



# Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich

July 2018



**Alison Farmer Associates**

29 Montague Road  
Cambridge  
CB4 1BU

Tel: 01223 461444  
[af@alisonfarmer.co.uk](mailto:af@alisonfarmer.co.uk)



# Contents

## EXECUTIVE SUMMARY

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	APPOINTMENT	1
1.2	THE BRIEF AND SCOPE OF WORK	1
1.3	BACKGROUND TO STUDY	2
1.4	LIST OF SETTLEMENTS INCLUDED IN THE STUDY	3
<b>2.0</b>	<b>METHODOLOGY</b>	<b>5</b>
2.1	DEFINITIONS	5
2.2	APPROACH	5
2.3	SETTLEMENT PATTERNS WITHIN SUFFOLK	6
2.4	DEFINING TYPES OF DEVELOPMENT	6
2.5	CRITERIA USED IN MAKING JUDGEMENTS	7
2.6	RECORDING FINDINGS	8
2.7	HOW TO USE THIS DOCUMENT	8
<b>3.0</b>	<b>BACKGROUND TO LANDSCAPES FRINGING IPSWICH</b>	<b>9</b>
3.1	INTRODUCTION	9
3.2	LANDSCAPE SETTING OF IPSWICH AND WIDER POLICY AREA	9
3.3	EXISTING STUDIES AND POLICY	10
<b>4.0</b>	<b>LANDSCAPES FRINGING IPSWICH</b>	<b>13</b>
4.1	HISTORICAL GROWTH OF IPSWICH	13
4.2	LAND NORTH OF IPSWICH IP1 (MID SUFFOLK)	15
4.3	LAND NORTHEAST OF IPSWICH IP2 (SUFFOLK COASTAL)	17
4.4	LAND EAST OF IPSWICH IP3 (SUFFOLK COASTAL)	19
4.5	LAND SOUTH OF IPSWICH IP4 (BABERGH)	21
4.6	LAND SOUTHWEST OF IPSWICH IP5 (BABERGH)	23
4.7	LAND WEST OF IPSWICH IP6 (BABERGH AND MID SUFFOLK)	25
<b>5.0</b>	<b>OTHER MID SUFFOLK SETTLEMENTS</b>	<b>27</b>
5.1	BRAMFORD	28
5.2	CLAYDON AND BARHAM	33
5.3	GREAT BLAKENHAM	39
<b>6.0</b>	<b>OTHER SUFFOLK COASTAL SETTLEMENTS</b>	<b>44</b>
6.1	WESTERFIELD	45
6.2	RUSHMERE ST ANDREW	49
6.3	PLAYFORD	53
6.4	LITTLE BEALINGS	55
6.5	KESGRAVE	58
6.6	MARTLESHAM	62
6.7	NACTON	68

<b>7.0</b>	<b>OTHER BABERGH SETTLEMENTS .....</b>	<b>72</b>
7.1	WHERSTEAD .....	73
7.2	BELSTEAD .....	76
7.3	COPDOCK AND WASHBROOK .....	79
7.4	SPROUGHTON .....	84
<b>8.0</b>	<b>CONCLUSIONS .....</b>	<b>89</b>

Appendix 1: Key Reference Documents

Appendix 2: List of Abbreviations

## Executive Summary

This settlement fringe sensitivity study was commissioned by Suffolk Coastal District in partnership with Ipswich, Mid Suffolk and Babergh Districts.

The purpose of the assessment is to provide a robust analysis of the sensitivity of settlement fringes to development and change in order to:

- Inform the preparation of local plan policies and land use allocations.
- Inform the submission and determination of planning applications.
- Identify priorities for the enhancement, protection, management and conservation of landscape areas and the goods and services they can provide.

Judgements reached in this study are based on landscape issues and do not address other planning issues which the local authorities will need to consider when it comes to determine potential allocations, and which will need to be assessed as part of a broader appraisal process. These other planning factors may mean that areas identified by this study as having some potential to accommodate development (in landscape terms), may not in fact be suitable for allocation. On their own the conclusion of this assessment cannot, therefore, be taken as a justification for supporting or resisting any future development proposal. The assessment seeks to inform and influence the local authority's decision making process and to improve the understanding of (and ensure due weight is placed upon) landscape, townscape and related environmental issues.

The results of this assessment are set out in two volumes. The first comprises results for the fringes of Ipswich, including peripheral landscape areas to Ipswich and key settlements within the Ipswich Policy Area. The second volume includes the results for settlements in the wider Suffolk Coastal District including six market towns and a number of smaller settlements listed in the brief. A total of 40 settlements have been assessed.

The historic evolution of settlements provides an important backcloth to making judgements on landscape sensitivity and future growth options. Historically, the settlement patterns in Suffolk have included major centres which established as a result of industry and trade (such as Ipswich) and market towns (such as Saxmundham). However, the predominate pattern of settlement has been one of dispersal, reflected in isolated farmsteads and loosely scattered groups of dwellings. Even today this dispersed pattern is still evident with 'village' based settlement only becoming more dominant over the last 150 years mainly as a result of infill development.

In this study the definition of sensitivity has been based on best practice and is compliant with Guidance on Landscape Character Assessment (October 2014) published by Natural England. It is defined as:

*'the extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character'.*

Sensitivity is understood through the evaluation of both visual/landscape sensitivity and landscape value.

Landscape value is also defined in Guidance on Landscape Character Assessment as:

*'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues'.*

Best practice guidance recognises that a landscape with a high sensitivity does not automatically mean it has a low capacity for change, but that 'capacity' is the interaction between the sensitivity of the landscape, the types and amount of change and the way that the landscape is valued.

For the purposes of this study two development scenarios have been considered, the first being housing development and the second commercial development. These two types of development have been loosely defined to avoid being overly prescriptive which can result in an assessment becoming out of date should scenarios change. Housing development has been taken to mean low rise housing around approximately 8m high. Commercial development is taken to mean medium scale business or employment comprising larger buildings and approximate heights of up to 12m.

Specific landscape sensitivity criteria have been developed to define and draw out the landscape sensitivities of different areas to housing or commercial development, as well as helping to highlight issues and opportunities. These include consideration of:

- Physical Character
- Landscape Patterns/Condition
- Existing Settlement Edge
- Views and Visibility
- Cultural and Natural Heritage
- Perceptual Qualities
- Function
- Opportunities

For each settlement summary text is provided which sets out the location and historic evolution of settlement and how built form sits in the landscape. The landscape around settlements is divided into peripheral areas. Where settlement is dispersed a single peripheral area is assessed or the relevant Parish is sub divided. As the focus of the assessment is on the settlement fringes, the peripheral areas should not be regarded as having a hard outward boundary. Peripheral areas are mapped along with natural and cultural designations, policy areas and site allocations or planning permissions.

Each peripheral area is assessed in turn and an explanation/judgement of the sensitivity of the landscape and its value is given. Commentary on the ability of the landscape to accommodate residential or commercial development is provided along with opportunities for mitigation and delivery of positive environmental change. This is accompanied by a table setting out data/analysis which has informed judgements on sensitivity.

This study has highlighted the importance of considering settlements and their landscape contexts as a whole, in order to inform patterns of growth that protect and enhance local distinctiveness.

Ipswich has in places extended beyond the Gipping Valley and head of the Estuary into adjoining landscapes, and in many respects has exceeded its natural landscape limits. This study has demonstrated that the river valleys that lie adjacent to Ipswich play an important role as recreational and ecological corridors, and as a setting to the town and smaller settlements. Higher ridges which remain undeveloped help to contain the river valleys and settlements beyond. These ridges are highly sensitive to development.

Similarly some of the smaller rural settlements have been found to be highly sensitive to change in part due to their historic character and high quality landscape settings e.g. the rural villages of the Fynn and Lark Valleys.

Nevertheless, this sensitivity assessment has identified areas of lesser landscape and visual sensitivity which may be able to accommodate well thought out development on the fringes of some of the settlements within the study area.

Where sustainable development is identified, opportunities to deliver positive environmental gain should be paramount in accordance with the opportunities identified within this study and in line with the Government's 25 Year Environment Plan. This might include implementation of Green Infrastructure initiatives such as an holistic and coordinated approach to the management of river valleys across administrative boundaries, in order to conserve and enhance these key components of the Ipswich setting.

Overall, the detailed analysis contained in this document aims to inform local authorities in planning policy development and development management and assist local communities in the preparation of neighbourhood plans, developers in master planning and environmental organisations seeking initiatives to enhance landscape and recreation.

## 1.0 Introduction

### 1.1 Appointment

Alison Farmer Associates in association with Lucy Bachelor-Wylam and Countryside, was appointed in December 2017 by Suffolk Coastal District in partnership with Ipswich, Mid Suffolk and Babergh Districts, to undertake a settlement fringe sensitivity assessment. These planning authorities signed a Memorandum of Understanding (MoU), to establish a framework for co-operation in relation to the development of landscape evidence informing Local Plans. This study forms a key evidence base to support the development of their respective Local Plans.

This report sets out the findings of the settlement fringe sensitivity assessment. It comprises the first of two volumes and includes the results for the fringes of Ipswich, including peripheral landscape areas around the town and key settlements within the Ipswich Policy Area<sup>1</sup>. For ease of reference, the settlements are grouped in relation to local authority area namely; Mid Suffolk; Suffolk Coastal; and Babergh. The second volume includes the results for settlements in the wider Suffolk Coastal District including six market towns and a number of smaller settlements listed in the brief. Both volumes contain an introductory background section and methodology statement.

Prior to this study a separate stand alone landscape character assessment (LCA) was also carried out to define landscape character areas across Suffolk Coastal District. Where relevant this report cross refers to the landscape character areas and the Suffolk Coastal LCA.

### 1.2 The Brief and Scope of Work

The purpose of the settlement fringe assessment is to provide a robust analysis of the sensitivity of settlement fringes to development and change in order to:

- Inform the preparation of local plan policies and land use allocations.
- Inform the submission and determination of planning applications.
- Identify priorities for the enhancement, protection, management and conservation of landscape areas and the goods and services they can provide.

The settlements/areas included in this assessment are illustrated on the drawing below.

The overall scope of work included four broad stages:

1. Familiarisation stage included gathering background data from the client team.
2. Desk study stage where digital data and background documents were reviewed and peripheral areas around settlements defined in draft.

---

<sup>1</sup> The Ipswich Policy Area (IPA) refers to an area of geography which includes the urban area of Ipswich Borough Council and those local communities that have a close functional relationship with Ipswich but fall within the administrative district boundaries of Babergh, Mid Suffolk and Suffolk Coastal.



3. Site assessment where data was collected on the sensitivity of the areas to development using a set of clearly defined criteria.
4. Write up phase where the evidence was summarised and a judgement given regarding sensitivity and capacity.

Key sources of information used during the study have included the following:

- 1:25,000 and 1:10,000 OS mapping.
- Historic maps and aerial photography.
- Historic Landscape Characterisation and Historic Settlement Atlas.
- Landscape Character Assessments.
- Landscape designations including Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Special Landscape Areas.
- Cultural heritage designations including Conservation Area Appraisals, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens.
- Natural heritage designations including ancient woodland, Tree Preservation Orders, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Ramsar, Special Protection Areas, Special Areas of Conservation, Local Wildlife Sites.
- Recreational routes including public rights of way, bridleways, CROW/access land, national trails, cycle routes, locally important open space.
- Green Infrastructure Strategies.
- Local Plan Policies and Designations.
- Conservation Area Appraisals.
- Neighbourhood Plans.

The main background documents referred to in this study are set out in appendix 1.

### 1.3 Background to Study

One of the key pillars of sustainable development is the environment encompassing heritage, landscape and settlement.

*The National Planning Policy Framework* (NPPF) places good design, local character and conservation of the historic and natural environment at the heart of sustainable development and good planning. It stresses the importance of:

- New development making a positive contribution to local character and distinctiveness, drawing on *'the contribution made by the historic environment to the character of place'* (paragraph 126). This demands understanding of the landscape as resulting from *'the interaction of people and places through time'*.
- New development contributing to and enhancing the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils and recognising the wider benefits of ecosystem services (paragraph 109).
- Giving great weight to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty (paragraph 115).

- Conserving heritage assets in a manner appropriate to their significance and putting them to viable uses consistent with their conservation (paragraph 126). Heritage assets include listed buildings, archaeological sites and other places which are considered to have national or local heritage interest.
- Achieving sustainable development whereby economic, social and environmental gains are delivered through the planning system - an approach recently reinforced by the Government Environment Strategy 25 Year Plan.

The Farrell *Review on Architecture and the Built Environment*<sup>2</sup> also concluded that protection of the heritage that we most value should not be at odds with making the ordinary better, through seeing *'the potential of what is already there, the value of place, identity and sustainability'*.

## 1.4 List of Settlements Included in the Study

The settlements assessed are those surrounding Ipswich and Suffolk Coastal towns to inform strategic planning and future growth opportunities. As noted above the results of this assessment are detailed in two volumes. The table below lists which Parishes/settlements are contained within each volume. Volume 1 focuses on the settlements which lie beyond Ipswich and the landscape within the fringes of the town. For assessment purposes the landscape surrounding Ipswich has been divided into six peripheral areas reflecting changes in landscape character but also Parish boundaries. Where Parishes contain nucleated settlements these settlements are assessed in detail under each Local Authority Area i.e. Settlements for Mid Suffolk, Babergh or Suffolk Coastal.

### Volume 1: Ipswich Fringe

Landscape Fringing Ipswich within the Ipswich Policy Area	<p><b>Land North of Ipswich</b> (Parishes of Akenham &amp; Whitton - Mid Suffolk)</p> <p><b>Land Northeast of Ipswich</b> (Parishes of Westerfield and Rushmere - Suffolk Coastal)</p> <p><b>Land East of Ipswich</b> (Parishes of Purdis Farm, Foxhall, Brightwell - Suffolk Coastal)</p> <p><b>Land South of Ipswich</b> (Parishes of Pinewood, Belstead and Washbrook - Babergh)</p> <p><b>Land Southwest of Ipswich</b> (Parishes of Copdock and Washbrook, and Sproughton - Babergh)</p> <p><b>Land West of Ipswich</b> (Parishes of Sproughton and Barham - Babergh and Mid Suffolk)</p>
Other Settlements within the Ipswich Policy Area	<p><b>Mid Suffolk</b> Bramford</p>

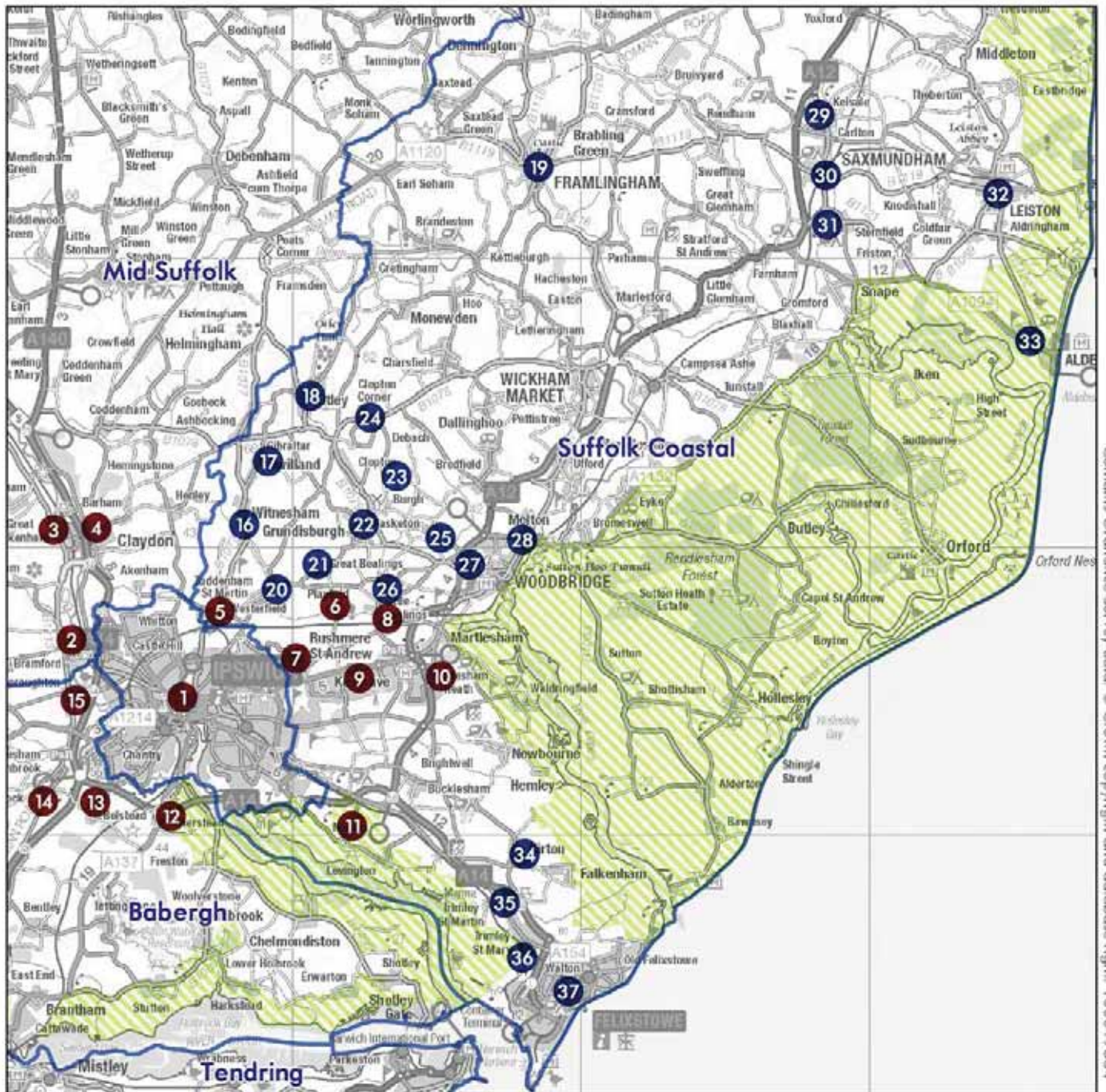
<sup>2</sup> 'Our Future in Place' 2014

	<p>Great Blakenham Claydon Barham</p> <p><b>Suffolk Coastal</b> Westerfield Rushmere St Andrew Playford Little Bealings Kesgrave Martlesham Nacton</p> <p><b>Babergh</b> Wherstead Belstead Copdock Washbrook Sproughton</p>
--	--

## Volume 2: Settlements in Wider Suffolk Coastal District

Settlements within Wider Suffolk Coastal District	<p><b>Market Towns</b> Aldeburgh Felixstowe Framlingham Leiston Saxmundham Woodbridge</p> <p><b>Other Settlements</b> Benhall/Sternfield Burgh Clopton Culpho Great Bealings Grundisburgh Hasketon Kirton and Falkenham Kelsale cum Carlton Melton Otley Swilland Trimley St Martin Trimley St Mary Tuddenham St Martin Witnesham</p>
---	---





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Settlement Sensitivity Assessment

Settlement Overview  
July 2018



Area of Outstanding Natural Beauty District Boundary

### Volume 1

- |                      |                          |
|----------------------|--------------------------|
| 1 Ipswich            | 9 Kesgrave               |
| 2 Bramford           | 10 Martlesham            |
| 3 Great Blakenham    | 11 Nacton                |
| 4 Claydon and Barham | 12 Wherstead             |
| 5 Westerfield        | 13 Belstead              |
| 6 Playford           | 14 Washbrook and Copdock |
| 7 Rushmere St Andrew | 15 Sproughton            |
| 8 Little Bealings    |                          |

### Volume 2

- |                        |                           |
|------------------------|---------------------------|
| 16 Wivesham            | 27 Woodbridge             |
| 17 Swiland             | 28 Melton                 |
| 18 Otley               | 29 Kelsale cum Carlton    |
| 19 Framlingham         | 30 Saxmundham             |
| 20 Tuddenham St Martin | 31 Benhall and Sternfield |
| 21 Culpho              | 32 Leiston                |
| 22 Grundisburgh        | 33 Aldeburgh              |
| 23 Burgh               | 34 Kirton and Falkenham   |
| 24 Clopton             | 35 Trimley St Martin      |
| 25 Hasketon            | 36 Trimley St Mary        |
| 26 Great Bealings      | 37 Felixtowe              |

## 2.0 Methodology

### 2.1 Definitions

In this study the definition of sensitivity has been based on best practice and is compliant with Guidance on Landscape Character Assessment (October 2014) published by Natural England. It is defined as:

*'the extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character'.*

Sensitivity is understood through the evaluation of both visual/landscape sensitivity and landscape value.

Landscape value is also defined in Guidance on Landscape Character Assessment as:

*'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues'.*

Best practice guidance recognises that a landscape with a high sensitivity does not automatically mean it has a low capacity for change, but that 'capacity' is the interaction between the sensitivity of the landscape, the types and amount of change and the way that the landscape is valued.

### 2.2 Approach

The approach adopted in this study included:

- Desk study review of existing documents.
- Field assessment carried out at 1:10,000 scale.

There is currently no formally agreed approach or method for assessing the sensitivity or capacity of different landscapes to development. The approach taken in this study is tailored specifically to Suffolk Coastal and the broader land fringing Ipswich within the Districts of Mid Suffolk, Suffolk Coastal and Babergh. It builds on the consultants' knowledge of the local area, experience from similar previous studies and on good practice in undertaking settlement fringe assessments. The approach aims to be transparent, robust and defensible. It is consistent with good practice guidance on landscape character assessment and landscape and visual impact assessment, notably:

- Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland*, Countryside Agency and Scottish Natural Heritage.
- Landscape Institute and Institute of Environmental Management and Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment*, 3<sup>rd</sup> Edition, Spon.

- Scottish Natural Heritage Commissioned Report No. 385 (2010), *Landscape Capacity Studies in Scotland – a review and guide to good practice*, Scottish Natural Heritage.

## 2.3 Settlement Patterns within Suffolk

The historic evolution of settlements provides an important backcloth to making judgements on landscape sensitivity and future growth options. Historically, the settlement patterns in Suffolk have included major centres which established as a result of industry and trade (such as Ipswich) and market towns (such as Saxmundham). However, the predominate pattern of settlement has been one of dispersal, reflected in isolated farmsteads and loosely scattered groups of dwellings. Even today this dispersed pattern is still evident with 'village' based settlement only becoming more dominant over the last 150 years mainly as a result of infill development. This is reflected in both Historic England's mapping of historic settlement (the Settlement Atlas published in 2000) and Government's Rural Urban Classification. Within a planning context, settlement types can be divided into large towns (such as Ipswich and Felixstowe), market towns (such as Woodbridge and Saxmundham) and large/small villages (such as Grundisburgh and Kelsale respectively). When making judgements about the sensitivity of peripheral land surrounding a settlement, it is necessary to first understand the historic origins of settlement, its relationship to the landscape in which it sits, and the contribution the settlement makes to landscape character and sense of place.

The desk study gathers data on the location of the settlement, its historic evolution and present day landscape character. This information is used to divide the landscape fringing a settlement into peripheral areas for assessment purposes. The assessment does not undertake a field by field or site by site assessment but considers broader areas of landscape which share similar landscape characteristics and issues. These areas are defined in draft during desk study and verified in the field. In some instances land surrounding a settlement is not sub divided but the context of the settlement considered as a whole.

When in the field, further information is gathered for each peripheral area in terms of the key criteria which inform judgements on sensitivity (see section 2.5 below). Urban form, as well as the surrounding landscape, is considered in order to understand the interface between the two. This 'whole settlement' approach enables a good baseline understanding and therefore the context into which new development may fit.

Following field assessment, judgements are made regarding landscape sensitivities and/or aspects of landscape which have a particular value. Guidance is provided on the ability of different areas (or parts thereof) to accommodate development and key factors which are relevant to ensuring a good fit.

This method was tested in a pilot study for the settlements of Westerfield and Rushmere St Andrew. Following feedback from the client this method was rolled out for assessment of all settlements and landscapes within the brief.

## 2.4 Defining Types of Development

For the purposes of this study two development scenarios have been considered, the first being housing development and the second commercial development. These two types of development have been loosely defined to avoid being overly prescriptive which can result in an assessment becoming out of date should scenarios change. Housing development has been taken to mean low rise housing around approximately 8m high. Commercial



development is taken to mean medium scale business or employment comprising larger buildings and approximate heights of up to 12m.

Whilst this assessment has focused on these two types of development, the landscape sensitivities identified can inform the suitability of other forms of development or land use change.

## 2.5 Criteria Used in Making Judgements

The approach to assessing sensitivity and capacity uses a variety of well-established assessment techniques drawn from published guidance (noted above in 2.2) and widely used practice. Specific landscape sensitivity criteria have been developed to define and draw out the landscape sensitivities of different areas to housing or commercial development, as well as helping to highlight issues and opportunities. These are detailed in the table below. They have been used at all stages of the assessment.

<b>Criteria Considered When Assessing Sensitivity</b>	
<b>Physical Character</b>	Includes understanding of landform, skylines and landscape elements. It takes account of whether an area is representative of typical landscape character, or scarce in the local context.
<b>Landscape Patterns/Condition</b>	Considers the juxtaposition of elements and patterns including land use, enclosure and scale. The coherence, condition and intactness of the physical landscape is also considered and detractors noted.
<b>Existing Settlement Edge</b>	Considers how the existing urban edge is perceived, how a peripheral area currently relates to the urban edge and wider countryside and what opportunities may exist to improve the relationship between the two.
<b>Views and Visibility</b>	Takes into account the visual character of the peripheral area, including the openness and enclosure, extent to which the area contributes to views. Important elements within views e.g. landmarks, and inter-visibility between areas, are recorded.
<b>Cultural and Natural Heritage</b>	The presence of and extent to which natural and cultural heritage contributes to special qualities of the peripheral area including cultural associations.
<b>Perceptual Qualities</b>	Considers any scenic value, sense of rurality, remoteness and tranquillity.
<b>Function</b>	Considers the contribution the area makes to the existing settlement in terms of local identity and sense of place, gateway into the settlement, gap between settlements, setting which bolsters identity, or extent to which an area offers access to countryside, or cultural ecosystem services.
<b>Opportunities</b>	Considers what environmental gain may be achieved in the locality and in association with potential development.

## 2.6 Recording Findings

For each settlement summary text is provided which sets out the location and historic evolution of settlement and how built form sits in the landscape. The landscape around settlements is divided into peripheral areas. Where development is dispersed, a single peripheral area is assessed or the relevant Parish is sub divided. As the focus of the assessment is on the settlement fringes, the peripheral areas should not be regarded as having a hard outward boundary. Peripheral areas are mapped along with landscape policy areas<sup>3</sup>, natural and cultural designations, and site allocations or planning permissions.

Special Landscape Area designations arising from past Suffolk County Structure Plans are not mapped and all Local Plans are reviewing the approach to these. However, the topographic base mapping illustrates where the river valleys are located and helps to highlight where landscape character sensitivities may increase due to landform and land use patterns for example. For land beyond Suffolk Coastal, the definition of valley landscapes has relied on the Suffolk County typology. All mapping has been done at 1:25,000 to show contours and public rights of way.

Each peripheral area is assessed in turn and an explanation/judgement of the sensitivity of the landscape and its value is given. Commentary on the ability of the landscape to accommodate residential or commercial development is provided along with opportunities for mitigation and delivery of positive environmental change. This is then accompanied by a table setting out data/analysis which has informed judgements on sensitivity.

## 2.7 How to Use This Document

The information contained in this assessment aims to give transparency about landscape and visual sensitivities which may be compromised by development. Decision makers will need to make their own judgement about these factors in each individual case, as specific development proposals are brought forward. A 'traffic light' classification system of high, medium and low to conclude sensitivity is not given as this can mask important subtleties that need to be taken into account and can be limiting if development scenarios change.

The peripheral areas defined in this study are not meant to be hard defined areas and where mapped the lines should be used as a guide to the areas under consideration. When consulting information on a specific peripheral areas, reference should also be made to assessments in neighbouring areas where relevant.

Importantly, this assessment only considers matters relating to landscape. Other factors, beyond the scope of this study, may affect an area's ability to accommodate development such as access, flood risk, infrastructure and specific ecological or heritage impacts. This assessment provides broad, strategic guidance on locations for housing and commercial development associated with existing settlements. However, every development proposal is unique, and there remains a need for detailed consideration of the landscape and visual impacts as well as the siting, layout and design of individual applications on a case by case basis.

---

<sup>3</sup> Areas shown as 'Greenspace' on the maps in this document are not a policy designation but a representation of existing land use. There may be other areas of open space in and around settlements which are not mapped.



## 3.0 Background To Landscapes Fringing Ipswich

### 3.1 Introduction

Existing studies associated with Ipswich and its landscape fringes form important background information to the sensitivity assessment. These include; landscape character assessments; Conservation Area Appraisals for the town and surrounding villages; the supplementary planning documents (SPD) about the urban character of different areas of Ipswich Borough; and The Haven Gateway Green Grid which considers opportunities for the creation of green infrastructure (GI)<sup>4</sup>.

### 3.2 Landscape Setting of Ipswich and Wider Policy Area

The character and distinctiveness of Ipswich is the product of a combination of Ipswich's geographical setting, history and communities. Ipswich focuses within the Gipping Valley at the head of the Orwell Estuary. Its growth into areas beyond the valley over the last century means that its traditional setting has now changed with new relationships between urban edge and wider countryside established.

The Suffolk Landscape Character Assessment<sup>5</sup> provides a consistent assessment of the landscape which forms the fringes to Ipswich and its present day setting and the landscape context of surrounding villages. The character of the landscape surrounding the town is notably varied but can be simplified into three distinct types namely:

- River valleys
- Undulating and elevated farmland
- Sandlings<sup>6</sup>

The landscape to the north and south of Ipswich is defined by the tributary to the Gipping at Akenham and by the Belstead Brook which is a tributary to the Orwell.

To the west is the Gipping Valley and beyond wider elevated farmland. To the southwest and northeast are areas of upland farmland above adjoining river valleys, such as the Fynn Valley, while to the east is the sandlings landscape, associated with lighter soils and acidic vegetation/former heath.

The expansion of Ipswich beyond the Gipping Valley and head of the Orwell Estuary has meant that it has come close to smaller settlements within its periphery e.g. Whitton. Whilst these settlements retain their individual identity they inevitably associate closely with Ipswich.

The settlements within the landscape fringes of Ipswich vary in form and evolution depending on their location. For example, the settlements found within the Gipping Valley have a

---

<sup>4</sup> GI is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. Individually, these elements are GI assets, and the roles that these assets play are GI functions. When appropriately planned, designed and managed, the assets and functions have the potential to deliver a wide range of benefits – from providing sustainable transport links to mitigating and adapting the effects of climate change

<sup>5</sup> <http://www.suffolklandscape.org.uk/>

<sup>6</sup> The term sandlings refers to the area of light sandy soils along the east coast separating the coastal areas from the inland heavier clay plateau. It is an area which traditionally supported extensive areas of lowland heath.

different character and history (often associated with river industry and trade), compared to those found on the more elevated plateau farmlands or the sandlings.

Differences in landscape character and settlement character influence the relationship between the existing urban edge and wider landscape, including views and inter-visibility. These factors are important to understand when determining the sensitivity of land to expansion of the settlement in terms of residential or commercial development.

### 3.3 Existing Studies and Policy

#### Conservation Area Appraisals

Conservation Area Appraisals have been referred to for the following areas/settlements and provide valuable information on historical development, important features, buildings and spaces:

- Conservation areas within central Ipswich
- Whitton
- Great Blakenham
- Bramford

#### Urban Character Assessment

The Urban Character assessment for Ipswich has divided the town into a number of discrete townscape areas. The areas assessed lie outside of existing conservation areas and include:

- Norwich Road
- Gipping and Orwell Valley
- Parks
- California
- Chantry, Stoke Park and Maidenhall

For each area, the studies include information on historical character, topography, natural features and street types to provide urban design analysis. Prescriptive advice about how development should be designed is not included. These documents have been adopted as Supplementary Planning Documents. They highlight key views between the existing urban fabric of the town and its wider landscape setting, which is of particular relevance to this study.

#### Haven Gateway Green Infrastructure Study

The Haven Gateway Green Infrastructure Strategy was first published in 2008 and updated in 2015. The strategy focused upon accessible natural greenspace provision, identifying deficiencies across the Haven Gateway<sup>7</sup> area and opportunities for enhanced provision. The

---

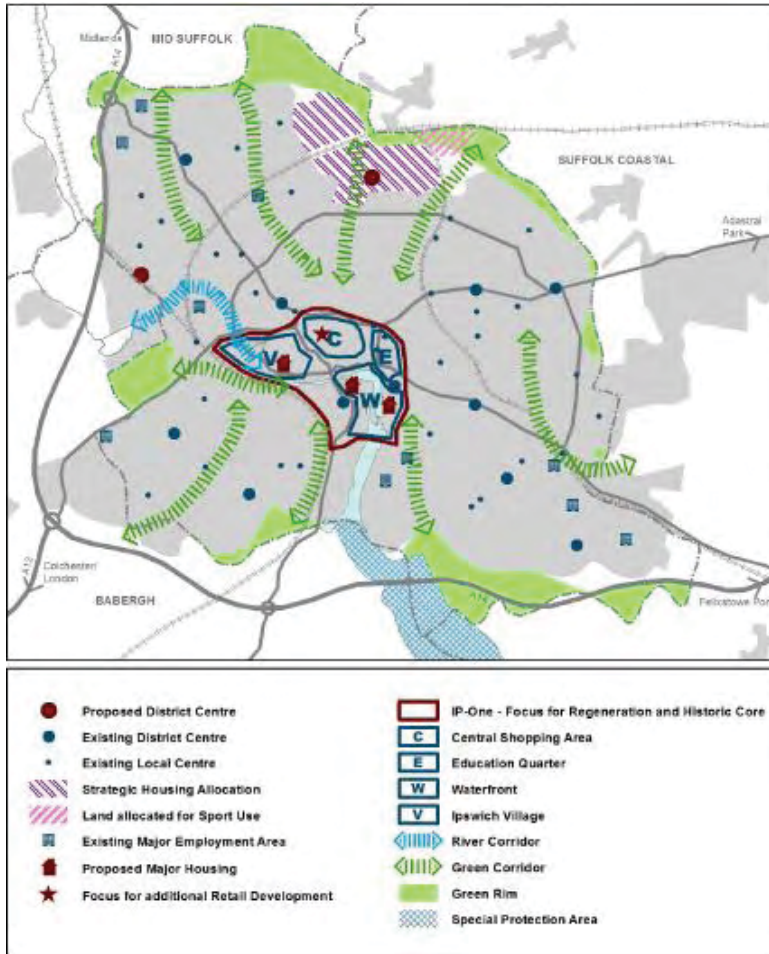
<sup>7</sup> The Haven Gateway covers an area in northeast Essex and southeast Suffolk focusing on the ports of Felixstowe and Harwich and the urban areas of Ipswich and Colchester.

update looked at progress since 2008 and forms an important evidence base for joint working between authorities and as background information to this study. The update made the following conclusions and recommendations:

- Development in areas around the northern and western parts of Ipswich should be expected to provide enhancements towards the network of strategic accessible natural green spaces.
- The country park which forms part of the Ipswich Garden Suburb would need to be supplemented with further accessible greenspace to meet deficiencies including improved links and corridors in the north-west part of Ipswich and around Claydon/Great Blakenham.
- Growth in the north-west of Ipswich, Claydon/Great Blakenham would also need to address the deficiency in woodland which is particularly pronounced in this area, and provision of a strategic cycle route along the River Gipping. Opportunities to create a green corridor connecting the country park at Ipswich Garden Suburb with the River Gipping corridor establishing a Green Rim around this part of Ipswich.
- There are opportunities for better links between existing spaces and further development to the east of Ipswich helping to deliver green corridors connecting to new open space provision at Brightwell Lakes.

The Ipswich Core Strategy, adopted in February 2017, sets out a strategy for the future development of Ipswich until 2031. A key challenge noted in this document is ensuring that Ipswich accommodates growth in a way that enhances its character and unique sense of place and residents' quality of life.

Ipswich is constrained by its tightly drawn Borough boundary. The Borough has already accommodated significant post-war growth, leaving few opportunities for further expansion at the periphery without cooperation from adjoining local authorities. In working with neighbouring authorities to address housing and employment needs, consideration needs to be given to avoiding and minimising effects on environmental designations, landscape, townscape and historic assets. The Ipswich Key Diagram within the Strategy identifies a 'green rim' of countryside around parts of the settlement, as well as a number of green corridors and the river corridor of the Gipping which penetrate the urban area. This 'green rim' is intended to provide an ecological corridor and a recreational resource. The Core Strategy recognises that the value of these corridors is enhanced when they connect to the wider countryside in neighbouring authority areas.



Source: Ipswich Core Strategy

## 4.0 Landscapes Fringing Ipswich

### 4.1 Historical Growth of Ipswich

Ipswich town is located at the head of the Orwell Estuary at the lowest bridging point on the River Gipping. The medieval settlement was located on the north side of the river and grew as an important centre for trade and manufacturing - the port facilitated early international trade, while the land upstream supported medieval watermills.

Ipswich grew steadily from its early origins and even at the start of the 19th century, development continued to be primarily on the northern side of the river. By the 1850's a new wet dock was built and the Great Eastern Main Line Railway connected the town to London and settlements in the west e.g. Bury St Edmunds and Cambridge, with a further loop round to the north of the town to Lowestoft and a branch line to the docks at Felixstowe - the resulting pattern of railway lines almost encircled the town. The train station was located close to the centre near the docks and helped fuel the continued development of this area to the north and south of the river.

Development in the Late Victoria period and just after the First World War greatly increased the size of the town. By the 1920's middle class housing had been constructed close to Christchurch Park with terraced housing located to the northwest and east of the town's historic core. In the interwar period, new housing almost doubled the area of the town forming a ring of peripheral development in all quadrants, except the southwest. Nevertheless, despite this growth, development remained contained within the Gipping Valley slopes.

The construction of the A1214 Colchester Road around the northern part of the town is characterised by ribbon development along its route. In the second half of the 20th century, housing estates were established at Castle Hill, White House in the northwest, and significantly Chantry and Maidenhall in the southwest. Maidenhall is sited on the former parkland and farmland of Stoke Park. House building in this area in the 1950's was one of the largest in Europe. This development resulted in the town extending onto higher land above the Gipping Valley and into the valley of Belstead Brook to the south.

The construction of the Orwell Crossing and A12/A14 to the south of the town in the 1980's saw further expansion to the south and east, while in recent decades the docks have become a focus for regeneration with residential and recreational development.

As Ipswich has expanded, it has incorporated former parkland and heath into its urban fabric. These areas often remain as important areas of open space e.g. Chantry Park, Stoke Park and Rushmere Heath. In some locations, development has extended along peripheral roads reducing the gaps between the town and rural settlement in the periphery e.g. Whitton in the north, or in the case of Humber Doucy Lane, giving rise to a relatively abrupt urban edge. Although the town focuses on the River Gipping and head of the Orwell Estuary, over the 20th century industrial development along the river has often constrained the river corridor and housing development has extended up the valley slopes and out into adjoining landscapes. It is only in recent years that regeneration of former industrial areas along the River Gipping have embraced the river corridor as a key landscape asset to the town.

The historic evolution of the town has resulted in a number of characteristics:

- The town contains a high percentage of open green spaces and parks reflecting former parks and heaths.
- There are few green corridors which penetrate the centre of the town connecting residential areas with the wider landscape setting - the River Gipping has traditionally been used a resource for industry but in recent years new initiatives seek to establish it as a green corridor penetrating the town centre.
- The development of infrastructure, including the railways and A14, have influenced the growth of the town and its relationship to its landscape setting.
- Many urban areas form abrupt edges to the wider landscape as a result of transport infrastructure or former administrative boundaries e.g. Humber Doucy Lane which formed the County and Parliamentary Boundary in the early 20th century.

For the purposes of the sensitivity assessment, the landscape fringes of Ipswich have been divided into six peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The Orwell Estuary landscape has not been considered in this assessment due to its high landscape and ecological sensitivity. The six peripheral areas identified are illustrated below. Where the peripheral areas contain distinct settlements these are assessed separately and in more detail (the results of these settlement assessments can be found under the relevant Local Authority section of this report).

## 4.2 Land North of Ipswich IP1 (Mid Suffolk)

This peripheral area lies to the north of Ipswich in Mid Suffolk District and is associated with the Parishes of Akenham and Whitton and the northern fringe of Ipswich Borough. It is located to the east of the Gipping Valley and is characterised by rural countryside comprising an east west tributary stream valley and higher, relatively flat agricultural land to the north.

The settlement pattern is low density and dispersed, comprising former manors (Rice Hall and Akenham Hall) as well as numerous farmsteads/houses including Akenham Hall Farm, Glebe Farm, Hall Farm, Walnut Tree Farm, Datchet House and Thurleston Lodge. Many building groups are located on the valley slopes, associated with trees and copses, and are not readily visible.

The existing urban edge of Ipswich and Whitton is set back from the edge of the valley to the south and is often fringed by vegetation and open space/recreation land uses giving it a soft edge. In places there are views to residential development on the skyline where it lacks screening or extends onto north facing slopes, while elevated views from the north are possible to larger scale commercial buildings in the southwest.

The sensitivity of this area lies in its rural small scale stream valley character and associated dispersed pattern of built heritage. The rural character of the tributary valley forms an important landscape setting to the north edge of Whitton Conservation Area. The general lack of intervisibility between housing areas on the edge of Ipswich and the tributary valley reinforces the valley landscape as separate from the urban area and as part of a wider rural setting to the town. The lip of the valley to the south forms a natural landscape limit to development, and the upper valley slopes and elevated land to the north have a high visual sensitivity.

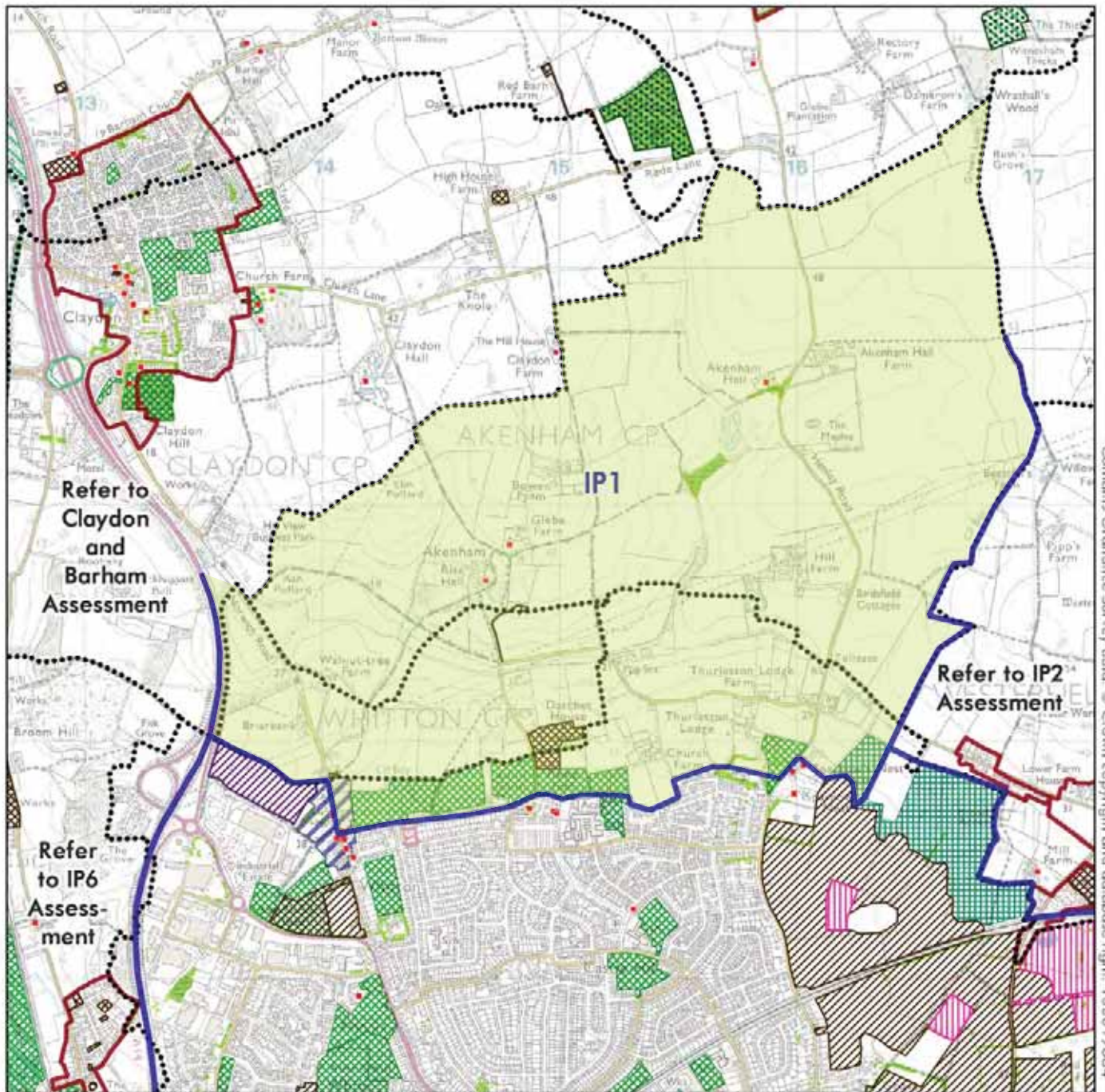
This area is particularly valued where it acts as a physical and perceptual gap between Ipswich and Claydon and reinforces the rural origins of Whitton. The area is also valued for its easy access from the suburbs of Ipswich to open countryside. Old Norwich Road forms an important recreational route - despite the remnant characteristics of a former A road, it has a quiet character and rural context. This helps retain the sense of separation between Whitton and Claydon.

This landscape is highly sensitive to the visual intrusion of new development on the edge of Ipswich which has an urbanising influence on the character of the valley or altering perceptions of Ipswich 'spilling' into the rural tributary valley and wider landscape. The area is also sensitive to changes in land use and infrastructure which reduces the perceived rural gap between Ipswich and Claydon and undermines the rural northern setting of Whitton.

This landscape offers scope to enhance the setting to Ipswich and provide high quality landscape for people to access close to home. It has the potential to link the new country park at Ipswich Garden Suburb with the Gipping Valley and is therefore a strategic landscape corridor. There may also be opportunities for recreation/education based development associated with Walnut Tree Farm.

<b>Physical Character</b>
Elevated land to the north and east comprises Ancient Rolling Farmlands type and stream valleys (Rolling Estate Farmlands type). Varied topography with slopes of stream valleys clearly discernible ranging from c. 40m to 15m AOD. In the west land continues to rise forming more pronounced slopes at Briarbank. A14 runs to the west but is not visually





Contains Ordnance Survey data. © Crown copyright and database right. 100019634

## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 1  
July 2018



- |                               |                              |                             |
|-------------------------------|------------------------------|-----------------------------|
| <b>IP1</b> Peripheral Area    | <b>Nature Designations</b>   | <b>Allocations</b>          |
| Peripheral Area Boundary      | Tree Preservation Order      | Housing                     |
| Built Up Area Boundary        | Ancient Woodland             | Employment                  |
| Parish Boundary               | County Wildlife Site         | School                      |
| <b>Landscape Policy Areas</b> | <b>Heritage Designations</b> | <b>Planning Permissions</b> |
| Local Greenspace              | Listed Building              | Housing                     |
| Country Park                  | Conservation Area            |                             |



<p>apparent. Although relatively shallow, the principal stream valley is a notable landscape element defined by long linear enclosures of rough grassland and thick hedgerows with trees on the lower slopes and along the stream course.</p>
<p><b>Landscape Patterns/Condition</b></p>
<p>Large scale enclosures on upper slopes to north following hedgerow removal post 1950's. Smaller scale fields and wider hedgerows on valley sides and along stream courses. Woodland copses and trees associated with historic farmsteads and along valley bottom. A double row of pylons cut through this landscape appearing dominant from some locations.</p>
<p><b>Existing Settlement Edge</b></p>
<p>Housing on the edge of Ipswich is not readily apparent from the wider landscape due to its position set back from the 40m contour (beyond which the land flattens out) and the hedgerows/trees along Whitton Church Lane and intermediate hedgerows. The exception is at Goodwood Close. Peripheral land uses include open space, sports pitches and allotments which provide a buffer and transition from built development to the open countryside. Allocation for employment use west of Whitton Conservation Area. Old Norwich Road - severed A road used for bus and cycle routes.</p>
<p><b>Views and Visibility</b></p>
<p>Upper slopes and open valley sides are visible across considerable distances due to lack of vegetation and large scale enclosure patterns particularly on the east of the Parish. Development on flatter land at lip of valley often not visible due to associated vegetation. Church of St Mary does not act as landmark due to surrounding vegetation and squat tower. Views to valley landscape along Old Norwich Road and historic lanes. Some views from higher land to north looking south towards urban edge - commercial development at Anglia Retail Park visible from some locations.</p>
<p><b>Cultural and Natural Heritage</b></p>
<p>Scheduled monument - L shaped waterbody/possible remains of a moat to the south of Rice Hall. Number of archaeological finds in vicinity of Rice Hall and Glebe Farm. Settlement pattern of dispersed farmsteads and two principal manors associated with the church remain intact as does the network of historic lanes and tracks. Listed buildings associated with Church (13th Century), Manors (Rice Hall and Akenham Hall both Grade II listed) and farmsteads. Whitton Conservation Area lies on the western edge of Ipswich associated with river valley. Significant archaeological finds in area.</p>
<p><b>Perceptual qualities</b></p>
<p>This area retains a strongly rural character despite proximity to the town and this is its core strength. Akenham Church is associated with local folklore and has an isolated and forlorn character. The church was the scene of one of the great ecclesiastical scandals of the 19th century, which ultimately led to the Burial Laws Amendment Act 1880. Limited noise and visual intrusion from A14 despite close proximity.</p>
<p><b>Function</b></p>
<p>Important rural setting to Ipswich suburbs. Area acts as physical and perceptual gap between Ipswich and Claydon. River valley performs an important function and relatively untapped resource in terms habitat and recreation networks. Bridleways, footpaths, historic lanes and Old Norwich Road connect urban areas to cultural heritage and countryside.</p>
<p><b>Opportunities</b></p>
<p>Opportunities for landscape enhancement of the stream valley reinforcing its role as an ecological corridor connecting the country park associated with Ipswich Garden Suburb with the Gipping Valley in accordance with GI strategy. Opportunity for it to form a high quality open countryside close to where people live and as a conduit to wider exploration.</p>

### 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.

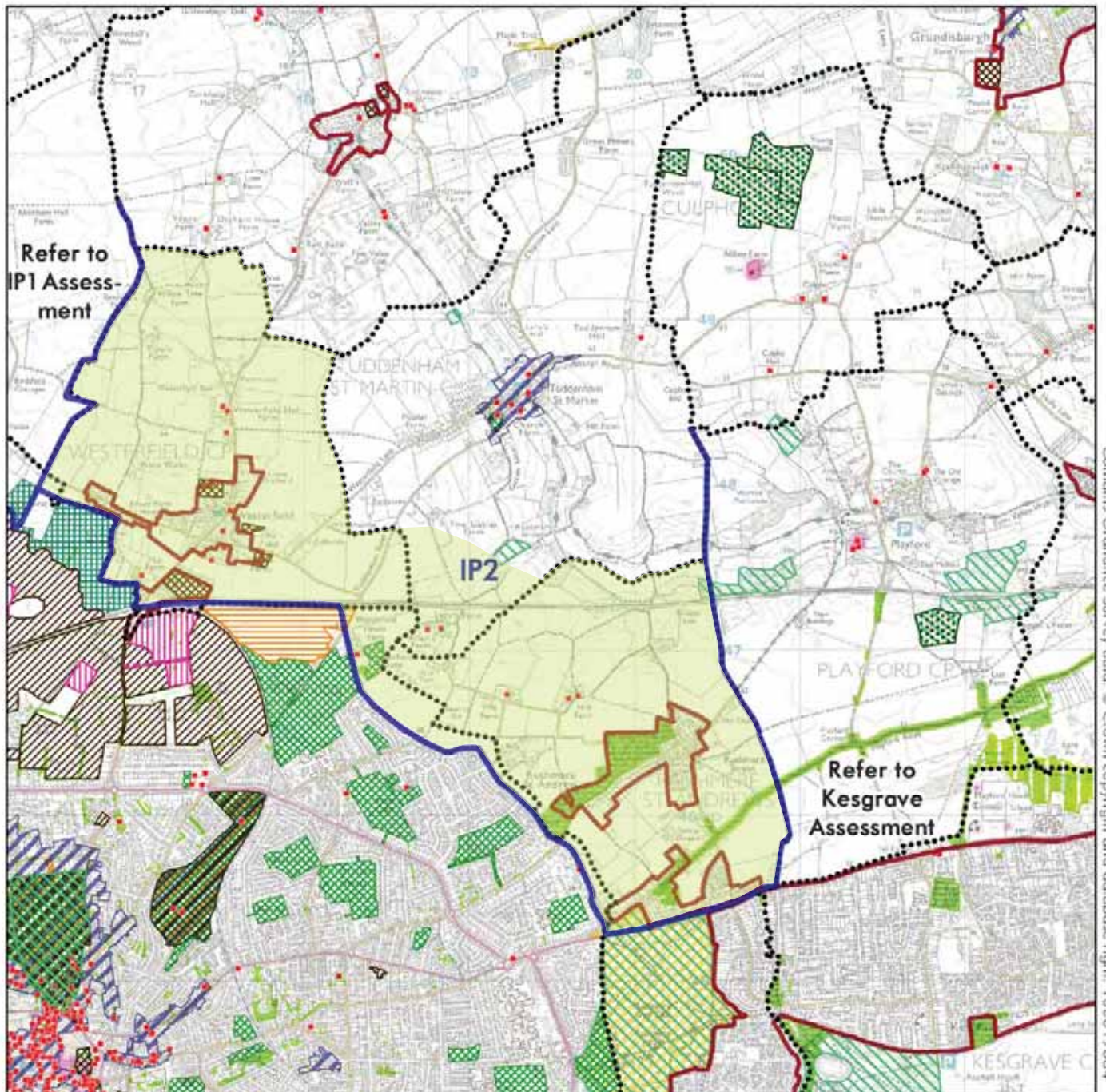
The sensitivity of this area lies in the open land which separates the historic villages of Westerfield and Rushmere from Ipswich. The historic landscape patterns that lie immediately beyond the urban edge, and the narrow shoulder of elevated land that separates Ipswich from the Fynn Valley to the north, 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>





Contains Ordnance Survey data © Crown copyright and database right 100019684

## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 2  
July 2018



- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> IP2 Peripheral Area</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Peripheral Area Boundary</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid red; margin-right: 5px;"></span> Built Up Area Boundary</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Parish Boundary</li> </ul> <p><b>Landscape Policy Areas</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Local Greenspace</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Country Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, yellow 2px, yellow 4px); border: 1px solid black; margin-right: 5px;"></span> Open Access Land</li> </ul> | <p><b>Nature Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #5cb85c; border: 1px solid black; margin-right: 5px;"></span> Tree Preservation Order</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Ancient Woodland</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> County Wildlife Site</li> </ul> <p><b>Heritage Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span> Listed Building</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, orange 2px, orange 4px); border: 1px solid black; margin-right: 5px;"></span> Park or Garden</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Scheduled Monument</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black; margin-right: 5px;"></span> Conservation Area</li> </ul> <p><b>Allocations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, brown 2px, brown 4px); border: 1px solid black; margin-right: 5px;"></span> Housing</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, orange 2px, orange 4px); border: 1px solid black; margin-right: 5px;"></span> Sports</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid black; margin-right: 5px;"></span> School</li> </ul> <p><b>Planning Permissions</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, brown 2px, brown 4px); border: 1px solid black; margin-right: 5px;"></span> Housing</li> </ul> |
|--|---|--|

<p>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.</p>
<p><b>Cultural and Natural Heritage</b></p>
<p>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.</p>
<p><b>Perceptual qualities</b></p>
<p>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.</p>
<p><b>Function</b></p>
<p>Area provides important links between the urban area and the wider countryside and as a gap between settlements.</p>
<p><b>Opportunities</b></p>
<p>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.</p>

#### 4.4 Land East of Ipswich IP3 (Suffolk Coastal)

This peripheral landscape to the east of Ipswich comprises an area of sandlings including estate farmland and the east-west orientated Mill River valley. It forms part of the Kesgrave Sandlands character area (as defined in the Suffolk Coastal LCA) and is associated with the Parishes of Purdis Farm, Foxhall and Brightwell within Suffolk Coastal.

The underlying geology of sands and gravels gives rise to distinct sandy soils which have historically supported extensive areas of heathland e.g. Warren Heath, Black Heath and Rushmere Heath. Settlement pattern in the area reflects estate management comprising dispersed farmsteads and cottages which have been added to with post 1950's housing in places. Brightwell reflects a traditional dispersed pattern of dwellings characteristically found in Suffolk river valleys comprising a church, hall, farm and cottages on the valley sides.

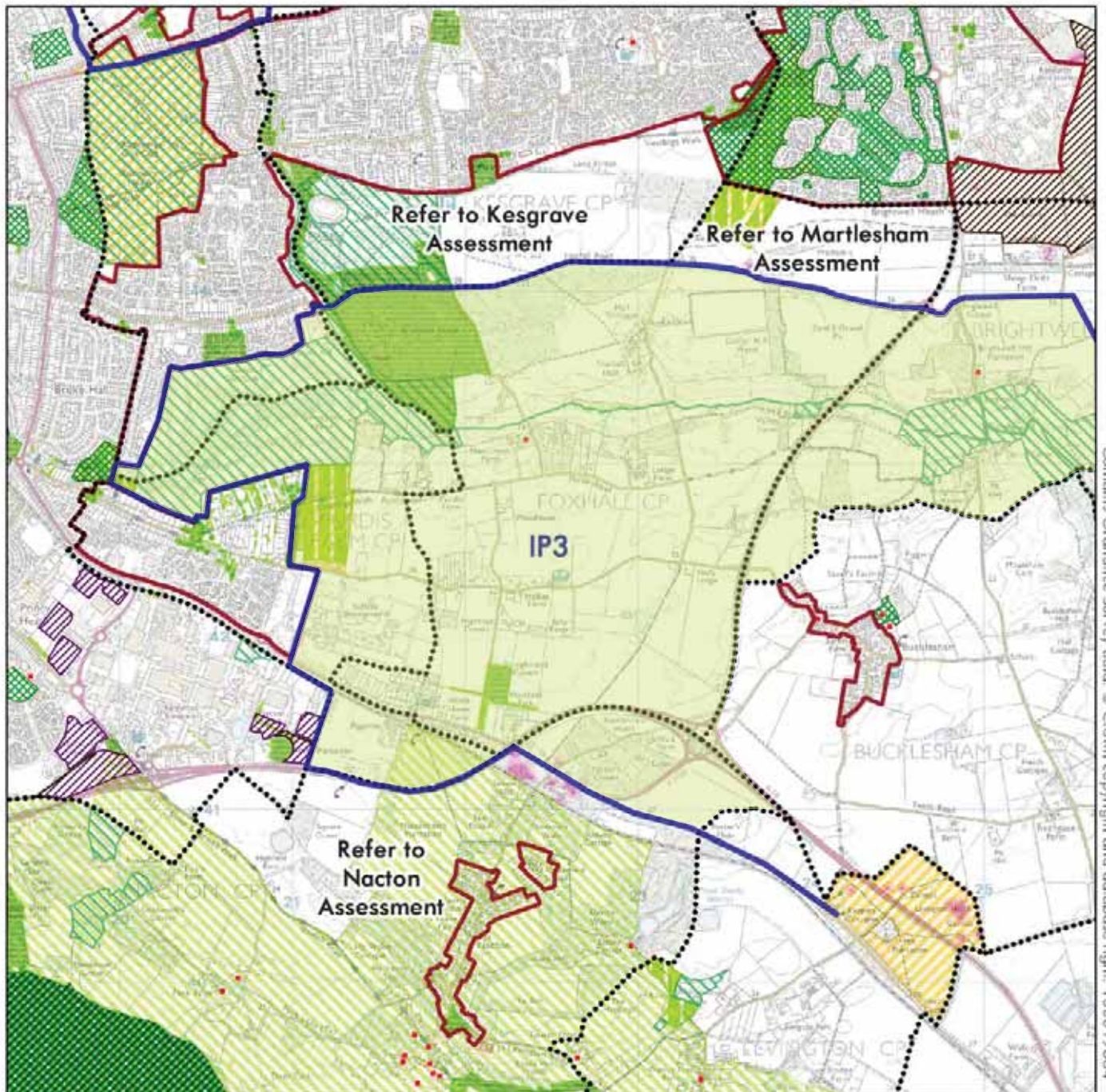
Much of the heathland has been lost to development, recreational uses (such as golf courses) or ploughed. Remaining areas have become fragmented by road infrastructure. The area is bounded to the east and south by the A12 and A14 respectively.

The sensitivity of this area lies in the intimate wooded river valley of Mill River which penetrates the urban edge of Ipswich at Black Heath and areas of grazing meadows that are found in its lower reaches around Brightwell. Remnant patches of heathland (a priority habitat) also make an important contribution to local landscape character and sense of place. The area is valued for its recreational use and, along the A12, provides open rural separation between Ipswich and Martlesham.

The simple geometric character and flat topography means that this area is less sensitive to development with the existing urban edge. However, the gentle slopes which form a setting to the Mill River and the rural riparian landscape of Brightwell are particularly sensitive to development due to the smaller scale and scenic landscape patterns and historic and nature conservation interest. Land along the A12 between the junction with the A14 and Brightwell Lakes is also sensitive to development because of its rural character, association with the Mill River valley and its valued role as an important physical and perceived gap between the edge of Ipswich and Martlesham. Land west of Bucklesham Road and between Purdis Road and A1156 is less sensitive - here commercial development could be mitigated through appropriate screen planting and residential development could be accommodated in association with existing clusters of housing. Any new development should seek to implement landscape scale re-creation of heathland/acid grassland areas. Existing sand and gravel pits should be restored to heathland wherever feasible.

<b>Physical Character</b>
Estate Sandlands and Plateau Estate Farmland landscape types. Mill River valley cuts across the landscape west to east and coupled with roads and rail give the area a strong east west grain. Relatively flat landscape between approximately 25-30m AOD. Defined to the south by A14 and to east by A12.
<b>Landscape Patterns/Condition</b>





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 3  
July 2018



- IP3 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary

### Landscape Designations

- Area of Outstanding Natural Beauty
- Local Greenspace

### Landscape Policy Areas

- Local Greenspace

- Open Access Land

### Nature Designations

- Tree Preservation Order
- Special Protection Areas
- Ramsar Site
- Site of Special Scientific Interest
- County Wildlife Site

### Heritage Designations

- Listed Building
- Scheduled Monument

### Allocations

- Housing
- Employment

<p>Intensively farmed landscape and fragmented by transport infrastructure. Heavy traffic on narrow rural lanes causes verge erosion. Remnant heaths are fragmented and poor condition. The distinctive lines of vegetation (often pines) and acid vegetation in verges helps area retain a distinctive character and sense of place. Fields are large scale and geometric giving rise to a landscape which is relatively simple. Land to the south forms part of the Orwell Estuary slopes and is designated AONB. The Mill River valley has a more intimate treed character or in its lower reaches open grazing meadows on the valley floor. These land uses and patterns combine with topographic variation to give rise to areas of higher scenic quality.</p>
<p><b>Existing Settlement Edge</b></p>
<p>The urban edge of Ipswich adjacent to this area comprises mid 20th century residential suburban housing often with large gardens and mature vegetated edges. Closer to the main road infrastructure, the urban edge has a commercial/employment focus with large scale buildings and industrial estates. This area also contains the extensive site of the Suffolk Showground. Mid 20th century development has occurred on Bucklesham Road and Felixstowe Road giving rise to small clusters of isolated communities separated from the main Ipswich urban edge. In places remnants of the traditional dispersed pattern of settlement remains e.g. Brightwell.</p>
<p><b>Views and Visibility</b></p>
<p>Simple, open landscape with long distance views especially northeast where land slopes towards Mill River valley. Where land is flatter, Scots pines and shelterbelts form important skyline vegetation. There are some views to large scale buildings at Ransomes Industrial Estate but the simple landscape character ensures buildings do not appear overpowering. Within the Mill River valley views are constrained by topography and vegetation.</p>
<p><b>Cultural and Natural Heritage</b></p>
<p>At Purdis Farm, the golf course on the remnant heath and the decoy pond all illustrate the former estate landscape. Purdis Heath is designated SSSI as part of the Ipswich Heaths SSSI. It is designated as an example of former extensive heathland with a matrix of heather, acid grassland, stands of bracken and gorse scrub. There is a prehistoric barrow cemetery at Seven Hills and other tumuli at Pole Hill. Within the Mill River valley there are areas of wet grassland/meadows and woodland heath habitat mosaics.</p>
<p><b>Perceptual qualities</b></p>
<p>Land associated with Mill River valley has a higher scenic quality as a result of land use and topography. Open landscape, rural, simple landscape which in places feels empty. The Mill River valley in contrast has a small scale enclosed character, and around Brightwell a distinct time depth derived from traditional management and historic buildings.</p>
<p><b>Function</b></p>
<p>Suffolk County Showground is an important regional location. Open landscape between Ipswich and Martlesham is important as a rural 'gap'. Valued landscape for recreation from Ipswich connecting to the AONB. Mill River valley forms important Green Infrastructure route.</p>
<p><b>Opportunities</b></p>
<p>Restoration/recreation of acid grassland and heathland habitats especially Foxhall Heath south of Kesgrave. Opportunities to link areas of heath habitat via habitat corridors along road verges and wide hedgerow margins and for landscape scale heath restoration/creation in association with any new development/restoration of sand/gravel pits.</p>



## 4.5 Land South of Ipswich IP4 (Babergh)

This peripheral area lies to the south of Ipswich and is associated with the Parishes of Pinewood, Belstead and Wherstead (Babergh District). It comprises the Belstead Brook valley which runs west-east and the higher plateau farmland to the south which forms the lip of the valley beyond which are the small villages of Belstead and Wherstead (refer to detailed settlement assessments). The area is bisected by the A14 which runs east-west within the Belstead Brook valley.

Up until the middle of the 20th century, the Belstead Brook Valley lay beyond the settlement of Ipswich, a rural landscape which formed part of the Stoke Park estate. In the second half of the 20th century, this area was significantly developed as part of the new Ipswich suburbs and now forms part of the Chantry, Stoke Park and Maidenhall urban character area. As such, urban development extended along the northern valley slopes overlooking the brook and facing out towards the wider rural countryside.

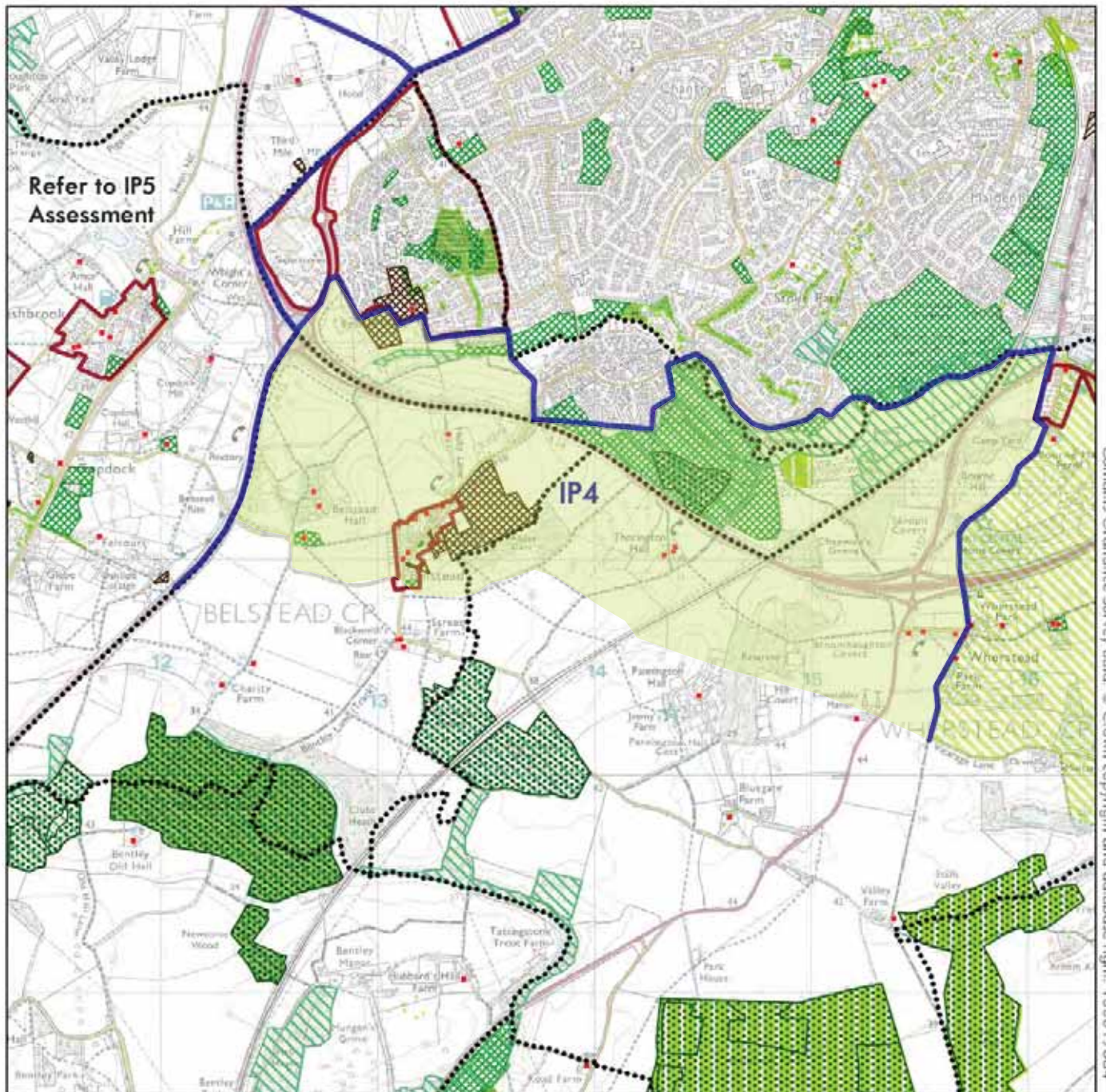
In the late 20th century new residential development extended onto land to the south of the brook. The valley floor and southern valley slopes remain undeveloped and rural in character, forming an important green corridor and setting to the town. West of the A137 land forms a setting to the Orwell Estuary. At Bourne Bridge the rural character of the valley and topography help define the gateway into Ipswich.

The sensitivity of this area lies in its small scale stream valley character and the high visibility of valley slopes. These slopes support a mosaic of habitats associated with spring lines, blocks of woodland and historic rural buildings which combine to form an attractive setting to the town. The area is also valued for its easy access from the suburbs to open countryside and as a physical and perceptual gap between Ipswich and the rural settlements of Belstead and Wherstead.

The valley floor is constrained to development due to flooding issues and nature conservation value, while the southern slopes are considered to be highly sensitive to both residential and commercial development due to their historic features, narrow lanes and scenic qualities. The rural slopes of Bourne Hill are also sensitive to development which may impact on the setting of the AONB and alter the rural river valley gateway into Ipswich on the A134 at Bourne Bridge.

<b>Physical Character</b>
Rolling Valley farmland forming slopes ranging from c.40m - 15m AOD. Elevated plateau of Ancient Estate Farmlands forming upper valley slopes and wider landscape to the south. Intensive arable farmland and some urban fringe land uses e.g. dry ski slope.
<b>Landscape Patterns/Condition</b>
Integrity of Belstead Brook valley disrupted by A14 and line of pylons and extension of Ipswich urban edge on northern valley slopes and into the valley floor. A14 well concealed in landscape. Intact pattern of pre 18th century enclosures and wetland/meadows along stream course, coupled with topography and interlocking areas of woodland give rise to areas of high quality landscape. Mature veteran oaks in hedgerows.
<b>Existing Settlement Edge</b>
Indented built edge and river valley forms corridor through urban area. However the presence of development on the slopes means the valley has a more urban character than many that surround the town. Infrastructure has also had an urbanising influence on the valley in terms of A14 and line of pylons.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 4  
July 2018



- |   |  |  |
|---|--|--|
| <p><b>IP4</b> Peripheral Area</p> <p><b>Peripheral Area Boundary</b></p> <p><b>Built Up Area Boundary</b></p> <p><b>Parish Boundary</b></p> <p><b>Landscape Designations</b></p> <p><b>Area of Outstanding Natural Beauty</b></p> <p><b>Landscape Policy Areas</b></p> <p><b>Local Greenspace</b></p> | <p><b>Nature Designations</b></p> <p><b>Tree Preservation Order</b></p> <p><b>Ancient Woodland</b></p> <p><b>Site of Special Scientific Interest</b></p> <p><b>County Wildlife Site</b></p> <p><b>Heritage Designations</b></p> <p><b>Listed Building</b></p> <p><b>Park or Garden</b></p> | <p><b>Conservation Area</b></p> <p><b>Allocations</b></p> <p><b>Housing</b></p> <p><b>Planning Permissions</b></p> <p><b>Housing</b></p> |
|---|--|--|

<b>Views and Visibility</b>
High visibility of urban area including Copdock interchange and housing estates. Views into Ipswich from edge of plateau to south resulting in urbanising influence on landscape. Belstead church is a local landmark on the lip of the valley. Woodland on the southern valley sides and wider plateau often forms treed skyline when viewed from urban edge.
<b>Cultural and Natural Heritage</b>
Belstead House is a 16 <sup>th</sup> -20 <sup>th</sup> Century, Grade II listed building on the southern urban edge of Ipswich. Ancient woodland on plateau. Notable historic buildings - dispersed halls (listed) including Partington Hall, Thorrington Hall, Belstead Hall Farm and isolated church at Belstead. County Wildlife Sites along valley floor including meadows, ancient woodland, scrub and grassland and important areas of wet woodland where there are natural springs on the valley sides. Area falls within Suffolk Coast and Heaths AONB Additional Project Area.
<b>Perceptual qualities</b>
Separate landscape from Ipswich built up area, yet strong inter-visibility. Good rights of way network connecting valley floor and wider countryside with urban edge. Noise intrusion from the A14. Road infrastructure including lighting and signage extends urbanising influences into the wider landscape beyond the urban area.
<b>Function</b>
Recreational valley connecting urban areas with wider countryside via good network of rights of way. Jimmy's Farm is local recreational destination. Land in the vicinity of the A137 forms an important approach to Ipswich and gateway and elevated land to the east forms a setting to the Orwell Estuary. Southern valley slopes form a valued rural setting to Ipswich suburbs.
<b>Opportunities</b>
Opportunities exist to improve recreational routes from the edge of Ipswich into the wider landscape beyond the A14 connecting eastwards into the AONB, southwards to Alton Water and westwards into the upper Belstead Brook. There are opportunities to conserve and enhance the approach and gateway into Ipswich in the vicinity of Bourne Bridge.



## 4.6 Land Southwest of Ipswich IP5 (Babergh)

This peripheral landscape lies to the southwest of Ipswich and includes the Parishes of Copdock and Washbrook and part of Sroughton Parish (Babergh District). It comprises a shoulder of high land (along which the A1071 runs between Ipswich and Hadleigh), which separates the Gipping Valley from the upper reaches of Belstead Brook. Land in the area of Copdock forms elevated plateau farmland. The area contains the settlement of Copdock and Washbrook (refer to separate settlement assessments).

This landscape contains a number of major roads including the A14, A1070, A12 and London Road (former A12 approach to Ipswich). The road network reflects a gradual evolution of transport routes with some routes being superseded by new routes over time e.g. London Road.

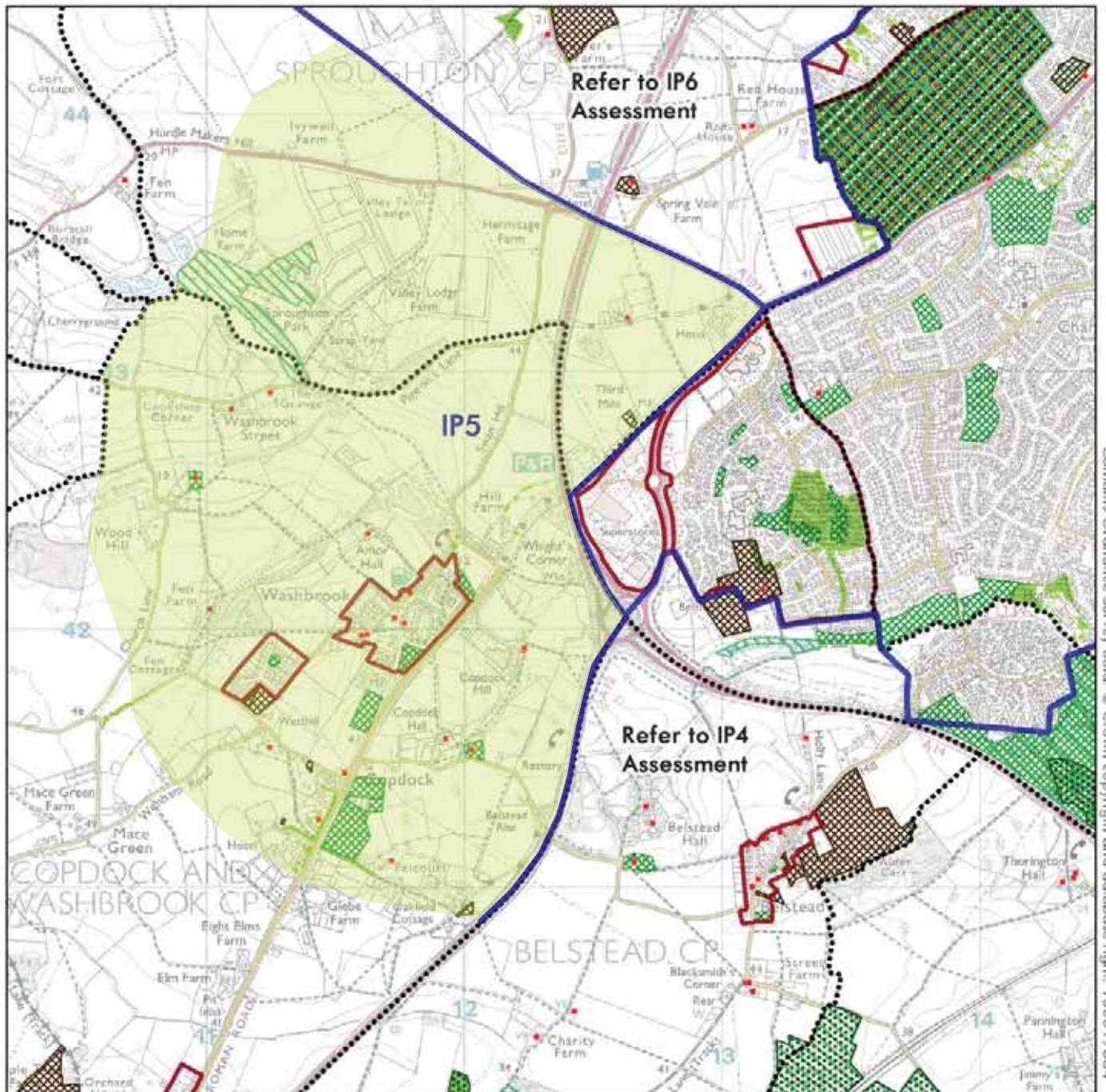
The sensitivity of this area varies depending on the character of the landscape and its position in relation to the urban edge of Ipswich and road infrastructure. The small scale river valley character and natural and cultural heritage interest of the upper reaches of the Belstead Brook make it highly sensitive to large scale development. Traditionally development has focused around the village of Washbrook. Landscape sensitivities in relation to development within Copdock and Washbrook are discussed in detail in the separate settlement assessment.

Due to the nature of the valley slopes and shoulder of elevated land, much of the valley remains unaffected by the proximity of Ipswich. The exception being the area around the Copdock Interchange where commercial development including light coloured industrial buildings extend down the valley slopes and have a characterising and urbanising influence on this part of the valley. Further west, the rural character of the valley remains intact and forms a valued setting to the isolated church of Washbrook.

The elevated landscape at the junction between the A1071 and B1113 is also highly sensitive to development but for different reasons. Here sensitivity relates to the elevated open character of the area making it visible over considerable distances. It comprises an exposed and isolated location which bears little relationship to the existing urban edge of Ipswich or traditional settlement pattern. In perceptual terms, this shoulder of land is valued as a physical separation of the Gipping Valley from Belstead Brook. Care should be taken in respect of development which visually intrudes on the surrounding countryside (especially the valleys) extending the urbanising influences of Ipswich into an area which today remains remarkably rural and separate from the conurbation.

Land to the south of Washbrook and in the vicinity of Copdock is less sensitive to residential and commercial development due to the gently rolling topography and high concentration of tree cover which could help to assimilate a moderate level of development, and consolidate existing patterns of built form associated with Copdock and along London Road (refer to detailed settlement assessment for Copdock). However, due to the area's rural character and historic lanes it is sensitive to piecemeal development.

<b>Physical Character</b>
Comprises an elevated shoulder of farmland between Gipping Valley and Belstead Brook valley which stretches northwest along the A1070 towards Burstall village. Land rises again to the south of Belstead Brook valley forming plateau farmland around Copdock. The gentle declivity of the upper reaches of the Belstead Brook contains the settlement of Washbrook. Landform varies from c. 50m AOD on the plateau and drops to c. 10m AOD on



Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 5  
July 2018



- |  |   |  |
|--|---|--|
| <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;">IP5</span> Peripheral Area | <b>Nature Designations</b>  | <span style="border: 1px solid blue; padding: 2px;"> </span> Conservation Area                   |
| <span style="border: 2px solid blue; padding: 2px;"> </span> Peripheral Area Boundary                      | <span style="background-color: #5cb85c; padding: 2px;"> </span> Tree Preservation Order                       | <b>Allocations</b>   |
| <span style="border: 2px solid red; padding: 2px;"> </span> Built Up Area Boundary                         | <span style="background-color: #5cb85c; border: 1px dashed black; padding: 2px;"> </span> Ancient Woodland    | <span style="border: 1px solid brown; padding: 2px;"> </span> Housing                            |
| <span style="border-top: 1px dotted black; padding: 2px;"> </span> Parish Boundary                         | <span style="background-color: #5cb85c; border: 1px solid black; padding: 2px;"> </span> County Wildlife Site | <b>Planning Permissions</b>  |
| <b>Landscape Policy Areas</b>  | <b>Heritage Designations</b>  | <span style="background-color: #5cb85c; border: 1px solid black; padding: 2px;"> </span> Housing |
| <span style="background-color: #5cb85c; border: 1px solid black; padding: 2px;"> </span> Local Greenspace  | <span style="color: red;">•</span> Listed Building  |  |
|  | <span style="background-color: #f1c40f; border: 1px solid black; padding: 2px;"> </span> Park or Garden       |  |

the valley floor around the Copdock A12/A14 Interchange.
<b>Landscape Patterns/Condition</b>
Parts of this landscape have become physically fragmented by road infrastructure including the A14, A1070 and A12 and London Road. Land adjacent to transport routes is vulnerable to development e.g. A14/A1070 where the gradual introduction of commercial development is having an urbanising effect. Strong pre 19th century enclosure patterns evident throughout the area especially in Belstead Brook valley and to the south where there are a network of narrow winding rural lanes.
<b>Existing Settlement Edge</b>
The existing urban edge of Ipswich is not readily apparent from the higher plateau landscapes to the west of the Gipping Valley and southwest of the Upper Belstead Brook. However on the elevated shoulder of land at the junction of the A1070 and B1113, road infrastructure, signage, road junctions along with the Premier Inn Ipswich Chantry Park, and new sixth form college all have an urbanising influence on an area. Similarly in the Copdock Interchange area the development on the northern valley slopes of the Belstead Brook is highly visible from the south and has an urbanising influence on this part of the valley, Ipswich appearing to spill down the valley slopes. Beyond the edge of Ipswich the settlement pattern comprises the small scale village of Washbrook, linear dispersed settlement of Copdock and former common edge hamlet of Mace Green and has a semi rural and more dispersed character.
<b>Views and Visibility</b>
The visibility of this peripheral area is dependent on elevation and vegetation cover. The higher shoulder of land is highly visible due to elevation and proximity to the river valleys to the north and south. Further west the land is more contained despite continued elevation due to broader extent and woodland blocks which form skyline features. To the south the land around Copdock is more wooded and smaller scale and gently undulating which reduces its visual sensitivity. Copdock and Washbrook Churches form local landmarks on the upper slopes of the Belstead Brook valley.
<b>Cultural and Natural Heritage</b>
Sproughton Park County Wildlife Site comprising a habitat mosaic on the valley floor of the Belstead Brook. Ancient and semi natural woodland at Burstall Long Wood on the plateau landscape in the north. Small scale rural historic lanes which are sinuous and incised in places especially on valley sides where they pass through areas of woodland and cross Belstead Brook as fords.
<b>Perceptual qualities</b>
Remarkably rural character over much of area despite close proximity to Ipswich. Historic time depth in parts of the area still evident and intact.
<b>Function</b>
Important open land which penetrates into the urban edge of Ipswich across the A14 with various historic lanes and recreational route connections e.g. Pigeon's Lane and former London Road. Elevated shoulder of land forms an important division between river valleys and helps to visually and physically contain Ipswich reducing urbanising influences in the river valleys.
<b>Opportunities</b>
Improve landscape corridors into the urban edge of Ipswich and recreational routes across the A14. Consider development opportunities which can deliver a strategic environmental vision for the area including protection of rural valley character and high quality setting to Ipswich and improving built form and sense of place for Copdock and Washbrook.



## 4.7 Land West of Ipswich IP6 (Babergh and Mid Suffolk)

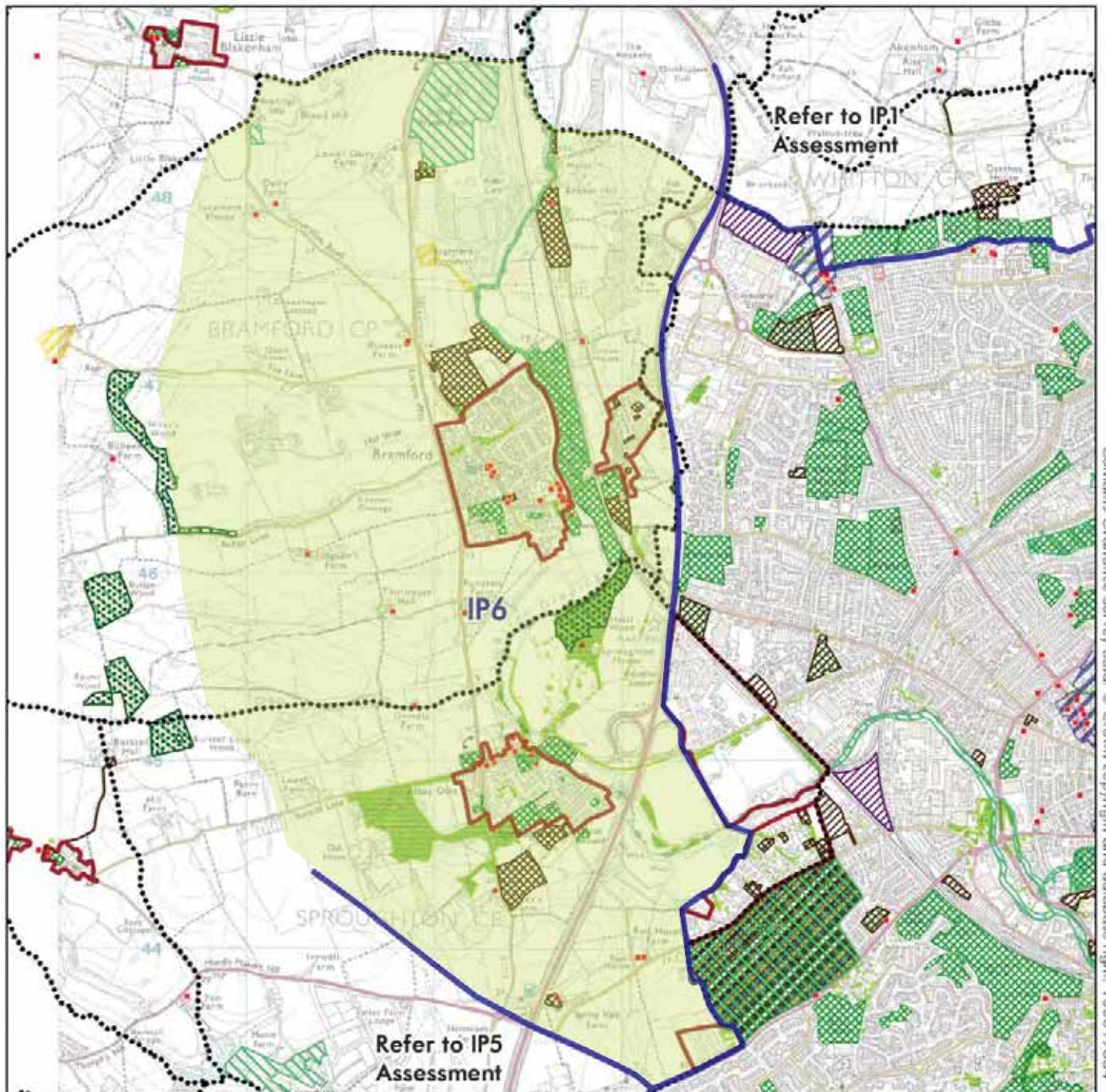
This peripheral landscape lies to the west of Ipswich and comprises the Gipping Valley. Beyond the valley, the landscape forms an elevated plateau of farmland which is gently undulating and dissected by small streams. This landscape contains the valley side settlements of Sproughton and Bramford within Babergh and Mid Suffolk Districts respectively (refer to separate detailed assessments).

The Gipping Valley has historically been a transport corridor and focus for industry. In the late 19th century the Gipping Valley became an industrial corridor and the river was turned into a canal with the installation of numerous locks. In the following century various industries including mills, maltings and factories located at various points along the river. The use of the river for transport declined with the introduction of the railway in the early 20th century, while the construction of the A14 immediately to the east, between the valley and Ipswich, now provides easy access to new industry which has located on the valley floor in the area around Great Blakenham to the north.

The sensitivity of this area lies in its small scale river valley character, natural and cultural heritage interest and as a valued recreational resource. The valley slopes are also valued in providing a buffer and sense of perceived separation between the existing urban edge of Ipswich and the Gipping Valley, the latter reading as part of the wider western setting to the town.

The valley sides around The Red House have a high sensitivity (despite being east of the A14 and in close proximity to the existing urban edge) due to their intact rural character, visual connectivity to the wider landscape to the west and high visibility. This area acts as an important setting both to the Gipping Valley and Ipswich. The land immediately to the north forms part of the former sugar beet factory and is less sensitive due to its lower elevation. Nevertheless it sits adjacent to the river and offers opportunities to create a stronger river corridor for wildlife and recreation connecting land to the west into the heart of Ipswich. Beyond the A14 to the west, the Gipping Valley retains many of its rural characteristics including small villages along the lower valley slopes. However, there are areas of development which have occurred incrementally - for example, in the area of the former Paper Mill and around the Suffolk Water Park. The river valley is sensitive to new clusters of development which have an urbanising influence and relate poorly to built form and historical character of the valley. The small scale and intimate character of the valley floor pastures and agricultural valley slopes should remain prominent and every effort taken to avoid visual and physical fragmentation. Landscape enhancement measures should include; the planting of willow and alder along watercourses; retention and restoration of valley floor meadows; and the planting of oak and ash on the valley sides. Additional planting around areas of development associated with existing settlements, or employment clusters should also be encouraged. Planting on the upper slopes of the valley sides will help to define and emphasise the valley landform and mitigate visual and noise intrusion from the A14 and edge of Ipswich.

<b>Physical Character</b>
Valley side and valley floor landscapes ranging from c. 10m AOD to c. 30m AOD to the east and slightly higher ridges of c. 40m AOD to the west. The valley floor is relatively flat comprising meadows and plantations and some arable while the valley sides are predominately arable in medium to small scale fields with notable areas of woodland, particularly on upper slopes.
<b>Landscape Patterns/Condition</b>



## Ipswich Fringe Settlement Analysis

Ipswich Peripheral Area 6  
July 2018



- |                               |                                     |                             |
|-------------------------------|-------------------------------------|-----------------------------|
| IP6 Peripheral Area           | <b>Nature Designations</b>          | Conservation Area           |
| Peripheral Area Boundary      | Tree Preservation Order             | <b>Allocations</b>          |
| Built Up Area Boundary        | Ancient Woodland                    | Housing                     |
| Parish Boundary               | Site of Special Scientific Interest | Employment                  |
| <b>Landscape Policy Areas</b> | County Wildlife Site                | <b>Planning Permissions</b> |
| Local Greenspace              | <b>Heritage Designations</b>        | Housing                     |
| Open Access Land              | Listed Building                     |                             |
|                               | Park or Garden                      |                             |



Fragmentation of the valley landscape as a result of infrastructure and development. Visual clutter and urbanising influences as a result of signage and sporadic development. Loss of valley floor pastures to arable, lack of grazing or poplar plantations. Pylons cross the river valley to the north of Bramford. Nevertheless many parts of the river valley landscape and valley sides remain intact and have a strong sense of place.
<b>Existing Settlement Edge</b>
Housing on the edge of Ipswich is not readily apparent from this landscape due to its position set back from the lip of the valley and due to vegetation along the A14. The exception is the tall office building of Landmark House which is located in a prominent position and is visible from many locations in the valley. Within the valley itself in the area of Chantry Cut / former Sugar Beet Factory the existing urban edge is fragmented and has an unkempt and disused character the river and canal (Chantry Cut) lost from view and relatively inaccessible. However to the south, housing on the southern valley slopes is well integrated and has a soft urban edge flanked by relatively intact agricultural land between the housing and A14. This landscape offers one of the most attractive approaches to Ipswich along the Hadleigh Road.
<b>Views and Visibility</b>
The topography of the valley sides means that many areas of the valley are highly visible and provide an agricultural setting to the valley landscape. In particular the open agricultural southern valley slopes in the vicinity of The Red House, between the A14 and existing urban edge are visually prominent giving rise to a rural context to Ipswich and the River Gipping as well as reinforcing perceptions that this section of the Gipping Valley is separate from Ipswich, the urban edge of which lies beyond. Church towers in Sproughton and Bramford villages are local landmarks.
<b>Cultural and Natural Heritage</b>
The Gipping Valley contains a range of valued habitats including meadows and reedbeds and supporting a rich variety of wildlife including a growing population of otters. On the valley sides there are notable areas of woodland. Bramford Meadows is a nature reserve. Cultural heritage is associated with the River Gipping 19th century industry including bridges, locks and watermills including Rushbrook Mill.
<b>Perceptual qualities</b>
Some noise intrusion from the A14 and railway and some urbanisation of the valley floor through signage, linear development along the roads, development of A14 junctions and road infrastructure serving industry around Great Blakenham. Away from these areas there is a sense of tranquillity and strong sense of place.
<b>Function</b>
Important rural setting to Ipswich suburbs. Important physical and perceptual gap between the valley landscape and Ipswich. Important habitat network along river. Valued for recreation - formal (Suffolk Water Park), fishing lakes and informal - Gipping Way Long Distance Route.
<b>Opportunities</b>
Opportunities for landscape enhancement of the river valley reinforcing its role as a recreational and ecological corridor. This should include the redevelopment of the former sugar beet factory in a way which strengthens and reinforces the River Gipping and Chantry Cut area providing an appropriate landscape context to these waterways and enabling a stronger recreation and wildlife corridor connecting town and country.  Environmental initiatives may include the reinstatement of valley floor pastures, avoidance of signage and development which has an urbanising effect along the valley, avoidance of large scale industry which dominates the small scale and intimate patterns found in this landscape.



## 5.0 Other Mid Suffolk Settlements

This section includes the detailed assessment of the following settlements:

- Bramford
- Great Blakenham
- Barham and Claydon

Although Barham and Claydon are technically two settlements they have been assessed together for practical purposes.

Parishes of Akenham and Whitton have been included in the Ipswich North peripheral area IP1.

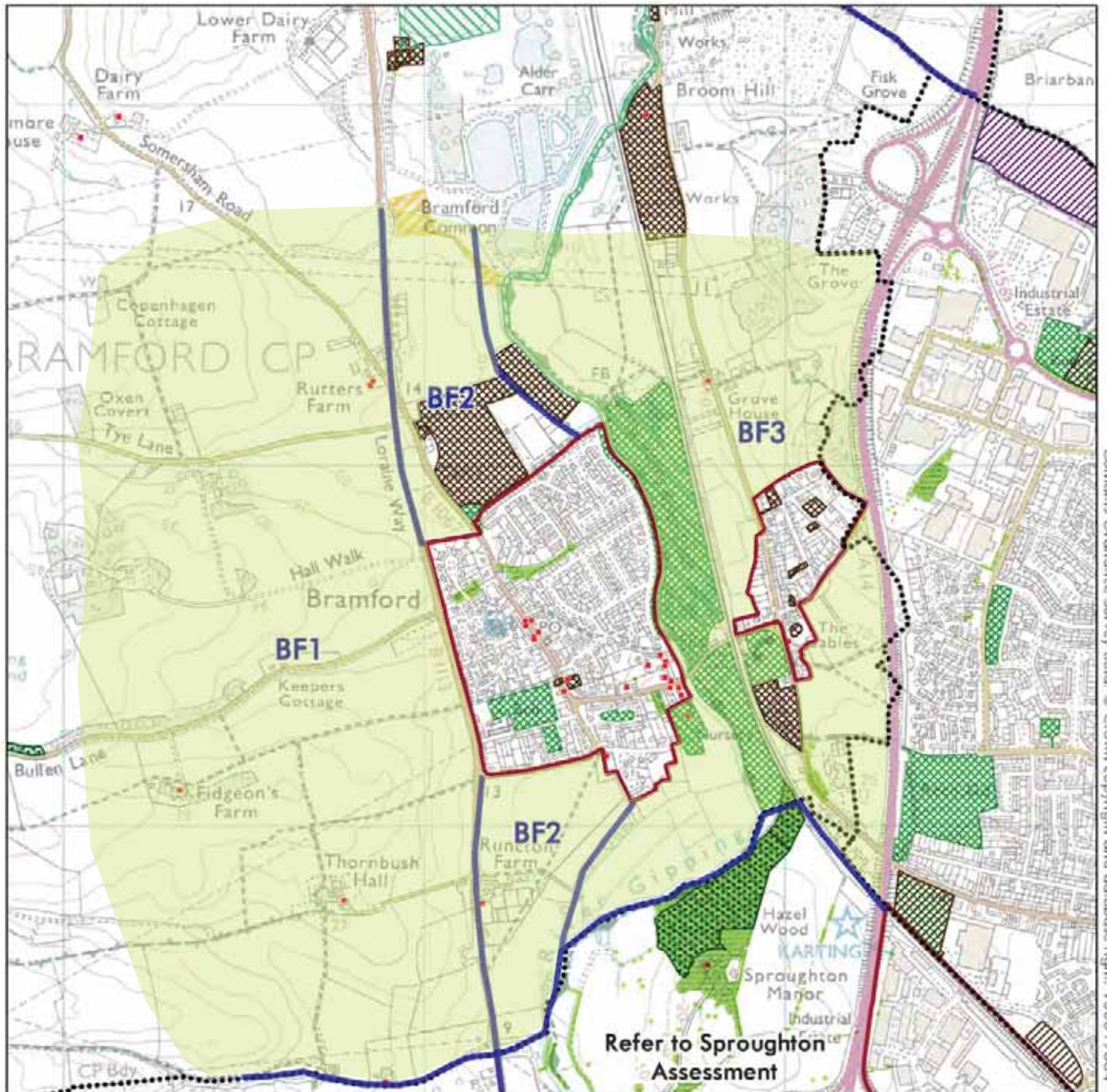
## 5.1 Bramford

Bramford sits on the lower valley sides of the River Gipping. The village straddles the river and associated meadows and lies primarily to the west with a smaller cluster of development along Paper Mill Lane/B1067 to the east. The mainline railway passes along the valley floor through the centre of the village. Immediately to the east, on the upper valley slopes and set within cutting is the A14, beyond which lies Ipswich. The village is physically separated from Ipswich by the A14, but the presence of linear development along the B1067 undermines perceptions of separation between the two settlements. Nevertheless views across the Gipping Valley west of the A14 signal the departure from Ipswich and arrival into a more rural context. Bramford originated as a small medieval settlement associated with a river crossing. The oldest buildings are found close to the bridge today - a Mill, Grade II\* Bramford House, and St. Mary's church. To the west, Ship Lane takes a sharp turn north, and forms the main, linear, medieval street which continues to function as the central focus of activity. The Parish also features a hamlet at Bramford Tye on the plateau edge to the west, a scattering of ancient farmsteads on the upper valley sides and Grade II listed buildings. There is an ancient manor – Bramford Hall (the house was lost in the 1950s) but the estate, which included parkland on the west side of the village is still evident.

The B1113 bypass was created through the estate's lands and is seen on maps by 1927. The construction of the railway, and new station at Bramford (since demolished), led to the building of terraces of railway cottages along Paper Mill Lane and further housing development in the mid 20th century east of Paper Mill Lane. During the second half of the 20<sup>th</sup> century, estate development in filled undeveloped areas between the main street and the river in the east, the bypass in the west, and Fitzgerald Road in the south. This has resulted in a dense, compact settlement with tightly formed edges and a somewhat suburban character. The western edge is most abrupt comprising rear boundary fences which back onto the B1113. Expansion of the village northward, opposite the small cemetery, is currently underway. Nevertheless the village retains a small scale character and close association with the river meadows which forms an important setting to the settlement and especially the church on the southern side of village.

To the north of the village the valley floor has experienced sand and gravel extraction which has been restored to lakes and is now used for water sports/recreation. Other recreational land uses include a golf course/driving range. Along the B1113 are small commercial developments associated with historic farms. Urbanising influences along the B1113 include the proliferation of signage, pylons which cut across the valley from east to west and views to large scale buildings beyond the area including the waste incinerator close to Great Blakenham and Landmark House on the fringes of Ipswich which sits in a prominent position on the skyline to the east of the A14.

For the purposes of the sensitivity assessment, the landscape fringes of Bramford have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



## Ipswich Fringe Settlement Analysis

Bramford  
July 2018



- |                               |                              |                             |
|-------------------------------|------------------------------|-----------------------------|
| BF1 Peripheral Area           | Open Access Land             | <b>Allocations</b>          |
| Peripheral Area Boundary      | <b>Nature Designations</b>   | Housing                     |
| Built Up Area Boundary        | Tree Preservation Order      | Employment                  |
| Parish Boundary               | Ancient Woodland             | <b>Planning Permissions</b> |
| <b>Landscape Policy Areas</b> | County Wildlife Site         | Housing                     |
| Local Greenspace              | <b>Heritage Designations</b> |                             |
|                               | Listed Building              |                             |

## Peripheral Area: BF1

The sensitivity of this area lies in its rural character comprising undeveloped rolling valley slopes, backed or lined by woodland belts historically associated with the former parkland of Bramford Hall. This landscape is physically separated from the existing village of Bramford by the B1113 bypass and relates poorly to the village itself. It is valued as a rural landscape setting to the village which reinforces the location of the settlement within the Gipping Valley.

This area is sensitive to development where it would appear visually prominent on the valley slopes. Lower slopes immediately adjacent to the B1113 are less sensitive to residential development but care would need to be taken to ensure a good physical connection to the wider village and would require the establishment of a new urban gateway and improved relationship/softer edge between the current urban area and wider landscape. Development should not rise onto higher undulations or upper valley slopes which would be uncharacteristic. Opportunities exist to improve the character of the western village edge along the B1113 and restore the wider structure of the landscape through hedgerow reinstatement, woodland planting and re-creation of parkland character.

<b>Physical Character</b>
Rolling Valley Farmlands landscape type comprising reclining western valley slopes of the River Gipping which are incised by small streams creating topographic variation and undulations. Levels rise from around 15-20m AOD on the village edge to about 45m AOD.
<b>Landscape Patterns/Condition</b>
Simple repeating pattern of moderately large sized fields, with fragments of woodlands on the plateau edges/upper slopes. Narrow historic lanes connect into countryside to the west. Former parkland landscape associated with Bramford Hall. Some field boundary loss from mid slopes.
<b>Existing Settlement Edge</b>
Abrupt edge to settlement along the B1113 with rear property curtilage backing onto the road. Poor visual and physical relationship of village to road and wider landscape beyond.
<b>Views and Visibility</b>
Views into this area from the B1113 and properties on the edge of the village and from the valley floor and opposite valley sides. Existing settlement sits on lower slopes and within the valley bottom. Mid and upper slopes have a rural agricultural character and provide visual setting to settlement.
<b>Cultural and Natural Heritage</b>
Remnants of the medieval park associated with Bramford Hall still evident in access drive (Hall Walk) and woodland (ancient woodland and county wildlife site). Historic pattern of rural lanes and farmsteads.
<b>Perceptual qualities</b>
Rural and scenic qualities due to open views across farmland and to woodland clumps/groups and gentle rolling landform. Busy nature of the B1113 limits tranquillity immediately adjacent.
<b>Function</b>
Rural countryside setting to the village edge providing rolling and sloping backdrop of arable land. Public rights of way and rural lanes connect village to the wider countryside to the west and have strong east west orientation.
<b>Opportunities</b>



Opportunities to enhance the interface of the western edge of the village with the wider landscape through planting along the B1113.

### Peripheral Area: BF2

The sensitivity of land to the north and south of the village, lies in its visibility from the valley floor landscapes and small scale patterns. These areas are valued in their role as an attractive setting to the settlement, and to heritage assets such as the church and listed buildings. They are also valued in defining the village and physically and perceptually separating the village from Sproughton to the south and recreation land uses to the north. The valley meadowlands are highly sensitive to development due to their flood plain location, and value in terms of cultural heritage and nature conservation.

Both the land to the north and south of the village is sensitive to development particularly where it would extend urbanising influences along the B1113. However the northern area is considered to be slightly less sensitive where small scale development could be mitigated and appear well related to existing housing along the B1113. Opportunities exist to improve the urban gateway in the northern part of the village and strengthen and restore field boundary patterns as part of any wider landscape strategy for the enhancement of the Gipping Valley.

<b>Physical Character</b>
Rolling Valley Farmlands landscape type comprising very gently sloping land transitioning into the flat valley bottom between c. 15m and 5m AOD. Recreation land (football club) and arable farmland, partly under residential development in the north. Southern area forms arable land with pasture along fringes of river.
<b>Landscape Patterns/Condition</b>
Field size smaller in the north. Fields are open with only remnant boundary features remaining. Intact water meadows line water course. Pylons pass over valley to the north and are very prominent in views.
<b>Existing Settlement Edge</b>
Straight 20 <sup>th</sup> century settlement edge to the south with housing appearing stark. In the north a new urban edge is currently being created as part of residential development. The southeast corner of the village has a soft indented edge with the historic core and church siting on the settlement edge and closely associated with the river meadows.
<b>Views and Visibility</b>
This area is highly visible from the valley meadows and on approaching the village along the B1113 from the north and south. The church spire is a local landmark seen across the southern area on the edge of the village and in the context of the valley floor meadows. Views to Landmark House on skyline beyond the valley are also notable.
<b>Cultural and Natural Heritage</b>
Wet species rich grassland on the valley floor designated a County Wildlife Site and local nature reserve. Hazel Wood on rising land to the southeast is ancient woodland and combined with steeper valley slopes offers a scenic setting to the village.
<b>Perceptual qualities</b>
High tranquillity along river course and on valley meadowlands. Less tranquil close to the B1113. Views to large scale urban buildings are visually intrusive in this valley context e.g. Landmark House.
<b>Function</b>

Land to the north and south of Bramford performs an important role in separating the settlement from recreational land uses (scouts/football club) to the north and the village of Sproughton to the south. The Gipping Valley River Path runs around river course and offers views into the area and towards the existing urban edge.

#### **Opportunities**

Opportunities to improve the wider landscape along the Gipping Valley/B1113 corridor.

### **Peripheral Area: BF3**

This area comprises both the eastern valley sides between the railway and the A14 and includes the eastern part of the village associated with Paper Mill Lane and residential housing estates along Limes Avenue and Hibbard Road. The sensitivity of this area lies in its valley character, rural hedged quality of the B1067 and the scenic quality of the valley slopes. This area is particularly valued for its role in reinforcing the separation between Bramford from Ipswich and as a setting to Bramford.

This area is sensitive to development along the B1067 where there are views to the wider Gipping Valley - the character of which is a defining element in perceptions of leaving Ipswich. The wider valley slopes are also highly sensitive to development due to their scenic and intact qualities and their role in providing a setting to the settlement. Land within the more build up area east of Paper Mill Lane is less sensitive to small scale residential development and infill plots.

<b>Physical Character</b>
Valley Meadowlands landscape type comprising flat valley bottom meadows and gently rising eastern slopes of the valley sides ranging from c.5- 40m AOD. Valley slopes are steep and pronounced in places.
<b>Landscape Patterns/Condition</b>
Railway line embankment physically separates this area from the wider valley meadowlands and western part of the village. A14 separates the area from Ipswich to the east but is set within cutting on the upper slopes of the valley and not visually prominent. Linear development has occurred along Paper Mill Lane and the B1067. Valley sides comprise intact pattern of pre 18th century enclosures and interlocking woodlands. Valley floor comprises meadowlands and an area of allotments.
<b>Existing Settlement Edge</b>
Cluster of development along Paper Mill Lane and B1067 has relatively loose structure and vegetated edges. Linear development along the B1067 feels distant from the main village and equally close to Ipswich on the eastern side of the A14.
<b>Views and Visibility</b>
This area is visible from close proximity views along the B1097 and public rights of way as well as from elevated slopes on the western side of the valley.
<b>Cultural and Natural Heritage</b>
Listed buildings at The Gables. Intact pattern of pre 18th century enclosures and good ecological networks in the form of hedgerows, vegetated urban edges and rural lanes/tracks.
<b>Perceptions</b>

<p>Strong sense of valley landscape and elevated views across the valley, meadows and settlement from Hillcrest Approach and Whitton Leyer. Scenic quality of valley slopes due to combination of topography, vegetation patterns and landuse.</p>
<p><b>Function</b></p>
<p>Forms undeveloped gap between Bramford and Ipswich. Flood plain function in water meadows. Important assets for recreation and as a setting to historic views, e.g. of church spire and bridge and water meadows.</p>
<p><b>Opportunities</b></p>
<p>Opportunities for improved management of traditional grazing meadows, enhancing biodiversity, maintain access and parking. Opportunities to retain sense of separation between Bramford and Ipswich and the views to the church and wider valley from the B1067.</p>

## 5.2 Claydon and Barham

Claydon and Barham sit on the eastern slopes of the Gipping Valley and are separated from the river by the A14 which runs along the valley floor. They are assessed together because the settlement of Claydon has expanded northwards into Barham Parish and Barham comprises a relatively dispersed pattern of settlement.

Barham reflects a typical historic pattern of settlement comprising dispersed clusters including dwellings on the higher land within the plateau farmland focused around an area of former common land, and a church and manor house which lie separate from this to the south west, and in a position which is now close to the urban edge of Claydon. A separate and more recent cluster of development has also established on the lower valley slopes at the junction of Norwich Road and Sandy Lane. This group evolved gradually as a result of the once main thoroughfare of Norwich Road and also the presence of the Bosmere and Claydon Workhouse which was established in the 19th Century (now demolished). In the latter half of the 20th century a number of cul-de-sac developments have been added including The Crescent and Jackson Place. Today the cluster lacks a central focus and is divorced from the valley floor as a result of the A14. Nevertheless this cluster is defined by the landscape which surrounds it - the parkland landscape associated with Shrubland Hall to the north and open fields on the valley sides to the south, which form a physical gap between this development and Claydon.

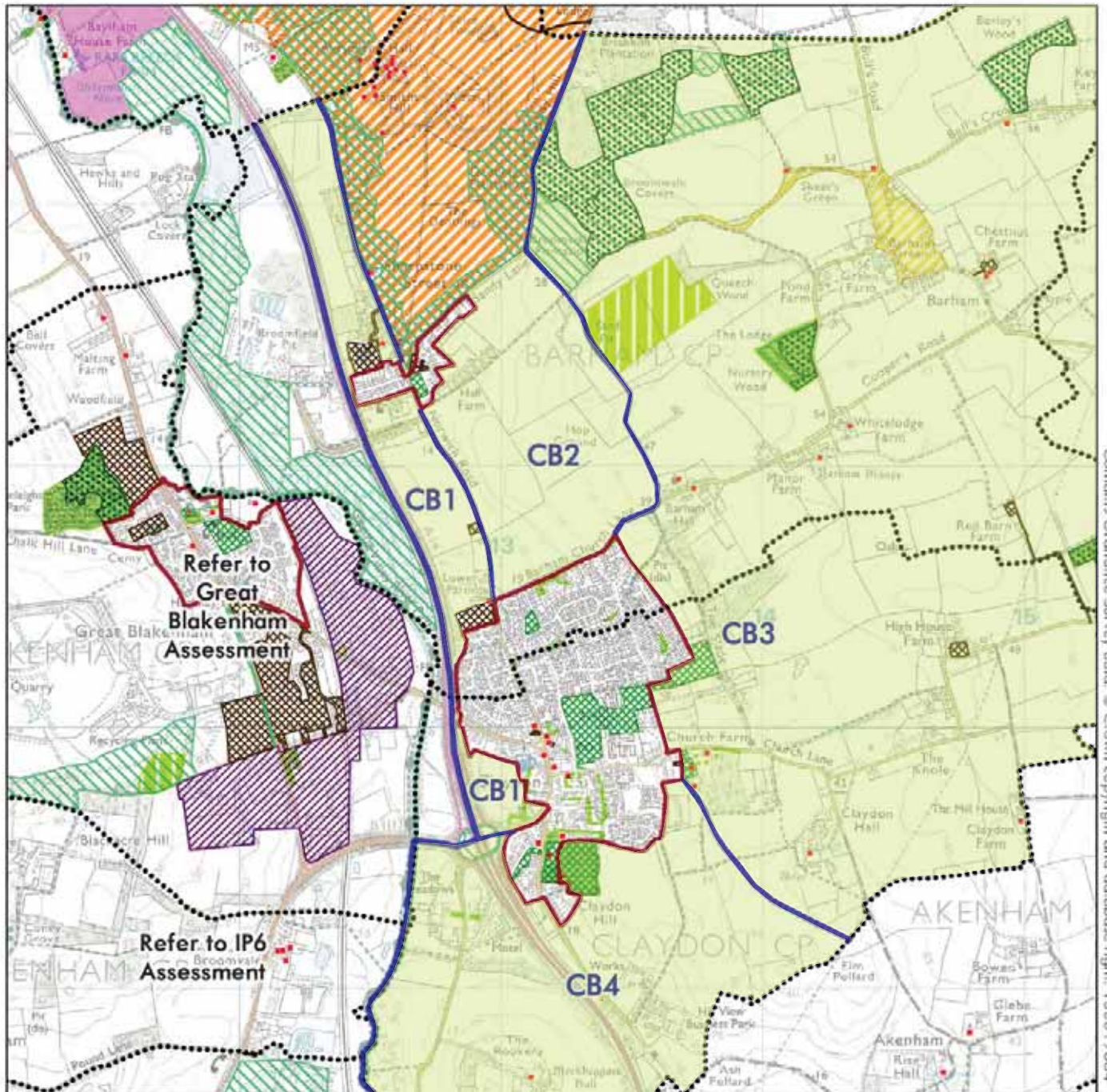
Claydon also has its origins in the Saxon period, the church and associated manors (Claydon and Mock Beggars Hall all of which lie separate from the present day settlement) which sit on the higher land overlooking the valley. The present day settlement of Claydon lies on the lower valley slopes and developed as a linear settlement around the junction of roads Ipswich, Bury and Norwich. The 'centre' is still found along this prominent axis - a small run of shops and two pubs (close to the junction with Station Road which crosses the river to Great Blakenham).

By the 1800s Claydon had grown into an industrial settlement, based on the local calciferous geology, with chalk pits, lime kilns, lime pits and a whiting manufacturer to the south. These industries relied on the navigation on the Gipping that was opened during the 1790s and subsequently the railway (located on the western side of the valley) in from the 1840s. The association of the settlement with the river and railway has subsequently been diminished with the construction of the A14 within the valley floor which separated the settlement from this historic context.

Its linear formation was subsumed within large areas of suburban estate housing which spread up the side of the valley eastwards, during the 20<sup>th</sup> century, to an elevation of approx. 32m AOD, abutting arable countryside. It spread westwards to the edge of the A14 and northwards to Barham Church Road, forming dense patterns with tight boundaries. The chalk pits to the south were developed into a residential area in the 1990s and chalk cliffs form a backdrop to housing east of Hazel Rise. The boundaries are looser and more porous along the upper south-eastern edge, formed by the church and a cluster of houses and farms within well vegetated settings.

Perceptions of the wider landscape are influenced by the infrastructure corridors – the busy intersection of the A14 and B1113 and the large-scale industrial and commercial land uses in the valley bottom at Great Blakenham to the west. These can be seen in views from the upper valleysides in Claydon and Barham. To the south, the rural slopes associated with





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Claydon and Barham  
July 2018



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> CB1 Peripheral Area</li> <li><span style="display: inline-block; width: 15px; height: 2px; background-color: #000; border: 1px solid #000; margin-right: 5px;"></span> Peripheral Area Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #000; margin-right: 5px;"></span> Built Up Area Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 1px dashed #000; border-bottom: 1px dashed #000; margin-right: 5px;"></span> Parish Boundary</li> </ul> <p><b>Landscape Policy Areas</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> Local Greenspace</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Open Access Land</li> </ul> | <p><b>Nature Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> Tree Preservation Order</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Ancient Woodland</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> County Wildlife Site</li> </ul> <p><b>Heritage Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid #000; margin-right: 5px;"></span> Listed Building</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Park or Garden</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Scheduled Monument</li> </ul> <p><b>Allocations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Employment</li> </ul> <p><b>Planning Permissions</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff; border: 1px solid #000; margin-right: 5px;"></span> Housing</li> </ul> |
|--|--|--|

Mockbeggars Hall form an important rural setting to the settlement and reinforce its valley location.

For the purposes of the sensitivity assessment, the landscape fringes of Barham and Claydon have been divided into four peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.

### **Peripheral Area: CB1**

This area comprises the linear valley floor west of Shrubland Park and low-lying land between Barham and Claydon. This area is bounded by the A14 to the west and Norwich Road to the east. The sensitivity of this area lies in its vulnerability as the remainder of the traditional meadow system which forms the floor of the Gipping Valley, and in its visual sensitivity from points on the valleysides above.

The meadow system has natural heritage value although is severed from the wider valley floor to the west by the A14 embankments. In Claydon, development has infilled between the Norwich Road and the A14 which has resulted in disruption and isolation of some pockets of meadow.

The meadows are often in poor condition along the settlement edges. Between the settlements, the meadows are in better condition and well vegetated along stream channels and boundaries and provide separation between settlement clusters.

Notwithstanding the flood risk issues, there may be scope for small developments in isolated remnants next to the settlement edges (which are visually well contained) and where sustainable retention as part of the larger meadow network is unfeasible. These should seek to retain vegetative features and the small scale pattern of the landscape.

Opportunities exist to enhance the vegetative structure along the roads and boundaries, and enhance the habitat value. Elm hedges need increased management to restore density.

<b>Physical Character</b>
Valley Meadowlands landscape type comprising flat valley floor along the Gipping Valley below the 15m contour. Disrupted by the A14 on an embankment which tracks along the east side of the valley bottom. Land use is pasture and residential/ domestic. Vegetation types reflect wet soils.
<b>Landscape Patterns/Condition</b>
Much disruption to the historic network of linear meadows resulting from the construction of A14 and subsequent spread of the village westwards up to its embankments. Condition of hedgerows and grasslands is mixed – ungrazed settlement edges in poorer condition support scrub encroachment. Elm hedges in cycles of growth/dieback.
<b>Existing Settlement Edge</b>
Development has taken place within and adjacent to the meadowlands in the 20 <sup>th</sup> century, sometime isolating tracts between the settlement edge and the A14. Edges are stark and straight.
<b>Views and Visibility</b>
West of Claydon, views in to this area are not easily experienced as they often form backlands behind the village edge and are often screened by vegetation. Views into meadow at entrance to village from the A14 form a distinctive approach. Approaching Barham more views are possible into the grazed meadows.

<b>Cultural and Natural Heritage</b>
Historic network of meadows, but character partly lost under development, or eroded, but higher ecological value No rights of way here. Lower Farm sits in the meadows and has an attractive historic appearance.
<b>Perceptual qualities</b>
Traffic on the A14 strongly affects perceptions and reduces tranquillity. Although views not experienced, mineral extraction continues here west of the A14 and related traffic influences the area.
<b>Function</b>
Valley floor functions as a buffer between the edge of the countryside and the belt of infrastructure to the west and the to A14. Flood plain function no longer possible with severance from river. National cycle path NCN 51 along Norwich Road.
<b>Opportunities</b>
Scope to improve the condition of meadowlands through appropriate grazing and management regimes. Elm dominated hedges require improved management.

### Peripheral Area: CB2

The sensitivity of this area lies in its prominently visible location and its openness. It has lost much of its ancient enclosure and lacks vegetative features. The area consists of a pronounced and simple sloping valleyside topography which emphasises the valleyside location of Claydon and forms the setting to the northern edge of the village. The integrity of the valley bottom is disrupted by the A14 corridor. The area is valued for the longer views it offers, upslope to Barham Church (visible in winter), a point of interest in trees on the skyline and northwards towards Shrubland Park. These slopes are also valued as a gap between Claydon and the lower Barham area. Sensitivity increases upslope as development historically focused more on the lower slope along the Norwich Road.

This area is already under consideration for substantial growth. Housing here will change the open character of the valleyside. Development proposals should have a strongly landscaped edge and include spaces internally for skyline scale trees to break up valleyside roofscape. It should also consider the effects on the gateway and the sense of arrival into the village.

Opportunities exist to restore the vegetative structure of the landscape including woodland cover on the upper valley/plateau edge. This will help strengthen the robustness of the gap between areas of settlement.

<b>Physical Character</b>
Rolling Estate Farmlands comprising gently rolling valley slopes under arable land use. Loss of boundary hedges and lack of woodland means often feels open and featureless. North of Sandy Lane lies a large area of rolling Parkland around Shrubland Hall. Topography ranges from c.15-45m AOD
<b>Landscape Patterns/Condition</b>
Large field sizes, ancient pattern of enclosure has been lost to agricultural amalgamation and rationalisation in the 20 <sup>th</sup> century leading to an unvegetated feel to much of the valleyside. This is not the case within the parkland to the north, which has strong vegetated edges and many scattered mature trees. The parkland currently appears to be in good condition. Quarry site still in operation east of Barham, this is contained within woodland belts and has little impact.
<b>Existing Settlement Edge</b>



Claydon has a straight, abrupt settlement edge along Barham Church Road which ascends the valleyside reflecting expansion northwards during the 20 <sup>th</sup> century. In Barham, settlement is found in disunited developments along the Norwich Road, within well vegetated boundaries.
<b>Views and Visibility</b>
Visually prominent parcel of land, especially from Norwich Road, across featureless land to a bare skyline. Also filtered views from A14 beyond valley bottom meadows. Openness of slopes allow long views across valleyside. More containment along Sandy Lane from mature belts of tree enclosing the parkland. Views to church as local landmark.
<b>Cultural and Natural Heritage</b>
Few natural features in the south of the area. Shrubland Park and Hall is a Registered Park and Garden and features a number of Grade II and II* buildings and structures.
<b>Perceptual qualities</b>
Openness owing to boundary feature loss. Noise from A14 affects tranquillity.
<b>Function</b>
Rural gap between Claydon and Barham and reinforces valley side location of existing settlements. Area has a number of footpaths across it.
<b>Opportunities</b>
Restore lost vegetative structure along the valleyside by reinstating boundary hedges, and pockets of woodland - return a smaller scale feel to the landscape.

### Peripheral Area: CB3

The sensitivity of this area lies in its scenic, lightly wooded rolling farmland character and dispersed pattern of settlement. Value lies in its finer grained field system and a more intact network of vegetated field boundaries, as well as plateau edge wooded belts associated with historic dwellings. It is generally in better condition than the valleysides (CB2) or the valley bottom (CB1).

The area is valued for its listed buildings - farmsteads and historic churches are found here in mature vegetated settings. Notably, long views are possible from some points, across the Gipping Valley and over the commercial land use at Great Blakenham, to the wooded valley slopes opposite.

Expanding settlement this high up the valley would not be characteristic in the Gipping Valley and could be seen at long distances. However, along the existing settlement edge and where woodland provides a back drop and containment at skyline level, there may be scope for a small amount of expansion. Effects on the opposite valleyside would have to be assessed.

Development should seek to integrate within vegetation and strengthen and echo its character with strong edges.

<b>Physical Character</b>
Rolling Estate Farmlands comprising sloping, gently rolling land on the upper valley side which extends into Ancient Estate Claylands landscape type comprising flatter topography. Topography ranges from c.45-60m AOD.
<b>Landscape Patterns/Condition</b>
Ancient enclosure patterns are still appreciable and field size is relatively small. Intact hedges and small woodlands.



<b>Existing Settlement Edge</b>
Settlement edge is more complex here, and interweaves 20 <sup>th</sup> century expansion, contained within old field patterns, with small meadows, undeveloped grounds relating to listed houses/farms, and the two churchyards.
<b>Views and Visibility</b>
Long views out from the upper valleysides towards the west. These valleysides conversely visible from long distances but woodland forms the skyline.
<b>Cultural and Natural Heritage</b>
Two churches and scattering of listed farmsteads or large dwellings in extensive grounds. Tree cover make positive contribution. 'The Slade' is an old lane that connects Church Lane with Barham Church Lane.
<b>Perceptual qualities</b>
Scenic combination of features, historic built form, woodland across rolling farmland. Sense of time depth from grain of landscape and historic buildings.
<b>Function</b>
Undeveloped upper valley slopes contributes to rural character within long views within the valley. Network of footpaths connect into The Slade.
<b>Opportunities</b>
Retain and strengthen plateau edge woodland. Enhance views to the church.

#### Peripheral Area: CB4

This area includes the tributary valley of the Gipping, south of Claydon and its pronounced valley sides. The sensitivity of this area lies in its landform with some prominently visible slopes. The area is valued as part of the rural gap between Whitehouse/Whitton and Claydon and as a setting to the village reinforcing its valley location.

Upper valley slopes are visually sensitive to development due to their open elevated landform and the potential for development to alter perceptions of the settlement form located within the valley. Although land parcels along the village edge, on the lower slopes (under circa. 25m AOD), are less visually sensitive, land which flanks the Old Norwich Road is valued for retaining a sense of separation between Claydon and Whitton and a rural valley setting to the village. This has already been undermined to some degree by the business park leaving remaining areas of open agricultural land between as highly sensitive.

<b>Physical Character</b>
Estate Rolling Farmlands landscape type comprising gently rolling valley slopes under arable land use. Wooded margins along settlement boundaries and A14 corridor. Topography ranges from c. 15-45m AOD.
<b>Landscape Patterns/Condition</b>
Large field sizes, ancient pattern of enclosure has been lost to agricultural amalgamation and rationalisation in the 20 <sup>th</sup> century. Screening belts planted along the A14. Business park along Old Norwich road extends some urbanising influence but has an agricultural character. Blocks of woodland on upper slopes can provide treed horizons.
<b>Existing Settlement Edge</b>
Predominately soft built up edge, due to changes in levels (due to former chalk pits) and vegetation. No views out from the village edge.
<b>Views and Visibility</b>

Visually prominent land. Views from A14 and opposite valleysides. Openness of slopes allow long views to the west and south.
<b>Cultural and Natural Heritage</b>
Several footpaths within this area serving the southern edge of the village.
<b>Perceptual qualities</b>
Woodland belts contain long views in the lower slopes but open exposed feeling on the upper slopes. Some noise and movement from the A14 in places.
<b>Function</b>
Settlement gap between Claydon and Whitton. Recreation value from footpaths here.
<b>Opportunities</b>
Increase tree cover to strengthen the landscape structure and rural character, help with noise abatement and improve amenity value of footpaths.

### 5.3 Great Blakenham

Great Blakenham sits on the western valley slopes of the River Gipping adjacent to the edge of the valley floor meadows. It grew as a result of its good infrastructure and natural resources being located on the main road between Stowmarket / Needham Market and Ipswich and at a crossing point of the river connecting to Claydon on the eastern valley sides, as well as benefiting from the railway and a station in the 19th century.

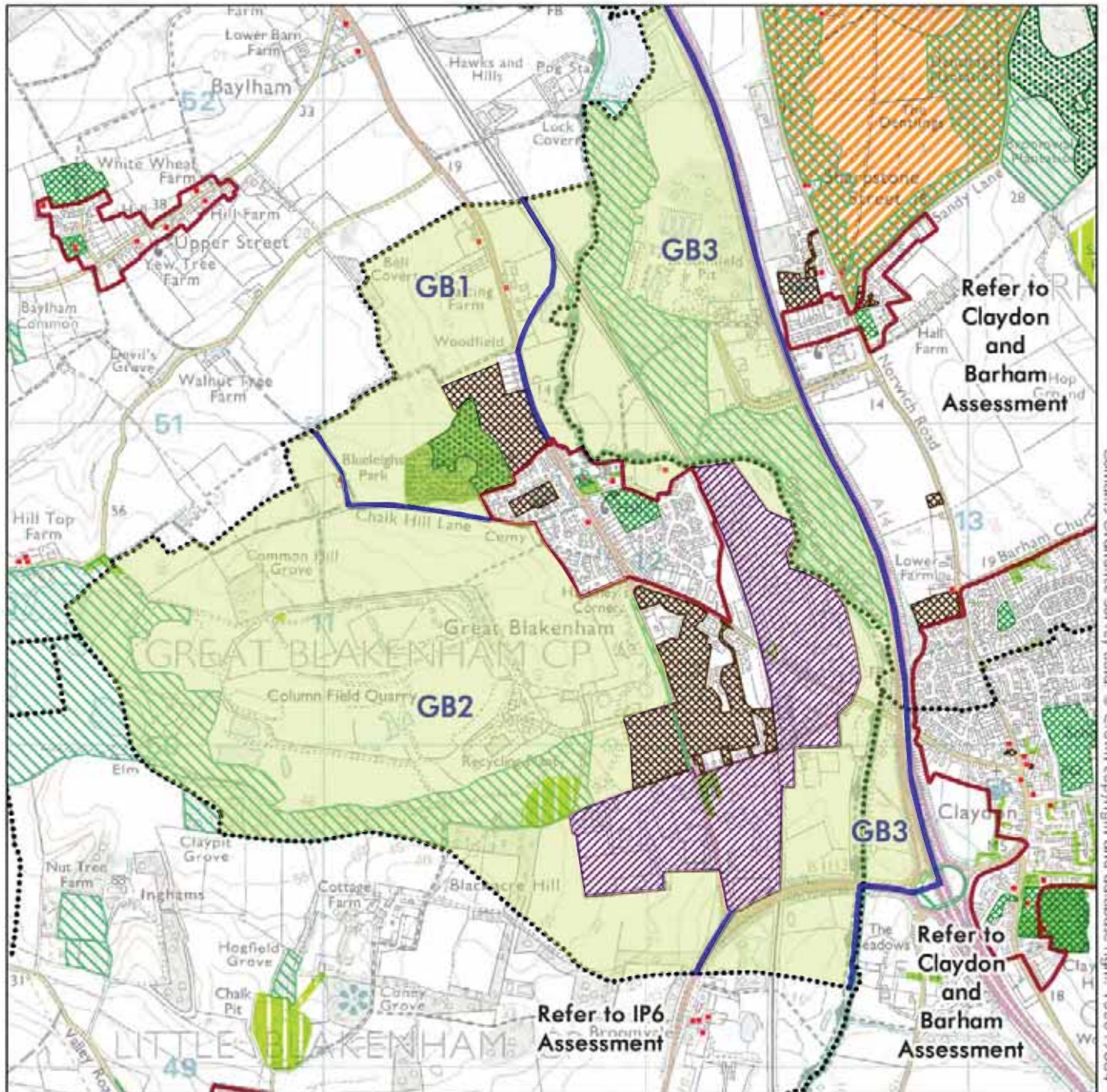
There is a long history of settlement in the area. To the north at Bayham Hall, there was a significant Roman settlement (Combretoivium) and there are records of Manor lands here in the 11<sup>th</sup> century. The oldest part of the village lies in the north around the church. The Great Eastern Railway was constructed to the east, on the valley floor, and Claydon Station was located south of the village cluster. This was followed in the early 20<sup>th</sup> century with the arrival of Mason's cement factory to the west of the station. The factory's site took advantage of the railway and the hillsides to the west where chalk and clay were extracted. To the east of the railway engineering works and other industry developed.

During the 20th century the village continued to expand up the valley side to the west and onto the valley floor to the east. Infilling occurred in the area between Stowmarket Road, Station Road and the railway line. The construction of the A14 and junction to the southeast of the settlement enabled large-scale industrial, waste-related and commercial land uses, to spread along the valley bottom to the south in the late 20th and early 21st century. These large scale buildings and new highways network, have had a substantial impact on the character of the village and the wider Gipping Valley with buildings visible over considerable distances.

Great Blakenham remains a dynamic area with ongoing expansion. Large residential areas were built in the 21<sup>st</sup> century on former industrial land south of Gipping Road, and further development is planned west of the B1113 and in the north of the settlement.

For the purposes of the sensitivity assessment, the landscape fringes of Gt. Blakenham have been divided into 3 peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Great Blakenham  
July 2018



- GB1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas**
- Local Greenspace

- Nature Designations**
- Tree Preservation Order
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Site
- Heritage Designations**
- Listed Building

- Park or Garden
- Allocations**
- Employment
- Planning Permissions**
- Housing



## Peripheral Area: GB1

The sensitivity of this area lies in its visibility, its rural character and its relatively intact historic field patterns. It forms part of the landscape between Great Blakenham and the settlement of Upper Street and has a unified character of pronounced open sloping farmland, in large fields, fringed by woodland on the plateau edge above. This area conveys a sense of place and valley character that is missing in other parts of the village edge where an industrial/commercial character prevails.

The lower valley slopes are less sensitive to small scale residential development, below 25m AOD (outline permission is already acquired for land on the northern edge, north of Chequers Rise). The more open elevated valley slopes to the north and west have a higher sensitivity due to increased visibility and importance in providing a rural valley setting to the village. Development should seek to integrate and strengthen existing vegetation. It should consider the effects on the gateway and sense of arrival into the village when approaching from the north.

<b>Physical Character</b>
Rolling Valley Farmlands landscape type comprising the valley sides west of the Stowmarket Road, and the meadows that form the edge of the valley bottom on its east side. The rural character of this landscape is rare in the context of the setting of Great Blakenham where land has been affected by industrial activity. Topography ranges from c. 15-45m AOD.
<b>Landscape Patterns/Condition</b>
The underlying historic field patterns are still comparable to maps from the end of the 19th century, but disruption from development e.g. loss of half of Great Wood (ancient coppice) and mineral extraction between the railway line and the Stowmarket Road.
<b>Existing Settlement Edge</b>
Settlement edge has a mixed feel. Edge of main village is defined by 20 <sup>th</sup> century estate housing, which generally sits within the old field boundaries, as well as linear intake by houses one plot deep, in clusters both east and west of the Stowmarket Road. A park homes site sits within woodland higher up the valley side but is well absorbed into the tree cover.
<b>Views and Visibility</b>
Both the valley side and the flatter valley bottom are easily seen in views from the B1113 to the north of the village.
<b>Cultural and Natural Heritage</b>
Half of Great Wood remains – ancient coppice woodland and County Wildlife Site – but infringed by the park home development to the west.
<b>Perceptual qualities</b>
Views of the industrial scale buildings, the large highway system limits the sense of ruralness alongside constant road noise from A14 reduces tranquillity. The night landscape is subject to much lighting from the Incinerator building and flood lighting in the industrial yards. There is little sense of tranquillity owing to traffic noise from the A14/trains.
<b>Function</b>
Undeveloped valley side provides a rural setting to north side of village. Network of footpaths to the northwest provide amenity resource. Allotment gardens.
<b>Opportunities</b>
To restore woodland lost to development. To restore field boundaries and habitat network. Seek to create a new stronger gateway on the northern edge of the settlement and provide screening where settlement encroaches up the valley sides.

## Peripheral Area: GB2

The sensitivity of this area lies in its rolling form and elevated position on the valleyside, giving rise to highly visible slopes, especially when viewed from the east. However, the quarry area is at reduced elevation and is enclosed and would be less sensitive to change. This landscape is strongly influenced by adjacent large-scale industrial land uses. Where land is visually well contained, such as the lower valley slopes, below circa. 35m AOD, sensitivity to small to moderate scale residential development is reduced, e.g. above Chalk Hill Lane. Similarly the valley bottom, is less sensitive to housing or commercial land use as it feels contained by rising valley slopes, the embankments of the A14 and large scale built form and associated tree belts.

Opportunities to develop a landscape strategy to improve the character of the commercial/industrial areas within the Gipping Valley particularly along the boundaries/roadsides should be sought. Structural and screening planting could unify and improve the character of the area, provide greening and reduce the dominance of the widened highways.

<b>Physical Character</b>
Rolling Valley Farmlands comprising valley slopes to the west of the Gipping Valley. Large part of the area has been quarried for clay and chalk for the Blue Circle cement works (closed 1999). Topography ranges from c. 20-50m AOD.
<b>Landscape Patterns/Condition</b>
Large part of the valleyside lost and disrupted by quarry. Adjacent industrial scale buildings dominate views and perceptions. Little natural character left.
<b>Existing Settlement Edge</b>
Adjoins village along Chalk Hill Lane – 20 <sup>th</sup> century expansion with edges defined by old field boundaries.
<b>Views and Visibility</b>
Views within Chalk Hill area contained by rising valley sides of a tributary stream. At higher elevations, long views across to the high edges of Claydon and its church tower.
<b>Cultural and Natural Heritage</b>
The old Blue Circle quarry has County Wildlife status. Site Geological SSSI at Great Blakenham Pit.
<b>Perceptual qualities</b>
Large scale built form and large scale highways create prevailing commercial character which overrides sense of village scale settlement. Noise from A14 audible.
<b>Function</b>
Valleysides provide containment to west side of village. This landscape performs an important function in relation to recreation - football club grounds east of the quarry. Footpath alongside the quarry offer memorable views into the area and two footpaths radiate from the west side of the village providing amenity.
<b>Opportunities</b>
Opportunities to provide stronger landscaped edges and screening planting for commercial sites. Sensitive lighting design is essential to prevent the cumulative effects of night glow in industrialised areas.

### Peripheral Area: GB3

The sensitivity of this area lies in its distinctive valley floor character and natural and cultural heritage significance as former grazed meadowlands. The area is valued as a belt of remnant meadowland which reinforces the natural separation between Great Blakenham and Claydon and their river valley location.

Land either side of the B1113 is likely to face pressure for development but this area is highly sensitive due to its natural small-scale valley floor character and its role in reinforcing perceptions of individual settlement identity. It is highly visible from the road/rail transport corridors that cross the valley.

Opportunities exist to improve the character and management of the valley floor meadows where they have been lost or eroded. A landscape strategy for the Gipping Valley to improve its character, in the face of the ongoing expansion of industry and infrastructure, would be highly beneficial and may include the creation of a Country Park, along with structural and screen planting to reduce the dominance of commercial land uses and widened highways.

<b>Physical Character</b>
Valley Meadowlands landscape type comprising low lying valley bottom meadows, fringed with wetland vegetation, prone to seasonal flooding. Landform is relatively flat ranging from c. 15-10m AOD.
<b>Landscape Patterns/Condition</b>
Condition mixed, usually poor. Natural extents of valley meadows reduced by intake for commercial land use. Remnant meadows often in poor condition - traditional management rare. Disruption in the valley bottom from ongoing and completed gravel extraction. Valley floor physically fragmented by A14 and railway and B1113.
<b>Existing Settlement Edge</b>
Little interface with the residential parts of the village, except around the site of the historic mill where the river forms the boundary, and enclaves of residential land use on the southeast side on Chapel Lane. Elsewhere the meadowlands adjoin commercial land use, which are generally well screened by vegetation belts.
<b>Views and Visibility</b>
Views are contained by rising valley sides and belts of vegetation, but presence of industrial land use, extraction, infrastructure corridors are ever present. Church is a point of interest seen along main road streetscape.
<b>Cultural and Natural Heritage</b>
Flooded quarry workings have ecological value - County Wildlife Site. Valley floor pastures have a scenic quality comprising areas of open water, woodland carr and wet meadows.
<b>Perceptual qualities</b>
Views of the industrial scale buildings, the large highway system limits the sense of ruralness alongside constant road noise from A14 reduces tranquillity.
<b>Function</b>
Flood plain meadows provide a buffer between the village and the noise and movement on the A14. Recreational value - long distance footpath on the old towpath on the west side of Gipping. Valley floor physically and visually separates Great Blakenham from Claydon.

**Opportunities**

Improve ecological value and manage the meadowlands in a traditional way. Improve access and recreational value (possibly through the creation of a country park) and minimise the landscape effects of industrial/commercial development and infrastructure.



## 6.0 Other Suffolk Coastal Settlements

This section includes the detailed assessment of the following settlements:

- Westerfield
- Rushmere St Andrew
- Playford
- Little Bealings
- Kesgrave
- Martlesham
- Nacton

Parishes of Purdis Farm, Foxhall and Brightwell have been included in the Ipswich East peripheral area IP3.

## 6.1 Westerfield

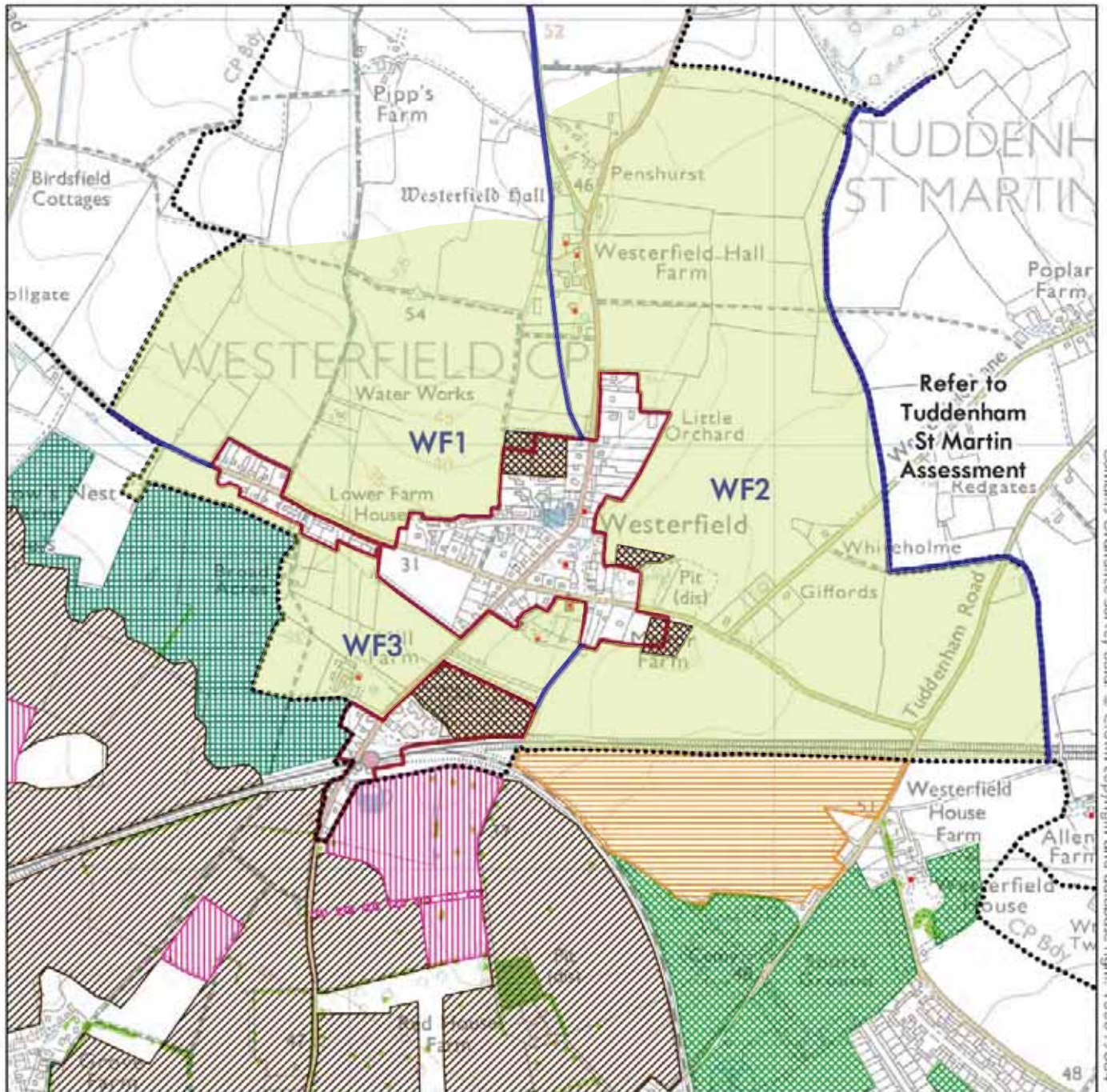
Westerfield sits within a gentle dip in landform at the head of a tributary valley to the Gipping River. It lies within an area of undulating farmland plateau which is defined as the Culpho and Westerfield Rolling Farmland character area (Suffolk Coastal LCA). Once the Ipswich Garden Suburb is built out, it will lie close to the urban edge of the town.

Westerfield is a Saxon settlement with possibly earlier origins recorded first in 1086. The current church dates to the 12th century and Westerfield Manor (located to the north of the village) dates to the 17th century. By the 19th century, settlement had focused around the crossroads while beyond the village to the south was the Great Eastern Railway and Westerfield station. An area of open land called Westerfield Green is known to have existed between Swan Lane and Mill Farm. The Green was enclosed in 1908 being split into allotments and plots fenced. This area is still evident today retaining an open character and sense of separation between the village and Mill Farm/Station.

Historic maps from the early 20th century indicate that farms were traditionally located on the outskirts of the village and small orchards were associated with individual properties. During the post war period, linear development occurred along the roads. In the latter half of the 20th century, infill housing, comprising cul-de-sac developments, occurred behind the main roads.

Westerfield is a small scale settlement with an agricultural character. Vernacular styles and building form varies due to different periods of infill. It remains closely connected to the wider rural landscape because landscape penetrates into or is visible from within the village or in places because development remains one plot deep.

For the purposes of the sensitivity assessment, the landscape fringes of Westerfield have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Westerfield  
July 2018



- |                               |                              |                             |
|-------------------------------|------------------------------|-----------------------------|
| WF1 Peripheral Area           | Country Park                 | <b>Allocations</b>          |
| Peripheral Area Boundary      | <b>Nature Designations</b>   | Housing                     |
| Built Up Area Boundary        | Tree Preservation Order      | Sports                      |
| Parish Boundary               | <b>Heritage Designations</b> | School                      |
| <b>Landscape Policy Areas</b> | Listed Building              | <b>Planning Permissions</b> |
| Local Greenspace              |                              | Housing                     |

## Peripheral Area: WF1

The sensitivity of this area lies in its relatively pronounced open rural slopes which form an important setting to the village. The slopes range from approximately 30m along the road up to 55m in the north and, coupled with hedgerows and mature hedgerow oaks, are valued in forming an attractive backcloth to the village. The elevated and open character of these slopes means that they are highly visible in close proximity when approaching the village from the west and in distant views from Henley Road on the edge of Ipswich. The area is also valued for its recreation opportunities - Sandy Lane (former County Boundary) provides a bridleway link to the wider countryside and connects to other footpaths offering circular routes to the north of the village.

This area is sensitive to commercial and residential development and important to retain as a rural setting and gateway to the village. Opportunities exist to reinstate hedgerows, create skyline woodland and enhance habitat networks along field margins, reinforcing sense of place and mitigating existing development on higher slopes.

<b>Physical Character</b>
Ancient Rolling Farmlands landscape type comprising sloping topography c. 30m and 55m AOD. Arable farmland. Remnant hedgerows with distinctive mature oak hedgerow trees.
<b>Landscape Patterns/Condition</b>
Evidence of hedgerow loss and creation of medium scale fields.
<b>Existing Settlement Edge</b>
Partially screened by vegetation (hedgerow boundaries and trees or garden vegetation). Some properties form harsh open edge.
<b>Views and Visibility</b>
Slopes are highly visible from close proximity views along Lower Road and from further afield and edge of Ipswich to the south. Rounded form of hill is a key landmark setting to the village of Westerfield.
<b>Cultural and Natural Heritage</b>
Mature oaks and remnant hedges create ecological network, but fragmented. Sandy Lane is an historic route.
<b>Perceptual qualities</b>
Distinctive topography and association of mature oaks, Sandy Lane and visual connectivity to valley landscape to the south collectively form a distinctive setting to the village and provide identity to the village. Relatively tranquil due to rural context.
<b>Function</b>
Important and distinctive setting to the village and Ipswich and forms gateway to the village when approaching from the west. Bridleway along Sandy Lane (former County Boundary) links Lower Road with wider footpath network and routes to the north of the village. Area important in providing access along bridleways and footpaths to the wider countryside.
<b>Opportunities</b>
Opportunities to soften urban edge through hedgerow and planting of woodland on upper slopes enhancing topographic variation and as a backdrop to the village and listed buildings at Westerfield Hall.



## Peripheral Area: WF2

The sensitivity of this area lies in its relatively flat/gently undulating, elevated open rural character, the upper slopes being highly visible from surrounding areas. The land forms part of a wider agricultural landscape, with the village of Westerfield tucked into slightly lower land at the head of the valley. Its value lies in its role as a perceived, physical and visual gap between Westerfield and Tuddenham St Martin.

Elevated land is sensitive to development due to its high visibility and as a gap between settlements. Lower slopes around and below the 40m contour, close to existing urban edge, are less sensitive to residential development but commercial development would be difficult to integrate in terms of existing character, or mitigate.

Housing development should be accompanied with a strongly landscaped edge and seek to deliver the environmental benefits/opportunities listed below. It should also consider the effects on the gateway and sense of arrival into the village when approaching from the east.

<b>Physical Character</b>
Ancient Rolling Farmlands landscape type comprising gently sloping land between c. 35-45m AOD. Medium scale arable fields defined by gappy hedgerows and hedgerow trees and areas of woodland associated with the settlement edge and former pit.
<b>Landscape Patterns/Condition</b>
Hedgerow loss in fields and along lanes. Overhead telegraph wires. Isolated large scale properties along rural lanes undermine rurality.
<b>Existing Settlement Edge</b>
Dwellings sit down in folds of landform or screened by trees. New development on the edge of the settlement at Church Lane is prominent siting in front of a key vista to the church when travelling west along the lane. Development on upper slopes along Westerfield Road are more prominent but do not break the skyline. Landscape has a strongly rural character providing marginally higher land surrounding the village.
<b>Views and Visibility</b>
Long distance views across relatively open farmland. Church forms landmark feature when approaching from the east.
<b>Cultural and Natural Heritage</b>
Pre 18th century enclosure pattern. Westerfield Manor on upper slopes and Westerfield Church in folds of valley.
<b>Perceptual qualities</b>
Scenic qualities highest along Church Lane where the historic route, views to church and undulations in landform and woodland combine. Relatively tranquil due to strong rural context.
<b>Function</b>
Access provided along rural lanes. This area forms an important physical, perceived and visual gap between Westerfield and Tuddenham St Martin.
<b>Opportunities</b>
Opportunities to improve landscape structure and habitat networks.

### Peripheral Area: WF3

The sensitivity of this area lies in its valley floor character and heritage significance as part of former meadow/common and as a setting to listed buildings. The character and openness of this landscape reinforces the identity and location of Westerfield at the head of a small valley and separate from Westerfield station and Ipswich Garden Suburb.

Opportunities exist to connect the country park through the village and provide an improved setting to adjacent listed buildings.

Housing development (planning permissions) at Lower Road and east of Westerfield Road should avoid undermining the open land extending across Westerfield Road which reinforces the sense of separation between Ipswich/Westerfield Station and Westerfield village. Any new development should seek to restore the valley floor meadow/common character and buildings should reflect the rural heritage of the village. Open space should be informal and simple in style.

<b>Physical Character</b>
Ancient Rolling Farmlands landscape type. Lower lying topography than surrounding areas signifying the head of the river valley. Rough ground and grazing in small scale fields. Vegetation indicates valley floor and stream course contributing to sense of place. Topography ranges from c. 30-35m AOD.
<b>Landscape Patterns/Condition</b>
Former valley floor meadows/common lack management and have become overgrown in places.
<b>Existing Settlement Edge</b>
Soft indented urban edge backing onto this valley floor landscape. Enclosed character and inward looking.
<b>Views and Visibility</b>
Limited visibility into area due to slightly lower topography/shallow bowl, vegetation and development.
<b>Cultural and Natural Heritage</b>
None although course of stream, margins, hedgerows and pastures are valuable habitat networks. Part of former Westerfield common enclosed in 1808. Listed buildings include Mill Farm, Westerfield Rectory and Church.
<b>Perceptual qualities</b>
Small scale pastures and mature trees gives this landscape an intimate and rural character despite proximity of housing. Some noise intrusion from railway and roads.
<b>Function</b>
No public rights of way across Westerfield Road from east to west. Footpath from Lower Road to south of railway. Important gap between Westerfield village and train station and between village and Ipswich Garden Suburb. Valley character reinforces sense of place and evolution of village.
<b>Opportunities</b>
Opportunities to improve the biodiversity and accessibility of the valley fields helping to reinforce sense of place and separation.

## 6.2 Rushmere St Andrew

Rushmere St Andrew sits on elevated land between Ipswich to the south and the River Fynn valley to the north. It lies within an elevated undulating farmland plateau and forms part of the Culpho and Westerfield Rolling Farmland character area (as defined in the Suffolk Coastal LCA). However it also lies close to the Kesgrave Sandlands character area, reflecting the change in underlying geology from boulder clays to sands and gavels.

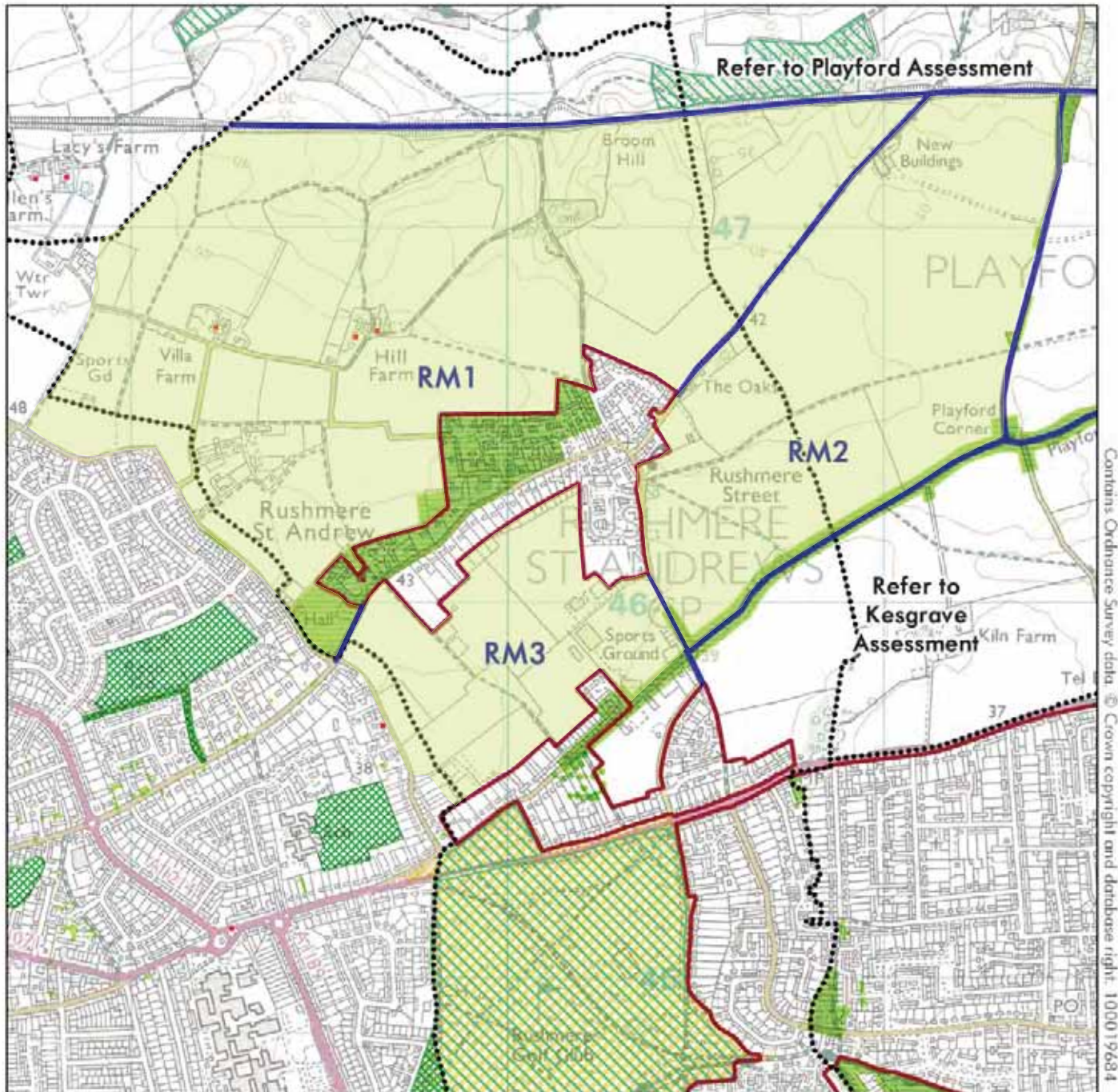
Rushmere St Andrew was a linear Parish which included Rushmere Heath, an area of common land which is now a golf course and embraced within the built up fringes of Ipswich. St Andrew's church is located in the northeastern part of the village and is Norman in date but thought to have been built on Saxon foundations. The church was associated with two manors - Rushmere Manor (now demolished and developed as housing along Humber Doucey Lane) and sub-manor of Bixley to the south.

Historic maps dating to the early 20th century show that Rushmere St Andrew comprised a dispersed pattern of dwellings including farms, a smithy and a small cluster of properties at the junction of The Street and Playford Lane. The church and rectory formed an isolated group surrounded by farmland. Beyond were small areas of parkland/grounds associated with Rushmere Manor, Rushmere Lodge and The Limes. Settlement was still limited by the mid 20th century although by this time housing development on the fringe of Ipswich had encroached on the setting of Rushmere to the southwest.

Today the settlement is very close to the edge of the built up area of Ipswich and has experienced infill development on former farm estates and parkland resulting in a more compact nucleated 'village' character. This history is reflected in the high concentration of mature and veteran trees within the urban fabric of the village. The area around the church retains an open aspect and the historic lanes connecting into the village from the north are still evident, while the village boundary to the south has been absorbed into the edge of the Ipswich area. The church and village pond are two key focal points of the village.

For the purposes of the sensitivity assessment, the landscape fringes of Rushmere St Andrew have been divided into three peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below and extend beyond the Parish to the northeast reflecting the setting to the settlement.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Rushmere St Andrew  
July 2018



- |                          |                               |                              |
|--------------------------|-------------------------------|------------------------------|
| RM1 Peripheral Area      | <b>Landscape Policy Areas</b> | County Wildlife Site         |
| Peripheral Area Boundary | Local Greenspace              | <b>Heritage Designations</b> |
| Built Up Area Boundary   | Open Access Land              | Listed Building              |
| Parish Boundary          | <b>Nature Designations</b>    |                              |
|                          | Tree Preservation Order       |                              |



## Peripheral Area: RM1

The sensitivity of this area lies in its openness, elevation, its relationship to the Fynn Valley to the north and visibility from the surrounding countryside. Its value lies in the intact historic pattern of rural lanes, farmsteads and the rural setting to Rushmere Church as well as offering access from the village to the wider countryside.

This landscape is highly sensitive to residential development which would be visually prominent on relatively high land overlooking the Fynn Valley and could impinge on the relationship of the church and open farmland. Land that drops towards the village, in the eastern part of the area close to the urban edge, is less sensitive to residential development. This area is also sensitive to commercial development although may be less sensitive where this is associated with existing farm complexes and where it can respect listed buildings and reflect rural vernacular.

<b>Physical Character</b>
Ancient Rolling Farmlands landscape type forming a shoulder of higher land extending from the northwest across to the southeast and separating Ipswich from the Fynn Valley. Land use is arable farmland and recreation. Topography ranges from c. 50-25m AOD.
<b>Landscape Patterns/Condition</b>
Intensively farmed arable landscape with few field margins and gappy hedgerows. Network of lanes and farms reflect an intact historic pattern.
<b>Existing Settlement Edge</b>
Development within Rushmere St Mary is set within historic boundaries of properties and associated grounds, the concentration of mature trees forming a vegetated organic character to the urban edge. In contrast the edge of Ipswich along Humber Doucy Lane forms a regular straight edge and rises onto slightly higher land above the 45m contour.
<b>Views and Visibility</b>
Elevated views. Land north of Lamberts Lane is visible from the north while land to the south is visible from the urban edge of Ipswich and Rushmere St Mary village. The church forms a local landmark from land and rural lanes to the north and on entering the village from the southwest.
<b>Cultural and Natural Heritage</b>
St Andrew's Church is a Grade I listed building. Hill farmhouse, associated barn and garden store north of Villa farmhouse are also listed. Mature trees, rural lane network and dispersed farmsteads set within an irregular pre 18th century enclosure pattern. This landscape has a strong time depth.
<b>Perceptual qualities</b>
Rural landscape which sits on the edge of the Fynn Valley and edge of Ipswich.
<b>Function</b>
This landscape offers good access via high concentration of footpaths and rural lanes to the wider landscape to the north and into the Fynn Valley. High degree of tranquillity.
<b>Opportunities</b>
Retain landscape corridors between Rushmere Heath and wider landscape. Opportunities to reinforce the concentration of mature trees through areas of new planting and choice of species which reinforce parkland character. New planting could also reinforce the skyline and shoulder of higher land separating Ipswich from the wider landscape and providing a tree horizon when viewed from the north.

## Peripheral Area: RM2

The sensitivity of this area lies in its openness and rural setting to the village of Rushmere St Andrew. The southern part of this landscape forms an important gap between Rushmere village and the edge of Ipswich. It is valued as an approach and gateway into Ipswich and village of Rushmere.

There may be some opportunities for housing development closely related to the existing urban edge. The edge of new development should be indented and mitigated with woodland and hedgerow planting. It will be important for any development to improve the gateway into the village and retain a sense of separation from the edge of Ipswich. Commercial development is uncharacteristic in this area and is likely to be visually intrusive.

<b>Physical Character</b>
Ancient Rolling Farmlands landscape type east of the village, below the 40m contour and sloping in a southerly direction towards the Ipswich urban edge.
<b>Landscape Patterns/Condition</b>
Arable land use with an open character and well clipped hedgerows.
<b>Existing Settlement Edge</b>
Houses along The Street sit on slightly raised land and open to the wider landscape. Otherwise the existing urban edge is predominately screened by mature vegetation. Small groups of dwellings along The Street and Playford Road sit isolated from the main village and weaken the gateway and sense of arrival into the village. This peripheral area is physically well related to existing urban edge.
<b>Views and Visibility</b>
Filtered views from the south and southeast across open farmland. Existing housing along The Street is visible in medium distance views as is the highly reflective roof of Ipswich Town Football Club Training Centre.
<b>Cultural and Natural Heritage</b>
Pond on The Street is located close to the existing urban edge. Hedgerow trees along Playford Road form a group TPO important in creating a leafy rural road. Pre 18th century enclosure pattern and eastern boundary is Parish boundary.
<b>Perceptual qualities</b>
Open intensively farmed area. Gentle undulations in topography screen views to Ipswich such that the area feels rural.
<b>Function</b>
Access to the wider countryside. Area provides a physical connection between Rushmere Heath and wider countryside.
<b>Opportunities</b>
Opportunity to strengthen the gateway into the settlement along Playford Road and The Street. Any new development should reflect the rural character of the village distinguishing the village from Ipswich by appropriate use of vernacular and integration of landscape features such as the pond. The edge of new development should be indented and mitigated with woodland and hedgerow planting, including the strengthening of the Parish boundary to the west, creation of habitat networks and screening views to housing / roof of Ipswich Town Football Club Training Centre.

### Peripheral Area: RM3

The sensitivity of this area lies in its openness and rural character as one of the last areas of open space which retains a physical separation between Ipswich and Rushmere village. Its value relates to its role in providing a historical link between Rushmere Heath and the wider countryside and providing an open rural setting to St Andrew's church. Much of the area is used for recreation purposes and sports.

This area is sensitive to housing or commercial development and offers little opportunity for development without adverse landscape effects arising.

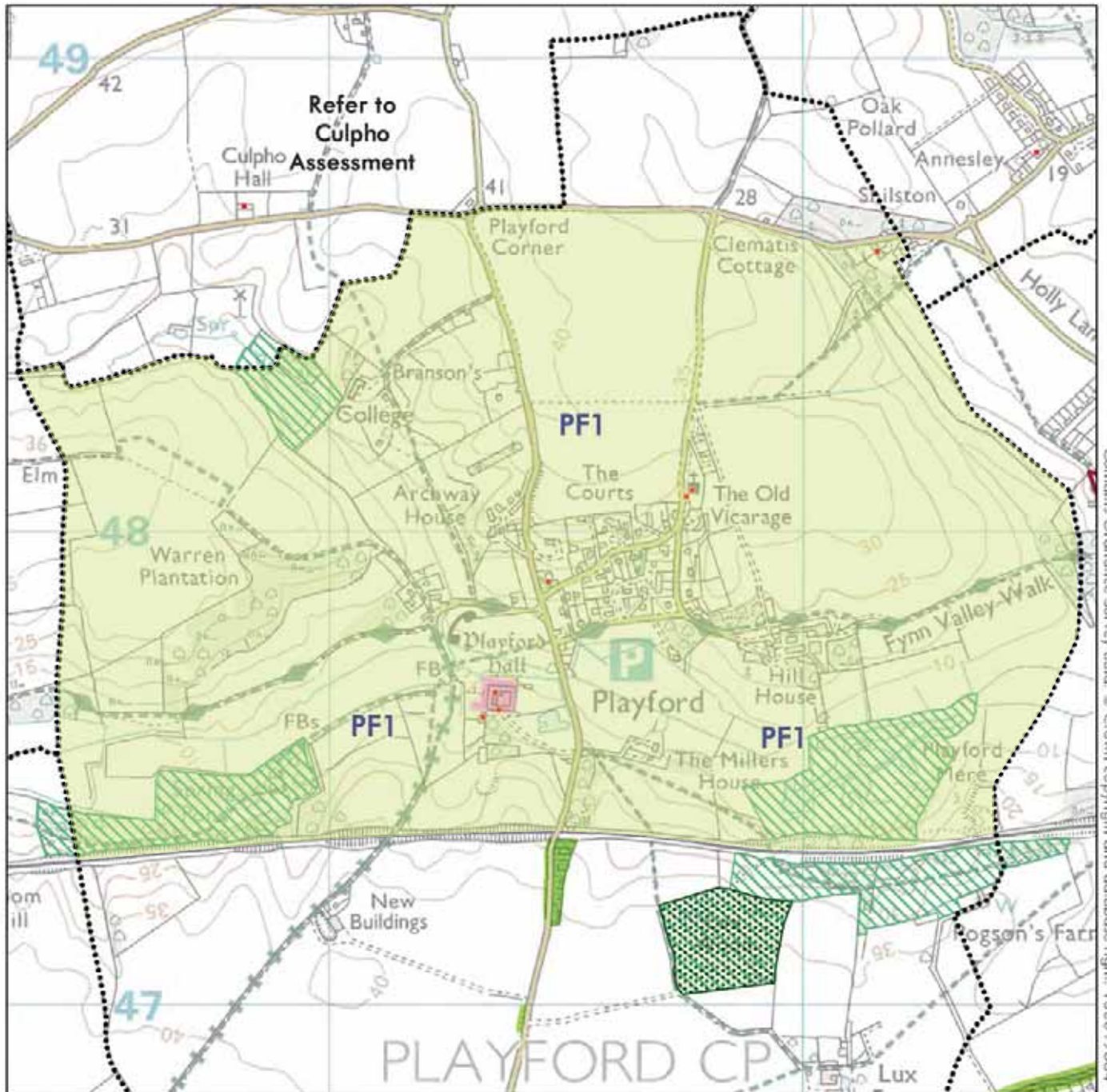
<b>Physical Character</b>
Ancient Rolling Farmlands and Estate Sandlands landscape types comprising sports pitches and associated infrastructure in the east and arable fields in the west and to the south of the church. Relatively flat area (c. 40m AOD) surrounded development either as part of Ipswich or as part of Rushmere. Arable land uses in the western part of the area are the last few remaining fields between Ipswich and Rushmere St Andrew and are rare in the context of significant 20th century growth.
<b>Landscape Patterns/Condition</b>
Predominately urban character due to recreational use and associated infrastructure.
<b>Existing Settlement Edge</b>
Well vegetated urban edge resulting in filtered views to development.
<b>Views and Visibility</b>
Visually contained with no long distance views from the wider landscape. Views to the church from public rights of way in the western half of this area are memorable and have a strong sense of place.
<b>Cultural and Natural Heritage</b>
Development along Playford Road to the south has severed this land from the wider Parish and especially Rushmere Heath although historic rights of way remain. Hedgerows in west of area are intact and of historic and natural heritage value.
<b>Perceptual qualities</b>
Area feels cut off from the surrounding wider landscape and has a semi-urban character due to recreation use. Arable fields in the west retain a sense of ruralness and coupled with the Church form an important open corridor between Playford Road and Rushmere Church.
<b>Function</b>
Important open space separating Ipswich from Rushmere with footpath links from Rushmere Heath to Rushmere St Andrew's church and onto the wider countryside.
<b>Opportunities</b>
Opportunities to strengthen the rural corridor between Rushmere Heath and the village and wider countryside through retention of agricultural land uses, management for wildlife and retention and improvement of access.

### 6.3 Playford

Playford is a small village located in the northern valley slopes of the Fynn Valley character area (Suffolk Coastal LCA). It was recorded in Domesday and included a farmhouse and church. Maps from the late 19th century illustrate its traditional loose form comprising a cluster of properties along lanes with Playford Hall, farmstead and church at some distance from each other. The dense network of lanes resulted in the gradual infilling and increasing cluster of dwellings to form the more concentrated arrangement of properties seen today. Many of these properties date to the latter half of the 20th century, their access driveways and curtilage treatment having an urbanising influence on lanes. Existing properties sit below the 30m contour. The church is the only building on higher land and acts as a local landmark.

For the purposes of the sensitivity assessment, the landscape fringes of Playford have not been subdivided but are discussed as a single area.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Playford  
July 2018

The landscape fringes of Playford form a single area PF1 for assessment purposes.



- PF1 Peripheral Area
- Built Up Area Boundary
- Parish Boundary

- Nature Designations**
- Tree Preservation Order
- Ancient Woodland
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument

## Peripheral Area: PF1

The sensitivity of this area lies in its small scale intimate character, cultural and natural heritage interest. Its value is in its role as a recreational corridor close to Ipswich and in its intact landscape patterns.

This landscape is highly sensitive to residential or commercial development. However, it would be less sensitive to one off bespoke dwellings which are carefully sited in the valley and which retain the rural character of the area and loose arrangement of dwellings within the settlement. Care is needed to ensure any new building does not conflict with the landmark quality and perceived isolation of the church.

<b>Physical Character:</b>
The settlement of Playford lies within the Fynn Valley the majority of the settlement on the north side of the river with the Playford Hall to the south. The valley sides comprise the Rolling Valley Farmlands and Furze landscape type while above sits the Ancient Rolling Farmlands type. Natural springs issue from the valley sides and are likely to have influenced the siting of the early settlement. Topography ranges from c. 10-40m AOD.
<b>Landscape Patterns/Condition:</b>
Intact landscape with strong landscape patterns created by landuse (pasture on the valley floor and lower slopes with arable above), high concentration of woodlands especially on the upper slopes creating treed horizons, and cultural heritage features including church and other vernacular buildings and narrow winding lanes. Railway on southern valley sides is unobtrusive but urbanisation of lanes due to property curtilage treatment has resulted in some loss of integrity and character.
<b>Existing Settlement Edge:</b>
Existing urban edge is well vegetated resulting in only glimpses to properties, this coupled with the fact that properties are nestled within the valley slopes below the 25m contour means the urban edge is not visible from many locations.
<b>Views and Visibility</b>
Views are contained within the valley due to topography and vegetation. Views from the surrounding plateau landscape tend to be across the valley with few views into the valley. The church is a local landmark from the north.
<b>Cultural and Natural Heritage</b>
This landscape has a wealth of cultural and natural heritage. Historic features include Playford Hall (a moated site and a Scheduled Monument), church and vernacular farm buildings/rural cottages as well as network of rural winding lanes and historic field enclosure patterns. Nature conservation interest includes ancient semi-natural woodland e.g. Lux Wood and wetland mosaic habitats on the valley sides and valley floor (CWS).
<b>Perceptual qualities</b>
This area has a remote and tranquil character which feels off the beaten track. The small rural lanes which descend into the valley and enclosure created by vegetation and topography give rise to a landscape which is perceived as small scale and intimate.
<b>Function</b>
Fynn Valley Walk long distance route and connections into Ipswich North.
<b>Opportunities</b>
There are opportunities to restore rural lane character where it has been undermined by boundary curtilage treatment or access driveways.

## 6.4 Little Bealings

Little Bealings comprises two clusters of development, firstly the original village (located within the Fynn Valley character area defined in the Suffolk Coastal LCA) and a second area to the south on the higher sandlings landscape (along Playford Road and Martlesham Road within the Kesgrave Sandlands character area).

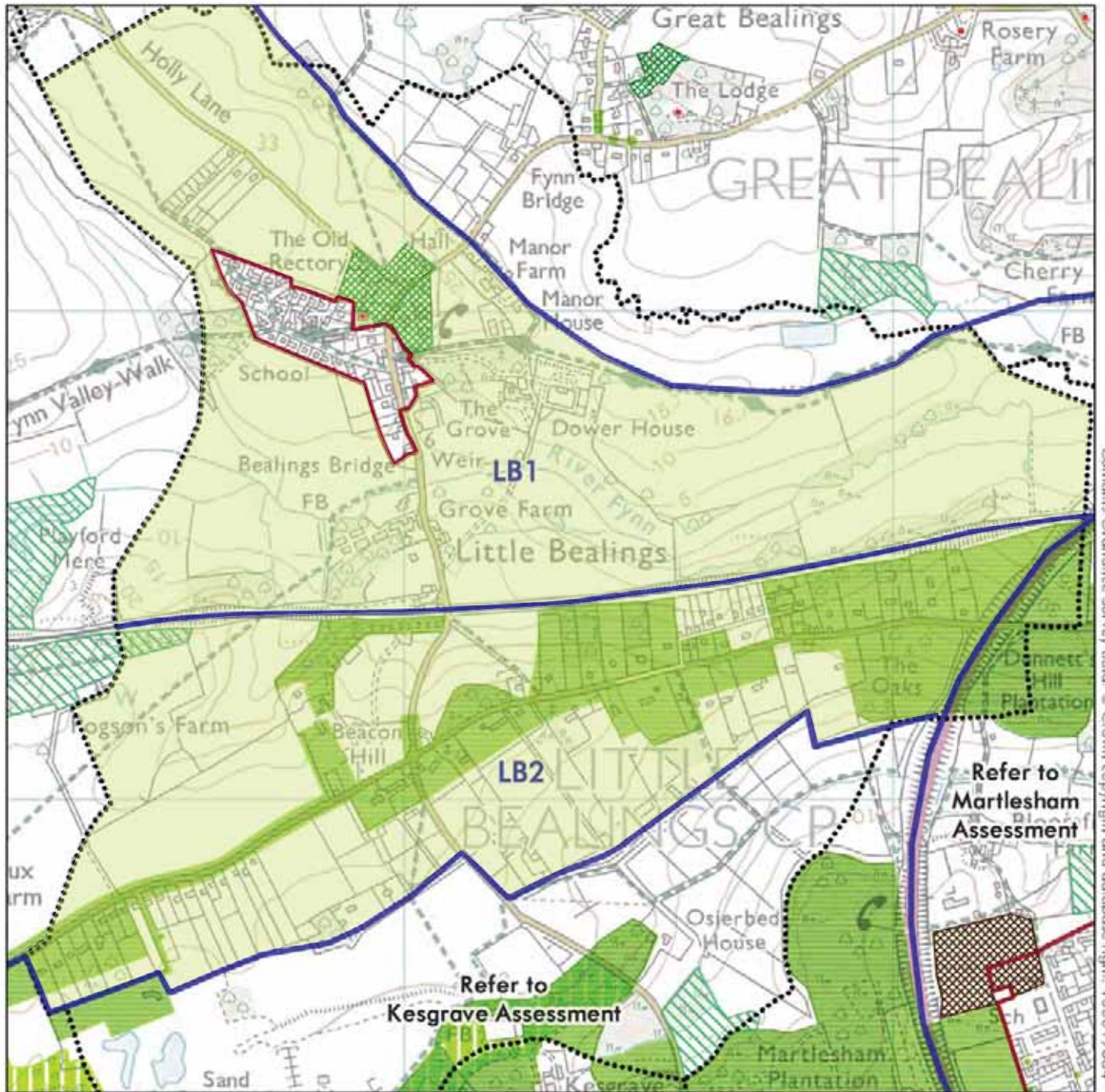
The original village was first recorded in Domesday and comprised the typical loose arrangement of manor house, church, dispersed farmsteads and cottages. Historic maps from the late 19th century show a loose arrangement of dwellings within the valley including a smithy and inn. Later infill housing at Michael's Mount and Richards Drive occurred in the latter half of the 20th century.

Housing along Playford Road and Martlesham Road dates to the latter half of the 20th century and comprises large properties set within generous grounds on an area of marginal land/remnant heath.

Between these two areas of settlement runs the Westerfield to Woodbridge railway. A station existed at Little Bealings and was closed in 1956, although the station building and platform remain.

For the purposes of the sensitivity assessment, the landscape fringes of Little Bealings have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Little Bealings

July 2018



- LB1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas
- Local Greenspace

- Nature Designations**
- Tree Preservation Order
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Planning Permissions**
- Housing



## Peripheral Area: LB1

The sensitivity of this area lies in its small scale intimate character, cultural and natural heritage interest and the loose arrangement of dwellings reflecting the evolution of the settlement. It is valued as a recreational corridor close to Ipswich and for its intact landscape patterns.

The landscape is highly sensitivity to residential or commercial development. However, it would be less sensitive to one off bespoke dwellings which are carefully sited in the valley (e.g. south of the school). Development should avoid visual conflict with the landmark quality of the church and should in general sit below the c.25m contour.

<b>Physical Character</b>
Rolling Valley Farmlands with Furze landscape type. The Fynn valley forms a gentle valley context ranging from c. 30m AOD on the valley slopes to 5m AOD on the valley floor.
<b>Landscape Patterns/Condition</b>
Intact landscape with strong landscape patterns created by landuse (pasture on the valley floor and lower slopes with arable above), high concentration of woodlands especially on the upper slopes creating treed horizons, and cultural heritage features including church and other vernacular buildings and narrow winding lanes. Railway on southern valley sides is unobtrusive but urbanisation of lanes due to property curtilage treatment has resulted in some loss of integrity and character.
<b>Existing Settlement Edge</b>
Existing urban edge is well vegetated resulting in only glimpses to properties. Settlement occurs between the c. 10m and 25m contours on the mid to upper slopes of the valley (with the exception of areas of more modern housing) with the church sitting on a slightly higher shoulder of land.
<b>Views and Visibility</b>
The church sits on higher land above the houses within the main village and acts as a local landmark although adjacent trees can screen views of the tower.
<b>Cultural and Natural Heritage</b>
Remnant parkland associated with the manor house on the south side of the river includes pasture and veteran trees. Woodlands on the mid and upper valley slopes have a nature conservation value as do the valley floor pastures and network of wide hedgerows. Village church is a listed building and land to the north is an area of local greenspace providing a rural meadow setting.
<b>Perceptual qualities</b>
The Fynn valley has a remote and tranquil character which feels off the beaten track. The small rural lanes which descend into the valley and enclosure created by vegetation and topography give rise to a landscape which is perceived as small scale and intimate.
<b>Function</b>
Fynn Valley Walk long distance route and connections into Ipswich North.
<b>Opportunities</b>
Opportunities exist to conserve and enhance the role of the church as a local landmark though selective tree works and avoidance of development on upper slopes which visually competes with the building. Opportunities to improve the central space within the village around the local pub.

## Peripheral Area: LB2

The sensitivity of this area lies in its proximity and potential visibility from the Fynn Valley and narrow historic lanes which access the area. Its value is in its role as a setting to the valley and as an area with potential for heathland re-creation. This landscape is relatively simple in terms of topography, landscape patterns and woodland cover.

This landscape is sensitive to residential development as a result of its valued narrow rural lanes which are a key constraint. Nevertheless, in the vicinity of Beacon Hill and in areas between existing development, the landscape is less sensitive and topography flatter such that development could be mitigated with appropriate planting. The landscape around the station may accommodate small scale commercial development. In all cases great care should be taken to avoid visual and physical intrusion into the Fynn Valley and urbanisation of the historic lane which leads to Little Bealings in the valley.

<b>Physical Character</b>
Estate Sandlands and Ancient Rolling Farmlands landscape types. Landform ranges from c. 20 to 35m AOD. Relatively flat landscape and upper slopes of the Fynn Valley south of the railway line.
<b>Landscape Patterns/Condition</b>
Predominately intact pre-18th century enclosure pattern with re-organisation resulting from linear housing development along the main roads. Significant woodland and tree cover giving a leafy and blocky character to the landscape.
<b>Existing Settlement Edge</b>
This is a well-spaced linear settlement which runs along the road, to the east the A1214 provides an abrupt boundary as does the railway line to the north. Properties are set back from the road within extensive grounds and therefore with the exception of access driveways the rural vegetated character of Playford Road and Martlesham Road remains unaltered. As such the development in this area is not visually dominant.
<b>Views and Visibility</b>
There are views across this elevated and relatively flat landscape with some views across and into the Fynn Valley. Otherwise the relatively flat topography on the higher land is screened by areas of woodland and vegetation and has a more inward looking character and is not widely visible from the surrounding landscape. No landmarks.
<b>Cultural and Natural Heritage</b>
Relatively recent built environment from post 1950' housing but underlying pattern of lanes still evident. Remnant heath vegetation in lane verges. Listed building and setting of Kesgrave Hall to the south. High concentration of TPOs within the area.
<b>Perceptual qualities</b>
This landscape feels rural and agricultural in character with evidence of the sandy soils manifest in verge vegetation and areas of conifer plantation.
<b>Function</b>
Important area of higher land between the Fynn Valley and Butler's Brook to the south.
<b>Opportunities</b>
Opportunities to recreate areas of heathland and acid grassland in association with restoration of sand and gravel pits to the south.

## 6.5 Kesgrave

The origins of Kesgrave are as a small agricultural community located on the edge of Playford Heath on the main road between London/Ipswich and Yarmouth (now the A1214). It lies within the Kesgrave Sandlings character area as defined in the Suffolk Coastal LCA.

On historic maps dating to the late 19th century the settlement comprised a church, inn, farmsteads e.g. Grange Farm and Kesgrave Hall (built in 1812) and a community of less than 100 people.

During the interwar period new housing development started to occur along the A1214 and right angles lanes to the south. Development did not occur to the north of the main road, with the exception of a new school (now Kesgrave High School). The layout of this housing created a regular grid layout with properties having generous plots and areas of orchards. Land to the north of the road was more undulating, associated with a small tributary to the River Fynn and the wooded estate of Kesgrave Hall.

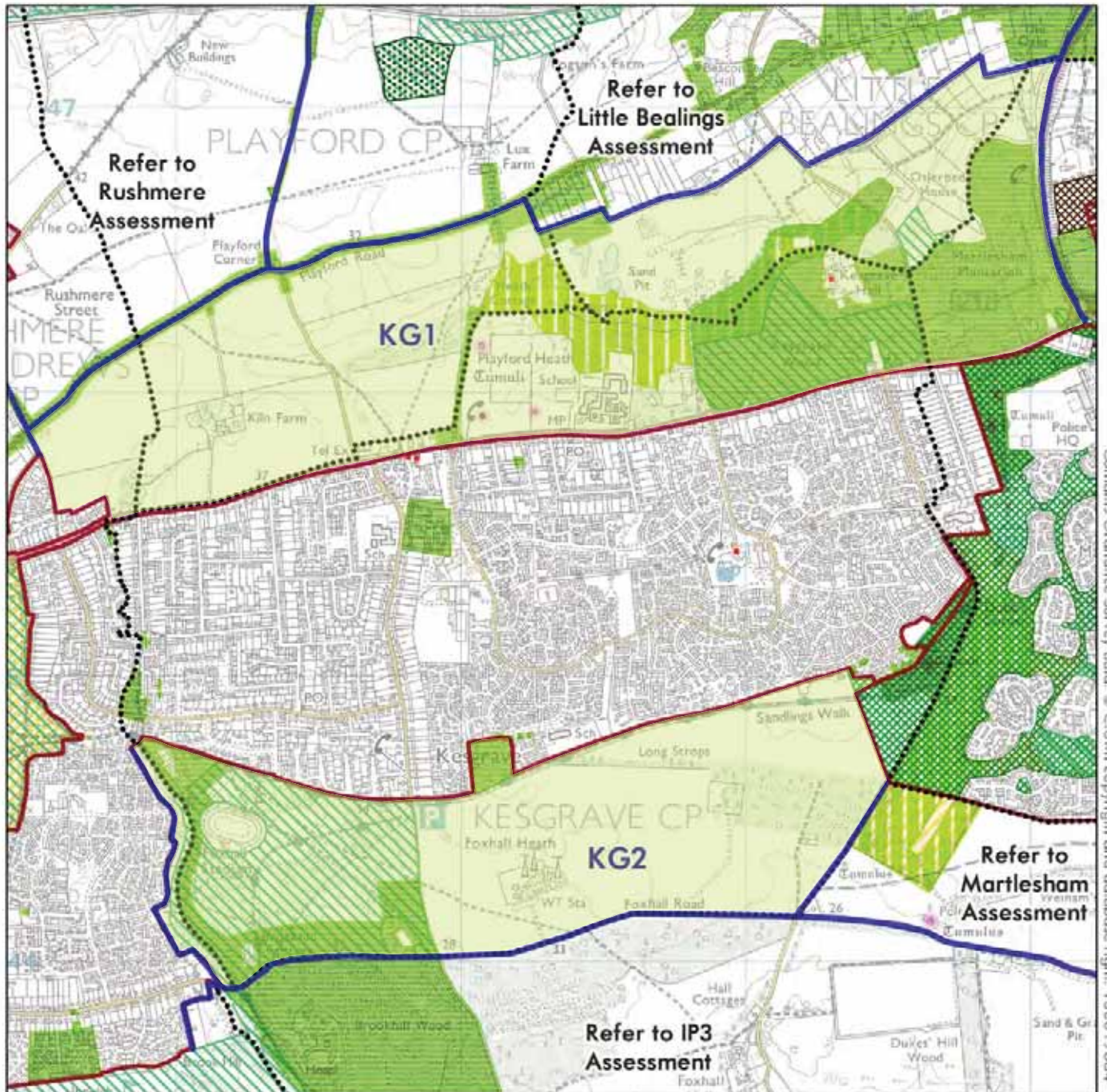
In the late 1950's, housing development in Kesgrave accelerated with an intensification of development along the A1214 between Martlesham Heath to the east and the main village core, as well as to the south and east of Rushmere Heath. In the 1960's, land between Rushmere Heath and Bell Lane was developed forming a significant urban extension. Martlesham Airfield was constructed, on Martlesham Heath to the east, around the same time. In the 1980's a substantial second wave of development occurred with the creation of new distributor roads and high density housing arranged in cul-de-sacs. The different phases of development are clearly discernible and former areas around Grange Farm have become local centres.

Today Kesgrave is a major centre forming an urban corridor connecting the fringes of Ipswich (west of Rushmere Heath) with Martlesham in the east.

The change in topography i.e. sloping land away from Ipswich and the open heathland/golf course of Rushmere Heath signify the separate identity of this settlement from Ipswich.

For the purposes of the sensitivity assessment, the landscape fringes of Kesgrave have been divided into two peripheral areas (north and south) reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.





## Ipswich Fringe Settlement Analysis

Kesgrave  
July 2018



- KG1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Policy Areas**
- Local Greenspace

- Open Access Land
- Nature Designations**
- Tree Preservation Order
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument
- Planning Permissions**
- Housing



## Peripheral Area: KG1

The sensitivity of this area lies in its semi natural habitats, gently undulating topography and rural valley character associated with Butler's Brook. This landscape remains largely intact. The former estate landscape associated with Kesgrave Hall and underlying geology remains legible in landscape patterns and vegetation. This landscape has a strong sense of place.

Some ad hoc development on the northern side of the A1214 has started to encroach into this landscape. The intact character of the area and its close proximity to major conurbations make it a valued landscape in terms of access to open countryside and natural greenspace.

Substantially increasing woodland cover in the area around Kiln Farm may reduce sensitivity to small scale residential and recreation/educational based development set within a wooded context. A strong landscape framework would prevent perceptions of coalescence between Rushmere and Kesgrave. It would also enable recreational routes/landscape corridors to be established between these communities, Butler's Brook and the Fynn Valley.

In the interests of retaining a degree of perceived separation between Ipswich and Martlesham, care is needed to avoid the establishment of linear ad hoc development along the northern edge of the A1214 or high density housing development. Any development north of the road should have a strong landscape framework and a lower density and looser form compared to existing development to the south.

Opportunities exist to restore the Cemex site to valley side natural habitats which connect to and extend the nature conservation value of land to the south.

<b>Physical Character</b>
Land to the north of Kesgrave and A1214 within the Estate Sandlands landscape type and comprising a shallow tributary valley to the River Fynn which flows west to east and separates the fringes of Ipswich from the wider plateau landscape around Rushmere and Fynn Valley to the north. Landform is gently undulating ranging from c. 37 - 25m AOD.
<b>Landscape Patterns/Condition</b>
Land to the north of the settlement has a high landscape quality in association with varied topography, well wooded character, historic built features and archaeological features and nature conservation value. Landscape disturbance in area of Cemex Kesgrave - sand pit/extraction site.
<b>Existing Settlement Edge</b>
The northern edge of Kesgrave is defined primarily by the A1214. The growth of Kesgrave in the 20th century has occurred only to the south of the road with the exception of Kesgrave High School. The urban edge is therefore abrupt but when viewed from the wider landscape to the north is filtered by intervening vegetation.
<b>Views and Visibility</b>
This landscape has an enclosed character due to variations in topography and woodland cover, becoming more open in character closer to Rushmere and around Kiln Farm.
<b>Cultural and Natural Heritage</b>
Sinks Valley SSSI is one of the few remaining valleys which is almost entirely occupied with semi-natural vegetation comprising a habitat mosaic of open water, swamp, fen, wet grassland and dry acid grassland, wet woodland and oak woodland on the valley sides. Adjacent to the SSSI lies Kesgrave Wood a CWS comprising native oak woodland.

Remnants of historic landscape and estate associated with Kesgrave Hall including former parkland waterbodies.
<b>Perceptual qualities</b>
Woodland associated with Martlesham Plantation are important in creating a break in development between Kesgrave and Martlesham.
<b>Function</b>
The small strip of heathland between Kesgrave and Martlesham Heath is designated in an area to be protected from development. Similarly the land around Kiln Farm functions as a gap between Kesgrave and Rushmere.
<b>Opportunities</b>
This area of landscape offers opportunities for improved countryside recreational provision connecting communities from Ipswich, Kesgrave and Rushmere to the Fynn Valley and potentially to north south connections through Kesgrave urban fabric to Foxhall Heath. Opportunities also exist to restore the Cemex site to natural habitat and valley side vegetation extending the nature conservation value which exist to the south.

### Peripheral Area: KG2

The sensitivity of this area lies in its heathland character and potential for heathland re-creation. The value of this area lies in its function as an undeveloped buffer between Kesgrave and Martlesham Heath and as a setting to Kesgrave.

Whilst the landscape topography, scale and pattern potentially enables new development to be mitigated, reducing visual effects, this landscape nonetheless remains sensitive to development due to its role in bolstering sense of place and local identity and opportunities for heathland re-creation.

Land on the margins of the settlement, in association with Bell Lane and Dobbs Lane is less sensitive and development here should seek to enhance gateways into the settlement.

<b>Physical Character</b>
Estate Sandlands landscape type comprising gently undulating land between the existing urban edge of Kesgrave and Foxhall Road. Relatively flat topography ranging from c. 35 - 26m AOD in the southeast of the area. Woodland blocks form wooded skylines and enclose the area. Landuse comprise productive arable and some areas of rough ground.
<b>Landscape Patterns/Condition</b>
This area is flanked by a number of busy roads and junctions. Some areas of rough ground. Open character of former heath still evident in scale of fields, remote character and straight road network.
<b>Existing Settlement Edge</b>
The existing urban edge of Kesgrave is indented and relatively well vegetated reflecting the cul-de-sac arrangement of dwellings and roads and resulting in glimpsed views to houses. The relatively flat topography means that only roofs are generally visible in views and there are no landmarks or distinguishing features. Bell Lane and Dobbs Lane lead into the urban area but gateways are poorly defined and arrival is into non descript housing estates.
<b>Views and Visibility</b>
The wooded skylines created by blocks of woodland beyond the area create a degree of visual containment. This landscape is inward looking but views are over notable distances.
<b>Cultural and Natural Heritage</b>

<p>This area comprises the former heathland of Foxhall Heath. Remnant heathland character can be found in road verges, areas of woodland and to the west at Martlesham Heath which is designated as a SSSI for its matrix of species including heather, acid grassland and gorse scrub and bracken stands.</p>
<p><b>Perceptual qualities</b></p>
<p>Sense of remoteness and emptiness. The masts associated with the Wireless station appear isolated and remote.</p>
<p><b>Function</b></p>
<p>This landscape performs an important function in providing an immediate setting to Kesgrave and separation between it and Martlesham to the east.</p>
<p><b>Opportunities</b></p>
<p>This landscape forms one of few areas of former heathland remaining undeveloped. Opportunities exist to restore heathland connecting remnant habitats which lie adjacent and providing a distinctive setting to Kesgrave. Opportunities also exist to create stronger links into the urban fabric of Kesgrave connecting through to Butler's Brook in the north.</p>

## 6.6 Martlesham

Martlesham evolved from a small, dispersed village on the valley side of the Fynn Valley at the head of Martlesham Creek. Today, the village is much expanded and includes four distinct areas namely the valley side settlement (Martlesham village), an area of late 20th century planned development (Martlesham Heath), commercial development east of the A14 including BT tower, and planned commercial and residential development to the south known as Brightwell Lakes. These latter areas of development sit within the more elevated landscape of the Kesgrave Sandlings character area (as defined in the Suffolk Coastal LCA).

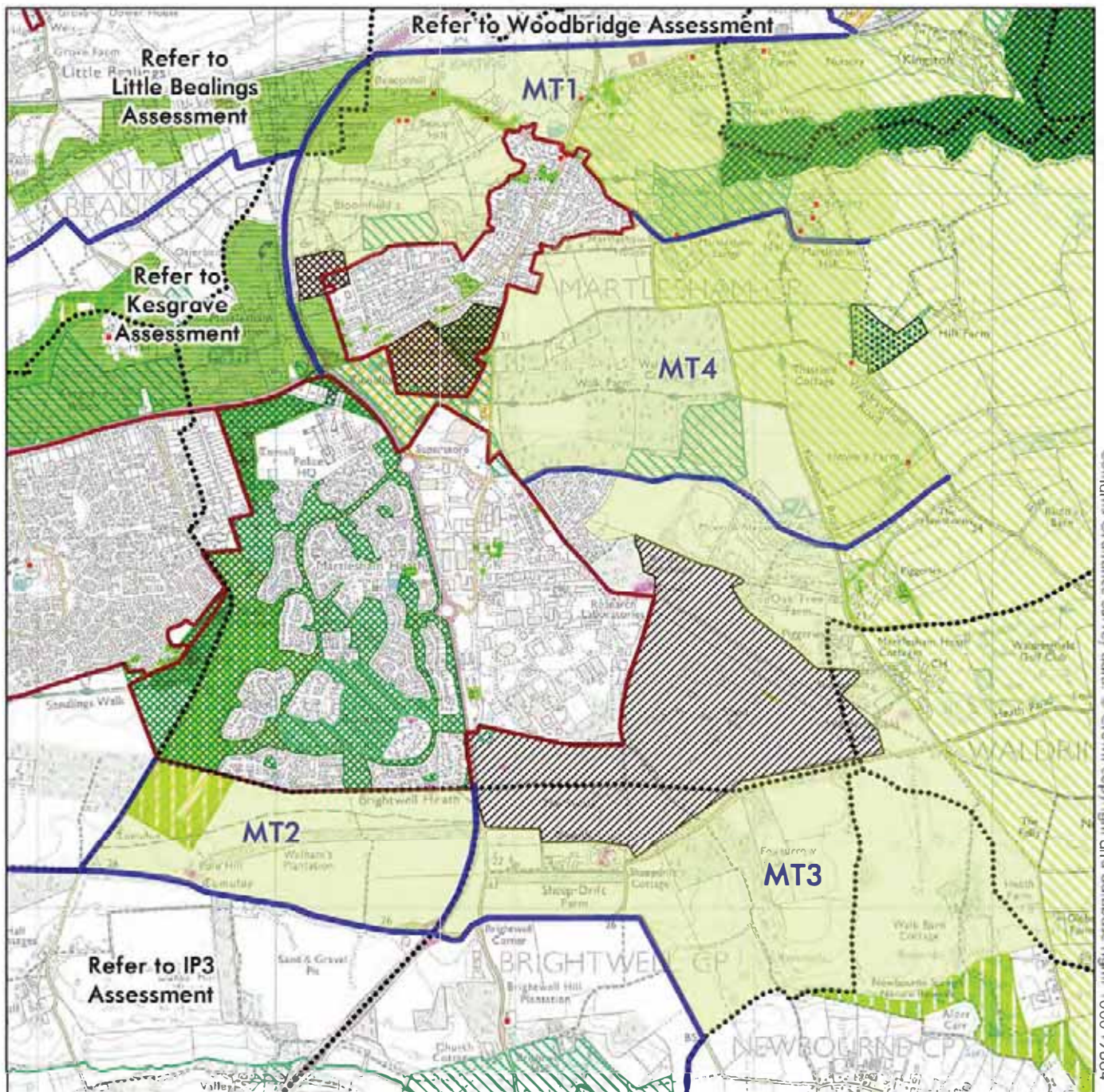
The landscape surrounding Martlesham is known for its Neolithic tumuli and significant Roman finds suggesting there was settlement or trading here in the Roman era. Martlesham village developed near to the river crossing, on what would become the main Ipswich-Yarmouth toll road. The 14<sup>th</sup> century St. Mary's church and rectory which overlooks Martlesham Creek and Martlesham Hall (19<sup>th</sup> century replacement of earlier building) indicate these early origins and) the bridge crossing over the River Fynn at the head of Martlesham Creek is known to date from at least the 15<sup>th</sup> century. To the south of this was an area of common land - Martlesham Heath. The settlement, as seen on late 19<sup>th</sup> century OS maps, comprised dispersed clusters of dwellings on the sides of the Fynn valley and a few outlying farms along with scattered dwellings along the road to Woodbridge and Ipswich. During the World Wars Martlesham Heath became a strategically important military airfield.

In the mid 20th century a dispersed pattern of linear development along the former A12 spread up the valley side southwards onto the Estate Sandlands plateau, towards Kesgrave. Over time development intensified and larger volumes of estate housing was developed. In the 1980's the new A12 was constructed bypassing the village to the west and development of the former airfield followed with the planned 'new village' at Martlesham Heath and commercial development/high technology business park to the east of the A12. Today, Martlesham village remains separated from Martlesham Heath by heathland and woodland.

Martlesham has a Neighbourhood Plan which has informed this assessment providing information of the history of the area and valued open spaces.

For the purposes of the sensitivity assessment, the landscape fringes of Martlesham have been divided into four peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Martlesham  
July 2018



- |                                    |                                     |                              |
|------------------------------------|-------------------------------------|------------------------------|
| <b>MT1</b> Peripheral Area         | Open Access Land                    | <b>Heritage Designations</b> |
| Peripheral Area Boundary           | <b>Nature Designations</b>          | Listed Building              |
| Built Up Area Boundary             | Tree Preservation Order             | Scheduled Monument           |
| Parish Boundary                    | Special Protection Areas            | <b>Allocations</b>           |
| <b>Landscape Designations</b>      | Ramsar Site                         | Housing                      |
| Area of Outstanding Natural Beauty | Ancient Woodland                    | <b>Planning Permissions</b>  |
| <b>Landscape Policy Areas</b>      | Site of Special Scientific Interest | Housing                      |
| Local Greenspace                   | County Wildlife Site                |                              |

## Peripheral Area: MT1

The sensitivity of this area lies in its strong valley landform, high visual sensitivity, traditional meadows that run into Martlesham Creek and its pockets of high scenic quality. The area is contiguous with sensitive designated landscapes to the east. The Fynn flows into the Deben Valley (RAMSAR, SPA/SSSI) and land to the east of the village lies within the Suffolk Coast and Heaths AONB. The area has high recreational value and forms a distinctive landscape setting to the village. The area around the church and hall are especially sensitive to development.

Overall this area is sensitive to development. Areas between the A12 and the northwest corner of the village are less sensitive and could accommodate some limited development above the 25m contour if associated with skyline scale tree planting to help absorb within the wooded valley side.

<b>Physical Character</b>
Rolling Valley Farmlands and Furze landscape type comprising partly wooded valley sides and valley bottom flood plain associated with the River Fynn, and a tributary, where it meets Martlesham Creek. Topography ranges from c. 5-30m AOD.
<b>Landscape Patterns/Condition</b>
Small-scale pattern of wet meadows, with wooded margins and fragments of woodland giving way to open water and boats within the creek. Valley bottom partly disrupted by elevated routes of the A12 and the railway line, commercial land use and a sewage works. Condition of river valley meadowlands is poor in places where insufficiently managed and urbanising influences are evident.
<b>Existing Settlement Edge</b>
Often simple, straight edges of modern residential estates, within old field boundaries. To east, edge relates more to ancient lane network and appears softer, backed by tree belts along edge of flood plain.
<b>Views and Visibility</b>
Some long views across the Fynn Valley towards Woodbridge, sometimes interrupted by the commercial land use along Sandy Lane or the A12 /railway corridors. Elevated parts of the valleysides, e.g. Beacon Hill to the north, are prominent in views. Elsewhere, such as along School Lane, on the boundary of MT4, woodland prevents long views. The small marina at Martlesham creek, backed by woodland to the south, is particularly scenic although not easily viewed from the surrounding area.
<b>Cultural and Natural Heritage</b>
On the margins of the village, facing onto the river crossing, are a collection of listed buildings including the Red Lion Inn, Red House and Red Lion Cottages. Ecologically sensitive area comprising the Deben Estuary RAMSAR/SPA/SSSI designated because of its estuary habitats. The estuary displays the most complete range of saltmarsh community types in Suffolk and holds a range of swamp communities at its fringes. The AONB comprises scenic valley sides (including County Wildlife Sites) and the tidal creek including saltmarsh and intertidal mud flats.
<b>Perceptual qualities</b>
Tranquillity limited owing to busy roads and the A12 corridor. Attractive and distinctive maritime feel around Martlesham Creek with its small marina.
<b>Function</b>



Provides separation between Martlesham and Woodbridge. Long distance Fynn Valley Walk passes through the valley bottom. Scenic valley landscape providing setting to Martlesham Village reinforcing local sense of place.
<b>Opportunities</b>
Improve condition of valley bottom meadowlands through varied grazing regimes and seek opportunities to provide additional structural planting to absorb unsightly commercial land uses and transport corridors.

## Peripheral Area: MT2

The sensitivity of this area lies in its valleyside location, and in the tiny areas of remnant heathland habitats still found here. The value of this area lies in its function as an undeveloped buffer between Kesgrave and Martlesham Heath and as a distinctive landscape setting to the settlement.

Relatively flat topography enables new development to be mitigated and the existing shelterbelt south of the settlement screens views to the existing urban edge such that new development could be accommodated in this area. However opportunities for heathland re-creation/restoration in the broader area make the landscape especially sensitive to further residential or commercial development. The effects development may have on the gateway to the settlement and the cumulative effects with existing development to the east also increase sensitivity. As noted in IP3, land along the A12 between the junction with the A14 and Brightwell Lakes is also sensitive to development because of its rural character, association with the Mill River valley and its valued role as an important physical and perceived gap between the edge of Ipswich and Martlesham.

<b>Physical Character</b>
Estate Sandlands landscape type comprising fairly flat (c. 25m AOD) arable land adjacent to the urban edge which then gently drops towards the Mill River valley. Heath margins to residential zones of Kesgrave and Martlesham.
<b>Landscape Patterns/Condition</b>
Farmland and remnants of semi-natural landscape within urban edge landscape. Heathland under pressure from recreational use. Quarry/waste site on Foxhall Road. Geometric, linear feel to field patterns and tree belts.
<b>Existing Settlement Edge</b>
Sharply defined by edges of planned 20 <sup>th</sup> century residential estates – these buffered by planted linear edges. Little visual interrelationship between the urban edge and wider landscape.
<b>Views and Visibility</b>
Views into area are not easily achieved from the large residential area of Grange Farm. There are however views into this area from the A12 when heading northwards and also from Foxhall Road. Pegasus tower at BT is a prominent local landmark. Traffic on the A12 is visually and audibly intrusive.
<b>Cultural and Natural Heritage</b>
Remnant Heathland strip separating Kesgrave from Martlesham Heath is designated SSSI (Ipswich Heaths) and features Neolithic tumuli. Military history in the area.
<b>Perceptual qualities</b>

Little rural tranquillity remains, A12 corridor brings noise and movement, and the landscape feels somewhat suburbanised owing to the settlement edge and large scale commercial structures seen in the area.
<b>Function</b>
Provides separation between Kesgrave and Martlesham Heath. Long distance Sandlings Walk passes along edge of urban area. Buffer between Grange Farm/Kesgrave and Mill River valley. Important recreational function given large local population.
<b>Opportunities</b>
Generally enhance green infrastructure. Improve management of heathlands, and protect from visitor pressure. Continue theme of strong urban-rural edges with tree planted edges. Improve access to AONB from edge of urban area and connections to Mill River valley. Opportunities to restore quarry sites to heathland.

### Peripheral Area: MT3

This area is east of the A12 corridor and north of the Mill River valley. The assessment considers landscape beyond the edge of the development site of Brightwell Lakes where 2000 new dwellings are proposed.

The sensitivity of this area lies in its proximity to the AONB landscape along the Deben Estuary, east of Newbourne Road and to ecological sites such as Newbourne Springs nature reserve. Its sensitivity increases to the south and east as the plateau gives way to the edges of the Mill River valley system.

The remaining elevated land south of the Astradal Park development forms an import buffer between the future urban edge and valley landscapes to the south and east. Although development on flatter elevated land above the valleys could potentially be mitigated these areas are considered to be sensitive as part of the setting to the AONB and nature conservation sites and offer potential for heathland re-creation. As noted in IP3, land along the A12 between the junction with the A14 and Brightwell Lakes is also sensitive to development because of its rural character, association with the Mill River valley and its valued role as an important physical and perceived gap between the edge of Ipswich and Martlesham.

<b>Physical Character</b>
Estate Sandlands landscape type broken up by woodland belts, adjoining a mix of different urban edge land uses. Topography varies from c. 25-15m AOD.
<b>Landscape Patterns/Condition</b>
Underlying simple, linear, geometric estate farmland. Sense of disruption - land here previously heathland, then military airfield from WWI, much of which is earmarked for development. Recent extensive quarrying. Urban fringe uses – i.e. golf course, caravan parks, solar farm, business units, sit within the farmlands. Frequent woodland belts help absorb these uses so that they are not always prominent.
<b>Existing Settlement Edge</b>
Edge of Martlesham Heath housing area contained by embankments and vegetation. Severed by A12. Proposed housing area will wrap around Brightwell Lakes and tie into the irregular edge to the rear of Sudbourne Lane. Will likely be sharply defined by planting belts along Ipswich Road to the south.
<b>Views and Visibility</b>



Flat open land allows long views to the south and east. Landmark of Pegasus Tower rises above wooded edge of Brightwell Lakes. Woodland belts often provide containment and effective screening along roads.
<b>Cultural and Natural Heritage</b>
Adjoins the AONB east of Sudbourne Lane. Newbourne Springs Nature Reserve SSSI lies to the southeast. Tumuli at Sheep Drift Farm.
<b>Perceptual qualities</b>
A12 corridor brings noise. Sense of ruralness cumulatively eroded by views to buildings on Brightwell Lakes, small turbines, irrigation rigs, etc. More tranquil towards the east.
<b>Function</b>
Provides access for visitors to the AONB landscapes to the east and honeypot visitor sites. A number of footpaths connect Martlesham with Newbourne and Brightwell and connectivity to Mill River
<b>Opportunities</b>
Improve access for pedestrians from the edge of Ipswich through this area, to the AONB. Maintain and increase/restore boundary planting and tree belts to help absorb development. Opportunities for heathland re-creation.

#### Peripheral Area: MT4

The sensitivity of this area lies in its scenic, wooded rural character that buffers the built up area to the west from the highly valued Deben Estuary (AONB) to the east. The area is valued as land which separates Martlesham village and commercial development at Martlesham Heath. Its more isolated parts have a surprisingly rural and tranquil feel and are highly valued for recreation.

Land immediately south of Three Stiles Lane is less sensitive due to its relatively flat topography and backdrop of woodland to the south which separates it from commercial development at Martlesham Heath. This area could potentially accommodate residential development but visual impacts on the AONB would need to be carefully assessed. Inclusion of structural planting along boundaries and limits on storey heights would be recommended. Rolling valleysides further east are highly sensitive to any scale of expansion especially as they form a setting to important heritage assets, such as the Hall and Church complex. Opportunities exist to restore elm dominant hedges and strengthen the existing urban areas with strong landscaped edges.

<b>Physical Character</b>
Estate Sandlands landscape type comprising large-scale farmland and wooded skyline. Topography ranges from c. 25-30m AOD.
<b>Landscape Patterns/Condition</b>
Consistent, large-scale geometric estate plateau farmlands, giving way to gently rolling valleysides in the east. Large blocks of woodland, shelter belts and hedges with impressive large trees.
<b>Existing Settlement Edge</b>
Outer edges of village often have little relationship with adjoining countryside. Settlement enclosed by wooded edges in parts which provide containment. New development at 'The Sandlings' has less geometric edges.
<b>Views and Visibility</b>

Views into area hard to achieve from points in Martlesham. Views are often contained by woodland. Some highly scenic views over the Deben from the edges of the valley (AONB).
<b>Cultural and Natural Heritage</b>
Landscape designated AONB east of Walk Farm woods. Church/Hall/Rectory complex has isolated and scenic setting above Martlesham Creek - all are listed buildings. Historic rural lanes.
<b>Perceptual qualities</b>
Busy road through Martlesham and nearby A12 brings noise to the west of the area. Feel becomes surprisingly quiet and tranquil a short distance east owing to screening effect of woodland.
<b>Function</b>
Along with the large woodland block, the zone helps buffer Martlesham Heath commercial zone from Martlesham village. Numerous footpaths have important recreational value.
<b>Opportunities</b>
Restore or recreate heathland habitat. Increase/restore structural planting on urban edges. Maintain high proportion of tree and woodland cover.

## 6.7 Nacton

The village of Nacton lies adjacent to the Orwell Estuary within the Suffolk Coast and Heaths AONB. It sits within the Trimley and Foxhall Estate Farmland character area as defined in the Suffolk Coastal LCA.

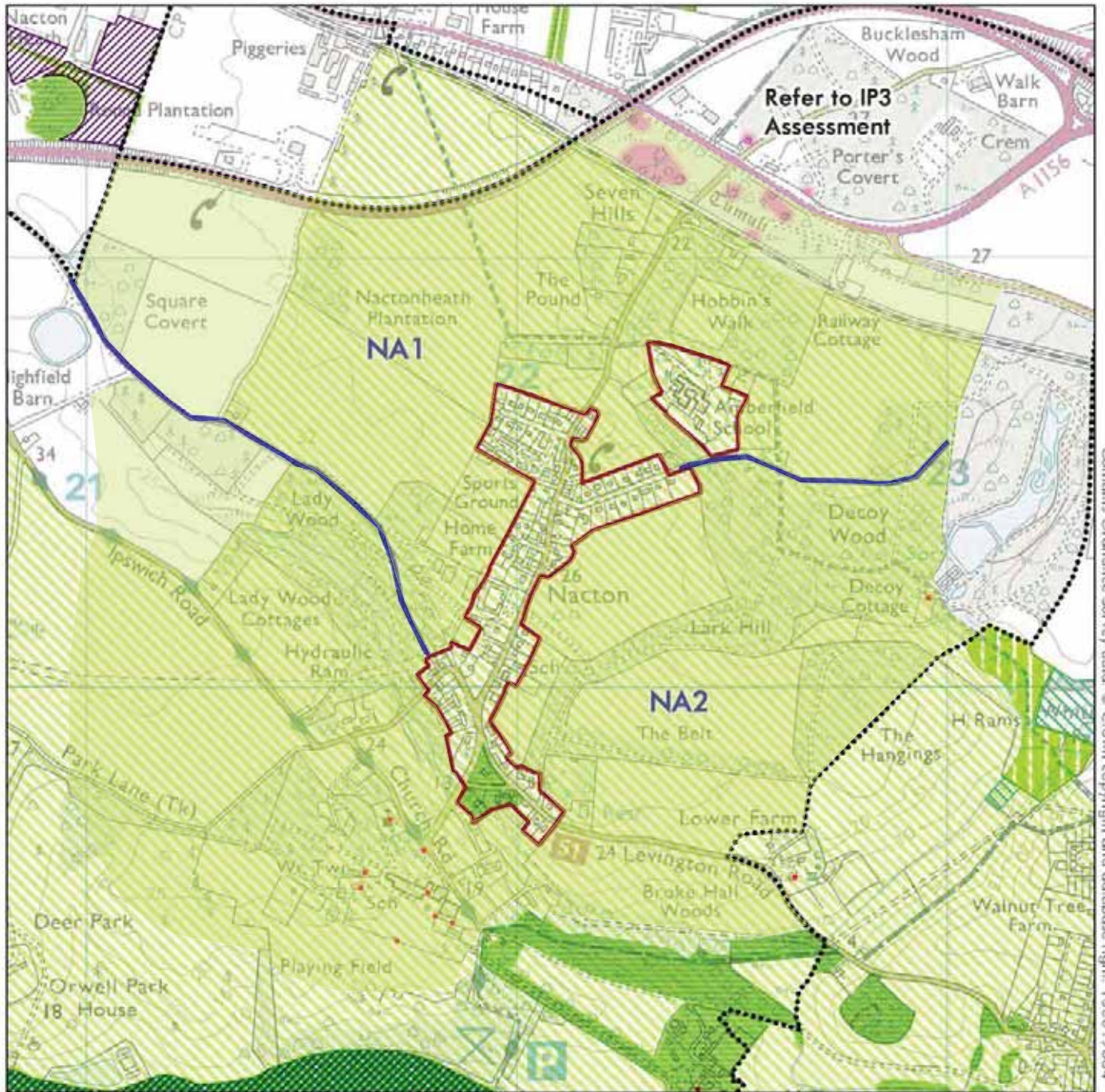
Its early origins are thought to be connected with the Augustian Priory to the west. The oldest part of the village is around the current church, thought to occupy the site of a medieval church. In the 18th century, the settlement saw development of a number of substantial buildings namely the workhouse (1757) and two substantial country mansions houses namely Broke Hall and Orwell Park house. Both mansions have views across the Orwell Estuary. Orwell Park House was burnt down and rebuilt in 1840. Set within substantial landscape grounds flanking the estuary (with the estate stretching to the north) it is now the site of Orwell Park school. The Home Farm forms part of the village to the north.

In the 19th century the railway line between Westerfield and Felixstowe was opened and a station created just north of Nacton. The workhouse, located to the south of the station, closed in 1886 and became the Amberfield School in 1952. Recently the school closed and the site was redeveloped for housing and flats in 2015. The creation of a station and workhouse in the north resulted in the gradual development of the village northwards from the church along the road to establish a linear settlement.

The village of Nacton now mainly sits on the higher land behind the estuary with small tributary stream valleys separating it from the estuary valley slopes. Infill development in the 20th century has resulted in some minor alteration to this especially in the northwest. Overall, properties are loosely arranged along the main road, often set back and located within well vegetated grounds/surroundings.

For the purposes of the sensitivity assessment, the landscape fringes of Nacton have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.





Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Nacton  
July 2018



- NA1 Peripheral Area
- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary
- Landscape Designations**
- Area of Outstanding Natural Beauty

- Nature Designations**
- Tree Preservation Order
- Special Protection Areas
- Ramsar Site
- Site of Special Scientific Interest
- County Wildlife Site

- Heritage Designations**
- Listed Building
- Scheduled Monument
- Allocations**
- Employment



## Peripheral Area: NA1

The sensitivity of this area lies in its scenic qualities as a rural setting to the Orwell Estuary and as part of the Suffolk Coast AONB. It is valued for the physical and visual separation it creates between Ipswich and Nacton village and its potential to connect the edge of Ipswich with the AONB via recreational routes across/under key infrastructure and in its potential for the re-creation of heathland landscapes.

The relatively flat, simple character of this landscape and its wooded horizons reduce its landscape sensitivity. Nevertheless any sizeable residential or commercial development, would be difficult to integrate with linear, small scale, rural character of the village and would undermine the sense of perceived separation of Ipswich and Nacton.

In the north of the village between the former Amberfield School and Finneys Drift small scale development could reinforce the parkland/estate character of the village and establish a distinctive high quality gateway. In landscape terms, there may also be some small scale opportunities for infill residential or small scale commercial development north of Home Farm, adjacent to the urban edge.

Opportunities exist to re-create areas of heathland as a northern setting to the village and buffer to the A12 corridor. There is potential for the creation of recreational routes and corridors between Ipswich and the AONB landscape/Orwell Estuary which link across major infrastructure.

<b>Physical Character</b>
This landscape forms part of the Estate Sandlands landscape type comprising elevated land with a strong geometry and wooded skylines. Topography is relatively flat at c. 30m AOD.
<b>Landscape Patterns/Condition</b>
This landscape relates to that to the north but is fragmented from it as a result of transport infrastructure including the A14 and railway. Remnant heathy character evident in road verges and woodlands. Arable land use and mixed woodland blocks.
<b>Existing Settlement Edge</b>
Loose arrangement of dwellings in the village and intervening vegetations means that properties are not especially visible from the wider landscape. Glimpsed views to individual properties is characteristic.
<b>Views and Visibility</b>
This is an inward looking landscape due to elevation and wooded skylines.
<b>Cultural and Natural Heritage</b>
Cluster of prehistoric barrows at Seven Hills. Area likely to have comprised former heathland.
<b>Perceptual qualities</b>
Simple character which continues to the north. Feels divorced from estuary landscape to the south. Noise intrusion from the A14.
<b>Function</b>
Area forms an important setting to the Orwell Estuary and tributary valleys which extend inland. Part of wider landscape to the north and forms important connecting landscape between fringes of Ipswich and Orwell Estuary and acts as a gap between Ipswich and Nacton.
<b>Opportunities</b>

Opportunities to reinforce recreational connections between Ipswich and the AONB landscape/Orwell Estuary. Consideration should be given to the restoration of heathland habitats.

### Peripheral Area: NA2

The sensitivity of this area lies in its setting to the Orwell Estuary and as part of the Suffolk Coast AONB. It is valued for its natural beauty including its scenic qualities, cultural heritage interest, as well as recreational opportunities and forms a rural setting to Nacton village.

The intimate steep sided valley landscapes which fringe the settlement are particularly sensitive to development which would urbanise their small scale and rural character. The flatter elevated land to the east of the village is simple in form with treed horizons and whilst these characteristics make the plateau areas less sensitive to development they none the less afford valued open views looking east, connecting the village with rural surroundings and reinforcing the small scale of the settlement. The east of the village, south of the village school between the urban edge and woodland, is visually well contained and in landscape terms could support some limited housing development.

<b>Physical Character</b>
Plateau Estate farmlands landscape type dissected by Rolling Estate Sandlands comprising intimate steam valleys which feed into the Orwell Estuary. Undulating and sometimes incised topography ranging from c. 30-15m AOD.
<b>Landscape Patterns/Condition</b>
Wooded steep slopes on valley sides and elevated character of arable farmland above. Woodland blocks create treed horizons.
<b>Existing Settlement Edge</b>
Linear development along higher land above the valleys. Urban edge is indented and vegetated reflecting gradual development of properties along the main road and creation of a linear settlement over time. Key landmark buildings visible from some locations but seen in isolation set within landscape grounds.
<b>Views and Visibility</b>
Inward looking landscape with few views outwards or across the estuary although development on this land may be visible from elsewhere within the AONB and Orwell Estuary. Nevertheless open views from the heart of the village looking east make a valued contribution to the street scene reinforcing the rural small scale character of the village and its loose arrangement.
<b>Cultural and Natural Heritage</b>
Number of important listed buildings including Orwell House and Nacton Church as well as unlisted but visually important buildings such as the rectory and rural cottages. Strong parkland and estate character still evident in the landscape including features such as parkland trees, woodland belts, grand gateways, vistas and decoy ponds.
<b>Perceptual qualities</b>
Strong rural estate character derived from views to principle grand buildings and landscape features including park railings, veteran trees and woodland belts.

<b>Function</b>
This area forms part of the Suffolk Coast and Heaths AONB and performs an important setting to the Orwell Estuary and contains high quality, intimate and rural tributary stream valley characteristic of the designation. Strategic recreational routes pass through the area including Stour and Orwell Walk and cycle route 51. This landscape also functions as a gap between the village of Nacton and Levington.
<b>Opportunities</b>
Opportunities exist to conserve and enhance the parkland and estate character of this landscape.

## 7.0 Other Babergh Settlements

This section includes the detailed assessment of the following settlements:

- Wherstead
- Belstead
- Copdock and Washbrook
- Sproughton

The Parish of Pinewood has been included in the Ipswich South peripheral area IP4.

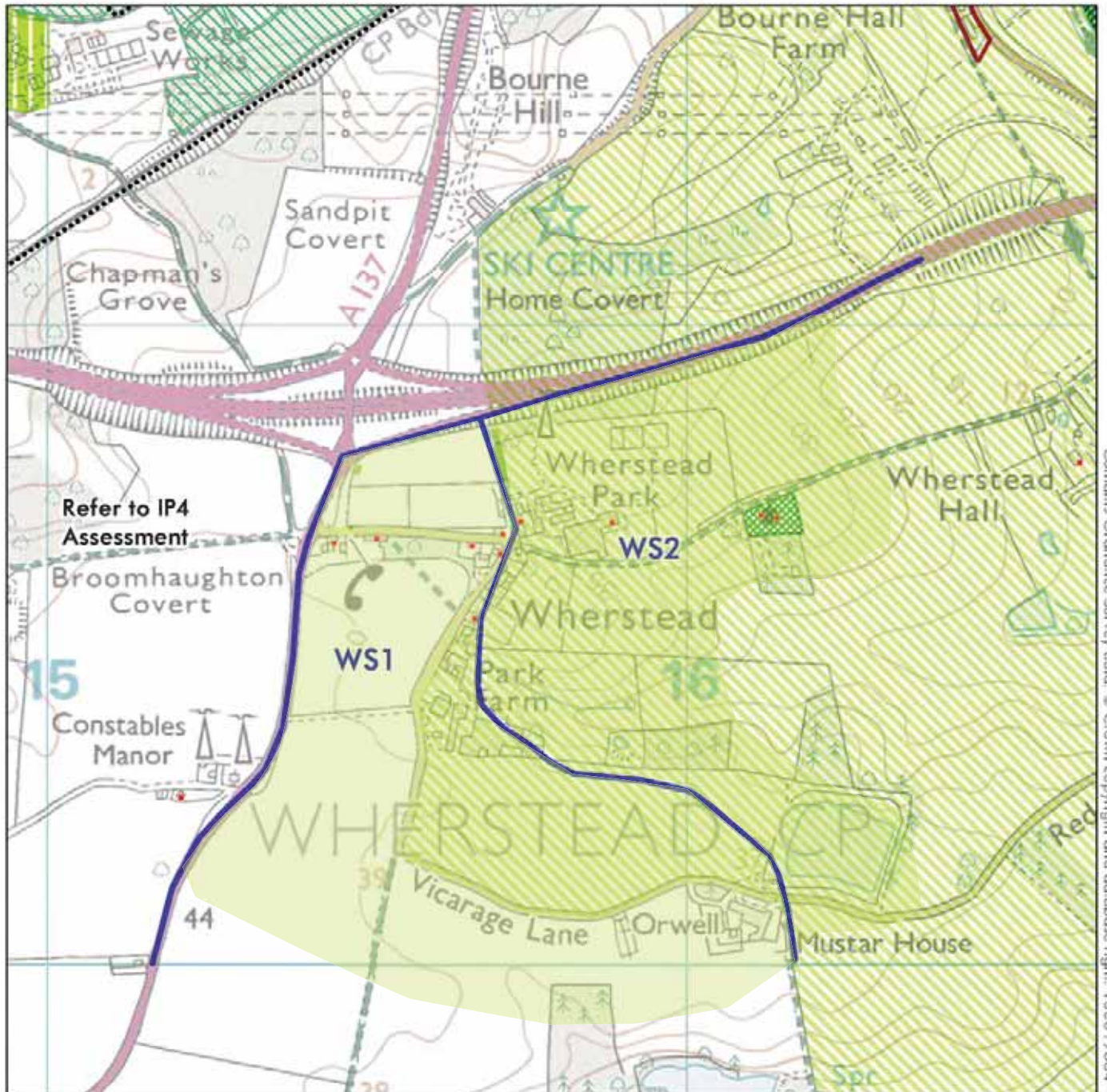


## 7.1 Wherstead

Wherstead is a small rural settlement which has its origins as a former manor known to have existed in the medieval period comprising hall and church. In 1086 it had a population of just 10 people. Wherstead Hall is located on the lower slopes of the Orwell Estuary and dates to the 15th century lying adjacent to the remains of a moated site still evident as earthworks. In the 18th century the land to the west of the hall was emparked and a new hall, Wherstead Park, built on the upper slopes with views across the Orwell Estuary. The earlier church was embraced in the parkland layout which was designed by Capability Brown. The entrance to the park was along The Street which was flanked by a scattering of rural cottages/Park farmhouse dating to the 17th century. At the entrance to the park a stables block was constructed.

Wherstead remains a small settlement but has developed in recent decades to include some commercial premises and a small scale business centre. The former parkland landscape was severed by the A14 approach to the Orwell Bridge and much of the former parkland landscape features has been lost - the valley slopes now being used as arable farmland. There are however some woodlands and coverts, as well as place names, which reflect former parkland features and the lanes in the area (Vicarage Lane and Redgate Lane) reflect the former extent of the parkland.

For the purposes of the sensitivity assessment, the landscape fringes of Wherstead have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below. Land north of the A14 and west of the A137 is assessed as part of IP4.



Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Wherstead  
July 2018



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> WS1 Peripheral Area</li> <li><span style="display: inline-block; width: 15px; height: 2px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Peripheral Area Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Built Up Area Boundary</li> <li><span style="display: inline-block; width: 15px; border-top: 1px dotted black; margin-right: 5px;"></span> Parish Boundary</li> </ul> <p><b>Landscape Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Area of Outstanding Natural Beauty</li> </ul> | <p><b>Landscape Policy Areas</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Local Greenspace</li> </ul> <p><b>Nature Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Tree Preservation Order</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Special Protection Areas</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Ramsar Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> County Wildlife Site</li> </ul> <p><b>Heritage Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 5px; height: 5px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Listed Building</li> </ul> |
|--|--|--|

## Peripheral Area: WS1

The sensitivity of this area lies in its rural location and historical association with Wherstead Park and as a setting to the Suffolk Coast and Heaths which lies adjacent. The area is also valued as an rural approach to Ipswich.

In simple terms the relatively flat topography and mature planting in this area make it less sensitive to development. However, the rural character of the lane leading to the village, the listed cottages and the position of the settlement set back from the main road, enable it to retain a rural estate character which is 'off the beaten track'. These characteristics increase the sensitivity of the area. Small scale and carefully designed development may provide opportunities to substantially screen views of traffic and noise impacts from the A137 and protect the rural approach into Ipswich.

<b>Physical Character</b>
Ancient Estate Farmlands type forming relatively flat landscape at c. 40-35m AOD sitting adjacent to the valley slopes of the Orwell Estuary.
<b>Landscape Patterns/Condition</b>
This landscape has become fragmented by the A14 although its wooded embankments means that it is not visually dominant in the landscape. Much of the parkland landscape has been lost but there are still remnant features that impart a parkland and estate character.
<b>Existing Settlement Edge</b>
The existing buildings which make up Wherstead are not readily visible in the landscape. There are some views to rural cottages and farm buildings from the A137 and from the rural lanes to the east where development is seen on the skyline. Dwellings have a well treed context although agricultural barns associated with Park Farm are more visually prominent.
<b>Views and Visibility</b>
Views into this area are from surrounding plateau landscape and from the A137. There are some views out towards the Orwell Estuary and northwest towards the edges of Ipswich.
<b>Cultural and Natural Heritage</b>
There are a number of listed buildings most of which date from 16-17C, comprising rural dwellings and cottages along The Street which are grade II listed. Rural lane character.
<b>Perceptual qualities</b>
The character of the dwellings and rural nature of The Street as well as views into the former mansion house and stables give this area a strong estate character and rural focus. This is undermined by the proximity of major road infrastructure with noise and visual intrusion from traffic on the A137.
<b>Function</b>
This landscape performs an important function as a setting and approach to Ipswich and as the context to a collection of listed buildings associated with the hamlet and former Wherstead Park.
<b>Opportunities</b>
There are opportunities to mitigate the effects of traffic on the A137 and maintain a sense of separateness from Ipswich. There are also opportunities to reinstate parkland landscape and features including the reinstatement of lost footpaths though the landscape.

## Peripheral Area: WS2

The sensitivity of this area lies in its high visibility from the Orwell Estuary and AONB. Its value lies in its high scenic quality and contribution to the wider AONB and in the collection of listed buildings which add to sense of place and time depth.

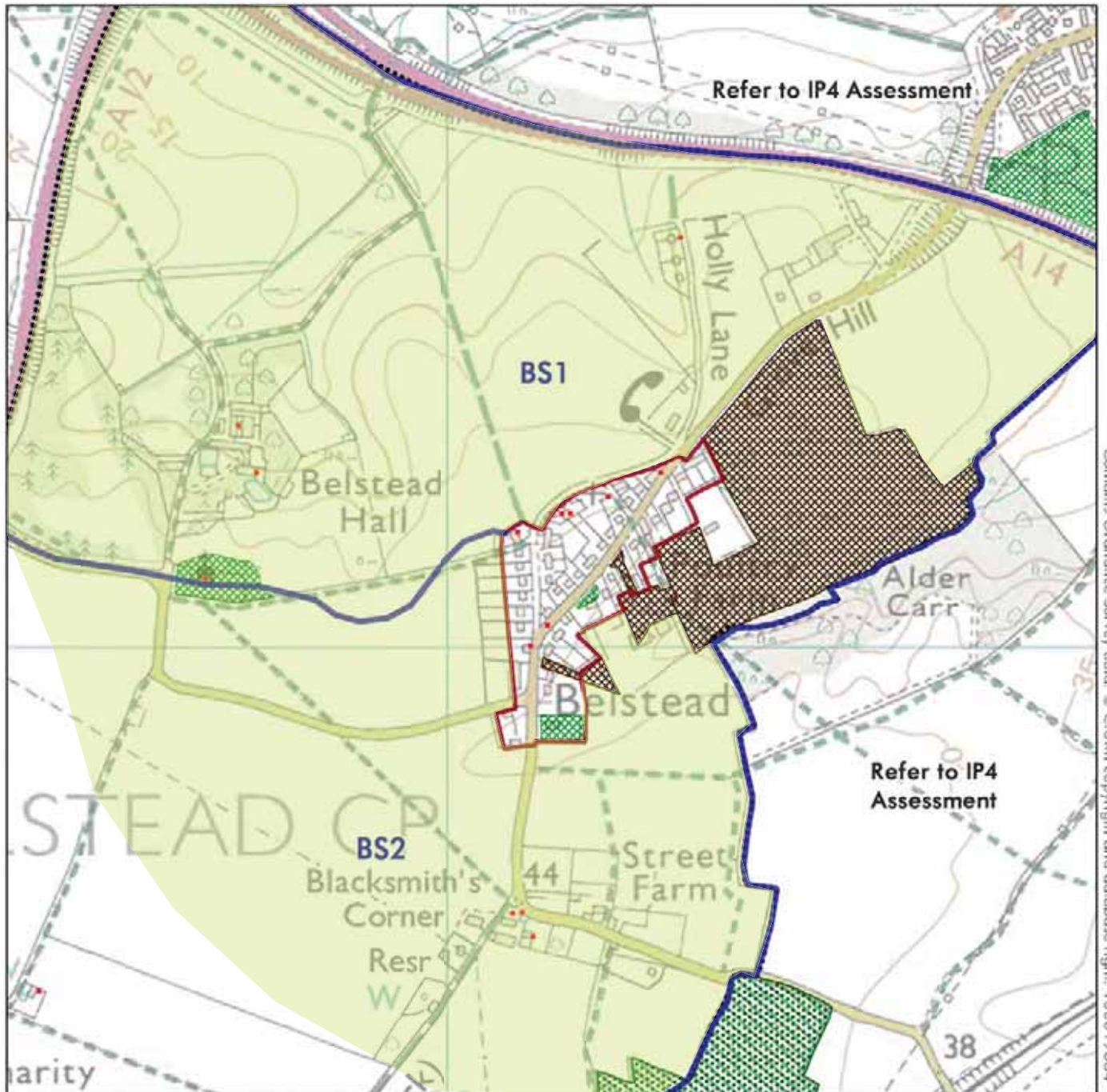
<b>Physical Character</b>
Ancient Estate Farmlands landscape type comprising valley slopes of the Orwell Estuary within the Suffolk Coast and Heaths AONB. Topography ranges from c.35 - 10m AOD.
<b>Landscape Patterns/Condition</b>
Former parkland landscape on the valley slopes of the Orwell Estuary. Some commercial development and associated car parking on site of Wherstead Park mansion house.
<b>Existing Settlement Edge</b>
Existing settlement of Wherstead is located on elevated land on the lip of the estuary. There are some views of buildings on the skyline from near the church but these views are not significant.
<b>Views and Visibility</b>
Views across the landscape to the Orwell Estuary. Area visible from elsewhere in the AONB and from northern slopes of the Estuary.
<b>Cultural and Natural Heritage</b>
19 <sup>th</sup> century Wherstead Hall Park has Repton designed gardens; St Mary's church which is of Norman origin but largely rebuilt in the 1800s. Wherstead Park mansion house and stable block are also listed.
<b>Perceptual qualities</b>
Deeply rural landscape with high scenic quality, memorable views and visual interest.
<b>Function</b>
Important setting to the Orwell Estuary and area makes a valued contribution to the special qualities of the AONB.
<b>Opportunities</b>
There are also opportunities to reinstate parkland landscape and features including the reinstatement of lost footpaths through the landscape.



## 7.2 Belstead

Belstead is a small settlement on the upper slopes of the Belstead Brook. It is associated with, but physically separate from Belstead Hall (16<sup>th</sup>-17<sup>th</sup> century) and Belstead Church which lie to the east, and Blacksmith's Corner which lies to the south. Traditionally the village has located on the upper valley slopes comprising a dispersed pattern of rural cottages along narrow countryside lanes. In more recent years there has been some infill development within Belstead village along the lane and extension onto the flatter plateau farmland above the valley slopes.

For the purposes of the sensitivity assessment, the landscape fringes of Belstead have been divided into two peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



## Ipswich Fringe Settlement Analysis

Belstead  
July 2018



- |                            |                               |                              |
|----------------------------|-------------------------------|------------------------------|
| <b>BS1</b> Peripheral Area | <b>Landscape Policy Areas</b> | <b>Heritage Designations</b> |
| Peripheral Area Boundary   | Local Greenspace              | Listed Building              |
| Built Up Area Boundary     | <b>Nature Designations</b>    | <b>Planning Permissions</b>  |
| Parish Boundary            | Ancient Woodland              | Housing                      |
|                            | County Wildlife Site          |                              |

## Peripheral Area: BS1

The sensitivity of this area lies in its sloping topography as part of the Belstead Brook valley and inter-visibility with Ipswich. The sensitivity of the area is also increased due to the cluster of listed buildings within an intact historic enclosure pattern and the rural character of the lanes. Its value lies in its role in maintaining a gap between the settlement and Ipswich. Land which is set back from the valley edge and adjacent to the urban edge is less sensitive where it lies away from valued wet pastures and woodland e.g. south of Grove Hill. Landscape enhancement opportunities should include creating wider access via footpaths and cycle paths into the valley landscape from Belstead and into Ipswich.

<b>Physical Character</b>
Ancient Estate Farmlands form the upper slopes and Rolling Estate Farmlands form the north facing slopes of the Belstead Brook valley. Topography ranges from c. 40m to 10m AOD. Steeper slopes associated with spring stream valley to east of village.
<b>Landscape Patterns/Condition</b>
Medium scale fields defined by hedgerows enclosing areas of intensive arable farming. Some loss of field boundaries and parkland but many areas retain an intact pre 18th century enclosure pattern. A14 is located on the lower valley slopes and is substantially screened by vegetation.
<b>Existing Settlement Edge</b>
Existing northern edge of Belstead village comprises mature hedgerows along Chapel Lane and garden vegetation.
<b>Views and Visibility</b>
Strong visual relationship between this area and Ipswich - elevated views towards Chantry Stoke Park and Maidenhall urban character area located on the northern valley sides of Belstead Brook valley. The church at Belstead is a local landmark feature.
<b>Cultural and Natural Heritage</b>
Listed buildings along Chapel Lane comprising rural cottages, many dating from 16th century. Church, Belstead Hall and associated barn are all listed and form an intact group. Rural narrow lane network connect this settlement to Ipswich and wider area. Nature conservation interest associated with spring watercourse to the east of the village including meadow grassland and wet woodland.
<b>Perceptual qualities</b>
Noise intrusion from A14 within the valley and visual intrusion from Ipswich - nevertheless this area retains a rural feel.
<b>Function</b>
Important rural setting to Ipswich and Belstead and green valley corridor between the two settlements.
<b>Opportunities</b>
Opportunities to enhance the routes taken by footpaths especially where they pass through arable fields. Opportunities include creating wider access via footpaths and cycle paths into the valley landscape from Belstead and into Ipswich.

## Peripheral Area: BS2

The sensitivity of this area lies in its rural location and in the distinctive separate identities of Belstead village, Blacksmith's Corner hamlet and isolated position of Belstead Church along with the narrow rural lane network which connects them. Its value lies in its role as a rural setting to listed buildings.

Whilst in simple terms the relatively flat topography and characteristic woodland blocks found on the plateau farmland make this area less sensitive to development as it can be mitigated. Land immediately adjacent to existing settlement is less sensitive to development where it can be mitigated to create a soft urban edge and retain the rural character of the settlement and lane network and where appropriate rural gateways into settlements can be create.

<b>Physical Character</b>
Ancient Estate Farmland landscape type forming elevated plateau above Belstead Brook valley. Topography ranges from c. 40-45m AOD.
<b>Landscape Patterns/Condition</b>
Medium scale fields defined by hedgerows with hedgerow trees. Blocks of woodland some ancient form wooded skylines. Simple landscape patterns with some isolated rural cottages and farmsteads. Narrow, sinuous rural lane network connects settlement groups.
<b>Existing Settlement Edge</b>
New housing on the southern side of Belstead is open to the surrounding countryside and creates a stark hard edge to the village.
<b>Views and Visibility</b>
Views to new housing on the southern edge of Belstead but otherwise the village is not widely visible. The church at Belstead is a local landmark feature.
<b>Cultural and Natural Heritage</b>
Spinney Wood/ Wherstead Wood to the south of Blacksmith Corner is designated as a CWS due to being an ASNW.
<b>Perceptual qualities</b>
This is a rural landscape and the vernacular styles and buildings and rural narrow winding lanes reinforce this character.
<b>Function</b>
This landscape forms a setting to the village and acts as a gap between the village and Blacksmith's Corner.
<b>Opportunities</b>
Opportunities for the creation of new open space provision and recreation ground associated with existing Parish Hall and establishment of improved habitat corridors connecting Wherstead Wood with wet woodland to the east of Belstead.



### 7.3 Copdock and Washbrook

Copdock and Washbrook originally evolved from two separate settlements.

The village of Washbrook is located on the southern valley slopes of the Belstead Brook at the crossing point of the stream course at Washbrook Bridge. It sits on the route of a former Roman road which subsequently became a major highway in the Medieval period connecting Ipswich to London. Domesday records the village as consisting of the Church of St Mary's, located to the east of the settlement on a tributary stream (Spring Brook), a manor house (Amor Hall - also to the east of the village), dwellings around the crossing both sides of the Brook, as well as a dispersed pattern of farmsteads (e.g. Fen Farm), and a mill (Copdock Mill). The oldest surviving buildings in Copdock comprise St Peter's Church (14-15th century) and Copdock Hall a 16th century threshing barn. Collectively the buildings form an exceptional group overlooking the valley and Ipswich.

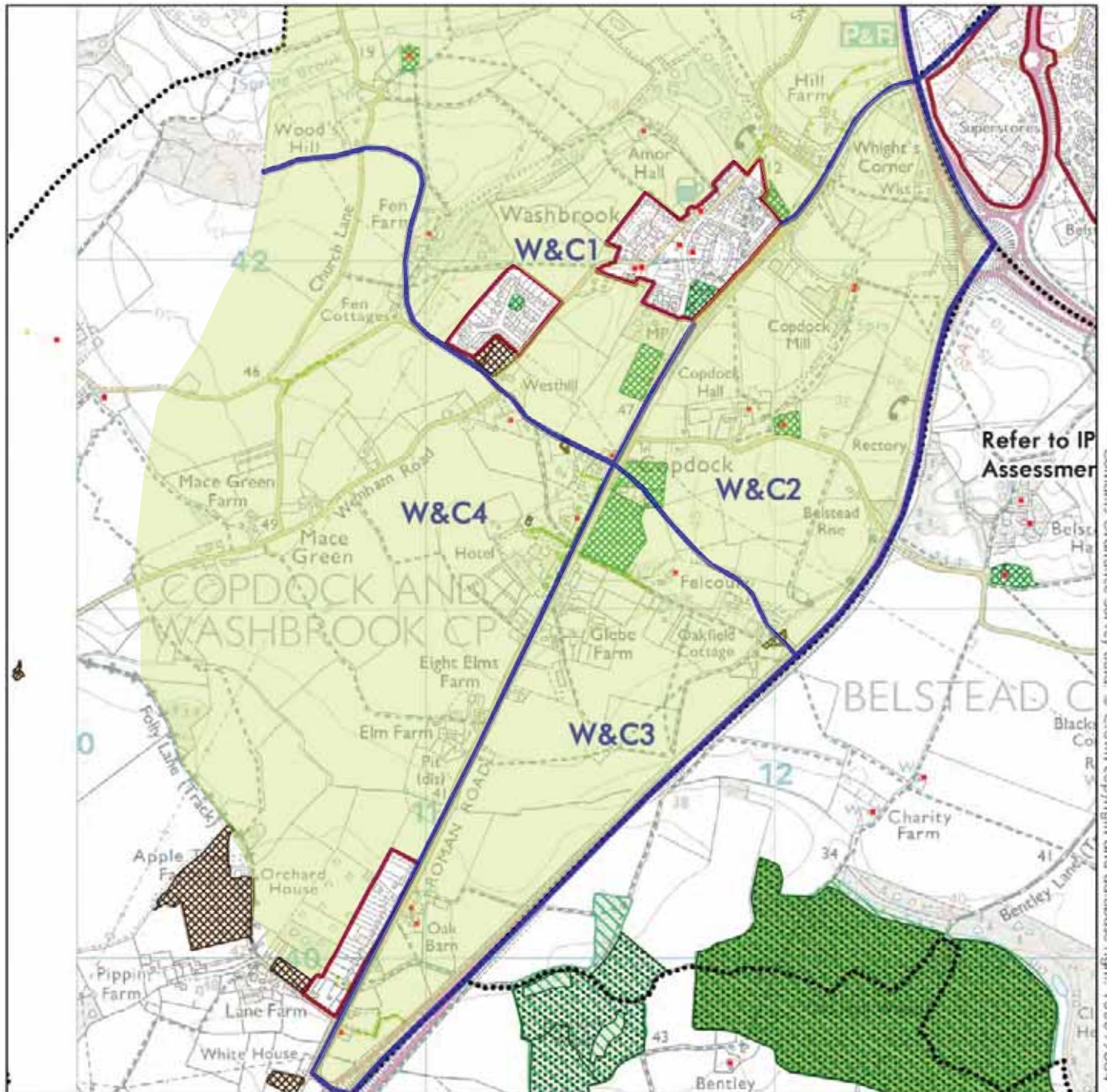
19th century maps indicate the settlement of Copdock comprised the church and hall along with Copdock House, Lodge and Rectory to the south, associated with landscaped grounds. Close by were a smithy, post office and inn and spaced out along the Roman Road were a number of farmsteads including Glebe Farm, New Elm and Red House Farm.

By the end of the 19th century Washbrook experienced small infill development around the crossing and extending along the main thoroughfare through the village. Two inns are known to have existed - Swan and New Inn. In the 1950's new housing was built off Back Lane separately from Washbrook village and on the higher valley slopes. This was followed in the 1960's and 70's by further housing estates at Charlottes and Pheasant Rise.

Alterations to the road layout have also had a significant effect on Copdock and Washbrook. In the 1950's the main road moved to the southeast becoming the A12 and effectively creating a bypass. This was subsequently altered again in the 1980's with the construction of the current A12, also further to the southeast, and the construction of the A14, forming a substantial barrier between Washbrook/Belstead Brook valley and the fringes of Ipswich. The former A12 was blocked to traffic at Whights Corner.

In the latter half of the 20th century linear housing development occurred along London Road at Copdock with areas of orchards established behind to the northwest. Today Copdock retains a strong linear character and more recent infill development including some employment along the former A12 route.

For the purposes of the sensitivity assessment, the landscape fringes of Copdock and Washbrook have been divided into four peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Washbrook and Copdock

July 2018



### W&C1 Peripheral Area

- Peripheral Area Boundary
- Built Up Area Boundary
- Parish Boundary

### Landscape Policy Areas

- Local Greenspace

### Nature Designations

- Tree Preservation Order
- Ancient Woodland
- County Wildlife Site

### Heritage Designations

- Listed Building

### Planning Permissions

- Housing

## Peripheral Area: W&C1

The sensitivity of this area lies in its high scenic quality derived from its varied topography, indented valley sides, pattern of woodland, ancient lanes and enclosure patterns and the intact pattern of dispersed settlement. Its value lies in its role as a setting to cultural heritage features and land which defines the rural valley of Belstead Brook and helps retain a physical and visual separation from Ipswich. The area north of Elm Lane is less sensitive to development due to established vegetation which filters views from the north.

<b>Physical Character</b>
Rolling Valley Farmlands landscape type comprising valley slopes overlooking Belstead Brook. Topography ranges from c.45 - 15m AOD. Valley sides are indented by small tree lined streams and skyline is often wooded.
<b>Landscape Patterns/Condition</b>
Strong hedgerow and narrow rural lanes creating an intact landscape pattern which combined with topography and land use patterns (arable on upper slopes and pastures in the valley bottom) creates an area of high scenic quality.
<b>Existing Settlement Edge</b>
Village of Washbrook sits on lower valley slopes and nestle into the landscape. More recent development at Charlottes and off Back Lane is located in a more elevated position and is visually more prominent from within the valley. Urban edge of more recent housing is abrupt in places relating poorly to valley side contours.
<b>Views and Visibility</b>
Valley slopes are highly visible from the surrounding landscape both in the valley bottom and elevated locations adjacent e.g. Swan Hill. Some visual intrusion from commercial development at Copdock Interchange.
<b>Cultural and Natural Heritage</b>
Exceptional collection of historic buildings (many listed), dispersed settlement pattern and rural network of lanes (many incised forming hollow ways), coupled with combination of semi-improved pastures within the valley and grass verges and woodland give this landscape a high cultural and natural heritage value.
<b>Perceptual qualities</b>
Visual variation and small intimate character - this landscape feels deeply rural and tranquil.
<b>Function</b>
The southern valley slopes and especially the rising land north of Whight's Corner and around The Hermitage, plays an important role in physically and visually separating the Belstead Brook from Ipswich.
<b>Opportunities</b>
Opportunities exist to screen development on the edge of Ipswich where it intrudes on the valley and setting to Washbrook through planting of woodland/copses on upper slopes. Opportunities also exist to improve connections to and from the river valley landscape under the A14

## Peripheral Area: W&C2

The sensitivity of this area lies in its elevated location above Belstead Brook, its important cultural heritage and nature conservation interest and is valued as a setting to Ipswich and rural approach into the town. For these reasons this landscape is considered to be highly sensitive to development which is likely to impact on these qualities. Opportunities exist to mitigate the effects of the A12/A14 and visibility to the urban edge of Ipswich through strategic planting on the mid valley slopes and protection of open farmland on the rising land which forms the northern valley slopes around Whights Corner and Swan Hill.

<b>Physical Character</b>
Rolling Estate Farmlands landscape type forming the southern valley sides to Belstead Brook ranging from c. 45 - 10m AOD. Pre 18th century enclosure forming intact pattern of small/medium scale fields supporting mixed farming and valley floor pastures. Belstead Brook is tree lined.
<b>Landscape Patterns/Condition</b>
Small scale meadows along Belstead Brook with rising valley slopes supporting a mix of arable and pasture within pre 18th century hedgerow enclosures. Area retains an intact rural character with wider hedgerows and mature trees. Historic mill building on the edge of the valley floor and Copdock Hall /church located on the upper slopes.
<b>Existing Settlement Edge</b>
The existing built edge of Ipswich appears dominant on the northern valley slopes of the Belstead Brook comprising relatively high density housing and large scale commercial buildings around the Copdock Interchange. These buildings also cause night light spill into the valley landscape. The edge of Copdock village is not apparent from this area, the church and hall being located away from the linear development along London Road and reflective of the origins of the village as a dispersed settlement.
<b>Views and Visibility</b>
The valley slopes to Bestead Brook are visually prominent in views from the north and from within the valley. Views to development and urban edge of Ipswich including both housing and commercial development.
<b>Cultural and Natural Heritage</b>
Listed buildings at Copdock Hall (Grade II) and Church. Copdock Mill reflects the industrial use of the river. Valley pastures and river course form important wildlife corridor.
<b>Perceptual qualities</b>
Rural valley sides and valley floor with strong time depth and tangible historic built structures. Noise intrusion from A14 to north and Copdock interchange.
<b>Function</b>
Southern valley sides define the Belstead Brook and are especially valuable in helping to retain a degree of rurality within the valley while development north of the Copdock Interchange has had such a profound effect on the valley.
<b>Opportunities</b>
Opportunities to reduce the visual and noise intrusion from the A14/A12 and to conserve and enhance the landscape setting to the notable historic buildings within this landscape.



### Peripheral Area: W&C3

The sensitivity of this area lies in its open elevated location, rural character and setting to listed buildings. Its value lies in its role as rural and green approach to Ipswich and as a setting to listed buildings and the existing settlement. Due to the relatively dispersed pattern and varied character of development along London Road, this area is sensitive to ad hoc development which may undermine sense of place and cohesiveness.

The slightly elevated land around Felcourt and Oak Barn is sensitive to development due to its greater visibility from London Road and the A12 and its intact rural character and setting to listed buildings. Close to London Road and on slightly lower landform the landscape is less sensitive to development where it could be effectively mitigated with structural planting. Any structural planting could also reduce the noise intrusion from the A12 and extend/connect to ancient woodland to the southeast. Opportunities also exist to enhance the character of London Road, and the creation of a new gateway/sense of arrival.

<b>Physical Character</b>
Ancient Estate Claylands landscape type comprising a relatively flat landscape ranging from c. 50-40m AOD comprising pre-18th century small to medium scale enclosures defined by hedgerows with hedgerow trees and supporting predominately arable with some small scale pastures associated with Felcourt and former parkland at The Rectory and Copdock Lodge.
<b>Landscape Patterns/Condition</b>
Intact pattern of enclosures with little boundary loss. Major alteration to road network with duelling of London Road and subsequent building of A12 to the east which has severed this landscape from the wider plateau and ancient woodlands to the east.
<b>Existing Settlement Edge</b>
The existing urban edge is not widely visible and comprises a linear arrangement of dwellings and small scale businesses along London Road. As a result the existing urban edge is not abrupt.
<b>Views and Visibility</b>
Existing development is not especially visible from the A12 due to embankments and vegetation however there are views into this area from London Road.
<b>Cultural and Natural Heritage</b>
Listed buildings at Felcourt and Oak Barn.
<b>Perceptual qualities</b>
Predominately rural character but ad hoc development along London Road, noise intrusion from the A12 and the duelled character of London Road have an urbanising influence. This landscape and immediate areas lack coherence and legibility.
<b>Function</b>
Landscape forms part of the approach to Ipswich along the A12 affecting perceptions of arrival and setting.
<b>Opportunities</b>
Opportunities to reduce the noise intrusion from the A12 through structural planting, create a stronger gateway into the village and improve footpath linkages to the east.

## Peripheral Area: W&C4

The sensitivity of this area lies in its elevated rural location and small scale intact pattern of enclosures, network of historic lanes and scenic qualities. It is valued as a setting to the dispersed settlement pattern and opportunities for countryside recreation opportunities.

This landscape is less sensitive to development due to its relatively flat topography and good vegetation structure. Opportunities exist to mitigate new development through structural woodland planting which extends the characteristic woodland blocks found to the southeast. Where land starts to extend into the upper reaches of Belstead Brook to the north it is more visually sensitive. Any development should not adversely affect historic lanes through the area which are especially sensitive as they form a key characteristic and contribute to sense of place.

<b>Physical Character</b>
Ancient Estate Claylands landscape type comprising elevated undulating rural landscape used for arable and horse paddocks. Topography is relatively flat at around c. 50m AOD but slopes slightly in the north to 40m AOD.
<b>Landscape Patterns/Condition</b>
Intact pattern of pre 18th century enclosures with limited field boundary loss. Intact network of narrow rural lanes, some incised. Dispersed pattern of settlement.
<b>Existing Settlement Edge</b>
Feathered edge to existing development often associated with vegetation such that only glimpses to existing houses are possible. There are views to development at Dales View, Washbrook as well as to development along London Road.
<b>Views and Visibility</b>
Relatively inwards looking with treed horizons and glimpses to existing development in Copdock and Washbrook or to isolated properties at Mace Green.
<b>Cultural and Natural Heritage</b>
Small scale sinuous rural lanes (e.g. Wenham Road) traverse the area connecting isolated farmsteads and small clusters of rural dwellings.
<b>Perceptual qualities</b>
Rural landscape with tangible time depth
<b>Function</b>
Network of public rights of way and bridleways across the area connecting dispersed pattern of settlements and dwellings.
<b>Opportunities</b>
Opportunities to create new areas of woodland reflecting typical patterns found within the wider landscape to the south and east.

## 7.4 Sproughton

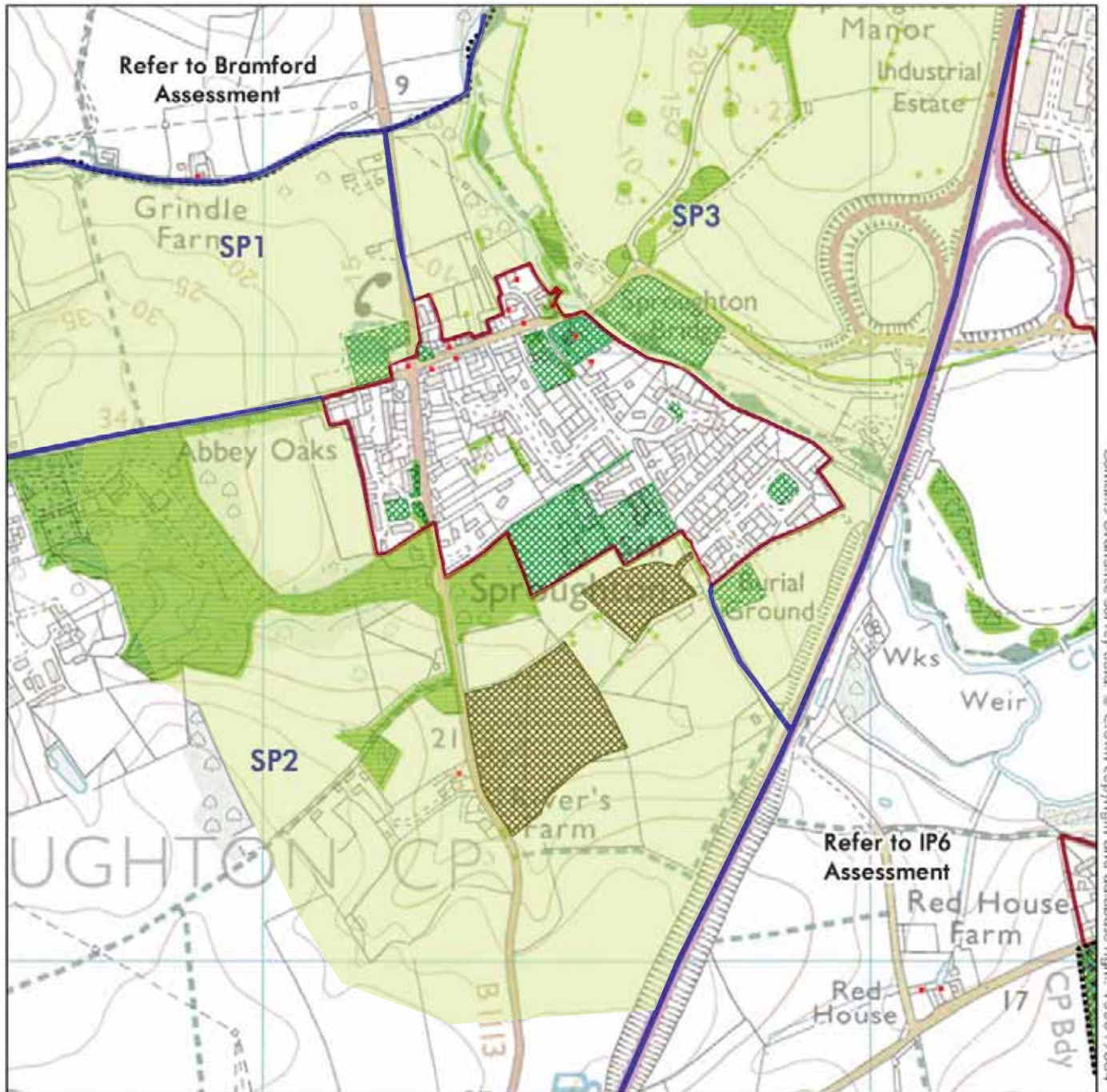
Sproughton sits on the western side of the River Gipping on the edge of the flood plain and up the lower slopes of the valley sides. Well wooded slopes provide containment to the north and southwest of the village. The valley sides around Sproughton Manor to the north-east, are steep and have a parkland character and form a promontory of land which help defines the setting of the settlement to the northeast and separate it from Bramford. South of Sproughton Manor, the valleyside topography is disrupted by the earthworks that carry the elevated A14, and its slip roads, across the valley. These function to separate Sproughton from Ipswich.

There are also parkland landscapes to the west and south. A large area of pasture and woodland flanks the village and provides backdrop along the west side of the B1113.

The village has medieval origins associated with a river crossing. The road that led up the valley from the bridge formed the main street – Lower Street - and today the historic character of this area remains relatively intact with the large, thatched tithe barn, the church and Mill forming an attractive cluster close to the river crossing. The settlement spread in a linear pattern, along Loraine Way (B1113) and Church Lane and in the 20th century saw considerable expansion and infill between the B1113 and river, including onto the valley floor abutting the river course. Limited expansion also took place to the west of the B1113 and the flats at Sproughton Court have an unusually urban character for a village.

In the 1980's the A14 was constructed to the east of the village, cutting across the river valley and severing the village from the wider Parish. This change included the closure of Church Lane which once connected to Red House leaving the southern part of the Parish somewhat isolated.

For the purposes of the sensitivity assessment, the landscape fringes of Sproughton have been divided into 3 peripheral areas reflecting variations in landscape character and factors which contribute to sensitivity. The peripheral areas are illustrated below.



Contains Ordnance Survey data. © Crown copyright and database right. 100019684

## Ipswich Fringe Settlement Analysis

Sproughton  
July 2018



- |  |  |   |
|--|--|---|
| <p><b>Landscape Policy Areas</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Local Greenspace</li> </ul> | <p><b>Nature Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></span> Tree Preservation Order</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #8bc34a 2px, #8bc34a 4px); border: 1px solid black; margin-right: 5px;"></span> County Wildlife Site</li> </ul> <p><b>Heritage Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #f00; border: 1px solid black; margin-right: 5px;"></span> Listed Building</li> </ul> | <p><b>Planning Permissions</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ff9800 2px, #ff9800 4px); border: 1px solid black; margin-right: 5px;"></span> Park or Garden</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #2196f3 2px, #2196f3 4px); border: 1px solid black; margin-right: 5px;"></span> Conservation Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #a1887f 2px, #a1887f 4px); border: 1px solid black; margin-right: 5px;"></span> Housing</li> </ul> |
|--|--|---|



## Peripheral Area: SP1

The sensitivity of this area lies in its pronounced valley slopes which provide setting to the village edge. It has a simple and open character which allows longer views out to the northwest, contained and fringed by woodlands on the skyline. The only built form in this area is the Wild Man pub which sits in the bottom of the valley on the staggered crossroads, backed by allotments to the north and west.

The valleyside is open and highly sensitive to development. Although this location is a good fit in terms of its close relationship to the core of the village, there is potential of loss of open slopes framing the approach to the village from the north. Land below the 20m contour, and closest to the existing urban edge, would be least sensitive but mitigation from substantial structural planting would be required - this could aim to replicate the character of the wooded slopes south of Burstall Road. The design measures should positively address enhancement to provide a sense of arrival from the north.

Opportunities exist to reinstate lost boundary features and increase tree cover.

<b>Physical Character</b>
Rolling Valley Farmland landscape type comprising valley sides with a simple form. Contours rise from about 10m AOD along the B1113 to around 25m AOD at the point woodland is found on the upper slopes creating a wooded skyline. The area has a rural feel.
<b>Landscape Patterns/Condition</b>
Simple, open amalgamated fields on valley sides owing to loss of farmland hedges mid slope. Woodland and vegetated lanes frame the arable land from above. Caravan storage takes place in the valley bottom which is not well screened from elevated points.
<b>Existing Settlement Edge</b>
Wild Man pub forms the only built form enclosed to the west and north by allotments which soften the interface between the countryside and the edge of the village. The village edge along Burstall Road is well absorbed within a backdrop of the parkland edge.
<b>Views and Visibility</b>
From elevated points on the Burstall Rd there are long views over the valley bottom in the direction of Bramford, and to the edge of Ipswich at Whitehouse where woodland only partly absorbs the commercial land uses and A14 corridor. The descent into the village, along the sunken lane, from the west is a distinctive experience. The open slopes are prominent as setting to the village edge in views back towards the valleyside.
<b>Cultural and Natural Heritage</b>
The allotments are locally valued. Listed farmhouse at Grindle Farm. There are no footpaths here.
<b>Perceptual qualities</b>
Openness within the sloping farmland, but containment at skyline from linked pockets of woodland and hedged lanes. The area has a rural feel but the proximity to Ipswich across the Gipping Valley is often evident, especially on the descent into the village from the east. Infrastructure along the valley is appreciable from elevated points.
<b>Function</b>
It provides an open, rural backdrop to the village edge to the north and forms part of the undeveloped gap between Bramford and Sproughton.

<b>Opportunities</b>
Opportunities to reinstate farmland boundary vegetation. Opportunities to screen caravan storage site to the north.

### **Peripheral Area: SP2**

The sensitivity of this area lies in its contribution to the wooded 'parkland' character on the western and southern edge of Sproughton, its tree stock, and its related potential ecological value.

This area is valuable for its distinctive parkland feel which conveys a sense of heritage and contributes to local distinctiveness forming a distinctive approach and gateway to the settlement. The land adjacent to the B1113 and to the west is also relatively elevated and visually sensitive. Nevertheless, the high concentration of tree cover in areas below 20-25m AOD makes areas adjacent to the village edge less visually sensitive. There are currently two planning permissions within this area. Opportunities exist to strengthen the parkland feel of the landscape, especially east of the B1113, and provide increased public access.

<b>Physical Character</b>
Rolling Valley Farmlands landscape comprising valley side, with streams, under grassland and fragmented woodland. Equine paddocks behind housing. Scattered trees within the pastures create a parkland feel, although this is not historic parkland. Topography ranges from c. 5m to 40m AOD.
<b>Landscape Patterns/Condition</b>
Prevailing parkland character of grassland and trees where old vegetated field boundaries are bolstered with additional early 20 <sup>th</sup> century tree planting or colonisation. Some arable land use in the south of the area where the parkland fragments feel somewhere severed from the larger area to the west, and the condition is declining. New housing is underway in this area.
<b>Existing Settlement Edge</b>
Adjoins 20 <sup>th</sup> century housing estates at Sproughton Court and Ransomes Close which form a linear boundary. Driveways access properties on the upper valley side – distinctive gatehouse. Entering from the south, woodland creates a narrow, contained approach along the B1113.
<b>Views and Visibility</b>
Views into this area are not easily experienced owing to screening by wooded boundaries. The woodland to either side prevent views out and channel views up and down the busy B1113 which, despite the backdrop of trees, has a somewhat urban feel.
<b>Cultural and Natural Heritage</b>
Parklands feature substantial stock of mature trees as belts and as specimens within grassland. Footpath along driveway to Bungalow Farm. Listed cottage at Prynck's Lodge, and distinctive, although unlisted, gatehouse serving the large house at Abbey Oaks.
<b>Perceptual qualities</b>
Distinctive heavily wooded feel to the boundaries, historic feel despite much of the planting appearing to be of 20 <sup>th</sup> century origins.
<b>Function</b>

Provides wooded slopes to west side of the village. Roadside trees create containment along both the Burstall Road and the B1113 southern approach.
<b>Opportunities</b>
Opportunities to strengthen the parkland feel of the landscape, especially east of the B1113, and provide increased public access.

### Peripheral Area: SP3

This area extends from the northern, eastern and southern edges of the village eastwards to the A14 and includes the visually prominent slopes which sit to the northeast of the village, forming a backdrop to the river valley. The sensitivity of this area lies in its relatively intact network of small fields along the valley bottom, and value lies in the parkland associated with Sproughton Manor.

The meadowlands along the valley floor are particularly sensitive where they function as setting to a cluster of historic buildings along the northern edge of the village. The farmstead at Sproughton Hall, Sproughton Water Mill, and the church are positioned on or close to the village edge, and the meadows are key part of views of them on the approaches into the village from the north and east. Upslope, land becomes more visible and, therefore, visually more sensitive. Where woodland cloaks the slopes, sensitivity to low level development is lower, although settlement is not characteristic on upper slopes.

To the south of the village, along Church Lane, the low-lying fields are isolated from the wider valley floor by the A14, and isolated from the historic core of the village by 20<sup>th</sup> century development. They are contained to either side and are not easily seen from the wider landscape. Here sensitivity to development is lower where it can be located close to the existing village edge. Any new development should seek to become absorbed within the network of vegetated boundaries. Sympathetic treatment of the more visually sensitive western edges, that adjoin parkland, is important.

<b>Physical Character</b>
Gently rolling lower valley sides and valley bottom meadowlands. Topography ranges from 5m AOD on the valley floor to 27m AOD on the valley sides. Integrity of valley disrupted by A14 and its slip roads. Wooded skylines prevail.
<b>Landscape Patterns/Condition</b>
Arable land on the edges of the valley and grassland along the river meadows which help separate Sproughton from Bramford to the north. The landscape is in generally reasonably good condition, but equine land use dominates the meadows north of Sproughton and vegetation along roadsides around the A14 slip roads would benefit from more regular management.
<b>Existing Settlement Edge</b>
Settlement is sharply defined by the river along the east side but well concealed within a vegetated edge. Edges are more porous along the little altered, northern edge. The most abrupt edges are found with 20th century development to the south east but this edge of the village is isolated and not easily perceived from the wider landscape.
<b>Views and Visibility</b>
Views along the river are small scale and scenic. Close to the river crossing, views focus on the built form of the old mill, the church and the historic thatched barns at Sproughton Hall. The meadows stretching north from the village edge are more open and are perceived

as setting to the historic farmstead at Sproughton Hall in views from the B1113.
<b>Cultural and Natural Heritage</b>
Footpath along the river's edge to east provides recreation. Remnant historic parkland associated with Sproughton Manor on rising valley sides to northeast, containing numerous veteran trees. Listed buildings sit close to the edge of the village overlooking this area.
<b>Perceptual qualities</b>
Sproughton is set within a network of busy roads. Particular lack of tranquillity to the southeast, closest to the A14 corridor, and traffic congestion is experienced through the village throughout the day. More tranquil experience to the south along Church Lane.
<b>Function</b>
The river and its meadows provide undeveloped setting to the northern approaches to the village. SP3 separates Sproughton from Ipswich and includes the embanked carriageway of the A14.
<b>Opportunities</b>
Retain and enhance historic open setting along northern edge. Restore and enhance field boundary patterns in the southeast. Further screening to the A14 corridor.



## 8.0 Conclusions

This study has highlighted the importance of considering settlements and their landscape contexts as a whole, in order to inform patterns of growth that protect and enhance local distinctiveness.

Ipswich has, in places, extended beyond the Gipping Valley and head of the Estuary into adjoining landscapes, and in many respects has exceeded its natural landscape limits. This study has demonstrated that the river valleys that lie adjacent to Ipswich play an important role as recreational and ecological corridors, and as a setting to the town and smaller settlements. Higher ridges which remain undeveloped help to contain the river valleys and settlements beyond. These ridges are highly sensitivity to development.

Similarly some of the smaller rural settlements have been found to be highly sensitive to change in part due to their historic character and high quality landscape settings e.g. the rural villages of the Fynn and Lark Valleys.

Nevertheless, this sensitivity assessment has identified areas of lesser landscape and visual sensitivity which may be able to accommodate discrete well thought out development on the fringes of some of the settlements within the study area.

Where sustainable development is identified, opportunities to deliver positive environmental gain should be paramount in accordance with the opportunities identified within this study and in line with the Government's 25 Year Environment Plan. This might include implementation of Green Infrastructure initiatives such as an holistic and coordinated approach to the management of river valleys across administrative boundaries, in order to conserve and enhance these key components of the Ipswich setting.

Judgements reached in this study are based on landscape issues and do not address other planning issues which the local authorities will need to consider when it comes to determine potential allocations, and which will need to be assessed as part of a broader appraisal process. These other planning factors may mean that areas identified by this study as having some potential to accommodate development (in landscape terms), may not in fact be suitable for allocation. On their own the conclusions of this assessment cannot, therefore, be taken as a justification for supporting or resisting any future development proposal. The assessment seeks to inform and influence the local authority's decision making process and to improve the understanding of (and ensure due weight is placed upon) landscape, townscape and related environmental issues.

Overall, the detailed analysis contained in this document aims to inform local authorities in planning policy development and development management and assist local communities in the preparation of neighbourhood plans, developers in master planning and environmental organisations seeking initiatives to enhance landscape and recreation.

**Appendix 1:**  
**Key Reference Documents**

## **Landscape Character Assessments and Guidance**

- Suffolk County Landscape Character Assessment - <http://www.suffolklandscape.org.uk/> Version 11 October 2017 Status: Final
- Suffolk Historic Landscape Characterisation (2009, Suffolk County Council)
- Touching the Tide Landscape Character Assessment (2008), Alison Farmer Associates
- Shotley Peninsula and Hinterland Landscape Character Assessment (April 2013), Alison Farmer Associates
- Waveney District Landscape Character Assessment (April 2008), Land Use Consultants
- Suffolk Coastal Landscape Character Assessment (July 2018) Alison Farmer Associates
- Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)

## **Management Plans and Appraisals**

- Suffolk Coast and Heaths Area of Outstanding Natural Beauty: Management Plan 2008-2013 (June 2008, Suffolk Coast and Heaths Partnership)
- Felixstowe Northern Fringe Landscape and Visual Appraisal (July 2008 Landscape Partnership)
- Green Infrastructure Strategy for the Haven Gateway (2008)
- Topic Paper: Green Infrastructure Provision (Ipswich Borough Council, Updated October 2015), Jan 2015
- Update of Haven Gateway Green Infrastructure Strategy for Ipswich Policy Area (Babergh District Council, Ipswich Borough Council, Mid-Suffolk District Council and Suffolk Coastal District Council), 2015
- Suffolk Biodiversity Action Plan
- Heathland Restoration in the Suffolk Sandlings (April 2012), The Landscape Partnership
- Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Councils (March 2018), Place Services
- Suffolk Nature Strategy (2014)
- A River for All (March 2015) River Action Group

## **Planning Documents**

- Issues and Options for the Suffolk Coastal Local Plan Review Aug-Oct 2017, SCDC

- Initial Sustainability Appraisal Site Assessments Aug-Oct 2017, SCDC
- Felixstowe Peninsula Area Action Plan Development Plan Document (Jan 2017), SCDC
- Ipswich Core Strategy and Policies Development Plan Document Review (Feb 2017)
- Babergh and Mid Suffolk Joint Local Plan H (August 2017)
- Green Infrastructure Provision, Ipswich Borough (Jan 2015)
- Suffolk Local Transport Plan 3 2011-2031 (2011) Suffolk County Council
- Ipswich Garden Suburb SPD
- Ipswich Environment Strategy (Ipswich Borough Council, 2010)

### **Neighbourhood Plans**

- Great Bealings Neighbourhood Plan
- Martlesham Neighbourhood Plan
- Melton Neighbourhood Plan



**Appendix 2:**  
**List of Abbreviations**

## List of Abbreviations

AOD	Altitude over datum
AONB	Area of Outstanding Natural Beauty
CWS	County Wildlife Site
GI	Green Infrastructure
IPA	Ipswich Policy Area
LCA	Landscape Character Assessment
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NCN	National Cycle Network
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
RAMSAR	Wetlands of international importance
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest
SPA	Special Protection Area
SPD	Supplementary Planning Document
TPO	Tree Preservation Order