting shown on the photomontages assumes advance planting of strategic landscape buffers and structural planting to site edges to be implemented within phase 1 where possible. This is to provide mitigation that would be more established once construction of development was completed.
- 11.2.48 The methodology employed for the production of the photomontages is included at Appendix H4.

Significance Criteria

- 11.2.49 Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the following thresholds:
- 11.2.50 **High beneficial:** The development would fit well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in the view;
- 11.2.51 **Moderate beneficial:** The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
- 11.2.52 **Minor beneficial:** The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
- 11.2.53 **Negligible:** The development would cause very limited changes to the landscape and/or views;
- 11.2.54 **Minor adverse:** The development would cause minor permanent and/or temporary loss or alteration to one or more elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual change;
- 11.2.55 **Moderate adverse:** The development would result in permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are apparent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible; and
- 11.2.56 **High adverse:** The development would cause total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements

totally uncharacteristic of the surrounding landscape. The development would be clearly evident in views and would disrupt fine and valued views both into and across the area.

- 11.2.57 There are instances where the impact results in an effect which is neither adverse nor beneficial. These effects are considered to be neutral. Negligible and minor effects are not considered to be of particular importance when considering whether a proposal is acceptable in landscape and visual terms. Effects that are assessed as being Moderate and High may need to be considered in the planning balance.
- 11.2.58 For clarity, criteria that relate to receptor sensitivity and magnitude of change have been set out in more detail and contained at Appendix H1. These will be referenced as part of the assessment process. It is also important to note that GLVIA3 places greater emphasis on professional judgement and less emphasis on a formulaic approach; however, a transparent assessment process should still be evident.

Cumulative Landscape and Visual Effects

- 11.2.59 As part of the scoping and consultation exercise, a number of potential cumulative schemes for development that are subject to planning permission, applications or allocations (and therefore “reasonably foreseeable”) were proposed by the Council and Waldringfield Parish Council.
- 11.2.60 As detailed within the Scoping letter to Suffolk Coastal District Council (Appendix H2) and Summary of Responses to Consultation Feedback (Appendix B3), the potential cumulative schemes proposed have been scoped out of this assessment. It has been agreed with the Council that the only cumulative scheme that the LVIA is to consider is that relating to the redevelopment of land within the Northern Quadrant at Adastral Park adjacent to the site (Appendix H3).
- 11.2.61 This cumulative landscape and visual assessment has been carried out in accordance with guidelines contained within the GLVIA3. GLVIA3 places an emphasis on the need for cumulative assessments to be ‘reasonable and proportionate’ and to focus on likely significant effects.

Definition of combined and sequential views

- 11.2.62 When considering potential cumulative visual effects, there are two types of cumulative views that need to be considered; Combined and Sequential. These are summarised at Table 7.1 of GLVIA3 (page 131).
- 11.2.63 Combined views are defined in GLVIA3 as: *“Occurs where the observer is able to see two or more developments from one viewpoint.”*
- 11.2.64 Sequential Views are defined in GLVIA 3 as: *“Occurs when the observer has to move to another viewpoint to see the same or different development. Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths”.*

Landscape and Visual: Cumulative Schemes

Northern Quadrant at Adastral Park

- 11.2.65 The cumulative landscape and visual effects of the proposed development of the Northern Quadrant at Adastral Park to include for the redevelopment of B1(b)

development arranged in buildings of between 1 and 5 storeys to the northwest of the application-site will be considered within the Cumulative Effects chapter of the ES.

Potential Cumulative Schemes scoped-out of LVIA

- 11.2.66 The following cumulative schemes have been identified by SCDC as “foreseeable development” which may have the potential for cumulative landscape and / or visual effects. It is therefore proposed that none are regarded as having the potential to result in significant cumulative landscape or visual effects and it is therefore proposed that they are scoped out of the Cumulative Effects assessment within the ES, this has been agreed with SCDC, Appendices H2 and H3.
- 11.2.67 In addition, the Felixstowe Peninsula Area Action Plan and the SCDC Site Allocations DPD have been reviewed, and there are no additional allocation-sites identified that may have any significant cumulative landscape and visual effects.
- 11.2.68 Further details of the justifications for the scoping out of potential cumulative schemes is included in Chapter 15 of this ES. The cumulative landscape and visual effects of the proposed development at Adastral Park and the Northern Quadrant are fully assessed at Chapter 15.

- **DC/15/4672/OUT - Bell Lane, Kesgrave** – Phased development of 300 dwellings, provision of land for primary school and associated landscaping and open space with all matters reserved apart from access.

Whilst the proposed development at Bell Lane would not be intervisible with the Adastral Park proposals due to intervening vegetation and built form, there may be the potential for some limited occasional sequential views of both developments as part of the visual experience for users of Public Rights of Way to the west of the A12. Given the landscape context and nature of the proposed developments, it is anticipated that there would not be any cumulative landscape and visual effects with the Bell Lane development and the scheme has therefore been scoped out of the assessment.

- **C/10/1906 - Land South of Main Road, Martlesham**: Residential development south of Main Road, Martlesham would not be intervisible with the Adastral proposals due to intervening woodland and development at Adastral Park. The containment of development south of Main Road would also limit the potential for there to be any cumulative landscape effects.

Although the two sites may be seen sequentially as part of walks along the local Public Right of Way network, they would be seen in context with existing development, including the intervening development at Adastral Park and supermarket that lie between the two sites. It is therefore considered that the proposed development on land south of Main Road, Martlesham can be scoped out of the cumulative landscape and visual assessment.

- **DC/15/4788/OUT - Land and Buildings to the East of Bridge Farm, Top Street, Martlesham**: Given the distance and intervening built form and woodland between the sites, there would be no intervisibility between them. The separation of the sites and relationship to different settlements and landscapes also serves to limit the potential for any cumulative landscape effects.

- **Melton Hill – Former SDC Council Offices:** The intervening distance, urban context and lack of intervisibility between developments combine to limit any cumulative landscape and visual effects with Adastral Park.
- **DC/15/1128/OUT - Land at Candlet Road, Felixstowe:** Given the distance between Adastral Park and Felixstowe, there would be no intervisibility of cumulative landscape effects resulting from the proposed development at Candlet Road.
- **C/12/1930 - Western Part of Land at Trinity Park and Land at White House Farm, Felixstowe Road, Purdis Farm:** Intervening woodland and tree belts within the wider landscape limits intervisibility between Adastral Park and development at Warren Heath and Trinity Park. Combined with the distance between the sites and relationship to separate settlements, there would be no cumulative landscape or visual effects between the two proposed schemes.
- **DC/14/0991/OUT - Land off Woods Lane, Melton:** The proposed development off Woods Lane is physically and visually separated from Adastral Park by woodland and the built form of Woodbridge. This combined with the distance between the sites limit the potential for there to be any cumulative landscape and visual effects.
- **DC/16/1919/FUL - Land at High Road, Trimley St Martin:** Due to the distance between sites, there would be no potential cumulative landscape and visual effects between the proposed developments at Adastral Park and Trimley St Martin.

11.2.69 The above proposed cumulative schemes put forward by the Council have been scoped out of the assessment as they would not likely result in potential significant cumulative landscape or visual effects. This is due to the distance and/or lack of intervisibility and location along sequential routes between sites.

11.3 Consultation undertaken

- 11.3.1 As set-out within Chapter 3 of this ES, Tyler Grange and the project team have consulted with the Council, Suffolk Coast and Heaths AONB Partnership and members of the local community in order to ensure that the proposals have been developed to comply with expectations of Officers relating to local policy, designations and respect the sensitivities of the local environment and views of local residents where possible.
- 11.3.2 The scope and methodology of the LVIA contained within this Chapter has been agreed with the Council. The AONB Partnership has also been consulted and the approach to the design and mitigation measures employed has been approved in respect of the situation of the site in close proximity to, but outwith the AONB.
- 11.3.3 Details of the correspondence and matters discussed and agreed are contained at Appendices H2 and H3 and detailed above.

11.4 Statutory and planning context

- 11.4.1 Planning Policy and Designations within the Study Area are illustrated on Figure 11.1 Landscape Related Planning Policy and Designations. National and Local planning policy and Designations that are of relevance to landscape and visual matters are examined below.

The National Planning Policy Framework (NPPF)

- 11.4.2 The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the following planning provisions.
- 11.4.3 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sets out three dimensions to sustainable development: economic, social and environmental. For plan making, this means that local planning authorities *"should positively seek opportunities to meet the development needs for their area"*, with *"sufficient flexibility to adapt to rapid change unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies."*
- 11.4.4 For decision making, development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 11.4.5 The NPPF policies relevant to landscape and green infrastructure matters in the context of the proposed development are as follows:
- Achieving sustainable development;
 - Delivering a wide choice of high quality homes;
 - Promoting healthy communities;
 - Requiring good design;
 - Valued Landscapes; and
 - Conserving and enhancing the natural environment.
- 11.4.6 Particular attention will be given to issues relating to Valued Landscapes, Landscape character and Visual Amenity. These include consideration of the *Suffolk Coast & Heaths Area of Outstanding Natural Beauty* which is situated approximately 90m to the east of the application-site at its closest point. The NPPF affords great weight to the conserving landscape and natural beauty of AONBs, which have the *"highest status of protection in relation to landscape and scenic beauty"* (paragraph 115)
- 11.4.7 Whilst not situated within the AONB, the proposals have the potential to affect the setting of the AONB and views towards and from within the designated landscape.
- 11.4.8 At paragraph 17, the NPPF outlines twelve Core Planning Principles including an aim to *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"* and to *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it."* Another aim is to contribute to *"conserving and enhancing the natural environment."*
- 11.4.9 Section 7, Paragraph 58 of the NPPF relates to delivering high quality design. Of relevance to this assessment is the fourth bullet point:
- "...respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation..."*

- 11.4.10 Paragraph 60 states the need to promote or reinforce “local distinctiveness”, whilst paragraph 64 adds that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*
- 11.4.11 Paragraph 69 states that planning policies and decisions should aim to achieve places that promote:
“Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public spaces which encourage the active and continued use of public areas.”
- 11.4.12 Paragraph 75 considers the importance of public rights of way stating that *“planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*
- 11.4.13 Paragraph 109 references the need to protect and enhance “valued landscapes”. No definition of a valued landscape is provided in the NPPF or PPG. The value of the landscape is considered in relation to the sensitivity of the landscape and features within Section 11.5 of this report.
- 11.4.14 Attention is drawn to the difference between international, national and local landscape designations at paragraph 113 with regards to the criteria based policies against which development proposals should be judged where it states:
“Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological network.”

Planning Practice Guidance

- 11.4.15 On 6th March 2014, the Government released the Planning Practice Guidance, paragraph 001 reference 8-001-20140306 reiterates that *“one of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.”*
- 11.4.16 The Guidance does not preclude development and considers that the creation of the new residential neighbourhoods can, through sensitive design, be deemed acceptable even where it results in a loss of open countryside.

Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies DPD, July 2013

Objective 1 - Sustainability

Strategic Policy SP1 – Sustainable Development

- 11.4.17 Strategic Policy SP1 seeks to achieve sustainable development, including to conserve and enhance the area’s natural, historic and built environment and maintain and enhance a sense of place.

Objective 11 – Protecting and Enhancing the Physical Environment

Strategic Policy SP15 – Landscape and Townscape

- 11.4.18 Strategic Policy SP15 seeks to protect and enhance the various landscape character areas within the district, through opportunities linked to development, or through other strategies.
- 11.4.19 Reference is made within the supporting text to the 2010 Suffolk Landscape Character Assessment, which identifies a number of landscape types across the district. The supporting text states that the Council considers it important to conserve and enhance the different character areas, whilst recognising that this must be integrated with the need to accommodate change, whilst minimising harm to the environment and seeking opportunities to bring about improvements where possible.
- 11.4.20 The Policy identifies the protected landscape of the AONB as being of significance, with the supporting text recognising the designated landscape as being of national importance, and stating that the AONB will be protected for its visual qualities, as well as tranquillity and ambience.
- 11.4.21 The Policy also states that the Council will seek to enhance and preserve the distinctive historical and architectural value, as well as landscape value and character of towns and villages, and the quality of life in the generality of urban areas. The supporting text states that the setting of settlements within their wider landscape context as being an important function in defining and maintaining the quality of place and identity.

Objective 12 - Design

- 11.4.22 Although there is no specific Strategic Policy relating to design, the DPD considers the design and housing density, citing the use of appropriate development management policies and Supplementary Planning Guidance to ensure that development is of high quality, with local distinctiveness being important in making development fit the place.
- 11.4.23 In relation to housing density, the DPD states that the Council will adopt a flexible approach to density, with proposals responding to existing distinctive character. It is expected that large scale developments deliver a range of densities.

Objective 14 – Green Infrastructure

- 11.4.24 The importance of Green Infrastructure (GI) as an environmental resource and its role in reducing pressure on sensitive high quality landscapes and wildlife areas to reduce recreation pressure upon them is recognised within the DPD and related policies.

Strategic Policy SP17 – Green Space

- 11.4.25 This Policy seeks to ensure that communities have access to Green Space that provides health, community cohesion and a greater understanding of the environment, without detriment to wildlife and landscape character.

Strategic Policy SP20 – Eastern Ipswich Plan Area

- 11.4.26 The DPD identifies an allocation of 2,000 new homes on land to the south and east of Adastral Park, including the application-site area. The Council identify the area as having ‘positive significant advantages’ with the justification for the area including that:

- The development would utilise land that is to be the subject of mineral extraction (some parts already being worked) and consists of gently undulating land that is very much self-contained within the landscape.
- The ability to properly mitigate the impact on the AONB through the provision of strategic landscaping at an early stage of the development and properly plan an appropriate layout and phasing requirements;
- Access to and impact upon the countryside can be improved through mitigation measures including new open spaces as part of the overall development.

11.4.27 Within Strategic Policy SP20, the strategy for the Martlesham, Newbourne & Waldringfield Area Action Plan includes the following provisions:

- A planned direction of growth eastwards of the A12, to the south and east of Adastral Park;
- Creation of its own distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities within the larger area;
- Provision of advanced planting and landscaping to create new settlement boundaries that blend with the surrounding landscape and contribute to biodiversity and the ecological network; and
- Maximises opportunities to achieve access to greenspace, including the countryside.

‘Saved’ policies from the previously adopted Suffolk Coastal Local Plan

- 11.4.28 A number of policies have been saved from the former Suffolk Coastal Local Plan, including those relating to Special Landscape Areas (saved Policy AP13), Parks and Gardens of historic of Landscape Interest (saved Policy AP4) and Conservation Areas (saved Policy AP1).
- 11.4.29 The application-site does not lie within or in close proximity to areas covered by any of these designations.

Supplementary Planning Documents and Guidance

- 11.4.30 Other documents for consideration include the following Supplementary Planning Guidance and published documents that form part of the evidence base and are of relevance to landscape and visual issues.

SPG 9 - Suffolk Design Guide for Residential Areas

- 11.4.31 SPG 9 provides advice relating to the design of residential development, including the shape of development, material and design of individual dwellings. Section 3 includes advice relating to the landscaping of housing schemes and highlighting the importance of ensuring that the guiding principles of landscaping are discussed and agreed with the LPA early-on in the development process to ensure the landscape scheme has the best scope for positive design.
- 11.4.32 The use of pre-development planting and making alterations to topography to increase the effectiveness of planting, as well as providing variety are identified.

Local Plan Evidence Base

- 11.4.33 The Local Plan Evidence Base includes the following documents that are of relevance when considering the baseline conditions and potential effects of development:

- Suffolk Landscape Character Assessment, 2010;
- Suffolk Historic Landscape Characterisation, 2009; and
- Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan 2013-2018.

11.4.34 A summary of the Landscape Character Areas from the Landscape Character Assessment is available on the Landscape East website: <http://landscape-east.org.uk/>

Designations

11.4.35 The site itself is not subject to any national or local landscape designations, however, Suffolk Coastal and Heaths AONB lies to the east of the site, at approximately 90m to the east at the closest point. Further to the south of the site lies a Special Landscape Area which lies approximately 450m to the south at the closest point. These are assessed separately within Section 11.8

Suffolk Coast and Heaths Area of Outstanding Natural Beauty

11.4.36 The AONB Management Plan and Position Statements produced and published by the AONB are considered further below.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty: Management Plan 2013 - 2018

11.4.37 The AONB Management Plan is a material consideration when determining planning applications, and has a role in supporting the Local Plans of various LPAs through the identification of issues, aims, objectives and actions that are relevant to the AONB and can be underpinned by planning policy.

11.4.38 The plan identifies the character that makes up the special qualities of the AONB, as well as a number of social and environmental policy context and issues. The plan sets-out an Action Plan that includes a number of aims objectives and actions, based on the character, special qualities and the social and environmental context and issues. Those aims of relevance to landscape character and the situation of the application adjacent to, but outside the AONB, include the following:

- Aim 3: Conserve landscape character and enhance the distinctive nature of the AONB; and
- Aim 7: Retain the tranquillity of the area.

11.4.39 To the east of the application-site, the AONB is identified within the Management Plan as falling within the 'Estate Sandlands' Landscape Character Type, which comprises large areas of lowland heath, with the western edge including ancient woodlands and historic parklands. Settlements within the Estate Sandlands comprise small villages and scattered estate farms.

Development in the setting of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, December 2015

11.4.40 This position statement that has been prepared by the AONB Partnership defines the setting of the AONB as:

“... including the views into and out of the AONB, to be the area within which development and land management proposals, by their nature; size; scale; siting, materials or design can be considered to have an impact, positive or negative, on the natural beauty and special qualities of the nationally designated landscape.

11.4.41 The position statement states that the AONB Partnership considers development in the setting of the AONB that would have a significant adverse impact on the natural beauty and special qualities of the area should not be supported. Whether a development affects the natural beauty and special qualities of the AONB will depend on the character, location, scale, material and design. Examples of adverse impacts identified by the position statement include the following:

- *Development not appropriate to the landscape setting of the AONB;*
- *Blocking or interference of views out of the AONB particularly from public viewpoints;*
- *Locating or interference of views of the AONB from public viewpoints outside the AONB;*
- *Loss of tranquillity through the introduction of lighting, noise, or traffic movement;*
- *Introduction of an abrupt change of landscape character; and*
- *Reduction in public access to or within the AONB.*

Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB): Natural Beauty and Special Qualities Indicators, November 2016

11.4.42 This document was prepared to establish what constitutes the natural beauty and special qualities of the Suffolk Coastal and Heaths AONB and forms part of the baseline to inform the proposed development at Sizewell. It includes several Natural Beauty and Special Qualities Indicators that cover the whole of the AONB and provides information against which to judge the effects of proposed development on the protected landscape. It also assists in defining and articulating what is characteristic and special about the AONB landscape.

11.4.43 A copy of the document, which includes tables that set-out the various criteria and indicators is contained at Appendix H6. These have been used to inform the assessment of the potential impact of the proposed development upon the AONB landscape and its setting.

Other Designations

11.4.44 The site contains a Bowl Barrow/Pill Box scheduled monument (SM) located to the north west of the site and a Site of Special Scientific interest (SSSI) located to the centre of the site, the SSSI is a geological feature which under the existing mineral operations is permitted to be relocated. These are shown on the **Site Features Plan 31677/06/B** included within the DAS (that occupies the application). Due to the nature of these features there are no associated views of the site..

11.5 Existing environment

- 11.5.1 A desk based review of policy, guidance and published landscape character assessments (as detailed above) and initial fieldwork has been undertaken in order to gain an understanding of landscape and visual issues relating to the site and surrounding area and to inform the development of the masterplan and design of the proposals.

Landscape Character

- 11.5.2 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 11.5.3 The landscape character appraisal process reviews the wider landscape character type at a national level and then explores more detail character features at a district/local level, before analysis site-specific land use that informs local distinctiveness and sense of place. This report sets out the context to each of the published character assessments and the need to consider the character at a scale appropriate to the proposals.
- 11.5.4 This section in accordance with policy and professional guidance considers the existing landscape character of the site and its environs and should be read in conjunction with Figures 11.6: Landscape Character (Published), 11.2 Site Specific Context, and 11.7: Local Landscape Character Assessment. A set of Local Landscape Character Area Assessment Sheets contained at Appendix H5 provide further details relating to landscape character, features, factors and value indicators.
- 11.5.5 This assessment considers the local, site specific character, features and context as identified by Tyler Grange through fieldwork, and informed by a review of published assessments and designations to inform an understanding of the value and susceptibility of the landscape to accommodate change associated with residential development when identifying the sensitivity of the site and associated features to the proposals. This sets out the context at a scale appropriate to the proposals.

Published Landscape Character

- 11.5.6 At a national level the site lies within Suffolk Coasts and Heath National Character Area (NCA 82). At a regional level the site lies within the Forested Estate Sandlands Landscape Character Area as defined by the Landscape East Landscape Character Assessments (2009-2011). <http://landscape-east.org.uk/>.
- 11.5.7 Key characteristics and features of the Forested Estate Sandlands LCA include the following:
- gently rolling landform, predominantly comprising open arable farmland;
 - extensive areas of conifer plantations, shelterbelt plantings and pine lines;
 - remnant heaths;
 - medium to large scale field pattern, with rectilinear field patterns resulting from planned enclosures;
 - settlement comprising nucleated villages surrounded by estate farmlands;
 - 18th and 19th-century parks, ringed by shelterbelts;

- strong sense of isolation resulting from nucleated settlement, open heath and extensive plantation woodland; and
- blocky landscape structure creating strong visual contrast between containment in forested areas and wide expansive farmland.

11.5.8 At a local level, the Suffolk Landscape Character Assessment identifies the area within which the site is situated as falling within Estate Sandlands Landscape Character Type (LCT) (www.suffolklandscape.org.uk/landscapes/Estate-sandlands). The LCT covers two relatively large areas within Suffolk. The site is situated within an area to the south-east of the county, within part of the LCT referred to as the Sandlings which includes an area that stretches eastwards from Rushmere to Martlesham and Waldringfield, excluding the built-up areas of Martlesham Heath and Kesgrave. The extent of the Estate Sandlands within the Study Area is illustrated on Figure 11.8 Landscape Character (Published).

11.5.9 Key characteristics for the LCT within the Sandlings area include the following:

- Flat or very gently rolling plateaux of free-draining sandy soils, overlying drift deposits of either glacial or fluvial origin;
- Absence of watercourses;
- Extensive areas of heathland or acid grassland;
- Strongly geometric structure of fields enclosed in the 18th & 19th century;
- Large continuous blocks of commercial forestry;
- Characteristic 'pine lines';
- Widespread planting of tree belts and rectilinear plantations;
- Generally, a landscape without ancient woodland but there are some isolated and very significant exceptions; and
- High incidence of relatively late, estate type, brick buildings.

11.5.10 As described above, the majority of the application-site does not share these characteristics, comprising predominantly mineral extraction/quarrying and associated earth works. Given its location to the south and east of Adastral Park, the site is well related to the developed edge and urbanising features, as well as the busy A12 corridor to the west.

11.5.11 The containment of the site by shelterbelts and woodland, contrasting with the open arable fieldscape and nucleated villages within the wider landscape to the east are typical features of the wider landscape beyond the eastern edge of Ipswich and Martlesham.

11.5.12 The area within the south-east is identified by the Suffolk Landscape Character Assessment as having a stronger urban influence, with Martlesham being identified as having lost much of its rural character.

11.5.13 The Guidance Note for the Estate Sandlands LCT also acknowledges the post-war settlement expansion at Martlesham and Stutton Heath. When considering 'Development Management', the Guidance Note identifies that, in respect of visual impact:

“... the regular nature of this landscape means that it does have more potential capacity to accept significant settlement expansion than the ancient countryside of the claylands.”

- 11.5.14 The post-extraction use of mineral sites is also considered within the guidelines, with former minerals workings such as the application site being the focus for large-scale development because the land is perceived to be of a low value.
- 11.5.15 The Suffolk Coastal Heath AONB Management Plan identifies the local landscape character as Estate Sandlands which lies to the east and south of the site. The plan goes on to outline the importance of this landscape character type in terms of:
- Ecological heritage: to include lowland heath, mixed deciduous woodland and notable bird species;
 - Economic interests: Former heath planted with conifers has economic returns and recreational use;
 - Social values: Popular walking areas and location of WWII airfields; and
 - Special Qualities: Rare lowland heath, Coniferous forest meeting multiple needs, good walking, cycling and riding opportunities.
- 11.5.16 The site has the potential to relate to the wider landscape character and either establish or re-establish lost habitat across the site. At present the landscape character of the site is defined by mineral extraction, testing facilities with peripheral arable activity. The landscape could address how the site and both perform as a transition between the large industrial/commercial landscape of Adastral Park to the north, Martlesham Heath residential development to the west transitions with the wider rural landscape to the east and south of the site.

Local Landscape Character

- 11.5.17 As described above, the landscape character of the site is varied and includes areas of degraded landscape, such as the mineral extraction workings and man-made earthwork features to site boundaries. The site and the surrounding landscape is also heavily influenced by the development at Adastral Park, which includes the dominant form of the distinctive BT Orion building and Pegasus Tower, as well as an array of large white satellites, industrial, commercial and office building development that bounds the site. The busy A12 corridor to the west also reduces the tranquillity of the area.

Local Landscape Character Types (LLCT)

- 11.5.18 Given the broad scale of which the Landscape East, Suffolk County and AONB Character Assessments consider LCAs, there is no published assessment that has considered the landscape character of the local context within which the site is situated in detail. Tyler Grange has therefore undertaken a detailed assessment of the site and the local landscape context within which it is situated. This has enabled the identification of those factors (features, elements and characteristics) that are of particular relevance when considering development of the nature and scale being proposed. In order to identify the localised differences in character between areas, a number of Local Landscape Character Types (LLCTs) have been identified. These are illustrated on Figure 11.6 Local Landscape Character Assessment and include the following areas:

- Adastral Park - Industrial / Commercial;

- Martlesham Heath – Residential;
- Wooded arable farmlands;
- Amenity; and
- Mineral extraction.

11.5.19 The LLCTs have been defined in recognition of their distinct character. This is a combination of factors, including, but not limited to: topography, field pattern, land cover, land use and relationship with the settlement edge and local infrastructure.

11.5.20 For each LLCT, an overall description and key characteristics has been identified, as well as measures that may be implemented in order to enhance the character. The key characteristics for each of the LLCTs are set-out below. The sheets include photographs to illustrate the key characteristics and features and landscape context for each of the LLCTs.

11.5.21 Tables are also included that analyse a variety of Landscape Factors² and Value Indicators³ for all of the LLCTs. These have been included in order to allow for the identification of those specific elements, features and characteristics that make-up each of the areas, as well as the value attached to these to enable a transparent assessment of the value and susceptibility of the landscape to accommodate change. This information has then been used when identifying the sensitivity of the landscape to development of the nature and scale proposed on the site.

11.5.22 The detailed landscape assessment of the Local Landscape Character Types identifies the landscape elements, character and condition found within the site area, as well as giving consideration to a number of value indicators as set out within GLVIA3. A summary of the key characteristics of each LLCT is listed below:

Local Landscape Character Type A – Industrial / Commercial

- Medium to large scale industrial and commercial units;
- Extensive areas of hardstanding and road ways;
- Remnant landscape features from former Martlesham Heath WWII Airfield, to include section of runway;
- Blocky landscape structural planting within internal green spaces;
- Industrial and Commercial properties predominantly of grey or white. A variety of styles of units, including single storey to the north with an increase in height within the southern section to a maximum height of 14 storeys;
- Individual trees, small clumps and areas of woodland within Adastral Park soften the developed landscape;
- Enclosed landscape, the combination of built development and vegetation cover restricts views of the wider landscape, with views over the site limited to the periphery;
- High security fence running along the boundary forms a defined boundary to the character area; and

² The range of factors include those within 'An Approach to Landscape Character Assessment', 'Natural England (October 2014) - Table 1: Factors likely to be considered at the Desk Study

³ Analysis and consideration of Value Indicators, as set-out in 'Guidelines for Landscape and Visual Impact Assessment, Third Edition', LI & IEMA (2013)- Box 5.1: Range of factors that can help in the identification of valued landscapes

- The BT Orion Building and Pegasus Tower is prominent in views from the surrounding landscape and is a local landmark.

Local Landscape Character Type B – Residential

- Gently sloping landform;
- Residential development arranged in informal blocks;
- Development includes a mixed housing stock to include bungalows, terraces and semi and detached dwellings. Materials include both bricks and render;
- Development located along cul-de-sacs via access of Eagle Way which forms a loop road off the A12;
- Clipped hedgerows, closed board fencing and brick walls define property boundaries;
- Mature woodland crosses the area, linking with the A12 to the east and an area of access land to the west, providing a treed backdrop and structure to the southern section of the LLCT; and
- The relatively flat landform, informal layout of development and woodland both within and to the boundary of the LLCT soften the appearance.

Local Landscape Character Type C – Wooded Arable Farmland

- Flat landscape of light loams and sandy earths;
- Large scale rectilinear field pattern;
- Network of tree belts and coverts;
- Large areas of enclosed former heathland;
- 18th- 19th & 20th century landscape parks;
- Clustered villages with a scattering of farmsteads around them;
- Former airfields;
- Vernacular architecture is often 19th century estate type of brick and tile;
- There is scattered woodland cover, mostly in the form of rectangular plantations and coverts;
- Strong sense of isolation resulting from nucleated settlement, open heath and extensive plantation woodland; and
- Settlement comprising nucleated villages surrounded by estate farmlands.

Local Landscape Character Type D – Amenity

- Holiday / residential developments;
- Small business units;
- Hardstanding; and
- Well treed boundaries to development.

Local Landscape Character Type E – Mineral Extraction

- Undulating landform;
- Mineral extraction and associated earth workings;
- Acoustic bunding associated with mitigation and earth storage;
- Bare ground with settlement lagoons;
- Partial regeneration of landscape;

- Man-made waterbodies;
- Mature coniferous woodland belts;
- Historic features of interest; and
- Sound testing area.

Site Features

- 11.5.23 The site consists of a mosaic of different land uses and areas with distinct character. These include areas of agricultural land, gravel and sand extraction, quarry operations and associated infrastructure, as well as areas of restored landscape to include a large central waterbody.
- 11.5.24 The site has undergone substantial alterations due to the ongoing mineral extraction, during the fieldwork undertaken to inform the assessment a range of activities were observed across the site, these include the following:
- Sand and Gravel Extraction Operations;
 - Active Plant;
 - Storage and stockpiling with frequent transport movement;
 - Frequent haulage activity within the site and along Ipswich Road;
 - Compound area to include porta cabins, silos and car parking; and
 - Settlement lagoons.
- 11.5.25 For the purpose of this assessment these activities are referred to as 'Mineral Extraction Operations' within the remainder of the chapter.
- 11.5.26 The site lies to the immediate south and east of Adastral Park Innovation Centre. The A12 bounds the site to the west, with the Suffolk Coast and Heaths AONB in close proximity to the east.
- 11.5.27 The site landform has been altered due to the mineral extraction operations which have resulted in a landscape containing large man-made engineered features, of note are the peripheral earth bunds to the north / north-eastern site boundary and the southern and western boundaries.
- 11.5.28 The site boundary contains mature tree belts with woodland to the east and southern boundaries. A large coniferous tree belt runs adjacent to the southern boundary and heavily screens the site from the wider landscape. Mature woodland defines the majority of the eastern boundary and is associated with existing development to include the Moon and Sixpence Caravan Park and Seven Acre Business Park. This woodland heavily screens the site from the wider landscape to the north and east. These features along with other tree plantations and woodland located in the wider landscape to the south and south west offer a level of containment and screening to the majority of the site.
- 11.5.29 The northern and western areas of the site are influenced by the urbanising effects of Adastral Park Innovation Centre, including the dominant monolithic structure of the BT Orion Building and Pegasus Tower and array of large satellite dishes to the western site boundary. The dishes and BT tower are prominent features and focal points in the local landscape.

- 11.5.30 The site is crossed by two Public Rights of Way, which run north-south from the southern boundary of Adastral Park to Ipswich Road. Further Public Rights of Way run around the periphery of the site and create a circular route that connect with Public Rights of Way within the wider landscape. At present, the majority of the Public Rights of Way are separated from the site by engineered bunds and planting. The bunds heavily screen the majority of the site with elevated views possible from users of a short section of the bridleway which runs adjacent to the southern boundary.
- 11.5.31 The site is bisected by the BT sound testing strip which runs south easterly from the satellite dishes with a Control Building located at the southern extent. The height of the building results in it being visible from the peripheral boundary rights of way.
- 11.5.32 To the centre of the site the landform falls to create a shallow valley feature, this landscape has been subject to restoration and includes a large waterbody with mature vegetation established around the periphery.

Landscape Resources

- 11.5.33 Physical landscape features/receptors within the site that may be directly affected by the development include the following:
- Land use;
 - Topography;
 - Waterbody;
 - Woodland, Tree and vegetation; and
 - Relationship with the development edge, settlement pattern and character.

Visual Context and Visual Receptors

- 11.5.34 Chapter 6 of GLVIA3 sets out how the visual baseline is established. The baseline for visual effects should establish the area in which the proposed development may be visible, those people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at the viewpoints. This section considers these factors, with reference to a number of representative viewpoints from within the local landscape.

Extent of Visibility

- 11.5.35 In order to determine the extent of the area from which the development has the potential to be seen, GIS and Ordnance Survey Terrain data are modelled to create a topographical plan (Figure 11.3: Topography 10317/P02) and this is followed by the Zone of Theoretical Visibility (ZTV) mapping (Figure 11.4: Zone of Theoretical Visibility 10317/03). The computer generated ZTV is created using base earth OS 3D modelling data and does not take into consideration the screening effect of built form, trees and vegetation and how this may influence the visibility of the site and development upon it. This information provides a starting point for the fieldwork in terms of determining the extent of visibility and the likely receptors. Field verification is essential in determining the extent of the actual visual envelope for the development. The ZTV indicates the potential for development of the site area to a maximum height of 13m would have the potential to be viewed from the surrounding landscape.

- 11.5.36 As illustrated on Figure 11.5: Visual Context, the site is visually contained within the local landscape by woodland and tree belts to the north and south and the built development at Adastral Park to the west. Within the wider landscape to the east, distant views are limited by intervening hedgerows and trees to field boundaries and along local roads, tree belts and the topography that falls away towards Waldringfield to the east.
- 11.5.37 The viewpoints chosen to inform the assessment and as agreed with the Council reflect the limited visibility of the site and proposed development within the local landscape. This is due to the predominantly flat topography and screening effect of adjacent development to the west, tree belts, woodland and hedgerows to field boundaries both bounding the site and within the wider landscape. Earthworks and bunding to the site boundaries further limit views into and across the site area from adjacent Public Rights of Way, roads, places of work, residential properties and recreational resources/visitor attractions. Although the eastern boundary is open, longer distance views beyond Newbourne Road are limited by intervening trees and hedgerows, screening views from Public Rights of Way and Waldringfield to the east.
- 11.5.38 The viewpoint locations have been chosen to be representative of a variety of groups of people (visual receptors), including local workers and residents, users of Public Rights of Way and local roads. The viewpoints also allow for views from a range of orientations and distances to be considered, as well as those from key locations including within the AONB.
- 11.5.39 In addition to representing a range of visual receptors and key views, the photoviews also illustrate the landscape character of the area and visual context within which the site and key landscape features are experienced. This will allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development.
- 11.5.40 It should be noted that the proposed viewpoints do not provide an exhaustive record of all areas from which there may be views of the site.

Viewpoints, Visual Receptors and Composition of Views

Viewpoints

- 11.5.41 The photographs included in this report have been taken using an SLR digital camera using a focal length equivalent to 50mm in accordance with the Landscape Institute Landscape Advice Note 01/11. They are intended to provide an indication of the composition of the view and extent of visibility. It is recognised that such views are best experienced in the field. The photographs were taken during January 2017 in fine weather with good visibility. The photographs include annotations to describe the extent of visibility from each location and the composition of the views.

The composition of views from these representative viewpoints are illustrated on Figure 11.8: Photoviewpoints 1 – 16 and described below.

Visual Receptors

- 11.5.42 The groups of people identified as having the potential to be affected by the proposed development are listed below, and are represented by the proposed viewpoints. Views from these locations are illustrated on the Photosheets (Figure 11.8).

Users of Public Footpaths and Bridleways within and bounding the site

- Viewpoints 1 – 3: Users of Public Footpaths passing along the northern site boundary, within the site;
- Viewpoints 12 & 13: Users of Public Footpaths within and crossing the site;
- Viewpoints 14 & 15: Users of Bridleways passing along the southern site boundary, within the site;
- Viewpoints 7 & 16: Users of Bridleways to the south of the site, adjacent to the Stables Café, Brightwell Barns and Sheep Drift Farm; and
- Viewpoints 10 & 11: Users of Bridleways, pavements & Barracks Square alongside the A12 to the west of the site.

Users of Public Rights of Way within the countryside to the east, south and west of the site

- Viewpoints 4 & 5: Users of Public Rights of Way, Ipswich Road, Newbourne Road and views from the AONB to the east of the site;
- Viewpoint 6: Users of Public Footpaths to the south of Newbourne Road, south of the site;
- Viewpoint 8: Users of Public Footpaths to the north of Foxhall Road, west of the site; and
- Viewpoint 9: Users of Public Footpaths and Bridleways south of Brightwell Heath, west of the site.

Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)

- Viewpoint 10: Users of the A12 passing the site to the west;
- Viewpoint 7: Users of Ipswich road to the south of the site at the access to Brightwell Barns and Sheep Drift Farm;
- Viewpoint 4: Users of Newbourne Road to the east / south east of the site (glimpsed views); and
- Viewpoint 5: Users of Newbourne Road and Ipswich Road approaching the site from the east.

Residents, Workers and Recreational Visitors

11.5.43 The LVIA will also give consideration within the assessment to the potential effects upon views from neighbouring workplaces, recreational facilities and residential properties overlooking the site and the visual amenity of these groups of people. This will be limited to an assessment made from fieldwork within the public realm, and not involve visiting private workplaces or properties themselves. Those groups of people to be considered include the following:

- Workers at Adastral Park;
- Workers at Brightwell Barns and business units at Sheep Drift Farm;
- Users of the Waldringfield Golf Club;
- Visitors to the Moon & Sixpence Holiday Park to the north of the site area;
- Residents of properties adjacent to and overlooking the site; and
- Workers at Seven Acre Business Park.

Views from the Public Footpaths and Bridleways within and bounding the site

Public Footpath Martlesham 43

- 11.5.44 Photoviewpoints 1 and 2 illustrate the views obtained from the footpath adjacent to the northern boundary of the site; from this location views are heavily screened. The landscape is enclosed by the mature tree belts adjacent to the site boundary with the on-site large earth bund forming a dominant focal point. Views are therefore limited to the immediate foreground with views channelled along the boundary rights of way.
- 11.5.45 The right of way continues along the eastern boundary, with the earth bund and mature vegetation bounding the route creating a sense of isolation from the wider landscape and producing an enclosed landscape which contrasts with the flat landform in the wider landscape.

Public Footpath Waldringfield 6

- 11.5.46 Views from this Bridleway look across the arable land in the foreground with partial views of the site as illustrated by Photoviewpoint 3. The mature boundary vegetation to the eastern site boundary softens and partially screens views of the wider landscape, however, there are a number of detracting features located within the area, these include the Control building which lies to the south of the sound testing strip being visible in the mid-distance with the BT Orion Building and Pegasus Tower as a highly visible focal point beyond on the horizon. Further features within the landscape include the array of large white satellite dishes which lie adjacent to the southern boundary of Adastral Park.
- 11.5.47 The mature boundary vegetation to the site filters views of Seven Acres Business Park which lies adjacent to the eastern boundary of the site. Due to the changes to the landform within the site as a result of the mineral extraction, views are limited of the wider site with only glimpsed views possible of the central and western section.

Public Footpath Brightwell 30

- 11.5.48 The intervening earth bunding and vegetation adjacent to the footpath heavily screen views over the site with users of this route experiencing occasional glimpsed views over the site. Further to the west views are possible over the site, however, due to the landform these are restricted of the wider site as illustrated by Photoviewpoint 12. The undulating landform and boundary features channel views over the northern section of the site towards the western boundary.
- 11.5.49 To the north of the site lies Adastral Park which is bound by high security fencing beyond which lies an area containing large satellite dishes to the east and an area of mature woodland to the west, users are heavily influenced by the imposing detracting features in close proximity to the route, this results in the footpath having a distinct urban fringe character. As the landform falls to the west the views of the fencing and development to the north lessen as the landscape becomes more enclosed by the landform and existing vegetation.

Public Footpath Brightwell 9 and 10 diverted

- 11.5.50 Photoviewpoints 13 illustrate the views obtained from the footpath, there are expansive views over the large central waterbody and associated mature embankment vegetation, with glimpsed views between the embankment vegetation of the operational plant within the active mineral extraction operations. Views from this location are located within the lowest part of the site and therefore wider views of the site are limited by both the landform and the mature vegetation within the restored landscape of the site.
- 11.5.51 The users of this route would experience enclosed views with rising landform to the east and west, this channels views south towards the wooded southern boundary and north towards Adastral Park, therefore depending on the direction of travel the users experiences views which are distinctly of a transitional urban edge.

Public Footpath Brightwell 11

- 11.5.52 Users from this footpath have limited views over the site as illustrated by Photoviewpoints 7, 14 and 15. The right of way runs adjacent to the southern boundary, with the majority of the route bound by earth bunds and mature planting to the north and to the south by mature tree belts which creates a buffer landscape between the site and Ipswich Road. Where there are glimpsed views into the site these are transient and of short duration with the undulating landform within the site further limiting views.
- 11.5.53 Views from the south are glimpsed from gateways as illustrated by Photoviewpoint 14, The views look along the access road to the mineral extraction operations with glimpsed views of the operational plant and the eastern section of the site, to include views of the Control Tower to the southern end of the testing strip and the large earth bund to the northern boundary partially visible beyond. The BT Orion Building and Pegasus Tower are visible on the horizon in the mid-distance due to occupying higher ground to the north of the site.
- 11.5.54 Views further to the west from the right of way junction between Brightwell 11 and 10, as illustrated by Photoviewpoint 15, are restricted by the undulating landform, views are channelled northwards towards Adastral Park and the BT Orion Building and Pegasus Tower which creates a focal point on the horizon, especially given how the development contrasts with the surrounding landscape. Once passed the site boundary the views become heavily restricted, as illustrated by Photoviewpoint 7, by the intervening mature vegetation, large earth bund and the lower lying landform.

Public Footpath Brightwell 12

- 11.5.55 To the south west views of the site are heavily screened by the continuation of the earth bund and the intervening development associated with Sheep Drift Farm, as illustrated by Photoviewpoint 16. The existing bund encloses the right of way and restricts views across the site. Views along this route are heavily influenced by existing urban features to include the close board fencing to the boundary of the caravan storage area which lies to the north of Sheep Drifts Farm and the BT testing area that lies further to the west. There is a strong horizontal emphasis created by boundary fencing and bunding with vertical features of note being the BT Orion Building and Pegasus Tower to the north and the telecommunication mast to the rear of Sheep Drift Farm.

- 11.5.56 The right of way continues across the A12 which bounds the western boundary of the site, the large planted earth bund which lies adjacent to the western site boundary limits views into the site, as illustrated by Photoviewpoint 10. The flat landform to the west of the site combined with the intervening mature vegetation and the earth bund enclose the views which are channelled towards the focal point to the north of the BT Orion Building and Pegasus Tower.
- 11.5.57 A pedestrian footpath runs along the eastern edge of the A12, from here views are heavily screened for the majority of the route with glimpsed transient views possible from a short section to the south of Barack Square, as illustrated by Photoviewpoint 11. The views are framed by the adjacent tree belt and bund, with mid distance views over the north west of the site to include the Bowl Barrow and Pill Box. Further views of the site are limited by the on-site landform.

Views from Public Rights of Way within the countryside to the east, south and west of the site

- 11.5.58 Users of Public Right of Way Waldringfield 27 which runs south of the site, as illustrated by Photoviewpoints 4 and 5, have views over the flat arable landscape within the foreground with the site in the mid distance. The majority of the site is heavily screened by the mature woodland to the south adjacent to Ipswich Road and the eastern boundary associated with the existing development off Newbourne Road. This vegetation frames views over the eastern section of the site. The array of large white satellite dishes forms a distinct focal point to the north of the site set against a wooded back drop created by Spratts Plantation. There are glimpsed views over the woodland of BT Pegasus Tower and other local detractors consisting of two large wind turbines within the immediate landscape.
- 11.5.59 As the user travels north views across the site increase as the woodland recedes, the views possible from the footpath adjacent to Ipswich Road are illustrated by Photoviewpoint 5. The viewpoint represents views towards the site from the adjacent Suffolk Coastal and Heaths AONB which lies to the east. Views of the site are compromised by the presence of both Ipswich Road and Newbourne Road with associated road signs and glimpsed views of development of Waldringfield Heath which form distinct urban indicators in the view. Views across the site from this location are partially screened by the mature vegetation to the site boundaries, which frame views of the southern and western section of the site. Notable features within views include the BT Orion Building and Pegasus Tower as a distinct focal point on the horizon.
- 11.5.60 Photoviewpoint 6 illustrates views from the wider landscape to the south. Users have views across a flat arable landscape with mature vegetated field boundaries. The mature woodland which bounds Ipswich Road to include Foxburrow Plantation forms a distinct feature within the landscape which heavily screens views of the wider landscape to the north. There are glimpsed views of the site possible between the break in the belt of vegetation. The existing operational plant within the mineral extraction area is partially visible with further features within the surrounding landscape being the BT Orion Building and Pegasus tower which can be seen over the woodland belt to the south of Sheep Drift Farm and the two wind turbines to the south of Ipswich Road.

11.5.61 Public Right of Way 5 lies to the south west of the site. From this route views towards the site are heavily screened by the mature woodland within the locality, as illustrated by Photoviewpoint 8. The linear woodland belt that lies to the south of Martlesham Heath, the mature woodland belt to the south Sheep Drift Farm and the mature tree belt adjacent to Ipswich Road create a layering effect that reads as a continuous belt of vegetation and heavily screens the site. There are notable urban influences in the landscape with glimpsed views of the BT Pegasus Tower, wind turbines to the south of the site and lighting columns associated with the road junction between the A12 and Foxhall Road. **Due to there being no views into the site this receptor is scoped out as this stage.**

11.5.62 Bridleway 6 lies to the west of the site located within a large linear field to the south of Martlesham Heath, Photoviewpoint 9 illustrates views at the junction with Public Right of Way 5. The users of these rights of way have views of the southern boundary of Martlesham Heath residential development with the southern boundary defined by areas of mature woodland and large residential development affronting the wider landscape. The large arable field is bounded to the south by a linear woodland belt, the two features channel views when heading in an easterly direction along the right of way, towards the western site boundary. The BT Orion Building and Pegasus Tower are visible over the existing residential development with the A12 transport corridor, existing road side planting and earth bund to the western boundary of the site visible in the mid distance. The combination of these features heavily influences the nature of the view and heavily screens views of the site.

Views from Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)

A12

11.5.63 Although the focus of road users travelling along the A12 is along the north-south axis, the existing built development of Adastral Park screens views into the site when approaching from the north. The mature woodland and development to the south around Sheep Drifts Farm screens views into the site when approaching from the south.

11.5.64 Views towards the western boundary of the site are therefore only possible for a short duration of approximately 400m. However, the planted earth bund to the western boundary heavily screens views into the site, as illustrated by Photoviewpoint 10. The scale and mass of BT Orion Building and Pegasus Tower within the locality forms an imposing backdrop to the site.

Ipswich Road

11.5.65 Views from Ipswich Road are limited by the mature vegetation and the local topography which screens views over the site. Where views of the site are possible it is through breaks in the vegetation cover and earth bunds. As illustrated by Photoviewpoints 7 and 14, these are glimpsed for a brief period due to the speed of travel. Further to the east the mature woodland and bunding to the southern site boundary stops and there are wider views possible across the site, as illustrated by Photoviewpoint 5.

11.5.66 Views over the site are only possible for a short section approximately 300m to the east of Ipswich Road. Views over the site are limited when heading in an easterly direction with the most direct views into the site possible when driving in a westerly direction from

the junction between Newbourne Road and Ipswich Road as illustrated by Photoviewpoint 5. Views into the site are further limited by the mature woodland associated with development located to the eastern site boundary at Waldringfield Heath which restricts views over the northern part of the site. The flat landform and the mature vegetation to the site boundary result in framed views of the southern part of the site with the majority of the site screened due to it being located on lower landform.

Newbourne Road

- 11.5.67 Views from the majority of Newbourne Road are heavily screened by the existing development and mature vegetation to the east of the site. Views towards the site are filtered / partial views towards the site between trees and gappy lengths of hedgerow for a short duration of approximately 265m. As Newbourne Road continues south into the wider landscape the mature hedgerow adjacent to the western edge, which is visible in Photoviewpoint 4, heavily screens views towards the site.
- 11.5.68 Due to the framing of views and mature vegetation within close proximity, the composition of views over the site and the degree of the site seen within them alters as the viewer moves along the road. Existing development present in these views includes BT Orion Building and Pegasus Tower, the Control Building located at the end of the testing strip, on-site operational plant, and the array of satellite dishes.

Views from Residents, Workers and Recreational Visitors

Workers at Adastral Park

- 11.5.69 Users of Adastral Park Innovation Centre will experience a range of views, due to the varied boundary treatment and location on higher landform. The workers overlooking the site include the following; people with access to the woodland for recreation and views from buildings and car parks adjacent to the western section of the northern boundary. The mature woodland vegetation and development within the south of Adastral Park would heavily filter and screen possible views of the site from users located further to the north.
- 11.5.70 Where possible, views would be over the north of the site, with the rough grassland to the north west visible from the lower floor users of the BT buildings adjacent to the boundary. However, the views from users of the upper floors of the BT Orion Building and Pegasus Tower would have expansive views over the site and the wider landscape to the south.

Workers at Brightwell Barns and business units at Sheep Drift Farm

- 11.5.71 Views from Brightwell Barns are heavily screened from the ground floors by the intervening earth bunds to the site boundary, as illustrated by Photoviewpoint 7. Views are possible from the first floor of buildings which back onto the site. Workers on the first floor would have views into the site.

Users of the Waldringfield Golf Club

- 11.5.72 Due to the intervening vegetation and development along Newbourne Road, views of the site are limited to the south western corner of the golf course. Users have glimpsed views of the south eastern corner of the site, as illustrated by Photoviewpoint 5.

Visitors to the Moon & Sixpence Holiday Park

- 11.5.73 Users of the Moon and Sixpence Holiday Park have heavily filtered views towards the site, illustrated by Photoviewpoint 2. The mature tree belt and understorey vegetation adjacent to the eastern boundary heavily filters views into the site with the large internal earth bund restricting views of the wider site.

Residents of properties adjacent to and overlooking the site

- 11.5.74 Views adjacent to the western boundary include residents of Martlesham Heath. The eastern boundary of the development is bounded by mature trees and vegetation which are to mitigate the effects of the adjacent A12 transport corridor, and heavily screen views of the site beyond. Further screening of the site provided by the planted earth bund adjacent to the western boundary, as illustrated by Photoviewpoint 10.

Workers at Seven Acres Business Park

- 11.5.75 Workers at Seven Acres Business Park have limited views into the site. The intervening mature vegetation to the west located within the Moon and Sixpence heavily screens views, with partial views of the site possible to the south. As illustrated by Photoviewpoint 3, wider views of the site are limited by further mature vegetation to the south.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty

- 11.5.76 The AONB lies to the east of the site, approximately 90m to the east at the closest point. The landscape between the site and the AONB boundary is defined by an area comprising Waldringfield Heath, Seven Acre Business Park and the Moon and Sixpence Holiday Park, the area includes a substantial amount of mature vegetation, of note are the mature tree belts that lie adjacent to the eastern site boundary. The combination of intervening existing development and mature vegetation located between the site and the AONB limits the intervisibility. Where views are possible it is only for a short section to the south east of the site, from along Newbourne Road and the junction with Ipswich Road. These views are as illustrated by Photoviewpoint 5.
- 11.5.77 Views over the majority of the site from this location are heavily screened by the mature vegetation that lies adjacent to the north of Ipswich Road and the mature vegetation to the southern boundary of properties within Waldringfield Heath. This results in framed views over the southern section of the site possible from a short section of approximately 265m. Views further to the south are heavily screened by the mature hedgerow to the western edge of Newbourne Road, as illustrated by Photoviewpoint 4.
- 11.5.78 The flat arable landscape in the foreground of the view lies on gently rolling landform, within the site there is a small earth bund located to the south and the landform to the centre of the site falls towards the large waterbody located to the north, therefore as a result of the onsite mineral extraction operations the majority of the site is not visible. There are notable features within the surrounding landscape, to include the BT Orion Building and Pegasus Tower that is situated to the north of the site on higher ground forming a distinct focal point. There are glimpsed views on the silos associated with the mineral extraction operations.
- 11.5.79 Overall it is considered that the combination of onsite and offsite landscape features and surrounding landform results in the site being heavily contained from the

surrounding landscape, both physically and visually. This limits the number of people who may see the development and the extent of impacts on their visual amenity.

- 11.5.80 Beyond views obtained from land adjacent to the site, views from the wider countryside are limited to those obtained from the southeast where there are views across the open arable fields towards the northern site area.

Night Time Visual Context

Assessment of Night Time Visual Effects

- 11.5.81 The assessment considers the lighting associated with the proposals in terms of the type of lighting, its situation, purpose and the mitigation measures that have been incorporated into the lighting strategy to minimise light pollution.
- 11.5.82 This takes the form of a qualitative assessment of the visual effects based on a judgement against the baseline conditions. This is an approach supported by GLVIA3, which states at paragraph 6.12:

"Quantitative assessment of illumination levels, and incorporation into models relevant to visual effects assessment, will require input from lighting engineers, but the visual effects assessment will also need to include qualitative assessments of the effects of the predicted light levels on night-time visibility."

- 11.5.83 The night time assessment is informed by a review of the existing night time context as illustrated by the baseline photography.
- 11.5.84 In order to consider the night time baseline panoramic photographs were undertaken on March 7 2017 from viewpoints 5, 6 and 10. This was shot with a Canon 5D mkiii (21.4mp) using a 50mm prime lens (f/1.4), a manfrotto panoramic tripod head, and digital meter and level. The location was recorded using a hand held GPS (EGNOS/GLONASS) +/- 2m). The camera was in portrait orientation and rotated by 15 degree increments to record a 180 degree panorama. Shooting was at ISO 100@f8 with an exposure time of around 30 seconds. Processing was done in RAW data where white balance and exposure were corrected and the shots stitched into a cylindrically projected panorama.
- 11.5.85 The locations of the viewpoints which form the basis of this assessment are illustrated on a series of photosheets in Figure 11.8. The photographs include annotations to describe the extent of visibility and composition of the views.

11.6 Predicted impacts

Introduction

- 11.6.1 The application is made in outline only and therefore the description below deals with parameters rather than specific details. The following sets out the changes (impacts) that are predicted to occur as a result of the proposals which relate to the landscape and visual context.
- 11.6.2 The GLVIA 3 recognises the importance of the judgement of the professional undertaking the assessment of effects in determining the likely significance of effects. To overcome the potential problems associated with the over-reliance on matrices and tabular summaries of effects that have typically been used in the past there is a greater

emphasis on the need for narrative text describing the landscape and visual effects of a proposed development and the judgements made on their significance.

- 11.6.3 To provide transparency as to the judgements made in this assessment the following text explains how the nature of the landscape and visual receptors (identified in the Baseline Conditions section) and nature of the change are considered in the overall judgement of the likely significance of the effects.
- 11.6.4 Whilst the emphasis is on the use of descriptive text within the assessment, the Sensitivity and Magnitude of Change criteria set-out in the tables at Appendix H1 are referenced where necessary to explain a judgement clearly, for example where there may be several criteria being considered for a single receptor.
- 11.6.5 For the purposes of this assessment, significant effects are those which are assessed as being **High**.

Classification of Resources: Landscape Sensitivity

- 11.6.6 The threshold and terminology referred to in this section is set out at Appendix H1 The classification of sensitivity of the landscape character and landscape resource is related to:
 - The susceptibility of the landscape;
 - The type of change proposed; and
 - The value placed on the landscape.

Landscape Susceptibility

- 11.6.7 Susceptibility is the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 11.6.8 As set-out in more detail within Chapter 2 of this ES and examined within the Design and Access Statement prepared to support the planning application, the proposals have been designed in order to respond to the landscape and visual context and minimise adverse effects. A fundamental part of the proposals is the retention of the central area of the site to include the existing established lake and surrounding mature vegetation as a Waterside/ Heathland Park. This will include areas of Public Open Space and Suitable Alternative Natural Green Space (SANGS) to include outdoor equipped playgrounds and casual or informal play. With the focus of the area to create a green corridor through the site, connecting to the existing GI in the wider landscape and to remain free from development. There are also opportunities to strengthen some landscape features and the structure of the landscape as part of the proposals, including the planting of woodland and trees, management of hedgerows and retention and protection of existing trees within and bounding the site.
- 11.6.9 The classification of susceptibility to change is set-out at Appendix H1, which provides an indication of the thresholds of High, Medium, and Low susceptibility.
- 11.6.10 Residential development within the site area to comprise a range of 2 to 4 storey houses up to a maximum height of 18m for key buildings would be consistent with the character and pattern of existing development within this location. By the setting back development from the site boundary and maintaining a large central area as a green

corridor, and appropriate landscape treatments to the site boundary, the proposed development would be located in a landscape that would reflect the existing settlement pattern of housing development within the local area to include Waldringfield to the east and Martlesham Heath to the west. The existing woodland and tree belts to the site boundary (both existing and proposed) will contain development and maintain the enclosure that is currently present.

- 11.6.11 Whilst development across the site area will extend the settlement to the east and south along Ipswich Road and the A12 respectively, the area is contained in the wider landscape by development at Adastral Park to the north, Moon and Sixpence Holiday Park and Seven Acre Business Park to the east and development associated with Sheep Drift Farm to the south west. Further screening of the site is created by the peripheral earth bunds, hedges, trees and woodland of the site, with the mature coniferous tree belt to the southern boundary along Ipswich Road. Through strengthening the boundary vegetation with additional woodland and tree and hedgerow planting, development within the site will be further contained and will present a soft edge to the settlement. Setting back of development from Ipswich Road and enhancement of the existing roadside hedgerow with hedgerow trees will provide a soft transition and continuation of the treed skyline that is a characteristic of development to the south and south east.
- 11.6.12 Considering the above, the landscape is assessed as having a **Medium** susceptibility to the change proposed. This reflects the overall consistency with the prevailing character and pattern of the landscape and townscape within the local area, whilst acknowledging that some mitigation measures are required in order to enhance the assimilation into the landscape.

Landscape Value

- 11.6.13 Whilst the site is situated within close proximity to the AONB, it is not the subject of any statutory designation or local landscape policy which is based on condition or quality criteria. As set-out at paragraph 113 of the NPPF, there is a need to protect valued landscapes, whilst ensuring that protection is commensurate with their importance. As there is no definition of what constitutes a valued landscape contained in the NPPF, it is necessary to ascertain how the local landscape within which the site is situated may be valued based upon considered site specific analysis.
- 11.6.14 However, GLVIA 3, paragraph 5.26 makes clear that:
- “The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”.*
- 11.6.15 Having ‘value’ and being a ‘valued landscape’ are not inter-changeable terms. A landscape may have a degree of local value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be ‘valued’ by a particular community at either a local or national scale.
- 11.6.16 A number of recent Appeal decisions and High Court Judgements have considered the issue of landscape value and it has been the case through these Appeals that, in order for a landscape to be considered ‘of Value’ it needs to be more than ordinary. In an

Appeal Decision relating to Land south of Knightcott Road, Banwell, Somerset (13th October 2016)⁴ Inspector Pope states, at paragraph 47 that:

“There is no definition of “valued landscape” within the Framework. However, following the Judgement in Stroud District Council v SoS CLG and Gladman Developments Limited [2015] EWHC 488 (Admin) the site must possess demonstrable physical attributes which would take it beyond mere countryside”.

- 11.6.17 In an Appeal Decision relating to Land off Nethercote Road, Tackley, Oxfordshire (14th November 2016) Inspector Ridge acknowledged the importance of understanding whether a site is part of a valued landscape and the role of a site within a wider setting and the contribution which a site makes to that wider setting at paragraph 27 that:

“It is the quality of the landscape of which the appeal site forms part and the contribution which the appeal site makes as an integral part of that landscape which takes it out of the ordinary and leads me to conclude that it is part of a valued landscape.”

- 11.6.18 He then goes on to undertake an analysis of the Value Indicators as set-out in the GLVIA3, Box 5.1, stating at paragraphs 48 and 49 that:

“In considering the physical attributes of the site my attention has been drawn to Landscape Institute’s ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA) third edition. This does not comprise planning policy or Government guidance but it can assist in identifying valued landscapes. It has been referred to by both main parties within their landscape assessments.

For undesignated landscapes, GLVIA advises that the start point in establishing its value would be landscape character assessments and associated planning policies and/or strategies and guidelines which could give an indication of particularly valued aspects of the landscape. I also note from GLVIA that a strategy of landscape conservation is usually a good indicator of this. A range of factors are set out in GLVIA to help identify valued landscapes.”

- 11.6.19 In order to ascertain whether the landscape of the site is valued, the GLVIA3 approach has been adopted within this LVIA. The assessment has drawn upon the detailed analysis of the Value Indicators as set-out in the tables for each of the Local Landscape Character Areas Assessed at Appendix H5 a summary of the value assessment for the site and the surrounding landscape is set-out below.

- 11.6.20 In an Appeal Decision relating to Land off Nethercote Road, Tackley, Oxfordshire (14th November 2016) Inspector Ridge acknowledged the importance of understanding the value of the wider setting and the contribution that a site makes to that wider setting. This includes having regard to the quality of the wider landscape, and the contribution that the site makes to this. In the case of Tackley, the Inspector identified that:

“It is the quality of the landscape of which the appeal site forms part and the contribution which the appeal site makes as an integral part of that landscape which takes it out of the ordinary and leads me to conclude that it is part of a valued landscape.”

⁴ Appeal Ref: APP/D0121/W/15/3138816

11.6.21 It is therefore necessary to understand how the site relates to the wider landscape setting and the contribution that it makes as part of that landscape when identifying value. A summary of the value assessment for the site and the surrounding landscape is set-out below.

11.6.22 In considering the value of the landscape the following aspects of the landscape are noted⁵ as relevant in the assessment process:

“Landscape Quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;

Scenic Quality: The term used to describe landscapes which appeal to the senses (primarily but not wholly the visual senses);

Rarity: The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;

Representativeness: Whether the landscape contains a particular, and/or features and elements, which are considered particularly important examples;

Conservation Interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;

Recreation Value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;

Perceptual aspects: A landscape may be valued for its perceptual qualities and/or tranquillity;

Associations: Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.”

11.6.23 For each of these considerations there is a range from ‘**Good**’ through ‘**Ordinary**’ to ‘**Poor**’ in terms of the landscape performance against these criteria. In the table below these issues are considered in relation to the site, with reference to the detailed landscape assessment undertaken by Tyler Grange.

11.6.24 The Appendix H8 considers the landscape value of the local landscape character types and evaluates them against the criteria as outlined in Appendix H1.

11.6.25 In the case of site, the area does not relate to the typical character of the wider landscape, due to the mineral extraction operations and relationship with the industrial / commercial development at Adastral Park.

11.6.26 Having considered the key elements related to value, the site is generally assessed as being **Ordinary**. This is especially the case for the physical attributes of the landscape which are those that have been cited in Appeal decisions and Judgements relating to the value of the landscape.

11.6.27 Although in respect to recreation the area is of **Good** value, it is **Ordinary to Poor** in all other physical attributes. This is due to the degraded landscape character and features

⁵ GLVIA 3, Box 5.1, Page 84

associated with the mineral extraction operations with limited arable landscape. Detractors which also limit the value of the landscape, include the situation of the site adjacent to the built edge of Adastral Park, A12, Seven Acre Business Park, Brightwell Barns and Sheep Drifts Farm and associated development.

- 11.6.28 For the purposes of ascertaining whether the area is valued or not, this places the overall site area as **Ordinary** and of local importance. It is therefore not 'valued' in relation to the provision of paragraph 109 of the NPPF, and as considered in various Appeal Decisions and Judgements.

Visual Sensitivity

- 11.6.29 The table below identifies the sensitivity of visual receptors to having the potential to experience change to views and / or impacts upon visual amenity arising from the proposed development.
- 11.6.30 As with the landscape character and resource (Table 11.2), this includes a review of the associated value and susceptibility. The susceptibility of the visual receptors is considered in relation to the proposed development in order to provide a focussed assessment. The assessment has been informed by the sensitivity criteria included at Appendix H1.

Table 11.2 Visual Receptors - Sensitivity

Visual Receptor	Susceptibility	Value	Sensitivity
Users of Public Footpaths and Bridleways within the Site			
Users of Public Footpaths passing along the northern site boundary, within the site. Viewpoints 1 – 3	Medium The proposals will remove the large earth bund to the site boundary, this will be replaced with residential development. Views will be of active frontages partially filtered by new tree and shrub planting within the proposed GI infrastructure.	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	Medium Users of Public Right of Way
Users of Public Footpaths within and crossing the site. Viewpoints 12 & 13	Medium The proposals will introduce residential development to the west. The large centre waterbody retained and enhanced with additional planting, which will filter views of development located to the east and south of the	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	Medium Users of Public Right of Way

	waterbody.		
Users of Bridleways passing along the southern site boundary, within the site. Viewpoints 14 & 15	Medium - High The proposals introduce development to the north of the right of way. The bunding and associated vegetation adjacent to the right of way will be removed and replaced with views of formal recreation in the foreground with a backdrop of development form Viewpoint 14. There would be filtered views of development located on the higher ground with the valley feature retained within the central green corridor Viewpoint 15	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	Medium Users of Public Right of Way
Users of Bridleways to the south of the site, adjacent to the Stables Café, Brightwell Barns and Sheep Drift Farm. Viewpoints 7 & 16	Medium The proposals will remove the earth bunding to the site boundary. Development will be located in close proximity which will screen views of the wider the site.	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	Medium Users of Public Right of Way
Users of Bridleways, pavements & Barracks Square alongside the A12 to the west of the site. Viewpoints 10 & 11	Low The earth bund to the western boundary will be reduced to around 2m with a 3m high acoustic barrier located along the length, this will screen views of the wider landscape. Viewpoints 10 Medium Development will be located in the north western section of the site and screen further views of the site. Viewpoints 11	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	Low - Medium Users of the roadside Pavement
Users of Public Rights of Way within the countryside to the east, south and west of			

the site			
Users of Public Rights of Way, Ipswich Road, Newbourne Road and views from the AONB to the east of the site. Viewpoints 4 & 5	Low Development to the south eastern corner of the site will be lower density and height. Tree and shrub planting to the area of GI along the site boundary will filter/soften views of the development edge from the wider landscape.	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	High Users of Public Right of Way
Users of Public Footpaths to the south of Newbourne Road, south of the site. Viewpoint 6	Low Development within the centre of the site is glimpsed through the mature vegetation to the southern boundary.	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	High Users of Public Right of Way
Users of Public Footpaths and Bridleways south of Martlesham Heath, west of the site. Viewpoint 9	Low The existing earth bund adjacent to the western boundary will be replaced with a 2m high bund with 3m acoustic barrier. This will screen views of the wider site with glimpsed rooftop views possible.	There are no recognised views or vantage points shown on maps from these locations, views are therefore of limited value	High Users of Public Right of Way
Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)			
Users of the A12 passing the site to the west. Viewpoint 10	Low Development to the western boundary will be heavily screened for the majority of the road by the bund and acoustic barrier which replaces the earth bund. There will be glimpsed views into the development from the new access.	N/A No specific value attached to views from these locations	Low
Users of Ipswich road to the south of the site at the access to Brightwell Barns	Medium The peripheral bund will be removed and replace with views of the new development	N/A No specific value attached to views from these locations	Medium Users of a Country Lane

and Sheep Drift Farm. Viewpoint 7	adjacent to the southern boundary		
Users of Newbourne Road to the east / south east of the site (glimpsed views). Viewpoint 4	Low Development to the south eastern corner will be filtered/softened by the proposed planting within the area of GI to the site boundary. Further views of the site will be screened	N/A No specific value attached to views from these locations	Medium Users of a Country Lane
Residents, Workers and Recreational Visitors			
Workers at Adastral Park	Medium - High Views of development adjacent to the north western boundary with more expansive views of the site from the higher storeys will see the site across the wider site and the proposed residential development and GI. Views from the northern boundary will look over an area of heath land and central waterbody with the proposed residential development as a backdrop.	N/A No specific value attached to views from these locations	Medium Work place
Workers at Brightwell Barns and business units at Sheep Drift Farm	Medium The proposals will remove the earth bunding to the site boundary. Development will be located in close proximity which will screen views of the wider the site.	N/A No specific value attached to views from these locations	Medium Work place
Users of the Waldringfield Golf Club	Low Development to the south eastern corner will be possible heavily filtered by the proposed planting within the area of GI to the site boundary. Further views of the	N/A No specific value attached to views from these locations	Medium Recreational users

	site will be screened		
Visitors to the Moon & Sixpence Holiday Park to the north of the site area; and	Medium The proposals will remove the large earth bund to the site boundary, this will be replaced with residential development. There will be partial to heavily filtered views of the proposed area of GI to the site boundary with new planting which partially filter the back drop of active residential frontages.	N/A No specific value attached to views from these locations	Medium Work place
Residents of properties adjacent to and overlooking the site	Low- Medium Where views are possible of the site, the peripheral area of GI will be viewed which includes new planting which partially filters view of the proposed development beyond.	N/A No specific value attached to views from these locations	High Residential users

Construction Phase

11.6.31 There will be a number of activities associated with the development of the site during the construction phase. They include the following temporary impacts relevant to the LVIA:

- Excavation and storage of spoil material;
- Lighting of the construction-site, as necessary during the winter months. Subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
- Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
- Fencing of the development site for health and safety purposes and to protect existing vegetation from construction activities;
- Fencing surrounding Public Rights of Way adjacent to the development site, for health and safety purposes;
- Construction of infrastructure and new buildings;
- Construction of new highway access off the A12 and Ipswich Road and associated removal of a length of tree belt to facilitate this new access; and
- Implementation of new landscape proposals incorporating new boundary planting, trees and shrub planting, facilitation of pedestrian routes; setting-out and implementation of the Waterside/ Heathland Park, including surface water/water attenuation provision.

Phasing

11.6.32 The implementation of the development will be phased as shown on the Phasing Plan 31677/08 which is submitted to support this application. Structural landscape planting to boundaries will be implemented as early as possible within each phase. Development of dwellings to the west of the site and phasing of development eastwards over the construction period would allow the new planting to the east of the site to establish and provide a more robust new landscape boundary within the proposed GI on the edges of the development from the outset.

Development Phase

11.6.33 The completed development will result in a number of long term effects. These will be:

- A change in land use across the site area from mixed use; to include mineral extraction, research and development testing and arable fields to residential development with associated infrastructure and Public Open Space;
- New highway access, internal streets, parking and associated pedestrian access;
- Presence of street lighting associated with the development, subject to detailed design;
- Retained and managed hedgerows, trees and woodland within and bounding the site;
- New shrub and tree planting within the development area and along the boundaries;
- Creation of localised attenuation basins, landscape structural planting and play areas will result in focal points and community interests; and
- Creation of a new Waterside / Heathland Park incorporating existing and new tree planting, additional waterbodies, paths, heathland and grassland, biodiversity and habitat enhancement, hibernacula, a trim trail / play equipment, enhanced hedgerows and new woodland planting.

Operation

11.6.34 Upon completion of the development, residual, post mitigation impacts upon the wide landscape will be limited due to the containment of the site and the early implementation of a robust and sensitively designed landscape framework. The proposals incorporate existing tree belt and woodland planting and providing an appropriate new landscaped edge to the east where the site adjoins the wider landscape and faces the AONB.

11.6.35 Site specific landscape impacts will relate to the changes in the land use and land cover of the site. These include those resulting from the provision of substantial new areas of open space and GI, set within the landscape framework and connecting with the surrounding landscape features. It is envisaged that the provision of green corridors and open spaces incorporating new and existing tree and woodland planting will ensure that the visual impacts of the proposed scheme will be limited. The existing Public Rights of Way (PROW) will be incorporated into the GI and open spaces within and bounding the site, providing attractive recreation areas that link with the existing rights of way network in the wider landscape. Additional new footpaths and substantial areas of open space are to be incorporated within the development.

- 11.6.36 New development will be suitably located and be of a height, density and character (materials and design) that reflects the local and distinctive Suffolk vernacular. New areas of accessible open space and GI to include circular walking routes will tie-in with the existing PRoW network which will combine to contain the proposed development from the wider landscape.

11.7 Mitigation

- 11.7.1 Mitigation Measures are those measures proposed to prevent/avoid, reduce and where possible offset or remedy any significant adverse landscape and visual effects.

Mitigation during Construction

- 11.7.2 Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on-site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837: .
- 11.7.3 The implementation of areas of SANG / Public Open Space, drainage attenuation, the Waterside / Heathland Park. Whilst the visual experience will change for those people using the footpaths during the construction phase, the magnitude of change experienced will be temporary. Landscape structural planting both existing and proposed within the open space and along the site boundaries provide landscape structure as early as possible in the life-span of the proposed development. Once established, the robust GI will soften views and reflect the landscape character of the wider landscape.
- 11.7.4 New planting will be undertaken during the planting season (October to March) where possible. This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment. This will be phased in order to ensure the maturation of strategic structural landscaping as early as possible.
- 11.7.5 Lighting that is necessary during the winter months of construction will minimise sky glow, light spill and glare. The following mitigation will be delivered through an appropriately worded condition:
- Lighting will only focus on the area needed for construction activity, public amenity and safety;
 - Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
 - To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

Mitigation Incorporated within the Completed Development

- 11.7.6 The Masterplan has been being designed in order to respond to the landscape context of the site, retaining positive features, including the existing boundary tree belts, on-site waterbody, topographical features, and maximising the opportunity to provide high quality areas of open space and GI as part of a holistic approach to placemaking.

- 11.7.7 This includes for a range of measures that seek to mitigate adverse impacts associated with the proposals. The proposed development is set back from the site boundaries beyond an enhanced green edge consisting of new hedgerow, hedgerow trees and woodland planting within which all key landscape features and rights of way network are located with, this will result in filtered views of the development edge.
- 11.7.8 Development to the south east will be set back from the site boundary behind a substantial area of open space which will include structural landscape planting. This edge treatment will provide a soft transition and improved edge between the site and the wider landscape to include the Suffolk Coastal and Heath AONB which lies to the east of the site. The Housing will be limited to 2 storeys at this location and set beyond boundary hedgerows and trees with further landscape planting within the open space beyond, this will reflect the well vegetated settlement boundary treatment found locally within Waldringfield.
- 11.7.9 The landscape framework will ensure that the eastern boundary adjacent to the AONB provides an appropriate transitional edge that reinforces the characteristics of the local landscape and respects the setting, views to and from the AONB obtained from local footpaths, roads, properties and recreational resources.
- 11.7.10 The provision of the Waterside Heathland Park and creation of a central green corridor will break up the development mass and scale. Limiting the development to smaller parcels reflecting the existing settlement pattern and retain and enhance the character of the southern edge of Adastral Park and the existing mineral extraction operations.

Mitigation of operational Lighting Impact

- 11.7.11 The lighting assessment submitted to support this application includes details for the proposed scheme which covers the following;
- 11.7.12 The lighting scheme will be designed to minimise light pollution, particularly as seen in views from the wider countryside of the AONB to the east and southeast. Floodlighting to sports pitches, tennis courts, car parks and public areas within and around the school and local centre will include measures such as the use of directional lighting, limiting the use of lighting to specified operating hours and implementation of lights that reduce glare and spill.
- 11.7.13 Where residential streets and areas of open space adjoin the countryside to the east of the site, opportunities for street lighting within this area to use low level bollard lighting and other measures to limit light pollution.
- 11.7.14 Where development fronts the landscape buffer and green corridor along the northern edge of the site, lighting will be minimised and designed to limit light spill into adjacent unlit / low-lit areas.

11.8 Summary of effects

- 11.8.1 The sensitivity of the various receptors is set out in Section 11.6 of this report. This section considers the magnitude of change and significance of effects based on the proposed scheme. The terms used, criteria and thresholds for the magnitude of change

are included on the tables at Appendix H1. The significance thresholds are set out at Section 11.2 of this report.

- 11.8.2 As recommended by the professional guidance (GLVIA 3) this report avoids the use of matrices and tables and sets out the assessment in a narrative format. Figure 11.8 Photoviewpoints 1-16 and Figure 11.9 Photomontages 5,6 and 10 have been produced to support the following assessment

Magnitude of Change

Landscape Character

Construction Phase

- 11.8.3 During the construction phase, the magnitude of temporary change upon the landscape character of the site and its immediate context will be short term **High**, reflecting the degree of change in the context and introduction of elements uncharacteristic in the landscape. These will include the storage of materials, construction activities and building of infrastructure and new houses. These effects would be temporary in nature and would be limited to a localised area.
- 11.8.4 Construction works will be phased across the site with the development infrastructure and groundworks and laying of pipes associated with the implementation of the drainage, including digging of swales and attenuation basins forming the initial works. The groundworks would be of a short term **Low** magnitude of change, associated with the machinery on the site and work activities. This work will be short in duration and, once completed, the majority of work during the construction phase will relate to lower impact activities relating to planting of new trees, implementation of paths and installation of trim trail equipment.

Permanent Development

- 11.8.5 Upon completion, the development of the site will result in a **Moderate** magnitude of change to the overall landscape character and context to the site associated with the introduction of new housing and associated infrastructure. The early implementation of structure planting within areas of GI and to the site boundaries will ensure that the new development is set within an establishing landscape structure from the outset. As the planting continues to mature, it will provide a soft edge and transition with the adjacent countryside and AONB, breaking up the views of the development and the residential edge that fronts the wider countryside to the south east.
- 11.8.6 The proposed phasing of development across the site, as shown on **Phasing Plan 31677/08**, will result in the interface between the development and the AONB which lies to the east to have a minimum of 12 years maturity upon the point of completion, this will, after 15 years substantially soften views of the proposed development at this location, as illustrated on Photomontage 5. This will reflect the existing pattern and character of housing within the locality to include existing development of Waldringfield within the AONB. Additional hedgerow and tree planting to the site boundaries to include gapping up the boundary tree belt and woodland to the periphery of the site will provide a soft, varied edge, filtering views of housing within the site, as well as adjacent development within Adastral Park as seen from within the wider landscape to the south and east.

- 11.8.7 Considering the above, over time the maturing planting will absorb the development and provide a positive settlement edge. This will alter the changes associated with the development of housing within the south eastern corner of the site from being **Low** to **Negligible** in nature.
- 11.8.8 Whilst the planting of trees and woodland both within and to the site boundary will assist in mitigating for the introduction of housing on the site, there are a number of proposals within the site that will provide landscape enhancements. New tree, hedgerow and scrub planting to include areas of grassland and wildflower meadow within the proposed GI will create informal areas of public open space and produce a robust landscape buffer in and around the site, these areas will retain where possible all the existing onsite landscape features and vegetation. This includes the ongoing management and additional planting to the large waterbody and associated restored landscape, with all planting to be undertaken where possible at the earliest opportunity and being subject to a management plan
- 11.8.9 All of these measures will enhance the landscape structure and introduce characteristic features back into the site. This will result in a **Moderate** magnitude of change through the reinstatement of the landscape within and to the site boundary including, the edge treatment to the south eastern corner. This will produce a soft filtered edge to the development and allow the proposed development to assimilate into the landscape.

Landscape Resources

- 11.8.10 Physical landscape features/receptors within the site that may be directly affected by the development include the following:

Landform

- 11.8.11 The site topography has undergone substantial alteration due to the mineral extraction operations. This has resulted in a landform that contrasts with that of the surrounding landscape. The proposals include for the reprofiling of the steep slopes and bunds to a more naturalistic landform which incorporate the existing onsite waterbody and valley feature.
- 11.8.12 Considering the above, the proposal will result in a **Low** magnitude of change upon this aspect of the landscape. The change relates to creating a more sympathetic landscape which relates to the wider landscape.

Land Use

- 11.8.13 The landscape within the site is under a range of uses, with a substantial area of land that has been subject to mineral extraction and is therefore bare ground. There are areas that have been restored following mineral extraction that are under rough grassland within the centre of the site to include a large waterbody and valley feature to the south. An area of arable land is located adjacent to the eastern boundary.
- 11.8.14 The proposed GI within the site will include the existing restored landscape to include the large waterbody and valley feature. These will be incorporated into a large central green corridor. The proposed development and GI across the site will change the land use of the site. However, the existing use as a mineral extraction-site is not reflective of the wider landscape character. The proposed development and nature of the GI taken

together, to include retention and enhancement of landscape features, will result in a **Medium** magnitude of change.

Woodland, trees and vegetation

- 11.8.15 The proposals retain existing mature trees within and bounding the site and include measures to enhance existing onsite vegetation. The tree belt and mature hedgerow to the site boundary will be retained where possible with the exception to facilitate access, tree loss across the site is shown on the tree loss and protection plans included within the arboricultural assessment with occupancies this application. Vegetation cover across the site will be further enhanced through additional planting within the site wide GI to include establishment of Heathland within the central green corridor and areas of tree planting and hedgerows to the site boundary. The existing mature vegetation to the embankment of the central waterbody will be retained with further tree planting within the central green corridor which runs from Spratts Plantation to the north to the valley feature to the south. This will break up the development and provide a substantial area of green space within the development. This will provide structure and serve to break up and soften the built form.
- 11.8.16 The proposed planting within the site and to the site boundary, especially the south eastern corner of the site will strengthen the landscape structure. The proposed additional planting to the site boundary will soften the proposed development as it is viewed from the wider landscape and provide a robust GI from completion of the scheme. This is in line with Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies DPD, July 2013 objective 14- GI.
- 11.8.17 Taken together, the amount of new woodland, tree and vegetation planting associated with the proposals, which is to be laid out to respect and enhance the landscape character of the area, will result in a **Medium** magnitude of change.

Water body

- 11.8.18 The site contains a large central waterbody which forms a central focal point within the site and is located within an area of previously restored landscape. The waterbody is currently used as a local amenity by a fishing club and forms a backdrop to the right of way network within the site. The proposals locate the waterbody within a substantial area of GI that creates a central green corridor through the site.
- 11.8.19 Due to the free drainage resulting from the existing ground conditions waterbodies as part of the wider sustainable urban drainage are limited. The retention of the central waterbody will result in a **Neutral** magnitude of change.

Site character

Relationship with the edge, pattern and character

- 11.8.20 The site includes temporary structures associated with the current mineral extraction operations. These and other utilitarian buildings and structures will be removed prior to the development. Existing buildings and structures of cultural and heritage value, including Scheduled Monuments, will be preserved and sensitively incorporated into the proposals. Heritage Assets and their significance have been considered within the Heritage ES Chapter.

- 11.8.21 The development proposals have been designed to relate to the onsite landform and features whilst responding to how the development will be viewed from the wider landscape. The development has been sensitively located within a substantial robust GI, located around a large central green corridor to include waterbody and valley feature. There are green links which provide the majority of the site boundary with a landscape buffer. Of note is proposed area of open space and associated boundary native hedgerow and hedgerow tree planting to the south eastern corner which links the site to the wider landscape to the south and east, including the Suffolk Coast and Heaths AONB.
- 11.8.22 The proposed development has been designed to assimilate with the existing built context. By limiting development to the southern boundary, the development is located within a robust GI which produces a buffer landscape between the site and the immediate receiving landscape. The mitigation planting, including enhancement of the existing on-site vegetation and planting of trees and woodland will provide a varied, soft edge and break-up development from views.
- 11.8.23 Adastral Park lies adjacent to the northern site boundary. The proposed central green corridor to include the large central waterbody located adjacent to the majority of the boundary will provide a green buffer between Adastral Park and the proposed development within the centre and east of the site. The BT Orion Building and Pegasus Tower within Adastral Park are located in close proximity to the western section of the southern boundary and with development proposed adjacent to the site boundary at this location. The development in this location is proposed to be apartment living surrounded by communal open space which will provide a limited landscape buffer.
- 11.8.24 Development is set back from the eastern boundary beyond a landscape buffer which is to include tree and hedgerow planting along the length of the eastern boundary. This will produce a filtered settlement edge between the landscape further to the east which includes the Moon and Sixpence Holiday Park and Seven Acre Business Park with allotments and a larger area of open space to include tree and hedgerow planting to the south eastern corner. This will reflect the local landscape character and provide a filtered view of the proposed development similar to the character to that found locally within Waldringfield to the east.
- 11.8.25 The proposed development to the south of the site is set back from the southern boundary beyond a green buffer with the retention of the majority of the mature woodland belt which lies between the site and Ipswich Road. This will screen the site and maintain the existing site character, where tree belts are lost to facilitate access and development new landscape structural planting will be established. Once mature, the trees will reflect the existing boundary treatment to the southern boundary.
- 11.8.26 A junction for access into Phase 2 will located to the south the western boundary off the A12. The existing bund to the western boundary will be reduced in height and relocated adjacent to the A12, with an acoustic barrier located along the length. The overall height of this acoustic feature will be similar to that of the existing planted bund. Beyond the peripheral acoustic barrier there is a proposed area of open space, the combination of these two features will result in the proposed development to the west of the site being set back from the boundary.

- 11.8.27 Considering the above factors, the development will have a localised **Low** magnitude of change on the relationship with the settlement edge, pattern and character to the east of Martlesham Heath. This assessment reflects the fact that, whilst providing residential development across the site, the proposals include mitigation planting that will provide an appropriate settlement edge, reflecting the containment of the site in the local landscape.

Visual Effects

- 11.8.28 Consideration is given below to the magnitude of change to the views and visual amenity of people within and travelling through the local landscape associated with the proposed development. To be read in conjunction with **Figure 11.9 Photoviewpoints 1-16** and **Figure 11.9 Photomontages 5,6 and 10**.

Construction Phase

- 11.8.29 During the construction phase, activity on the site, movement of materials and construction traffic will increase movement across the site. However, as the site is currently under active mineral extraction not all these elements are incongruous. A number of elements would increase or be introduced into the landscape, these include scaffolding, fencing, increased machinery and construction workers. Hoarding to site boundaries where appropriate may serve to screen some construction activities, but would result in minimal loss of views across the site as the peripheral bunds currently limit views over the site. The majority of visual receptors assessed are from the existing PRoW network that runs both within and adjacent to the site boundary. Earth bunds are located between the user and the site for the majority of the peripheral routes, these heavily restrict views into the site.
- 11.8.30 The assessment has assumed that users of these PRoW are passing through the site on their current routes and takes into account the changes experienced from the public footpaths.

Visual Effects – Construction

- 11.8.31 During the construction phase, short term reversible adverse visual effects will include the following:
- Clearance and set up of compound area;
 - New junction arrangements off A12 to the west, Ipswich Road to the south and Gloster Road to the north to facilitate the site access;
 - New road infrastructure works;
 - Building works; and
 - Construction traffic including HGVs and staff cars travelling to and from the site.
- 11.8.32 All construction works will be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local vicinity.
- 11.8.33 The visual effects during construction are assessed as being of a transient nature and non-permanent, this is considered to be of limited significance overall. Inevitably there

will be disruption to the site and its immediate surroundings during this phase of works. This would result in the effects being limited to the local area. However, due to the scale of the work are considered to cause a **Major adverse** visual effect upon users of footpaths within and adjacent to the site, residents and workers overlooking the site and users of local roads (12, Ipswich Road and Newbourne Road).

Permanent Development

- 11.8.34 This section considers the magnitude of change upon completion of the proposals. For the purposes of this assessment, it has been assumed that the structure planting associated with new hedgerow trees, woodland and tree belt planting has reached maturity after approximately 15 years of planting.
- 11.8.35 The structure planting (trees and woodland) within the GI will be delivered early-on in the construction phase in order to allow the planting to mature and deliver the mitigation and enhancements associated with the planting and use of the existing PRoW network by residents and the local population. Assuming that the structure planting was implemented prior to, or at the beginning of works on-site, this would be in the region of 3-15 years after completion of the construction phase.

Users of Public Footpaths passing along the northern site boundary, within the site (Viewpoints 1 – 3)

- 11.8.36 Upon completion, the proposals will be seen in context of the existing mature boundary vegetation with glimpsed views of the Moon and Sixpence Holiday Park. The right of way will be set within the peripheral GI forming a substantial landscape buffer which will include tree and hedgerow planting, this will provide a softer edge and transition which currently does not exist (Photoviewpoint 1 and 2). There will be filtered views of the development set back from the right of way which will result in wider views from the PRoW.
- 11.8.37 Users of the PRoW adjacent to Seven Acres Business Park (Photoviewpoint 3) will have views over proposed allotments in the foreground with the area of open space to include tree and hedgerow planting beyond. The vegetation and features within these areas will filter views of the proposed residential edge and the wider site area.
- 11.8.38 For these receptors, the proposals would result in a **Moderate** magnitude of change resulting from the introduction of housing development. The composition of the views and elements within the view would change. However, the extent of visibility remains largely unaltered due to the size and scale of the existing earth bund.

Users of Public Footpaths within and crossing the site (Viewpoints 12 & 13)

- 11.8.39 Enhanced hedgerow and tree planting will filter views from the PRoW's of the proposed development to the west which includes further areas of public open space (Photoviewpoint 12). These views change as the landform becomes enclosed to the south within the valley feature with the development set further back and located on higher ground. The existing open views across the central waterbody will be retained (Photoviewpoint 13) with glimpsed filtered views of proposed development beyond to the east and south of the central green corridor.

- 11.8.40 On balance the magnitude of change would be **Moderate**. The existing landform will screen the majority of view over the wider site and views of the proposed development will be of the filtered edge against the central green corridor.

Users of Bridleways passing along the southern site boundary, within the site (Viewpoints 14 & 15)

- 11.8.41 Upon completion, the majority of the development will be heavily screened beyond intervening mature trees and woodland along Ipswich Road, with proposed planting within the peripheral landscape further filtering views of the development edge. Glimpsed views of the site from the existing site entrance (Photoviewpoint 14) will be softened by new boundary planting with filtered views of the development set back beyond a substantial area of formal play in the foreground.
- 11.8.42 From within the valley feature (Photoviewpoint 15) new trees and hedgerow planting to the development edge set on the higher ground will heavily filter views of the development with the landscape within the valley being enhanced with additional planting and under a structured management plan.
- 11.8.43 For these receptors, the completed development will result in a **Moderate** magnitude of change.

Users of Bridleways to the south of the site, adjacent to the Stables Café, Brightwell Barns and Sheep Drift Farm (Viewpoints 7 & 16)

- 11.8.44 Upon completion, the earth bund to the boundary will be removed and there will be filtered views of development set back from the site boundary beyond an area of open space to include new tree and hedgerow planting (Photoviewpoint 7).
- 11.8.45 The removal of the earth bund will allow views into the site with the proposed area of allotments in the foreground and views of the proposed development beyond to the north (Photoviewpoint 16).
- 11.8.46 On balance, the proposals will result in a **Low** magnitude of change on these views. The view at present is of a large earth bund, and views will be replaced with areas of allotments and open space which will filter views of the proposed development beyond.

Users of Bridleways, pavements & Barracks Square alongside the A12 to the west of the site (Viewpoints 10 & 11)

- 11.8.47 The existing bund will be removed and relocated closer to the A12, the new boundary treatment will be formed by an earth bund upon which an acoustic barrier will be located with planting to either side. This will soften both views of the new acoustic barrier and potential views of developments beyond, as illustrated by Photomontage 10. Views into the site will be possible from the proposed access point to the south. This will be a designed feature entrance. Beyond the peripheral bund an area of open space is proposed which will include further planting with development located further to the east. The combination of the bund and open space will create a substantial buffer between the majority of users along the A12 (Photoviewpoint 10).

- 11.8.48 The scale and height of development to the western edge will reflect the existing development within Martlesham Heath and will not introduce prominent development on the skyline. Additional planting to the site boundary will break up views towards the new development especially at the proposed junction into the development off the A12 which will provide an improved landscaped edge.
- 11.8.49 The glimpsed views from the Barracks square into the site will be replaced with views of the new earth bunding and acoustic barrier with associated new vegetation in the foreground (Photoviewpoint 11).
- 11.8.50 Considering the above from the west of the site, the completed development will result in a **Low** magnitude of change, reflecting the enhancements to the visual setting and complementary scale and form of the proposed development.

Users of Public Rights of Way within the countryside to the east, south and west of the site

Viewpoints 4 & 5: Users of Public Rights of Way 7A, 27 and Bridleway 35 and Ipswich Road, Newbourne Road

- 11.8.51 Users of PRoW in the wider landscape to the south (Photoviewpoint 4) will have views of low density 2 storey development set beyond an area of open space that includes new tree and hedgerow planting, filtering views of the development edge. The planting will be established at the onset of developments, with the proposed scheme taking 12 years to complete at this location. The planting within this location will have substantially matured by the time the site construction in this area is complete, therefore providing a robust landscape edge from the outset. The views of the wider site will remain heavily screened by the existing mature boundary vegetation with the views of the satellites located to the north of the site being replaced with the residential development edge that is a more characteristic view in the wider landscape, as illustrated on Photomontage 5.
- 11.8.52 Upon completion of the proposals, users of these rights of way and roads at this location will have views of the proposed open space with associated tree and hedgerow planting in the mid distance with the proposed development set beyond. The landscape structural planting and development to the south east will screen further views into the site (Photomontage 5). The proposed landscape treatment to the development reflects the existing landscape edge to Waldringfield which lies further to the east. The BT Orion Building and Pegasus Tower will still be visible on the skyline. (Photoviewpoint 5)
- 11.8.53 The proposals will result in a **Low** magnitude of change due to the proposed development not introducing uncharacteristic or incongruent features into the view. The overall composition and dominance of elements within the view will remain. The landscape treatment and design of a suitable development edge with filter views between both existing and proposed vegetation. The development will not protrude above the wooded skyline which will be reinforced within the view by the proposed landscape planting. Overall from this location the proposed development would be seen as a small part of the wider view experienced by users of the PRoW and roads.

Users of Public Footpaths to the south of Ipswich Road, south of the site

- 11.8.54 There will be glimpsed views of the development between the mature vegetation to the south of the site (Photoviewpoint 6). The new planting proposed to the southern

boundary adjacent to Brightwell Barns will further filter views into the site following maturity with the existing mature tree and woodland planting to the southern site boundary and adjacent to Ipswich Road screening views of the wider development.

- 11.8.55 The improved landscape structure will provide a robust boundary to the development and provide a filtered edge to the development to users of the footpath in this location. The majority of the proposed housing development located behind the mature reinforced boundary and not appreciably impacting upon views from this location. The magnitude of visual change will be **Low** reflecting the limited views into the site and the level of mature boundary planting and wooded foreground to the view.

Users of Public Footpaths and Bridleways south of Martlesham Heath, west of the site

- 11.8.56 Upon completion of the proposals, users of the bridleway will have views when travelling in an easterly direction of the new boundary treatment consisting of the reduced bund and acoustic barrier with new landscape planting. This will soften the appearance of the barrier and views of rooftops above the acoustic barrier of the proposed development adjacent to the western boundary (Photoviewpoint 9).
- 11.8.57 As the users travel towards the western boundary there will be increased views of the proposed site access off the A12 which lies to the south of the western boundary. (Photoviewpoint 10). The proposals will result in a **Low** magnitude of change for users of the Bridleway.

Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)

Users of the A12 passing the site to the west

- 11.8.58 Upon completion of the proposals, users of the A12 will have views of the new acoustic barrier with new landscape planting which will soften the appearance of the barrier. The proposed entrance off the A12 will allow the users glimpsed short distance views into the site of the development adjacent to the site access. There are further views of rooftops above the acoustic barrier of the proposed development adjacent to the western boundary. (Photoviewpoint 10 and photomontage 10). The proposals will result in a **Low** magnitude of change for users of this road as the structure of views from the A12 will remain as existing.

Users of Ipswich Road to the south of the site

- 11.8.59 Upon completion of the proposals, users of Ipswich Road will have heavily filtered views of the active frontages of the proposed development which are set back beyond the existing mature southern boundary tree belt and area of open space, to include tree and hedgerow planting, for the majority of the route as the road lies on lower lying landform. Glimpsed views of the proposed development through occasional breaks in the mature boundary vegetation will be possible for a short section with filtered views of development possible from a short section between Brightwell Barns (Photoviewpoint 7) and the proposed new access further to the east. Further glimpsed views are possible at the junction with the existing right of way access (Photoviewpoint 15).
- 11.8.60 As the road rises to the east and the tree belt thins, filtered views of the proposed informal recreational area will be possible with the development in the mid distance further filtered by intervening vegetation (Photoviewpoint 14). Users of the road

adjacent to the south eastern corner will have the most direct views into the site when travelling in a westerly direction. The proposed development to the south eastern corner will be visible set beyond an area of open space to include tree and hedgerow planting which will filter the views of the development.

- 11.8.61 The proposals will result in a **Low** magnitude of change for users of the section of Ipswich Road which lies in close proximity to the south of the site. Users of Ipswich Road further to the west and east have no views of the site.

Users of Newbourne Road

- 11.8.62 Upon completion of the proposals, users of Newbourne Road will have views from a short section of the road which runs from Waldringfield Heath south to the junction with Ipswich Road (Photoviewpoint 5). Views further to the south are screened by the existing mature hedgerow (Photoviewpoint 4).
- 11.8.63 Users of this short section of Newbourne Road will have framed views of the proposed open space to include tree and hedgerow planting to the south eastern corner, and filtered views of the low density development beyond. The proposed vegetation and development within this location will screen further views across the site. The existing mature boundary vegetation adjacent to Ipswich Road and associated with the existing development to the west of Newbourne Road further to the north heavily screen views of the site.
- 11.8.64 The proposals will result in a **Low** magnitude of change for users of Newbourne Road. Views across the site are limited by the existing mature vegetation and the proposed landscape structure planting to the site boundary within the open space which will provide an improved structure to the landscape and reflect the wider landscape character.

Residents, Workers and Recreational Visitors

Workers at Adastral Park

- 11.8.65 Upon completion of the development, there will be views directly into the site for users of the BT Orion Building and Pegasus Tower. The views from the lower floors will view development in close proximity to the site boundary set within a communal landscape area. Users of the upper floors will have expansive views across the site with views of the wider development and associated GI to include the large central green corridor. Due to the scale and mass of the BT building and the mature intervening vegetation further views into the site from places of work further to the north are heavily screened. The magnitude of change is **Moderate** for users adjacent to the southern boundary and **Low to None** for users further to the north.

Workers at Brightwell Barns and business units at Sheep Drift Farm

- 11.8.66 Upon completion of the development, the enhanced planting to the southern boundary will filter views of the new development. For those properties with views across the site, these will be lost to the new development. The set back of properties from the boundary respects the visual amenity of the users, and will not result in overlooking or shading issues. The magnitude of change is **Moderate**.

Users of the Waldringfield Golf Club

- 11.8.67 Upon completion of the development, the new tree and shrub planting to the site boundary and within the proposed open space to the south eastern corner will filter views of the new development beyond. Further views over the south of the site will be lost. For users of the golf course views will only be experienced for a short duration due to the surrounding intervening vegetation and development, with views towards the site partially screened by existing vegetation adjacent to Newbourne Road. Users will have views across the arable land in the foreground towards the site boundary. The proposed boundary treatment with development set back beyond an area of open space will result in a boundary which reflects the surrounding landscape character. The magnitude of change is **Negligible**.

Visitors to the Moon & Sixpence Holiday Park to the north of the site area;

- 11.8.68 Upon completion of the development, the enhanced planting to the eastern boundary hedgerow will filter views of the new development. For those properties/users with views of the site which are limited by the large peripheral bunding, these will be lost to the new development. The set back of properties from the boundary will increase the views over the site and respect the visual amenity of the user, and will not result in overlooking or shading issues. The magnitude of change is **Low**.

Residents of properties adjacent to and overlooking the site

- 11.8.69 Upon completion of the development, the enhanced planting to the eastern boundary hedgerow will filter views of the new development. Due to the nature of the existing boundary treatment there are no expansive views from these properties across the site, there are heavily filtered views possible from a single property which is located adjacent to the eastern boundary to the west of Newbourne road. The set back of properties from the boundary respects the visual amenity of the residents of existing properties, and will not result in overlooking or shading issues. The magnitude of change is **Low to Neutral**.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty

- 11.8.70 As outlined within Section 11.4 - Statutory and planning context, the Suffolk Coast and Heaths AONB is supported by a Management Plan. This is a material consideration when determining planning applications. The Management Plan has a role in supporting the Local Plans of various LPAs through the identification of issues, aims, objectives and actions that are relevant to the AONB and can be underpinned by planning policy.
- 11.8.71 The plan identifies the character that makes up the special qualities of the AONB. Those aims of relevance to landscape character and the situation of the application adjacent to, but outside the AONB, include the following:
- Aim 3: Conserve landscape character and enhance the distinctive nature of the AONB; and
 - Aim 7: Retain the tranquillity of the area.
- 11.8.72 To the east of the site, the AONB is identified within the Management Plan as falling within the 'Estate Sandlands' Landscape Character Type, this comprises large areas of lowland heath, with the western edge including ancient woodlands and historic parklands. Settlements within the Estate Sandlands comprise small villages and scattered estate farms.

Development in the setting of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, December 2015

- 11.8.73 The position statement states that the AONB Partnership considers development in the setting of the AONB that would have a significant adverse impact on the natural beauty and special qualities of the area should not be supported. Whether a development affects the natural beauty and special qualities of the AONB will depend on the character, location, scale, material and design. Examples of adverse impacts identified by the position statement include the following:
- *Development not appropriate to the landscape setting of the AONB;*
 - *Blocking or interference of views out of the AONB particularly from public viewpoints;*
 - *Locating or interference of views of the AONB from public viewpoints outside the AONB;*
 - *Loss of tranquillity through the introduction of lighting, noise, or traffic movement;*
 - *Introduction of an abrupt change of landscape character; and*
 - *Reduction in public access to or within the AONB.*
- 11.8.74 The development proposals have assessed both the site and the wider landscape character. This has informed the location, scale and massing of the development within the site and the appropriate landscape design. These include mitigation measures adopted to reduce adverse effects arising which will allow the proposed development to assimilate into the receiving landscape.
- 11.8.75 An area of open space is located to the south eastern corner with tree and hedgerow planting to the site boundary. This will establish a field boundary treatment between the site and the arable land to the south east of the site that is a key character within the local landscape. Proposed tree and shrub planting within the open space combined with the boundary planting will produce a settlement edge that reflects the local precedents such as Waldringfield that lies to the east of the site within the AONB itself.
- 11.8.76 Upon completion of the development, the new tree and shrub planting to the site boundary and within the proposed open space to the south eastern corner will filter views of the new low density development beyond, further views over the south of the site will be lost.
- 11.8.77 This is illustrated on the Illustrative Framework Masterplan 31677-08G and Photomontage 5 for users of the golf course views will only be experienced for a short duration with the existing intervening vegetation further filtering views across the arable land in the foreground towards the vegetated site boundary. The proposed boundary treatment with development set back beyond an area of open space will result in a boundary which reflects the surrounding landscape character. The magnitude of change is **Neutral**.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB): Natural Beauty and Special Qualities Indicators, November 2016

- 11.8.78 This document was prepared to establish what constitutes the natural beauty and special qualities of the Suffolk Coastal and Heaths AONB, and forms part of the baseline to inform the proposed development at Sizewell. It includes several Natural Beauty and Special Qualities Indicators that cover the whole of the AONB and provides

information against which to judge the effects of proposed development on the protected landscape. It also assists in defining and articulating what is characteristic and special about the AONB landscape.

- 11.8.79 A copy of the document, which includes tables that set-out the various criteria and indicators is contained at Appendix H6 These have been used to inform the assessment of the potential impacts of the proposed development upon the AONB landscape and its setting.
- 11.8.80 A set of tables that include a commentary for each of the Natural Beauty and Special Quality Indicators and how the site relates to these are included in Appendix H7. As Set out in these tables, the site shares few of the attributes of the Natural Beauty and Special Qualities associated with the Suffolk Coast and Heaths AONB.
- 11.8.81 The relationship of the site with the adjacent development and built edge of Adastral Park, the local road infrastructure and onsite mineral extraction operations combine to place the site within the developed context.
- 11.8.82 The tree belts and woodland that enclose and separate the site from the wider landscape and AONB are characteristic features shared with the designated landscape.
- 11.8.83 The lower density development and soft edge to the southeast of the site fronting the AONB forms a characteristic rural village transition, respecting the setting of the AONB and allowing the retention of views outwards across the AONB from within the development.

Night Time Visual Context

- 11.8.84 As described earlier, the existing night time context has been recorded at viewpoint 5, 6 and 10 to see how it is effected in relation to existing lighting within the landscape. The assessment was undertaken to evaluate the existing situation and the potential effects arising the development proposals. The assessment has assessed views from the edge of the Suffolk Coast and Heaths AONB (Photoviewpoint 5) , the Special Landscape Area to the south of the site (Photoviewpoint 6) and the A12 adjacent to the western boundary (photoviewpoint 10).
- 11.8.85 The panoramas afford views across the site and the wider landscape, to include the onsite mineral extraction operations and Adastral Park to the north. The most significant source of artificial lighting in the view is from the plant within the mineral extraction area and the BT Orion Building and Pegasus Tower adjacent to the northern boundary, further notable lighting is from car parking associated with the office buildings within Adastral Park which can be seen in photoview 5 and 10. Due to the limited boundary vegetation to the south eastern corner of the site the spillage and glare is apparent from the onsite mineral extraction operations (Photoviewpoint 5) with further sky glow evident from the a12 (Photoviewpoint 10). The glow over Adastral Park is also apparent in all the views. Around the site the focus of light source relates to Pegasus Tower within Adastral Park which lies beyond the site. High level street lighting is also evident and forms a distinct feature in the landscape from the junction between the A12, Foxhall Road and Ipswich Road which lies to the south west of the site (Photoviewpoint 6).

- 11.8.86 The current baseline at the Proposed Site already includes lighting that is in operation 24 hours a day, with the BT Orion Building and Pegasus Tower forming a dominant feature in the landscape at night. Within the existing site area floodlights associated with the extraction-site and the operational plant illuminate large areas of the site. In addition, other sources of lighting within the local landscape are offices, vehicles and street lights. Vehicles are moving around this area 24 hours a day. Adjacent to the Proposed Site, other existing sources include the M12 corridor its junction and vehicles moving along it, together with, the night glow associated with the residential development and Adastral Park further to the north and west.
- 11.8.87 Considering these factors and given the existing context of artificial light sources within the site and nearby such as the BT Orion Building and Pegasus Tower, A12 corridor, and the existing sky glow from the residential and commercial development further north and west of the site, the magnitude of change has been assessed as being low of change to the existing baseline.

11.9 Significance of Effect

- 11.9.1 The significance of any landscape and visual effects is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As appropriate and in accordance with the published guidance, professional judgement is used in the assessment of effects. The following tables set out the conclusions of significance based on the baseline analysis, impacts that would occur once mitigation measures have been included within the development (magnitude of change) and sensitivity of receptors as identified within this assessment.
- 11.9.2 The baseline includes the Classification of Resources. The consideration of the Magnitude of Change for landscape and visual resources provides a detailed review of matters relating to the sensitivity of the landscape and visual receptors and how the proposed development may affect these. In order to avoid duplication of information and enable the correlation between sensitivity, magnitude of change and significance of effect to be easily understood, the tables below provide a brief summary of key points.

Construction Phase

- 11.9.3 During the construction phase of the development programme there will be continuous change to the landscape of the site and the views experienced by residents and those moving around the area. It is generally recognised that this is the most disruptive phase of the development.

Landscape Effects

Landscape Character

Table 11.3 Landscape Character Significance of Effects – Construction Phase

Susceptibility to the change proposed	Value	Sensitivity	Magnitude of Change	Significance of Effect
Low Character and pattern of the landscape not reflective of the wider LCA and set within an enclosed landscape.	Ordinary* Landscape character typical of mineral extraction-site with limited features. Influence of built edge	Low	Temporary Moderate adverse Construction activities introducing limited uncharacteristic elements	Moderate adverse

*Ordinary value indicates landscape of local importance that is not 'valued' in relation to the provision of paragraph 109 of the NPPF

Landscape Features

- 11.9.4 The loss of a small area of arable land to the east of the development will occur within the later stages of the construction phase, with land becoming partially lost to development with the remaining area as open space to include new tree, hedgerow and shrub planting.
- 11.9.5 During the construction phase, both retained vegetation and new tree, shrub and hedgerow planting will be protected. Strategic tree and woodland planting, as well as trees within the site wider GI and to site boundaries will be implemented early-on in the phasing of the construction. There will therefore be an increasingly beneficial effect during the construction phase as the vegetation matures.
- 11.9.6 The landscape features of the site to include the existing vegetation and the waterbody will be retained with changes to the landform and land use as a result of the proposed development. The landscape will have an increased urban character as development increases across the site, this will replace the former mineral extraction operations landscape with the implementation of planting and establishment of the site wide GI. Overall the significance of the landscape effects during the construction period, on the existing character of the site will be **Moderate Adverse**.

Visual Effects

- 11.9.7 In respect of the views, the character and composition of the visual experience associated with the local views will include incongruent elements, such as scaffolding and construction vehicles. The views will change on a daily basis. However, the duration of this change in the visual experience during the construction phase is limited and short-term.
- 11.9.8 Details of the magnitude of change for each of the groups of people who may experience visual change (visual receptors) are set-out above. Overall the significance of the visual effects during the construction period, on views for those people living near

to the site and walking along the local PRow and roads, will be **local** and **Moderate adverse**.

- 11.9.9 The exceptions to this are users of footpaths to the west of the A12 and motorists on the A12. Due to the limited visibility and / or nature of the receptors the construction activities would be unlikely to result in visual effects of greater than **Minor Adverse** significance.

Night time effects

- 11.9.10 Whilst construction activities would be limited to normal working hours during winter months this would mean the construction-site would be lit early morning and early evening. However, the mineral extraction operations on-site will be lost which would reduce the level of lighting within the site and lighting within Adastral Park currently is 24 hours a day where units are illuminated, with peripheral roads allowing vehicles to constantly move around the area.
- 11.9.11 In terms of views from viewpoint 5 adjacent to the Suffolk Coast and Heaths AONB specifically but also more generally there would be a potential decrease on the baseline in lighting in the landscape. Mitigation measures could be introduced to reduce any temporary effect arising from construction activities. There would be an extension of illumination introduced into wider site area.
- 11.9.12 Overall the night time light levels will be reduced as the existing floodlighting within the site will be lost with lighting associated with construction operational for a reduced period of the day. Having considered the effect of lighting in its current context, and in particular when viewed from the Suffolk Coasts and Heaths AONB; it is considered the effect would result in a **Minor adverse** effect.

Permanent Development

- 11.9.13 In general terms whilst there will be direct changes to the site itself, such changes will be limited to localised impacts due to the majority of the site being screened from the wider landscape. Views from the existing onsite PRow's will open up when the peripheral bunds are removed. The new development will be seen in the context of the existing built edge of Martlesham Heath to the west, Adastral Park to the north, the Moon and Sixpence / Seven Acre Business Park to the East and Brightwell Barns and existing development associated with Sheep Drift Farm to the south. There are likely to be glimpsed views from the wider undeveloped agricultural countryside to the south / southeast. The assessment of effect seeks to place these changes into the local context.
- 11.9.14 The changes will be permanent although the maturation of the landscape mitigation measures will assist with the assimilation of the development over time and reinforce the integration with the existing and current settlement edge. For the purposes of the assessment it is considered that new vegetation will be effective in terms of landscape and visual contribution within 15 years of planting.

Landscape Effects

Landscape Character

Table 11.4 Landscape Character Significance of Effects – Permanent Development

Susceptibility to the change proposed	Value	Sensitivity	Magnitude of Change	Significance of Effect
Low Character and pattern of the landscape not reflective of the wider LCA and set within an enclosed landscape.	Ordinary* Landscape character typical of mineral extraction-site with limited features. Influence of built edge	Low Land has been subject to substantial human activity and loss of the historic landscape.	Moderate The proposals introduce housing that is typical of the area, along with a robust GI to include landscape features that reflect the wider landscape character and enhance the site boundaries	Moderate adverse

Landscape Features

Table 11.5 Landscape Features Significance of Effects – Permanent Development

Landscape			
Receptor	Sensitivity	Magnitude of Change	Significance of Effect
Land Form Landscape heavily altered due to the mineral extractions operations	Low The site has been subject to substantial human activity through the mineral extraction.	Medium The proposals will restore levels across the site with the removal of the engineered peripheral bunds.	Minor beneficial
Land Use Ordinary, contrasting landscape character with the wider landscape due to the mineral extractions operations	Low The site has been subject to substantial human activity through the mineral extraction.	Medium The proposals introduce housing that is typical of the area, along with a robust GI to include landscape features that reflect the wider landscape character and enhance the site boundaries.	Minor adverse
Trees and woodland	Sensitivity	Magnitude of Change	Significance of Effect

Features contributing to local character	High The existing trees and woodland form a distinct feature in the landscape and screen the site from the wider landscape.	Medium Retention of existing trees. New woodland, tree and hedgerow planting both within and to the site boundaries	Minor beneficial Retention and Enhancement of landscape structure, features and character
Waterbody	Sensitivity	Magnitude of Change	Significance of Effect
Large central waterbody which provides a focal point, wildlife habitat and local amenity	High	Negligible The waterbody will be retained within the central green corridor	Neutral The lake will be maintained and incorporated within the GI and managed to maintain the existing habitat.
Relationship with the settlement edge, pattern and character	Sensitivity	Magnitude of Change	Significance of Effect
Contained from wider landscape. Need to set back development from the site boundary and limit development to the south, especially the south eastern corner.	Low The site is bounded by mature vegetation that contains the site	Low Housing set within a robust GI incorporating mitigation planting to provide an improved settlement edge, replacing mineral extraction-site and earth bunds.	Minor adverse Introduction of new housing on settlement edge, although not uncharacteristic and providing improved transition with countryside

Visual Effects

- 11.9.15 Although the proposed development will introduce changes across the site the change in visual composition is in keeping with the edge of settlement location and would not introduce elements that are either incongruous or new. The views over the site are present are heavily restricted by the peripheral earth bunds. These will be removed as part of the landform alterations with the proposed development set back from the site boundary.
- 11.9.16 The significance of the visual effect for users of PRoW within and adjacent to the site will be **Moderate adverse**. However, the proposals enhance areas of the site which at present containing visual detractors such as high security fencing and earth bunds, especially to the northern boundary.
- 11.9.17 In views from the south the development seeks to improve and complement the composition of the view by introducing a soft settlement edge to the development and views from the wider landscape.

Table 11.6 Visual Receptors Significance of Effects – Permanent Development

Visual Receptor	Sensitivity	Magnitude of Change	Significance
Users of Public Footpaths passing along the northern site boundary, within the site. Viewpoints 1 – 3	Medium Users of Rights of Way	Medium Development set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Neutral
Users of Public Footpaths within and crossing the site. Viewpoints 12 & 13	Medium Users of Rights of Way	Moderate Development set within a substantial landscape buffer to include new tree and hedgerow.	Neutral
Users of Bridleways passing along the southern site boundary, within the site. Viewpoints 14 & 15	High Users of Rights of Way	Low Development set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Moderate Neutral
Users of Bridleways to the south of the site, adjacent to the Stables Café, Brightwell Barns and Sheep Drift Farm. Viewpoints 7 & 16	High Users of Rights of Way	Low Development seen in context of existing development and set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Minor Adverse
Users of Bridleways, pavements & Barracks Square alongside the A12 to the west of the site. Viewpoints 10 & 11	Low - Medium Users of Rights of Way and pavements	Low Development seen in context of existing development and set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Minor Adverse
Users of Public Rights of Way within the countryside to the east, south and west of the site			
Users of Public Rights of Way, Ipswich Road, Newbourne Road and views from the AONB to the east of the site. Viewpoints 4 & 5	High Users of Rights of Way	Low Development set beyond landscape buffer which has been established	Minor Adverse

		12years at the point of completion, thereby providing a robust green filtered edge to views of the development.	
Users of Public Footpaths to the south of Ipswich Road, south of the site. Viewpoint 6	High Users of Rights of Way	Negligible Glimpsed views of the development set within a mature robust wooded landscape	Minor Adverse
Users of Public Footpaths and Bridleways south of Martlesham Heath, west of the site. Viewpoint 9	High Users of Rights of Way	Low Development located beyond the boundary bund and acoustic barrier with a further area of open space beyond providing a degree of separation.	Minor Neutral
Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)			
Users of the A12 passing the site to the west. Viewpoint 10	Low Users of local road with limited views of the site.	Low Presence of new road junction and housing not uncharacteristic, with maturing landscape boundary treatment	Minor Neutral
Users of Ipswich road to the south of the site at the access to Brightwell Barns and Sheep Drift Farm. Viewpoint 7	Medium Users of local road with limited views of the site.	Low - Moderate Presence of new road junction and housing not uncharacteristic, which are set back from the road beyond the mature woodland belt and area of open space.	Minor Adverse
Users of Newbourne Road to the east / south east of the site (glimpsed views). Viewpoint 4	Medium Users of local road with limited views of the site.	Low neutral Development set beyond landscape buffer which has been established 12years at the point of completion, thereby providing a robust green filtered edge to views of the development.	Minor Adverse
Residents, Workers and Recreational Visitors			

Workers at Adastral Park	Low Place of work.	Low to Moderate adverse Views of development adjacent to the north western boundary from the lower floors, with more expansive views of the site from the higher storeys will see the site across the wider site and the proposed residential development and Gl.	Minor Adverse
Workers at Brightwell Barns and business units at Sheep Drift Farm	Low Place of work.	Low to Moderate adverse Development seen in context of existing development and set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Minor Adverse
Users of the Waldringfield Golf Club	Low Recreational users.	Negligible Development set beyond landscape buffer which has been established 12 years at the point of completion, thereby providing a robust green filtered edge to views of the development.	Negligible
Visitors to the Moon & Sixpence Holiday Park to the north of the site area; and	Medium Leisure users	Low Development set beyond landscape buffer to include new tree and hedgerow planting providing a soft transition.	Negligible
Residents of properties adjacent to and overlooking the site	High Residents	Low Development set beyond landscape buffer to include new tree and hedgerow planting	Negligible

		providing a soft transition.	
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Night time effects

- 11.9.18 The proposed external lighting in relation to night time views and receptors concerns the introduction of a modern lighting strategy to illuminate the Proposed Development and to replace all existing. This would result in the extension of lighting to a wider area.
- 11.9.19 While the effects of night time lighting would remain in views, improved efficiency, design and siting would assist the potential to ameliorate them against a backdrop of the A12 and adjacent sites to the east and south. Lighting of the Proposed Development including both internal and external lighting would be viewed in this context.
- 11.9.20 As discussed, the improvements that can be made to the current baseline coupled with design, orientation, directional control, timing and location would serve to reduce light pollution and excessive light spill.
- 11.9.21 The planning application is Outline only and as such limited detail for a comprehensive lighting strategy is available. Having considered the effect of lighting in its current context, and in particular when viewed from the Suffolk Coasts and Heaths AONB; the measures that will be put in place in detail design, the low adverse magnitude of change is not considered to result in a significant effect on night time visual amenity. The effect would not exceed **Minor adverse**.

Policy

- 11.9.22 The following text identifies relevant policies with respect to the development proposals and considers compliance or conflict.

National Planning Policy Framework

Designated Landscapes

- 11.9.23 The site is not situated within or in proximity to any landscapes designated for their landscape value, as defined by the NPPF at Footnote 9 and the weight applied to these by paragraph 113.

Valued Landscapes

- 11.9.24 As considered within this report, the site does not comprise a 'valued landscape' as defined by the NPPF at paragraph 109. This assessment has been arrived at through detailed consideration of the GLVIA3 Value Indicators and how the site and the local landscape perform in relation to these.

Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies DPD, July 2013

Objective 1 - Sustainability

Strategic Policy SP1 – Sustainable Development

- 11.9.25 Strategic Policy SP1 seeks to achieve sustainable development, including to conserve and enhance the area's natural, historic and built environment and maintain and enhance a sense of place.
- 11.9.26 As set-out in this assessment and illustrated on the Strategic Landscape Scheme (**10317-P14**), the proposals have responded to the landscape context of the site and its surroundings. This has been achieved through the limiting of development to the south eastern area and retaining the key landscape features within and the site boundaries which form a substantial area of open space managed as an area of heathland. These areas incorporate enhancements to include new woodland, tree, hedgerow and shrub planting and management for wildlife benefits.
- 11.9.27 The proposals consider the onsite Scheduled Monument which is to be located within a substantial area open space to the north west of the site within a setting that also relates to, and includes, the other historic feature within the proximity.

Objective 11 – Protecting and Enhancing the Physical Environment

Strategic Policy SP15 – Landscape and Townscape

- 11.9.28 Strategic Policy SP15 seeks to protect and enhance the various landscape character areas within the district, through opportunities linked to development or through other strategies.
- 11.9.29 The assessment contained within this chapter has identified and assessed the local landscape character, this has informed the development proposals, with a proposed scheme that is sympathetic to the surrounding receiving landscape to include how the proposals relate to the Suffolk Coast and Heaths AONB which lies to the east of the site. The proposals incorporate development of lower density and scale to be located to the south eastern corner of the site, with views of the development filtered by appropriate landscape planting located within a substantial area of open space. This will produce a soft filtered edge to the development, similar to the existing setting of Waldringfield which lies within the AONB to the east of the site.

Objective 12 - Design

- 11.9.30 Although there is no specific Strategic Policy relating to design, the DPD considers the design and housing density, citing the use of appropriate development management policies and Supplementary Planning Guidance to ensure that development is of high quality, with local distinctiveness being important in making development fit the place.
- 11.9.31 In relation to housing density, the DPD states that the Council will adopt a flexible approach to density, with proposals responding to existing distinctive character. It is expected that large scale developments deliver a range of densities.

- 11.9.32 The proposals for the site include a range of densities with a varying scale and massing of development across the site, the higher density larger scale development is located within the centre of the site with lower mass, scale and density development located adjacent to the eastern and southern site boundaries.

Objective 14 – Green Infrastructure

- 11.9.33 The importance of GI as an environmental resource and its role in reducing pressure on sensitive high quality landscapes and wildlife areas to reduce recreation pressure upon them is recognised within the DPD and related policies.
- 11.9.34 The proposed development is located within a substantial and robust GI, which retains the existing site features of value to include the large central waterbody and the mature woodland planting to the site boundaries. The mineral extraction operations has created a landscape that has lost many of the historic landscape features, the proposals look to re-establish area of heath land habitat and increase the tree and shrub cover across the site which will provide a larger and more diverse landscape.

Strategic Policy SP17 – Green Space

- 11.9.35 This Policy seeks to ensure that communities have access to Green Space that provides heath, community cohesion and a greater understanding of the environment, without detriment to wildlife and landscape character.
- 11.9.36 As stated above the proposed development within the site is located within a substantial and robust GI. The GI proposals have been designed to offer recreational benefit to the immediate locality, however, the nature and scale of the GI will allow for users from the local area to have an attractive area to visit with improved facilities located within a short distance. The facilities on offer include leisure and sports centres which will reduce the pressure on the higher sensitive quality landscapes within the Suffolk Coast and Heath AONB to the east of the site.

Strategic Policy SP20 – Eastern Ipswich Plan Area

- 11.9.37 The DPD identifies an allocation of 2,000 new homes on land to the east and south of Adastral Park, including the application-site area. The Council identify the area as having ‘positive significant advantages’ with the justification for the area including that:
- The development would utilise land that is to be the subject of mineral extraction (some parts already being worked) and consists of gently undulating land that is very much self-contained within the landscape;
 - The ability to properly mitigate the impact on the AONB through the provision of strategic landscaping at an early stage of the development and properly plan an appropriate layout and phasing requirements; and
 - Access to and impact upon the countryside can be improved through mitigation measures including new open spaces as part of the overall development.
- 11.9.38 Within Strategic Policy SP20, the strategy for the Martlesham, Newbourne & Waldringfield Area Action Plan includes the following provisions:
- A planned direction of growth eastwards of the A12, to the south and east of Adastral Park;

- Creation of its own distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities within the larger area;
- Provision of advanced planting and landscaping to create new settlement boundaries that blend with the surrounding landscape and contribute to biodiversity and the ecological network; and
- Maximises opportunities to achieve access to greenspace, including the countryside.

11.9.39 The site proposals look to create a distinct character that is located around the mature central waterbody and central green corridor. A green landscape buffer is located to the site boundary to include new tree and shrub planting, this landscape buffer will mitigate the potential adverse impacts of the proposed development on the surrounding landscape.

11.9.40 Considering the above, it is clear that the proposed development is compliant with Policies within the Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies DPD, July 2013 and can demonstrably show that the design of the scheme has responded to the landscape. the proposed development provides a substantial amount of enhancements relating to the provision of the open space, housing development of a scale and nature that responds to the landscape and townscape context, and new tree and woodland planting.

11.10 Conclusion

11.10.1 When considering the landscape and visual effects of development it is important to recognise that any change to a landscape which facilitates open views across the site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.

11.10.2 This LVIA Chapter has undertaken a thorough assessment of the landscape and visual context within which the site is situated, as well as the sensitivities associated with the site and the local area. This has included both desk based study and fieldwork. This baseline work has informed the development proposals in order to ensure that the scheme responds positively to the landscape and visual context and sensitivities.

11.10.3 The site is not situated within a landscape designated for its landscape value. The LVIA includes a detailed assessment of the landscape of the site and its local context. This includes an assessment of a number of landscape factors and value indicators, as set-out at Box 5.1 of the GLVIA3 guidance document. This has been used to demonstrate that the site is of **Ordinary** character in relation to physical attributes and therefore is not a 'valued landscape' as considered at paragraph 109 of the NPPF.

11.10.4 Local Policy requires development to respond to the landscape context, taking into account the Council's published Suffolk Coastal District Core Strategy and DPD and the Landscape East Landscape Character Assessment. This includes the need to respond to, protect and enhance the landscape character, as well as being of an appropriate scale to their immediate surroundings and overall size and character of the settlement, and integrated with the existing form.

- 11.10.5 The assessment contained within this report has identified the landscape and visual effects associated with the proposed development.
- 11.10.6 The proposed development has been designed to respond to the existing landscape and built context. Development has been located within the site in order to reflect the existing settlement pattern and that responds to the existing on-site landform and landscape features, whilst considering how the proposed development is received within the wider landscape setting.
- 11.10.7 New and enhanced boundary planting, including new woodland and tree belts meets the aspirations of the Published Landscape Guidelines for the area and as required by Strategic Policy with the Suffolk Coastal District Local Plan. This will integrate the development into the local landscape, reinforcing the containment of the site within the wider landscape and assisting in providing a soft transition to the countryside and settlement edge.
- 11.10.8 The provision of a substantial GI both within and to the site boundary will provide a number of landscape benefits, including: the enhancement of the degraded landscape and re-establishing of hedgerow trees, planting of new woodland and management of the Open Space for wildlife benefits. The Heathland Park also provides an open setting to the large waterbody and retains the Public access through the site, as well as providing new routes linking footpaths within the Park.
- 11.10.9 The proposals have responded to comments received during public consultation and community involvement. This has included additional woodland planting, reduction of building heights to boundaries, provision of trim trail equipment and paths within the GI.
- 11.10.10 The landscape character of the site and receiving environment has been assessed as 'low' reflecting the contrasting characteristics and features of the site and those found in the wider landscape. Whilst there are more sensitive features and elements within the local landscape, these are not situated on the site. The proposals have taken into consideration the need to respond to sensitivities of the surroundings, in particular the south eastern corner of the site and the interface with the wider landscape and the Suffolk Coast and Heaths AONB to the east.
- 11.10.11 The proposals have been assessed as having a long-term **Moderate adverse** effect on the landscape character of the site. This is a result of the scale of the proposals which will introduce residential development set within a mature landscape framework. The proposals propose to enhance the degraded aspects of the landscape and provide a wide range of landscape, GI and recreational benefits.
- 11.10.12 The proposals have been assessed as having a **Minor adverse** effect upon the relationship with the existing settlement edge. The proposals set the existing rights of way within a substantial area of GI and improve the landscape interface. This is a localised impact that is contained from the wider landscape.
- 11.10.13 Beneficial effects have also been identified relating to the provision of new woodland and tree planting to strengthen the landscape structure.
- 11.10.14 Adverse visual effects have been identified for residents adjacent to the site and users of road network as they pass the site.

- 11.10.15 As set-out above, the proposed development responds positively to the landscape and visual context, providing a host of benefits associated with the provision of a substantial area of open space and robust GI, including landscape and recreational benefits in line with the aspirations of Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies DPD, July 2013.
- 11.10.16 The proposals are also compliant with the Suffolk Coast and Heaths AONB management plan and respond positively to the wider landscape character and the setting of the AONB. The proposals deliver measures to restore and enhance landscape features that have been lost through the mineral extraction operations.
- 11.10.17 In conclusion there would be no overriding adverse effects that should preclude the proposed development on landscape and visual grounds. It is considered that a high quality scheme can be delivered on the site which is in keeping with best practice and current government guidance and which would make a positive contribution to the local landscape.