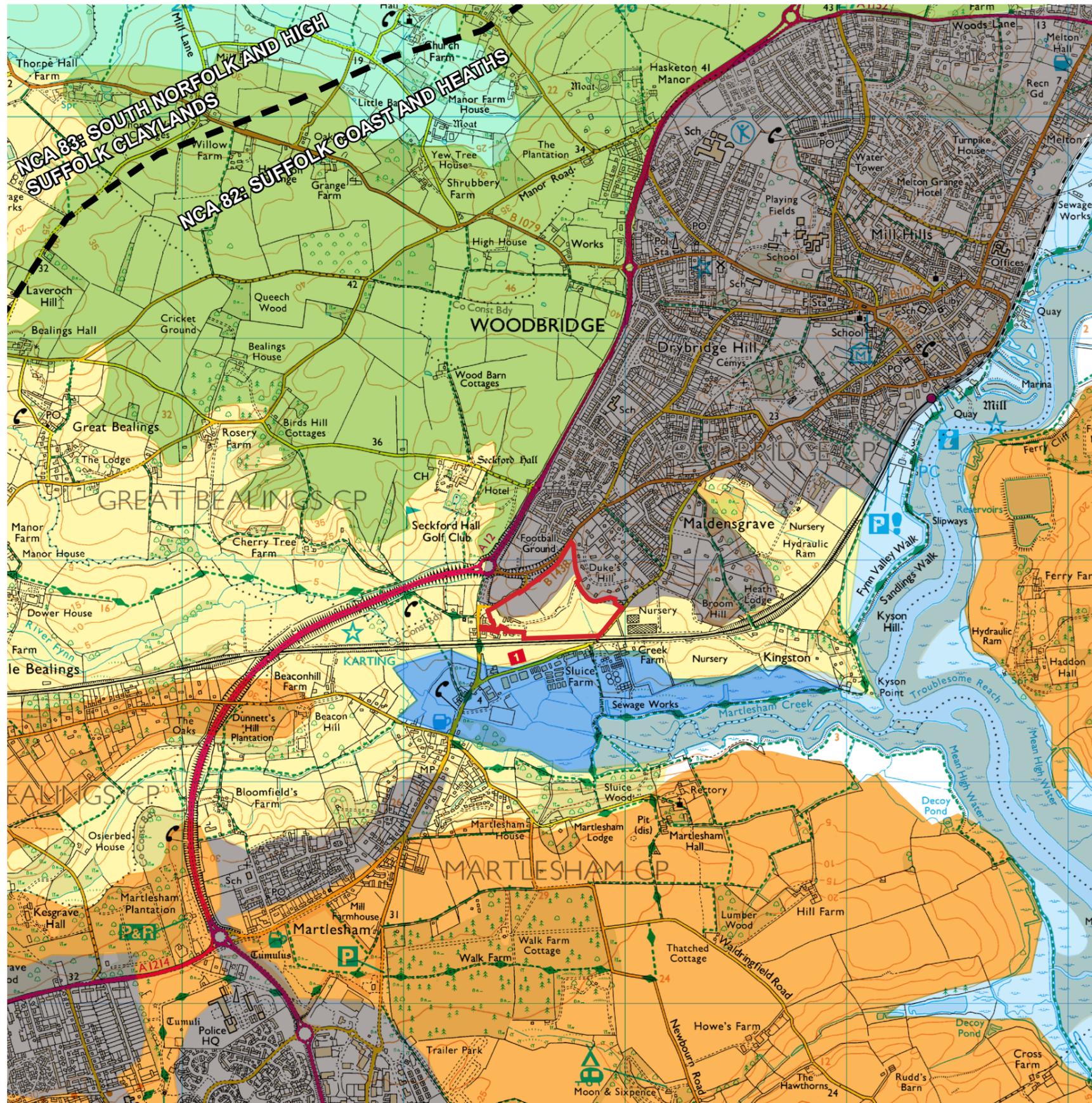


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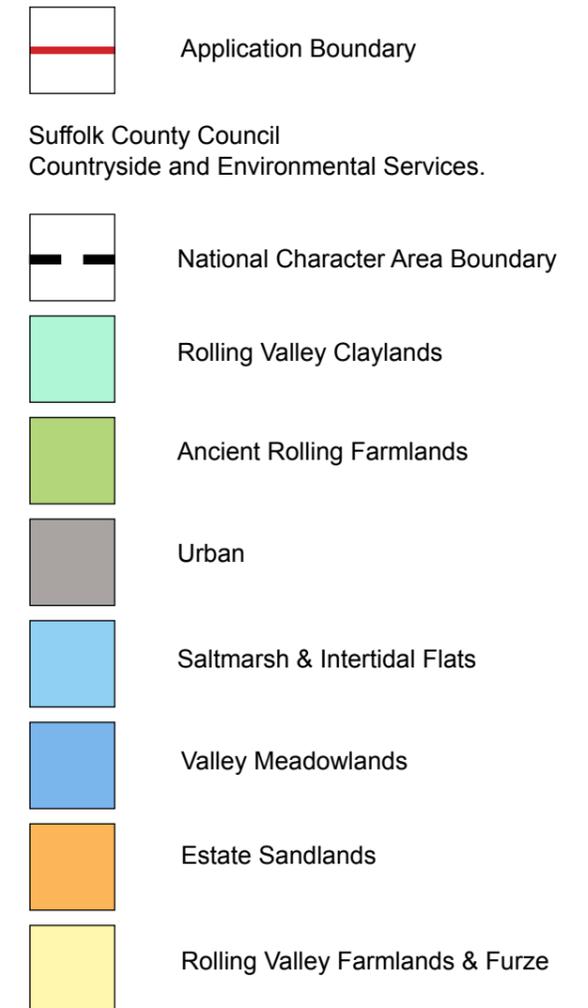
 Gladman Developments Ltd
Top Street,
Woodbridge
SITE LOCATION

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Figure 6.1

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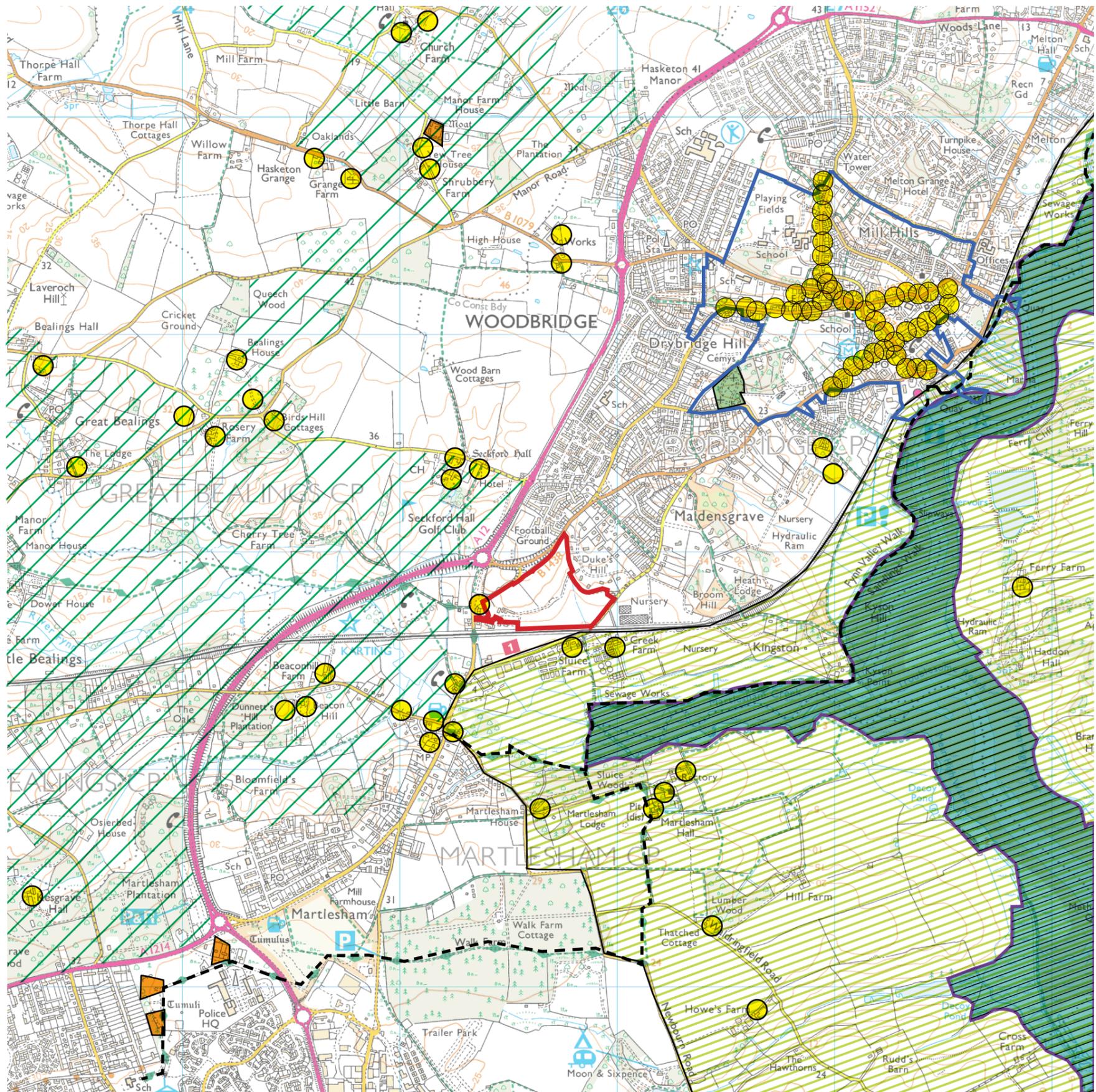
Gladman Developments Ltd
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fpcr LANDSCAPE CHARACTER

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Figure 6.2

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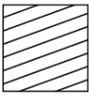
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 Application Boundary

<http://magic.defra.gov.uk/MagicMap>

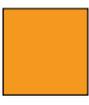
 **Area of Outstanding Natural Beauty (AONB) Boundary**
Suffolk Coast & Heaths

 **Ramsar**
1 - Deben Estuary

 **Site of Specific Scientific Interest (SSSI)**
1 - Deben Estuary

 Special Protection Area (SPA)

 **Special Landscape Area**

 **Scheduled Ancient Monument (SAM)**
Moated site at The Old Rectory

 **Registered Parks and Gardens**
Woodbridge Cemetry

 Long Distance Footpath

 Conservation Area

 Listed Buildings

 Gladman Developments Ltd

Top Street,
Woodbridge

DESIGNATIONS



1:20,000 @ A3

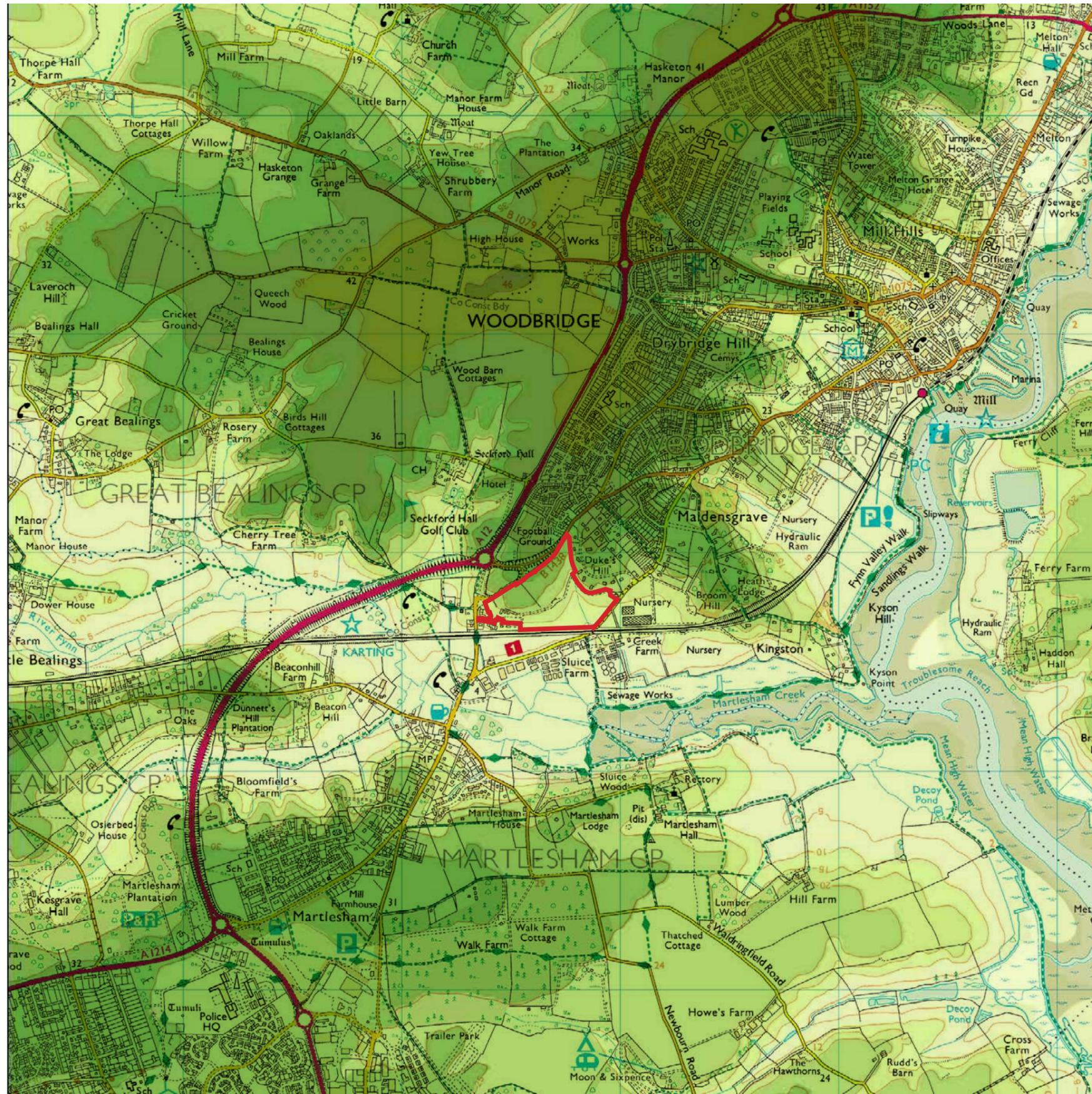
MPS /KMN

November 2015

Figure 6.3

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Gladman Developments Ltd
 Top Street,
 Woodbridge
 TOPOGRAPHY

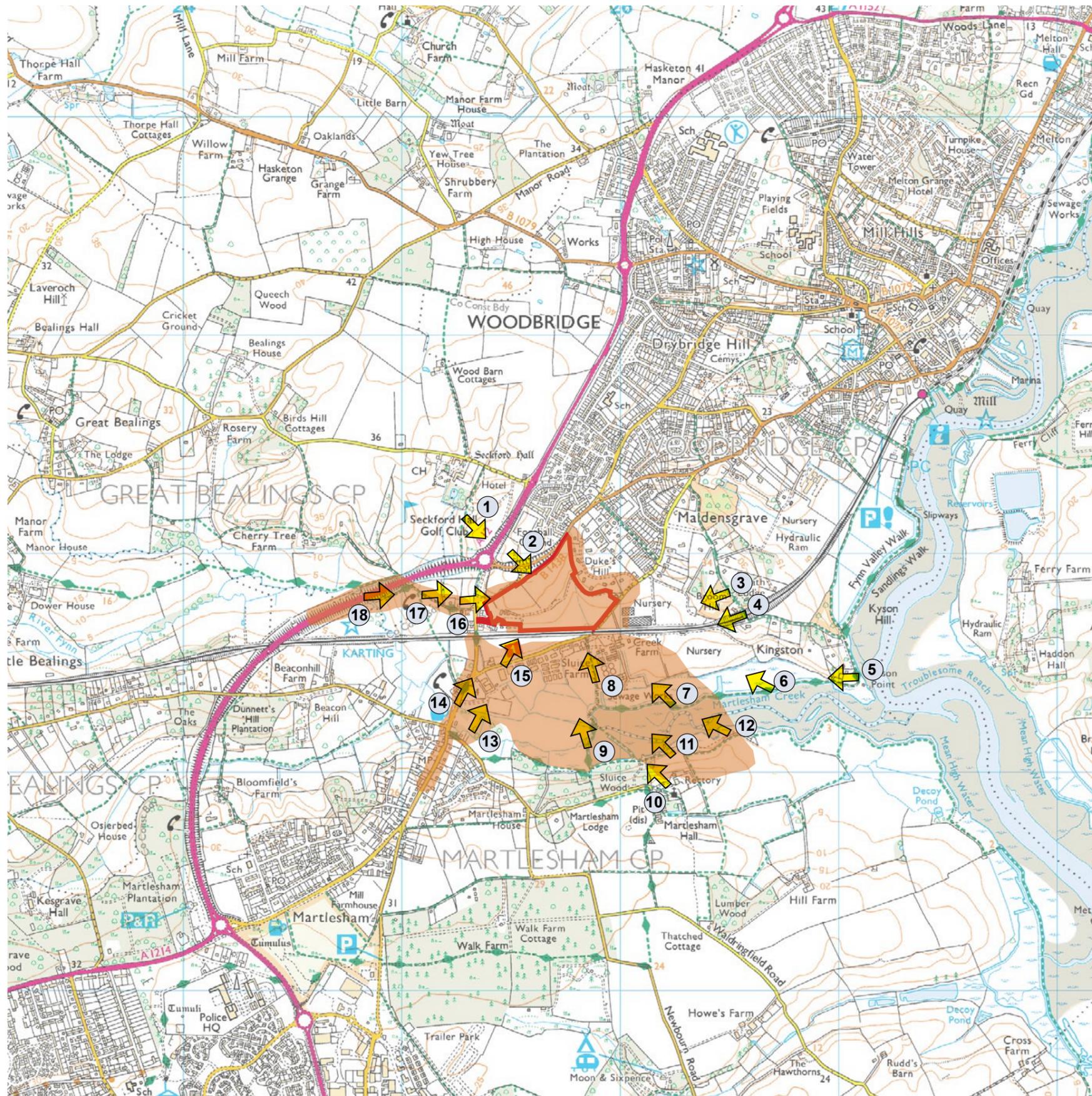


1:20,000 @ A3 LLB /KMN November 2015

Figure 6.4

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-  Application Boundary
-  Photo Viewpoints
-  Visual Envelope

Note:-
The Visual Envelope provides a representative boundary and representative area of visual influence.

Within the envelope, existing landscape and / or physical features such as woodland planting and topography, provide localised screening effects.

Further distant views may occur outside the Envelope boundary, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.

Gladman Developments Ltd
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Woodbridge

 VISUAL APPRAISAL

 1:20,000 @ A3 MPS/KMN November 2015

Figure 6.5

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PHOTO VIEWPOINT 1: View south east towards site from Public Right of Way south east of Seckford Hall



PHOTO VIEWPOINT 2: View south towards site from roundabout junction of Ipswich Road and Top Street

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 Woodbridge

fpcr PHOTO VIEWPOINTS 1 & 2

NTS @ A3 MPS / KMN November 2015

Figure 6.6

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PHOTO VIEWPOINT 3: View south east towards Martlesham Creek from Broom Hill

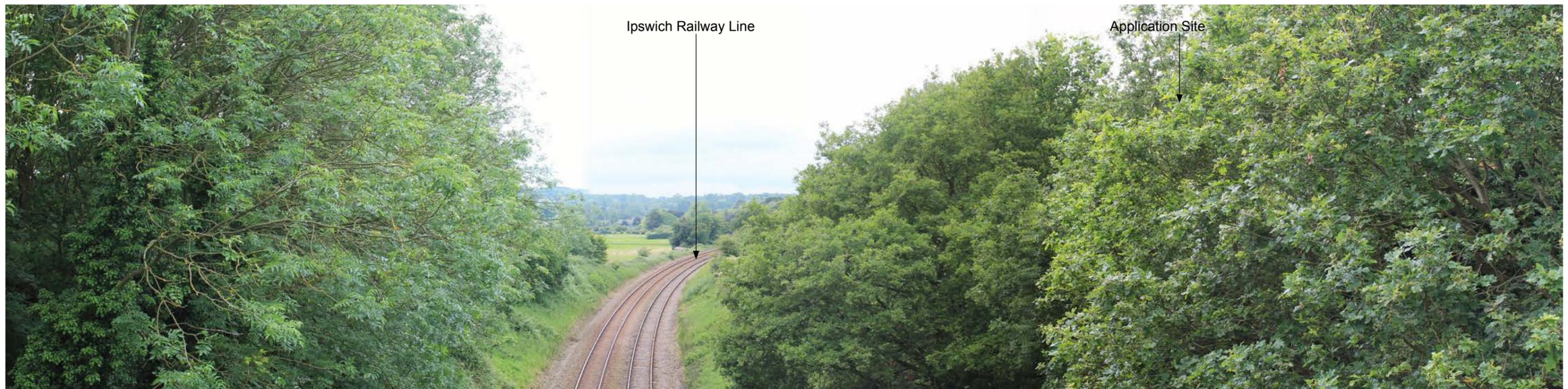


PHOTO VIEWPOINT 4: Views west along railway line towards Ipswich

Gladman Developments
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Woodbridge

fpcr PHOTO VIEWPOINTS 3 & 4

NTS @ A3 MPS / KMN November 2015

Figure 6.7

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PHOTO VIEWPOINT 5: View west along long distance footpath from northern embankment of Martlesham Creek



PHOTO VIEWPOINT 6: View west along long distance footpath from northern embankment of Martlesham Creek

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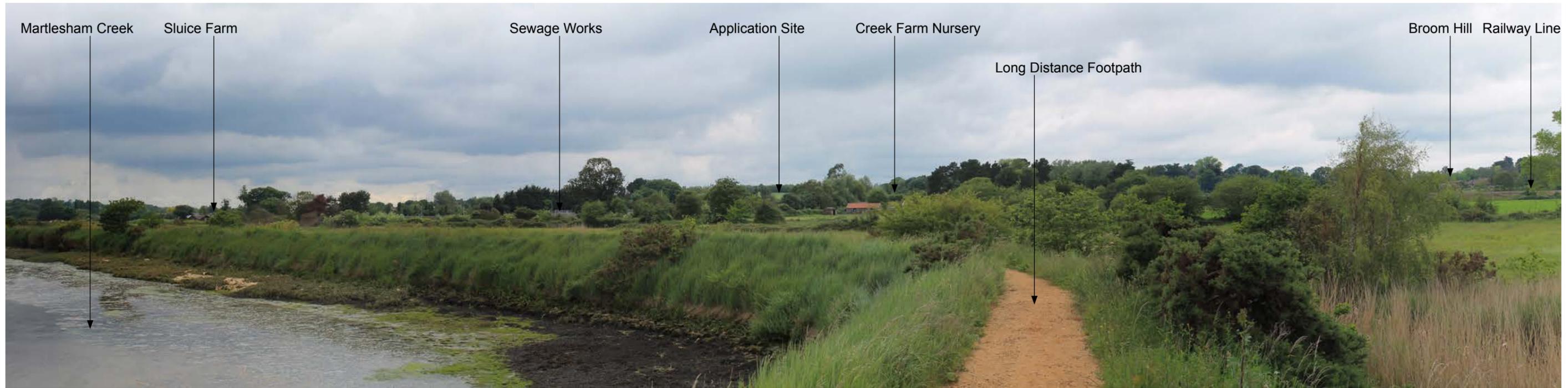


PHOTO VIEWPOINT 7: View north west along long distance footpath from northern embankment of Martlesham Creek



PHOTO VIEWPOINT 8: View north along long distance footpath, north of Martlesham Creek and adjacent Sewage Works to the east

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 Woodbridge



PHOTO VIEWPOINTS 7 & 8

NTS @ A3

MPS / KMN

November 2015

Figure 6.9

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PHOTO VIEWPOINT 9: View north from long distance footpath north of Sluice Wood

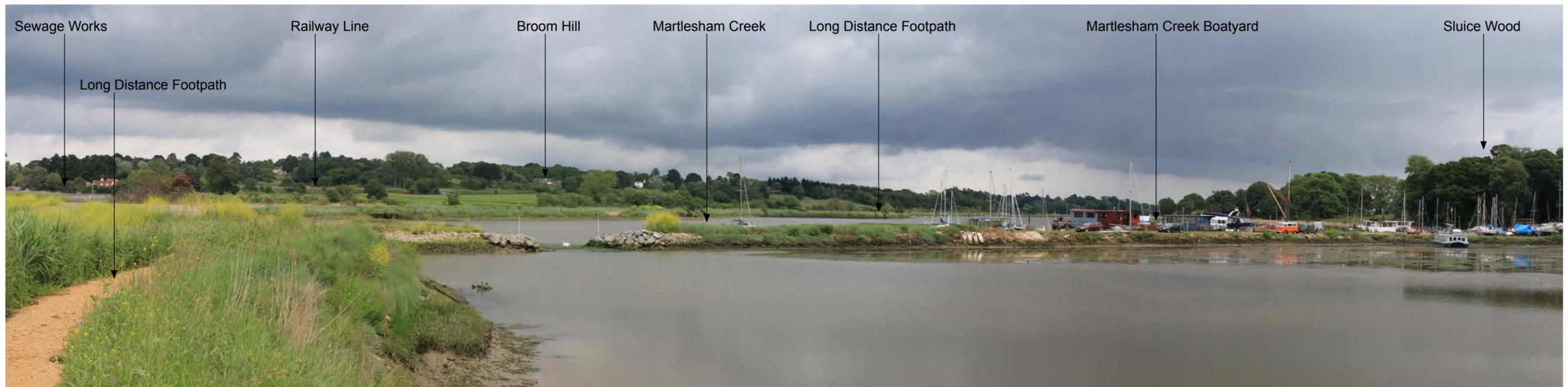


PHOTO VIEWPOINT 9: Continued

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 Woodbridge

fpcr PHOTO VIEWPOINT 9

NTS @ A3 MPS / KMN November 2015

Figure 6.10

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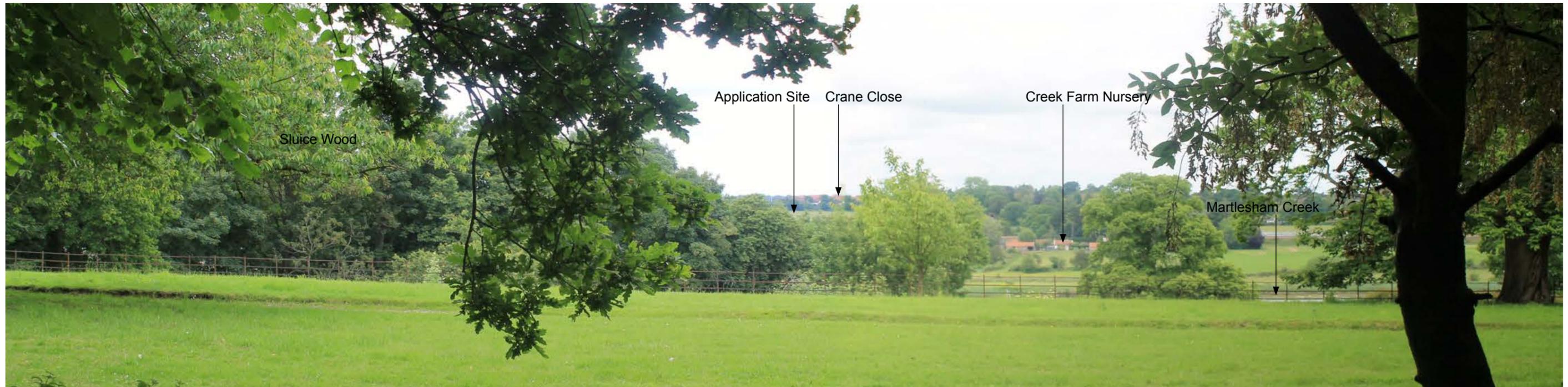


PHOTO VIEWPOINT 10: View north west from northern boundary of St Mary's Church

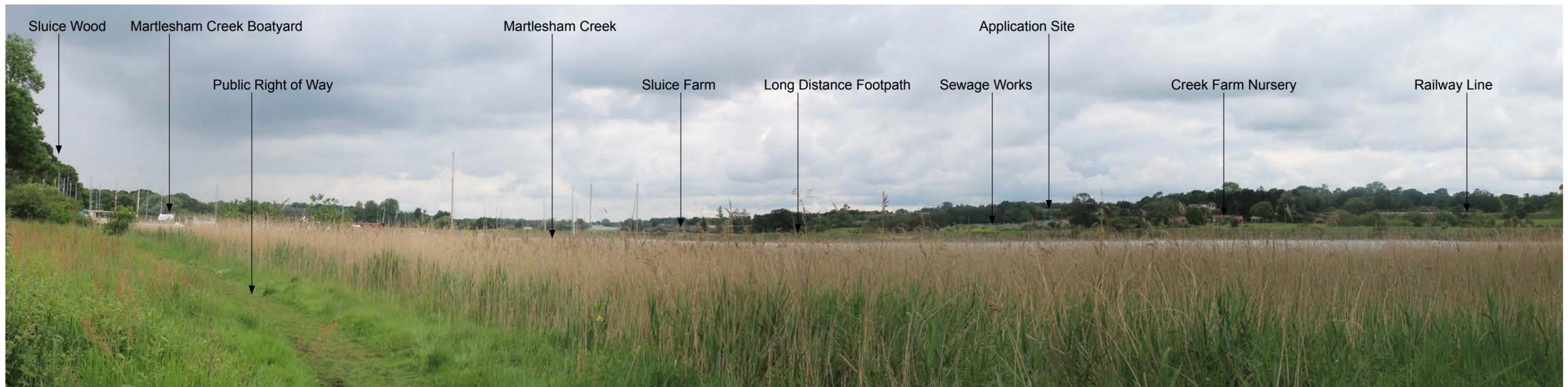


PHOTO VIEWPOINT 11: View north west from Public Right of Way along southern edge of Martlesham Creek

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 Top Street,
 Woodbridge

fpcr PHOTO VIEWPOINTS 10 & 11

NTS @ A3 MPS / KMN November 2015

Figure 6.11

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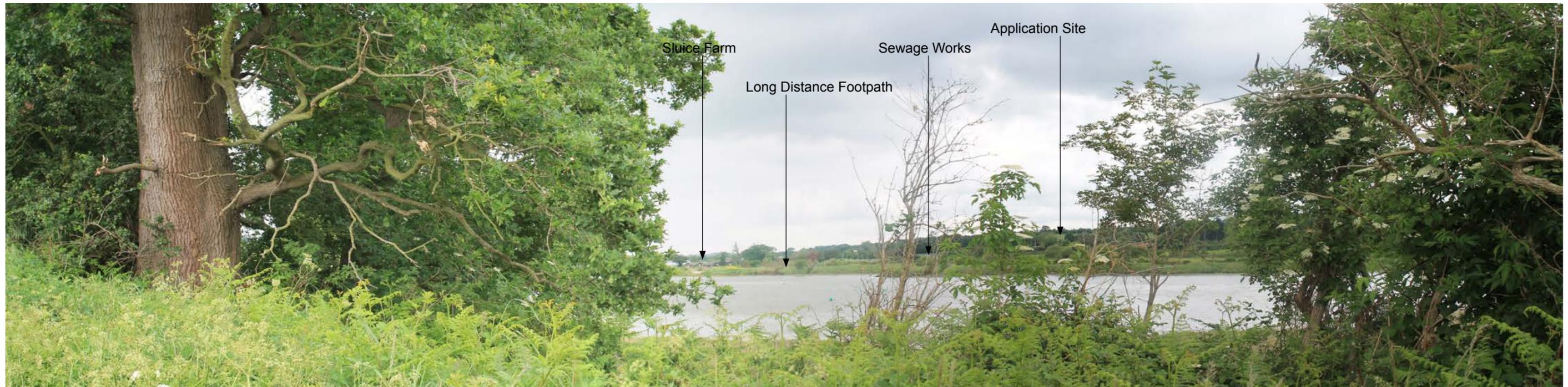


PHOTO VIEWPOINT 12: View north west from Public Right of Way along southern edge of Martlesham Creek

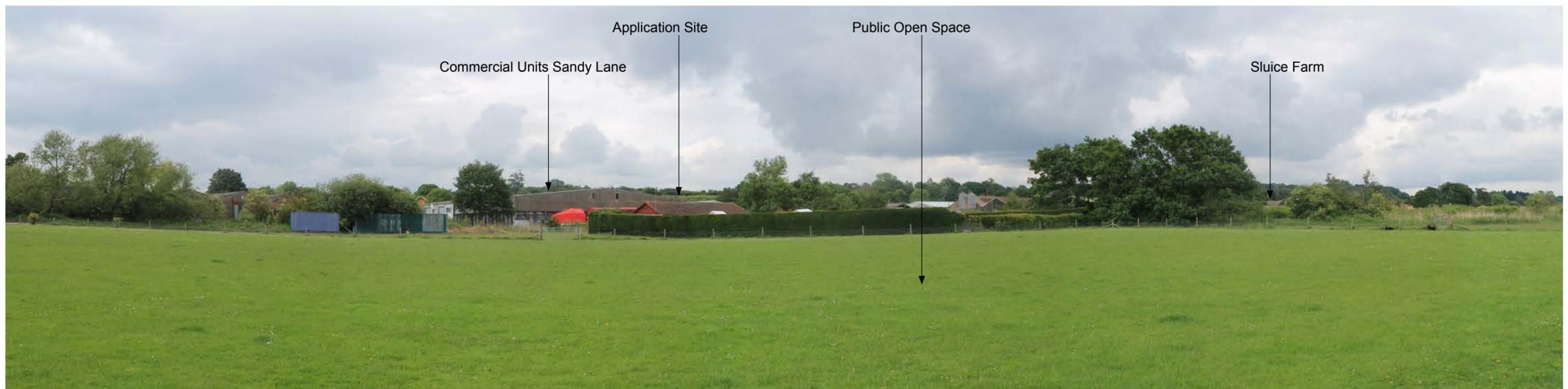


PHOTO VIEWPOINT 13: View north towards site from Martlesham Recreation Ground

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Woodbridge



PHOTO VIEWPOINTS 12 & 13

NTS @ A3 MPS / KMN November 2015

Figure 6.12

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PHOTO VIEWPOINT 14: View north east from Main Road

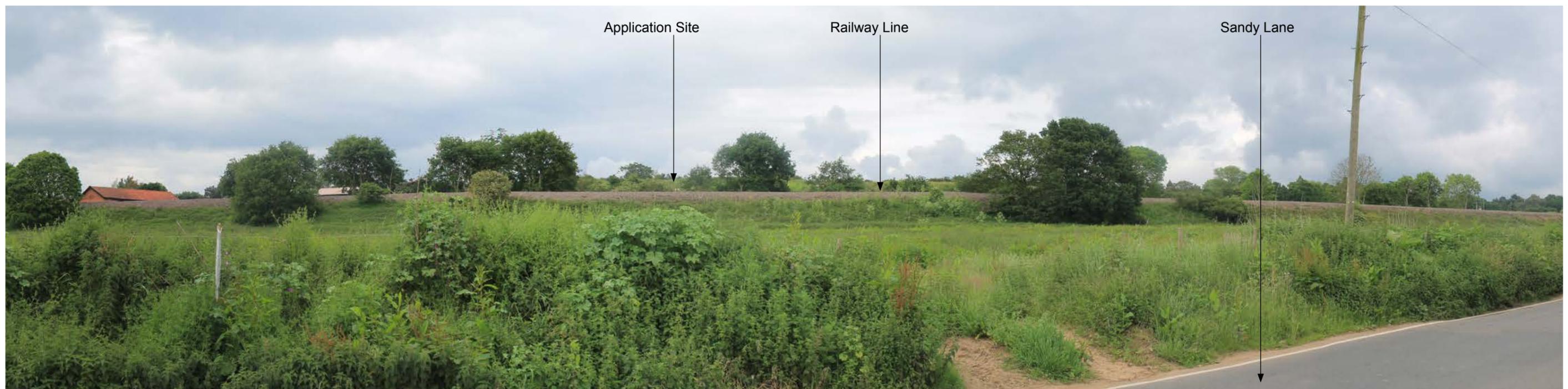


PHOTO VIEWPOINT 15: View from Sandy Lane south of the railway line

Gladman Developments
Top Street,
Woodbridge

fpcr PHOTO VIEWPOINTS 14 & 15

NTS @ A3 MPS / KMN November 2015

Figure 6.13

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PHOTO VIEWPOINT 16: View east from Top Street at junction of Brock Lane



PHOTO VIEWPOINT 17: View east from Public Right of Way

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Top Street,
Woodbridge

fpcr PHOTO VIEWPOINTS 16 & 17

NTS @ A3 MPS / KMN November 2015

Figure 6.14

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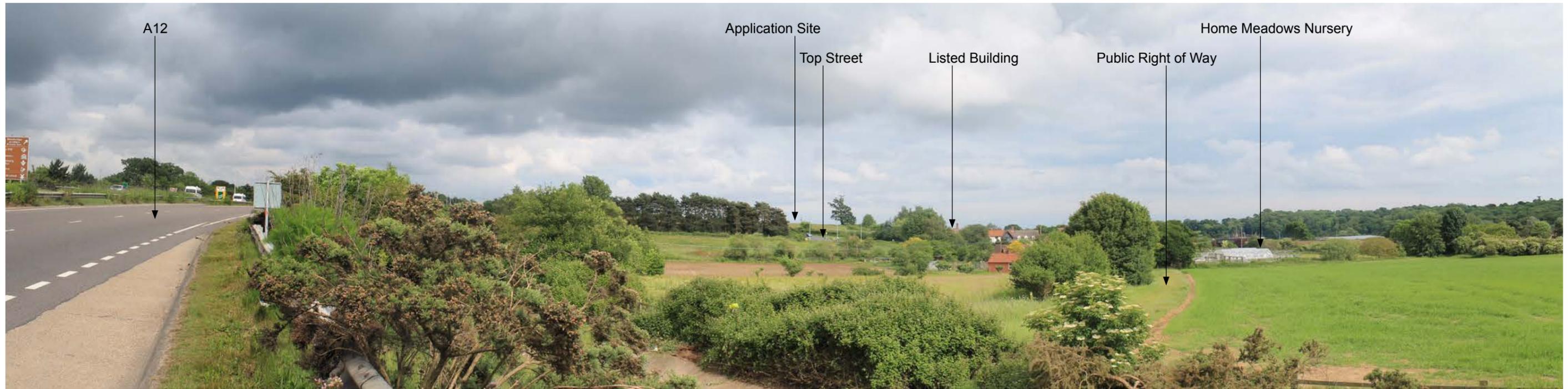


PHOTO VIEWPOINT 18: View east from A12 Road

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Top Street,
Woodbridge
PHOTO VIEWPOINT 18

NTS @A3 MPS / KMN November 2015

Figure 6.15

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Existing



Year 0

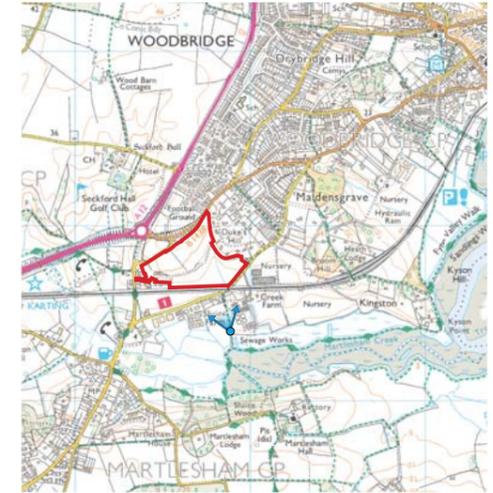


Year 10

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Viewpoint Location
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 Camera Height: 1.6m
 Lens Focal Length: 30mm
 Weather: Cloudy
 Viewing Distance: 350mm

rev	date	revision	by
A	25.11.2014	Draft	CRD
	12.11.2015	Issue	SRE

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- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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client
 Gladman Developments Ltd.

project
 Land off Duke's Park
 Woodbridge

drawing title
 Photomontages

scale
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drawn
 SRE/KMN

date
 12 November 2015

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Existing



Year 0

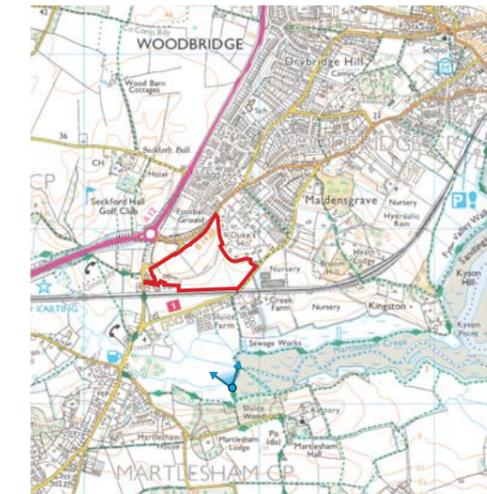


Year 10

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Viewpoint Location
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rev	date	revision	by
A	25.11.2014	Draft	CRD
	12.11.2015	Issue	SRE

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- masterplanning
- environmental assessment
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drawing title
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scale
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drawn
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date
 12 November 2015

drawing number
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Existing



Year 0

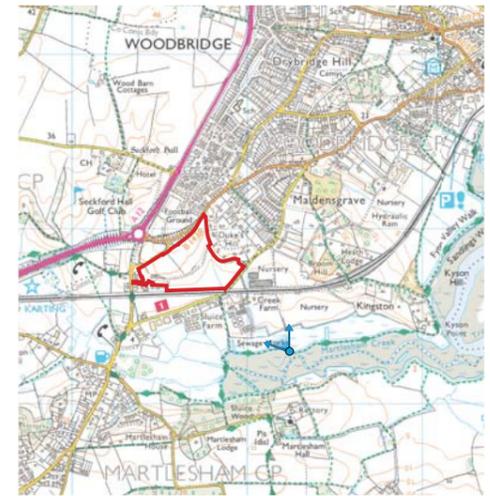


Year 10

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Viewpoint Location
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rev	date	revision	by
A	25.11.2014	Draft	CRD
	12.11.2015	Issue	SRE

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- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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drawing title
 Photomontages

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drawn
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date
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drawing number
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**Appendix 6.1:
Methodology and Assessment Criteria**

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Appendix A

Landscape and Visual Impact Assessment – Methodology and Assessment Criteria

Introduction

The methodology for the landscape and visual impact assessment undertaken for the proposed development is detailed in Chapter x of the Environmental Statement (ES). The following information is provided and should be read in conjunction with the overview methodology outlined in Chapter x of the ES:

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High/ Medium or Minor/ Moderate etc. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 Box 5.1 Page 84).

- Landscape quality (condition)
- Scenic quality
- Rarity

- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Limited potential for substitution.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Capable of substitution.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Potential for landscape improvement and creation.

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape

	features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way and footpaths where attention is focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way and footpaths where attention is not focussed on the landscape and/ or particular views. Travellers on road, rail or other transport with a focus on the landscape.

Low	<p>Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches).</p> <p>Travellers on road, rail or other transport where views are primarily focussed on the transport route.</p> <p>People at their place of work where views of the landscape are not important to the quality of the working life.</p>
-----	---

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more

	recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.

Whilst GLVIA3 notes at paragraph 5.56 that there are no hard and fast rules about the level of effects, the criteria adopted for this landscape and visual impact assessment are defined as follows:

- Major: An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
- Moderate: An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
- Minor: An effect that will entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
- Negligible: An effect that will be discernible yet of very limited change to the existing landscape or views.

Finally a judgement is reached based on the assessment, whether an effect is significant or not. There is not a direct correlation however between the level of effect described in the assessment, and whether the effect is significant or not. As an example the change to a private view as a result of the development may be “major”, but as a change in view to a private residence this effect may not be deemed to be “significant” to the environmental impact assessment.

**Appendix 6.2:
Landscape Character Assessments
Relevant Published Extracts**

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Summary

The Suffolk Coast and Heaths National Character Area (NCA) lies on the North Sea coast between Great Yarmouth in the north and the port town of Harwich in the south, forming a long, narrow band that extends between 10 and 20 km inland. Its inland western boundary is with the South Norfolk and High Suffolk Claylands and South Suffolk and North Essex Claylands NCAs, with projections up many small river valleys.

It is one of the driest parts of the country, with local rainfall typically only two-thirds of the national average. The distinctive landscape character is a product of its underlying geology, shaped by the effects of the sea and the interactions of people. It is mainly flat or gently rolling, often open but with few commanding viewpoints. In many places, and especially near the coast, wildlife habitats and landscape features lie in an intimate mosaic, providing great diversity in a small area. Some 45 per cent of the area is designated as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), while the south-western tip along the Stour Valley also contains a small part of the Dedham Vale AONB.

Farming utilises 57 per cent of the total land area. Cereal crops are most common but large-scale vegetable production is a distinctive feature, as are the free-range pig units that often form part of longer-term arable rotations. It is also an important area for turf production. Most of this area was heathland of low economic value until extensive irrigation and fertiliser inputs transformed the productivity of the light sandy soils during the second half of the 20th century.

The remaining coast and lowland heaths, which are known locally as the Sandlings, form particularly distinctive features, although traditional heath is

now much fragmented owing to farmland conversion, forest use and housing development. The forest plantations at Dunwich, Tunstall and Rendlesham are known collectively as the Sandlings Forests. The mosaic of dry semi-natural habitats supports a rich biodiversity with colourful gorse and heather, woodlark and nightjar, Dartford warbler, adder and silver-studded blue butterfly. Their wildlife importance is recognised by the Sandlings Special Protection Area (SPA) and Staverton Park and The Thicks, Wantisden Special Area of Conservation (SAC).

The coast is interrupted by five estuaries (Stour, Orwell, Deben, Alde/Ore and Blyth) with extensive wildlife-rich intertidal areas of mudflat and salt marsh. The importance of the coast for biodiversity is recognised by its many wildlife designations include three Ramsar sites, four SPA, four SAC, three National Nature Reserves and many Sites of Special Scientific Interest (SSSI). In some places, old river mouths have become enclosed by sand and shingle bars, creating large areas of brackish or freshwater marshland, much of which is managed as nature reserves. Reclaimed estuarine intertidal areas bounded by centuries-old river walls are now important agricultural areas. The shoreline consists of predominantly shingle beaches, often extensive in nature. Important

[Click map to enlarge; click again to reduce.](#)

geomorphological features include shingle structures, such as the 16-kilometre Orford Ness and soft sandy cliffs that show signs of periglacial impacts and are often associated with emerging scatters of Palaeolithic and Mesolithic artefacts.

The area's rich archaeology provides evidence of a long history of settlement and significant past wealth and importance, including prehistoric burial mounds associated with the Anglo-Saxon Sutton Hoo site and a number of country house estates with historic parklands set back along the major estuaries. The coast is dotted with a diverse range of military heritage including the 12th-century Orford Castle, Napoleonic Martello towers and the highly significant 20th-century military research establishments at Orford Ness and Bawdsey. Consequentially the Suffolk Heritage Coast was designated in 1973, running from Kessingland to Felixstowe.

Settlement patterns are sparse, consisting mainly of small villages and iconic coastal market towns. Approximately 11 per cent of the area is urban with the larger settlements (Lowestoft, Ipswich and Felixstowe) restricted to the northern and southern extremes of the NCA. It remains a lightly populated, undeveloped area that is notable for its tranquillity, high-quality environment and culture, and outstanding wildlife. These values combine to offer authentic and revitalising experiences for people, making it popular for outdoor recreation and tourism.

Today the management of the Suffolk Coast and Heaths is focused around sustainable integrated management of farming, conservation and recreation interests. In recent years improvements have been made through conservation efforts supported by agri-environment grant schemes, resulting in 90 per cent of the SSSI area being in either favourable or recovering condition. Major infrastructure developments at Felixstowe and Harwich docks, Sizewell nuclear power station and offshore wind farms seeking to bring transmission cables

ashore provide challenges as they have the potential to impact on the special qualities of the landscape and seascape. Climate change adds further challenges with critical issues in the short to medium term likely to relate to water (for example, droughts leading to increased fire risk and a threat to the survival of some species, coastal flood risk and sustainable use of resources). The need to adapt to coastal change over the medium to long term places importance on coastal management, as it will be neither possible nor desirable to artificially maintain the whole coastline in exactly its current position. How best to manage and adapt to coastal change presents significant challenges; however, these challenges may also present new opportunities for the NCA's local communities and landscape.

Rolling Valley Farmlands and Furze

Landscape Sensitivity & Change

These are valley side landscapes with river terraces or exposures of sandy or chalky (in the Gipping valley) soil that are set in a wider clayland landscape. Along the Waveney and at the head of the Gipping there are distinct areas of acid sandy soils with former or extant heaths and commons. Historically these were areas of common pasturage, subsequently followed by late enclosure or parkland creation. More recently, they have been utilised for mineral extraction or the creation of golf courses.

The Gipping valley and the Woolpit Heath area are particular areas of change and development as they are located on a principal communication corridor. The Fynn valley, although largely rural, is under considerable development pressure because of its proximity to Ipswich.

If the common grazing in these areas could not be converted to arable land, they were left as accessible green space e.g. Stuston Common golf course or Wortham Ling. Where the land has been converted to arable production the land use can be akin to that of the estate sandlands, with the production of irrigated crops and outdoor pigs found in both the Waveney and Gipping valleys.

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

Key Forces for Change

- Expansion of settlements.
- Construction of large agricultural buildings.
- Expansion of garden curtilage.
- Change of land use, especially the creation of horse paddocks.
- Mineral extraction.
- The introduction of new agricultural techniques.
- Recreation pressure on the poorest land.

Development management

Exaggerated visual impact of the height of buildings and structures

In these valley side landscapes, the visual impact of new vertical elements is increased by the landform. Therefore new buildings are likely to have a significant impact on both the character and visual amenity of valley floor and valley side landscape types. The setting of specific features and elements of these landscapes, such as small-scale enclosure patterns or historic buildings and monuments, can also be significantly damaged.

The majority of development will, to some degree, be subject to this problem. Therefore, it is essential to manage this issue effectively, taking every opportunity at the earliest stages of the development of the proposal to modify and improve it or to be clear with the applicant that the impact of the proposal is unacceptable or may be at a high risk of refusal due to landscape impacts.

Settlement form and expansion

Valley side landscapes have historically been a focus for settlement. However, large-scale expansion should be confined to the adjacent plateau. In this location the landscape and visual impact can be more easily mitigated with effective planting and design.

Settlement extension in a valley side landscape is likely to have a significant visual impact and adversely affect the character of the landscape, including that of the adjoining valley floor. A comprehensive Landscape and Visual Impact Assessment is essential to identify the risks and the options for mitigation. These developments tend to create a highly visible new “roofscape” on the sides of valleys. The effect of this can be partially mitigated by planting within the development as well as on the perimeter and offsite. It is essential to ensure that there is sufficient space within the development for effective planting, and that any requirement for offsite planting is considered at the earliest stage. The proposals for mitigation planting must always be commensurate with the scale of the development and the capacity of the landscape to absorb the development without damage to the landscape character.

It is important to maintain the existing pattern of settlement clusters on the valley sides and minimise visual intrusion on the very sensitive landscapes on the valley floor. New building here needs to be carefully located; it must be of appropriate scale and style as well as being integrated into the existing pattern of vegetation and settlement. There may also be specific styles related to a particular landed estate, which should be considered as a design option. Avoid, wherever possible, ribbon development on valley sides and slopes when this will cause settlement clusters to merge.

Large-scale agricultural buildings on or near valley sides

The siting, form, orientation and colour of these buildings make a considerable contribution to mitigating their impact. However in a valley side situation, especially if located on the skyline, they will have a considerable visual impact. It is preferable to seek a location outside the valley where the visual impact of this type of development can be mitigated much more effectively.

Barn conversions and extensions

These proposals require careful consideration and considerable attention to the detail of form and styling. Redevelopment proposals should also enhance the contribution these historic sites make to the wider landscape.

Specifically, any new building should usually be close to the existing cluster of buildings and should be subordinate in size to the principal buildings. The design, including the finishes such as tiles, brickwork, mortar, or wooden cladding should be appropriate for the style of buildings present. Staining used for exterior boarding

should be capable of weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site.

The change of land use, especially to residential curtilage, can often be more disruptive to the wider landscape than modifications to the buildings. The changes to the surrounding land from agricultural to residential use, which entails the introduction of lighting and other suburban features, can be extremely intrusive. Unless the site is well hidden, it may be necessary to impose clear conditions relating to the extent of garden curtilage and how this is screened from the wider landscape. Usually the risk of new domestic curtilage damaging the visual amenity and character of a valley side landscape is significant because of the shape of the land.

Manage the expansion of garden curtilage

The expansion of a garden which is not in keeping with the existing local pattern has a significant impact on the local character and form of the built environment, as well as on historic patterns of field enclosure. The visual impact of domestic clutter and garden paraphernalia can be particularly intrusive in these sloping landscapes. New or expanded curtilage should always be designed to fit into the local context and respect the established pattern.

In many cases the extent of gardens in a village or cluster within a parish is relatively uniform, with all gardens following a defined boundary with agricultural land. If settlement expansion is required then the local pattern must be respected wherever possible. However, new garden curtilage may be required in other situations, such as in association with barn conversions, or dwellings for agricultural workers in open countryside.

If a large area of agricultural land is to be attached to a domestic dwelling the planning authority should define the extent of the garden curtilage. The objective is to create a clearly defined and agreed distinction between the wholly domestic areas and, for example, land to be used as a paddock.

Effective boundary planting is essential for reducing the visual intrusion of garden extensions into the open countryside. This should be conditioned as part of the change of land use and is especially important when a section of arable land is taken in, because in these cases there are often no existing hedgerows or other boundary features present.

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The use of locally appropriate hedging species including hawthorn, field maple, dogwood and other typical clayland species should be specified in preference to non-native plantings such as leylandii or laurel for example.

Change of land use to horse paddocks

The proliferation of post and rail fencing and subdivision of land into small paddocks using temporary tape can have a significant negative landscape impact. In ecologically sensitive areas the impact on the quality and condition of grassland can be adverse. Mitigation strategies in terms of design, layout and stocking rates should be employed where possible.

It may be possible to screen the site with an effective and appropriate planting scheme. However, it may also be necessary to specify the type and extent of fencing to be used. On a sloping site post and rail or white tape can be particularly intrusive. If necessary brown or green fencing tapes should be conditioned and planting should be required to soften the impact of the post and rail fencing. Furthermore the location of field shelters and material storage areas should be specified, to minimise the landscape impact of these activities.

Opportunities should also be taken to design a field layout that is in keeping with the local field pattern or the historic pattern of boundaries.

Visual impact of cropping and production, and land use changes

The changes in cropping practices that have taken place in some parts of this landscape type, such as the use of fleece and plastic, as well as outdoor pig production, have had a significant visual effect on the landscape. The siting and style of structures subject to planning control, such as static feed bins for pigs, poly tunnels or reservoirs should be appropriately conditioned to minimise their landscape impact.

It is important that structures are located to make best use of existing hedges and trees both to screen the development and as a backdrop. Existing hedge lines should also be reinforced to improve the mitigation they provide. Finally, the use of reflective surfaces on feed bins should be avoided.

Mineral extraction and post working uses

As the location for mineral operations is dictated by the availability of economically viable aggregates, alternative siting is not an option. However, careful design and mitigation proposals during extraction, together with effective management and oversight of the restoration of sites, can minimise the impact of mineral extractions.

The post extraction uses of minerals sites can often be problematic. They can make ideal recreation centres, often based around fishing, but these can neutralise the wildlife benefits and be a source of intrusive landscape clutter on the valley side. In some cases former mineral workings can be the focus for large-scale development because the land is perceived to be of low value. The visual impact of such developments can be very significant in a confined valley landscape.

Land Management Guidelines

- Reinforce the historic pattern which is a mix of sinuous and regular hedge boundaries.
- Carry out coppice management of elm dominated hedgerows.
- Maintain and increase the stock of hedgerow trees.
- Maintain the area of woodland cover; siting of any new woodland should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.
- Maintain a mosaic of bare ground and varying sward heights and scrub on the small heathland sites.

Rolling Valley Farmlands and Furze

Key Characteristics

- Valleys with prominent river terraces of sandy soil
- Small areas of gorse heathland in a clayland setting
- Straight boundaries associated with late enclosure
- Co- axial field systems
- Mixed hedgerows of hawthorn, dogwood and blackthorn with oak, ash and field maple
- Fragmentary cover of woodland
- Sand and gravel extraction
- Golf courses
- Focus for larger settlements

Location

This landscape is found in three areas of the county:

- In north Suffolk in the Little Ouse and Waveney valleys from Hopton eastward to Hoxne and in discontinuous patches to the east: at Weybread and Mendham, Homersfield and Flixton, Bungay, and from Beccles to Oulton. Also in the lower part of the Hundred River valley from Ellough to Kessingland.
- In south-east Suffolk in the Fynn valley eastward from Witnesham to Woodbridge and in the valley of the (east Suffolk) Lark southward from Grundisburgh to its confluence with the Fynn.
- In central Suffolk in the upper Gipping valley from Woolpit eastward to Stowmarket and in its eastern tributaries from the Mendlesham area south-westward to Stowmarket, and from the Stonhams south-westward to Needham Market

Geology, landform and soils

This landscape type occurs on a mixture of outwash deposits from the ice-sheets of the great Anglian glaciation – principally silts, sands and gravels, but also including some chalky till and, in places, silts or brickearths from former lakes or meres. In the major

valleys it forms relatively narrow bands of well-drained terraces and slopes above the valley floors. In small valleys such as the Fynn it fills the whole valley.

The geological background has resulted in the frequent occurrence of dry heaths, as at Hopton Common, Wortham Ling, Stuston Common and Warren Hills, Shotford Heath, Outney Common in Bungay, and Woolpit Heath. In the past these provided low-quality sheep or rabbit grazing, but in the 20th century many were exploited for sand and gravel, eg at Shotford Heath, Homersfield, Flixton Park and Tostock, leaving a legacy of large water-filled former pits. At Woolpit the calcareous brickearth deposits were used, particularly in the 19th century, for the production of bricks famously known as 'Woolpit whites'.

Landholding and enclosure pattern

Many of the river-terrace heaths were originally exploited as commons by farmers living nearby, as a source of grazing and especially for gathering gorse which was cut for cattle fodder. Some survive as unimproved open areas, eg Wortham Ling, but others were enclosed and converted to farmland through agricultural improvements from the 18th century onwards and are characterised by straight boundaries. In recent years some have become important areas for the production of irrigated crops, such as herbs at Brome and Oakley. Others were incorporated into landscape parks (Flixton and Worlingham) or, more recently, made into golf courses (Stuston).

Where the soils are better quality, there are older farm units with mixed pasture and arable, characterised by more sinuous and older field boundaries, usually at right-angles to the watercourses, giving a co-axial character to much of the landscape.

Settlement

The river terraces and valley sides were a focus for settlement, like the Valley Clayland and Valley Farmland landscapes. Evidence is often from a very early date because this landscape type provided dry sites that could be easily cleared and farmed while living in close proximity to sources of water and woodland on the adjacent clay soils. The ongoing archaeological excavations at Flixton Park Quarry, have found settlement and funerary activity covering four millennia, ranging from Neolithic and Bronze Age burial mounds to an Anglo-Saxon village and cemetery. Important early settlement evidence has also come from the ominously-named Bloodmoor Hill in Gisleham.

Numerous villages and hamlets with medieval churches occur along the valleys indicating a continuance of the importance of this landscape for settlements. However the limitations caused by dry and poor soils may account for the disappearance of churches at Willingham, Worlingham Parva and Creeting St Olave, and the now isolated churches at Market Weston and Redgrave.

Villages tend to be more tightly clustered than is common across north Suffolk as a whole. The river terraces have also been a focus for larger settlements such as Woolpit and Botesdale.

Trees and woodland cover

This landscape has a good tree cover and a few fragmented woodlands on the valley sides, but the views are much more open in the transition between the valley and plateau landscapes. There is fragmentary broadleaved woodland cover, with multi-species hedgerows including oak, ash, field maple and hawthorn. The remnant heaths are dominated by poor dry grassland, with gorse (or furze) often in abundance.

Visual experience

This landscape can form rather bleak vales such as at Barnby or to the east of Hopton. However within them there are some intimate small valleys, as at Thelnetham.

Condition

The condition of this landscape is very mixed with some important semi-natural habitats such as Wortham Ling and parts of Stuston Common in good condition. However, as with the Valley Clayland and Valley Farmland landscapes, away from the valley sides the completeness and connectivity of the hedgerow network reduces.

**Appendix 6.3:
Landscape Effects Table**

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LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion	Is the overall effect Significant?
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Yes No
Landscape Designations:									
Area of Outstanding Natural Beauty (AONB)	High	High	High (construction) High/Medium (year 1) Medium (Year 15)	N	There are no AONBs located within the site. The Suffolk Coast & Heaths AONB is located approximately 0.1km directly to the south of the site, defined by the boundary of Sandy Lane. The Suffolk Coast & Heaths AONB encompasses Martlesham Creek heading east towards the River Deben and south encompassing Sluice and Lumber Wood.	Major Adverse	Major Adverse	Moderate Adverse	No
Ramsar	High	High	High (construction) High/Medium (year 1) Medium (Year 15)	N	There are no Ramsars located within or immediately adjacent to the site. The Deben Estuary Ramsar is located approximately 350m directly to the south. The Deben Estuary Ramsar encompasses Martlesham Creek heading east towards the River Deben.	Major Adverse	Major Adverse	Moderate Adverse	No
Site of Special Scientific Interest (SSSi)	High	High	High (construction) High/Medium (year 1) Medium (Year 15)	N	There are no SSSIs located within or immediately adjacent to the site. The Deben Estuary SSSI is located approximately 350m directly to the south. The Deben Estuary SSSI encompasses Martlesham Creek heading east towards the River Deben.	Major Adverse	Major Adverse	Moderate Adverse	No
Listed Buildings	High	High	Medium (construction) Medium (year 1) Low (Year 15)	N	There are no Listed Buildings located within the immediate site. The nearest listed building is the Grade II Listed Building No.1 Top Street located adjacent to the site to the western boundary along Top Street. The Grade II listed buildings of Creek Farm and Sluice Farmhouse are located approximately 0.1km to the south located along Sandy Lane. The Grade II* Listed Building Seckford Hall is located approximately 0.5km to the north west.	Moderate Adverse	Moderate Adverse	Minor/ Adverse	No
Scheduled Ancient Monuments	High	High	Negligible (construction) Negligible (year 1) Negligible (Year 15)	N	There are no Scheduled Ancient Monuments located within or surrounding the immediate site. The nearest Scheduled Ancient Monument is the Bowl barrow in Portal Avenue located approximately 2km to the south west located within the centre of Martlesham.	Negligible	Negligible	Negligible	No

LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion	Is the overall effect Significant?
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	
	High Medium Low	High Medium Low	High Medium Low Negligible	Yes No					Yes No
Landscape Character: National									
82 Suffolk Coast and Heaths	High-Medium-Low	High	Low (construction) Low (year 1) Low (Year 15)	N	At a national level the development would be located within, 'Suffolk Coast & Heaths' national character area identified by Natural England. Although the site shows certain characteristics identified within this area, the assessment covers a very large region. The scale of the proposed development would therefore have a negligible effect on landscape character at a national scale.	Negligible	Negligible	Negligible	No
Landscape Character: Regional/Local									
Romney Valley Farmlands and Furze; Landscape Character Area	High-Medium-Low	High	Medium (construction) Medium (year 1) Low (Year 15)	N	The extent of the Rolling Farmlands and Furze extends north to the middle of the eastern boundary of the proposed site adjacent to the existing properties of Duke's Hill. The landscape character area extends approximately 1.2km east towards the River Deben and Kyson Point. Sandy Lane defines the boundary of the landscape character area adjacent to the south of the site. The Landscape Character Area follows the River Fynn Valley approximately 7.5km to the west towards Witnesham.	Moderate Adverse	Moderate Adverse	Minor/ Adverse	No

LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion	Is the overall effect Significant?
	Susceptibility to Change	Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Yes No
Site and Immediate Context:									
Immediate Site Context	High-Medium-Low	High-Medium-Low	High/Medium (construction) High/Medium (year 1) Medium (Year 15)	N	<p>The proposed site lies to the south of Woodbridge. Woodbridge is located along the Deben Estuary approximately 12km inland from the coast and approximately 7km north east of Ipswich. The tributary of the River Deben, Martlesham Creek lies to the south of the site where it connects with the River Fynn. Adjacent to the southern boundary of the site is the Woodbridge to Ipswich Railway Line that runs east to west.</p> <p>The northern extent of the development site is defined by the urban edge of Woodbridge. The A12 runs north to south and forms a strong boundary along the western edge of Woodbridge, containing the existing development of Woodbridge. To the west of the development site the A12 bypasses the village of Martlesham to the south west. Adjacent to the north of the development site is the Ipswich Road and Top Street. The Ipswich Road heads north east into the centre of Woodbridge and west connecting into the A12. Top Street links into the Ipswich Road adjacent to the northern boundary of the site and heads south connecting into Martlesham. The Woodbridge Town Football Club and the Properties of Duke's Park are located north of the site.</p> <p>Sandy Lane located to the south of the site defines the boundary of the AONB, Suffolk Coast & Heaths. The Suffolk Coast & Heaths AONB extends to the east and south of the site encompassing the River Deben, the Martlesham Estuary, Sluice Wood, Church of St Mary and Rectory, Lumber Wood and settlements south along the River Deben valley to the east of Martlesham.</p>	Major/Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	No

**Appendix 6.4:
Visual Effects Table**

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VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
1	Users of Public Right of Way	Medium	Medium	0.5km (north west)	None	Transient / Permanent	Negligible	View south east from a public right of way located on higher ground adjacent to the eastern boundary of Seckford Hall and Golf Club. The proposed site is located to the right of the view, beyond the A12 and the intervening vegetation. The floodlighting and fencing surrounding the Woodbridge Town Football Club are prominent in the view. The Woodbridge Town Football Club is located upon higher ground to the north of the development site. The A12 runs left to right in front of the Football Ground. The A12 is sunken in the landscape bordered by embankments that are defined by the established trees. Occasional glimpsed views can be gained of the top of the lighting columns that delineate the A12. Distant glimpsed views can be gained south of high ground located within The Suffolk Coast & Heaths AONB. Potential views from Seckford Hall would be Negligible due to the existing contours and intervening vegetation. The existing contours and intervening vegetation result in negligible views towards the site from this Public Right of Way.	Negligible	Negligible	Negligible	No
2	Users of Ipswich Road and Top Street	Low	Low	Adjacent Site (north)	None	Transient	Negligible	View south from the junction of the Ipswich Road and Top Street junction. Boundary embankment planting adjacent to the northern boundary of the development site is prominent in the view. Views beyond to the development site are negligible due to changes in landform and through intervening vegetation. Views would be predominantly transient in nature.	Negligible	Negligible	Negligible	No

VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?	
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No	
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial		
3	Users of Broom Hill	Medium	Medium	0.5km (east)	None	Permanent	Negligible	View from Broom Hill south west towards Martlesham Creek and west towards the site. Direct views can be gained south west towards the Martlesham Creek Boatyard and Sluice Wood beyond. Views east towards the site are obscured by intervening vegetation upon Broom Hil containing views to the south west.	Negligible	Negligible	Negligible	No	
4	Users of Public Right of Way	Medium	Medium	0.5km (east)	None	Permanent	Negligible	View south west along the Public Right of Way crossing over the Woodbridge to Ipswich Railway Line. The railway line and woodland located to the left of the view defines the northern boundary of the The Suffolk Coast & Heaths AONB. Views south west are contained by mature boundary planting located upon embankments bordering the railway line, creating a narrow channel of view. Glimpsed views can be gained of Creek Farm and outhouses set amongst woodland. Distant views beyond can be gained of woodland cover surrounding Martlesham.	Negligible	Negligible	Negligible	No	
5	Users of Long Distance Footpath Fynn Valley Walk	High	High	1.5km (east)	None	Transient / Permanent	Negligible	View west from within the AONB located along the Long Distance Fynn Valley Walk adjacent to Kyson Point along northern embankment of the Martlesham Creek. Open views looking along and across the Martlesham Creek are possible. Clear views of Lumber Wood and Sluice Wood are evident on the southern embankment, while views of the Church of St Mary and Rectory are obscured by intervening woodland. Reedbed and Marsh inform the immediate views along the Public Right of Way while distant views west are heavily wooded. Views are contained to the south and west looking down and along the Marlesham Creek. Any potential views towards the site are negligible and are obscured by intervening vegetation.	Negligible	Negligible	Negligible	No	

VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?	
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No	
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial		
6	Users of Long Distance Footpath Fynn Valley Walk	High	High	1km (east)	None	Transient / Permanent	Low	View west along the Long Distance Fynn Valley Walk footpath route. The long distance footpath is located within the centre of the Martlesham river valley bordered by the river valley embankment and surrounded by a mix of reedbed, marsh and woodland planting. The embankment of the Woodbridge to Ipswich railway line is evident in the view with glimpsed ridgeline views of the buildings of Creek Farm beyond woodland possible. Narrow and constrained views into the northern extent of the site are possible through breaks in the intervening vegetation. Peripheral views can be gained of the rear gardens of properties located upon Broom Hill to the right of the view. A mix of scrub and intermittent shrub planting defines the valley basin breaking up possible distant views beyond. The Boatyard is a prominent feature along the southern embankment of the Martlesham Creek.	Minor Adverse	Minor Adverse	Minor Adverse	No	
7	Users of Long Distance Footpath Fynn Valley Walk	High	High	0.5km (south east)	Glimpse	Transient / Permanent	Low	View north west along the Long Distance Fynn Valley Walk footpath route. The long distance footpath is located within the centre of the Martlesham river valley bordered by the river embankment and a mix of reedbed and marsh. The view north west is heavily wooded with individual, groups and blocks of woodland breaking up the view. Where breaks in the woodland cover appear there are glimpsed view of a number of buildings and structures set within the landscape. Oblique views of the properties of Broom Hill, Creek Farm and Sluice Farm are possible as well as views of the Sewage Works. Narrow and constrained views into the northern extent of the site are possible through breaks in the intervening vegetation.	Moderate Adverse	Moderate Adverse	Minor / Moderate Adverse	No	

VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
8	Users of Public Right of Way	High	High	0.25km (south)	Partial	Transient / Permanent	High	View north along the Public Right of Way adjacent to the sewage works located to the north of the Martlesham Creek and the Long Distance Footpath. The rear of Sluice Farm House is in full view located within the centre of the viewpoint. A number of Sluice Farm outhouses can also be viewed to the left of the view through intervening trees and vegetation. Higher ground set within the development site is evident located beyond Sluice Farm.	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse	No
9	Users of Long Distance Footpath Fynn Valley Walk	High	High	0.5km (south)	Partial	Transient / Permanent	High	View north along the Long Distance Fynn Valley Walk footpath route within the valley basin of Martlesham Creek. The long distance footpath is located adjacent to the Martlesham Creek, bordered by the river embankment and a mix of reedbed and marsh. The valley basin is open and dominated by a mix of fields, reedbed and marsh. The view north of the valley sides is heavily wooded with individual, groups and blocks of woodland breaking up the view. Glimpsed views of existing settlements set along the valley side and on the edge of the valley basin are evident. Glimpsed views can be gained of properties located Upon Broom Hill, Crane Close and along Top Street on the valley sides. The edge of the valley basin is informed by the buildings of Creek Farm, Sluice Farm, commercial units along Sandy Lane, the sewage works and the railway line. These existing settlements form a prominent feature in the view, creating a strong built form to the edge of the valley basin. Direct views can be gained of segments of the northern extent of the application site through breaks in the intervening vegetation.	Major Adverse	Major / Moderate Adverse	Moderate Adverse	No

VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?	
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No	
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial		
10	Users of St Mary's Church	High	High	1km (south east)	Glimpse	Permanent	Medium	View north west located adjacent to the boundary of the Church of St Mary. The view north west is heavily wooded with individual, groups and blocks of woodland breaking up the view. Where breaks in the woodland cover appear there are glimpsed view of a number of buildings and structures set within the landscape. Oblique views of the properties of Crane Close and Creek Farm are possible. Narrow and constrained views into the northern extent of the site are possible through breaks in the intervening vegetation.	Moderate Adverse	Moderate Adverse	Minor Adverse	No	
11	Users of Public Right of Way	High	High	1km (south east)	Glimpse	Transient / Permanent	Medium	View north west along the Public Right of Way adjacent to Sluice Wood, located along the southern embankment of Martlesham Creek. The view north west is heavily wooded with individual, groups and blocks of woodland breaking up the view. Where breaks in the woodland cover appear there are glimpsed view of a number of buildings and structures set within the landscape. Oblique views of the properties of Creek Farm and Sluice Farm are possible as well as views of the railway line and the sewage works. Narrow and constrained views into the northern extent of the site are possible through breaks in the intervening vegetation.	Moderate Adverse	Moderate Adverse	Minor Adverse	No	
12	Users of Public Right of Way	High	High	1km (south east)	Glimpse	Transient / Permanent	Low	View north west along the Public Right of Way along the southern embankment of Martlesham Creek. The view north west is oblique and intermittent through intervening vegetation. Views across Martlesham Creek are heavily wooded with individual, groups and blocks of woodland breaking up the view. Where breaks in the woodland cover appear there are minor glimpsed view of a number of buildings and structures set within the landscape. Oblique views of Sluice Farm are possible. Minor narrow and constrained views into the northern extent of the site are possible through occasional breaks in the intervening vegetation.	Minor Adverse	Minor Adverse	Minor Adverse	No	

VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?	
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No	
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial		
13	Users of Martlesham Recreation Ground	Medium	Medium	0.5km (south west)	Glimpse	Permanent	Medium	View north located from within Martlesham Recreation Ground. The view north is dominated by the rear of the commercial units located along Sandy Lane. Oblique views can be gained to Sluice Farm to the east of the site. The view is dominated by shrub, hedgerow and tree planting located along Sandy Lane. Views can be gained of woodland surrounding Duke's Hill and narrow oblique views can be gained towards the ridgeline within the centre of the application site.	Minor Adverse	Minor Adverse	Minor Adverse	No	
14	Users of Main Road	Low	Low	0.5km (south west)	Glimpse	Transient	Low	View north from along Main road adjacent to the bridge over the River Fynn. The view is dominated by Main Road that adjoins Top Street to the north. The boundaries of the road are dominated by established boundary hedgerow and tree planting that contains views to the north. Glimpsed narrow views can be gained towards a narrow section to the north of the application site, views would be predominantly transient.	Minor Adverse	Minor Adverse	Minor Adverse	No	
15	Users of Sandy Lane	Low	Low	0.25km (south)	Glimpse	Transient	Low	View north located along Sandy lane, south of the Railway Line. The view is dominated by the railway line embankment, defined by a mix of scrub and individual trees. Glimpsed views can be gained of the top of the ridgeline that runs through the middle of the application site, views would be predominantly transient in nature.	Negligible	Negligible	Negligible	No	
16	Residents and Users of Top Street	High	Medium	0.1km (west)	Partial	Transient / Permanent	Medium	The view east from Top Street is defined by the setting of No.1 Top Street and the adjacent properties. Top Street winds its way around the north and western boundary of the site. The internal elevated landform of the site to the rear of the existing buildings located along Top Street is evident. The site boundary is defined by an established boundary hedgerow with occasional tree cover.	Moderate Adverse	Moderate Adverse	Negligible	No	

VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 10	Is the effect Significant?	
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No	
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial		
17	Users of Public right of Way	Medium	Medium	0.25km (west)	Glimpse	Transient / Permanent	Medium	View east located from along the Public Right of Way to the west of the site. The landform is undulating with the elevated ground that defines the middle of the application site prominent but narrow in view. Intervening established tree and hedgerow cover dominates the wider view. The evergreen tree planting located around the junction of the A12 dominates and obscures further views to wider parts of the site.	Moderate Adverse	Moderate Adverse	Negligible	No	
18	Users of A12	Low	Low	0.5km (west)	Glimpse	Transient	Low	View east from along the A12. The A12 is located in an elevated position within the surrounding landscape. The landform is undulating with the elevated ground that defines the middle of the application site prominent but narrow in view. Intervening established tree and hedgerow cover dominates the wider view. The evergreen tree planting located around the junction of the A12 dominates and obscures further views to wider parts of the site. Any potential views would be transient in nature.	Negligible	Negligible	Negligible	No	

