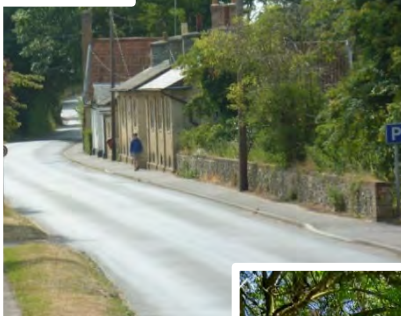




Easton Neighbourhood Plan



Village Character Assessment

March 2021

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EASTON VILLAGE CHARACTER ASSESSMENT

Introduction

This Character Assessment has been prepared by the Neighbourhood Plan Steering Group to identify and describe the distinctive features, appearance and feel of Easton. The Steering Group were assisted by Places4People Planning Consultancy and Ubiety Landscape. The Assessment is based on the guidelines published by Planning Aid England, a town planning advisory organisation that is part of the Royal Town Planning Institute. It states that *"A character assessment is a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity."*

In addition to the built character, a more general appraisal has been undertaken of the landscape within which the village sits. While it's not a detailed "Landscape Character Appraisal" it does identify landform and important features including views, woodland and hedgerows across the parish.

At an initial workshop facilitated by Places4People in January 2018, the Steering Group identified eight distinct character areas of the built-up areas in the parish, as identified on the maps on the following page. Over the course of the next three months members of the Steering Group assessed these areas by walking the roads and footpaths using the Planning Aid guidelines template that covers:

- Topography;
- Land Uses;
- Layout;
- Roads, streets and routes;
- Spaces;
- Buildings;
- Landmarks;
- Green and natural features;
- Streetscape; and
- Views

This information was used to produce the character assessment tables for each area that form the basis for the content of this document.



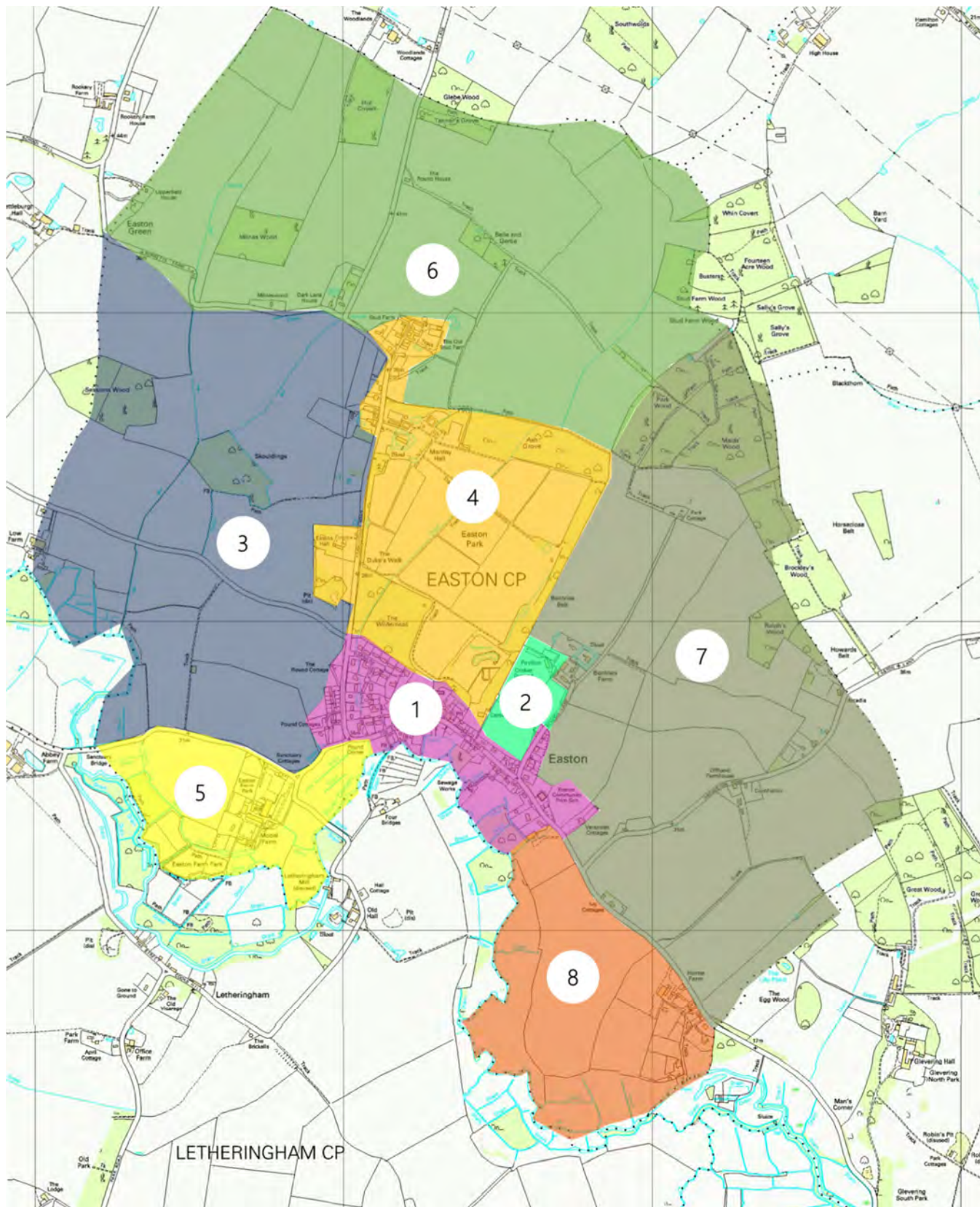


Figure 1- Easton Parish Character Areas

Easton in context

Easton is the former estate village of Easton Park, one-time seat of the Dukes of Hamilton, and is located on the northern banks of the River Deben midway between the larger settlements of Wickham Market and Framlingham. There are many acres of water meadows on either side of the river, which often flood. To the north east of the village the land rises to a plateau where the current Cricket Club, Bowls Club and Cemetery are located.

The village character is strongly influenced by the Park and the buildings and trees that remain as a legacy to that era.

Landscape setting of the village

The village sits within part of a wider area identified in the adopted local plan as the River Deben Special Landscape Area. However, this designation is not proposed to be carried forward in the emerging Local Plan (2018).

The Suffolk Landscape Character Appraisal identifies three landscape typologies being present in the parish, namely:

1. Valley Meadowlands

Flat valley floor grasslands on silty and peat soils

- Flat landscapes of alluvium or peat on valley floors
- Grassland divided by a network of wet ditches
- Occasional carr woodland and plantations of poplar
- Occasional small reedbeds
- Unsettled
- Cattle grazed fields
- Fields converted to arable production

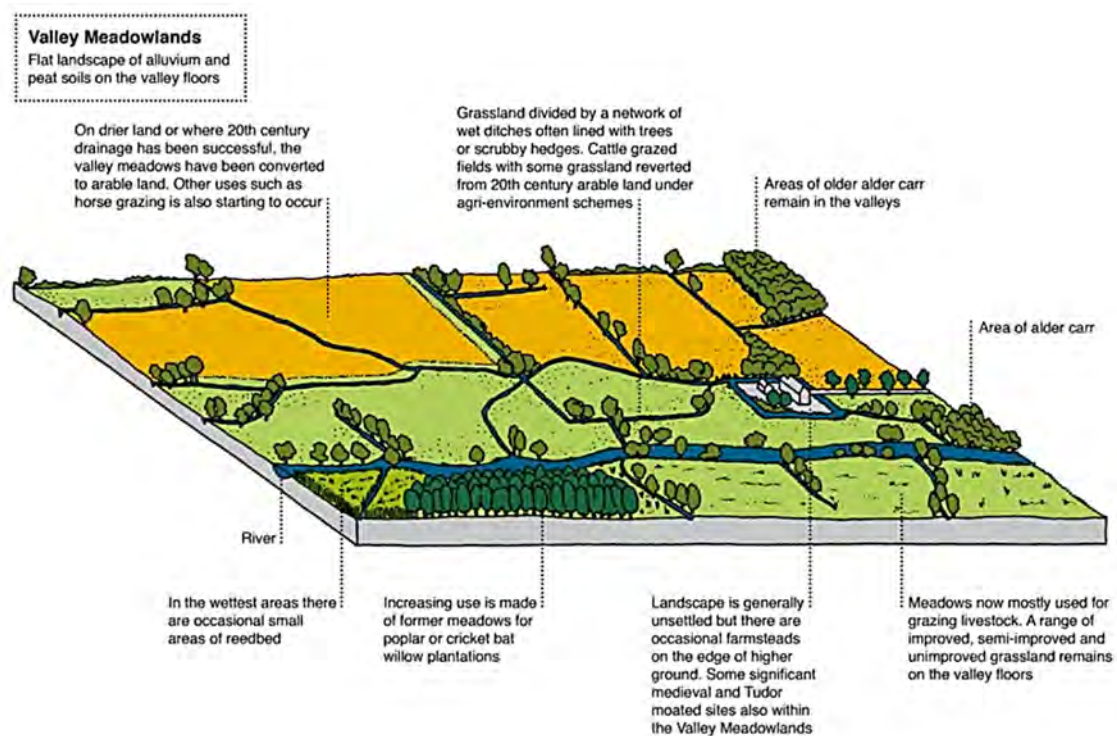


Figure 2- Typical characteristics of Valley Meadowlands landscape

2. Rolling Estate Claylands

A valley side landscape of clay loams with parklands and fragmented woodland

- Rolling valley-side landscape
- Medium clay and loamy soils
- Organic pattern of fields
- Occasional areas of more rational planned fields
- Numerous landscape parks
- Substantial villages
- Fragmented woodland cover, both ancient and plantation
- Winding hedged and occasionally sunken lanes

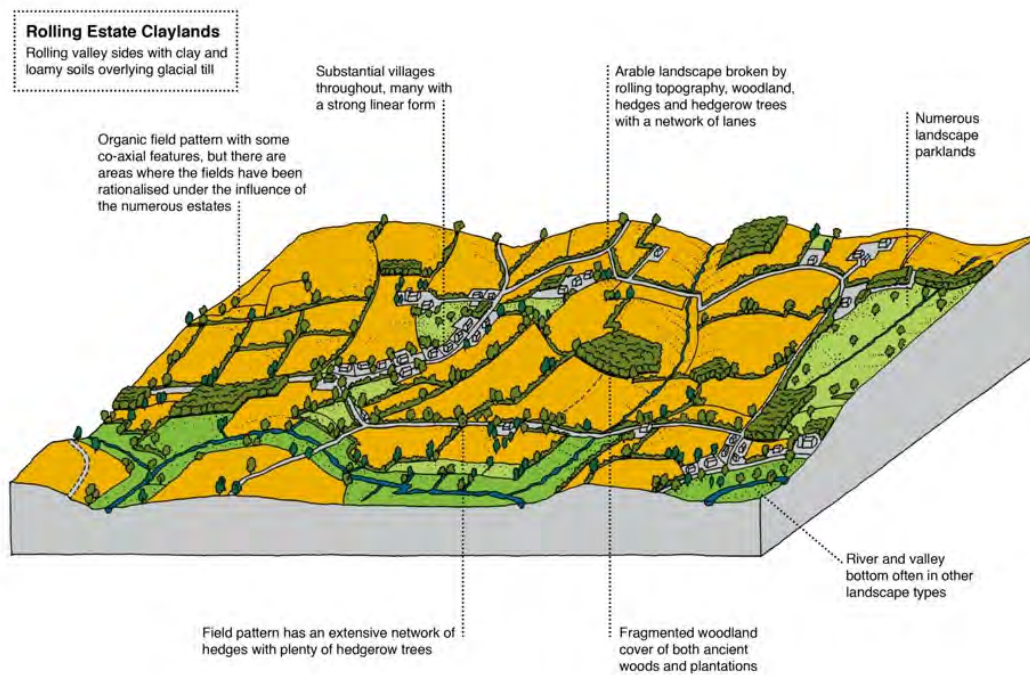


Figure 3 - Typical characteristics of Rolling Estate Claylands landscape

3. Ancient Estate Claylands

Gently rolling heavy clay plateaux with ancient woodlands and parklands

- Dissected Boulder Clay plateau
- Organic pattern of field enclosures
- Straight boundaries where influence of privately-owned estates is strongest
- Enclosed former greens and commons
- Parklands
- WWII airfields
- Villages with dispersed hamlets and farmsteads
- Timber framed buildings
- Distinctive estate cottages
- Ancient semi-natural woodland

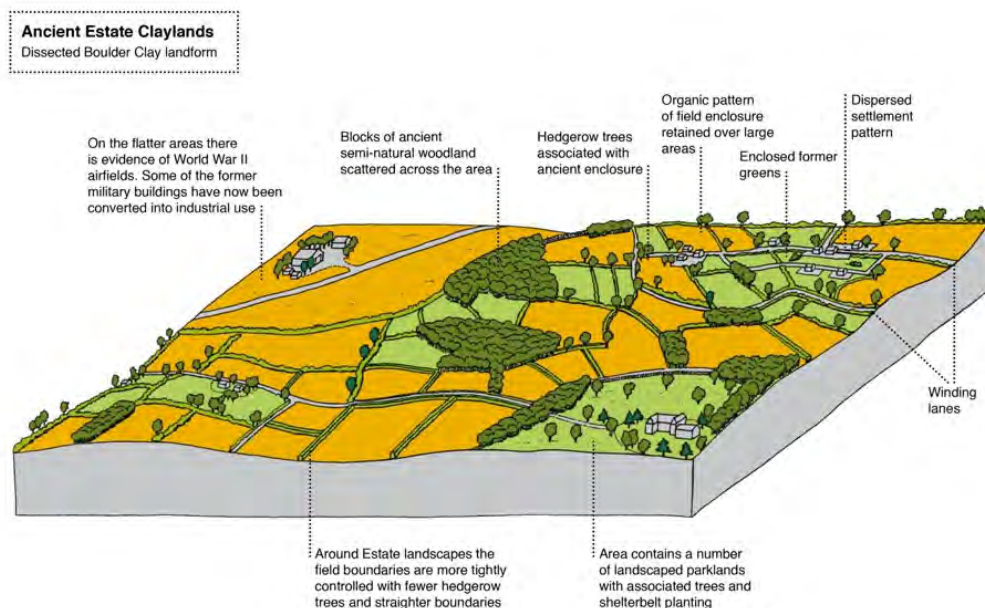


Figure 4 - Typical characteristics of Ancient Estate Claylands landscape

The published guidance notes for each landscape typology are reproduced in Appendix 1 of this Appraisal.

In July 2018 Suffolk Coastal District Council published a more detailed Landscape Character Assessment¹ undertaken by consultants in support of the preparation of the new Local Plan. The Assessment identified Easton as being within two distinct local landscape character areas, the Deben Valley and the Easton and Glevering Estate Claylands.

For the Deben Valley, the Assessment identifies the following special qualities and features:

- The scenic, meandering course of the River Deben provides the focus all the way down the valley with its networks of tree edged pastures and scenic gently rolling landform providing strong traditional rural character. There are minimal detracting modern features, except for the interruption by major transport corridors which pass through the valley at Wickham Market.
- The unity and quality of the historic, linear villages, with a wealth of listed buildings, strung along the valley contributes positively to its character, as do the ancient farmsteads encountered in the countryside

In terms of the condition of the landscape, the Assessment noted:

The meadowlands have generally changed little over the centuries and continue to be well managed under grazing and hay making, although equestrianism has a less positive effect, as do the poplar plantations. On village edges there is pressure for domestic or recreational land uses to creep into the flood plain but on the whole the condition is reasonably good.

The Assessment concluded that any strategy for the area should:

Protect

¹ <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf>

- Protect the special unspoilt character of the small villages along the valley side and the dispersed settlement pattern. Avoid ad hoc change through increases in signage, boundary treatments, and lighting.
- Protect the fine grained enclosure patterns and drainage ditch networks and provide sympathetic management for ecological benefits.

Manage

- Manage land use in the floodplain in favour of traditional management practices such as grazing by cattle or sheep, and resist conversion to equestrianism, intake to domestic curtilage.
- Manage the reversion of arable land back to pasture in the lower reaches via agri-environment schemes.
- Manage areas of woodland to maintain native woodland cover, and avoid proliferation of timber plantations. Coppice Elm hedges.

Plan

- Plan for the special qualities of each village to be articulated so that new development can be integrated sensitively, e.g. through village design statements.

For the Easton and Glevering Estate Claylands, the Assessment identifies the following special qualities and features:

- It is a quiet and tranquil area, sufficiently removed from busy main roads and settlement to feel somewhat remote.
- Strongly wooded character is robust and this characteristic provides some capacity for development or land uses to be absorbed within it. However, the character of the area is very consistent so anything that departs from the settlement pattern or architectural forms would be noticeable.
- Easton Park and Glevering Park are scheduled by Suffolk Coastal District Council as being Heritage assets under policy 'SSP37: Historic Parks and Gardens'. Glevering Hall is a Grade II* listed building, in a parkland originally designed by Humphry Repton.
- There are Medieval moats - eg Bentries farm, Easton is a Scheduled Monument.
- Within the blocks of woodland that are dispersed along the centre of the plateau, are four Ancient woodlands – Catts Wood in Glevering North Park, Great Wood, Brockley's Wood and Maids Wood.
- Many of the cottages and farmsteads scattered across the countryside are Listed.

In terms of the condition of the landscape, the Assessment noted:

This is a well-managed piece of countryside in terms of its function as estate farmland with good management of elm that dominates hedges, and woodlands under coppice rotations. Apart from the woodland, semi-natural habitats are otherwise absent as this fertile farmland is valuable and productive.

The Assessment concluded that any strategy for the area should:

Protect

- Protect the landscape features and elements which contribute to the distinctive estate and parkland landscape, and cumulative adverse impacts through ad hoc changes.

Manage

- Manage areas of semi-natural woodland through appropriate woodland management regimes, including traditional methods such as coppicing.

Plan

- Plan for enhancements to biodiversity, perhaps opportunities that might emerge through agri-environmental schemes.

Planning designations

Within the parish there are a number of statutory designations that both reflect the landscape characteristics and inform its use.

In the village centre there are areas of important trees that are protected by Tree Preservation Orders. The TPOs cover both individual trees and more extensive areas within the former Easton Park and are illustrated in Figure 5 below.



Figure 5 - Tree Preservation Orders (2018)

More widely, there are areas of ancient woodland within the parish but away from the village centre.

The ancient woodland is illustrated in Figure 6 below and are, nationally, defined as:

"ancient woodlands are areas which have had woodland cover for centuries and have been relatively undisturbed by human activity. Over hundreds of years, they have evolved into complex communities of trees, plants, fungi, microorganisms and insects."

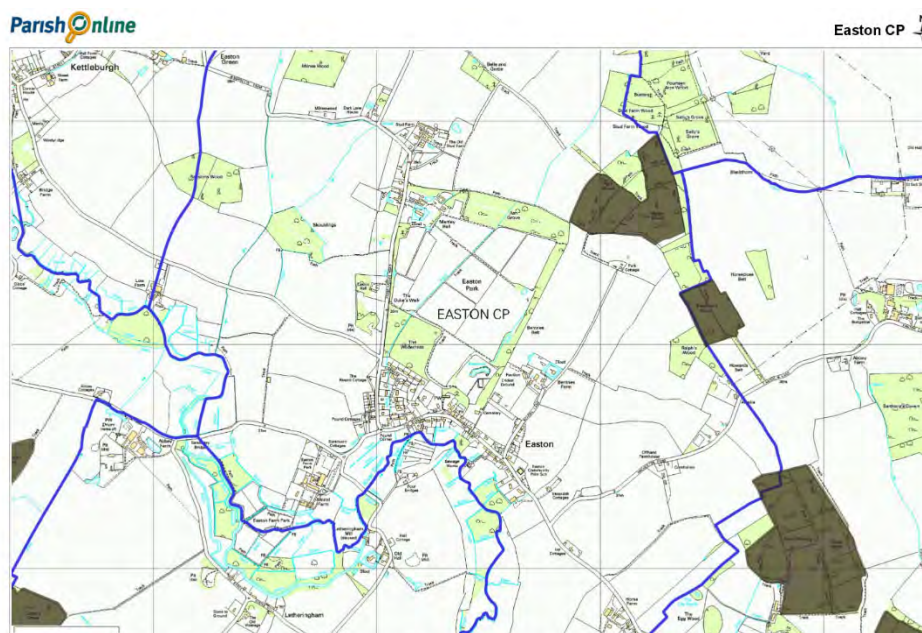


Figure 6 - Ancient Woodlands

They are woods that are present on maps dating back to 1600 in England and Wales and 1750 in Scotland. It's presumed that if they're present on maps of this age, they're likely to be even older, perhaps even linking back to the prehistoric wildwood that once existed in the UK."

The agricultural land across the parish is a more or less equal split of Grade 2 and Grade 3 land, with Grade 2 being the better land in terms of food production.

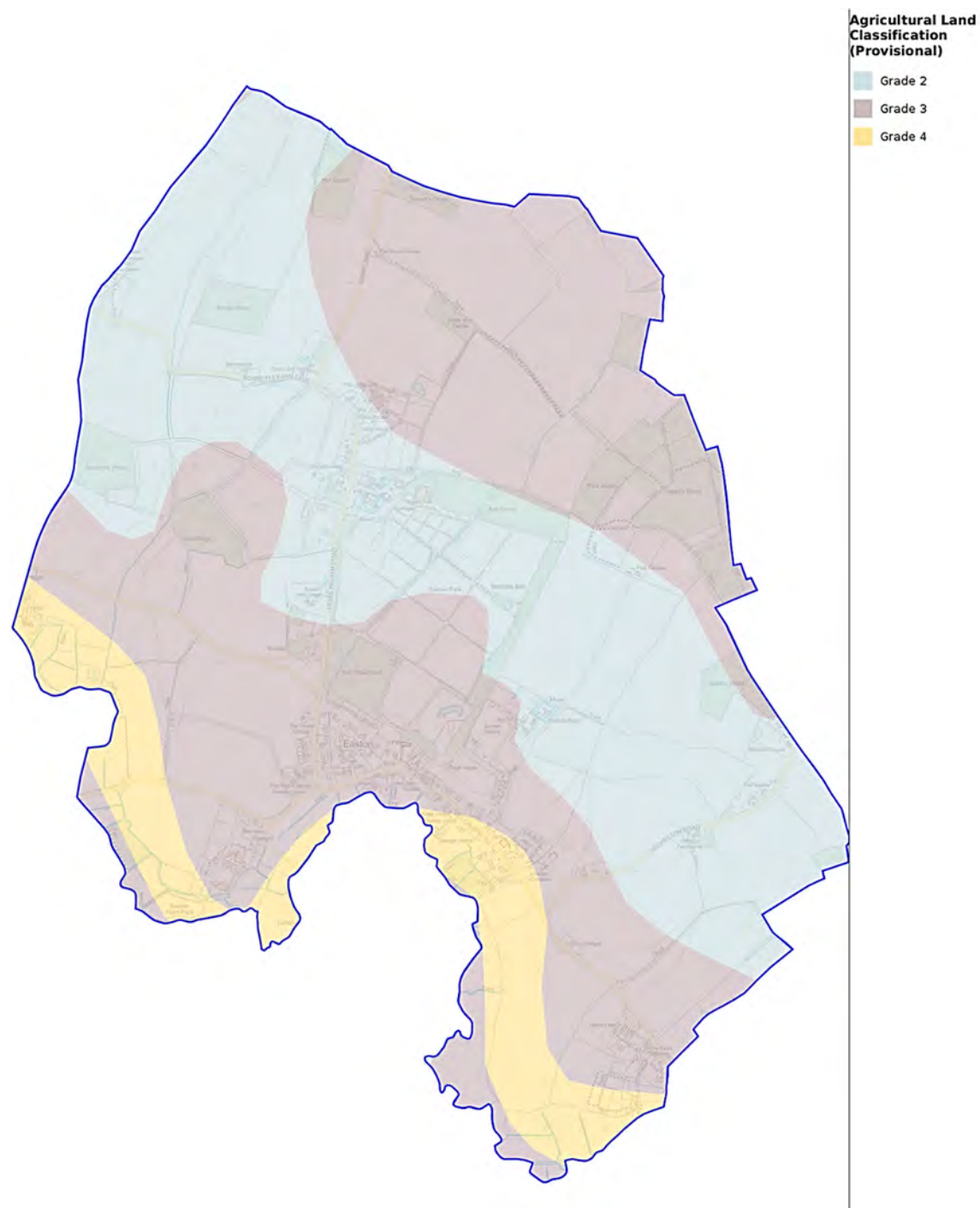


Figure 7 - Agricultural Land Classification

The village centre Conservation Area was originally designated by East Suffolk County Council in 1972 and confirmed by re-designation by Suffolk Coastal District Council in 1991. It has its own Appraisal that is adopted as a Supplementary Planning Document by Suffolk Coastal District Council. The Conservation Area Appraisal has informed the content of this Assessment (see Appendix 2). The village centre also has a high concentration of listed buildings, the most significant of which is the Church, which is designated Grade I. The Conservation Area Appraisal also identifies a number of unlisted buildings that make a positive contribution to the area. These are identified in the Character Area maps in this document.



Figure 8 - Conservation Area

Character Area Assessments

The following pages contain the detailed assessments of each character area. The assessment provides key bullet points under each of the ten categories listed in the Planning Aid template. The tables are supplemented by mapping and photographs to illustrate the key features.

The maps illustrate the following features:



Character Area 1 – Village Centre

Topography	Land Uses
<ul style="list-style-type: none"> Rolling Estates Claylands. River valley setting Lowest areas are seasonal flood meadows. Valley bottom following the line of the River Deben to the south and sloping upward to the north. The Street is within the valley bottom area and has properties to the north of it on higher ground, which culminates towards the east at Primary School, perched on a bank high above road level. 	<ul style="list-style-type: none"> Mix of uses, but predominantly residential Community - Car Park; Village Hall; Church; Primary School; Green space/ amenity land - Village Green; land adjoining the car park; amenity land at the Kennels & Pound Corner. Recreation - Grassed football pitch and children's play area. Business / employment - White Horse Public House; Easton Harrier Hunt Kennels, Welding company based at The Old Osier
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Primarily detached dwellings set back from roads Some examples of semi-detached homes and occasional short terrace Smaller plots on School Lane. Many properties are adjacent to the pavements and footways on The Street Development of more recent bungalows in large plots at Harriers Walk built on the grounds of the former Easton Estate Park Mansion House and retains some of this park-like quality, due to the sloping site, low roof elevations and large number of mature trees. 	<ul style="list-style-type: none"> The Street: Relatively wide road with narrow footways and grass verges. School Lane (southern end): Narrow lane with high hedges and verges and concealed accesses. Framlingham Road: Relatively wide road with grass verges and footway extending to end of Serpentine Wall. Harriers Walk and Skylark Rise: Residential cul-de-sacs Footpaths: Four Bridges path from next to Hunt Kennels to Letheringham via attractive arched bridge. Path from The Street alongside Cemetery and Bowls Club and Cricket Club provides a route around Easton Park to Framlingham Road or to Parham.
Spaces	Buildings
<ul style="list-style-type: none"> Village Green between The Street and the Church used for May Fair, Easton Harriers Hunt opening meet, Royal Beacon Events and Christmas Tree. Recreation Ground accessed from Four Bridges footpath. Unmarked football pitch and fenced play area. Car park and adjoining amenity land Round House and surrounding land at Easton Harrier Hunt Kennels Pound Corner Round House and Pound Cottages grounds Churchyard 	<ul style="list-style-type: none"> Large number of listed buildings and other buildings that are worthy of protection as local assets, as identified in Suffolk Coastal's Conservation Area Appraisal and identified on map below. 3 of the 4 unique Round Houses are situated in Area 1 (The Street, Pound Corner and Framlingham Road). Variety of architectural styles, forms and scales, from single storey cottages (Rosemary Cottage, Double Bungalow) to the large 3 storey Black and White Cottages, with their massive chimneys and ornate external timbering, features not seen in other villages. More recent developments include Harriers Walk and individual dwellings in School Lane and Skylark Rise, with some individual modern dwellings in The Street, Framlingham Road and School Lane

Landmarks	Green and Natural Features
<ul style="list-style-type: none"> • Serpentine Wall and gateway to former Easton Estate • All Saints Church • White Horse Public House • Primary School • Village Hall and Easton Harriers Kennels • Two large beech trees at Pound Corner • Horse chestnut opposite White Horse • Large cedar trees near church 	<ul style="list-style-type: none"> • Village green • Amenity land next to car park • Tree preservation orders as identified on map below • Flood meadows between The Street and River Deben • Grass verges • Trees behind Serpentine Wall and along The Street and Framlingham Road.
Streetscape	Views
<ul style="list-style-type: none"> • Serpentine Wall is the major streetscape feature of The Street and Framlingham Road • Signs and lines associated with traffic management • Only limited overhead wires. The village has no street lighting • Short oak posts separating village green from highway • Village Sign • Boundaries: a mix of hedging, low brick walls, Listed Serpentine Wall, and wooden fencing. 	<ul style="list-style-type: none"> • Important views are identified on the map

Further detailed information concerning the Easton Conservation Appraisal is given in Appendix 2.

Character Area 1 Map



For key to Map see page 14



Character Area 2 – Bowls / Cricket Club and Cemetery area

Topography	Land Uses
<ul style="list-style-type: none"> Rolling Estates Claylands. Valley side sloping down to The Street, steep in places. Flattening out towards the top of the area. 	<ul style="list-style-type: none"> Primarily community and recreation uses plus agricultural field and paddock
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Rectangular plots of land with exception of two dwellings intruding into area on School Lane. Red brick wall boundary of Easton Park provides distinct boundary to the area 	<ul style="list-style-type: none"> Area is accessed by roadway / public footpath leading from The Street. The public footpath provides a route around Easton Park to Framlingham Road or to Parham.
Spaces	Buildings
<ul style="list-style-type: none"> Cricket Field Bowling Green Cemetery 	<ul style="list-style-type: none"> Bowls Clubhouse overlooking Bowling Green Cricket Pavilion with decorative clock on roof and low white picket fence in front
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Cricket Pavilion Cemetery 	<ul style="list-style-type: none"> Formal sports fields Cemetery more informal green space with low trimmed hedge with a few trees to the south side including large oak and informal hedging to north side The trees of Bentries Belt lie the other side of the red brick wall and border the whole of the public right of way. Some large trees overhang the footpath.
Streetscape	Views
<ul style="list-style-type: none"> Steep incline from The Street, where the path is completely tarmac. Grass in the middle until it reaches the entrance to High House, where it becomes fully tarmac. Grass verges both sides and red brick walling along the majority of western side, with wire and wooden post fencing bordering Cemetery Field to the east side. Beyond Bowls Club it's a narrow public footpath only with the red brick wall to the west and wire fencing on the east. 	<ul style="list-style-type: none"> Important views are identified on the map

Character Area 2 Map



For key to Map see page 14



Character Area 3 – Western outskirts

Topography	Land Uses
<ul style="list-style-type: none"> Rolling estate claylands which are undulating and interspersed with areas of woodland. Narrow flat river valley. Land levels towards the approach to the village 	<ul style="list-style-type: none"> Predominately agriculture – arable, pasture, meadowland and flood meadows
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Easton Grange, a nearby pair of cottages and Jockey's Barn, an isolated barn between Monewden Road and Kettleburgh Road are the only buildings in the area. Fields are large and bounded by established hedgerows and trees. 	<ul style="list-style-type: none"> Borretts Farm Lane: Old single vehicle lane leads to Kettleburgh. Kettleburgh Road: Slightly wider but retains its country lane feel. Monewden Road: Single track country lane with post and rail fencing for much of its length providing extensive views. Public footpaths run north – south and east – west.
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area 	<ul style="list-style-type: none"> Easton Grange (Low Farm) a Grade II Listed Farmhouse – Late 16c /early 17c. The barns associated with the farm have been renovated and converted to a wedding venue. A pair of farm cottages abut Kettleburgh Road. Isolated barn between Monewden Road and Kettleburgh Road.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Few distinct landmarks within this character area but extensive views towards distant buildings including Letheringham Church and Abbey. Jockeys Barn Easton Grange 	<ul style="list-style-type: none"> Woodlands – Sessions and Skouldings wood between Kettleburgh Road and Borretts Farm Lane Grass verges along roads and well-maintained hedgerows between fields. Isolated and distinct oak trees are a distinct feature throughout the area
Streetscape	Views
<ul style="list-style-type: none"> No particular features of note 	<ul style="list-style-type: none"> Views identified on map below

Character Area 3
Map



For key to Map see
page 14



Character Area 4 – Martley Hall, Easton Park and Old Stud Farm

Topography	Land Uses
<ul style="list-style-type: none"> Rolling Estates Claylands, sloping down towards the Deben River Valley to the south 	<ul style="list-style-type: none"> Mix of residential and commercial stud farm with associated paddocks
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Cluster of buildings at northern end of Framlingham Road around Martley Hall. Martley Hall Stud introduces regular shaped paddocks into Easton Park Easton Hall and Easton Hall Lodge sit within plot screened by trees from Framlingham Road. The Old Kennels 	<ul style="list-style-type: none"> Framlingham Road: Country lane feel with extensive tree line and wide verge on eastern side in front of Serpentine Wall. Public Footpath: Commences off the Framlingham Road immediately adjacent to a postbox and Martley Hall and leads eastwards to Parham via Stud Farm Wood or the path also follows the Serpentine Wall south to the Cricket Club and the village.
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area but wide verge is important to setting of Serpentine Wall. 	<ul style="list-style-type: none"> No Listed Buildings other than Serpentine Wall Easton Hall: Arts and Crafts 1920's house. Martley Hall has a 16th Century timber framed core and is moated. The Hall was modernised and restored in the 1920's and the wings were extended. Martley Hall Cottages built in 1920's for stud farm workers. The Old Stud Farm complex of buildings now converted to residential. The Old Kennels: Originally known as Easton Farm acquired by Duke of Hamilton circa 1870 as he sought to establish the hound pack and stabling for his hunt. It is an undesigned heritage asset.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> The red brick Serpentine wall running along much of the east side of Framlingham Road. The large pillared gateway within the wall giving access to Martley Hall. The three late 19th Century former Estate houses close to the sharp bend in Framlingham Road 	<ul style="list-style-type: none"> Easton Park: A large area of historic timbered parkland and horse paddocks with ancient woodland to the north (Ash Grove) & south (The Wilderness). Designated Historic Parkland in Local Plan. Framlingham Road: Wide grass verge and tree lined
Streetscape	Views
<ul style="list-style-type: none"> Serpentine Wall on Framlingham Road Martley Hall pillared gateway 	<ul style="list-style-type: none"> Views identified on map below

Character Area
4 Map



For key to Map see page 14



Character Area 5 – Easton Farm Park

Topography	Land Uses
<ul style="list-style-type: none"> Rolling estate claylands and floodplain. Slopes towards the River Deben, which are undulating and interspersed with areas of woodland. 	<ul style="list-style-type: none"> Mix of uses centred on Farm Park tourism destination. Grazing on fields and flood meadows.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Farm Park is modelled on traditional "Model Dairy Farm" with surrounding grazing and meadows. Now a major destination used for visitor centre, farming related activities and special events. Sanctuary Cottages on Monewden Road. 	<ul style="list-style-type: none"> Monewden Road: Single track country lane with post and rail fencing for much of its length providing extensive views. Narrow lane leading to Letheringham Mill.
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area. 	<ul style="list-style-type: none"> Duke of Hamilton's late 19th Century Listed "Model Dairy Farm" buildings. Listed late 19th Century loose boxes and numerous old farm buildings. Sanctuary Cottages, a pair of Listed Estate workers cottages.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Few distinct landmarks within this character area but extensive views towards distant buildings including Letheringham Church and Abbey Easton Farm Park and Sanctuary Cottages. A road bridge over the River Deben, marking the eastern boundary. 	<ul style="list-style-type: none"> River Deben lined with trees. Field hedges. Low lying meadowlands subject to seasonal flooding. Large willow trees lining the roadside and flood meadows towards parish western boundary.
Streetscape	Views
<ul style="list-style-type: none"> Fingerpost road directions, cycle route and speed signage. 	<ul style="list-style-type: none"> Views identified on map below.

Character Area 5 Map



For key to Map see page 14



Character Area 6 – North of Borretts Farm Lane and Stud Farm

Topography	Land Uses
<ul style="list-style-type: none"> Generally flat and rolling with a slight fall towards Deben valley and towards Parham 	<ul style="list-style-type: none"> Predominately agriculture with crops being grown on rotational basis A number of woods where game are reared for Autumn shooting
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Patchwork of rectangular areas of woodland surrounded by large arable fields and with the occasional isolated dwelling. 	<ul style="list-style-type: none"> Dark Lane: Commences from the Framlingham Road and leads to Framlingham. Borretts Farm Lane: Old single vehicle lane leads to Kettleburgh. Public Footpath: From Framlingham Road immediately adjacent to postbox and Martley Hall and leads eastwards to Parham via Stud Farm Wood or via the Serpentine Wall to the Cricket Club and the village
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area 	<ul style="list-style-type: none"> The Round House, Dark Lane: Grade 2 listed property built late 19th C. Dark Lane House: Grade 2 listed property built early in 17th C. Milneswood: Built in the mid 1960's.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> The Oak Woods in the area are a distinct feature in the landscape, as is the Round House Listed Building 	<ul style="list-style-type: none"> Woodlands - Milnes Wood, Hut Covert, Tanners Grove, Stud Farm Wood and the wonderfully named Belle & Gertie wood. Mixed native species hedgerows grow either side of both Dark Lane and Borretts Farm Lane
Streetscape	Views
<ul style="list-style-type: none"> Borretts Farm Lane and Dark Lane are single track roads 	<ul style="list-style-type: none"> Views identified on map below

Character Area 6 Map



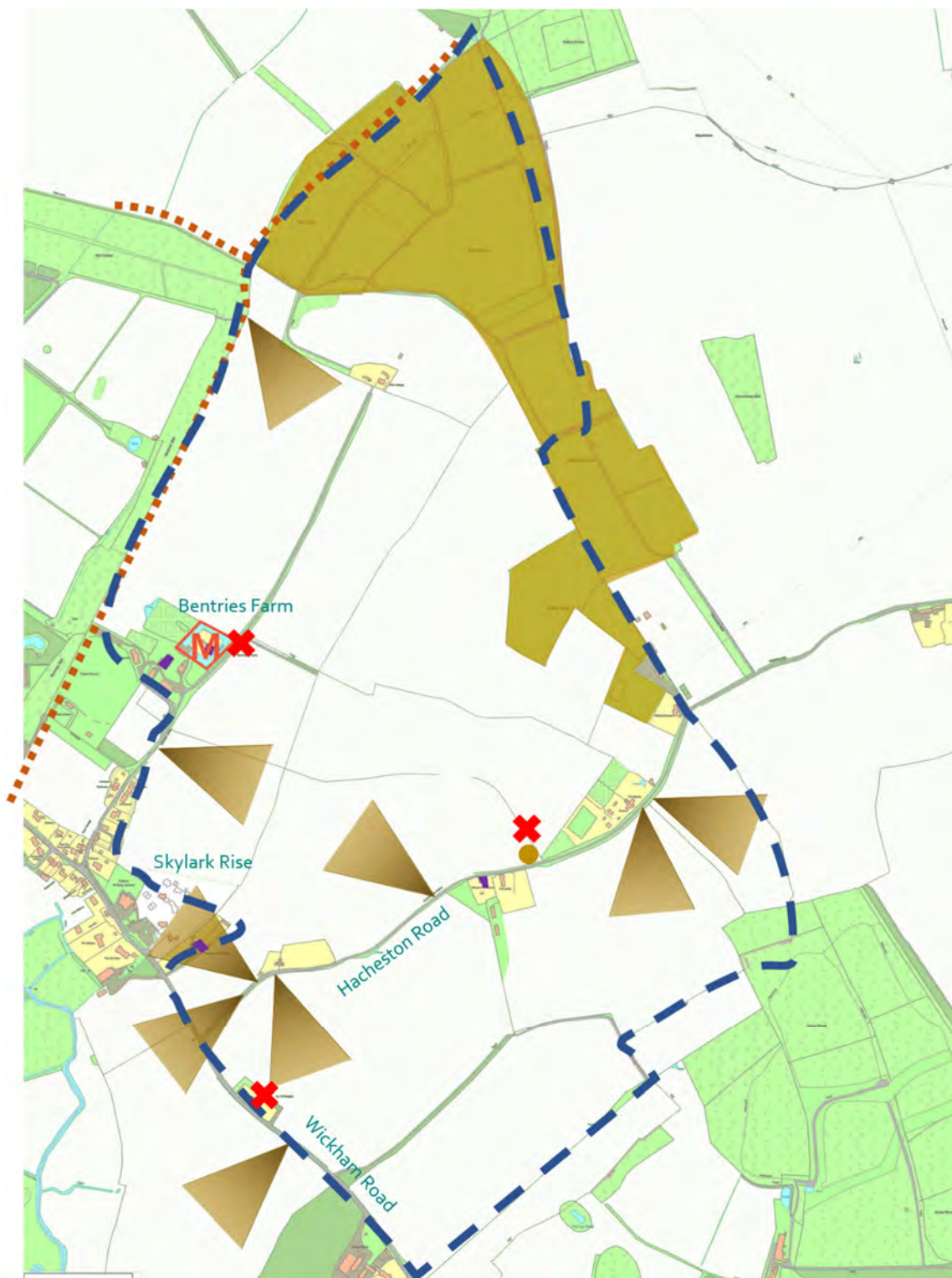
For key to Map see page 14



Character Area 7 – Eastern outskirts

Topography	Land Uses
<ul style="list-style-type: none"> Slopes steadily down to the River Deben valley. Lower part (as far as Bentries Farm) is Rolling Estates Clayland. Above this, where the slope declines, it becomes Ancient Estate Claylands. 	<ul style="list-style-type: none"> Some residential including 7 properties on Hacheston Road. Predominantly arable farmland with some grass paddocks and woodland.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Properties on Hacheston Road spread out in large plots. Bentries Farm and Park House stand in isolated locations. Pair of Estate Cottages in an elevated position on the Wickham Market Road. 	<ul style="list-style-type: none"> School Lane and Hacheston Road are both single track School Lane provides access to Cricket Club and Park House. Public footpath: Commences on The Street and heads north past the Bowls and Cricket Club to Stud Farm Wood.
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area. 	<ul style="list-style-type: none"> Mix of traditional current and former farmhouses, estate cottages and barn buildings. Bentries Farm (formerly Bentries Hall) – moated Grade II Listed Farmhouse. The Moat is a registered Scheduled Ancient Monument.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> The two pairs of Estate cottages on the Hacheston Road and one pair on Wickham Market Road. Single veteran roadside oak tree near Offhand Farm on the Hacheston Road. Bentries Farm & buildings within fields to the west of Hacheston Road. 	<ul style="list-style-type: none"> Single veteran oak tree near Offhand Farm. Hedgerows on Hacheston Road and School Lane. Park Wood, Maids Wood and Ralph's Wood – County Wildlife Sites. Large distinctive pine trees framing pair of estate cottages on Wickham Market Road.
Streetscape	Views
<ul style="list-style-type: none"> Hacheston Road - Grass verges and front boundaries mainly hedged. School Lane steep banks and grass verges. Finger post at Hacheston Road / Wickham Market Road junction. 	<ul style="list-style-type: none"> Views identified on map below.

Character
Area 7 Map



For key to Map see page 14



Character Area 8 – South of Wickham Market Road

Topography	Land Uses
<ul style="list-style-type: none"> Sloping valley side, steep in places, leading to the flat flood plain of the River Deben. Rolling Estate Claylands 	<ul style="list-style-type: none"> Cluster of dwellings and farm buildings around Home Farm and Glevering House Agricultural – arable land to the south between Wickham Market Road and the River Deben Grassland - in the field to the south of the road where it enters Easton village, adjacent to The Old Osier bungalow.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none"> Cluster of 7 residential properties and agricultural buildings around Glevering House, on the south of Wickham Market Road. Some close to the roadside, others lying well back. 	<ul style="list-style-type: none"> Wickham Market Road: narrow winding, undulating road which leads down into Easton village
Spaces	Buildings
<ul style="list-style-type: none"> No public spaces in this area 	<ul style="list-style-type: none"> Glevering House: Grade 2 Listed C17 farmhouse. Home Farm Cottages: Built for farm workers in 1958 Cranes Hill and Glendower: Two mid C20 brick bungalows with pantile roofs Converted farm buildings at Home Farm, Wickham Market Road.
Landmarks	Green and Natural Features
<ul style="list-style-type: none"> Glevering House with its low wall & iron railings adjoining the Wickham Market road A tall flowering Robinia tree (False Acacia) leaning across the road outside Glevering House 	<ul style="list-style-type: none"> Wickham Market Road: Hedges and small trees lining most of the road. Large acacia tree outside Glevering House. Grass field to the south on entering Easton village River Valley: Field hedges. Meadowland in the flood plain, with trees and woodland
Streetscape	Views
<ul style="list-style-type: none"> Tarmac road with no signage. The northeast side is lined by high overgrown hedges with steep banks and no verges. The southwest side also has steep banks and no verges, but with intermittent lower hedges. 	<ul style="list-style-type: none"> Views identified on map below

Character Area 8 Map



For key to Map see page 14



Appendix 1 - Land Management Guidelines

Suffolk Landscape Character Assessment Guidance Note for Ancient Rolling Farmlands

Source: <http://www.suffolklandscape.org.uk/>

Valley Meadowlands

Landscape Sensitivity & Change

These are flat valley floor landscapes that are still largely dominated by grazing land, punctuated by small carr woodlands and willow plantations. There is an occasional scattering of farmsteads and other notable features, such as Court Knoll in Nayland, on the few areas of higher land found here.

These landscapes are mostly narrow and enclosed by the valley sides. They can be profoundly affected by changes to the management of land and the construction buildings on the valley sides.

Changes in land use, the loss of grassland and the creation of small horse paddocks and associated structures, can significantly degrade the quality and condition of this landscape.

New woodland plantations and the loss of grazing, leading to the spread of scrub can also adversely affect the balance of woodland and grassland.

Key Forces for Change

- Development and land use change adjacent to this landscape type.
- The loss of grazing by cattle.
- The creation of new woodlands.
- The introduction of horse grazing.
- Neglect of the characteristic ditch and hedgerow networks.
- The conversion of grassland to arable production.

Development Management

Conserve the setting of this landscape

The construction of new buildings on the valley sides, or changes of land use, can easily have an adverse affect on the setting of this landscape. If these changes are to be permitted the highest standards of design and effective mitigation strategies should be applied to minimise the detrimental impact on both the visual amenity and landscape character of the valley floor.

Construction of buildings that project above the skyline should be avoided if at all possible, while repositioning the proposal or adding a planting scheme behind the building can be partially successful. However, reducing the height of the development may also be required and should be considered even if this entails significant level changes.

Even if it does not puncture the skyline the majority of new building is likely to be visible from the valley floor. Therefore, construction related to existing clusters and the use of sympathetic and unobtrusive materials is always to be preferred.

Mitigate the impact of horse grazing where possible

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

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

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

Land Management Guidelines

Support the continuation of traditional economic activities

Restore and maintain the grazing with cattle and sheep. The continuation of traditional agricultural practices is integral to the character and condition of these landscapes and grazing is often critical to the successful management of important wildlife sites in this landscape.

Restore and retain the pattern of drainage

The pattern of meadows divided by ditches and dykes area a characteristic feature of this landscape and should be maintained with sympathetic management. This will also deliver ecological benefits.

Maintain levels of grassland

Arable reversion through agri-environment schemes, or with the expansion of livestock enterprises, can help maintain the character of this landscape and also deliver ecological benefits.

Encourage and support appropriate planting and management of woodlands

These landscapes contain a proportion of wet and plantation woodland, and it is important to maintain the appropriate balance of grassland and woodland. While wet woodland is an important part of the habitat mix in this landscape excessive creation of plantation woodland should be avoided.

Rolling Estate Claylands

Landscape Sensitivity & Change

This is a sloping valley side landscape type associated with the landscapes of the Ancient Estate Claylands.

The Rolling Estate Claylands generally comprehensively settled with substantial villages and towns, including Saxmundham and Wickham Market. The cores of villages are generally on the valley sides although settlement change and enlargement have, in places, expanded them into the plateau landscape.

The enclosure pattern is usually more complex, often with smaller fields, than the adjacent Ancient Estate Clayland landscape. It is wooded with plantations and parklands. The ancient woodland that is characteristic of the adjacent plateau landscape is generally only found on the edges of this landscape as it merges into the adjacent plateau.

The vernacular building style can show a degree of uniformity, with a localised estate style often apparent. Farmsteads can also exhibit features of C18th and C19th "improvement" with ranges of "model farm" type buildings.

There are a series of important historic parklands throughout this landscape, which are extensive enough to stretch onto the surrounding plateau landscape. These parks have often started life as medieval wood pasture before experiencing several subsequent periods of change.

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

Finally, much of this landscape is adjacent to, or within, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). This creates an additional sensitivity in a landscape that is already highly sensitive because of the landform and the presence of designed historic landscapes.

Key Forces for Change

- Expansion of settlements.
- Expansion of garden curtilage.
- Change of land use, especially the creation of horse paddocks.
- Impact of deer on the condition of woodland cover.
- Changes in the management and use of landscape parklands.

Development management

Exaggerated visual impact of the height of buildings and structures

In these valley side landscapes, the visual impact of new vertical elements is

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

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

Settlement form and expansion

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

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

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

Large-scale agricultural buildings on or near valley sides

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

Barn conversions and extensions

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

Specifically, any new building should usually be close to the existing cluster of buildings and should be subordinate in size to the principal buildings. The design, including the finishes such as tiles, brickwork, mortar, or wooden cladding should be appropriate for the style of buildings present. Staining used for exterior boarding should be capable of weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site. However, where the influence of a landed estate particularly strong, C18th and C19th "model" type farmsteads are more likely to be found.

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

Manage the expansion of garden curtilage

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

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

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

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

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

should be specified in preference to non-native plantings such as leylandii or laurel for example.

Change of land use to horse paddocks

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

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

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

Impact of deer on the condition of woodland cover

Large-scale deer control should be supported and individual sites may require deer fencing. New woodland plantings, as well as screening and mitigation schemes, will require effective protection from deer to support their establishment.

Changes in the management and use of landscape parklands

Any proposals for change could have a negative impact on these historic landscapes. The majority of sites, regardless of designation status, will require an overarching management plan or strategy to guide changes. This should cover the maintenance, preservation and management of existing features, as well as the restoration or creation of new or lost ones. When sufficient information is not available the applicant should undertake detailed background research. Planning applications that affect historic parklands should therefore be accompanied by a suitable management plan or other detailed evidence, to support the proposals.

Land Management Guidelines

- Reinforce the historic pattern of sinuous field boundaries.
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.
- Maintain and restore historic parklands.
- Maintain and increase the stock of hedgerow trees.
- Increase the area of woodland cover; siting should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.
- Maintain and restore the stock of moats and ponds in this landscape.

Ancient Estate Claylands

Landscape Sensitivity & Change

This is a series of gently rolling plateaux along the eastern edge of the north Suffolk claylands, separated by major river valleys. There is also a significant portion of this landscape south of the river Gipping to the south-east of Hadleigh. Small streams and rivers that give important physical variation to these landscapes dissect each individual plateau.

The characteristic land cover is arable farmland divided by an irregular sinuous field pattern, and scattered with woodland. There are also a series of designed parklands that usually originated as wood pasture and mediaeval deer parks, which were then extended and modified between the C17th and C20th.

Former WWII airfields are a recurring feature of this landscape. They are often the focus of industrial and transport-orientated development that can have a considerable local visual impact.

Ancient and plantation woodland is a significant feature within the Ancient Estate Claylands. The extent of tree cover is now generally stable but much of this resource is at risk from inappropriate management and neglect including a lack of deer control.

Settlement is scattered widely throughout this landscape, with parishes tending to have multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads. These historic patterns within parishes are easily lost to infill and ribbon development.

This landscape contains an important array of moated sites and farmsteads, both multi-period collections of buildings and some planned estate-type farmsteads. These are often the focus for redevelopment and modification. As well as the loss of characteristic features on individual buildings, the associated development of garden curtilages and paddocks has a significant impact on the wider landscape, which increases with the frequency of such conversions.

Although many greens and commons in this landscape have been enclosed, they often remain as important open spaces that shape the relationship of buildings to each other and define the form of settlements. Intake of such land into gardens, or a change of use, has significant impact on the wider landscape.

Developments in agriculture have increased the demand for large-scale buildings, such as those associated with poultry production. These can cause considerable intrusion if their siting, finish and planting are not appropriate or adequate to mitigate their visual impact.

Key Forces for Change

- Expansion of garden curtilage
- Change of land use to horse paddocks and other recreational uses
- Settlement expansion eroding the characteristic form and vernacular styles
- Conversion and expansion of farmsteads for residential uses
- Impact of deer on the condition of woodland cover
- Changes in the management and use of landscape parklands
- Large-scale agricultural buildings in open countryside
- Redevelopment of former airfield sites to new uses
- Development of wind turbines

Development Management

Manage the expansion of garden curtilage

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

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

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

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

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The use of locally appropriate hedging

species including hawthorn, field maple, dogwood and other typical clayland species should be specified in preference to non-native plantings such as leylandii or laurel for example. However, in some locations the influence of a landed estate may mean there is locally a distinctive tradition of non-native tree or hedge planting.

Change of land use to horse paddocks

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

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

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

Impact of deer on the condition of woodland cover

Large-scale deer control should be supported and individual sites may require deer fencing. New woodland plantings, as well as screening and mitigation schemes, will require effective protection from deer to support their establishment.

Settlement expansion eroding the characteristic form and vernacular styles

Parishes in this landscape tend to consist of multiple clusters of varying sizes. The release of land for development should, if at all possible, reflect the local pattern. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. When vernacular styles and detailing are used for housing or other development the choice should echo that of the immediate locality or the specific cluster in which the development is proposed.

Conversion and expansion of farmsteads for residential and other uses

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

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

colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site.

The change of land use, especially to residential curtilage, can often be more disruptive to the wider landscape than modifications to the buildings. The changes to the surrounding land from agricultural to residential, which entails the introduction of lighting and other suburban features, can be extremely intrusive. Unless the site is well hidden, it may be necessary to impose clear conditions relating to the extent of garden curtilage and how this is screened from the wider landscape.

Large scale agricultural buildings in open countryside

The right choice of siting, form, orientation and colour of these buildings can make a considerable contribution to mitigating their impact. There are also opportunities to design locally appropriate planting schemes to reduce the visual impact further.

Specifically, the siting of buildings should relate to an existing cluster of buildings whenever possible. Usually, although not in all cases, some shade of the colour green is preferred as this will integrate well with vegetation. The correct orientation of the building can also significantly change the visual impact of the development, and this consideration should always be explored.

In addition to new planting to mitigate the impact of a development, the option to modify the management of existing hedgerows should also be explored. There are often significant opportunities to retain these boundary features at a specific height. Furthermore, the location of the development in relation to existing trees that act either as screening or as a backdrop should be carefully considered. The planning authority should ensure that these trees are retained for the lifetime of the development.

New planting should be designed to integrate the development into the character of this landscape, and may consist of both backdrop and screening planting. Although there should be a preference for native tree species other options should not be overlooked, especially if they can act as nurse trees, or are likely to prove successful in difficult conditions.

The care and maintenance of the planting should be made a condition of these developments. In many cases the landscape impact of these projects is only acceptable if it is mitigated by effective planting. The applicant should therefore provide a detailed scheme of planting and aftercare, which can form the basis of a condition. Furthermore, depending on the risks to be controlled, the planning authority may need to consider a 106 agreement to secure the landscaping and design requirements for an extended period.

Development of former airfield sites

In most cases a specific master-plan approach is the most effective way to deal with the development of these sites. It is then possible to implement strategic planting

schemes to mitigate the visual impact of long-term growth on the site, rather than dealing with proposals and mitigation on a piecemeal basis.

Specific issues relating to airfield development also include the preservation of cultural and historic features, such as bunkers and control towers, and the need for a design that retains them in an appropriate setting. Also the alignment of runways etc can be echoed in the layout of buildings and the arrangement of planting.

Development of large-scale wind turbines

These developments have a significant local visual impact that cannot be effectively ameliorated; however, they usually take place in those areas that are the most open and lacking in tree and hedgerow cover. An opportunity therefore exists to generate long-term landscape enhancement through extensive hedge planting schemes, which will provide a positive landscape legacy beyond the lifetime of the turbines. To achieve this, applicants should explore opportunities to manage funds generated by the income from the development to improve the condition of the landscape. Such a scheme is likely to cover an area within 4-6km of the site. The principal objective is to compensate for the landscape impact of the development by providing a long-term legacy of landscape *compensation*. There is little scope for planting to act as *mitigation* except at locations more distant from the turbines, when their scale in the landscape is reduced. In these more distant locations planting can be used to remove turbines from the views of specific receptors or from the setting of listed buildings. This work can also be included in an offsite planting scheme.

Land Management Guidelines

- Reinforce the historic pattern of sinuous field boundaries
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows
- Maintain and restore greens and commons
- Maintain and increase the stock of hedgerow trees
- Restore, maintain and enhance the historic parklands and the elements within them.
- Maintain the extent, and improve the condition, of woodland cover with effective management
- Maintain and restore the stock of moats and ponds in this landscape

Appendix 2 Conservation Area Appraisal

SOURCE: [East Suffolk District Council](#)