

## **Felixstowe Northern Fringe**

Landscape and visual appraisal of land to the north of the A14(T) to assess suitability for housing growth

for

Suffolk Coastal District Council

**July 2008**

## Quality control

Landscape and visual appraisal of land  
to the north of the A14(T)  
Felixstowe Northern Fringe

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The Landscape Partnership is registered with the Landscape Institute, the Royal Town Planning Institute, and is a member of the Institute of Environmental Management and Assessment

### **The Landscape Partnership**

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## 1 Introduction

- 1.1 The Landscape Partnership was appointed by Suffolk Coastal District Council in May 2008 to undertake a landscape and visual appraisal of areas of land to the north of Felixstowe [north of A14(T)] to assess suitability for housing growth.

### ***Qualifications and Experience***

- 1.2 The Landscape Partnership is a practice of Landscape Architects, Urban Designers, Environmental Planners, Arboriculturists and Ecologists established in 1986. The practice has considerable experience in environmental impact assessment and landscape design for a wide variety of projects types and scales including the assessment of buildings in the countryside. It is currently delivering these services to Suffolk County Council under a strategic partnership arrangement and has dealt with a number of major infrastructure projects in the eastern region.
- 1.3 The practice also has considerable experience in the process of landscape characterisation and assessment. It acted as sub-consultants to The Countryside Agency, undertaking the assessments for the Eastern Region through the compilation of nation-wide landscape character profiles published under '*Countryside Character – Volume 6: East of England*' published in 1999. The areas were also combined with English Nature's Natural Area Profiles in 1999 as '*The Character of England: landscape, wildlife and natural features*' sometimes referred to as the Joint Character Map. More recently the practice has carried out an assessment of the landscape capacity of Thetford's immediate hinterland and also undertaken a number of strategic green infrastructure studies including the Cambridge Sub-Region, Peterborough and the Haven Gateway.
- 1.4 The Landscape Partnership is registered with the Royal Town Planning Institute and the Landscape Institute. The practice is also a member of the Institute of Environmental Management and Assessment, the Urban Design Group and the Arboricultural Association.

### ***Objectives***

- 1.5 The objective of this report is to identify and understand the landscapes that could be affected by development on the northern fringe of Felixstowe, and to assess their ability to accommodate change of this nature and magnitude. This is achieved by means of an appraisal of landscape character, through which areas that may be subject to visual change as a result of development can be assessed, in conjunction with a more detailed visual appraisal of these areas.
- 1.6 The landscape appraisal aims to form a view on the sensitivity of an area or its capacity to accommodate change without detriment to the wider landscape.
- 1.7 The visual appraisal aims to identify the Zone of Visual Influence for the sites and to select representative viewpoints from which visual change on the sites may be seen. An assessment of the significance of visual change on these viewpoints is attempted, including any increase in night light-pollution. It should be noted that these latter points are wholly subjective estimates as the nature and layout of development is not known at this time and detailed night survey has not been attempted.
- 1.8 These processes will inform a comparative assessment of the four possible future development sites.
- 1.9 The report also includes identification of opportunities to improve the form and appearance of the existing urban edge, including potential opportunities for mitigation and identification of potential links with existing and proposed green infrastructure initiatives.
- 1.10 The report is based on information provided by the following drawings/sources:
- OS map 1:25.000
  - [www.maps.live.com](http://www.maps.live.com)
  - [www.magic.gov.uk](http://www.magic.gov.uk)
  - Felixstowe Peninsula – Strategic Areas of Housing, Suffolk Coastal District Council
  - Countryside Character, Volume 6: East of England; The Countryside Agency

- Suffolk Landscape Character Assessment; Suffolk County Council
- Suffolk Historic Landscape Character Assessment; Suffolk County Council
- Suffolk Coastal online mapping

### ***Methodology***

- 1.11 The full methodology is described in Appendix A.
- 1.12 The four areas identified by Suffolk Coastal District Council for possible future housing development in Felixstowe are located to the north of the existing urban edge and to the north of the A14(T) (see Figure 02). These correspond to areas made the subject of public consultation by Suffolk Coastal District Council including an additional area (area 6) suggested by Felixstowe Town Council during the consultation. These areas are identified in the report as follows:
- Site 5: North of Old Felixstowe
  - Site 4: North of Walton
  - Site 1: North of Trimley St. Mary
  - Site 6: North of Trimley St. Martin
- The Landscape Partnership was not asked to assess its areas 2 and 3 within the Trimley parishes, also the subject of public consultation.
- 1.13 The Study Area for the appraisals covers an area between south of Newbourne/east of Bucklesham in north-west, Alderton in north-east, north east of Shotley Gate in south-west and Bawdsey in east.

## **2 Landscape appraisal**

### ***Landscape designations***

- 2.1 Felixstowe is surrounded by landscapes of national and international importance. These include designated Ramsar sites, Special Protections Areas and Sites of Special Scientific Interest all covering Orwell and Deben estuaries (south and north of Felixstowe respectively), Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) located to the north of Felixstowe and the Heritage Coast (ref. Figure 01).
- 2.2 Local designations within the Study Area include a Special Landscape Area located south-east of Newbourne / west of Kirton (ref. Figure 01)
- 2.3 Excepting Site 5, the sites do not contain any designated landscapes. The AONB and Heritage Coast boundaries clip Site 5 on the north-eastern corner. It is assumed that this area would be omitted from the developable area footprint.

### ***Landscape Character***

- 2.4 The process of Landscape Character Assessment (LCA) involves a combination of desktop and site analyses to look at correlations between different data sets (e.g. topography, vegetation cover, landuse etc.). These are considered at three levels of detail.

#### *National context*

- 2.5 At a national level the sites lie in the southern part of Character Area 82: Suffolk Coast and Heaths.<sup>1</sup> The key characteristics can be defined as follows:
- Crag deposits form deep free-draining acidic sands and gravels, easily worked, giving rise to distinctive topography and landcover.

<sup>1</sup> Countryside Character Volume 6: East of England (1999) The Countryside Agency

- Largely unspoilt mosaic of estuaries, salt marsh, grazing marsh, reed bed, river valleys, arable, heath and woodland, with strong coastal influence, e.g. shingle spits and ridges resulting from longshore drift.
- Large commercial port of Felixstowe with seasonal influx of yachts to the rivers and harbours providing interest and variety of scale along the estuaries, with influence of seabirds, wind and intertidal mud flats.
- Sparsely settled, with small-nucleated villages and isolated farmhouses. Brick buildings with colour washed walls and pantiles as typical features.

### *County context*

2.6 At a county scale the Suffolk Landscape Character Assessment<sup>2</sup> identifies areas of distinctive landscape character and their essential characteristics. The wider Study Area encompasses eight Landscape Character Types (ref. Figure 02): plateau estate farmlands; rolling estate farmlands; estate sandlands; rolling estate sandlands; coastal levels; valley meadowlands; saltmarsh and intertidal flats, and coastal dunes and shingle ridges

However, the sites themselves are located within the first four; the key characteristics of which are listed below.

2.7 Plateau estate farmlands:

- Flat landscape of light loams and sandy soils
- Large scale rectilinear field pattern
- Network of treebelts and coverts
- Large areas of enclosed former heathland
- 18th-19th and 20th century Landscape Parks
- Clustered villages with scattering of farmsteads around them
- Former airfield sites
- Vernacular architecture of often late estate type of brick and tile

2.8 Rolling estate farmlands:

- Gently rolling landscape of medium loams
- Regular field pattern
- Plantations within, and ancient woodland framing the landscape
- Lines of trees and belts with some species-poor hedgerows; suckering elm prominent
- Settled with farmsteads
- Parklands

2.9 Estate sandlands:

- Flat or very gently rolling plateaux of freely-draining sandy soils, overlying drift deposits of either glacial or fluvial origin
- Chalky in parts of the Brecks, but uniformly acid and sandy in the south-east
- Absence of watercourses
- Extensive areas of heathland or acid grassland
- Strongly geometric structure of fields enclosed in the 18th and 19th century

<sup>2</sup> Suffolk Landscape Character Assessment (2008) Suffolk County Council

- Generally a landscape without ancient woodland, but with some isolated and very significant exceptions
- Widespread planting of tree belts and rectilinear plantations
- Large scale commercial forestry
- Characteristic 'pine lines' especially, but not solely, in the Brecks
- High incidence of relatively late, estate type, brick buildings
- North-west slate roofs with white or yellow bricks. Flint is also widely used in as a walling material
- On the coast red brick with pan-tiled roofs, often black-glazed

#### 2.10 Rolling estate sandlands:

- Sloping or rolling river terraces and coastal slopes
- Sandy and free draining soils with areas of heathland
- Late enclosure with a pattern of tree belts and straight hedges
- Parklands
- A focus of settlement
- To the east are 19th century red brick buildings with black glazed pantiles
- Tree belts and plantations throughout
- Occasional and significant semi-natural woodlands and ribbons of wet woodland
- Complex and intimate landscape on valley sides

#### *Local Level*

- 2.11 The field survey work was undertaken by Chartered Landscape Architects from The Landscape Partnership, in June 2008. The Landscape Character Types for the sites were verified using the datasets from the Suffolk County LCA.
- 2.12 Where sites contained more than one Character Type the most dominant character has been used<sup>3</sup>. The results were:
- Site 5 - Rolling estate sandlands
  - Site 4a (east) - Rolling estate sandlands (east of Gulpher Road)
  - Site 4b (west) - Rolling estate farmlands (west of Gulpher Road)
  - Site 1 - Rolling estate sandlands
  - Site 6 - Plateau estate farmlands
- 2.13 The individual landscape characteristics of the sites are described in Appendix B: Landscape Appraisal Summary Sheets (see also Figure 02)
- 2.14 Site 1 has the strongest landscape character in the best condition. It is also the most enclosed or visually contained. Site 4a has a fairly strong character in a moderate condition, and with minor detractors<sup>4</sup>. Sites 5, 4b and 6 have all been degraded to some extent. Sites 5 and 4b have a moderate strength of character, in moderate condition. Site 5 is suffering from the pressures of urban fringe, has some enclosure but is fairly prominent. Site 4b is fairly large scale and open. Site 6 has a moderate strength of character in a moderate-poor condition, and with a number of detractors. It is also the most open and internally least visually contained of the sites.

<sup>3</sup> For example some LCAs are only identifiable by their different soil type and not readily distinguishable in the field.

<sup>4</sup> Explanation of detractors from Table A

**Landscape Impact**

- 2.15 Taking into account the above factors regarding landscape character, the impact on landscape from developing the sites for a housing use has been assessed as follows:
  - Site 5 - slight
  - Site 4 - moderate
  - Site 1 - slight
  - Site 6 - moderate
- 2.16 Proposed development within Felixstowe Northern Fringe would have no impact on the adjacent landscapes, designated at international, national or local level.
- 2.17 The proposed development of Sites 1, 4, 5 and 6 (ref. 2.3) would have no physical impact on the Suffolk Coast and Heaths AONB, and would have a negligible impact on the visual experience associated with its Landscape Character Types; for example development in these locations would not disrupt the generally open and wide views of the Coastal Levels.

**3 Landscape Capacity**

3.1 The ability of the sites to accommodate change has been assessed using a Landscape Capacity Matrix (see Appendix A – Methodology and Appendix C – Landscape Capacity Matrices). This methodology produces a numeric profile for each Site, which identifies the factors that would relatively favour or disadvantage a site. Sites with a higher score are considered to be relatively less sensitive to change and to also have a relatively higher capacity. A total score is provided to indicate where the site sits on the scale of Overall Capacity, i.e. to indicate which site is most likely to accommodate development without permanently damaging or changing its inherent character. See below.

	<b>Profile Total</b>	<b>Capacity</b>
<b>Site 6</b>	44	Medium
<b>Site 1</b>	43	Medium
<b>Site 4b</b>	42	Medium
<b>Site 4a</b>	38	Medium-low
<b>Site 5</b>	36	Medium-low

3.2 It should be emphasized that no absolute conclusion should be drawn from the numerical totals. There may be individual criteria, particularly where they are primary criteria and at the ‘E’ end of the scale that would suggest that development may be incompatible unless it can be effectively mitigated. It is vital that that the overall spread and balance of the profiles is fully considered rather than just the total and measure of Landscape Capacity. (See Appendix C)

*Site 5*

3.3 The profile total for Site 5 indicates that it has medium-low capacity to accommodate development. This is a result of its fairly prominent location on a valley slope and subsequent visibility, as well as its perceived landscape value. However, by considering the profile there are two primary factors scoring highly which would favour this site for housing development. Its relationship with the existing urban built form and the scope to mitigate the development. Furthermore, the existing urban edge at this point is poorly integrated into its landscape setting and very prominent in views, which has significant impact on the setting of the southern-most areas of the AONB. Future expansion would provide opportunities to address and mitigate this impact.

*Site 4a*

- 3.4 The profile total for Site 4a (to east of Gulpher Road) indicates that it has a medium-low capacity to accommodate development. This is a result of its key landscape characteristics – topography, scale, pattern, condition - as well as its perceived landscape value<sup>5</sup>. Its primary factors are on the whole scored as moderate, i.e. it has some scope to form relationships with the existing settlement although across Candlet Road, which at present forms a physical and visual barrier. In the sites favour is its enclosure afforded by boundary vegetation, which would reduce any visual impact from sensitive receptors.

*Site 4b*

- 3.5 The profile total for Site 4b (to west of Gulpher Road) indicates that it has a medium capacity to accommodate development. The profile shows that the landscape primary factors score fairly highly, whilst the visual primary factors don't. The opportunities to relate to existing urban form are more limited on this site in comparison to Site 5 due to the presence of Candlet Road, which currently forms a physical and visual barrier, although links would be possible via Gulpher Road. There is also less scope to mitigate any development in this location without detriment to existing landscape character.

*Site 1*

- 3.6 The profile total for Site 1 indicates that it has a medium capacity to accommodate development. The profile shows that the factors of topography, enclosure and limited visibility all favour the site. In particular the presence of mature vegetation and the sites relative inaccessibility limit views. However, these characteristics in themselves may be the reason not to put the site forward for development, as it has a strong landscape character and is thus of value to the setting of Felixstowe. Furthermore, built development in this location will only be able to form limited if any associations with the existing settlement at Trimley St Mary due to the physical barrier of the A14(T) and the distance from the urban edge of Felixstowe. For these reasons it is considered that this site is not best-placed to develop for housing.

*Site 6*

- 3.7 The profile total for Site 6 indicates that it too has a medium capacity to accommodate development. The profile shows that the landscape factors of topography, scale, and condition as well as scope for mitigation all favour the site. However, built development in this location will be isolated from and not able to easily form relationships with the existing settlements of Trimley St Martin and Kirton. Development of the site would also make the northern fringe vulnerable to coalescence at this location. Notwithstanding this, the site has potential to accommodate development in the form of a separate small-scale new settlement reflecting its key landscape characteristics, and given appropriate policy guidance, without detriment to its landscape character.

**Summary**

- 3.8 The landscape capacity matrix illustrates that the flatter plateau and gently rolling upper valley landscapes have the greater capacity to accommodate change, whilst the 'valley' landscapes have the least.
- 3.9 Out of the four sites, Site 6, is showing the greatest capacity to accommodate change mainly due to its inherent landscape features, although housing here would be isolated in relation to existing settlement. Site 5 shows the lowest capacity to accommodate change due to its visibility. However, its location in landscape terms is ideal, where development can form a natural extension of an adjacent part of the urban fabric, and there is ample scope to provide extensive landscape mitigation.

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<sup>5</sup> See Table A in Appendix A for explanation of Landscape Value.



## 4 Visual Appraisal

- 4.1 The area or 'visual envelope' from which the sites or parts of the sites may be seen was initially identified through desk-top study and is illustrated on Figure 03. The envelope or Zone of Visual Influence (ZVI) indicated that the proposed sites may be visible from the Suffolk Coast and Heaths AONB.
- 4.2 Site visits were made by Chartered Landscape Architects from The Landscape Partnership in June and July 2008 to verify the ZVI and to identify sensitive receptors/key viewpoints. The weather was generally fine with clear skies, although with some intervals of rain showers.
- 4.3 The following representative viewpoints were agreed with the Landscape Officer at Suffolk Coastal District Council, as being the main points from where the Sites may cause visual impact. These included viewpoints within the Suffolk Coast and Heaths AONB. The viewpoints are listed below and identified on Figure 03.
- Viewpoint 1: High Road, north-western part of Trimley St. Martin
  - Viewpoint 2: Bucklesham Road, northern part of Kirton
  - Viewpoint 3: Footpath at Back Road, Kirton
  - Viewpoint 4: Footpath between Falkenham Road and Sheepgate Lane
  - Viewpoint 5: Sheepgate Lane, Falkenham
  - Viewpoint 6: Suffolk Coast and Heaths Path, Back Lane, Falkenham
  - Viewpoint 7: Gulpher Road, west of Gulpher Hall
  - Viewpoint 8: Gulpher Road, east of Gulpher Hall
  - Viewpoint 9: Suffolk Coast and Heaths Path, west of Felixstowe Ferry
  - Viewpoint 10: Ferry Road, Bawdsey
  - Viewpoint 11: Ramsholt Quay
  - Viewpoint 12: The Street, South of Alderton

### *Existing visual character*

- 4.4 Site 5 is an urban fringe, generally arable landscape; fairly open but with some enclosure provided by boundary hedges. It is locally visible due to its topographical location and proximity to existing settlement and road network, with the potential for multiple receptors. In views to the north of the site the existing urban edge is fairly prominent on the skyline.
- 4.5 Site 4 is an area of two visual characters. A large-scale fairly open arable landscape to the west and a smaller, more diverse, more enclosed landscape to the east. Locally visible from highways and adjacent receptors due to topography.
- 4.6 Site 1 is an area of rolling, enclosed arable farmland exhibiting a variety in pattern, texture and scale. It is not readily visible except for a few adjacent receptors.
- 4.7 Site 6 is an expansive area of relatively flat (plateau), arable farmland with little internal enclosure. The site is locally visible due to its visual proximity to existing settlements and its road boundaries.

### *Viewpoints*

- 4.8 *Viewpoint 1* is on High Road in the north-western part of Trimley St. Martin. From this point sparse vegetation along the A14(T) allows a view towards Site 6 including a rectangular block of woodland in the south of the site and some residential houses on Kirton Road.
- 4.9 *Viewpoint 2* is from Bucklesham Road, at Park Lane in the northern part of Kirton. The view, which from this point is framed by vegetation around a field to the east and by a strip of

- vegetation/nature area to the west, includes the fields of Site 6 in front of and adjacent to the block of woodland in the southern part.
- 4.10 *Viewpoint 3* is from a footpath at Back Road in Kirton, and from here the view towards Site 6 is obscured by vegetation along Kirton Road. However glimpses of the residential houses along this road and associated telephone cables are just possible.
- 4.11 *Viewpoint 4* is from a footpath between Falkenham Road and Sheepgate Lane on contour +20. This viewpoint offers views to both Site 4 and Site 1. The view towards Site 4 (which rises up to contour +20 from the north) is partly screened by vegetation north of Russell's Farm and south of properties on the eastern side of Lower Falkenham Road and thus only the western part of the site is visible. The church tower of St. Mary on High Street in Walton is visible to the east, although partly screened by vegetation in the foreground. The view towards Site 1 is screened to the west by vegetation south of 'The Old Dog' on Falkenham Road. The water tower is visible to the east in the background, although partly screened by vegetation in the foreground. In the far distance the tops of the cranes of Felixstowe port are visible as well. The viewpoint offers views to the upper parts of both Egypt Wood on contour + 5 to +10 and the vegetation associated with the stream in the minor valley cutting in from southeast. In the background the rows of trees on the western boundary are visible.
- 4.12 *Viewpoint 5* is from Sheepgate Lane, and offers views through gaps in the foreground vegetation towards fields east of the playing field in the south western corner of Site 5. In the background residential properties at the northern fringe of Felixstowe are visible.
- 4.13 *Viewpoint 6* is from the Suffolk Coast and Heaths Path, Back Lane, Falkenham. The view from here is framed to the east by vegetation associated with Deben Lodge Farm and to the south and west by rising topography and vegetation along field boundaries. The available view is towards Site 5, where fields and the residential properties at Felixstowe northern fringe are just visible in the horizon.
- 4.14 *Viewpoint 7* is from Gulpher Road, west of Gulpher Hall, east of Hill House Cottages. The available view from this point is framed by vegetation north-east of Gulpher Hall to the east and vegetation associated with the stream on Site 4 in the west. Laurel Farm is visible in the horizon to the east on the rising land and properties 7-10 on Gulpher Road are visible in the foreground. The residential properties at Felixstowe Northern fringe with the fields of Site 5 are seen in the background of the view.
- 4.15 *Viewpoint 8* is from Gulpher Road, east of Gulpher Hall. The view from this point is framed by vegetation north-east of the golf course on Site 4, the rising topography to the north and a vegetation strip along the lane leading up to Gulpher Business Park. Hill House Cottages are seen in the horizon with the Water Tower in the background. The northern part of the golf course and parts of the area of Site 4, west of Gulpher Road is visible.
- 4.16 *Viewpoint 9* is from Suffolk Coast and Heaths Path, the National trail, west of Felixstowe Ferry. From this point a view towards a section of the eastern part of Site 5 is possible through gaps in the vegetation. The view also takes in the western part of Site 4 on the skyline, where the vegetation alongside Candlet Road is visible.
- 4.17 *Viewpoint 10* is from Ferry Road, Bawdsey, where a view towards Site 4 is available on the distant skyline; the vegetation alongside Candlet Road is just discernible. There is no view to the sites from the Quay as the buildings at Felixstowe Ferry screen views towards the urban edge of Felixstowe.
- 4.18 *Viewpoint 11* is from Ramsholt Quay. From here in a view towards the Felixstowe skyline the western parts of Sites 5 and 4 are discernible through the location of the existing urban fringe at Links Avenue/Upperfield Drive and vegetation on Candlet Road.
- 4.19 *Viewpoint 12* is from The Street, south of Alderton where a view towards Site 4 is available. Glimpses of the Felixstowe skyline are obtainable at a number of places along the road between Bawdsey and Alderton, but are only likely viewed from a travelling car, when the Sites would be

largely indiscernible due to the very small proportion of the view they fill and the distances involved.

### **Visual impact**

- 4.20 The visual impact on the landscape around the four proposed sites has been considered through the study of each site internally to find potential representative views outwards and partly by analysis of the representative external viewpoints from which one or more of the sites can be seen.
- 4.21 It should be noted that the impact on night views is estimated from current known context and not tested in the field.

### *Site 5*

- 4.22 Site 5 is reasonably well screened to the east due to hedgerows along Ferry Road and vegetation and a block of woodland south of Fleet House. A gap in this vegetation allows a view from the Suffolk Coast and Heaths Path at Felixstowe Ferry (e.g. Viewpoint 9) into this eastern part. Although the impact of the site from this point is not considered to be significant due to both distance and the restricted view, additional planting could be added to fill in this gap, and thus the impact. Similar views are also available from the Golf Course and in the vicinity of Felixstowe Ferry. All these points are within the AONB.
- 4.23 The area of Site 5 west of Ferry Road is fairly exposed to the surrounding landscape apart from the playing field in the south-western west, which is surrounded by hedgerows. The impact of this part of the site on locations on the nearby Gulpher Road (Viewpoint 7) is considered as low adverse due to the close proximity and the available open view. Similar views are obtained from Suffolk Coast and Heaths Path at Back Lane (Viewpoint 6). However, due to the long distance and the opportunity for improvement of the existing urban fringe, the impact from here is considered to be medium-low beneficial.
- 4.24 The impact of the site on Sheepgate Lane (Viewpoint 5) is considered as not significant, as the view from this point is restricted to a gap in the vegetation and is a fairly long distance away.
- 4.25 Fleet House and houses north of Fleet House on Marsh Lane, properties on eastern section of Gulpher Road, Park Farm (Listed Grade 2) (included within the site boundary) and properties 193-197 on Ferry Road are all likely to experience views into the site. Due to the close proximity to the site the impact is considered as high adverse.
- 4.26 Most of the residential properties along the northern fringe of Old Felixstowe will also have views from their back gardens/upper floor windows northwards across the site. For these boundary properties the impact of the site will be high adverse as their current view of open fields and out into the wider landscape of the AONB will be blocked by the proposed housing.
- 4.27 The site is just discernible from Ramsholt Quay (Viewpoint 11); however the impact on this viewpoint is considered to be not significant, due to the proportion of view involved and distance.
- 4.28 Views from the upper floors windows at Bawdsey Manor (Listed Grade 2) are also likely; the impact from here is considered to be medium-low adverse, as the screening potential if mitigation planting will not be as effective when viewed from a higher elevation.<sup>6</sup>
- 4.29 The site is also likely to be visible from Suffolk Coast and Heaths Path along Kings Fleet. However, due to the distance involved and the opportunity for improvement of the existing urban fringe, the impact from here is considered to be medium-low beneficial.<sup>7</sup>
- 4.30 Lighting at Site 5 would result in a medium-low significance impact on night-views from within the Suffolk Coast and Heaths AONB, as the urban fringe is extended down the valley slopes. This impact would be seen against the current moderate levels of light pollution emitted by the

<sup>6</sup> **Note:** this view is an estimated impact and has not been tested in the field

<sup>7</sup> **Note:** this view is an estimated impact and has not been tested in the field

residential areas of Old Felixstowe. The local topography (juxtaposition of valleys) would help limit the extent of the impact, and mitigation planting may reduce its magnitude.

Openness to public view:

- 4.31 Site 5 can be seen from: footpaths/bridleways across the site, Gulpher Road, Ferry Road, Footpath north of site, Ramsholt Quay, Suffolk Coast and Heaths Path at Kings Fleet.

Openness to private view:

- 4.32 Site 5 can be seen from residential properties on Felixstowe northern fringe, Laurel Farm (Listed Grade 2), Rues Farm, Gulpher Hall (Listed Grade 2) and other properties north of the site, Upper floors at Bawdsey Manor (Listed Grade 2).

*Site 4*

- 4.33 Site 4 is visible from a number of locations.
- 4.34 Parts of the western area of Site 4 are visible from a footpath between Falkenham Road and Sheepgate Lane (Viewpoint 4). The impact of the site, with possibly introduction of additional mitigation planting along the lane leading down to Candlet (Listed Grade 2), is considered as not significant.
- 4.35 The northern part of the driving range and parts of the western area of Site 4 are visible from the northern section (rectangular loop) of Gulpher Road (Viewpoint 8). With the establishment of mitigation planting along the western section of Gulpher Road, the impact from here is considered as low adverse.
- 4.36 The impact of the site on Laurel Farm (Listed Grade 2) and 7-10 Gulpher Road to the east is considered as being medium-high adverse; Laurel Farm due to its elevated location and 7-10 Gulpher Road due to the close proximity. Mitigation planting to lessen the impact on these two properties would not necessarily assist, as the topography would still allow views in to the site from the east. The impact of the site on Candlet is considered as high adverse.
- 4.37 The impact of the site on Candlet Road, with mitigation planting established, is considered as not significant.
- 4.38 Views from Alderton (Viewpoint 12), the National Trail at Felixstowe Ferry, Ferry Road at Bawdsey (Viewpoint 10) and possibly from the upper floors of Bawdsey Manor may also be available towards the site. However the impact on these locations is considered as not significant due partly to the long distance and partly to the various interrupting foreground vegetation.
- 4.39 Lighting at Site 4 would result in a medium-low significance impact on night-views from within the Suffolk Coast and Heaths AONB as urban development is extended beyond Candlet Road into the rural and generally unlit hinterland. Although the magnitude of change would be moderate, street-lighting on Candlet Road, the Dock-spur roundabout and the golf-driving range, which is floodlit, are at present fairly visually dominant at night, and impacts would also be seen against the backdrop of the current high levels of light pollution emitted by the A14(T), the town and the port - which in combination moderate its overall significance.

Openness to public view:

- 4.40 Site 4 can be seen from footpaths across the site, Gulpher Road, Candlet Road, footpath in Falkenham, Alderton, Suffolk Coast and Heaths Path at Felixstowe Ferry.

Openness to private view:

- 4.41 Site 4 can be seen from residential properties; Abbey Farm, Cowpasture Farm, Hill House Farm, Brick Kiln Cottages, Gulpher Hall, Candlet, Upper floors of Bawdsey Manor and Park Farm.

*Site 1*

- 4.42 Site 1 is well screened to the surrounding landscape partly by vegetation along the A14(T) and blocks of woodland on the northern and eastern boundaries and partly by topography.
- 4.43 Part of the north-eastern part of the site may be visible from Capel Hall Lane north of the site and footpaths north and east of the site. However, with the establishment of additional planting/hedgerows along relevant field boundaries the impact of the site on these locations would be considered as medium-low adverse.
- 4.44 Due to topography, parts of the southern area of the site would be visible from two residential properties; Capel Hall Farm/Capel Hall (Listed Grade 2) to the north and Candlet (Listed Grade 2) to the east. With mitigation planting as part of the internal infra structure on the site the impact is considered as medium-high adverse.
- 4.45 Parts of Site 1 may be visible from Falkenham (Viewpoint 4) just outside the AONB. However the impact of the site on this location is considered as not significant due to distance and interrupting foreground vegetation/topography.
- 4.46 A long distance view towards a mast formerly part of the Bawdsey RAF with Bawdsey Quay/Felixstowe Ferry in the foreground is visible through a gap in the vegetation from the footpath along the A14(T). However the impact of the site on this viewpoint is considered to be not significant, partly because of the long distance and partly because of the limited available view.
- 4.47 Lighting at Site 1 would result in a medium-low significance impact on night-views from within the Suffolk Coast and Heaths AONB as urban fabric is introduced into a currently rural and unlit landscape. Although the magnitude of change would be moderate to high, street-lighting on the Dock-spur roundabout and the A14(T) are at present fairly visually dominant at night, and impacts would also be seen against the back-drop of the current high levels of light pollution from the town, the Trimleys and the port beyond the skyline - which in combination moderate its overall significance.

## Openness to public view:

- 4.48 Site 1 can be seen from footpaths north and east of site, Capel Hall Lane, Brook Lane, Bridleway across site, footpath in Falkenham.

## Openness to private view:

- 4.49 Site 1 can be seen from residential properties; Capel Hall, Candlet, Blue Barn, Hill House Farm.

*Site 6*

- 4.50 This site is generally screened from external view on most boundaries; either by some degree of hedging on the actual boundaries (sections of Croft Lane and A14(T)) or on the opposite side of adjacent roads (Kirton Road and sections of Croft Lane). There is less screening available along the A14(T).
- 4.51 A part of the site is visible from Viewpoint 2 in Kirton, and residential properties (high sensitivity) on the south/western side of Kirton Road/Trimley Road may also experience views. However these views are only partial and oblique (slight magnitude), and with mitigation planting established, such as additional planting along Croft Lane and possibly on east-west running field boundaries south-west of Kirton, the impact from here would be considered to be of medium-low adverse.
- 4.52 Kirton Road, which has an established hedgerow on the eastern side, will experience an impact medium-low adverse due to the lack of screening on the western side of the road. Residential properties on this road (shown within the site boundary) will have rear views over the site. Mitigation planting, such as hedgerows could be established to reduce impact; however, this would take away the current open views experienced across fields. The impact is thus considered as high adverse.

- 4.53 Depending on the height of development, rooflines may be visible from the footpath running north-south from Back Road south of Kirton (Viewpoint 3). However due to distance and the height of the existing hedgerow on the eastern side of Kirton Road the impact of the site at this location is considered as not significant.
- 4.54 Part of the site is visible from west of Trimley St. Martin (eg. Viewpoint 1). However these views are only partial and oblique, and with mitigation planting established, such as additional highway planting, the impact from here is considered as not significant.
- 4.55 Lighting at Site 6 would result in a high significance impact on night-views from within the Suffolk Coast and Heaths AONB as urban fabric is introduced into the countryside. At this location it would affect the AONB to both the north and south of the Site. Development would introduce light pollution into a generally 'unlit' landscape and extend the current light pollution produced by Felixstowe town, the port and the Trimleys north-westwards along the A14(T) towards Ipswich, and visually link the Trimleys to Kirton.

Openness to public view:

- 4.56 Site 6 can be seen from Kirton Road, Croft lane, A14(T), High Road (Trimley St. Martin), Trimley Road.

Openness to private view:

- 4.57 Site 6 can be seen from residential properties on Kirton Road and from Kirton/south of Trimley Road/Kirton Road.

***Summary of Visual impact***

- 4.58 The visual impact of Site 5 on the surrounding landscape range from high adverse to medium low beneficial. Locations towards the east, from Sheepgate Lane and Ramsholt Quay are not considered to experience a significant impact; whereas locations on Gulpher Road would experience a low adverse impact. The likely visual impact of the Site on the upper floor views from Bawdsey Manor is estimated as medium-low adverse. Residential close-proximity views would experience high impacts. Views from the Suffolk Coast and Heath Path at Back Lane and along Kings Fleet would experience medium-low beneficial impact due to the scope for mitigation and improvement of the urban fringe. Site 5 is considered to be the most visible site and therefore experience most visual impact. This is due to its location and proximity to existing urban fringe.
- 4.59 The visual impact of Site 4 on long distance views, views from Candlet Road and from the footpath between Falkenham Road and Sheepgate Lane are considered to be not significant. The close proximity views from locations on Gulpher Road would experience a low adverse impact and other nearby residential properties a medium-high adverse to high adverse impact.
- 4.60 The visual impact of Site 1 on the surrounding landscape is considered to be medium-low adverse to not significant. The impact on the two residential properties is considered to be medium-high adverse.
- 4.61 The visual impact of Site 6 on the surrounding landscape is considered to be medium-low adverse to not significant. The impact of the Site on the houses on Kirton Road is considered to be high adverse, due to the proximity of the Viewpoint of the existing vegetation.

## **5 Site development and integration with existing settlement**

### ***Relationship with existing urban form***

#### *Site 5*

- 5.1 Site 5, located north of Old Felixstowe, is surrounded by fields on the western and northern side, a block of woodland on the eastern and by the urban fringe of Old Felixstowe on the southern. Development on Site 5 would form a natural extension of the adjacent urban fringe. The Grove to

the southwest of the site (see 5.18) and area to the north-east within the AONB boundary are considered to be outside the developable footprint.

- 5.2 The existing urban fringe appears currently abrupt with back gardens bordered by either panel fencing or low hedges leading to arable fields. It is not considered to be well integrated into the landscape, and it is quite visually prominent in long distance views from within the southern section of the AONB.
- 5.3 Development of Site 5 would offer an opportunity to create a more varied and integrated rural-urban fringe. The eastern and the southern parts are the least exposed, and thus offer the obvious starting point. The historic hedge pattern could be utilised to provide a framework for development of urban blocks.
- 5.4 Off-site planting should be considered here, due to its much greater screening potential in long distance views.

#### *Site 4*

- 5.5 Site 4, located north of Walton and east of Trimley St. Mary, is surrounded by fields on the northern and eastern sides, and by Candlet Road on the southern side. Development on Site 4 would form some moderate associations with the existing urban fabric of Walton; this would depend on adequate bridging of Candlet Road.
- 5.6 Strengthening the hedgerows along the lane leading down to 'Candlet' and linking existing blocks of woodland adjacent to the site with new green areas within the site, would assist the integration of any development into the landscape.

#### *Site 1*

- 5.7 Site 1, located south of Trimley St. Martin and north of Trimley St. Mary, is surrounded by fields, blocks of woodland and Capel Hall to the north and east, and by the A14(T) to the south-west. Development on Site 1 would only form some limited associations with the existing urban fabric of Trimley St. Mary due to the major obstacle of the A14(T).
- 5.8 The Site has a strong landscape character in good condition. It is already a fairly enclosed landscape with limited intervisibility, so for mitigation planting to be successful it would need to address specific visual impacts identified from a more detailed survey outside the scope of this report.

#### *Site 6*

- 5.9 Site 6, located north of Trimley St. Martin north of the A14(T), is surrounded by fields on the western, northern and eastern side and by the A14(T) on the southern side. Its relative physical isolation from Trimley St Martin [due to the barrier of the A14(T)] and Kirton would prevent any relationship being formed with existing urban fabric. Development here would need to be an isolated entity and not part of an existing settlement.
- 5.10 The open extensive nature of the site would afford opportunities to create a small settlement of similar size to Kirton, with adequate green space provision and areas of mitigation planting. The replanting of part or whole of the historic hedge pattern with tree belts here could go some way to providing a framework for development and the necessary visual enclosure required. Opportunities also exist for some earth shaping to be used as screening; however, care would need to be taken not to create any negative impact on the landscape character.

#### **Green Infrastructure links**

- 5.11 It has been identified in the Haven Gateway Green Infrastructure Plan (The Landscape Partnership 2007) that Felixstowe has the least accessible *natural* green space at present. The town's location together with the scale of the port means that there are limited opportunities to gain easy access to the countryside. This is further exacerbated by the limited crossing points over the A14(T).

- 5.12 The only area of woodland within the town is at The Grove, an area of approximately 3ha adjacent to large playing fields. A Woodland Trust "Woodland on your doorstep" scheme has been planted immediately to the west of this. This will double the woodland area in the future.
- 5.13 Langard Nature Reserve and the Grove are both small sites (32ha and 20ha respectively) with the larger Trimley Marshes (62.8ha) being over 1 mile on foot from the nearest housing. Most of the existing parks and open spaces are also not linked at present. Other areas around the town are privately owned with little or no public access.
- 5.14 The Sites identified for potential housing growth could each enhance the opportunities to improve existing provision and extend links.
- 5.15 All Sites link into a fairly extensive existing footpath network to reach the Suffolk Coast and Heaths AONB or the Suffolk Coast and Heaths Path, a promoted strategic walk.
- 5.16 The following details of the Haven Gateway Green Infrastructure Plan are illustrated on Figure 04.

#### *Site 5*

- 5.17 Site 5 has good existing Rights of Way links – North/South and East/West, from The Grove to Ferry Road, via Hyems Lane. The beach at Old Felixstowe as well as the Heritage Coast is accessible from this location. Bounding the site to the north is the strategic cycle route following Gulpher and Ferry Roads.
- 5.18 The Grove is partly within and adjacent to Site 5; it has been identified within the Haven Gateway GIS as a key existing ANG (accessible natural greenspace). To north of the site a potential green corridor project has been identified (Project No.40: North Felixstowe Fringe Green Corridor) Significant improvements to the urban fringe at this location, in the order of what could be achieved through an urban extension here, would help this project become reality.

#### *Site 4*

- 5.19 Site 4 has moderate links – there is one footpath across the east of the site, one across the west and one on north-western boundary. The bridleway to the north of site and Gulpher Road are part of the strategic cycle route.
- 5.20 To north of the site a potential green corridor project has been identified within the Haven Gateway GIS (Project No.40: North Felixstowe Fringe Green Corridor) Significant improvements to the urban fringe at this location, in the order of what could be achieved through an urban extension here, would help this project become reality.
- 5.21 Site 4 is also located in an area of focussed search at District level (20ha+) for opportunities to create a new ANG, in order to address current and predicted deficiencies. The site may provide opportunity to address the District Level ANG deficiency (identified as Project No.41: Felixstowe ANG deficiency).

#### *Site 1*

- 5.22 Site 1 has moderate Rights of Way links – a footpath along the length of the southern boundary and one adjacent to site to the north. The former also forms part of the strategic cycle route.
- 5.23 The southern part of the site has been identified as part of a potential green corridor project (Project No.40: North Felixstowe Fringe Green Corridor) within the Haven Gateway GIS. This would reduce the opportunities to form close associations with the existing urban edge to the south of Candlet Road.

#### *Site 6*

- 5.24 Site 6 has no internal Rights of Way links. The Suffolk Coast and Heaths Path can be reached at Kirton Road as can other footpaths. Kirton Road is part of the promoted strategic cycle route, as is the old Trimley Road to the south of the site on the other side of A14(T).



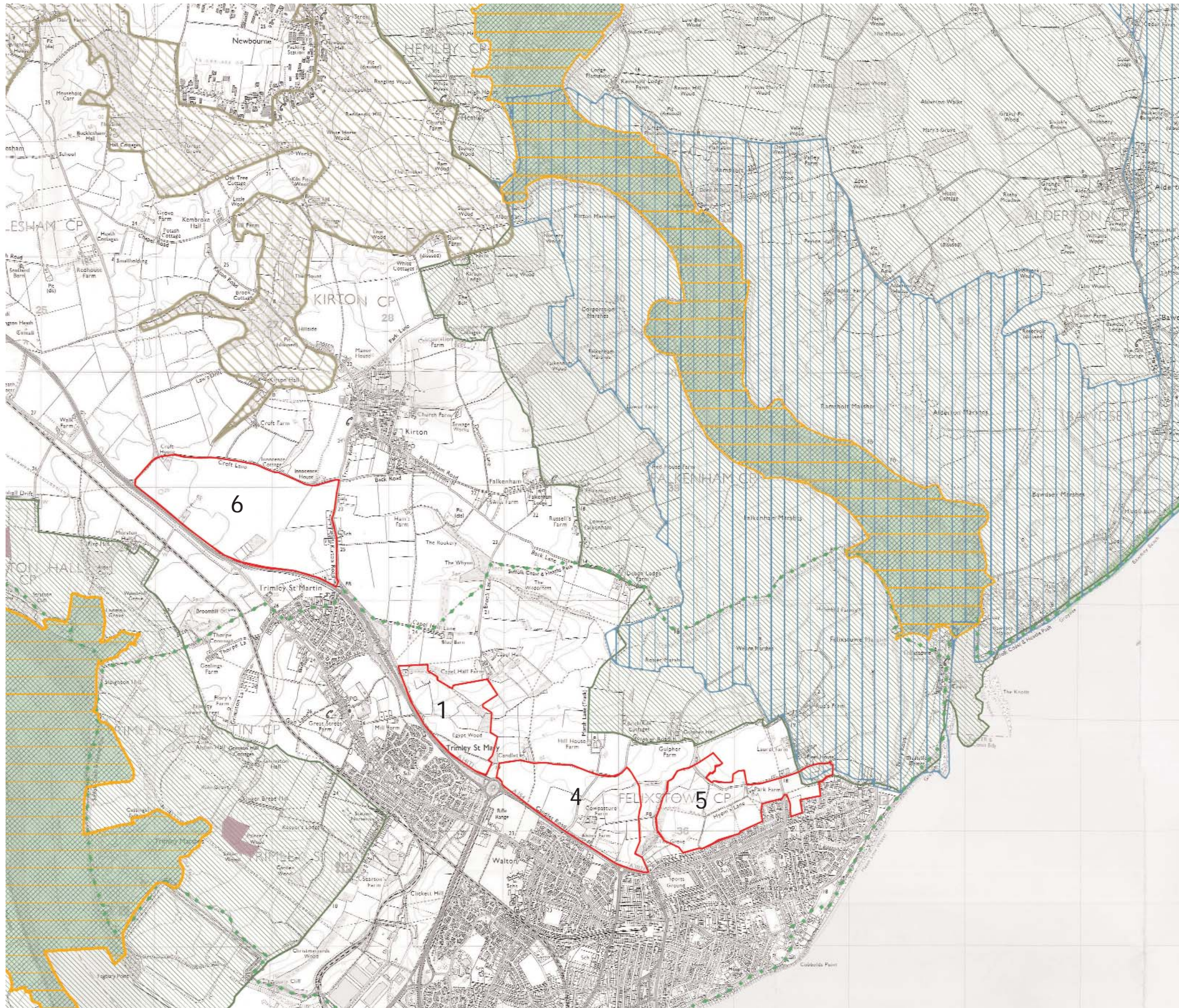
- 5.25 This area has also been identified as part of a potential key green corridor project to enhance the Suffolk Coasts and Heaths Path from Orwell Country Park to Trimley, via Nacton and Levington (Project No.44: Ipswich to Trimley Corridor). A potential green corridor project to the south-east corner of the site, enhancing existing Rights of Ways and promoted strategic routes (Project No.39: River Orwell to Mill River Green Corridor, via Trimley and Falkenham) has also been identified within the Haven Gateway GIS. Due to the site's relative isolation and therefore lack of opportunity to form any close associations with the existing urban fabric, it creates opportunity for delivering projects such as this.
- 5.26 A potential Green Bridge (Project No.43: A14(T) Trimley Green Bridge) has been identified at the intersection of the A14(T) and the old Trimley Road, which would link existing access and overcome the barrier of the duel-carriageway. A potential access route has been identified crossing the site (Project No.45: Martlesham to Trimley Pedestrian and Cycle Link) to link existing access to proposed ANG. These projects could be incorporated in development proposals in this area.


## 6 Conclusion

- 6.1 The impact of development on the landscape character of the four sites ranges from slight to moderate – from a minor change, where the effects can be largely mitigated by the presence of existing or proposed features to where a clearly identifiable change in the landscape character can be moderated by virtue of substantial mitigation.
- 6.2 The visual impact of development on the four sites is generally high for sensitive receptors adjacent to or overlooking the site and medium-low to not significant on the wider context. There would be varying degrees of visual impact on views from within the AONB; some close-proximity views would have a high significance visual impact whereas the magnitude diminishes with distance. Mitigation works associated with development on Site 5 would result in beneficial impact from the Suffolk Coast and Heaths Path.
- 6.3 Out of the four sites, Site 6 shows the greatest capacity to accommodate change, mainly due to its inherent landscape features, although housing here would be isolated in relation to existing settlement but opportunities exist to create a new 'village'. Visual impact would be high on the few properties adjoining or overlooking the site but in general it would be low to not significant – a function of distance, angle and intervening vegetation.
- 6.4 Site 1 has a strong landscape character and is thus of value to the setting of Felixstowe. Built development in this location would only be able to form limited if any associations with the existing settlement at Trimley St Mary due to the physical barrier of the A14(T). Visual impact would be high on the two properties overlooking the site but in general it would be low to not significant.
- 6.5 Site 4 has some scope to form relationships with the existing settlement although across Candlet Road, which at present forms a physical and visual barrier. The landscape in this area to the east of Gulpher Road is more sensitive and shows a lower landscape capacity than the west and already has some recreational/green infrastructure value. In an area of current and predicted deficiencies of accessible natural greenspace at District level, this part of the Site (4a) may provide opportunities to address this.
- 6.6 Site 4 to the west of Gulpher Road would be more suited to development although there is slightly less scope for mitigation.
- 6.7 Site 5 shows the lowest capacity to accommodate change due to its relative visibility. However, its location in landscape terms is ideal, where development can form a natural extension of an adjacent part of the urban fabric and there is scope to mitigate the development. Furthermore, the existing urban edge at this point is poorly integrated into its landscape setting and prominent in views, which has a detrimental impact on the setting of the southern-most areas of the AONB. Future expansion would provide opportunities to address and mitigate this impact.

## Figures 01 – 04





- Key
-  Site locations
  -  National trail
  -  Ramsar sites
  -  Special Protection Areas
  -  Suffolk Coast and Heaths Area of Outstanding Natural Beauty
  -  Sites of Special Scientific Interest
  -  Ancient and Semi-natural woodland
  -  Special Landscape Areas
  -  Heritage coast

Felixstowe Northern Fringe  
08 231

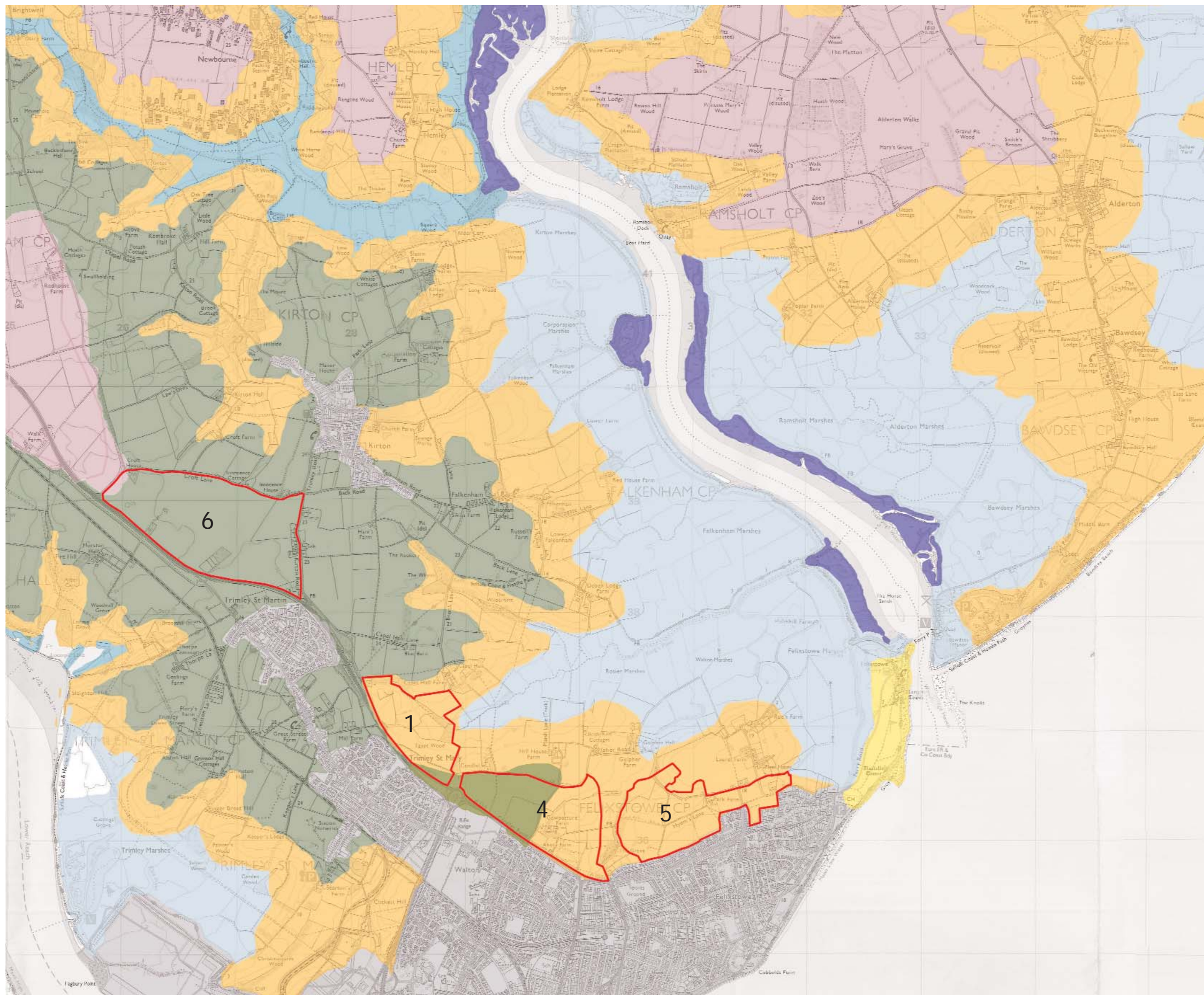
Figure 01  
Landscape designations

July 2008



Scale: NTRS





- Key**
-  Site locations
  -  Plateau estate farmlands
  -  Rolling estate farmlands
  -  Estate sandlands
  -  Rolling estate sandlands
  -  Coastal levels
  -  Valley meadowlands
  -  Saltmarsh and intertidal flats
  -  Coastal dunes and shingle ridges
  -  Urban

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**Figure 02**  
Landscape character

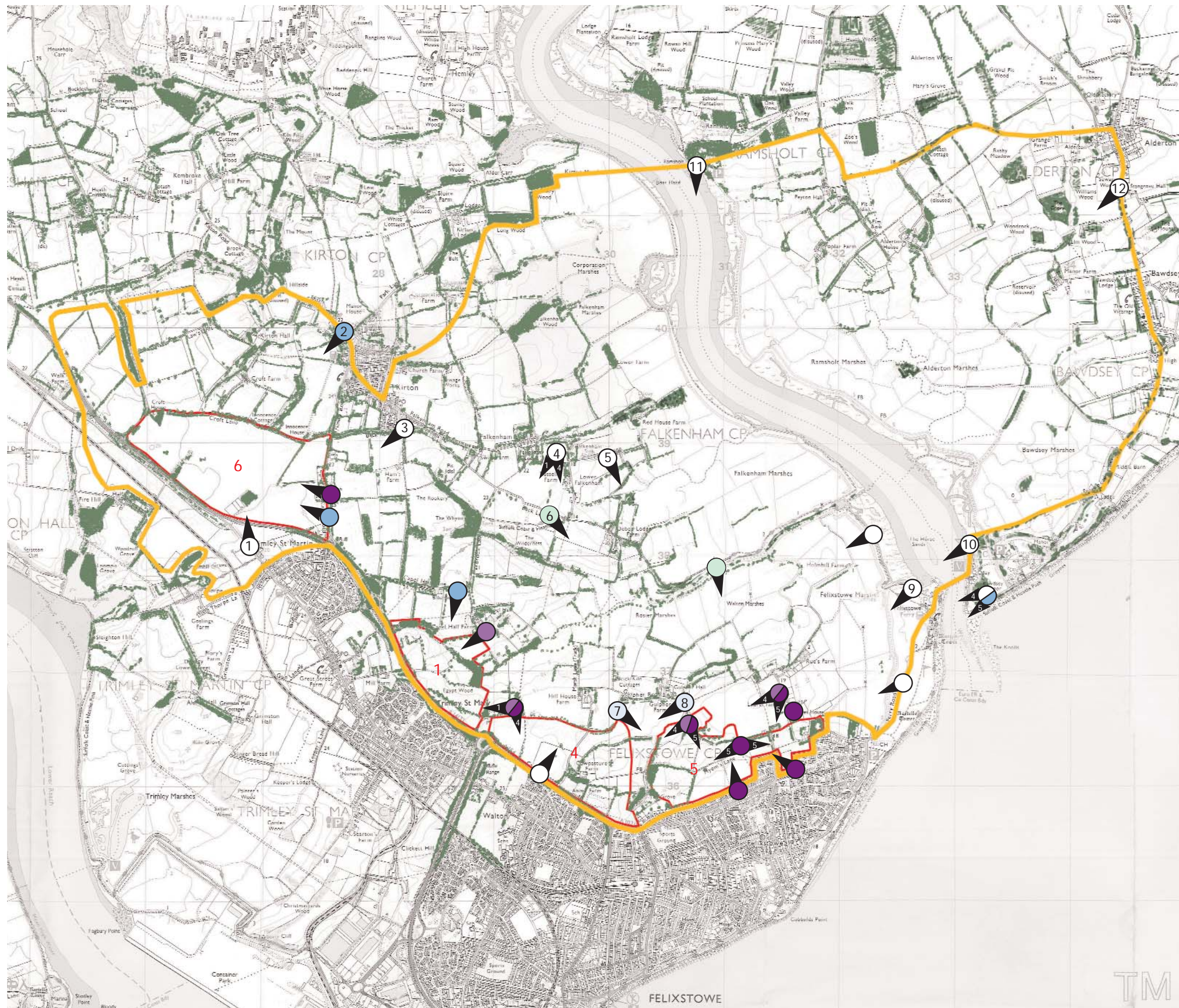


July 2008

Scale: NTRS







- Key**
- Site locations
  - Zone of visual influence: indicative area from where the development or parts of the development may be seen
  - View point locations
  - Other views
  - High significance visual impact - Beneficial
  - Medium - high significance visual impact - Beneficial
  - Medium - low significance visual impact - Beneficial
  - Low significance visual impact - Beneficial
  - Not significant
  - Low significance visual impact - Adverse
  - Medium - low significance visual impact - Adverse
  - Medium - high significance visual impact - Adverse
  - High significance visual impact - Adverse

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**Figure 03**  
Visual appraisal

July 2008

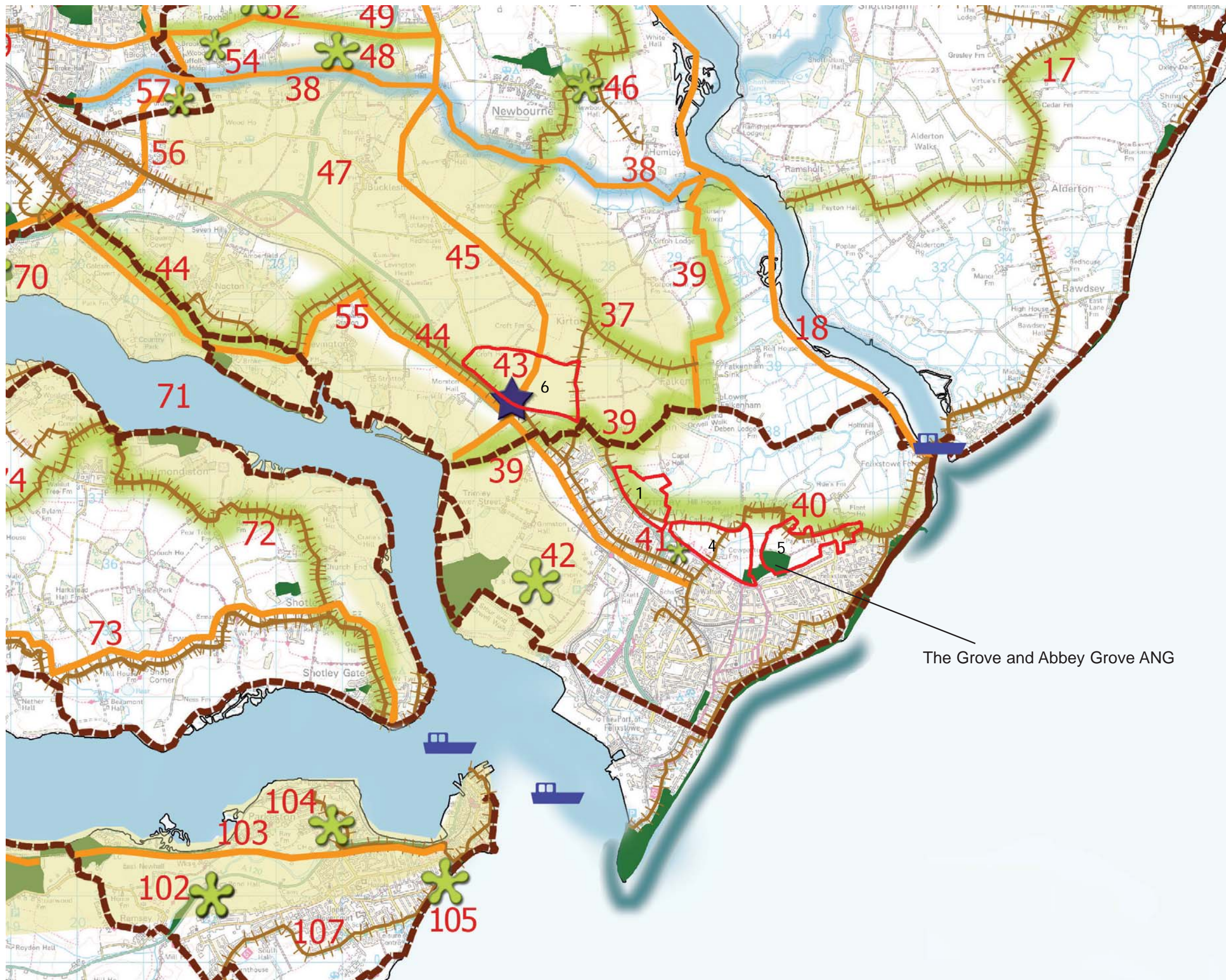


Scale: NTRS



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- Key
- Site locations
  - Existing
    - The two shades indicate ANG above and below other map layers
    - Indicates extent of thin linear ANG that is difficult to see along the coast
    - Promoted strategic walks
    - Promoted strategic cycle routes
    - Existing ferry link
  - Proposed
    - 135 Project numbers (refer to schedule)
    - Potential river corridor enhancement projects
    - Potential green corridor projects without access
    - Potential green corridor projects with access
    - Other potential access routes
    - Potential site based Green Infrastructure projects
    - Potential green bridges
    - Potential area wide projects/ initiatives
    - Potential ferry link
    - Potential shuttle bus projects

The Grove and Abbey Grove ANG

Felixstowe Northern Fringe  
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**Figure 04**  
Haven Gateway Green Infrastructure  
Strategy opportunities map  
July 2008



Scale: NTRS





## Appendix A: Methodology

- 1.1 The methodology for the landscape and visual assessment follows current guidelines set by the Landscape Institute and Institute of Environmental Assessment, in the document *Guidelines for Landscape and Visual Impact Assessment* – (Second Edition 2002) as well as the joint Countryside Agency/Scottish Natural Heritage publication *Landscape Character Assessment- Guidance for England and Scotland* (2002).
- 1.2 This report describes and considers the potential landscape and visual effects. It assumes an impact to be adverse, neutral or beneficial. The definition of impact terminology is specific to this study and has been developed to ensure that wherever possible an objective assessment is made and that the terminology used is appropriate to the proposed development and the landscape setting.
- 1.3 *Landscape impacts* are changes in the fabric, character and quality of the landscape as a result of a particular development. These can include direct effects upon the landscape e.g. through the physical removal of features, or indirect where there is a wider impact on the landscape character.
- 1.4 *Visual impacts* relate to the impact on people living and moving within the landscape. They therefore involve changes in the views to the proposed development from residential properties, rights of way, roads and other publicly accessible land.

### Landscape Appraisal

- 1.5 The effects upon landscape character were assessed by identifying the components of change in the landscape. This partly relates to the visibility of the proposed scheme and as such the visual impact assessment assists in this process. Consideration of the appearance of the development within the context of landscape character can then be made. This then enabled a professional judgement as to the magnitude of impact the development would have on the overall appearance and character of the area.

#### *Magnitude and Sensitivity*

- 1.6 Impacts in this study are described according to their magnitude as being substantial, moderate, slight or negligible. The degree of magnitude is dependent upon a range of factors including the existing visual character and opportunity to view the development. The sensitivity of a landscape is a function of its condition, strength of character, relative visibility and the presence of statutory designated and protected or vulnerable features.

#### *Definitions of Magnitude for Landscape Impact Assessment*

*Substantial:* A dominant and obvious change in the landscape character by virtue of one or more of the following:

- An effect over an extensive area without the scope for adequate mitigation
- An effect for a considerable period of time - 30 years or more

*Moderate:* A clearly identifiable change in the landscape character but moderated by virtue of one or more of the following:

- An effect over an extensive area, yet substantially mitigated by existing or proposed features e.g. screening vegetation, earthworks, or built form.
- An effect for a medium period of time - 5 - 30 years

*Slight:* A minor change in the landscape character by virtue of one or more of the following:

- The effects are largely mitigated by the presence of existing or proposed features e.g. screening from vegetation, landform, or built form.

- It represents an improvement on the existing condition
- Where distance would render the impact negligible
- An effect for a relatively short period of time - less than 5 years.

*Negligible:* A change in the landscape of such minor scale that it is only just discernable and/or briefly glimpsed and otherwise largely hidden from view.

- 1.7 The approach developed for this landscape assessment has been based on that set out in Topic Paper 6 – ‘Techniques and criteria for judging capacity and sensitivity’ which forms part of the Countryside Agency and Scottish Heritage guidance ‘Landscape Character Assessment Guidance for England and Scotland’. This paper explores current thinking and recent practice on judging capacity and sensitivity. Topic Paper 6 also reflects the thinking in the publication, ‘Guidelines for Landscape and Visual Impact Assessment’ 2002.
- 1.8 The approach developed for this study adopts the following main premise:  
*“Existing landscape features+ Visual sensitivity = Overall Landscape Sensitivity”*
- 1.9 A number of criteria have been selected to identify both the existing landscape features and the visual issues. The criteria selected reflect both the national guidance in Topic Paper 6 and the particular circumstances of the range of sites that have been put forward for potential development around Felixstowe.
- 1.10 The features selected to reflect existing landscape features are:
- Slope analysis
  - Enclosure by vegetation
  - Complexity/scale
  - Condition
- 1.11 The factors selected to reflect visual sensitivity are:
- Openness to public view
  - Openness to private views
  - Relationship with existing urban built form
  - Scope to mitigate the development
- 1.12 A summary of the landscape appraisals for each site are given in Appendix B.
- 1.13 It is recognised that in Topic Paper 6 a wider range of factors are indicted within what is termed Landscape Character Sensitivity. However, in the context of this assessment a number of these additional factors are covered by other work being commissioned by Suffolk Coastal District Council. This notably includes topics such as ecology. However, it is considered that for the purpose of this assessment the main relevant existing landscape and visual factors have been considered in the above categories. The Overall Landscape Sensitivity gives a view of the sensitivity for a site or area in broad strategic terms.
- 1.14 To reflect the Landscape Value a further criteria has been included. This uses a combination of Landscape designations, and availability/accessibility of identified greenspace/recreation sites to give value in absence of specific stakeholder consultation, which would provide more current information and guidance on landscape value. As suggested by Topic Paper 6, this measure of Landscape Value has been incorporated as follows:  
*“Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity”*
- 1.15 To effectively assess the landscape capacity of a site it is suggested in Topic Paper 6 that one needs to know what the potential development type is. For the four sites under consideration there are no specific proposals. It has therefore been assumed that the developments will include in the main 2-3 storey residential development.



- 1.16 Each of the 10 criteria selected have been assessed on a 5-point scale from A to E in accordance with a number of definitions that have been devised for this study to reflect the range of local characteristics present. The definitions for each of the criteria are set out in the accompanying Table A.
- 1.17 The criteria have also been grouped into two groups of factors primary and secondary. The primary factors represent features that are more permanent features of a landscape, such as landform or the relationship with the existing built form, or those that would take a substantial time to vary. Secondary factors include those that are of a more temporary nature or could be subject to relatively rapid change or improvement which could occur through sensitive and well designed development.
- 1.18 Each criteria has been assessed on a 5-point scale from A to E and given a score of 5 to 1 respectively. Sites with a higher score are considered to be relatively less sensitive to change and to also have a relatively higher capacity. In addition, all primary factors have been given an additional 'bonus score' to reflect their relative weight. The scores are then totalled up in the tables for each site to provide both a Landscape Sensitivity Profile and a Landscape Capacity Profile. This identifies the factors that would relatively favour or disadvantage a site. A total score is also provided and this has been translated into a scale of the Overall Capacity for the site by dividing the full range evenly. The site capacity scores are set as follows:
- 15 – 26 = Low Landscape Capacity
  - 27 – 38 = Medium Low Landscape Capacity
  - 39 – 50 = Medium Landscape Capacity
  - 51 – 62 = Medium High Landscape Capacity
  - 63 – 75 = High Landscape Capacity
- 1.19 It should be emphasized that no absolute conclusion should be drawn from the numerical totals. There may be individual criteria, particularly where they are primary criteria and at the E end of the scale that would suggest that development may be incompatible unless it can be effectively mitigated. It is vital that the overall spread and balance of the profiles is fully considered rather than just the total and measure of Landscape Capacity. To aid these considerations a commentary of the key points is also provided.

TABLE A -LANDSCAPE APPRAISAL CRITERIA

Criteria Group	Criteria	Measurement of Criteria	Comments
<b>Existing Landscape Features</b>	Slope analysis	A= Plateau (away from edge)/ upper valley flats B= Upper valley slopes with rolling /undulating landform providing some enclosure C= Tributary valleys/lower valley slopes/floodplain edge D= Valley floor/floodplain E= Elevated landforms, plateau edge, ridges and prominent slopes on valley sides with limited enclosure	
	Enclosure by vegetation	A= Enclosed by mature vegetation – extensive treebelts/woodland B= Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows/ hedgerows with hedgerow trees C= Fragmented vegetation - scattered small woodlands, fragmented shelterbelts and/or hedgerows D= Limited/poor hedges (with no trees) and/or isolated copses E= Largely open with minimal vegetation	
	Complexity/ Scale	A= Extensive simple landscape with single land uses B= Large scale landscape with limited land use and variety C= Large or medium scale landscape with variations in pattern, texture and scale D= Small or medium scale landscape with a variety in pattern, texture and scale	

Criteria Group	Criteria	Measurement of Criteria	Comments
		E= Intimate and organic landscape with a richness in pattern, texture and scale	
	Landscape Character Quality/ Condition	A= Area of weak character in a poor condition B= Area of weak character in a moderate condition or of a moderate character in a weak condition C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition D= Area of moderate character in a good condition or of a strong character in a moderate condition E= Area of strong character in a good condition	
<b>Visual Factors</b>	Openness to public view	A= Site is well contained from public views B= Site is generally well contained from public views C= Site is partially contained from public views D= Site is moderately open to public views E= Site is very open to public views	Public views will include views from Roads, Rights of Way and public open space. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criteria is also considered in association with 'Scope to mitigate the development' criteria. Score will depend on the extent of the visibility from all the site perimeters and the rights of way through the site, as well as views from the AONB.
	Openness to private view	A= Site is well contained from private views B= Site is generally well contained from private views C= Site is partially contained from private views D= Site is moderately open to private views E= Site is very open to private views	This relates to private views from Residential properties and private landholdings. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criteria is also considered in association with 'Scope to mitigate the development' criteria. The score will depend on the extent of the visibility from all the site perimeters. A greater weight will also be given where there are relatively more private views affected.

Criteria Group	Criteria	Measurement of Criteria	Comments
	Relationship with existing urban built form	<p>A= Location where built development will form a natural extension of an adjacent part of the urban fabric</p> <p>B= Location where built development will form some close associations with the existing parts of the urban fabric</p> <p>C= Location where built development will form some moderate associations with the existing urban fabric</p> <p>D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles</p> <p>E= Location where development will be isolated from and not form any relationship with the existing urban fabric</p>	
<b>Potential Landscape Features</b>	Scope to mitigate the development	<p>A= Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern</p> <p>B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern</p> <p>C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern</p> <p>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p>	This is an assessment based on landscape character, aesthetic factors - scale, enclosure, pattern, movement – overall visibility of site and consideration of existing viewpoints

Criteria Group	Criteria	Measurement of Criteria	Comments
<b>Landscape Value</b>	Designations/ accessibility of greenspace	A= Location where built development will have no impact B= Location where built development will have slight impact C= Location where built development will have moderate impact D= Location where built development is adjacent to designated area, and /or will have high impact E= Location fully within a designated area of landscape value	This criteria is used as a proxy for Landscape Value in absence of specific stakeholder consultation, and includes consideration of landscape designations, locally identified greenspace, footpaths etc, and remoteness/tranquillity etc

## Visual Appraisal

- 1.20 The Zone of Visual Influence (ZVI) or visual envelope is defined as the principal, but indicative area from where the development or parts of the development may be seen. In this study the ZVI is a theoretical model, and since its provenance lies purely with contour data, the screening effect of above ground site features such as woodland or buildings has not been allowed for.
- 1.21 A number of representative viewpoints were selected, visited and studied and from these it was identified which parts of the development may be visible. These viewpoints are illustrated on Figure 03.
- 1.22 Items considered in regards to each viewpoint included:
- type of viewpoint
  - existing view of site
  - interruptions to the existing view
  - positive/negative qualities within the view
  - sensitivity of viewpoint

### ***Definitions of Visual Impact:***

- 1.23 Significance categories are reached by considering the magnitude of the impact in relation to the sensitivity of the receptor or viewpoint. For example where the view is of principal interest to the receptor (residential view, view from a National Trail or Nationally designated landscape) it has a high sensitivity; where the view is of moderate interest to the receptor (views from public rights of way, public open spaces/recreation areas or scenic routes) it has a medium sensitivity; where the view is of cursory interest to the receptor (view from a place of work or road/railway or where the view is seriously affected by existing intrusive features) it has a low sensitivity.

#### High Significance:

- The development will have a substantial visual impact and form a dominant feature in the view from a receptor of high sensitivity.

#### Medium High Significance:

- The development will have a substantial visual impact and form a dominant feature in the view from a receptor of moderate sensitivity.
- The development will have a moderate visual impact and form a clearly discernable feature in the view (but one which can be substantially mitigated by existing or proposed features e.g. screening vegetation, earthworks, or built form or/and distance) from a receptor of high sensitivity.

#### Medium Low Significance:

- The development will have a substantial visual impact and form a dominant feature in the view from a receptor of low sensitivity.
- The development will have a moderate visual impact and form a clearly discernable feature in the view (but one which can be substantially mitigated by existing or proposed features e.g. screening vegetation, earthworks, or built form or/and distance) from a receptor of moderate sensitivity.
- The development will have a slight visual impact and form a relatively small component in the view, (due to existing or proposed features including vegetation, landform or built form; restricted angle of view or/and distance – generally in excess of 1 km) from a receptor of high sensitivity.

Low Significance:

- The development will have a moderate visual impact and form a clearly discernable feature in the view (but one which can be substantially mitigated by existing or proposed features e.g. screening vegetation, earthworks, or built form or/and distance) from a receptor of low sensitivity.
- The development will have a slight visual impact and form a relatively small component in the view, (due to existing or proposed features including vegetation, landform or built form; restricted angle of view or/and distance – generally in excess of 1 km) from a receptor of moderate sensitivity.

Not Significant:

- The development will have a slight visual impact and form a relatively small component in the view, (due to existing or proposed features including vegetation, landform or built form; restricted angle of view or/and distance – generally in excess of 1 km) from a receptor of low sensitivity.
- The development will only just be identifiable as a very minor feature in a distant view or, all but screened/concealed by other intervening features from a receptor of low, moderate or high sensitivity.

## **Appendix B: Landscape Appraisal Summary Sheets and Figures 05-08**



<b>Site 1 - North of Trimley St Mary</b>	
<b>Size</b>	39 ha.
<b>Landscape Character</b>	Rolling Estate Sandlands; small strip at western edge of site within Rolling Estate Farmlands
<b>Key Landscape Characteristics</b>	RES: Sloping or rolling river terraces and coastal slopes; sandy and free draining soils; heathland; late enclosure with a pattern of tree belts, straight hedges, plantations with occasional and significant semi natural woodlands and ribbons of wet woodland; complex and intimate landscapes on valley sides; focus on settlement activity.
<b>Condition</b>	Moderate
<b>Landscape Features</b>	
<b>Geology/soils</b>	Thin glacial deposits on top of Crag sands; freedraining, sandy soils of Newport series. Agricultural land classification: Grade 2. (REF: soils derived from material deposited by glacial melt water - deep well-drained loam of Ludford Series. Agricultural land classification: Grade 1)
<b>Landform</b>	Rolling, upper valley side which falls from 20m along the A14(T) corridor to 5m AOD in the north-east corner of the area
<b>Landuse/cover</b>	Arable farmland - some fields fallow. Fairly well enclosed by vegetation - mature individual trees and tall hedgerows - except the north-west section of boundary with A14. Highway planting to the south-east provides dense screening to south-bound traffic. Egypt Wood and valley bottom vegetation covers north-east portion of site.
<b>Landscape scale/enclosure</b>	Medium scale fairly enclosed landscape
<b>Historic Landscape Character</b>	Field boundaries fairly intact. Pre 18th Century enclosure plus meadow/ managed wetland (confined to stream)
<b>Heritage value</b>	No designations within site.
<b>Landscape value</b>	No designations within site, but close to AONB. Relatively inaccessible - footpath to southern boundary.
<b>Prominence/visibility</b>	Site not readily visible due to a combination of topography and vegetation. Few receptors immediately adjacent to or within area. Skyline from Falkenham, intermittent views to private residences of Capel Hall Farm and Candlet.
<b>Relationship to existing urban form and/or value to settlement setting</b>	Isolated from existing settlement by the A14 but may form limited associations to existing settlement through utilisation of underpass link.

**Felixstowe Northern Fringe  
Landscape Appraisal Summary Sheet**

July 2008

<b>Site 4 - North of Walton</b>	
<b>Size</b>	61 ha.
<b>Landscape Character</b>	Rolling Estate Sandlands to the east (site 2a) and Rolling Estate Farmlands to the west (site 2b); divided by Gulpher Road
<b>Key Landscape Characteristics</b>	RES/2a: Sloping or rolling river terraces and coastal slopes; sandy and free draining soils; heathland; late enclosure with a pattern of tree belts, straight hedges, plantations with occasional and significant semi natural woodlands and ribbons of wet woodland; complex and intimate landscapes on valley sides; focus on settlement activity. REF/2b: gently rolling landscape on medium loams; regular field patterns with plantations and some ancient woodland; lines of trees and tree belts/hedgerows; settled with farmsteads.
<b>Condition</b>	2a: Moderate but of stronger character. 2b: Moderate with some limited detractors.
<b>Landscape Features</b>	
<b>Geology/soils</b>	2a: Thin glacial deposits on top of Crag sands; freedraining, sandy soils of Newport series. Agricultural land classification: Grade 2. 2b: soils derived from material deposited by glacial melt water - deep well-drained loam of Ludford Series. Agricultural land classification: Grade 1
<b>Landform</b>	2b: Relatively flat to the west (20-15m AOD) 2a: falls relatively steeply in a valley to the east; topography locally (in particular the juxtaposition of valleys) impacts on intervisibility.
<b>Landuse/cover</b>	2b: Arable farmland to the west - with little tree or hedge cover. 2a: Mixed arable to east - pasture, meadow and allotments - with a greater proportion of vegetation cover, particularly around Cowpasture Farm and along the valley bottom. Golf driving range
<b>Landscape scale/enclosure</b>	2b: Large scale open landscape to west; 2a: small to medium scale landscape to east, with greater internal enclosure present.
<b>Historic Landscape Character</b>	Pre 18th Century enclosure; field patterns fairly intact
<b>Heritage value</b>	No designations within site; Candlet Farmhouse adjacent to the north-west boundary is Grade 2 Listed
<b>Landscape value</b>	No designations within site. Adjacent to The Grove identified as an ANG in the Haven Gateway GIS; close to AONB. Footpath accessible; golf driving range and allotments.
<b>Prominence/visibility</b>	Locally visible from Gulpher Road and Canlet Road due to location on plateau edge/ upper valley side. Few receptors immediately adjacent to or within area. Likely to be seen as part of skyline in views south-west from within the AONB; in particular partial views available from the edge of Alderton and from the Suffolk Coast and Heaths Path at Felixstowe Ferry. Likely views also from upper floors of Bawdsey Manor.
<b>Relationship to existing urban form and/or value to settlement setting</b>	Divided from settlement by Candlet Road although presence of north-south links would ensure development could form some moderate associations with existing urban fabric.

**Felixstowe Northern Fringe  
Landscape Appraisal Summary Sheet**

July 2008

<b>Site 5 - North of Old Felixstowe</b>	
<b>Size</b>	56.5 ha.
<b>Landscape Character</b>	Rolling Estate Sandlands
<b>Key Landscape Characteristics</b>	Sloping or rolling river terraces and coastal slopes; sandy and free draining soils with areas of heathland; late enclosure with a pattern of tree belts, straight hedge, plantations with occasional and significant semi natural woodlands and ribbons of wet woodland; complex and intimate landscapes on valley sides.
<b>Condition</b>	Moderate. Some erosion of character; some limited detractors.
<b>Landscape Features</b>	
<b>Geology/soils</b>	Thin glacial deposits on top of Crag sands; freedraining, sandy soils of Newport series. Agricultural land classification: Grade 2.
<b>Landform</b>	Relatively flat to south and south-east (20-15AOD) but falls relatively steeply to a valley in the north-west; topography locally (in particular the juxtaposition of valleys) impacts on intervisibility.
<b>Landuse/cover</b>	Arable farmland with some hedges and individual trees. Playing field. Vegetation in general fragmented.
<b>Landscape scale/enclosure</b>	Medium scale. Fairly open landscape with some enclosure provided by boundary hedges.
<b>Historic Landscape Character</b>	Pre 18th century enclosure. Some loss of historic field patterns.
<b>Heritage value</b>	Park Farm Cottages Grade 2 Listed
<b>Landscape value</b>	Part of site to the east is within Suffolk Coast and Heaths AONB. The Grove woodland and playing field is an identified ANG. Urban fringe with extensive footpath network
<b>Prominence/visibility</b>	Locally visible due to location on plateau edge/ upper valley side and proximity to existing settlement/ road network- Gulpher Road, Ferry Road etc. Presence of multiple receptors. In existing views urban edge fairly prominent on skyline. Likely to be seen from viewpoints within AONB; in particular from Ramsholt Quay and from the Suffolk Coast and Heaths Path at Kings Fleet. Likely views also from upper floors of Bawdsey Manor.
<b>Relationship to existing urban form and/or value to settlement setting</b>	Will form natural extension to adjacent urban fabric. Opportunities to mitigate existing urban edge and provide improved setting.

**Felixstowe Northern Fringe  
Landscape Appraisal Summary Sheet**

July 2008

<b>Site 6 - North of Trimley St Martin</b>	
<b>Size</b>	107 ha.
<b>Landscape Character</b>	Plateau Estate Farmlands (Estate Sandlands clips north-western boundary of site)
<b>Key Landscape Characteristics</b>	Flat landscape of light loams and sandy soils; large scale rectilinear field pattern; network of tree belts and coverts; large areas of enclosed former heathland; former airfired sites; clustered villages with a scattering of farmsteads around them.
<b>Condition</b>	Moderate. Some erosion of character; some limited detractors.
<b>Landscape Features</b>	
<b>Geology/soils</b>	Mixture of glacial deposits; chalky clay tills and sandy drift. Free draining, slightly acidic loams and mineral soils of low fertility. Agricultural land classification: Grade 2/3
<b>Landform</b>	Plateau with gentle almost indeterminable slope north-south (25-20M AOD).
<b>Landuse/cover</b>	Arable farmland with little internal hedge or tree cover. Small nursery/market garden. Tall but fragmented hedgerows enclosure site from Croft Road and parts A14 (T); boundary along Kirton Road largely open. Small woodlands to south.
<b>Landscape scale/enclosure</b>	Extensive, open landscape with little internal enclosure present. Large fields generally subdivided by tracks which do not impact on landscape scale.
<b>Historic Landscape Character</b>	18th century and later enclosure; historic field pattern lost
<b>Heritage value</b>	No designations within site.
<b>Landscape value</b>	No designations within site; Kirton within designated Special Landscape Area. No footpaths across site.
<b>Prominence/visibility</b>	Locally visible due to proximity to existing settlements and it being circumferenced by roads - Kirton Road, Croft Lane and A14 (T). Presence of multiple receptors - although views from edge of Trimley St Martin and Kirton partial and oblique, due to juxtaposition and intervening vegetation. Unlikely to be discernible from viewpoints within AONB due to landform and distances involved.
<b>Relationship to existing urban form and/or value to settlement setting</b>	Isolated from existing settlement(s). Potential for small-scale new settlement with own identity? Danger of settlement coalescence?

## Appendix C: Landscape Capacity Matrices

**Felixstowe Northern Fringe – Landscape Capacity  
Site 1- North of Trimley St Mary**

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary		√*				
	Enclosure by vegetation	Primary		√*				
	Complexity/ Scale	Secondary			√			
	Condition	Secondary					√	
	<b>Sub Total</b>		0	2**	1	0	1	
<b>2a.Visual Factors</b>	Openness to public view	Secondary		√				
	Openness to private view	Secondary		√				
	Relationship with existing urban built form	Primary				√*		
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		√*				
	<b>Sub Total</b>		0	3*	0	1*	0	
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		0	5***	1	1*	1	26 (+14) =40
<b>3.Landscape Value</b>		Secondary			√			
	<b>Sub Total</b>		0	0	1	0	0	3
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			0	5***	2	1*	1	43

**Overall Capacity = 43 (Medium Landscape Capacity)**

**Felixstowe Northern Fringe – Landscape Capacity  
Site 4a - North of Walton**

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary			√*			
	Enclosure by vegetation	Primary		√*				
	Complexity/ Scale	Secondary				√		
	Condition	Secondary				√		
	<b>Sub Total</b>		0	1*	1*	2	0	
<b>2a.Visual Factors</b>	Openness to public view	Secondary				√		
	Openness to private view	Secondary		√				
	Relationship with existing urban built form	Primary			√*			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary			√*			
	<b>Sub Total</b>		0	1	2**	1	0	
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		0	2*	3***	3	0	23 (+13) =36
<b>3.Landscape Value</b>		Secondary				√		
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1*	0	4**	2	2*	38

**Overall Capacity = 38 (Medium Low Landscape Capacity)**

**Felixstowe Northern Fringe – Landscape Capacity  
Site 4b - North of Walton**

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	√*					
	Enclosure by vegetation	Primary			√*			
	Complexity/ Scale	Secondary		√				
	Condition	Secondary			√			
	<b>Sub Total</b>		1*	1	2*	0	0	
<b>2a.Visual Factors</b>	Openness to public view	Secondary				√		
	Openness to private view	Secondary		√				
	Relationship with existing urban built form	Primary			√*			
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary				√*		
	<b>Sub Total</b>		0	1	1*	2*	0	
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		1*	2	3**	2*	0	26 (+13) =39
<b>3.Landscape Value</b>		Secondary			√			
	<b>Sub Total</b>		0	0	1	0	0	3
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1*	2	4**	2*	0	42

**Overall Capacity = 42 (Medium Landscape Capacity)**



**Felixstowe Northern Fringe – Landscape Capacity  
Site 5 - North of Old Felixstowe**

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary					√*	
	Enclosure by vegetation	Primary			√*			
	Complexity/ Scale	Secondary			√			
	Condition	Secondary			√			
	<b>Sub Total</b>		0	0	3*	0	1*	
<b>2a.Visual Factors</b>	Openness to public view	Secondary				√		
	Openness to private view	Secondary					√	
	Relationship with existing urban built form	Primary	√*					
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		√*				
	<b>Sub Total</b>		1*	1*	0	1	1	
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		1*	1*	3*	1	2*	21 (+13) =34
<b>3.Landscape Value</b>		Secondary				√		
	<b>Sub Total</b>		0	0	0	1	0	2
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			1*	1*	3*	2	2*	36

**Overall Capacity = 36 (medium-low landscape capacity)**

**Felixstowe Northern Fringe – Landscape Capacity  
Site 6 - North of Trimley St Martin**

			A	B	C	D	E	Total
<b>Criteria Group</b>	<b>Criteria</b>	<b>Importance</b>						
<b>1.Existing Landscape Features</b>	Slope analysis	Primary	√*					
	Enclosure by vegetation	Primary				√*		
	Complexity/ Scale	Secondary	√					
	Condition	Secondary		√				
	<b>Sub Total</b>		<b>2*</b>	<b>1</b>	<b>0</b>	<b>1*</b>	<b>0</b>	
<b>2a.Visual Factors</b>	Openness to public view	Secondary			√			
	Openness to private view	Secondary			√			
	Relationship with existing urban built form	Primary					√*	
<b>2b.Potential Landscape Features</b>	Scope to mitigate the development	Primary		√*				
	<b>Sub Total</b>		<b>0</b>	<b>1*</b>	<b>2</b>	<b>0</b>	<b>1*</b>	
<b>Landscape Sensitivity Profile (1+2a &amp; 2b)</b>	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		<b>2*</b>	<b>2*</b>	<b>2</b>	<b>1*</b>	<b>1*</b>	<b>27 (+12) =39</b>
<b>3.Landscape Value</b>		Secondary	√					
	<b>Sub Total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>Overall Capacity Profile (1+2a, 2b &amp; 3)</b>			<b>2*</b>	<b>3*</b>	<b>2</b>	<b>1*</b>	<b>1*</b>	<b>44</b>

**Overall Capacity = 44 (Medium Landscape Capacity)**