

# Landscape and Visual Impact Assessment

February 2024

**Land North East of Humber  
Doucy Lane, Ipswich**

Prepared by  
CSA Environmental

On behalf of:  
Hopkins Homes &  
Barratt David Wilson

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Hopkins Homes and Barratt David Wilson to undertake a landscape and visual impact assessment of the Land North East of Humber Doucy Lane, Ipswich (the 'Site'). The proposal is for an outline planning application for up to 660 dwellings, together with associated open space, landscaping and green infrastructure. Proposed accesses are to be taken off Humber Doucy Lane and Tuddenham Road.
- 1.2 The Site comprises three irregular-shaped land parcels. For ease of reference the three parcels are referred to as Parcel A, B and C accordingly (as shown on the Aerial photograph at **Appendix B**). The majority of the Site lies within the administrative area of Ipswich Borough Council, with the north eastern part of the Site located within East Suffolk District. The Site is identified as housing allocation both in Policy ISPA4.1 of the Ipswich Borough Council Local Plan and in Policy SCLP12.24 of the Suffolk Coastal Local Plan, for a combined total of 599 dwellings. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 A Landscape Strategy Plan has been prepared to show how the proposed development, open space and green infrastructure can be delivered at the Site (see **Appendix F**).
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

### Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in 14<sup>th</sup> September, 2023. The weather conditions at the time were sunny and the visibility was very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix I**.



- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix I**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 180 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

- 2.3 The majority of the Site is located within Ipswich Borough and the remainder within East Suffolk District. The current planning policy for Ipswich Borough is set out in the Ipswich Borough Council Local Plan (adopted March 2022) and the accompanying Policies Maps. Planning policy for East Suffolk District Council is set out in the Suffolk Coastal Local Plan (adopted September 2020) and the related Policies Maps. Policies in the adopted Local Plans of relevance to the Site and this assessment are listed below and expanded where of particular relevance.

2.4 **Policy ISPA4: Cross Boundary Working to Deliver Sites** identifies that Ipswich Borough Council will work with neighbouring authorities to masterplan and deliver appropriate residential development and associated infrastructure on identified sites where cross boundary work is needed. It states that the Land at the Northern end of Humber Doucy Lane (ISPA4.1) is allocated for 449 dwellings with associated infrastructure, to come forward in conjunction with land allocated in Policy SCLP12.24 of the Suffolk Coastal Local Plan in East Suffolk. The development will be expected to comply with the following criteria, among others:

- Delivery of a high quality design;
- Development must respect the separation between Ipswich and surrounding settlements which is important to the character of the area by the effective use of green infrastructure to create a transition between the new development and the rural landscape character of East Suffolk;
- The setting of the Grade II Listed Westerfield House Hotel, Allens House, Laceys Farmhouse, and the Garden Store of Villa Farmhouse must be preserved or enhanced;
- TPO trees along the boundary with Westerfield House should be preserved unless there are overriding reasons for their removal;
- Replacement sports facilities if required to comply with policy DM5, other open space in compliance with the Council's Open Space Standards set out in the Core Strategy DPD and links to the Ipswich 'green trail' walking and cycling route around the edge of Ipswich;
- Landscaping and development proposals must take account of the Ipswich Wildlife Audit (2019) recommendations and provide a soft edge to the urban area where it meets the countryside; and
- Transport measures including, among others, walking and cycling infrastructure to link the site to key social and economic destinations.

2.5 **Policy CS2: The Location and Nature of Development** states that the regeneration and sustainable growth of Ipswich will be achieved through, among other things, allocating future development sites at the

northern end of Humber Doucy Lane for housing and associated infrastructure, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure and working with East Suffolk Council to masterplan development.

- 2.6 **Policy CS4: Protection Our Assets**
- 2.7 **Policy CS7: The Amount of New Housing Required** identifies the land at the Northern end of Humber Doucy Lane allocated through Policy ISPA4 as Housing Land Supply to provide 449 dwellings.
- 2.8 **Policy CS16: Green Infrastructure, Sport and Recreation** states that the council will safeguard, protect and enhance biodiversity and the environment by working with others to ensure that parks and open spaces are well-designed, well-managed, safe and freely accessible, including enhancing and extending the green and blue corridors, open spaces and sport and recreation facilities.
- 2.9 **Policy DM5: Protection of Open Space, Sports and Recreation Facilities**
- 2.10 **Policy DM6: Provision of New Open Space, Sports and Recreation Facilities**
- 2.11 **Policy DM8: The Natural Environment**
- 2.12 **Policy DM9: Protection of Trees and Hedgerows** seeks to, among others, encourage tree planting to achieve a target of 22% canopy cover or better by 2050.
- 2.13 **Policy DM10: Green and Blue Corridors** seeks to establish and enhance green and blue corridors, linking to adjacent open spaces and walking, cycling or riding routes. It also identifies the route between the Cemetery, Playing Fields at Tuddenham Road and adjacent countryside as one of the green corridors, which would be expected to be maintained and enhanced where possible in terms of the corridor's amenity, recreational and transport functions. The Council will seek to establish and extend a publicly accessible Green Trail around the edge of the Borough to address the need for access to Natural and Semi Natural Greenspace. Development at the edge of the built up area will be required to provide links within the Green Trail as part of their on-site open space provision.
- 2.14 **Policy DM12: Design and Character**
- 2.15 **Policy DM13: Built Heritage and Conservation**
- 2.16 **Policy DM18: Amenity**

- 2.17 **Policy SCLP3.1: Strategy for Growth**
- 2.18 **Policy SCLP5.3: Housing Development in the Countryside**
- 2.19 **Policy SCLP8.2: Open Space**
- 2.20 **Policy SCLP9.6: Sustainable Drainage Systems**
- 2.21 **Policy SCLP10.4: Landscape Character** notes that development proposals will be expected to demonstrate their location, scale, form and materials to protect and enhance:
- *'The special qualities and features of the area;*
  - *The visual relationship and environment around settlements and their landscape settings;*
  - *Distinctive landscape elements including but not limited to watercourse, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;*
  - *Visually sensitive skylines, seascape, river valleys and significant views towards key landscape and cultural features; and*
  - *The growing network of green infrastructure supporting health, wellbeing and social interaction.'*
- 2.22 It also notes that proposed scheme should be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.
- 2.23 **Policy SCLP11.1: Design Quality**
- 2.24 **Policy SCLP11.2: Residential Amenity**
- 2.25 **Policy SCLP11.3: Historic Environment**
- 2.26 **Policy SCLP11.4: Listed Buildings**
- 2.27 **Policy SCLP11.6: Non-Designated Heritage Assets**
- 2.28 **Policy SCLP12.24: Land at Humber Doucy Lane** identifies the land to the east of Humber Doucy Lane (the north eastern part of the Site) as development of 150 dwellings in conjunction with land identified in the Ipswich Local Plan. It also states that development will be expected to comply with the following criteria, among others, delivery of a high quality design; contribution to the creation of a 'Green Trail' around

Ipswich and provision of on-site open space; provision of a soft edge to urban area through significant landscaping; and the design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings.

Rushmere St Andrew Neighbourhood Plan 2018-2036 (made in June 2023).

- 2.29 The north eastern part of the Site lies within the area covered by the Rushmere St Andrew Neighbourhood Plan which was 'made' in June 2023. Policies in the Neighbourhood Plan of relevance to the Site and this assessment are listed below and expanded where of particular relevance.
- 2.30 **Policy RSA 2 – Land at Humber Doucy Lane** requires provision for a significant reinforcement of existing planting and additional native tree planting of local provenance along the north-eastern / eastern boundary of the Site adjoining Tuddenham Lane and in the vicinity of existing residential properties off Tuddenham Lane. Planting schemes should be designed on the premise of maintaining the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this area and be accompanied by a management plan. It also requires that any access onto Tuddenham Lane and Seven Cottages Lane shall only be for pedestrian and/or cycle access.
- 2.31 **Policy RSA 3 – Protection of Landscape Character and Important Views** identifies a series of important views within the parish. None of these views are located within the Site or look towards it.
- 2.32 **Policy RSA 4 – Protection of Trees, Hedgerows and Other Natural Features**
- 2.33 **Policy RSA 7 – Non-Designated Heritage Assets** identifies the Seven Cottages, Seven Cottages Lane and the Old Water Tower, south west of Tuddenham Lane as Non-Designated Heritage Assets, which should be retained and protected.
- 2.34 **Policy RSA 9 – Design Considerations**
- 2.35 **Policy RSA 11 – Open Space, Sports and Recreation Facilities**
- 2.36 **Policy RSA 12 – Public Rights of Way** supports development proposals which improve and extend the existing network of public rights of way. Preamble to Policy RSA 12, the Neighbourhood Plan identifies both the Tuddenham Lane and northern part of Seven Cottage Lane as Quite Lanes.

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site is located on the north eastern edge of Ipswich and is formed by three irregular-shaped land parcels. For ease of reference these parcels are referred to as Parcel A, B and C (as shown on the Aerial Photograph at **Appendix B**). The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site is bound by Humber Doucy Lane to the south, beyond which are detached bungalows and two storey residential properties, with Rushmere Hall Primary School and Northgate High School situated approximately 300m and 500m from the Site. The urban area of Ipswich continues to the south and south west, with the River Orwell flowing through the town centre in a broadly north west-south east direction.
- 3.3 The Grade II Listed Westerfield House and a number of commercial buildings including Christchurch Veterinary Referrals and ING Buildings, are indented into the western edge of the Site. Access to Westerfield House is from Humber Doucy Lane, whilst access to the commercial buildings is from Tuddenham Road. There are ongoing construction work to the rear of the Westerfield House, adjoining to the western boundary of the Site. This includes an extension to Westerfield House, as well as the construction of single story detached accommodation within the grounds.
- 3.4 The north western corner of the Site is bordered by Tuddenham Road to the west, which leads from the central area of Ipswich towards the outskirts, becoming Main Road after across the Greater Anglia Railway line immediately north of the Site. Beyond the road are agricultural fields extending between the urban edge of Ipswich to the railway line. Ipswich Garden Suburb lies approximately 500m to the further west of the Site, which is allocated for residential development of circa 3500 dwellings (Policy CS10: Ipswich Garden Suburb in the adopted Ipswich Borough Local Plan). Westerfield is located approximately 600m away to the north west of the Site, with Westerfield train station situated at the southern edge of the village.
- 3.5 The Greater Anglia Railway line lies adjacent to the northern Site boundary, connecting Ipswich to Woodbridge and continuing north east. North of the railway is the wider countryside consisting of the patch work of medium to large agricultural fields, with occasional scattered

farms. Tuddenham village is located approximately 1km to the north of the Site, beyond which is the Fynn River.

- 3.6 To the immediate northeast and east of the Site, are a number of buildings including Grade II Listed Allens House and Laceys Farmhouse, as well as the Old Water Tower and Allens Farm, all of which are set within well vegetated grounds. Tuddenham Lane adjoins the north eastern boundary of the Site adjacent to a small woodland block, and continues to the east up to the junction with Lamberts Lane and Seven Cottages Lane. Villa Farm and the Grade II Listed Stone Garden are located off Tuddenham Lane to the east / north east of the Site.
- 3.7 Ipswich Rugby Club lies to the east of Parcel B and to the north of Parcel C, with the club building and a floodlit pitch located next to the northern boundary of Parcel C, with access off Humber Doucy Lane.
- 3.8 Seven Cottages Lane wraps around the eastern boundary of the Site, connecting Humber Doucy Lane to the south, with a cluster of built form, including the eight cottages, located to the immediate east. Further east, are several large agricultural fields extending up to Rushmere St Andrew, which lies approximately 650m to the east of the Site, beyond which is a patchwork of agricultural fields with scattered woodland blocks.

### **National Landscape Character**

- 3.9 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the western part of the Suffolk Coast and Heaths (Area 82) which extends from Great Yarmouth in the north to the port town of Harwich in the south.
- 3.10 The profile of Area 82 describes the NCA as a mainly flat or gently rolling, often open land with few commanding viewpoints. Key characteristics relative to this assessment include:
- A predominantly low-lying landscape within some areas along the coastal plain below or at sea level.
  - Views across the dry farmland and heathlands are open and extensive, except where enclosed by woodland.
  - Farm woodlands, plantations and field boundary trees provide a treed character. Ancient broadleaved woodland and parkland wood pasture cloak the southern river valley and estuary slopes.



- Settlement is sparse, with small, isolated villages and farmsteads. Larger urban settlements are confined to the north and south (Lowestoft, Ipswich and Harwich).
- Public access is extensive both on the land and on the river. The sense of tranquillity and wildness is integral to the distinctiveness of the NCA.

### **County Landscape Character**

#### Suffolk Landscape Character Assessment (2010)

3.11 The Suffolk Landscape Character Assessment was carried out jointly by all the District Councils within Suffolk and Suffolk County Council. The landscape of the county was assessed and divided into thirty distinct types, with the Site identified as lying within the Ancient Rolling Farmlands Landscape Character Type. Key characteristics of relevance to the Site and this assessment are as follows:

- *'Rolling arable landscape of chalky clays and loams.*
- *Dissected widely, and sometimes deeply, by river valleys.*
- *Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.*
- *Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly.*
- *Network of winding lanes and paths, often associated with hedges, create visual intimacy.*
- *Villages often associated with village greens or the remains of greens.'*

### **District Landscape Character**

#### Suffolk Coastal Landscape Character Assessment (July 2018)

3.12 The Suffolk Coastal Landscape Character Assessment was prepared by Alison Farmer Associates in association with Lucy Bachelor-Wylam and Countryside, on behalf of East Suffolk Council. The study utilises the county level Landscape Character Types, breaking these down into smaller Landscape Character Areas. The north eastern part of the Site is identified as lying within the N2 Culpho and Westerfield Rolling Farmland Landscape Character Area ('LCA'). The LCA extends northwards from the north eastern edge of Ipswich towards the southern edge of Otley and eastwards towards Grundisburgh, wrapping around the Fynn

Valley. The relevant extracts from the landscape character assessment are included within **Appendix G**.

- 3.13 The report describes the Culpho and Westerfield Rolling Farmland LCA as a flat and gently rolling, fairly unified countryside, of farmlands studded with oak trees and lined with ancient hedges. Tranquillity is compromised due to often busy roads with traffic leaving the town. The area is likely to see much change in coming years from the planned northern expansion of Ipswich. Large fields with straight boundaries, often unhedged, are seen, particularly in the west of the area. Minor undulations of landform result from the action of minor streams which feed into the main valleys to either side. Hedges are predominantly of hawthorn and elm, with oak as the characteristic hedgerow tree. Farmsteads are encountered at intervals, with predominantly timber-framed buildings.
- 3.14 The assessment identifies several special landscape qualities / features, which would be most sensitive to change. The following are of particular relevance to this LVIA:
- *'This area is important as the rural setting to the northern edge of Ipswich and as setting to a number of villages. The visual experience varies from longer views over open arable land with lightly wooded feel, to contained views where hedge roads and lanes offer intimacy.'*
  - *Oak trees at intervals along lanes and field boundaries are very distinctive.'*
- 3.15 The landscape condition of the field boundary hedges that are left are identified within the report as moderate condition, although they are somewhat dynamic. It also notes that young boundary oaks are seen on the roadside, indicating positive maintenance of characteristic boundary features.
- 3.16 The report provides a series of strategy objectives for new development. These includes:
- *'Protect the separation between the edge of Ipswich and the villages of Westerfield, Tuddenham and Rushmere.'*
  - *Protect the network of hedges and trees within any future urban expansion proposals and seek opportunities to link and strengthen the network.*
  - *Protect the quiet, rural character of the lanes.*

- *Protect the plateau from visual intrusion of development in areas beyond this character area.'*

3.17 From our assessment of the Site and the immediate surrounding landscape, we would note that the Site displays some characteristics of the wider rural landscape in that it is medium to large scale, flat arable farmland with hedgerows and occasional oak trees along the boundaries. Small woodland blocks are evident in the surrounding areas although less characteristic of the Site. However, the Site is also influenced by its proximity to the Greater Anglia Railway Line to the immediate north, and the adjoining built form on the northern edge of Ipswich. These influences make it less typical of the wider rural landscape.

Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (2018)

3.18 Alison Farmer Associates in association with Lucy Bachelor-Wylam and Countryside, was appointed by Suffolk Coastal District in partnership with Ipswich, Mid Suffolk and Babergh Districts to undertake the settlement fringe sensitivity assessment. The assessment provides a robust analysis of the sensitivity of settlement fringes to development and change, including land at the northeast of Ipswich. The Site forms part of a larger assessment parcel – Ipswich Peripheral Area 2, which includes land from Rushmere St Andrew, between the north eastern settlement edge of Ipswich and the Fynn Valley, to the north of Westerfield. The relevant extracts from the sensitivity assessment are contained in **Appendix H.**

3.19 The assessment states that the sensitivity of Peripheral Area 2 lies in the open land which separates the historic villages of Westerfield and Rushmere from Ipswich. It also notes that the historic landscape patterns and the elevated land that separates Ipswich from the Fynn Valley also give rise to landscape sensitivity. This area is identified as an important corridor owing to the strategic role in connecting the urban area of Ipswich with the high quality river valley landscape and areas to the east.

3.20 The assessment concludes that land between Tuddenham Road and Villa Farm is relatively flat and enclosed by mature hedgerows. It is not widely visible from the surrounding landscape and lies close to the existing urban edge, therefore is less sensitive to residential development where it is associated with new woodland planting.

3.21 The above assessment of Ipswich Peripheral Area 2 is fairly consistent with our assessment of the landscape sensitivity of the Site. The Site is located at the northern settlement edge of Ipswich, north of Humber

Doucy Lane. It comprises mainly medium to large scale fields and is well enclosed by the existing mature hedgerow and trees and the Greater Anglia Railway Line, which together form robust boundaries to expansion of the northern edge of the settlement. The character of the Site and this part of the countryside is also influenced by its proximity to the Ipswich Ruby Club.

### **Statutory and Non-Statutory Designations**

- 3.22 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Ipswich Borough Council and East Suffolk Council Proposals Maps confirm that the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 3.23 The Registered Park and Garden of the Old and New Cemetery lies approximately 0.8km to the southwest of the Site. For details, please refer to Designations and Local Policy Plan in **Appendix D**.

### **Conservation Area and Listed Buildings**

- 3.24 There are no designated heritage assets located within the Site. The Grade II Listed Allens House and Laceys Farmhouse are located next to the north eastern boundary of Parcel B and the Grade II Listed Westerfield House lies adjacent to the western boundary of Parcel B. Further afield is the Grade II Listed Garden Stone, situated approximately 250m to the north of Parcel C, off Tuddenham Lane.
- 3.25 The Cemeteries Conservation Area is located approximately 0.8km to the south west of the Site. However, there is no inter-visibility between the Conservation Area and the Site. The Conservation Area of Tuddenham St Martin lies approximately 1.1km to the north east of the Site within the Fynn Valley (please refer to **Appendix D**). The cottages off Seven Cottages Lane and the Old Water Tower are identified as Non-Designated Heritage Assets in the Rushmere St Andrew Neighbourhood Plan (please refer to Heritage Report from MJK for full details).

### **Public Rights of Way**

- 3.26 The Site is crossed by two public footpaths; namely Rushmere 17 and 5, and adjoined by a third public footpath; Rushmore 6, with a network of public rights of way located in the surrounding area and wider countryside (as shown on the Site Location Plan at **Appendix A**).
- 3.27 Public footpath Rushmere 17 crosses the north western corner of Parcel B, leading from Tuddenham Road and running northeast, before veering south and abutting a small section of the north eastern Site boundary.

- 3.28 Public footpath Rushmere 5 runs from Humber Doucy Lane through the middle of Parcel C in a broadly south – north direction, continuing along the western boundary of the Ipswich Rugby Club and continuing further north beyond Tuddenham Lane.
- 3.29 Public footpath Rushmere 6 runs adjacent to the eastern boundary of Parcel B, connecting Humber Doucy Lane to Tuddenham Lane to the north.

### **Tree Preservation Orders**

- 3.30 A number of trees located along the western boundary of Parcel B are covered by Tree Preservation Order 19/00006/TPO. This is confirmed by the examination of the interactive definitive map on 11<sup>th</sup> January 2023. (see Tree Survey Report by Hayden's Arboricultural Consultants for full details). There are no other TPO covering any trees within the Site.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site comprises three irregular-shaped fields formed by arable farmland and a rugby playing field, as well as a small area of land with outgrown vegetation, which are referred to as Parcel A, B and C (as shown on the Aerial Photograph at **Appendix B**). There are no built structures within the Site. Structural vegetation is generally confined to Site's field boundaries.
- 4.2 Parcel A occupies a small parcel of land with generally outgrown vegetation, including a mature oak tree of veteran status. The parcel is bound by Tuddenham Road to the west and Humber Doucy Lane to the east, with the junction of these two roads located to the immediate north of the parcel.
- 4.3 Parcel B is the large central part of the Site and comprises two arable fields, which are separated by a public footpath, two hedgerows and several mature oak trees in the northern part of the parcel. The northern boundary of Parcel B is predominantly defined by mature trees including English Oak, Field Maple and Hawthorn adjoining the railway line, with a vegetation gap in the middle. The north eastern boundary of Parcel B comprises mixed species semi-mature trees with a well-established hedgerow beneath, which separate the Site from the grounds of the adjacent detached properties. A small block of woodland is located in the north east corner of the parcel. The eastern parcel boundary is bordered by mixed-species of hedgerow and trees with well managed understory vegetation. The western boundary of Parcel B is mainly composed of hedgerow and post and wire fence, with occasional vegetation gaps next to the Westerfield House as well as along Tuddenham Road. A series of TPO trees, Austrian Pine, are located adjacent to the undergoing construction work to the rear of the Westerfield House along the western boundary. The southern parcel boundary comprises an established native hedgerow along the edge of Humber Doucy Lane.
- 4.4 Parcel C is located in the east of the Site and comprises an area of sports pitch in the west and an arable field in the east. A combination of hedgerow and trees makes up the northern boundary of Parcel C, with two mature English Oaks located along the boundary. The western boundary of Parcel C is undefined on the ground, running roughly from the western edge of rugby club building in the north, in a southerly direction to join Humber Doucy Lane. The eastern boundary of Parcel C is bordered by mixed-species of hedgerow and trees. The southern section of the eastern parcel boundary is generally open with

occasional multi-stem ash trees and hedgerow. The southern parcel boundary comprises an established native hedgerow along the edge of Humber Doucy Lane.

### **Topography**

- 4.5 The topography of the Site gently slopes down towards the north east corner of Parcel B and towards the south of Parcel B, with a highpoint of approximately 50m Above Ordnance Datum ('AOD') in the centre of the Site, and low points of approximately 45m at the north eastern corner and southern part of the Site.
- 4.6 In the wider landscape, the topography is generally undulating, with localised ridges of higher land within the northern settlement edge of Ipswich (approximately 53m AOD). The topography slopes down both towards the River Orwell to the south west and towards the River Fynn valley to the north east. A localised valley of lower land is located to the west of Westerfield (approximately 31m AOD).

### **Visibility**

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained **Appendices A and B** and on the photographs in **Appendix C**.
- 4.8 From our assessment, it is apparent that the Site is generally well contained from its surroundings, and views are generally restricted to near distance roads, public rights of way and neighbouring properties by intervening vegetation and built form. There are no middle or long distance views of the Site. The key views of the Site are described in the tables contained in **Appendix I** and are summarised below.
- 4.9 Views from public footpath Rushmere 17 as it crosses the northern part of Parcel B are contained by the dense, tall hedgerows and trees at both sides of the public footpath, with views of the remainder of Parcel B only possible where the vegetation breaks (**photograph 8 and 11**).
- 4.10 Open views looking across Parcel C are available from public footpath Rushmere 5 as it crosses the Site (**photograph 2 and 1**), although the remainder of the Site is screened from view. As the public footpath continues towards north, the northern Site boundary vegetation is visible in views, with the building of the rugby club, floodlights within the pitches and residential properties along Humber Doucy Lane all seen in the context (**photograph 30**). After the footpath crosses Tuddenham Lane

and continues north, views of the Site are fully screened by intervening vegetation (**photograph 31**).

- 4.11 Occasional views of the Site from the adjacent section of Humber Doucy Lane are available where gaps in the boundary hedgerow allow (**photographs 16, 17, 21 and 22**). Views from the remainder of the lane which continues north west and east, are screened by the intervening vegetation and built form around Westerfield House (**photographs 14 and 15**).
- 4.12 Views from properties on Humber Doucy Lane which front onto the Site are open, although these are largely restricted to first floor windows. Views from the ground floor windows are generally screened by the southern boundary hedgerow, roadside trees and garden trees (reciprocal views at **photograph 1, 3, 4 and 6**). Views from the properties further east of the Site on Humber Doucy Lane are screened by the intervening vegetation and built form.
- 4.13 Partial views of Parcel B are available from the first floor windows of Grade II Listed Westerfield House, although the recently constructed properties within the grounds of Westerfield House and boundary vegetation provide some screening (reciprocal views at **photograph 6, 7 and 8**). Partial views from a handful of commercial buildings at Tuddenham Road Business Centre are also available, filtered by the existing boundary vegetation (reciprocal views at **photograph 7, 8 and 10**).
- 4.14 There are framed, oblique views towards the Site from a number of residential properties located at the northern section of Inverness Road, Sidegate Lane, Ayr Road, Kinross Road and Roxburgh Road (reciprocal view at **photograph 1**).
- 4.15 Views of the northernmost part of Parcel B are available from the adjoining section of Tuddenham Road, where there is a break in the boundary vegetation. Further north towards the railway bridge, views of the Site are heavily filtered due to the dense boundary hedgerow and hedgerow trees. Views from the remainder of the road continuing south west are fully screened by intervening vegetation and built form (**photograph 12, 13, 34**).
- 4.16 Views of the Site from properties on the western edge of Tuddenham Road are generally screened, although the vegetation within Parcel A is visible.
- 4.17 Open views of Parcel C are available from the adjacent section of Seven Cottage Lanes, leading from Humber Doucy Lane to the end of the eight cottages, with occasional filtering by the existing boundary



trees and hedgerows (**photograph 23 and 24**). Beyond this, views are more heavily filtered by the existing boundary vegetation. Further north along the lane, views become screened by the dense intervening vegetation.

- 4.18 The eight cottages which front onto Parcel C experience open views of the Site. Views of the Site from the remainder properties located behind these cottages are fully screened by the intervening built form (reciprocal views at **photograph 22, 23, 24 and 25**).
- 4.19 Views of the small woodland block of Parcel B are available from the western section of Tuddenham Lane, although views into the remainder of the Site are not possible. As the road continues eastwards, partial views of the northern boundary vegetation of Parcel C are available, filtered by the roadside vegetation, with the existing built form along Humber Doucy Lane visible above the boundary vegetation (**photograph 29**).
- 4.20 Glimpsed views of Parcel C are possible from the first floor windows of the property at Denison Villa Cottage located to the south of Tuddenham Lane (reciprocal view at **photograph 2**). Views of Parcel B from the first floor windows of Allens Farm and the Water Tower situated to the west end of the lane are available (**photograph 5**). Views from the remainder properties are screened by the intervening vegetation.
- 4.21 Further east, views of the Site from Lamberts Lane are fully screened by the intervening field boundary vegetation (**photograph 28**). Properties located along the Lamberts Lane experience no views of the Site.
- 4.22 From the southern section of the public footpath Rushmere 6, there are direct open views of the western part of Parcel C (**photograph 18, 19**). Views of Parcel B are generally screened by dense boundary vegetation, although one vegetation gap allows framed views into Parcel B. As the footpath continues northwards, views look across the rugby pitches towards the northern vegetated boundary, with the built form on Humber Doucy Lane visible above the hedgerow boundary (**photograph 20**).
- 4.23 Views from public footpath Rushmere 1A to the north of the railway line are generally screened by intervening vegetation although glimpsed views of the higher ground of Parcel B are occasionally possible (**photograph 33**).
- 4.24 There are no views of the Site from public footpath Rushmere 3 to the east of Seven Cottages Lane due to the intervening built form and vegetation (**photograph 25**). Views of the Site from public footpath

Rushmere 1 to the south east, are also fully screened by intervening vegetation (**photograph 26**).

- 4.25 Views from public footpath Rushmere 48 further to the east, looking across the intervening fields towards the Site are fully screened by field boundary vegetation (**photograph 27**).

### **Landscape Quality, Value and Sensitivity**

- 4.26 The Site is formed by three irregularly shaped fields consisting of arable farmland, a rugby playing field and a small parcel of land with outgrown vegetation. A tree survey has been carried out by Hayden's Arboricultural Consultants which grades the trees and hedgerows on Site for their arboricultural quality. The boundary trees and hedgerows are predominantly graded as Category B and are generally assessed as being of medium landscape quality. There are several Category A trees which line the footpath in the northern part of Parcel B as well as along the northern boundary adjacent to the railway. There is also a single oak on the northern edge of Parcel C and within Parcel A, and all of these Category A trees are assessed as being of high landscape quality.
- 4.27 The character of the Site exhibits some characteristics of the LCA within which it lies, comprising well contained arable farmland. However, the Site's character is also influenced by the adjoining settlement edge of Ipswich to the south and the Greater Anglia Railway Line to the immediate north. Ipswich Rugby Club is located between Parcel B and C and includes a building and three rugby pitches, some of which have floodlights. Parcel C is of less typical to the wider rural landscape character, given that part of it is currently a rugby playing field. Overall, the Site is assessed as being of medium landscape quality.
- 4.28 The Site does not carry any statutory or non-statutory designations for landscape character or quality covering the Site. The Site is in private ownership with no public access although there are two public footpaths across the Site and one public footpath running adjacent to the eastern boundary of Parcel B. The Site is generally well-contained with boundary vegetation although it is influenced by the adjoining built up edge of Ipswich, with houses abutting the Site to the south and south east. Its generally flat landform with boundary vegetation does mean that it is not widely visible from the surrounding landscape. Views are restricted to the near distance including properties which overlook the Site to the south and south east. Overall, the Site is considered to be of medium landscape value, in line with its quality.
- 4.29 The Site is assessed of being medium landscape sensitivity with a reasonable ability to accommodate development. Development within

the southern part of the Site will be well related to the existing built up area and will be viewed as a marginal extension of settlement to the north eastern of Ipswich. The northern part of the development will be well contained by the substantial new structural planting within the Green Trail along the north eastern boundary, as well as the retained boundary vegetation. The Site is therefore considered to be medium landscape sensitivity to residential development where it is associated with new woodland planting.

- 4.30 The adjoining residential area to the south of the Site predominately comprises detached bungalows and semi-detached mid 20<sup>th</sup> century housing. It is considered to have a medium townscape quality and value, and medium to low sensitivity to new housing development in the immediate vicinity.
- 4.31 The wider landscaping surrounding the Site to the west, north and east is considered to be of medium-high landscape quality, sensitivity and value. The Suffolk Coastal landscape assessment places a value on the varied mixture of mature native trees and hedgerows; ancient woodland; river valleys; and gently rolling arable countryside with scattered farms and villages.

## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The proposed development comprises residential development of up to 660 dwellings, with vehicular access off Humber Doucy Lane to the south and Tuddenham Road to the west, associated infrastructure, and open space. The proposed development is the subject to an outline planning application, with all matters reserved (except for details relating to the means of access into and out of the site).

5.2 A series of Parameter Plans have been developed for the Site, against which the following assessment has been made. An illustrative Landscape Strategy Plan is also included at **Appendix F** and the key layout and design principles that have informed this layout and the Parameter Plans, include:

- Vehicular access off Humber Doucy Lane to the south and Tuddenham Road to the west with proposed built form set back from these boundaries behind retained and enhanced boundary vegetation and new open space;
- Retention of the vast majority of the Site's existing vegetation and enhancement with further structural native planting to boundaries;
- Creation of a substantial Green Trail route along the northern edge of the Site which includes recreational routes set within structural native trees, woodland and thicket planting, SUDS features and wildflower meadow to enhance both biodiversity and the amenity value of the Site. The proposed recreational routes will provide opportunities for informal walking as well as connections to the residential area to the south and wider public rights of way to the north and east;
- Provision of three LEAPs across the Site providing a range of play equipment for children and one MUGA in the east of Parcel B aimed at older children and teenagers;
- Provision of a Central Village Green at the heart of the Site, to create a hub of play for children of different ages, as well as a flexible amenity space for residents to enjoy;
- Provision of green corridors running through the heart of the new development and connecting the Central Village Green with the Green Trail route to the north and east; and

- Provision of structural street tree planting along the main spine road and within the incidental open space areas throughout the housing area, to break up the roofscape of new houses in views from the surroundings.

5.3 The key landscape and visual effects are summarised in the tables in **Appendix I** and described in the relevant section below.

### **Landscape Features**

- 5.4 The Site comprises three irregular shaped fields with associated boundary vegetation. This comprises mature native trees along the northern and north eastern boundaries as well as at both sides of the public footpath Rushmere 17 within the Site. The remainder of the Site boundary predominantly comprises hedgerow vegetation. A small woodland block lies to the north east corner of Parcel B.
- 5.5 The Parameter Plans and Landscape Strategy Plan illustrate how the Site could be developed while retaining the vast majority of existing boundary trees and hedgerows. Several sections of hedgerows at the southern and western boundaries will however require removal in order to facilitate the access roads into the Site off Humber Doucy Lane and Tuddenham Road. A small part of the eastern corner woodland in Parcel B and a short section of trees at the north eastern corner of Parcel C will both be removed to facilitate the pedestrian connection to wider rural countryside (refer to the Arboricultural Impact Assessment accompanying this application for full details).
- 5.6 The loss of these several sections of hedgerow and trees would be more than compensated for by the planting of a substantial new trees, thicket and hedgerow planting to reinforce and gap up the existing boundaries together with the creation of the substantial Green Trail area along the northern edge of the Site. New tree planting is also proposed along the internal streets and to reinforce the Site boundary adjacent to the built up area, which will provide additional filtering of views from properties to the south. This new planting will provide an overall net increase in both trees and hedgerows at the Site.

### **Relationship to Settlement**

- 5.7 The Site lies adjacent to the built up north eastern edge of Ipswich to the immediate south, with existing properties also located along the eastern Site boundary. The Site is bound to the west by Tuddenham Road, to the east by Seven Cottages Lane and to the south by Humber Doucy Lane. The northern and north eastern Site boundaries are defined by a number of matures trees and hedgerows, which provide containment to the Site and separate it from the wider countryside.

- 5.8 The Site is allocated within both the Ipswich and Suffolk Coastal Local Plans for a strategic scale extension to the north eastern edge of Ipswich. The proposed development would be well-related to the existing settlement, extending the settlement marginally northwards and would be contained by existing and proposed vegetation.
- 5.9 The proposals will also improve connectivity to the adjacent roads and public rights of way network, with green links running through the heart of the new development and connecting the central Village Green to the wider routes. Cycleways are proposed to provide linkages to the existing residential area. In addition, generous new areas of open space are also proposed with three LEAPs and one MUGA catering for teenagers and children of different ages, serving both the new and existing residents.

### **Impact on Public Rights of Way**

- 5.10 The Site is crossed by public footpath Rushmere 17 and 5 which link the existing urban area to the wider countryside to the north of the settlement. Both public footpaths will be retained on their current alignments, although footpath Rushmere 5 will be crossed by an internal access road.
- 5.11 In addition, the proposals include a series of new pedestrian / cycle links throughout the new open space across the development which will improve connectivity between the various public rights of way. Indirect effect of the public rights of way will be discussed in the following visibility section.

### **Visibility**

- 5.12 As discussed in Section 4 the Site is generally well contained by existing vegetation and built form, with views generally limited to near distance receptors. The key views and visual effects arising from the proposed development at the Site are set out in the tables in **Appendix I** and briefly discussed below.
- 5.13 Views from public footpath Rushmere 17 as it crosses the northern part of Parcel B are contained by the dense, tall hedgerows and trees at both sides of the public footpath, with views of the remainder of Parcel B only possible where the vegetation breaks. Open views looking across Parcel C are available from public footpath Rushmere 5 as it crosses the Site, with the remainder of the Site screened from view. As the public footpath continues towards north, the northern Site boundary vegetation is visible in views, with the building of the rugby club, floodlights within the pitches and residential properties along Humber Doucy Lane all seen in the context. After the footpath crosses

Tuddenham Lane and continues north, views of the Site are fully screened by intervening vegetation.

- 5.14 From the south, there will be views of the new housing from the adjacent section of Humber Doucy Lane and properties along its southern edge, seen above and through gaps in the existing retained hedgerow boundary. The new access road junctions will also be visible with several sections of hedgerow having been removed to facilitate the access roads. Framed views of the new houses will also be possible from the adjoining sections of Inverness Road, Sidegate Lane, Ayr Road, Kinross Road and Roxburgh Road. The nearby properties associated with these roads will also experience oblique views of the new housing. As the enhanced boundary vegetation and structural tree planting within the Site matures, these views will become increasingly softened.
- 5.15 From the west, views of the new houses and access road junction will be available from the adjoining section of Tuddenham Road where gaps in the boundary vegetation allow. Further north towards the railway line, views will become heavily filtered by the dense and tall boundary hedgerow and hedgerow trees. Views of the new housing from the commercial buildings and the first floor windows of Westerfield House will also be possible, seen above the existing retained boundary vegetation. Enhanced boundary vegetation and new tree planting will provide further filtering of these views as it matures. Beyond this, views of the proposals from further west will be screened by the intervening vegetation and built form.
- 5.16 From the east, views from the adjacent section of Seven Cottages Lane and the eight cottages fronting onto the Site will look across the new open space, SuDS feature, and equipped play area, towards the new housing. New landscaping within the southern / southern eastern part of Parcel C will increasingly soften these views as it matures. Views from receptors further to the east will generally be well screened by intervening vegetation.
- 5.17 From the north, glimpsed views of the roofs of the new housing will be possible at the western end of Tuddenham Lane and at the southern end of public bridleway Rushmere 1, seen above the existing boundary vegetation. Partial views of the new housing from the first-floor windows of Allens Farm to the west and Denison Villa Cottage to the south of Tuddenham Lane will be possible, through gaps in the boundary vegetation. Further north and north east, views of the new housing from the public rights of way and countryside roads will be generally screened, with occasional glimpsed views only possible through gaps in the vegetation. As the new tree and woodland planting along the north eastern boundary matures, all of these views will become further filtered.

## **Landscape Effects**

- 5.18 The landscape effects are summarised below and set out in full within the Effects Tables at **Appendix I**. As set out in section 4, the Site is assessed as being of medium landscape quality, value and sensitivity to the type of development proposed.
- 5.19 The character of the Site would undergo considerable change as a result of the proposals with the arable farmland and rugby playing field replaced by housing. However, this would be expected from any greenfield site adjacent to the settlement edge and being considered for development and does not mean that the new housing would be out of character in this location. The substantial new tree, thicket and structural planting along the Site boundaries will help to visually enclose the new housing, assimilating it into the landscape.
- 5.20 The proposals will also deliver significant landscape enhancements, with semi natural greenspace being proposed along north eastern boundary, and a central village green and green corridors running through the heart of the new development. Three LEAPs and one MUGA, together with new cycleways and footway routes will all enhance the recreational value of the Site for the benefit of the local community.
- 5.21 Overall, the proposed development will be well related to the existing north eastern settlement edge of Ipswich, adjacent to the existing housing to the south, with a substantial new area of public open space proposed along the north eastern boundary of the Site (forming part of the Green Trail), in line with the requirements of the policy allocations within both Local Plans. This design approach will ensure a sensitive treatment to the settlement edge and will limit the effects on the wider landscape to the north east of Ipswich.



## 6.0 CONCLUSION

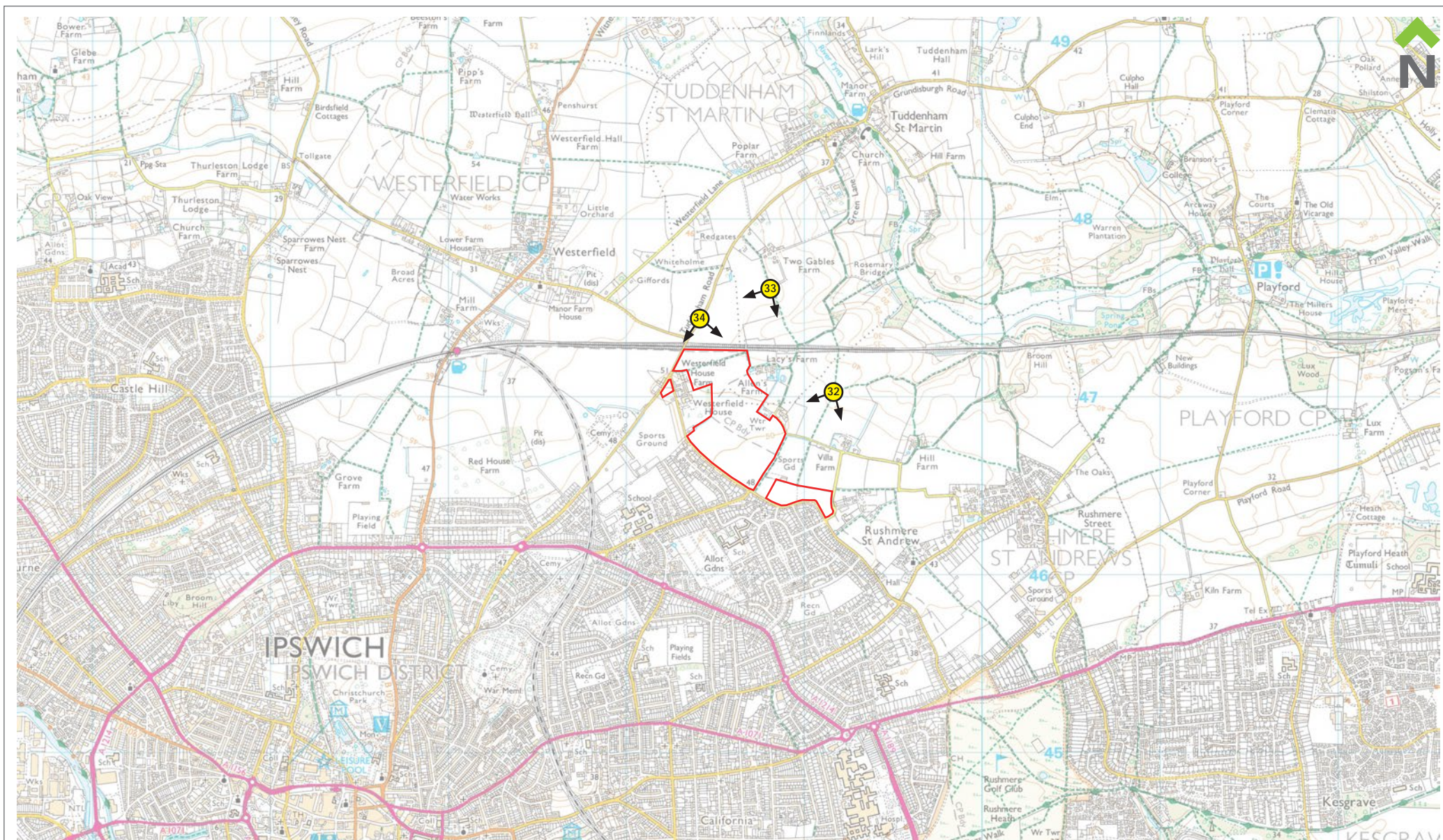
- 6.1 The Site comprises three irregular-shaped landparcels with intact field boundary vegetation, located on the north eastern settlement edge of Ipswich. The Site lies to the immediate north of Humber Doucy Lane, east of Tuddenham Road, west of Seven Cottages Lane. To the north of the Site is the mainline railway, beyond which is arable farmland with scattered farms.
- 6.2 The Site is not covered by any statutory designations for landscape character or quality. A number of mature trees and hedgerows along the Site boundaries are assessed as being medium – high landscape quality, with several TPO trees located at the western boundary of Parcel B. There are two public rights of way running across the Site, with the third public footpath adjoining the eastern edge of Parcel B. The Site exhibits some landscape characteristics of the wider countryside to the north, but it is also influenced by its proximity to the adjacent built up area of Ipswich to the south and the Greater Anglia Railway Line to the north. Overall, the Site is assessed as being of medium landscape quality and value.
- 6.3 The Site is visually well contained by existing vegetation and built form, with views limited to near distance receptors where gaps in boundary vegetation allow. These include a number of surrounding roads and public rights of way which cross the Site as well as from the adjacent properties which front onto the Site.
- 6.4 As shown on the Parameter Plans, the Site is proposed to be developed for residential development of up to 660 dwellings, together with associated infrastructure, landscaping and open space. Proposed accesses are to be taken off Humer Doucy Lane to the south and Tuddenham Road to the west. Generous new areas of public open space are proposed across the scheme including semi natural greenspace along the north eastern boundary, a central village green and green corridors, together with three LEAPs and one MUGA, new cycleways and footpath routes, with links to the adjacent settlement area and wider public rights of way network.
- 6.5 The proposals will retain the vast majority of the existing boundary vegetation, although several sections of hedgerow in the southern and western boundaries will require removal to facilitate the new access into the Site. New structural planting is proposed throughout the scheme which will more than compensate for these losses, including native thicket and tree planting along the Site boundaries and within the proposed semi natural open space and a variety of planting within internal streets and green corridors.

- 6.6 The new housing at the Site would be well related to the existing built up area to the south, and would form a marginal extension on the north eastern edge of Ipswich, as identified in the Site's allocation within both Local Plans. The Site's character would clearly undergo considerable change as a result of development, although the new housing would not be out of character in this location. The new housing would be well related to the existing settlement edge of Ipswich, and substantial native planting to the Site boundaries, as well as within the north eastern open space, will provide a strong containment to the Site and a transition to the countryside beyond, minimising the impacts and creating a transition to the wider landscape. Where the new housing will be visible from the near distance views to the north and east, it will generally be seen in the context of the existing built up edge of Ipswich. The retained and enhanced vegetation will provide a robust boundary to the development edge, and will increasingly screen the new houses, as it matures.
- 6.7 The assessment found that the Site is capable of accommodating the proposed development without resulting in significant harm to the surrounding countryside's character or views from the wider area. The proposals will also deliver significant landscape benefits, including the substantial semi natural open space along the north eastern boundary, central village green and green corridors, three LEAPs and one MUGA, new cycleway and footway routes, all of which will benefit new and existing residents.

## **Appendix A**

Site Location Plan  
(Showing middle to long distance photo locations)





Site Boundary      Photo Locations

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

**Project** Land North East of Humber Doucy Lane, Ipswich  
**Drawing Title** Site Location Plan  
**Client** Hopkins Homes & Barratt David Wilson

**Date** February 2024  
**Drawing No.** CSA/6675/106  
**Scale @ A4** NTS  
**Rev** -  
**Drawn** CC  
**Checked** BS

## **Appendix B**


Aerial Photograph  
(Showing near distance photo locations)





Site Boundary
 
X Photos Locations
 

X Contextual Photos

<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <div> <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p> </div> </div>	Project	Land North East of Humber Doucy Lane, Ipswich	Date	February 2024	Drawing No.	CSA/6675/107
	Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	-
	Client	Hopkins Homes & Barratt David Wilson	Drawn	CC	Checked	BS

## **Appendix C**

Photosheets



Gate to public footpath

Residential properties along Humber Doucy Lane



**Photograph 1** View from public footpath Rushmere 5 within the northen part of parcel C looking south.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:18  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Photograph 2** View from public footpath Rushmere 5 within the southern part of Parcel C looking north.

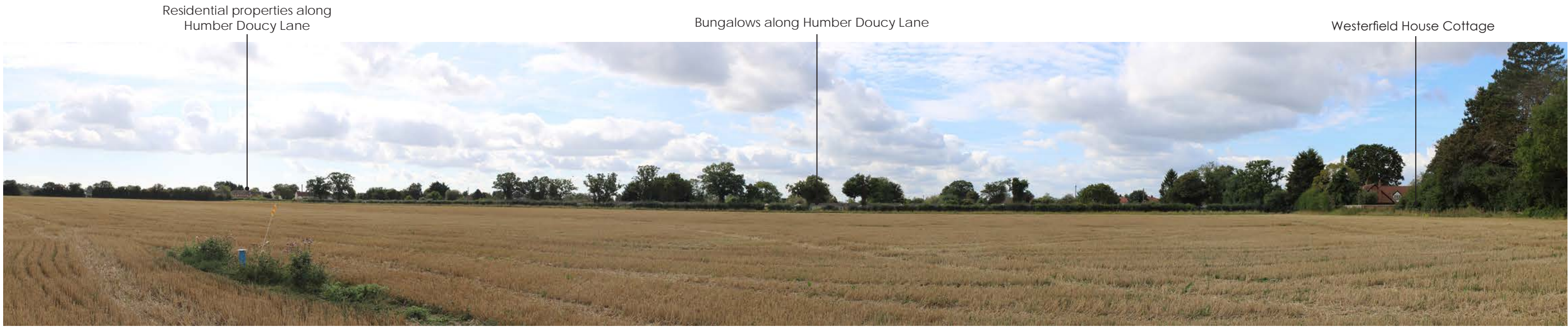
Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:23  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Contextual Photograph 3** View from within the western part of Parcel B, looking west across the Site.



**Contextual Photograph 4** View from within the south western part of Parcel B, looking south across the Site.

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Contextual Photograph 5** View from within the south western part of Parcel B, looking north across the Site.



**Contextual Photograph 6** View from within the south western part of Parcel B, looking south west across the Site.

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -

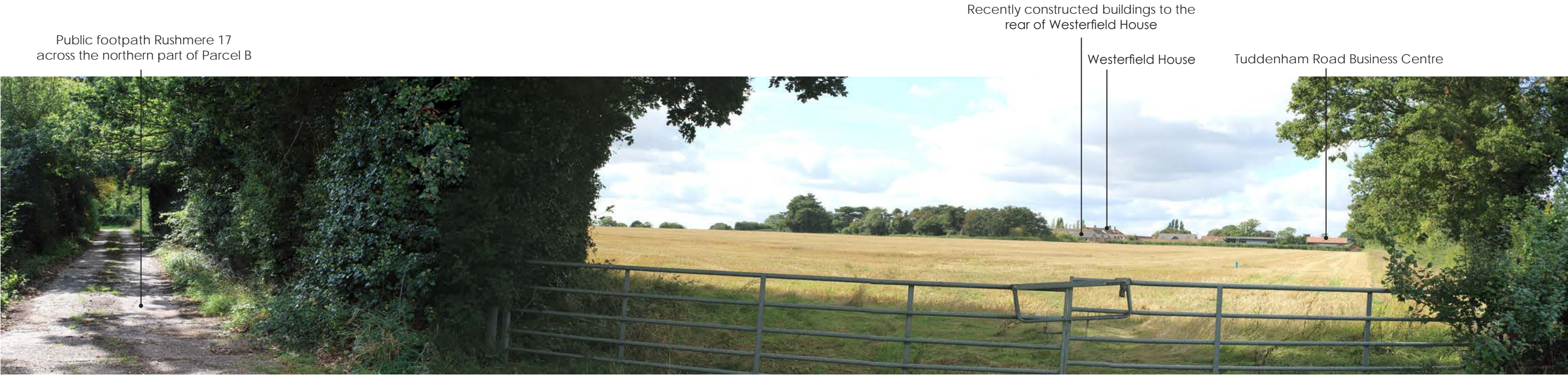




**Contextual Photograph 7** View from within the north western part of Parcel B, looking south west across the Site.

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
<div>Project</div>	Land North East of Humber Doucy Lane, Ipswich	<div>Drawing No.</div>	CSA/6675/108	
<div>Drawing Title</div>	Photosheets	<div>Date</div>	February 2024	
<div>Client</div>	Hopkins Homes & Barratt David Wilson	<div>Drawn</div>	CC	<div>Checked</div> BS
		<div>Rev</div>	-	





**Photograph 8** View from public footpath Rushmere 17, within the northern part of Parcel B, looking south west across the Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 10:48  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





Contextual Photograph 9 View from within the northern part of Parcel B, looking west across the Site.



Contextual Photograph 10 View from within the northern part of Parcel B, looking south across the Site.

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 11** View from public footpath Rushmere 17 which across the northern part of Parcel B, looking north east.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:07  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



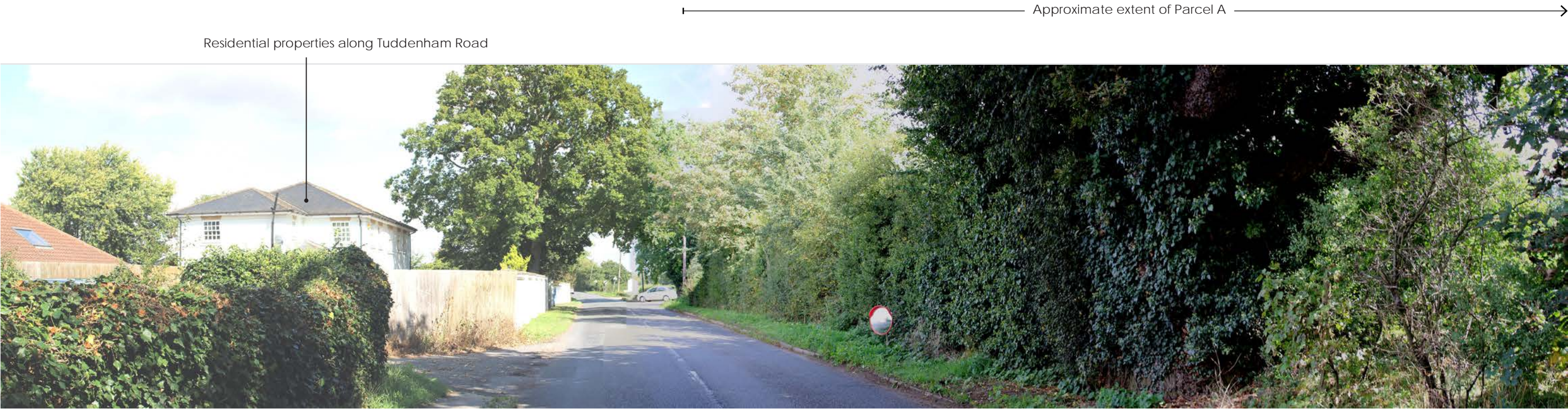


**Photograph 12** View from Tuddenham Road, looking north east towards Parcel B.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:13  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 13** View from Tuddenham Road, looking north east towards Parcel A.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:18  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 14** View from Humber Doucy Lane, looking north west towards Parcel A.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:21  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north west

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Photograph 15** View from Humber Doucy Lane, looking east towards Parcel B.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:24  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



← Approximate extent of Parcel B →

Hedgerow along southern boundary of Parcel B

Bungalows along Humber Doucy Lane

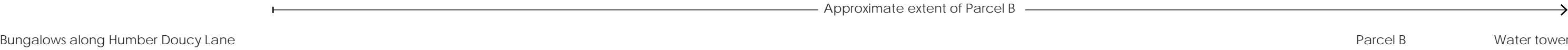


**Photograph 16** View from Humber Doucy Lane, looking south east towards Parcel B.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:29  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 17** View from Humber Doucy Lane, looking north west towards the Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 11:37  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 18** View from the public footpath Rushmere 6 between Parcel B and C, looking north east towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 08:52  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Photograph 19** View from the public footpath Rushmere 6 between Parcel B and C, looking south towards Parcel B and C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 08:58  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



← Approximate extent of Parcel C →



**Photograph 20** View from public footpath Rushmere 6 between Parcel B and C, looking south east towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:02  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: south east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Hedgerow along southern boundary of Parcel C

Residential properties along  
Humber Doucy Lane



**Photograph 21** View from Humber Doucy Lane, looking north east towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 12:34  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Residential properties along Seven Cottages Lane



**Photograph 22** View from Humber Doucy Lane, looking north towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 12:41  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Residential properties along  
Humber Doucy Lane

Residential properties along  
Seven Cottages Lane



**Photograph 23** View from Seven Cottages Lane, looking north towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:30  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Residential properties along  
Humber Doucy Lane

Residential properties along  
Seven Cottages Lane



**Photograph 24** View from Seven Cottages Lane, looking west towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:33  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Residential properties off Seven Cottages Lane

Public footpath Rushmere 3



**Photograph 25** View from public footpath Rushmere 3 to the east of Parcel C, looking south west towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:38  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 26** View from public footpath Rushmere 1 to the south east of Parcel C, looking north west.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 12:47  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: north west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



Residential properties along Humber Doucy Lane

Approximate extent of Site



**Photograph 27** View from public footpath Rushmere 48 to the east of Parcel C, looking west towards the Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 12:58  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Photograph 28** View from Lamberts Lane to the east of the Site, looking west towards the Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 13:05  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: west

CSA

environmental

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Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No.	CSA/6675/108		
Drawing Title	Photosheets	Date	February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn	CC	Checked	BS
		Rev	-		





**Photograph 29** View from Tuddenham Lane, looking south towards Parcel C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:50  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 30** View from public footpath Rushmere 5, looking south west towards Parcels B and C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 09:57  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





**Photograph 31** View from public bridleway Rushmere 1, looking south west towards Parcel B.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2022, 13:38  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



←

Approximate extent of Parcel C

→

←

Approximate extent of Parcel B

→

Residential properties along  
Tuddenham Lane

Public footpath Rushmere 5

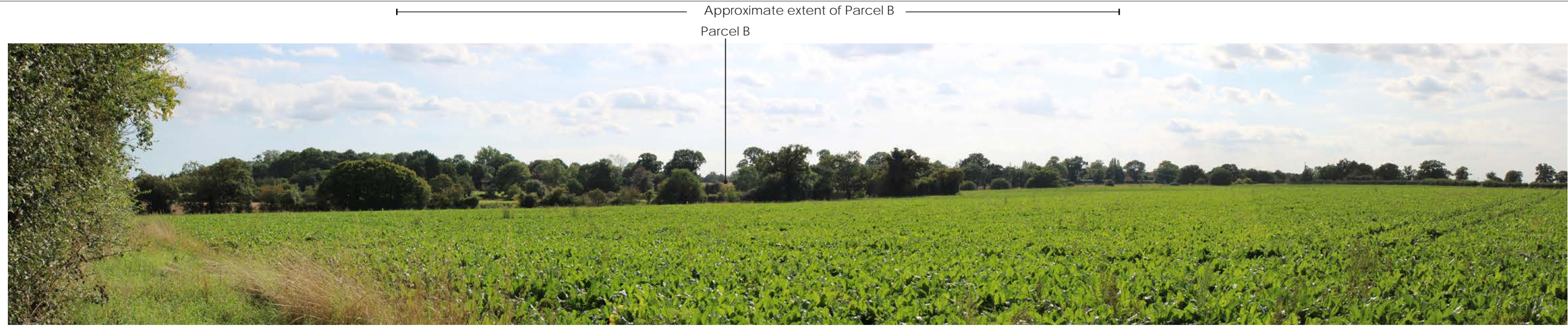


**Photograph 32** View from public footpath Rushmere 5 to the north of the Site, looking south towards Parcel B and C.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
14.09.2023, 13:24  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





Photograph 33 For context only

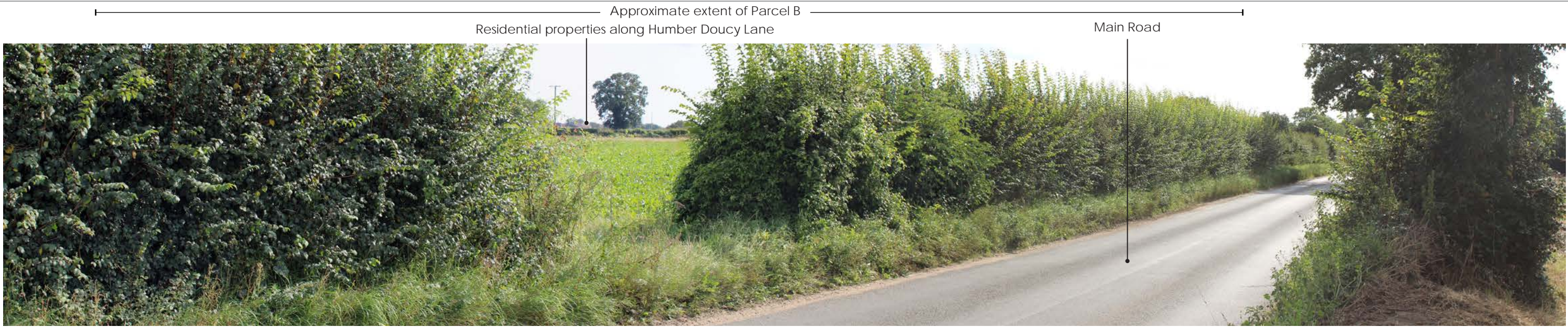


**Photograph 33**  
View from public footpath Rushmere 1A to the north of Parcel B, looking south towards Parcel B.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
14.09.2023, 13:57  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucey Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -





Photograph 34 For context only



Photograph 34  
View from Main Road, looking south towards Parcel B.

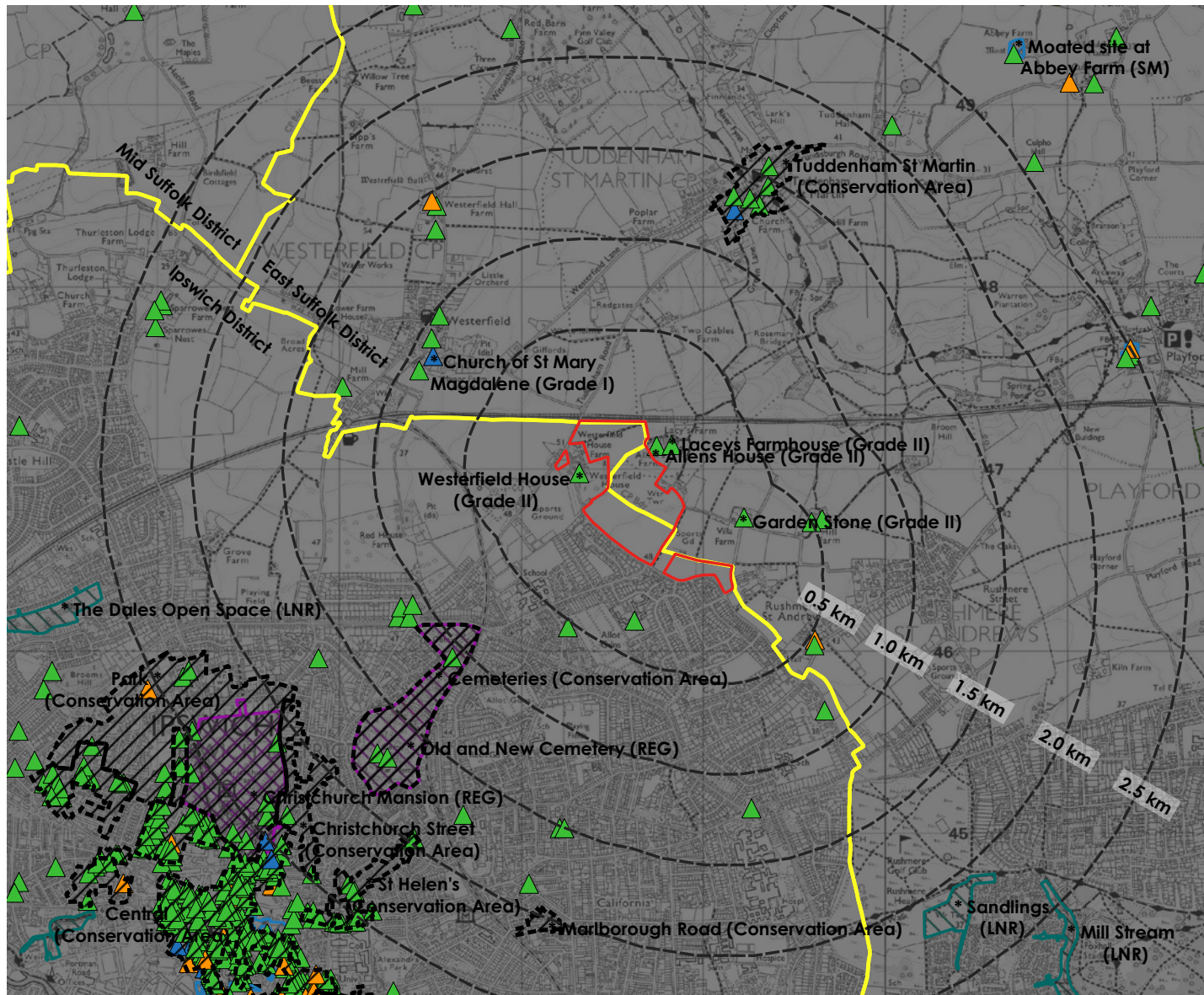
Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
14.09.2022, 14:13  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North East of Humber Doucy Lane, Ipswich	Drawing No. CSA/6675/108		
Drawing Title	Photosheets	Date February 2024		
Client	Hopkins Homes & Barratt David Wilson	Drawn CC	Checked BS	Rev -



## **Appendix D**

### Designations and Local Policy Plan



## Legend

- Site Boundary
- District Boundary

## Designations

### Heritage

- Conservation Areas

### Listed Buildings

- I
- II\*
- II
- Scheduled Monuments (SM)
- Registered Parks and Gardens (REG)

### Ecology

#### Ancient Woodland

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Local Nature Reserves (LNR)

0 0.5 1 km



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Ashwell, Hertfordshire SG7 5NT

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w csaenvironmental.co.uk

**Project** Land North East of Humber Doucy Lane, Ipswich

**Drawing Title** Designations and Local Policy Extract Plan

**Client** Hopkins Homes & Barratt David Wilson

**Date** February 2024

**Drawing No.** CSA/6675/109

**Scale** Refer to scale

**Rev** A

**Drawn** CC

**Checked** BS



## **Appendix E**

### National Landscape Policy Context

## 1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2023)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
  - *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - *are visually attractive as a result of good architecture, layout and effective landscaping;*
  - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 134 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 180 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 181 highlights that plans should:

*'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

- 1.10 Paragraph 186 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

### **Planning Practice Guidance**

- 1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are



identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

*'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

### **National Design Guide**

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character



*makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

## **Appendix F**

### Illustrative Landscape Strategy Plan



### 1. Central Village Green

The proposed layout allows for a Village Green space to be provided within the centre of the development area, which is well connected to the Green Trail to the north and east and other public open spaces by green corridors, ensuring easy access to green open spaces for all residents. The central Village Green will allow for various uses, including a dedicated local equipped area of play (LEAP), and providing a flexible amenity lawn for informal kickabouts, picnics and local community events. A formal layout of perimeter trees and hedging will enhance the setting of the Village Green, with species chosen that will provide seasonal interest and colour.



### 2. Proposed Green Trail Route

The proposals include a generous 'Green Trail' route which runs along the north eastern boundary of the Site and along the existing public footpath in the north of the Site, with new housing set back from the Site boundary in order to create a transition to the wider rural countryside and respect the local landscape character. All of the existing vegetation to the north eastern edge of the Site will be retained as part of the proposals, with new native trees, thicket and structural planting all proposed to enhance the proposed Green Trail, creating a robust Site boundary and further filtering views towards the new development from the surrounding area. Recreational routes are proposed throughout the Green Trail route to provide circular dog-walking routes and connections to the surrounding public rights of way network and facilities. Swales, wildlife ponds and drainage basins will also form an integral part of the Green Trail, combining the Site's proposed green and blue infrastructure.

Indicative planting species are listed below:

Native Trees		Native Hedgerow	
Acer campestre	Field Maple	Cornus sanguinea	Dogwood
Quercus robur	Oak	Corylus avellana	Hazel
Corylus avellana	Hazel	Crataegus monogyna	Hawthorn
Betula pendula	Silver Birch	Ilex aquifolium	Holly
		Prunus spinosa	Blackthorn
		Rosa canina	Dogrose
Native thicket			
Prunus spinosa	Blackthorn		
Rosa canina	Dogrose		
Crataegus monogyna	Hawthorn		
Ilex aquifolium	Holly		



### 3. Spine Road

A tree lined spine road is included in the proposals, alongside with cycleway and footpath through the heart of the new development. A variety of species of ornamental trees are proposed within the roadside verge to provide seasonal interests and benefits to wildlife. Indicative planting species are listed as below:

Street Tree Planting		Field Maple 'Elsrijk'
Acer campestre 'Elsrijk'		Hornbeam 'Frans Fontaine'
Carpinus betulus 'Frans Fontaine'		Double gean (Wild cherry 'Plena')
Prunus avium 'Plena'		



### 4. Residential Planting

A variety of planting across the Site will achieve a high quality design and help to integrate the new development into the existing landscape framework. The proposal planting will reflect the character of the area and provide an attractive place to live. Proposal planting will be easily maintained and compliment the setting of the new housing. Indicative planting species are listed for residential soft landscaping.

#### Hedgerow Planting

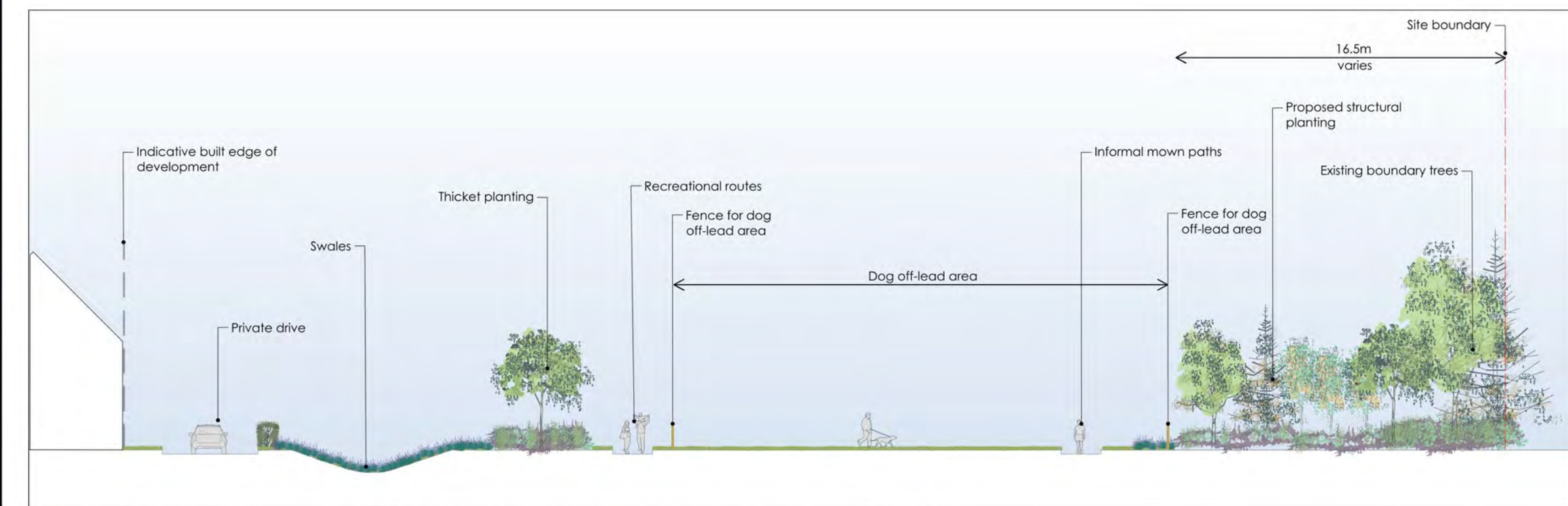
Carpinus betulus  
Ligustrum vulgare  
Viburnum tinus 'Eve price'

#### Shrubs

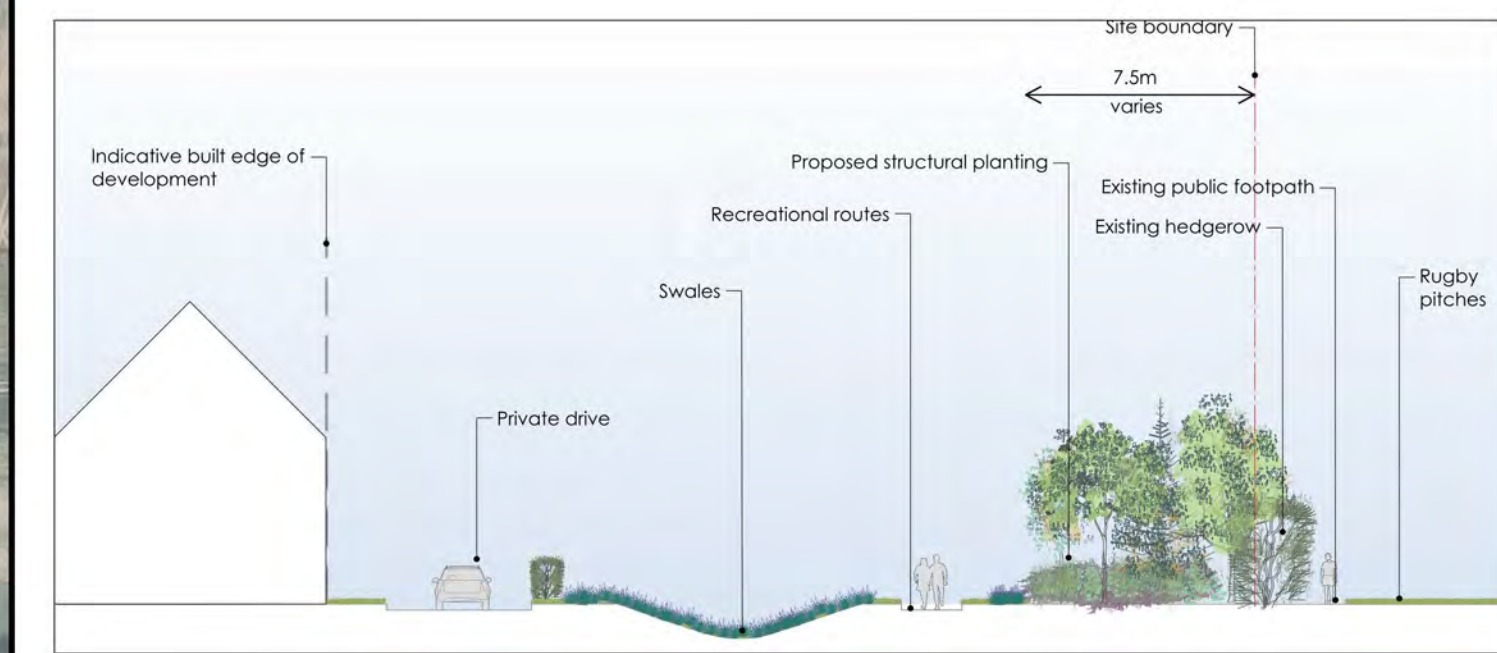
Spiraea japonica 'Goldflame'  
Hebe 'Midsummer Beauty'  
Lavandula angustifolia 'Hidcote'  
Rudbeckia fulgida 'Goldsturm'

Hornbeam  
Wild privet  
Laurustinus 'Eve Price'

Japanese spiraea 'Goldflame'  
Shrubby Veronica  
English Lavender 'Hidcote'  
Coneflower 'Goldsturm'



Illustrative Landscape Section A-AA: Section Through North Eastern Boundary: Scale 1:250



Illustrative Landscape Section B-BB: Section Through Eastern Boundary: Scale 1:250

### 5. Play Strategy

The proposals will include three LEAPs and one MUGA distributed across the scheme, catering for children of all ages and abilities. The LEAP in the south east of the Site will be set within a small community orchard. The play provision along the boundaries of the Site will have more of an informal character, comprising mainly timber equipment and natural play elements to respect the surrounding landscape character. An additional Youth Space will be included next to MUGA, providing space especially for girls.



### 6. Sustainable Drainage Systems (SUDS)

A series of seasonally wet attenuation infiltration basins are proposed within the open space along the north eastern and southern Site boundaries. The attenuation basins and surrounds will be sown with a native wildflower and grassland mix (tolerant of the seasonally wet conditions) and planted with new marginal planting, providing seasonal interest and benefits for biodiversity and enhancing the green infrastructure. A number of swales are also included in the proposals and located across the scheme for conveyance of stormwater and additional treatment. These will also be sown with wildflower and grassland mixes to further enhance biodiversity. A permanent wet basin is proposed at the site entrance to provide scenic view and a strong sense of arrival.



#### LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- TREES / VEGETATION REMOVED

#### Softworks

- STRUCTURAL LANDSCAPING
- NATIVE TREES
- ORNAMENTAL TREES
- STREET TREES
- ORCHARD TREES
- NATIVE THICKET MIX
- ORNAMENTAL HEDGE PLANTING
- NATIVE HEDGE PLANTING
- AQUATIC PLANTING
- WILDFLOWER MEADOWS / SPECIES-RICH GRASSLAND
- AMENITY GRASSLAND
- CENTRAL VILLAGE GREEN

#### BUILD PLANTING

- SUSTAINABLE DRAINAGE SYSTEMS (SUDS) - Indicative
- SWALES - Indicative
- WILDLIFE PONDS
- PROPOSED POINTS OF CONNECTION
- PUMP STATION
- FENCES FOR DOG OFF-LEAD AREA
- ACCESS GATE

#### Play

- LEAP
- MUGA
- YOUTH SPACE

#### Routes

- CYCLEWAY (3m)
- RECREATIONAL ROUTES (2m) - Hoggin with timber edges
- RECREATIONAL ROUTES (2m) - Macadam
- PUBLIC RIGHTS OF WAY
- QUIET LANE

A	23/02/24	CC	Updated to add dog off-lead area and additional youth space
Rev	Date	By	Description

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

01462 743647  
ashwell@csaenvironmental.co.uk  
csaenvironmental.co.uk

Project Land north-east of Humber Doucy Lane, Ipswich

Title Illustrative Landscape Strategy

Client Hopkins Homes & Barratt David Wilson

Scale 1:2000 @ A1 Drawn CC

Date February 2024 Checked BS/GC

Drawing No. CSA/6675/116 Rev A



## **Appendix G**

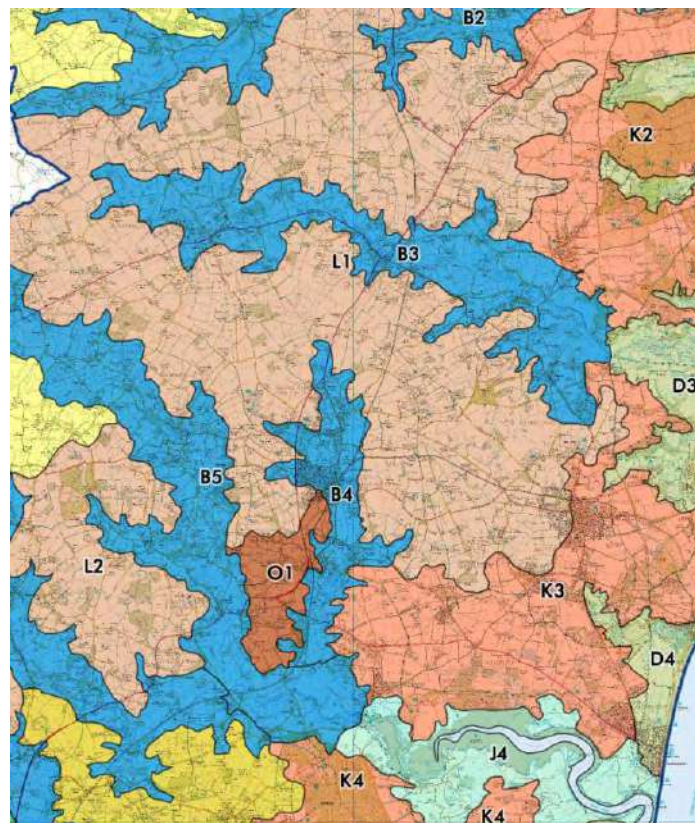
### Suffolk Coastal Landscape Character Assessment



# **Suffolk Coastal Landscape Character Assessment**

**Final Report**

**July 2018**



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**in association with Lucy Bachelor-Wylam and Countryside**

## N2 Culpho and Westerfield Rolling Farmland

### Location

Elevated farmland on either side of the Fynn Valley, and south-east of the Lark Valley. It comprises the parishes of Westerfield and Rushmere on the NW fringe of Ipswich, sweeping north and east to Witnesham, Swilland, Culpho and Grundisburgh. (It extends into Mid-Suffolk District to the east as far as Claydon).

### Constituent Types

The landscape is defined entirely by the Ancient Rolling Farmland type.



### Summary Description

This is an area of flat and gently rolling, fairly unified countryside, of farmlands studded with oak trees and lined with ancient hedges. The adjoining wooded river valleys below, that have incised through the plateau, provide opportunity for longer and scenic views. Its location on the edge of Ipswich makes it the setting to a number of roads and villages; it is a conduit for traffic leaving the town on a radial network of often busy roads so tranquillity is somewhat compromised. The contrasting experience of passing over the more open plateaus, and then down into the wooded valleys is a key part of the experience of the landscape. The area is likely to see much change in coming years from the planned northern expansion of Ipswich.

The agricultural landscape is organised within patterns of pre-18th 'ancient' enclosure, and some species-rich hedgerows and associated ditches survive. But this area has also seen much amalgamation and regularising of the enclosure patterns resulting in large fields with straight boundaries, often unhedged, particularly in the west of the area. Here, where the vegetation network has been lost, there are some large field sizes giving rise to very open views. In such areas, detracting features can have a substantial impact – such as the double row of tall pylons that cross the area. From some points, between Culpho and Witnesham, nearly 20 pylons can be seen dominating the skyline. Large-scale agricultural buildings also have a negative impact in this fairly open landscape.

This is a wide belt of interfluvial plateau elevated between approximately 35 and 55m AOD. The soils are somewhat varied and are derived from the chalky clays left behind by the great Anglian Glaciation. The minor undulations are a result of the action of minor streams, which feed into the main valleys to either side. As well as these small streams, there are ponds



associated with farmsteads scattered across the landscape, reflecting areas with more impermeable clay soils.

Woodland is sparse in the west of the area but more frequent in the east where regular blocks of plantation woodland can be seen. Two pockets of Ancient woodland are found at Culpho Woods and Lux Woods in Playford but is otherwise absent. Yet the landscape feels well 'treed' as hedges and field boundary trees are regularly found. Hedges are predominantly of hawthorn and elm, with oak as the characteristic hedgerow tree. There are enough of them, that they link with hedgerows and occasional plantation to give the skyline a wooded feel.

Settlement is found in a number of moderately large villages - Rushmere St. Andrew, Westerfield, and parts of Tuddenham, Witnesham, and Grundisburgh. Apart from Grundisburgh (its historic core in area B9), these were historically small, linear settlements but have seen much addition and infilling in the 20<sup>th</sup> century. Today they feature a range of historic and more modern buildings and often have a mixed character, which can be somewhat suburban.

Away from the main road, lanes are narrow, often hedged and become sunken within vegetated embankments as they pass down into the valleys. Farmsteads are encountered at intervals. Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled. There are some ancient Hall farms e.g, Toad Hall, Newton Hall, Westerfield Hall and Tuddenham Hall.

The Ipswich-Lowestoft railway line enters the Character Area of Westerfield, where there is a station and level crossing, and heads east towards Woodbridge. It is not a prominent feature as it is located away from the main routes and villages and is frequently in cutting.

The predominant visual experience is one of openness, but roads and lanes are often hedged providing intimacy and contrast to the lengthy views otherwise experienced.

## Special Qualities and Features

- This area is important as the rural setting to the northern edge of Ipswich and as setting to a number of villages. The visual experience is one of variety from longer views over open arable land, with a lightly wooded feel, to contained views where hedged roads and lanes offer intimacy.
- Oak trees at intervals along lanes and field boundaries are very distinctive.
- There is a small area of parkland on the edge of the character area south of Grundisburgh associated with Grundisburgh Hall.
- Ancient woodland is found at Culpho and Lux Woods.

## Condition

The field boundary hedges that are left are in moderate condition but they are somewhat dynamic owing to the high proportion of elm with its characteristic cycle of growth and decline. Young boundary oaks are seen on roadsides indicating positive maintenance of these characteristic boundary features.

## Strategy Objectives

Protect
<ul style="list-style-type: none"> <li>• Protect the separation between the edge of Ipswich and the villages of Westerfield,</li> </ul>

<p>Tuddenham and Rushmere.</p> <ul style="list-style-type: none"> <li>• Protect the network of hedges and trees within any future urban expansion proposals and seek opportunities to link and strengthen the network.</li> <li>• Protect the quiet, rural character of the lanes, avoiding unnecessary signage, kerbing, widening, or lighting.</li> <li>• Protect the plateau landscape from visual intrusion of development in areas beyond this character area e.g. from new tall vertical features such as masts or turbines or new urban development.</li> </ul>
<b>Manage</b>
<ul style="list-style-type: none"> <li>• Management of elm-dominated hedgerows through coppice rotations.</li> </ul>
<b>Plan</b>
<ul style="list-style-type: none"> <li>• Plan future expansion of any villages carefully to retain character and settlement patterns.</li> <li>• Plan for the ongoing maintenance and careful management of the characteristic oak trees along hedges, verges and field boundaries.</li> <li>• Plan for enhancements to biodiversity in this highly agricultural landscape, perhaps opportunities that might emerge through agri-environmental schemes.</li> </ul>



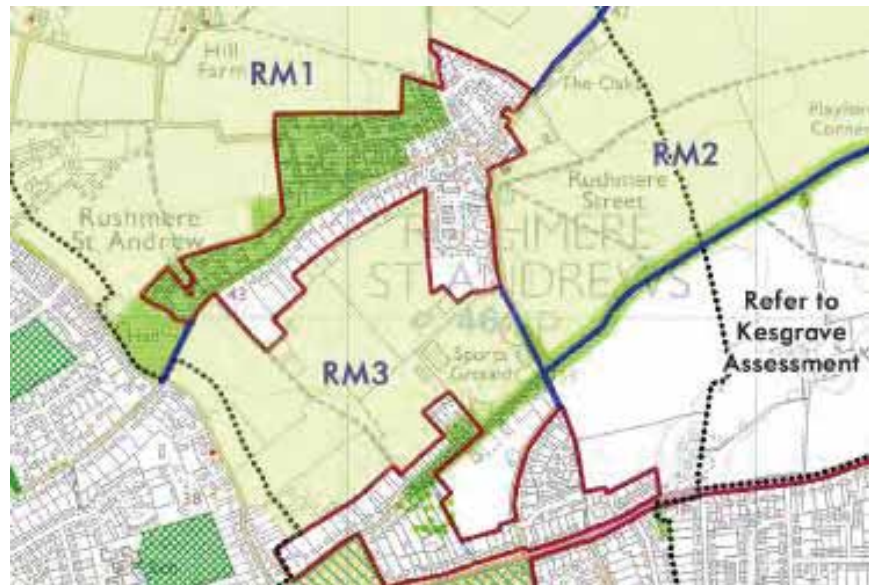
## **Appendix H**

Settlement Sensitivity Assessment Volume 1:  
Landscape Fringes of Ipswich



## Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich

July 2018



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### 4.3 Land Northeast of Ipswich IP2 (Suffolk Coastal)

This landscape comprises the plateau farmland between the existing urban edge of Ipswich and the Fynn Valley to the north. It forms part of the Culpho and Westerfield Rolling Farmland character area (as defined in the Suffolk Coastal LCA) and contains the settlements of Westerfield and Rushmere St Andrew in Suffolk Coastal District (refer to separate assessments).

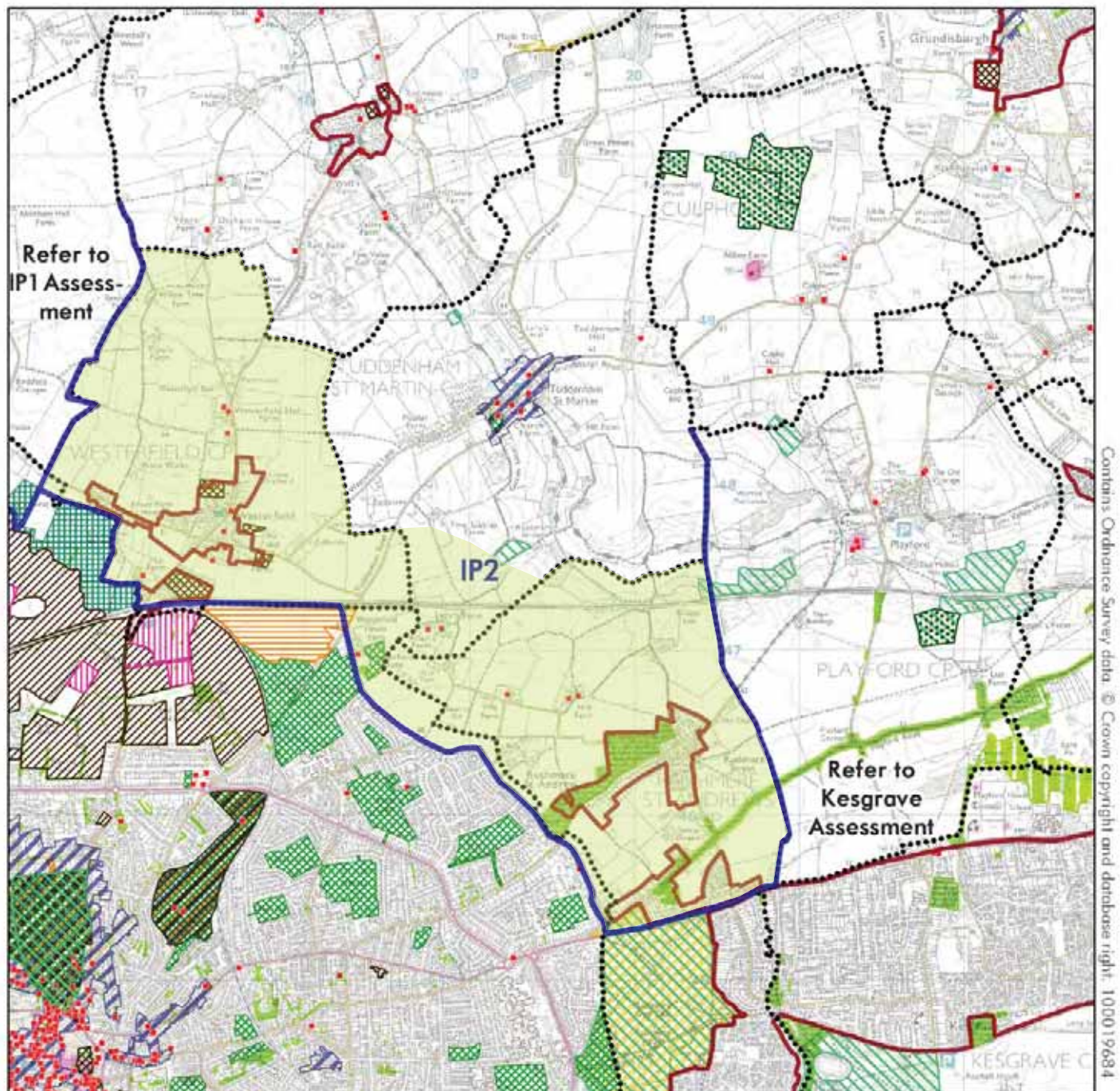
This landscape abuts an area of change associated with the Ipswich Garden Suburb and may be affected by an Ipswich northern route which is currently at feasibility and options stage.

The sensitivity of this area lies in the open land which separates the historic villages of Westerfield and Rushmere from Ipswich. The historic landscape patterns that lie immediately beyond the urban edge, and the narrow shoulder of elevated land that separates Ipswich from the Fynn Valley to the north, also give rise to landscape sensitivity. Value lies in the strategic role of this landscape in connecting urban areas of Ipswich with the high quality river valley landscapes and areas of remnant heath to the east. This area forms an important corridor of land connecting people and distinctive landscapes.

Opportunities lie in the strengthening of landscape structure, softening of the urban edge and reinforcement and creation of corridors which penetrate the urban areas. This would improve access along quality landscape corridors to the wider countryside. In this regard, the open land between the Ipswich urban edge and the villages of Westerfield and Rushmere helps to achieve these aims and is sensitive to development.

Land between Tuddenham Road and Villa Farm, although elevated, is relatively flat and enclosed by mature hedgerows. It is not widely visible from the surrounding landscape and lies close to the existing urban edge. This area is less sensitive to residential and commercial development where it is associated with new woodland planting. Care will be needed to ensure rural countryside beyond the Ipswich administrative area continues to function as a 'green rim' to the town.

<b>Physical Character</b>
Elevated land comprising Ancient Rolling Farmland landscape type. To the north is the Flynn Valley comprising Rolling Valley Farmlands and Furze landscape type. Due to its elevation this landscape often forms the skyline in views and sits around 45m AOD and drops gently northwards to 35m at the lip of the Fynn Valley.
<b>Landscape Patterns/Condition</b>
Broad open landscape with long distant views to the north and into the Fynn Valley and areas which although large in scale, are more enclosed by mature hedgerows. Historic farmsteads and rural cottages along lanes are common. New isolated properties along lanes, planting of non characteristic trees e.g. leylandi and poplars as well as traffic undermines the condition of this landscape in places. Landscape is bisected by railway line although it is not visually prominent.
<b>Existing Settlement Edge</b>
In a number of places the pattern of development ends abruptly along historic roads e.g. Humber Doucy Lane. Housing along this lane comprises a mixture of two and single storey houses. This area includes the proposed Ipswich Garden Suburb which will alter the character and nature of the urban edge in the vicinity of Westerfield. This area may be affected by an Ipswich Northern Route.
<b>Views and Visibility</b>



## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 2

July 2018



- IP2 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas**
  - Local Greenspace
  - Country Park
  - Open Access Land

- Nature Designations**
  - Tree Preservation Order
  - Ancient Woodland
  - Site of Special Scientific Interest
  - County Wildlife Site
- Heritage Designations**
  - Listed Building
  - Park or Garden
  - Scheduled Monument

- Conservation Area
- Allocations**
  - Housing
  - Sports
  - School
- Planning Permissions**
  - Housing



Parts of this area form important skylines while other areas, due to the relative flat topography and mature vegetation, are well screened. Close proximity views to churches which act as landmarks. Elevated open land to the north of Rushmere offers views into and across the Fynn Valley.
<b>Cultural and Natural Heritage</b>
This area has a relatively intact historic field and rural lane network especially evident to the west of Rushmere. Number of listed buildings associated with historic farmsteads between Westerfield and Rushmere.
<b>Perceptual qualities</b>
Rural qualities and abrupt contrast to urban edges along Humber Doucy Lane. Elevated land feels part of the wider rural landscape rather than part of Ipswich.
<b>Function</b>
Area provides important links between the urban area and the wider countryside and as a gap between settlements.
<b>Opportunities</b>
Historic lanes provide opportunities for green links between the existing urban area and wider countryside - providing quick access to natural and semi-natural green space. Opportunities to soften and integrate the existing urban edge and wider landscape through select urban development in association with the creation of green corridors penetrating the urban fabric of Ipswich. There is scope for the creation of new woodland to form skyline features.

## **Appendix I**

Methodology and Summary Landscape and Visual Effects



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
  - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

## **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.



- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
  - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
  - Partial - a clear view of part of the development only;
  - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
  - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## **VISUALISATION TYPE METHODOLOGY**

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been



joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY										
		Type 1		Type 2		Type 3		Type 4				
User, Purpose, and Likely Level of Effect	A			Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.								
				Neutral		Negligible		Slight		Moderate		Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.										
		Neutral		Negligible		Slight		Moderate		Substantial		
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.										
		Neutral/Negligible/Slight				Moderate				Substantial		
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.										
		Neutral/Negligible/Slight/Moderate				Substantial						

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>



Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p> <p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>			

**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"><li>• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li><li>• are visually intrusive and would disrupt important views;</li><li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li><li>• will impact a high quality or highly vulnerable landscape;</li><li>• cannot be adequately mitigated.</li></ul>				
		<p>The proposals:</p> <ul style="list-style-type: none"><li>• noticeably change the character, scale and pattern of the landscape/townscape;</li><li>• may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.</li><li>• are a noticable element in key views;</li><li>• not possible to fully mitigate.</li></ul>			
			<p>The proposals:</p> <ul style="list-style-type: none"><li>• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li><li>• will impact on certain views into and across the area;</li><li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li></ul>		
				<p>The proposals:</p> <ul style="list-style-type: none"><li>• complement the scale, landform and pattern of the landscape/townscape;</li><li>• development may occupy only a relatively small part of the Site;</li><li>• maintain the majority of landscape features;</li><li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li></ul>	
					<p>The proposals:</p> <ul style="list-style-type: none"><li>• maintain existing landscape/townscape character;</li><li>• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;</li><li>• utilises a highly degraded landscape or brownfield site.</li></ul>

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.



**Table VE 1**

**VISUAL SENSITIVITY**

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

**Table VE 2** **VISUAL MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
	The proposals would result in a negligible change to the view but would still be discernible.				
	No change in the view.				

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



## LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Trees</b>	Medium - High	A number of predominantly semi mature native trees and tree groups exist along the Site boundaries. Trees located along the northern boundary of Parcel B, together with a series of mature English Oaks along public footpath Rushmere 17 and the northern boundary of Parcel C and single tree within Parcel A, are graded as Category A trees. The remainder of these trees are assessed as being of Category B quality, with some occasional Category C trees.	<p>The vast majority of the Site's existing trees will be retained within the proposals, with the new built form set back from the existing trees.</p> <p>Substantial new vegetation planting is proposed along the existing Site boundaries, within new areas of open space and central village green. New structural tree planting is also proposed to the internal streets and along the central green corridors. There will be an overall net increases in the tree cover on Site.</p>	Slight	Negligible Adverse	Slight beneficial
<b>Hedgerows</b>	Medium	A series of hedgerows exist along various sections of the Site's western, southern and eastern boundaries. These hedgerows are predominantly graded as Category B with some occasional sections assessed as being of Category C. Hedgerows along both sides of the public footpath Rushmere 17 which crosses the Site are assessed as Category C.	<p>The majority of the hedgerows will be retained, although several sections of hedgerow along Humber Doucy Lane and Tuddenham Road will require removal in order to facilitate the access roads. A few short sections of low-quality hedgerow along public footpath Rushmere 17 will also be removed to facilitate the proposed footways/cycleway connection. A small part of the eastern corner woodland in Parcel B and a short section of trees at the north eastern corner of Parcel C will both require removal to facilitate the pedestrian connection to wider rural countryside.</p> <p>New hedgerow planting will be proposed across the scheme to strengthen the existing vegetation boundary and gap up existing hedgerows where required.</p>	Slight	Slight Adverse	Slight beneficial

<b>Public Rights of Way</b>	High	There are two public footpaths crossing the Site and one public footpath running adjacent to the eastern boundary of Parcel B. Public footpath Rushmere 17 crosses the north west corner of Parcel B leading from Tuddenham Road. Public footpath Rushmere 5 travels in a broadly south-north direction through Parcel C and continues to the north towards wider countryside. The eastern boundary of Parcel B is adjoined by public footpath Rushmere 6 which connects the Humber Doucy Lane and Tuddenham Lane.	<p>All the existing public footpaths will be retained along their current alignments in the proposals.</p> <p>There will be some direct impacts on public footpath Rushmere 5 which will require temporary diversion or closure during the construction phase of the development. A new access road will also cross the route of this footpath.</p> <p>In addition, the proposals include a series of new pedestrian / cycle links which connect the open spaces across the development. Indirect effects on the views experienced from public rights of way are set out below.</p>	slight	Slight adverse	Slight beneficial
<b>Land Use</b>	Medium	The Site comprises three irregular shaped fields, with arable farmland, a rugby playing field and a small parcel of land with outgrown vegetation.	The Site will be converted from arable farmland and rugby playing field into a residential development, and new areas of public open space, landscaping and associated green infrastructure.	Substantial	Substantial - Moderate Adverse	Moderate Adverse
<b>Indirect effects on landscape / townscape character</b>	<b>Quality &amp; Sensitivity</b>	<b>Existing Conditions</b>	<b>Impact and Mitigation</b>	<b>Magnitude of Change</b>	<b>Effect Year 1</b>	<b>Effect Year 15</b>
<b>Landscape character the Site</b>	Medium	<p>The Site comprises arable farmland, a rugby playing field and a small parcel of land with outgrown vegetation, located adjacent to the settlement edge of Ipswich to the south. The Site is generally well contained and not widely visible from the surrounding landscape.</p> <p>Its character exhibits some characteristics of the wider landscape, although it is influenced by the adjacent residential properties along Humber Doucy Lane at the north eastern edge of Ipswich and the Greater Anglia Railway line to the north of the Site. Ipswich Rugby Club is located between Parcel B and C and includes a building and three rugby</p>	The character of the Site will clearly undergo change although the new housing would not be out of character in this location. Retention of the vast majority of Site's boundary vegetation, together with the provision of a substantial new vegetation planting along the Site boundaries will provide some containment to the housing. The proposed new semi natural open space along the north eastern boundary of the Site will provide a landscaped edge and create a transition to the wider countryside landscape. New open space, including a village green, green corridors and children's play space will enhance the Site's recreational value.	Substantial	Substantial – Moderate Adverse	Moderate Adverse



		pitches some of which have floodlights to the north.				
<b>Landscape character of immediate surroundings</b>	Medium	The landscape immediately surrounding the Site comprises the fields and scattered farms to the north of the Site and Tuddenham Lane, as well as the Seven Cottages Lane to the east of the Site. Several of these properties are listed and/or recognised as non-designated heritage assets and this area has a more rural character, being less influenced by the urban edge of Ipswich.	The new development will be visually and physically well related to the existing settlement to the south of the Site and will be viewed as a marginal extension to the north eastern of Ipswich. Retention of the Site's boundary vegetation and inclusion of a Green Trail buffer along the northern and eastern edges of the Site will provide a transition to the countryside to the north and east of the Site.	Moderate to Slight	Moderate to Slight Adverse	Slight Adverse
<b>Townscape character of neighbouring area</b>	Medium	The townscape character of the built up area to the south of the Site comprises predominantly detached bungalows and semi-detached mid 20 <sup>th</sup> century housing, centred on Humber Doucy Lane, Inverness Road, Sidegate Road and Ayr Road.	The proposed development will form a logical extension to the existing built-up area to the north east of Ipswich and would not be out of character. The proposals make provision of new landscaping and open space throughout the scheme and provide a robust landscaped edge between the re-defined settlement edge and the wider countryside. New vegetation planting alongside the Site's boundaries, the proposed access roads and internal streets will help to minimise the impacts of the new development on the neighbouring townscape. The proposed access roads off Humber Doucy Lane and Tuddenham Road will be well related to existing highway infrastructure and will not appear out of place in this location.	Slight – Moderate	Slight – Moderate Adverse	Slight Adverse  (as new landscaping matures)
<b>Wider Landscape Character</b>  <i>Culpho and Westerfield Rolling Farmland LCA: Suffolk Coastal Landscape</i>	Medium - High	The Site forms a very small part of the Culpho and Westerfield Rolling Farmland LCA and although it includes a number of features typical of this LCA including gently rolling farmlands with oak trees and lined ancient hedges, it is also influenced by the adjacent urban edge of Ipswich.	The proposed development will form a well contained extension to the existing edge of Ipswich, with retained and enhanced boundary vegetation minimising the effects on the character of the wider landscape.	Negligible	Negligible Adverse	Negligible Adverse

Character Assessment (2018)						
<b>Other Effects</b>						
<b>Cumulative impacts</b>	<p>Ipswich Garden Suburb, located approximately 600m to the west of the Site, is allocated as a primary residential housing supply of approximately 3500 dwellings in the adopted Local Plan. Whilst the details of this Garden Suburb are yet to come forward in detail, there would undoubtedly be a cumulative effect on the landscape character of the countryside to the north of Ipswich. These two schemes would also likely be seen sequentially by users traveling on the Greater Anglia Railway Line and Tuddenham Road. This will in part be mitigated by the majority of existing vegetation where possible and the provision of a strong landscape led design to the proposals.</p> <p>In addition, there is a granted scheme undergoing construction to the rear of the Grade II Listed Westerfield House adjacent to the western boundary of Parcel B. There will be cumulative visual effects of these two schemes on users traveling along Humber Doucy Lane and some of the associated adjacent properties, although the cumulative effect of these two schemes will be very localised.</p> <p>We are not aware of any other significant developments, which are approved or allocated, within the vicinity of the Site which would affect this assessment.</p>					
<b>Lighting</b>	<p>The Site is currently in arable and playing field use and is unlit. The neighbouring farmland to the north, east and west is similarly unlit although the rugby pitch to the immediate north of Parcel C has floodlighting. The residential area to the immediate south of the Site has street lighting and background lighting from properties. The scattered farms and cottages to the north east of the Site and Grade II Listed Westerfield House and commercial buildings to the west also have background lighting.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.</p>					
<b>Construction Phase</b>	<p>There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.</p>					



VISUAL EFFECTS						
Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
<b>View from Humber Doucy Lane</b> (Photographs 14, 15, 16, 17, 21 and 22)	Medium	<p>From the adjacent section of Humber Doucy Lane, there are occasional views across the Site where the boundary hedgerow breaks. Views into the site are otherwise screened by this hedgerow.</p> <p>As the lane continues north towards Tuddenham Road, views of the Site are fully screened by the intervening vegetation and built form. As the lane continues south east, views of the Site are fully screened by the dense roadside hedgerow and trees.</p>	<p>Views from the adjacent section of Humber Doucy Lane will look towards the new houses seen above and through gaps in the existing retained hedgerow boundary. The new access road junctions will also be visible, with a few sections of hedgerow having been removed to facilitate the access roads. As the enhanced boundary vegetation and structural tree planting within the Site mature, these views will become increasingly softened.</p> <p>The new housing will be screened as the road continues further north and south east by existing vegetation, built form and the meandering of the lane.</p>	<p>Substantial – Moderate</p> <p>(adjacent to the southern Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Substantial – Moderate Adverse</p> <p>(adjacent to the southern Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Moderate Adverse</p> <p>(adjacent to the southern Site boundary)</p> <p>Neutral (elsewhere)</p>
<b>View from Inverness Road, Sidegate Lane, Ayr Road, Kinross Road and Roxburgh Road</b>	Low	From the adjoining section of these roads, views look towards the southern hedgerow boundary. Views from further south along these roads are screened by the intervening built form.	Views of the upper part of the new houses will be available from the adjoining section of these roads, seen above the existing retained hedgerow boundary. New tree planting along the boundary and within the open space will increasingly soften these views as it matures.	Slight	Slight Adverse	Slight – Negligible Adverse
<b>Views from Public footpath Rushmere 17</b> (Photograph 8 and 11)	High	Views of the Site are generally limited to the dense, tall hedgerows and trees at both sides of the public footpath as it crosses the north west corner of Parcel B, with occasional views of the fields within Parcel B possible where vegetation breaks.	<p>Views of the upper part of the new housing will be available above the retained hedgerows, with increasing filtering from both the existing and new tree planting along both sides of the public footpath.</p> <p>There will be views of the new pedestrian / cycleway which connects the north western part with the remainder of Parcel B, with two short sections of hedgerow having been removed to facilitate the connecting path.</p>	Moderate – Substantial	Moderate – Substantial Adverse	Moderate Adverse

<b>Views from Public footpath Rushmere 5 (Photograph 2, 1, 30 and 32)</b>	High	There are open views of Parcel C from public footpath as it crosses the Site.	The new housing in Parcel C will set back behind the proposed public open space / green corridor within which the public footpath crosses over. Open views of the new houses in Parcel C will be available with increasingly filtering from the proposed tree planting within the open space as it matures.	Substantial (within the Site)	Substantial Adverse (within the Site)	Substantial – Moderate Adverse (within the Site)
		As the footpath continues northwards, alongside the eastern boundary of Ipswich Rugby Club until Tuddenham Lane, part of the northern boundary vegetation is visible in views with the building at the rugby club, floodlights within the pitches and residential properties along Humber Doucy Lane all visible in the context.	Partial views of the upper part of the new houses located at the western part of Parcel C will be available, seen above the existing northern hedgerow boundary and the rugby club building and read as a continuation of the Ipswich settlement. The remainder of new houses will be screened by intervening field boundary vegetation. Glimpsed views of new housing roofline in Parcel B will also be possible, seen above the existing boundary vegetation. Enhanced boundary vegetation will further soften these views as it matures.	Moderate – Slight (alongside the Rugby Club pitches)	Moderate – Slight Adverse (alongside the Rugby Club pitches)	Slight Adverse (alongside the Rugby Club pitches)
		After the footpath continues beyond Tuddenham Lane views of the Site are fully screened by intervening vegetation and landform.	Further north after Tuddenham Road, the new development is not visible in views.	Neutral	Neutral	Neutral
<b>Views from Public footpath Rushmere 6 (Photograph 18, 19 and 20)</b>	High	From the southern section of the footpath, there are direct open views of Parcel C. Parcel C is seen next to the existing rugby pitch to the west, and built form along Humber Doucy Lane to the south.	There will be open views of the new housing in Parcel C from the southern section of the footpath. New structural tree and hedgerow belt planting along the western boundary of Parcel C provide increasing screening of views as it matures.	Substantial (southern section of footpath)	Substantial (southern section of footpath)	Substantial – Moderate (southern section of footpath)
		As the footpath continues northwards, views looking across the rugby pitches towards the northern Site boundary and Ipswich Rugby Club building are available, with the residential properties along Humber Doucy Lane visible above the hedgerow boundary.	Partial views of the upper part of the new housing development will be available as the footpath continues north, seen above the northern vegetation boundary and rugby club building, read as a marginal extension of the north eastern settlement edge of Ipswich.	Moderate – Slight (northern section of footpath)	Moderate – Slight Adverse (northern section of footpath)	Slight Adverse (northern section of footpath)
		Views of Parcel B are generally screened by boundary vegetation, with one gap within the boundary vegetation allowing framed views into Parcel B.				



<b>View from Tuddenham Road (Photograph 12 and 13)</b>	Medium	<p>Open views across Parcel B are available from the adjacent section of Tuddenham Road where gaps in the boundary vegetation allow. Further north towards the railway line, views are heavily filtered by the dense and tall boundary hedgerow and hedgerow trees.</p> <p>As the road continues south west towards the central area of Ipswich, views of the Site are screened by the dense roadside vegetation and intervening built form, although views of the boundary vegetation within parcel A are possible.</p>	<p>Views will look towards the new housing and new access road junction from the adjacent section of Tuddenham Road. Further north towards the railway line, views of the new housing will be heavily filtered by the dense boundary hedgerow and hedgerow trees.</p> <p>Enhanced boundary vegetation and new tree planting within the internal streets will further filtering of these views as it matures.</p> <p>Views of the new dwellings will be screened by intervening vegetation as the road continues further south west.</p>	<p>Moderate (adjacent to the western Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Moderate Adverse (adjacent to the western Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Moderate – Slight Adverse (adjacent to the western Site boundary)</p> <p>Neutral (elsewhere)</p>
<b>Views from Main Road (Photograph 34)</b>	Medium	<p>Views of the Site are generally screened by intervening vegetation along the roadside, with occasional views of Parcel B only visible through both gaps at the roadside hedgerow and northern Site boundary vegetation.</p>	<p>Views of the new housing will only be visible when seeing through both gaps at roadside hedgerow and northern Site boundary vegetation.</p> <p>Proposed new planting along the northern boundary, particularly at the vegetation gap, will provide increasingly screening to these views as it matures.</p>	Negligible	Negligible Adverse	Negligible Adverse
<b>View from Seven Cottages Lane (Photograph 23 and 24)</b>	Medium - High	<p>Views look towards Parcel C from the adjacent section of Seven Cottages Lane, with occasional filtering by existing boundary trees and hedgerow from Humber Doucy Lane to the end of the eight cottages. Beyond this, views are filtered by existing boundary vegetation.</p> <p>Views of the Site from the remainder of the lane are generally screened by the dense roadside vegetation.</p>	<p>Views from the adjacent section of Seven Cottages Lane will look across the new open space, SUDS feature and equipped play area, with the new development sitting behind. Existing buildings along Humber Doucy Lane are already visible in these views and the new development will be seen next to the existing residential properties. As the substantial vegetation planting along the boundary and within the internal streets matures, these views will become increasingly softened and filtered.</p> <p>The new development will not be visible from the remainder of the lane.</p>	<p>Moderate – Substantial (adjacent to the eastern Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Moderate – Substantial Adverse (adjacent to the eastern Site boundary)</p> <p>Neutral (elsewhere)</p>	<p>Moderate Adverse (adjacent to the eastern Site boundary)</p> <p>Neutral (elsewhere)</p>
<b>Views from Tuddenham Lane (Photograph 29)</b>	Medium - High	<p>Views of the small woodland block of Parcel B are available at the western section of Tuddenham Road, with the remainder of the Site screened from here.</p>	<p>Glimpsed views of the upper part of the new housing will be possible at the western end of Tuddenham Lane, seen above the existing boundary vegetation.</p>	Slight	Slight Adverse	Slight - Negligible Adverse

		As the road continues eastwards, partial views of the northern boundary vegetation of Parcel C are available, filtered by roadside vegetation, with the upper part of the existing residential properties along Humber Doucy Lane also visible above the boundary vegetation. The ground plane of the Site is entirely screened in these views by intervening vegetation.	Filtered views will look through the existing roadside vegetation gaps across intervening field towards the upper part of the new housing in Parcel C, seen as a slight northwards extension of the existing settlement edge. Structural tree planting within the open space and enhanced boundary vegetation will provide further filtering of these views.			
<b>Views from Lamberts Lane (Photograph 28)</b>	Medium - High	The Site is screened in views from Lamberts Lane by the intervening field boundary vegetation.	The new houses will be fully screened in views by intervening vegetation.	Neutral	Neutral	Neutral
<b>Views from Greater Anglia Railway Line</b>	Low	Passengers travelling on the Greater Anglia Railway Line will not experience views of the Site as trains approach owing to the virtue of the lower topography and intervening vegetation.	There may be limited, transitory views of the new housing roofline, experienced as part of a much longer journey which passes through both countryside and urban areas, due to the lower topography along the railway line. As landscaping to the northern Site boundary matures, particularly at the vegetation gap, these views will become softened.	Negligible	Negligible Adverse	Negligible Adverse – Neutral
<b>Views from Public Bridleway Rushmere 1 (Photograph 31)</b>	High	The Site is not visible from public bridleway Rushmere 1 due to the intervening vegetation along the north eastern boundary of the Site.	Glimpsed views of the new housing roofline will be possible at the southern end of the bridleway, seen above the existing boundary vegetation.  The proposed substantial open space with vegetation planting along the north eastern boundary of Parcel B will provide increasing filtering as it matures.	Negligible	Negligible Adverse	Negligible Adverse – Neutral
<b>Views from Public footpath Rushmere 1A (Photograph 33)</b>	High	From a short section of footpath at the higher land, limited views of Parcel B are visible, with the remainder generally screened by intervening fields and vegetation.	Limited views from a short section of footpath at the higher land, looking across the intervening landscape towards a small part of the new housing in Parcel B will be available, seen within a wider context of existing trees and hedgerows. As the new structural tree planting matures, these views will become increasingly softened.	Slight – Negligible	Slight – Negligible Adverse	Negligible Adverse
<b>Views from Public footpath Rushmere 3 (Photograph 25)</b>	High	The Site is not visible from the public footpath, screened by intervening built form and vegetation.	Glimpsed view of the new housing rooflines will be possible from a short section of the footpath, seen above the existing boundary and roadside vegetation.	Negligible	Negligible Adverse	Negligible Adverse - Neutral



			As the new tree planting along the eastern Site boundary matures, these views will be further filtered.			
<b>Views from Public footpath Rushmere 1 (photograph 26)</b>	High	Views of the Site are fully screened by intervening vegetation.	The new development will not be visible from the public footpath.	Neutral	Neutral	Neutral
<b>Views from Public footpath 48 (photograph 27)</b>	High	Views looking across the intervening fields towards the Site are fully screened by field boundary vegetation.	Views of the new housing will not be available.	Neutral	Neutral	Neutral
<b>Residential Views</b>						
<b>Views from residential properties on Humber Doucy Lane (Reciprocal view at photographs 1, 3, 4 and 6)</b>	Medium	First floor views across the Site are available from two storey semi-detached properties which front onto the Site including Westerfield House Cottage. Views from the ground floor windows are generally screened by the Site's boundary hedgerow, together with roadside and garden trees.	Views from properties fronting onto the Site will look towards the new houses on the opposite of the road, the new access roads into the Site as well as the proposed public open space, with the retained southern boundary hedgerow screening the lower portion of views. As the new structural tree planting along the southern boundary and within the open space and internal streets matures, these views will be further filtered and softened.	Substantial	Substantial – moderate Adverse	Moderate Adverse
<b>Views from Grade II Listed Westerfield House (Reciprocal view at photographs 6, 7 and 8)</b>	High	Partial views of Parcel B are available from the first floor windows, looking above the existing vegetation boundary and the existing and under-construction built form (to the rear of the Westerfield House).	Views of the new development from Westerfield House will be available from the first floor windows of the property, filtered by intervening retained vegetation. These views will be further filtered as the proposed boundary vegetation matures.	Moderate	Moderate Adverse	Moderate – Slight Adverse
<b>Views from commercial buildings at Tuddenham Road Business Centre (Reciprocal view at photograph 7, 8 and 10)</b>	Low	Views of Parcel B from a handful of commercial buildings are available, partially restricted and filtered by the boundary hedgerows and trees.	There will be views of the new houses from the handful of commercial properties, seen above the existing boundary vegetation.  The proposed planting along the western boundary of Parcel B will restrict and further filter these views as it matures.	Moderate – Substantial	Moderate Adverse	Moderate - Slight Adverse  (as the new planting matures)
<b>Views from residential properties on Inverness Road, Sidegate Lane,</b>	Medium	Framed, oblique views of the Site are possible from properties located at the adjoining section of these roads, particularly from the first floor windows,	Oblique views of the new houses and access road junctions will be visible from a handful of properties located at the adjoining section of the roads. New structural trees planting along the southern	Slight	Slight Adverse	Slight - Negligible Adverse

<b>Ayr Road, Kinross Road and Roxburgh Road</b>		<p>seen above the existing southern boundary hedgerows.</p> <p>Views from the remainder of properties on these roads are entirely screened by the intervening existing built form.</p>	boundary will provide increasing filtering of views as it matures.			
<b>Views from Grade II Listed Allens House (Reciprocal views at photograph 5)</b>	High	There is partial view of parcel B from the single south-facing first floor window at Allens House. The remainder of views from are entirely screened by the existing trees surrounding the building and along the Site boundary.	The new development will set back from Site boundary behind the green trail including generous proposed planting along the north eastern boundary. Partial views of the new housing will be possible from the single south-facing first floor window at Allens House, however the proposed new planting will provide further filtering and screening of the view.	Slight	Slight Adverse	Slight – negligible Adverse
<b>Views from Grade II Listed Laceys Farmhouse</b>	High	Views of the Site are screened by the dense intervening vegetation along the boundary and surrounding the building.	The new development will not be visible from Laceys Farmhouse due to the dense intervening vegetation and built form.	Neutral	Neutral	Neutral
<b>Views from properties on Tuddenham Road</b>	Medium	Views of the Site from properties on the western edge of the road are screened by intervening vegetation, including that within Parcel A.	The new housing will not be visible from these properties, with intervening vegetation screening views.	Neutral	Neutral	Neutral
<b>Views from properties on Seven Cottages Lane (Reciprocal view at photographs 22, 23, 24 and 25)</b>	Medium - High	Open views across Parcel C are available from eight properties which front onto the Site. Views from the remainder properties which lie behind the eight cottages are fully screened by the intervening built form.	The new development will set back behind a proposed public open space integrating SuDs, children's play space and new planting along the boundary. Views of the new housing will be available from the eight cottages, with further filtering from the proposed planting within the internal streets and open space areas.	Moderate – Substantial	Moderate – Substantial Adverse	Moderate Adverse
<b>Views from properties on Tuddenham Lane (Reciprocal view at photograph 2)</b>	Medium	<p>Partial views of Parcel C are possible from the first floor windows of the property at Denison Villa Cottage located to the south of Tuddenham Lane.</p> <p>Partial views of Parcel B from the first floor level of the Allens Farm and the Water Tower located to the western end of Tuddenham Lane are available, where gaps in the boundary vegetation allow. Views from the remainder</p>	<p>Partial views of the new housing will be available from the residential properties located at the end of Tuddenham Lane and from the single farm to the south of the lane.</p> <p>The proposed tree planting along the boundary will provide increasing filtering of these views as it matures.</p>	Moderate – Slight	Moderate – Slight Adverse	Slight Adverse



		properties are screened by the intervening vegetation.				
<b>Views from properties on Lamberts Lane</b>	Medium	The Site is fully screened from the scattered farms and residential properties located along Lamberts Lane.	The new development will be entirely screened by the intervening field boundary vegetation and built form.	Neutral	Neutral	Neutral
<b>Seasonal Variation</b>						
The above assessment is based upon an appraisal of summer views when the vegetation is in leaf. Views from the surrounding area are generally more restricted in summer months by the dense canopy cover of intervening field boundary vegetation. During the winter, views will be slightly less screened by out of leave vegetation. The overall assessment of visibility will however remain the same.						



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