

Kesgrave Neighbourhood Plan

Landscape Identity Analysis

on behalf of

Kesgrave Town Council

Evidence base | 9<sup>th</sup> April 2019 | Rev 01



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# 1 Introduction

## Background

- 1.1 Kesgrave Town Council is currently compiling a Neighbourhood Plan in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, and the Neighbourhood Planning Regulations 2012 (as amended). The Kesgrave Neighbourhood Plan is being prepared to: *"establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2019 to 2036"*<sup>1</sup>.
- 1.2 The emerging Neighbourhood Plan identifies the challenges Kesgrave faces and sets out a vision and a series of objectives.
- 1.3 Kesgrave Town Council liaised with nearby parish councils from the outset of the neighbourhood plan process and all agreed that they did not wish to be merged into one long 'East of Ipswich' suburb. Councillors and residents wished to maintain the existing separation and the sense of belonging to their own town or village.
- 1.4 The resultant vision:
- We see Kesgrave as remaining an attractive town to live in and will be fully acknowledged as a distinct, substantial town in its own right, where residents:*
- *still enjoy the surrounding countryside, wooded areas and green open spaces;*
  - *have sporting and recreational facilities available in keeping with its size;*
  - *have less dependence on the car to access these assets; and*
  - *feel a genuine sense of belonging to a vibrant, caring community.*
- 1.5 The objectives for the Neighbourhood Plan were identified through engagement with the community. They included:
- Objective One:*
- To protect the character of Kesgrave, particularly in respect of preserving the established open spaces of the built-up areas and separation from neighbouring communities.*
- 1.6 Feedback from community consultation undertaken during the preparation of the Neighbourhood Plan (as well as from public consultation responses to development proposals in the area) stresses the importance of Kesgrave retaining its individual identity. This view is shared by the neighbouring communities.

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<sup>1</sup> Kesgrave Neighbourhood Plan, First Draft Version 4

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**Settlement separation and identity**

1.7 The importance of maintaining separation between settlements as a means of safeguarding their identity or special characteristics has long been recognised in spatial planning.

1.8 The National Planning Policy Framework 2018 notes, at para 124:

*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

1.9 At para 127 it notes means by which this might be achieved [TLP emphasis]:

*Planning policies and decisions should ensure that developments: [amongst other things]*

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

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

1.10 The Suffolk Coastal Local Plan, Final Draft Plan, January 2019, includes Policy SCLP10.5: Settlement Coalescence:

*Development of undeveloped land and intensification of developed land between settlements will only be permitted where it does not lead to the coalescence of settlements through a reduction in openness and space or the creation of urbanising effects between settlements.*

1.11 Neighbourhood plans may include policies addressing local issues related to settlement coalescence.

1.12 The supporting text, at paras 10.42 and 10.43, notes:

*Landscapes are a unique combination of features that make a place distinctive. There are a number of locations throughout the District where important undeveloped areas of land exist between settlements. These gaps help protect the identity and character of separate settlements.*

*Gaps between settlements help give the sense of leaving one place and arriving at another. Feedback from community engagement and public consultation used to help shape this Local Plan document stresses the importance of communities retaining their individual identity. Many distinct villages in Suffolk Coastal are near to other villages and towns. In places such as Rushmere St Andrew and Martlesham landscapes characterise*

*village character as distinct from nearby suburban areas [e.g. Kesgrave]. The presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation.*

### **Commission**

- 1.13 The Landscape Partnership was appointed by Kesgrave Town Council to consider the issue of maintaining the identity of Kesgrave in a robust and transparent manner and prepare a Landscape Identity Assessment. This report will form part of the evidence base used to prepare the Kesgrave Neighbourhood Plan.
- 1.14 Undeveloped land beyond the settlement boundary can play two roles in maintaining the identity of a settlement. Firstly, it can, in itself, provide the features that contribute to the settlement's identity or special characteristics, i.e. it can provide the settlement's landscape setting. Secondly, it can provide the means or definition by which the identity of neighbouring settlements can be maintained, i.e. it can provide a break between settlements, so preventing them from merging together or coalescing.
- 1.15 The commission had the following objectives:
- To provide a baseline description of the landscape in which Kesgrave is located, with particular emphasis on what makes it special and distinctive, i.e. what gives the town its identity.
  - To analyse the contribution that various parcels of undeveloped land beyond the settlement boundary make to providing Kesgrave's landscape setting and maintaining Kesgrave's separation from Rushmere St Andrew and from Martlesham.
  - To prepare draft policy wording and supporting text for inclusion in Neighbourhood Plan in order to safeguard Kesgrave's landscape setting and its separation of Kesgrave from Rushmere St Andrew and Martlesham.

## **2 Methodology**

- 2.1 There is currently no formally agreed approach or method for assessing land for its contribution to maintaining the identity of a settlement; be that its function in providing the setting or special character of a settlement, or the role it plays in maintaining the separation between adjacent settlements. However, there are various equivalent studies which have helped inform this methodology. The approach taken in this study is tailored specifically to the circumstances of Kesgrave, paying due regard to earlier studies and the specific characteristics of this locality.
- 2.2 The approach adopted in this study included desktop study to provide a baseline for the analysis, followed by field survey work to assess the contribution that the land beyond the settlement boundary makes to:

- i/ providing a landscape setting to Kesgrave; and
- ii/ maintaining the separation of Kesgrave from Rushmere St Andrew, and Kesgrave from Martlesham Heath.

### **Study area**

2.3 The study area encompassed all of the land beyond the settlement boundary within the parish of Kesgrave. This mainly comprises open, undeveloped agricultural land and woodland but includes some areas of development such as Kesgrave High School. See Figure 01.

2.4 Since some of the land that provides the landscape setting to Kesgrave and the separation from adjacent settlements lies beyond the parish boundary, consideration was also given to the role this 'borrowed' land plays.

### **Process**

2.5 The following processes were undertaken:

- Assemblage of a baseline description of the landscape in which Kesgrave is located, with particular emphasis on what makes it special and distinctive, i.e. what gives the town its identity. This included consideration and analysis of the historic development of the town; the form of the settlement edge; published landscape character assessments; and landscape-related designations present.
- A review of Kesgrave's visual context, including an analysis of how the town is perceived within the surrounding landscape and identification of key views to and from the settlement.
- A review of the various transport routes through the study area and consideration of how the town is perceived by those travelling on the routes; in particular, the experience of users travelling between Kesgrave and Rushmere St Andrew, and Kesgrave and Martlesham.
- Division of the land beyond the settlement boundary into 'landscape setting parcels' – areas of land of common landscape character - in order to analyse the contribution they make to providing Kesgrave's landscape setting and the role they play in maintaining Kesgrave's separation from Rushmere St Andrew and from Martlesham Heath.

### **Definition of landscape setting parcels**

2.6 A number of landscape setting parcels were identified within the study area as the basis for detailed field survey. These parcels reflected logical divisions of the surrounding countryside into areas that displayed broadly similar characteristics, and which were defined by recognisable physical features. The key considerations when defining parcels for this study were:

- The consistent characteristic nature of the parcel, to enable the assessment to conclude on the potential of the whole parcel to contribute to setting and/or separation.
- The definition of clear, robust boundaries to ensure that, if designated, the boundaries would be defensible.

2.7 OS mapping and aerial photography were used to identify appropriate parcel boundaries. Boundary features included: the settlement boundary; roads and rights of way; property boundaries that provide a straight and logical line; watercourses; physical features such as hedgerows or fence lines; or in the absence of any physical feature on the ground, a straight line between two permanent physical features.

### **Landscape setting analysis**

2.8 The aim of the landscape setting analysis was to identify the physical and perceived landscape attributes that should be conserved in order to safeguard Kesgrave's identity.

2.9 Having regard to the findings of the baseline studies, a narrative description was provided for each of the landscape setting parcels as to:

- physical attributes or features present;
- perceptual attributes, e.g. view, tranquillity;
- its landscape character;
- its contribution to the landscape setting of the settlement; and
- any value attributes that might make it particularly special to users, e.g. well used recreation facilities.

2.10 A summary judgement is provided as to the overall contribution that each parcel, as a whole, makes to the landscape setting of Kesgrave from Low to High. It is important to note that such judgements are made by balancing the various attributes of the parcel as a whole, and that within the parcel there may be areas that contribute more or less to the setting of the town.

### **Separation analysis criteria**

2.11 The aim of the separation analysis was to identify the role land played in maintaining the physical and perceived separation of adjacent settlements in order to safeguard Kesgrave's identity.

2.12 The separation analysis focused on the key purpose of the designation (i.e. to maintain Kesgrave's identity and its separation from Rushmere St Andrew and Martlesham Heath) and the contribution of various parcels of land to this function. Separation was assessed by applying a number of criteria (set out in Table 1) to examine how the parcels of land perform with regard to preventing neighbouring settlements from merging into one another. For the purpose of the assessment, the contribution of the parcels to separation has been considered in terms of both physical and perceived separation. Perceived separation refers to views into or across the parcel from the settlements and

from key viewpoints, and the experience of those travelling between settlements. It is acknowledged that some parcels may have a more important role in the perceived separation of settlements than others, due to their topography or location.

**Table 1: – Separation analysis criteria**

<b>Purpose</b>	<b>Criteria</b>	<b>Analysis</b>	<b>Contribution</b>
To maintain Kesgrave’s identity by preventing neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development Parcel contains some development Parcel contains no development	Low Medium High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness Parcel has moderate sense of openness Parcel has strong sense of openness	Low Medium High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km) Moderate gap (1.0km to 3.0km) Narrow gap (less than 1.0km)	Low Medium High
	4. What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera) Parcel makes moderate contribution Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	Low Medium High
	5. In summary of the above, what is the contribution of the parcel to maintaining separation?	Parcel makes small contribution to gap Parcel makes moderate contribution to gap Parcel makes large contribution to gap	Low Medium High

### 3 Location

3.1 Kesgrave is located in Suffolk Coastal district and has a population of approximately 15,000 people. It was declared a town on 1st January 2000. The town lies to the east of Ipswich and south-west of Woodbridge.

3.2 In contrast to the heavy clay soils of the western portion of Suffolk, the landscape to the east of a line crudely approximating to the A12 is lighter and more varied in character. Broadly referred to as the Suffolk Sandlings, this landscape has developed on predominantly free-draining, sandy soils and comprises a mosaic of lowland heath, agricultural land and forestry. The landscape is cut through by a series of west to east river valleys (the Stour, the Orwell, the Deben, the Alde, the Blyth and the

Waveney, together with their tributaries) with associated grazing marshes and reed beds that give way to wide and isolated shingle beaches.

- 3.3 Kesgrave is situated on a plateau of higher land between the River Deben and the River Orwell. The land on which the town has developed would once have been heathland. The poor fertility and water-holding properties of the soils meant that it was difficult to farm and its reclamation to agricultural land was the subject of late enclosure; indeed remnants of unenclosed heathland remain, e.g. at Martlesham Heath.
- 3.4 At a more local level, Kesgrave is bordered by Rushmere St Andrew to the west and Martlesham to the east. The built-up portion of Rushmere St Andrew is contiguous with Ipswich and in turn parts of its western extent connects with settlement on the western edge of Kesgrave, e.g. in the vicinity of Mendip Drive; further to the south, the two settlements are separated by Brookhill Wood and Foxhall Stadium. To the east, a narrow band of heathland separates the settlements of Kesgrave and Martlesham (and in particular Martlesham Heath), save for properties in Dobbs Lane that are contiguous with those with Deben Avenue (Martlesham). To the north it abuts the more rural parishes of Playford and Little Bealings and to the south Foxhall. Here the respective settlements are separated from Kesgrave by areas of agricultural land and woodland.
- 3.5 Kesgrave's parish boundary, together with the boundaries of neighbouring parishes, is illustrated on Figure 02. Figure 03 illustrates the topography of the parish and how it sits within the wider landscape. Figure 04 illustrates the composition of the town's underlying geology and soils.
- 3.6 Kesgrave's indigenous soils are described as "*Freely draining slightly acid sandy soils*"<sup>2</sup>, with a low fertility and draining to groundwater.
- 3.7 The land to the east of Main Road generally has Provisional Agricultural Land Classification of Grade 4<sup>3</sup>, reflecting the light sandy soils. However, within this, more detailed post 1988 ALC surveys reveal the area in the vicinity of Long Stropps as being the higher quality, and therefore more valuable for production, Grade 3<sup>4</sup>. Land to west of Main Road, is generally Grade 3, with areas of Grade 2 beyond.

## 4 Historical development

- 4.1 The settlement of Kesgrave appears in the Domesday Book as Gressgrava. The Domesday survey indicates that there was a church at that time and it is likely that a place of Christian worship stood there in Saxon times. For over 700 years Kesgrave remained a small agricultural community with a church, an inn and a few farmsteads. In 1921 the population was only 103, housed in 20 dwellings.

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<sup>2</sup> <http://www.landis.org.uk/soilscapes/>, accessed 14.02.2019

<sup>3</sup> <https://magic.defra.gov.uk/magicmap.aspx>, accessed 14.02.2019

<sup>4</sup> <https://magic.defra.gov.uk/magicmap.aspx>, accessed 14.02.2019

- 4.2 In the C19 the settlement consisted of a small cluster of buildings around the church, Kesgrave Hall (to the north of Main Road) and scattered farms. The parish boundary was smaller than at present. Most of the parish at this time consisted of farmland, with an expanse of woodland surrounding the hall. Most of the northern edge of the parish was defined by Woodbridge Road (now Main Road), with Playford Heath immediately beyond. The southern edge of the parish adjoined Foxhall Heath, while the eastern edge adjoined Martlesham Heath. Further heathland was found beyond the parish boundary to the west at Rushmere Heath.
- 4.3 The inter-war period saw the beginning of the development of housing estates in the area, with new roads, building plots, and dwellings shown on the 1928 map. Gradual development continued in the post-war era with further, piecemeal development to the south of Woodbridge Road (now Main Road), mostly consisting of bungalows. The western portion of the parish appears to have been largely developed by 1988. The eastern part of the settlement consists of a large development of approximately 5,000 dwellings known as Grange Farm. This development commenced in the 1980s and was mainly complete by 2007. Kesgrave is predominantly a residential area, but also has a range of local facilities.
- 4.4 The chronological development of the town is illustrated on Figure 05.

## **5 Description of settlement edge**

- 5.1 The existing settlement edges are well defined and there is a clear and distinct contrast between the developed areas and the open countryside, which is intact and in good condition. There are few examples of the urban fringe land uses – small paddocks and disparate peripheral development and the like associated with horis-culture and other small-scale operations – that are frequently associated with the edges of other towns.
- 5.2 The northern edge of Kesgrave is defined primarily by the A1214 Main Road. Formerly known as Woodbridge Road, this route would have provided part of the main link between Ipswich and the various towns on the Suffolk coast and on to Lowestoft and Yarmouth. With the exception of Kesgrave High School, the growth of Kesgrave in the C20 has occurred only to the south of the road. The resultant urban edge is therefore abrupt but, when viewed from the wider landscape to the west, is filtered by intervening vegetation.
- 5.3 The western portion of the northern parish boundary follows Main Road before diverting northwards to encompass Playford Heath, Kesgrave High School, Kesgrave Wood (a large block of deciduous woodland dominated by sweet chestnut, much of which has been subject to coppicing in the past), and Kesgrave Hall. In contrast to the greater portion of Kesgrave, the landscape here starts to drop down to the water course associated with Sinks Pit beyond the parish boundary.
- 5.4 Public access to this portion of Kesgrave is limited to Hall Road on the eastern parish boundary and a public footpath that follows a line northwards from Main Road (in the vicinity of the eastern Ropes

Drive roundabout) around the edge of Kesgrave Wood and provides links into the landscape of the Fynn Valley beyond.

- 5.5 The southern parish boundary follows the line of Foxhall Road. The boundary and settlement edge are separated by two arable fields, divided by a belt of woodland. The fields are of an open character and are likely the result of late enclosure of the former heathland that typified the Sandlings area of east Suffolk. Within the larger field is the Foxhall Radio Station. To the west of Bell Lane, separation is provided by Foxhall Heath (primarily made up of deciduous woodland containing Foxhall Stadium). The woodland is crossed by a network of public footpaths that provide access to the Mill Stream valley and continue eastwards from Bell Lane across farmland to Foxhall Road, and on to Foxhall Hall.
- 5.6 A promoted long-distance footpath, the Sandlings Walk, takes a route generally inland from and parallel to the Suffolk Coast Path, following a line through heaths and forests. The path starts at Rushmere Heath and continues to Southwold. Within the parish of Kesgrave, it follows a bridle way along the southern and then eastern settlement edge, and so users afford views into Foxhall Heath woodland, across to Foxhall Court and across Martlesham Heath.
- 5.7 A collection of sports pitches known as Millennium Fields have been constructed between the bridleway and the settlement edge.
- 5.8 From points in the wider landscape the lines of trees along the southern edge of the settlement, which predate the development at Grange Farm, Long Stropps woodland belt and other hedgerows filter views of the settlement. Development is not, however, completely screened and glimpsed views of houses are available.
- 5.9 A public footpath rises from Foxhall Road at its junction with Dobbs Lane, leading northwards, and terminating at the edge of farmland near Foxhall Court.
- 5.10 The eastern edge of the settlement abuts development in Deben Avenue, Martlesham. To the east of this is a block of plantation woodland that separates the urban area from the Suffolk Constabulary HQ and Martlesham Heath village. The former was constructed as a new village in the 1970s partly on the site of the former Martlesham Heath Airfield, itself on reclaimed heathland. The village is separated from the main and older part of Martlesham and from development around Adastral Park by the A12. Further south, the two settlements are separated by a narrow band of heathland and scrub woodland within Martlesham parish.
- 5.11 The northern portion of Kesgrave's western edge is contiguous with suburban development in Rushmere St Andrew. Further west, Rushmere Heath, provides a distinct break in the townscape, separating Ipswich from Rushmere/Kesgrave as experienced from the A1214.
- 5.12 Further south, the western boundary follows the line of the narrow and steep-sided valley of the Mill Steam watercourse. Here, the boundary is bordered by the Bixley Farm development within Rushmere St Andrew to the west and Foxhall Heath to the east.

## 6 Landscape character

### Published landscape character assessments

- 6.1 Landscape character assessments enable landscapes to be described and understood by mapping natural, physical and cultural features in order to define different landscapes and demonstrate what makes them special. Landscape character types share similar characteristics, such as underlying geology, soil type, topography and landform, the pattern and type of land/field enclosure, historic land use, the pattern of settlements and types of building that these comprise, tree and woodland cover and the general visual experience of the area. Landscape character areas are specific geographic areas that exhibit a particular landscape character type.
- 6.2 It is important to note that landscape character assessments can be undertaken at a range of scales. It should also be noted that boundaries are only indicative of the change between areas and therefore when working at a site scale, especially close to boundaries between character types or character areas, users should carefully identify which landscape the land parcel belongs to, based on its characteristics. In addition, it is important to note that while drawn with a line on a map, areas close to boundaries often may be better thought of as an area of transition and may display some of the characteristics and sensitivities of both character areas.
- 6.3 Effects on landscape character can be both direct, i.e. on the character area/landscape type that the site is located within, and indirect, i.e. changes to characteristics or perceptions of character that occur beyond the boundary of a character area/landscape type. In addition, effects on landscape character may be positive or negative, i.e. strengthening and enhancing the characteristic patterns and features, or eroding and losing the patterns and features that contribute to landscape character.
- 6.4 There are several published landscape character assessments applicable to the site. These are the National Character Area (NCA) profiles, Suffolk Landscape Character Assessment (2008, updated 2011), Suffolk Coastal Landscape Character Assessment (2018) and the Suffolk Coastal Settlement Sensitivity Assessment (2018).
- 6.5 Landscape character areas are illustrated on Figure 06.

### *National Character Areas*

- 6.6 Natural England have published a series of National Character Areas profiles. There are 159 Character Areas, each of which is distinctive with a unique 'sense of place.' These broad divisions of landscape form the basic units of cohesive countryside character, on which strategies for both ecological and landscape issues can be based.
- 6.7 Kesgrave lies within the Suffolk Coast and Heaths National Character Area (NCA 82). This area comprises a belt of land adjacent to the coast which extends up to 20km inland. The area encompasses a series of low, sandy plateaus, divided by estuaries such as the Orwell and the Deben. The character area also takes in the Fynn Valley to the north of Kesgrave.

6.8 It is one of the driest parts of the country. The distinctive landscape character is a product of its underlying geology, shaped by the effects of the sea and interactions of people. It is mainly flat or gently rolling, often open but with few commanding viewpoints. Much of this area consisted of heathland until extensive irrigation and fertiliser inputs transformed the productivity of the light sandy soils during the second half of the C20. This extensive area of heathland which stretched from the edge of Ipswich to Southwold was known locally as the Sandlings. Traditional heath is now much fragmented owing to farmland conversion, commercial forestry and urban development. Historically the heathland areas were very sparsely settled and *'it remains a lightly populated, undeveloped area that is notable for its tranquillity, high-quality environment and culture, and outstanding wildlife.'* The key characteristics of the area include:

- A predominantly low-lying landscape.
- Fragments of internationally important lowland heathland support nightjar, woodlark, adder and silver-studded blue butterfly. Views across the dry farmland and heathlands are open and extensive, except where enclosed by woodland.
- Settlement is sparse, with small, isolated villages and farmsteads. Larger urban settlements are confined to the north and south (Lowestoft, Ipswich and Harwich).
- Public access is extensive both on the land and on the rivers. The sense of tranquillity and wildness is integral to the distinctiveness of the NCA, inspiring many writers, artists and naturalists, and supports the area's popularity as a recreation and tourist destination.

### ***Suffolk Landscape Character Assessment***

6.9 The Suffolk Landscape Character Assessment was completed in 2008, and subsequently updated and revised in 2011. The project identified thirty distinct types of landscape within the county. The assessment includes descriptions and guidelines for each of the landscape character areas identified. Ipswich, Kesgrave and Martlesham Heath are defined as Urban Areas (Landscape Type 25). Areas of countryside within the parish bounds, to the north and south of the settlement, fall within the Estate Sandlands landscape type (LT 7). The key characteristics of this area include:

- Flat or very gently rolling plateaus of free-draining sandy soils, overlying drift deposits of either glacial or fluvial origin.
- Extensive areas of heathland or acid grassland.
- Strongly geometric structure of fields enclosed in the 18th and 19th century.
- Widespread planting of tree belts and rectilinear plantations.

6.10 The scarcity of water in these landscapes meant that they were not favoured for habitation but were managed as marginal areas to settlements in the adjacent valleys. The Sandlings result from very early settlement and ancient burial grounds appear throughout this landscape at Seven Hills in Nacton, Levington Heath and Martlesham Heath. Subsequent settlement has been sparse, consisting

mainly of isolated hunting or warren lodges and post-enclosure farmsteads. In the C20 the sparseness of settlement and the flat nature of the land made it easy to establish a number of WWII airfields including those at Ipswich and Martlesham Heath.

6.11 The guidelines for the Estate Sandlands include the following:

*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. The sandland plateau with its simpler and more modern land cover pattern and extensive regular pattern of tree cover can be adapted to accept larger growth.*

*The area does not have a history of substantial settlements. Therefore, the impact on the character of the landscape both directly and indirectly can be highly significant and damaging.*

### ***Suffolk Coastal Landscape Character Assessment***

6.12 The Suffolk Coastal Landscape Character Assessment was commissioned by Suffolk Coastal DC and was published in July 2018. The landscape to the north and south of Kesgrave falls within the Kesgrave Sandlands Landscape Character Area (LCA K5). This area consists of land to the east of Ipswich. The northern edge of the area is defined by Playford Road and the southern edge by the Mill River Valley. The eastern edge is defined by the Deben Estuary. It is noted that:

*The belts of arable land, between the settlement and woodland, are laid out in large scale rectilinear field patterns, often separated by strips of pine shelterbelts which are distinctive and have strong skyline impact.*

*Urban areas have a planned, suburban feel. More recent development is well absorbed with an informal layout and softened with woodland both within developments and on the boundaries, but some stark edges remain.*

6.13 The special qualities and features of this area include:

- The eastern fringes of the plateau edge [beyond Kesgrave] fall within the Suffolk Coast and Heaths AONB
- Branches of the long distance 'Sandlings Walk' footpaths leave Ipswich from Rushmere Heath and Purdis Farm, link, and head east through the character area, along the southern edge of Kesgrave, before cutting north to Woodbridge and into the AONB beyond. Together with the wider network of footpaths, which is often dense, the area is important for informal recreation.
- The remnant heaths and mixed deciduous woodland that adjoin and interlace with the urban edges of Ipswich are rare and demonstrate notable ecological heritage. Features such as oak pollard are of historic interest.
- The woodland, heathland and golf courses offer an accessible recreational resource to residents on the fringes of the urban areas.

- Former heathland now planted with conifers has economic value as well as recreational importance. Woodland strips provide visual containment and contribute positively to the visual experience, limiting effects of urban expansion.

6.14 Much of the landscape in the centre and west of the character area is under pressure for development and very little semi-natural habitat remains.

6.15 The strategy objectives include the following:

- Protect heathlands from any reduction in area. Consider how to prevent indirect effects resulting from adjacent land use changes such as increase in recreational pressure.
- Plan to integrate new development ensuring it is shaped by the prevailing character of the area and ensuring avoidance of blanket suburban development.
- Plan green infrastructure approach to network of wildlife sites.

### ***Suffolk Coastal Settlement Sensitivity Assessment***

6.16 The Settlement Sensitivity Assessment was commissioned by Suffolk Coastal District Council in partnership with Ipswich, Mid Suffolk and Babergh Districts and published in July 2018. It forms part of the evidence base for a new Local Plan. The findings of the study in relation to Kesgrave are considered below.

6.17 For the purposes of the sensitivity assessment, the landscape fringes of Kesgrave were divided into two peripheral areas (north and south) reflecting variations in landscape character and factors which contribute to sensitivity.

6.18 The findings of the report are summarised below:

#### *Peripheral Area KG1*

6.19 This area lies to the north of the settlement. The existing settlement edge is defined by the A1214.

6.20 The parcel is bound by Playford Road to the north, the A1214 to the south, the A12 to the east, and the existing urban area to the west. It encompasses land within the parishes of Kesgrave, Playford, Little Bealings and Martlesham.

6.21 Land to the north of Kesgrave falls within the Estate Sandlands landscape type and comprises a shallow tributary valley to the River Fynn. The landform falls gently from the plateau towards the Fynn Valley to the north.

6.22 Land north of the settlement was found to have a high landscape quality in association with varied topography, well-wooded character, historic built features, archaeological features and nature conservation sites. The area also includes Kesgrave High School and an active mineral extraction site.

6.23 This landscape has an enclosed character due to variations in topography and woodland cover, becoming more open in character closer to Rushmere and around Kiln Farm. Woodland associated with Martlesham Plantation is important in creating a break in development between Kesgrave and Martlesham. The land around Kiln Farm functions as a gap between Kesgrave and Rushmere.

6.24 The study notes:

*The sensitivity of this area lies in its semi-natural habitats, gently undulating topography and rural valley character associated with Butler's Brook. This landscape remains largely intact.*

*The intact character of the area and its close proximity to major conurbations make it a valued landscape in terms of access to open countryside and natural greenspace.*

*Peripheral Area KG2*

6.25 The area is defined by the existing urban area of Martlesham to the north, Foxhall Road to the south, the neighbouring parish of Martlesham to the east, and the urban area of Rushmere St Andrew to west. The area lies predominantly within Kesgrave parish, but also includes a small strip of open land within the parish of Rushmere St Andrew.

6.26 It is defined as an Estate Sandlands landscape and comprises gently undulating land between the existing edge of Kesgrave and Foxhall Road. The topography is relatively flat and forms a low plateau. Woodland blocks form wooded skylines and enclose the area. Land use comprises arable farmland, woodland and Foxhall Stadium.

6.27 The open character of former heath is still evident in the scale of fields, remote character and straight road network.

6.28 The existing settlement edge of Kesgrave is relatively well vegetated resulting in glimpsed views to houses. The relatively flat topography means that only roofs are generally visible in views and there are no landmarks or distinguishing features within the settlement.

6.29 The wooded skylines created by blocks of woodland beyond the area create a degree of visual containment. This landscape is inward looking but views are over notable distances. The area comprises the former heathland of Foxhall Heath (now within the parish of Kesgrave). Remnant areas of heathland survive at Martlesham Heath to the east.

6.30 The area is noted to have a "*sense of remoteness and emptiness. The masts associated with the Wireless station appear isolated and remote.*"

6.31 Other findings include:

*This area performs an important function in providing an immediate setting to Kesgrave and separation between it and Martlesham to the east.*

*The sensitivity of this area lies in its heathland character and potential for heathland recreation. The value of this areas lies in its function as an undeveloped buffer between Kesgrave and Martlesham Heath, and as a setting to Kesgrave.*

- 6.32 Whilst there is potential for mitigation to reduce the visual effects of new development, “*this landscape nonetheless remains sensitive to development due to its role in bolstering sense of place and local identity.*”

*Peripheral Area RM2*

- 6.33 This area lies outside Kesgrave but nonetheless provides separation between the original rural village of Rushmere St Andrew and Kesgrave and is therefore relevant to this study. It is noted:

*The sensitivity of this area lies in its openness and rural setting to the village of Rushmere St Andrew. The southern part of this landscape forms an important gap and gateway into Ipswich and village of Rushmere.*

## **7 Landscape-related designations**

### **Areas to be protected from development**

- 7.1 Martlesham Neighbourhood Plan was made in July 2018. Martlesham Heath village contains a series of linked open spaces which extend around and between the built-up areas and expand in various locations in the form of two village greens, two large woodland belts and the western corridor which is designated as a SSSI. Policy MAR2 of the Martlesham Neighbourhood Plan designates the open spaces as Areas to be Protected from Development. The policy wording states that:

*Areas to be protected from development, as identified on the Policies Map, comprise local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of Martlesham in their undeveloped form. Accordingly, development within these areas will be severely restricted.*

### **Site of Special Scientific Interest**

- 7.2 There are two Sites of Special Scientific Interest in the vicinity of Kesgrave. These are:
- Ipswich Heaths – an area of remnant heathland at Martlesham Heath, bound to the west by Dobbs Lane. The site adjoins the parish boundary.
  - Sinks Valley – an area of woodland/heathland to the north of Kesgrave within the parishes of Kesgrave, Playford and Little Bealings.

### **Scheduled Monuments**

- 7.3 The former heathland in the area contains a number of tumuli which have been designated as Scheduled Monuments. These include two bowl barrows contained within woodland near to Dobbs Corner within the parish of Kesgrave. Further tumuli are present at Kesgrave High School (on the

former Playford Heath). Tumuli are also present in the neighbouring parishes at Martlesham Heath and at Pole Hill.

### **Local Nature Reserves**

7.4 The Mill Stream Local Nature Reserve (LNR) adjoins the western parish boundary; the designation covers the stream corridor. It is adjoined by the urban area of Rushmere St Andrew to the west. The Sandlings LNR covers a part of Rushmere Heath. It is located just beyond the parish boundary in the parish of Rushmere St Andrew.

### **Open Access Land**

7.5 A tract of land at Martlesham Heath is designated as Open Access Land. This area lies between the settlements of Kesgrave and Martlesham Heath. In the wider area there are two further areas of Open Access Land at Martlesham Heath (to the east of the A12) and at Rushmere Heath.

### **Tree Preservation Orders**

7.6 Various Tree Preservations Orders are in place within the parish and the adjoining countryside. These include the following:

- Woodland at Foxhall Heath and The Speedway (SCDC/60/00038)
- Woodland between the Millenium sports ground and Dobbs Lane (SCDC/06/00207)
- Woodland at Wilkinson Wood and Fentons Wood (SCDC/07/00212)
- Woodland on Land between 122 Main Road, Heath Cottages and High School (SCDC/01/00144)
- Woodland at Kesgrave Wood (SCDC/50/00020)
- Woodland at Martlesham Plantation (SCDC/50/00020)
- Roadside strips and avenues in the parishes of Rushmere St. Andrew, Playford and Little Bealings north and south of the Ipswich-Little Bealings-Martlesham Road (SCDC/52/00022)

## **8 Visual context**

### **North**

8.1 The area to the north of Kesgrave features an expanse of countryside. The countryside is relatively unspoilt although the area does contain Kesgrave High School, an active sand and gravel pit, and ribbon development along Playford Road/Martlesham Road.

8.2 The area comprises a low sandy plateau which is crossed from west to east by a shallow tributary valley. The plateau mainly consists of large arable fields and is visually open. There are, however, blocks of woodlands to north of the A1214 which contain views out. Trees, hedges and landform also provide localised screening/filtering of views.

8.3 The existing settlement edge is apparent within views from the north. Bungalows lining the A1214 are not particularly prominent but are nonetheless noticeable.

### **East**

8.4 A narrow gap of former heathland separates Kesgrave from Martlesham Heath village. Much of the heathland has become wooded and this woodland/heathland provides the visual context for the two settlements. Woodland reduces the perception of buildings within the view but the settlement edge is nonetheless apparent, and the settlements are inter-visible in places. The gap tapers from south to north and is reduced to just 80m wide at its narrowest point. Views from Dobbs Lane towards the settlements are limited by foreground woodland.

### **South**

8.5 The area to the south of the settlement comprises large expanses of arable farmland and blocks of woodland. Most of this area is former heathland and as a result it is very sparsely settled. Foxhall Radio Station is a notable feature within views, and the BT tower at Adastral park can also be seen in the distance, rising above the landscape.

8.6 Foxhall Stadium is visually unattractive, but is not widely visible due to the surrounding woodland. A local radio transmitter aerial immediately to the north of the stadium is visible from localised points on Bell Lane, Penzance Road, and Main Road.

8.7 The existing settlement edge can be glimpsed across the arable fields. The settlement edge is partially contained by trees and woodland, and from many points it is only the roofs which can be seen. Whilst buildings can be seen from the south, they are not prominent features within the view.

8.8 The various blocks of woodland to the south of Foxhall Road limit views of the town from points in the wider landscape.

### **West**

8.9 The western edge of Kesgrave adjoins development within the parish of Rushmere St Andrew and the settlements are effectively contiguous at this point. Rushmere Heath, however, provides an important piece of separation between Kesgrave/Rushmere and the eastern fringe of Ipswich. The Foxhall Stadium site also proves separation between the southern edge of Kesgrave and the Bixley Farm area within Rushmere St Andrew. The site is mainly wooded which limits inter-visibility.

### **Key Views**

8.10 Key views to and from the settlement include:

- Views from Playford Road, which retain a predominantly rural character
- Views from the A1214 across undeveloped land to the north of the road. Woodlands which adjoin the road also contribute significantly to the character and quality of views from the road.

- Views from Long Strops and Millennium Fields. Long Strops offers views southwards across farmland and the woodland adjoining Foxhall Court.
- Views from Dobbs Lane. These views retain a predominantly rural character. Woodland serves to screen the existing settlement edge from much of the route, though the southern edge of Kesgrave can be seen in the distance from a section of road.
- Views from Foxhall Road across the sparsely settled landscape to the south of the settlement. The existing settlement edge is relatively distant and has a minor influence on views.
- Views from the southern part of Bell Lane across open countryside to the south of Kesgrave. The settlement edge is largely contained by trees and woodland, which reduce the influence of buildings within the view.

8.11 A set of photographs to illustrate the town's visual context is reproduced at Figure 09 series, with the locations from which the photographs were taken shown on Figure 08.

## **9 Analysis of routes between settlements**

9.1 One way of analysing separation between settlements is to analysis the degree of separation experienced from the main movement routes through the area.

### ***Sandlings Walk***

9.2 The Sandlings Walk is a significant recreational route through the area and the experience of users of this route is an important consideration.

9.3 Within the parish of Kesgrave the path follows the route of a public bridleway along the southern edge of the settlement (Long Strops). Approximately 3.2km of the path lie within the parish of Kesgrave.

9.4 The route leaves the urban areas of Ipswich, crosses Rushmere Heath, and passes once more through a residential area within Rushmere St Andrew before emerging into Kesgrave and following the edge of former heathland at Foxhall Heath. The change in bordering land uses means there is a reasonably clear sense of having left one character area and moving into the next, even if the adjacent settlement is still apparent.

9.5 Woodland and then farmland extend southwards from the path. The northern side of the path adjoins the settlement edge.

9.6 Within the western part of the parish, the path passes through the wooded portion of Foxhall Heath. Here, the experience of users is that of a walk through woodland. The back gardens of properties within Rushmere/Kesgrave are perceptible to the north of the path; however, the southern side of the path is predominantly undeveloped and features an expanse of woodland containing a network of paths.

- 9.7 To the east of Bell Lane, the path continues along the settlement edge. The bridleway follows a route through a wide grassy corridor which is defined by a native species hedge. Beyond the hedge is an expanse of open countryside. Views are available over the hedge towards a wooded skyline
- 9.8 Within the eastern part of the parish the path passes through a wooded area on former heathland at Martlesham Heath. Again, there is a reasonably strong sense of leaving one settlement and entering another.
- 9.9 The section of the Sandlings Walk passing through the parish of Kesgrave is considered important as it offers views across the open countryside to the south of the settlement and is a well-defined route with a good surface that is accessible to a large local population.

### ***Dobbs Lane***

- 9.10 Dobbs Lane is an unclassified road which passes through open countryside between Kesgrave and Martlesham Heath before entering the settlement of Kesgrave from the south. The road is narrow and has the character of a rural lane.
- 9.11 Dobbs Lane commences from Foxhall Road, to the south of Kesgrave. From the southern portion of the route the view comprises arable farmland in the foreground and woodland in the background, and there is no awareness of the surrounding settlements. To the north of this the road passes through woodland and remnant heathland on the former Martlesham Heath.
- 9.12 Despite the proximity of Martlesham Heath and Kesgrave the perception of development is limited by intervening woodland. Views are available from a localised section of road across an intervening arable field towards the edge of Kesgrave.
- 9.13 The entry into Kesgrave is marked by the beginning of bungalow development on the western side of the road. Development on the eastern side of the road commences further to the north at Gorseland Primary School. The eastern edge of the settlement is surrounded by deciduous woodland on the former heath and there is a clean transition between the woodland and the settlement. The woodland also serves to screen development on the approach to Kesgrave and provides separation from and screening of Martlesham Heath village. Furthermore, the woodland/heathland provides a valuable recreational resource.

### ***Bell Lane***

- 9.14 Bell Lane is a historic route which commences from a junction with Foxhall Road to the south of Kesgrave. It then travels northwards, continuing through the settlement to meet with the A1214.
- 9.15 The southern part of the route crosses open countryside to the south of Kesgrave. The area to the west of the road is wooded while the area to the east consists of a large expanse of arable farmland. The towers of the Foxhall Radio Station are notable features within views. The settlement edge is largely contained by trees and woodland, which reduce the influence of buildings within the view, particularly in summer months.

9.16 The northern part of the route, within the settlement of Kesgrave, is lined with bungalows from the post-war period. The transition to the urban area is very clean as motorists leave behind woodland and farmland at Foxhall Heath and enter the town. Whilst the entrance to the town is low key, the settlement edge is logical and well defined and there is a vegetated edge to the settlement.

### ***A1214***

9.17 The A1214 Main Road is one of the main arterial routes into Ipswich and is an important gateway to the town

9.18 The A1214 marks the northern edge of Kesgrave and the adjoining countryside effectively extends to the edge of the road along much of its length. This open land comprises farmland, a nursery, school playing fields and woodlands. The main development to the north of the road is at Kesgrave High School.

9.19 Traveling from west to east on this route there is no distinction between the urban areas of Rushmere St Andrew and Kesgrave.

9.20 The entry to the settlement from the east is more successful with the gap between the older part of Martlesham/ A12 corridor and Kesgrave comprising plantation woodland (despite its proximity, the park and ride car park is relatively well screened) and the start of Kesgrave (ignoring Deben Road actually being within Martlesham) being marked by the beginning of bungalow development lining the southern side of the A1214.

9.21 The A1214 provides a strong and clearly defined edge to the settlement and development to the north of the road is exceptional (e.g. the school for example). Farmland, woodland and playing fields to the north of the road create an important sense of openness at the edge of the settlement and are a characteristic feature of this route. Further west, the adjoining countryside also maintains separation from Rushmere St Andrew village.

### ***Foxhall Road***

9.22 Foxhall Road is one of the arterial routes into Ipswich and another gateway to the town.

9.23 Foxhall Road commences from a roundabout on the A12 and travels westwards towards the centre of Ipswich. The road travels through open countryside to the south of Kesgrave and Martlesham Heath. Views are available across large, almost flat arable fields towards a wooded skyline. The BT tower, the pine-topped tumuli, and the Foxhall Radio Station towers are landmark features, but the area is sparsely settled with limited reference to built development within views. The edge of Kesgrave is largely contained by vegetation and the settlement edge is somewhat distant from the road, on the far side of an expansive arable field. Woodland in Foxhall Heath and Brookhill Wood to the south prevent any views towards Rushmere St Andrew and Ipswich. The road passes through this woodland before entering the town to the west of Mill Stream. Overall, there is a strong sense of openness, and the existing settlement edge is distant and has a minor influence on views from Foxhall Road.

***Playford Road***

- 9.24 Playford Road begins from the A1214 in the eastern fringes of Ipswich. It leaves the urban area to the west of the junction with Bell Lane and crosses an area of open countryside to the north of and outside of Kesgrave.
- 9.25 The section of road to the west of Bell Lane passes through intact arable farmland. The road retains its historic character and is lined by hedgerows and hedgerow trees. Views to the surrounding settlements at Rushmere St Andrew and Kesgrave are limited, and the route enables users to experience the open countryside between the two settlements.

**10 Setting and separation analysis**

- 10.1 The following paragraphs provide analysis of each of the landscape setting parcel's contribution to providing a landscape setting for Kesgrave and maintaining its separation from Rushmere St Andrew and Martlesham. They provide a description of the physical and perceived landscape attributes that should be conserved in order to safeguard Kesgrave's identity and the role the parcel plays in preventing coalescence. The landscape setting parcels are illustrated on Figure 07.

***Landscape Setting Parcel 1***

- 10.2 An expanse of farmland between Rushmere St Andrew (Rushmere Street) and Kesgrave, to the north of Main Road and outside Kesgrave's parish boundary.

*Physical attributes*

- Gently undulating plateau farmland.
- Mostly open fields; however, hedgerows and clumps of trees filter views.

*Perceptual attributes*

- Parcel is visible from Playford Road, The Street, and Woodbridge Road. It is also visible from public footpaths crossing the parcel, from the allotments and from Kiln Farm nursery within the parcel.
- Views from properties on Kesgrave's settlement edge (many of these properties are bungalows with limited views).

*Character*

- Agricultural character of the countryside is intact.
- Nursery and allotments might be considered to be urban fringe land uses, but nonetheless keep land open.

*Setting of settlement*

- Provide an intact countryside setting to Kesgrave.

- Existing settlement edge abrupt in places but strong and clear distinction between urban areas and surrounding countryside.
- Existing settlement edge is clearly defined by physical features such as roads.
- The settlement edge can be glimpsed across farmland.

*Value attributes*

- Allotments and public footpaths provide recreational opportunities.
- Playford Road provides attractive rural route between Rushmere St Andrew and Little Bealings.
- Perception of open countryside to the north of the A1214 is important to the experience of road users.

*Separation analysis*

Purpose	Criteria	Analysis	Contribution
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High
	4. What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera)	Low
		Parcel makes moderate contribution	Medium
		Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	High

*Summary of parcel's contribution to the landscape setting of Kesgrave and separation*

10.3 In summary, it is considered that Landscape Setting Parcel 1, as a whole, makes a Medium to High contribution to Kesgrave's landscape setting and a High contribution to maintaining the separation of Kesgrave from adjacent settlements.

### ***Landscape Setting Parcel 2***

10.4 Swathe of open land between Kesgrave and Playford Road, defined by Doctor Watsons Lane in the west and Hall Road in the east. Parcel also contributes to the gap between Kesgrave and Little Bealings.

#### *Physical attributes*

- This parcel contains a shallow tributary valley between Kesgrave and Little Bealings.
- Kesgrave Wood and other clumps of trees limit visibility across the parcel.
- Ribbon development along Playford Road/Martlesham Road comprises sense of openness.

#### *Perceptual attributes*

- Parcel is visible from long section of A1214. Parcel is also visible from Playford Road, Doctor Watsons Lane and Hall Road.
- Parcel is crossed by three public rights of way.
- Views from properties at Kesgrave's settlement edge (many of these properties are bungalows with limited views).
- Also visible from school playing fields and Kesgrave Hall hotel within parcel.

#### *Character*

- Area comprises swathe of open land between Kesgrave and Little Bealings which contains a range of land uses. Development is limited to Kesgrave High School, Kesgrave Hall and occasional private properties. Land uses include the school and associated playing fields, woodland, a sand and gravel pit, grassland, remnant heath and arable farmland. The area is largely free from development, and the quarry is only a temporary land use which is capable of restoration. Playing fields retain open character. The parcel includes a SSSI and a significant block of woodland, and the countryside is relatively intact and in good condition.

#### *Setting of settlement*

- Setting of Kesgrave is formed by predominantly open land to the north of the A1214 comprising agricultural land, school playing fields and woodland.
- Farmland, woodland and playing fields to the north of the A1214 are important to the experience of road users.
- Existing settlement edge is clearly defined by Main Road.
- Town (including Kesgrave High School) is apparent within views.
- Houses at Playford Road screened by garden vegetation.

*Value attributes*

- SSSI is important site for nature conservation.
- Three Public Rights of Way offer recreational opportunity. School playing fields are an important recreational facility.
- Woodland provides attractive setting to the settlement which can be appreciated from Main Road.
- Has value as an area of countryside which is easily accessible from the town.

*Separation analysis*

<b>Purpose</b>	<b>Criteria</b>	<b>Analysis</b>	<b>Contribution</b>
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High
	4. What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera)	Low
		Parcel makes moderate contribution	Medium
		Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	High

*Summary of parcel's contribution to the landscape setting of Kesgrave and separation*

10.5 In summary, it is considered that Landscape Setting Parcel 2, as a whole, makes a High contribution to Kesgrave’s landscape setting, and a Medium to High contribution to maintaining the separation of Kesgrave from adjacent settlements.

***Landscape Setting Parcel 3***

10.6 Wooded parcel of land between Kesgrave and Martlesham, to the east of Hall Road.

*Physical attributes*

- Parcel contains a shallow tributary valley between Woodbridge and Little Bealings.

- Parcel contains significant blocks of deciduous woodland at The Oaks and Martlesham Plantation.
- Parcel encompasses the park and ride facility and associated parking areas and structures.

*Perceptual attributes*

- The parcel is visible from the A1214, Hall Road, Martlesham Road and the A12.
- Views from small number of private properties adjoining the parcel.
- Park and ride facility is well assimilated and has only a limited visual influence on the wider landscape.

*Character*

- Area contains two areas of woodland at The Oaks and Martlesham Plantation. Predominantly deciduous woodland makes a strong contribution to the character of the area.
- The tributary valley in the centre of the parcel contains grass fields/paddocks.
- Countryside is relatively intact despite paddocks. A12 disturbs the tranquillity of the area and influences the character of the area which is no longer perceived as rural.

*Setting of settlement*

- Woodland to the north of the A1214 at Martlesham Heath combines with woodland at Martlesham Heath to provide a wooded gateway to the settlement.
- Woodland also provides a strong sense of containment to the settlement.
- Parcel is somewhat divorced from Kesgrave’s settlement edge, so limiting its contribution to the town’s setting.

*Value attributes*

- Woodland contributes to the character of the area and provides containment to the settlement.

*Separation analysis*

Purpose	Criteria	Analysis	Contribution
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High

	parcel contributes to?		
4.	What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera) Parcel makes moderate contribution Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	Low Medium High

*Summary of parcel's contribution to the landscape setting of Kesgrave and separation*

10.7 In summary, it is considered that Landscape Setting Parcel 3, as a whole, makes a Medium contribution to Kesgrave's landscape setting, and a Medium to High contribution to maintaining the separation of Kesgrave from adjacent settlements.

***Landscape Setting Parcel 4***

10.8 Remnant heathland at Martlesham Heath which separates Martlesham Heath village from Kesgrave.

*Physical attributes*

- Parcel is located on sandy plateau.
- Much of parcel consists of secondary woodland on former heathland.

*Perceptual attributes*

- Martlesham Heath is crossed by a number of public footpaths and appears to be well used for recreation.
- Views from private properties which generally back onto areas of open space.
- Also visible from museum and school.
- Woodland reduces the prominence of built development within views. The urban edge is nonetheless apparent, particularly in winter months.

*Character*

- Parts of the area retain a heathland character with areas of open space, heather and gorse. Much of the heathland has developed into secondary woodland. The parcel has a range of historical associations. Tumuli are preserved within the former heathland and the control tower from the old Martlesham Heath airfield is also preserved. The area also contains Dobb's Grave, which is found at Dobb's corner.

*Setting of settlement*

- The parcel provides a narrow area of open space between the settlements Martlesham Heath village and Kesgrave.
- The urban edge is adjoined by woodland and heathland.
- A network of paths and areas of open space provide recreational opportunities for local residents.

*Value attributes*

- The former heathland has a range of historical associations and contributes to the character of the area. Secondary woodland and heathland provide an attractive area of easily accessible open space at the settlement edge.

*Separation analysis*

<b>Purpose</b>	<b>Criteria</b>	<b>Analysis</b>	<b>Contribution</b>
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High
	4. What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera)	Low
		Parcel makes moderate contribution	Medium
		Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	High

*Summary of parcel's contribution to the landscape setting of Kesgrave and separation*

10.9 In summary, it is considered that Landscape Setting Parcel 4, as a whole, makes a High contribution to Kesgrave’s landscape setting, and a High contribution to maintaining the separation of Kesgrave from adjacent settlements.

### ***Landscape Setting Parcel 5***

10.10 Former heathland to the south of Kesgrave, now largely converted to arable farmland. Parcel lies between Rushmere St Andrew (to the west), Kesgrave (to the north) and Martlesham Heath (to the east). Parcel contributes to separation between Kesgrave and Rushmere St Andrew, Kesgrave and Martlesham Heath, and Rushmere St Andrew and Martlesham Heath. To the south, the developed portions of Foxhall village are separated from those of Kesgrave by extensive countryside.

#### *Physical attributes*

- Parcel is located on low, sandy plateau.
- Much of parcel consists of arable farmland on former heathland.
- Parcel contains isolated buildings at Foxhall Court on the site of an old hospital. The parcel also encompasses Foxhall Radio Station, a wireless transmitter from the cold war era.
- Parcel also contains plantation woodland on the former hospital site and a recently planted woodland belt.

#### *Perceptual attributes*

- Parcel consists of large, visually open expanses of arable farmland.
- Foxhall Heath transmitter is prominent within views.
- Some private properties at the edge of the settlement have views across the parcel.
- Views southwards from the edge of the settlement across arable farmland towards blocks of woodland.
- Parcel plays important role in views from Foxhall Road, the Sandlings Walk and Bell Lane.

#### *Character*

- The parcel comprises arable farmland and plantation woodland on former heathland. Foxhall Radio Station is a prominent feature within views. The parcel is sparsely settled, which reflects its history as heathland. Views are available across arable farmland to various blocks of woodland.

#### *Setting of settlement*

- The parcel provides an area of open countryside to the south of Kesgrave.
- Settlement edge is softened by trees, hedgerows and woodland.

#### *Value attributes*

- Views are available southwards from the settlement edge across the adjoining countryside. Parcel has value as area of open countryside in close proximity to the adjoining settlements.

- Sandlings Way is an important recreational route following the line of Long Strops along the northern edge of the parcel. The perception of open countryside to the south of the route is important to the experience of users.

*Separation analysis*

<b>Purpose</b>	<b>Criteria</b>	<b>Analysis</b>	<b>Contribution</b>
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High
	4. What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera)	Low
		Parcel makes moderate contribution	Medium
		Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	High

*Summary of parcel’s contribution to the landscape setting of Kesgrave and separation*

10.11 In summary, it is considered that Landscape Setting Parcel 5, as a whole, makes a Medium to High contribution to Kesgrave’s landscape setting, and a Medium contribution to maintaining the separation of Kesgrave from adjacent settlements.

***Landscape Setting Parcel 6***

10.12 Former heathland to the south of Kesgrave at Foxhall Heath (Foxhall Stadium site). The parcel separates distinctive areas at Bixley Farm (within Rushmere St Andrew) and Kesgrave.

*Physical attributes*

- Parcel is located on a low, sandy plateau.
- Much of parcel consists of secondary woodland on former heathland.
- Parcel contains isolated development including Foxhall Stadium, local radio mast, a covered reservoir and occasional dwellings.

*Perceptual attributes*

- Much of parcel consists of woodland, with a large grassy open space in the centre of the parcel.
- Parcel is crossed by a network of public rights of way. Parcel is accessible from adjacent residential areas.
- Deciduous woodland can be appreciated from Foxhall Road and Bell Lane.
- Short distance views from private properties into the adjoining woodland.

*Character*

- The parcel consists of former heathland at Foxhall Heath. Mill Stream sits within a small hollow. The rest of the parcel is situated on a low sandy plateau. Evidence of the former heathland remains, despite colonisation by secondary woodland. Foxhall Stadium is a detracting feature; however, the parcel contains attractive woodlands which are a valuable recreational resource.

*Setting of settlement*

- Parcel provides separation between the Bixley Farm area in Rushmere St Andrew and Kesgrave.
- Settlement is contained by woodland, which limits views towards the adjoining residential areas.

*Value attributes*

- Attractive woodland walks available.
- Sandlings Way is an important recreational route which crosses this parcel.

*Separation analysis*

Purpose	Criteria	Analysis	Contribution
To prevent neighbouring settlements from merging into one another	1. Is the parcel free from development? (physical)	Parcel contains significant development	Low
		Parcel contains some development	Medium
		Parcel contains no development	High
	2. Does the parcel have a sense of openness? (perceptual)	Parcel has little sense of openness	Low
		Parcel has moderate sense of openness	Medium
		Parcel has strong sense of openness	High
	3. What is the width of the gap between settlements that the parcel contributes to?	Extensive gap (more than 3.0km)	Low
		Moderate gap (1.0km to 3.0km)	Medium
		Narrow gap (less than 1.0km)	High

	4.	What contribution does the parcel make to perception of gap for those passing through it?	Parcel makes small contribution (e.g. presence of lighting, signage and other ephemera) Parcel makes moderate contribution Parcel makes large contribution (e.g. strong and clear distinction between urban area and countryside)	Low Medium High
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*Summary of parcel's contribution to the landscape setting of Kesgrave and separation*

10.13 In summary, it is considered that Landscape Setting Parcel 6, as a whole, makes a Medium to High contribution to Kesgrave's landscape setting, and a Medium to High contribution to maintaining the separation of Kesgrave from adjacent settlements.