

Landscape Response
to application by Taylor Wimpey
DC/21/02671
for
Sproughton Parish Council
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SECTION 1: Introduction

Credentials

1. My name is Lucy Batchelor-Wylam and I have been a Chartered Landscape Architect and member of the Landscape Institute (Mem no. 16639) since 2003. I have worked for multidisciplinary practices - James Blake Associates and The Landscape Partnership - before setting up as a Sole Practitioner in 2011. The majority of my professional work is within the field of Landscape Planning. I undertake LVIA/LVA, as well as site planning/ for projects including housing, retirement villages, leisure, green energy, education, and commercial land use, etc.
2. I also undertake landscape character and sensitivity assessment and have worked at both parish and district level. I have completed a number of Neighbourhood Plan parish level assessments across Suffolk, Norfolk and Cambridgeshire to provide parish groups with evidence bases to underpin both policy making and site allocation.
3. In 2018 I worked on a District level Character Assessment for East Suffolk Coast District alongside Alison Farmer Associates. As part of the same commission I also worked on parts of the Ipswich Fringe Sensitivity Study including the settlements of Bramford, Great Blakenham and Claydon.
4. I have lived to the west side of Ipswich most of my life, within 5 miles of the application site, and am very familiar with the landscape under consideration.

The purpose of the report

5. This report is submitted to Sproughton Parish Council. Its purpose is to inform their response to an outline planning application (DC/21/02671) for circa. 750 dwellings on 53ha of farmland to the northeast side of the parish which is 'live' at the time of writing. It will also inform any opportunity to comment on the allocation of land parcel LA013 in the emerging Joint Local Plan (JLP).
6. The aim of the exercise was to consider likely impacts of the proposals on:
 - the character of the landscape, and particular to the aspects which contribute most strongly,
 - the function of the landscape, and to its role as setting to the edge of Ipswich.
 - the landscape as setting and backdrop to heritage assets and the effectiveness of mitigation offered;

- visual amenity, particularly to footpath users and the large number of people passing through the area each day on its busy roads.
7. Whilst the report considers heritage assets, in terms of their relationship to the landscape setting, direct impacts to their heritage significance are being assessed by others.
 8. The following objectives were set:
 - To review all available pertinent landscape related material - an not insignificant body of work.
 - To compare the proposals to the requirements of landscape related policy and SHELAA allocation criteria, focusing on effects to landscape character, visual appearance of edge treatments and screening, building heights and their relationship to topography, skylines, and landscape as setting to heritage assets.
 - to compare the proposals to the guidance set out in other available studies relating to character and settlement fringe sensitivity
 9. Whilst there was not scope within the commission to undertake significant new assessment work, a site visit was made and notes were taken. Photographs included in this document were taken by myself and are provided for illustrative purposes. The photos were taken with a Canon 700D SLR camera with a 50mm fixed lens. The panoramic photos presented are made up from two or three consecutive images, with approx. a 50% overlap. They are Type 1 Visual Representation (for illustrative purposes and not be treated as 'verifiable'). This level of accuracy was sufficient within the scope of this project.

Accepted approaches to understanding landscape

(a) LVIA

10. The approach to understanding landscape and visual impacts (LVIA) echoes the accepted methodology for undertaking Landscape and Visual Impact assessment (as set out in GLVIA3 ¹) whereby landscape and visual impacts are considered separately. LVIA is primarily aimed at understanding change in rural landscapes rather than urban ones.
11. 'Landscape Impacts' include physical impacts on its features, effects on its character

1. Guidelines for Landscape and Visual Impact Assessment - 3rd Edition. Landscape Institute and IEMA. 2013.

(regardless of whether the effects can be seen or not) and impacts to perceptions and human experience of the landscape including tranquillity. ‘Visual impacts’ are effects on the views experienced by people.

(b) LCA

12. Methods for Landscape Character Assessment (LCA) are well established and are set out in *“An Approach to Landscape Character Assessment (October 2014) Christine Tudor, Natural England.”* Landscape character assessment has been gaining momentum over the last 25 years and now forms the basis of most landscape policy.

(c) Landscape Sensitivity

13. Methods for assessing landscape sensitivity are more recent. *“An approach to landscape sensitivity assessment – to inform spatial planning and land management”* was published in June 2019 (Christine Tudor, Natural England). The guidance requires studies to be simple, transparent, robust and defensible.
14. The guidance provides the following definition of sensitivity (p5):

‘..Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value... a process that assesses the resilience / robustness of landscape character and the visual resource – and what we value - to a defined change, or changes..’
15. Assessments relies on the premise that development or change should be more readily acceptable in less sensitive, lower value areas, and where appropriate forms of mitigation would be possible. Development would be least acceptable in areas of higher landscape value and where visual sensitivity is high, and/or where conditions are such that the landscape would be sensitive to available mitigation measures.
16. Like LVIA, the guidance recommends it is more useful to consider aspects of landscape value and sensitivity and visual sensitivity separately.

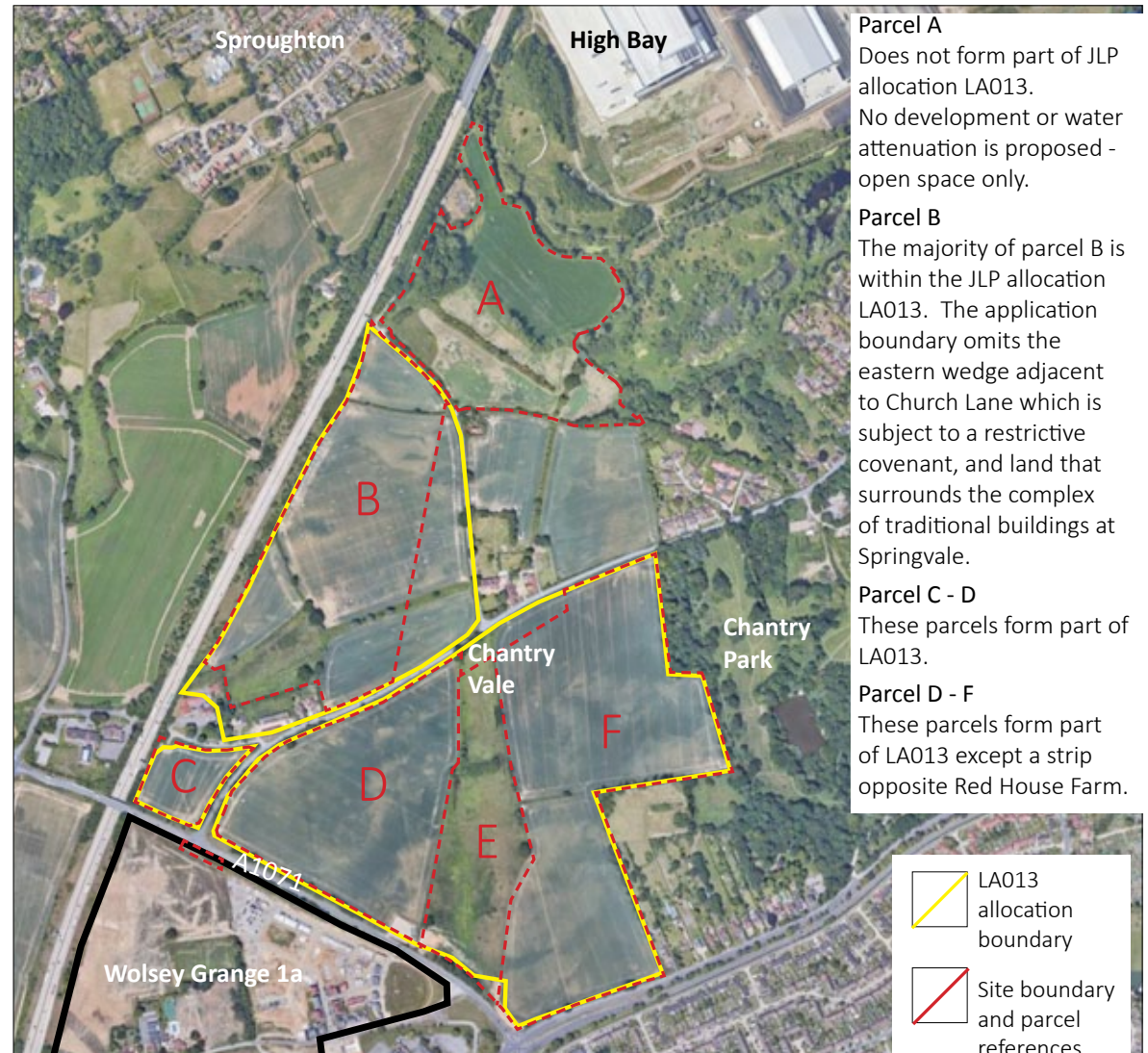
Proposals overview

17. The Site is a number of land parcels put forward after Babergh’s call for sites. Together these formed Site LA013 in Babergh’s Strategic Housing Economic Land Availability Assessment (SHELAA) 2019. The soundness of the allocation is currently being assessed as part of the examination of the new Joint Local Plan.
18. However, an outline application by Taylor Wimpey was made for 750 houses in early summer 2021 at the Site known as Wolsey Grange 2.
19. In addition to the 750 dwellings there is 3ha of land for primary education use; public open space, including children’s play areas (a Locally Equipped Area of Play and a Local Area for Play); and associated landscaping, green infrastructure, sustainable drainage systems and highway improvements. Vehicular access is proposed in the form of the new roundabout junction off Hadleigh Road, and two other access points off Hadleigh Road, with a vehicular access point off the spur road off Hadleigh Road, and a vehicular exit onto London Road (A1214) to the south.
20. The development proposal puts forward, on the more elevated parts of the site, three storey houses, reducing to 2.5 and 2 storeys in bands on the lower valley slopes closer to Red House Farm and Springvale. (However, the application is outline only so all proposals are indicative.) The location and extent of the Site is shown on Figure 1 Site Location Plan and Figure 2 Aerial Photograph. A masterplan is provided (see page 22.)
21. The Site is adjoined by new urban land use to the southwest, across the A1071. This land is being developed into a 475 dwelling development, also by Taylor Wimpey, known as Wolsey Grange 1a (DC/21/01815). Parts of the site are still under construction. Land in the southernmost corner, between the Holiday Inn and the A14, is ‘Wolsey Grange 1b’ and land here is identified for employment uses.

Site Context

22. The site lies within the parish of Sproughton, but on land isolated from the settlement, by the carriageway of the A14. The land is more contiguous with the outskirts of Ipswich on the east side, to which it forms the immediate setting. It is bisected by two major roads that carry traffic into Ipswich - Hadleigh Rd and London Rd. The parish lands extend into the town, settlement along the Hadleigh Road very much reads as 'Ipswich' - whilst technically being in Sproughton Parish. The proposal seeks to extend the urban land use in this part of the parish, bringing the edge of Ipswich up to the A14 carriageway.
23. To the east, bounding parcel F, lying between Hadleigh and London Roads is Chantry Park. The park is integrated within the edges of the town, and is afforded protection as a Grade II Registered Park and Garden, a County Wildlife Site and a Conservation Area. It contains The Chantry a Grade II Listed building, and Grade II Listed Gate House and Entrance Gate Piers to Chantry Park. A Grade II Listed Milestone lies along the south eastern boundary of the Park. As well as residential, other land uses on London Road include Suffolk One sixth form centre, a hotel, car sales, and other commercial units.
24. Wolsey Grange 1a residential development lies to the southwest, on the opposite side of the A1071. The Wolsey Grange 1 attenuation basin and landscaping (associated with planning application reference DC/21/01815) is contained within the Site (parcel E). This features three storeys on elevated land and is visually prominent along the skyline.
25. Parcel C is a small agricultural field that forms part of the setting of Springvale. Views from the south across it from the A1071 to Springvale are possible.
26. To the west lies the carriageway of the A14 - in cutting along the length of the Site. This will be addressed by provision of a 4m bund along the length of the site boundaries of parcels B and C.

Figure 1: Understanding the land parcel surrounding Chantry Vale



Parcel A
Does not form part of JLP allocation LA013. No development or water attenuation is proposed - open space only.

Parcel B
The majority of parcel B is within the JLP allocation LA013. The application boundary omits the eastern wedge adjacent to Church Lane which is subject to a restrictive covenant, and land that surrounds the complex of traditional buildings at Springvale.

Parcel C - D
These parcels form part of LA013.

Parcel D - F
These parcels form part of LA013 except a strip opposite Red House Farm.

27. The north east parts of the Site (parcel A) are small-scale fields that bound lower-lying land associated with the corridor of the River Gipping. The river corridor of the Gipping is under tremendous pressure. In recent years the section between Great Blakenham has been subject to development of a County Waste Incineration Plant, consent for 5.6ha of tomatoes under glass,(with plans to reach 17ha) and recently the huge High Bay distribution centre (8 stories high), along with hundreds of new houses in Bramford as well as development in Sproughton for 105 houses west of the Wild Man.
28. The A1071 and Hadleigh Road are both busy routes into Ipswich and they have a very different character. The A1071 is a modern, straightened road which connect the ‘Beagle’ Roundabout, over the A14, to the junction with London Road by the Holiday Inn. The carriageway is partly in cutting and features kerbs, pavement and large scale signage. Views into Wolsey Grange 1a and ahead to commercial land use, housing and Suffolk One are part of the visual experience of the approach. The road has developed a strong modern urban edge character.
29. In contrast, Hadleigh Road has retained its historic form, although still a busy route, it is narrower, and takes a more winding route through the Chantry Vale toward the edge of the town. The historic route of the road has not been modified east of Springvale, and passes the junction with Church Lane and Red House Farm. The visual experience is of a rural landscape with distant views to the town towards the east. The edge of Ipswich ahead is well assimilated in vegetation and not at all prominent.

Figure 2: Location of context photographs presented on following pages:



Context photographs



View from Church Lane towards the edge of Ipswich. Just a couple of low-rise roofs are the only elements that can be seen. The sense of ruralness is strong right up to the very edge of the town.



Mature oak trees, seen here along Church Lane, are important landscape features.



View over Red House Farm from a footpath to the northwest. Suffolk One is glimpsed in the distance but, despite its scale, tree cover is effective in its assimilation within the skyline. Red House appears to have a rural setting that belies its proximity to the edge of Ipswich.

Context photographs



Created by a rising spring, Chantry Vale has surprising steeply slopes. The appreciation of the topography, in a view contained and enclosed by the densely wooded skyline (Chantry Park) is key to the sense of place. Natural vegetation features along historic hedgelines add interest and provide wildlife corridors. The hedgerow in the centre of the view also defines the route of a footpath.



View over Chantry Vale from the west. Red House nestles in the bottom of the vale. The edge of Ipswich is very well assimilated with skyline parkland scale trees. The approach to the town is attractive and distinctive.

Context photographs



Long views to NW from the Site boundary on London Road. Without substantive tree planting along the edge of the valley, visual effects of three store dwellings here will be far reaching.



Single storey housing abuts the development Site on London Road. Mature trees are effective at screening on the flat plateau top. Three storey development is proposed in this area.

SECTION 2. LANDSCAPE POLICY CONTEXT

General Planning policy Context

NPPF and landscape

1. The NPPF sets out how planning policies for England are expected to be applied. Several policies make reference to how development policies and proposals should respond positively to landscape.
2. Paragraph 127 seeks good standards of design and states that planning policies and decisions should aim to ensure that developments:
 - will function well and add to the overall quality of the area,
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
3. Paragraph 130 states that development should be refused where design ‘... fails to take the opportunities available for improving the character and quality of an area and the way it functions...’ after having taken other design guidance into account.
4. Para 131 guides new design. It states;

‘In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.’

Local Plan

5. Babergh, along with Mid-Suffolk, are in the process of adopting a new Joint Local Plan. The plan is currently undergoing examination and its policies and allocations are not currently sufficiently advanced as to yet be given full weight. Until it is adopted extant policy from the 2006 Local Plan also remain relevant to the application.
6. Sproughton was a hinterland village in the outgoing Core Strategy. Core Strategy Policy ‘CS11: Strategy for Development for Core and Hinterland Villages’ provides for development beyond defined built-up area boundaries and states that development will be approved in Hinterland Villages where proposals are able to satisfy five criteria, of which the following is particularly relevant to landscape:

(i) “is well designed and appropriate in size / scale, layout and character to its setting and to the village;

7. Policy CS15: Implementing Sustainable Development in Babergh states that “proposals for development must respect the local context and character of the different parts of the district ... and in particular, and where appropriate to the scale and nature of the proposal, should (inter alia):
 - (i) respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views”.*
8. In the Draft JLP Sproughton has been given ‘Core’ village status. (BMSJLP Policy SP03/Table 2) Core villages will be expected to find 28% of housing in the plan period (p42 SP04).

Landscape policy

9. Policy LP19 of the emerging JLP specifically focuses on landscape. It states:
 1. To protect and enhance landscape character development must:
 - a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.
 - b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
 - c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations; being demonstrably informed by local guidance, in particular the Council’s Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.
 - d. Consider the topographical cumulative impact on landscape sensitivity.
10. Landscape is also covered by supplementary planning guidance in the Babergh and Mid Suffolk Joint Landscape Guidelines (2015).
11. Policy LP19 is to replace all previous landscape related policies in the outgoing Local plan including ‘Special Landscape Area’ (CRO4) which states

Development proposals in Special Landscape Areas will only be permitted where they:

- *maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and*

- *are designed and sited so as to harmonise with the landscape setting*

12. Although the original assessment which led to these areas being designated has never been made available SLAs were frequently applied to Suffolk's river valleys. The river valleys have scenic qualities where the rolling topography interacts with traditional land management and enclosure patterns. Historic settlement form such as small villages and scattered dispersed farmsteads form part of the scenery. This small valley, 'Chantry Vale', formed by a rising spring tributary spur of the Belstead Brook, demonstrates the qualities under which designation was provided; relatively steeply sloping valley sides with little altered historic field patterns, dotted with mature trees, and featuring two farmsteads and a historic winding lane. It is a small but intact valley with no detracting features within it, although today views to large scale urban land uses on adjoining landscapes are glimpsed. This combination of features and degree of historic integrity is rare on Ipswich's fringes.
13. Policy relating to the SLA has not been carried through into the emerging Local Plan, which now uses a criteria based approach, based on landscape character. However, the qualities of the landscape are not of lesser value as a result of the removal of the policy.
14. Notwithstanding the omission of the designation going forward in the JLP, at the time of writing the SLA remains a material consideration and development applications must be in accordance with its requirements.

Neighbourhood Planning

15. Sproughton is preparing a Neighbourhood Plan but this is not sufficiently advanced for a draft to be available. The Landscape appraisal that supports the Neighbourhood Plan by AFA is available and the findings are referred to in following pages. See extract in Appendix C.

Designations

16. The site is not subject to any statutory designations for landscape.
17. The Site has a number of sensitivities relating to heritage although none of the assets fall within the Site boundaries;
 - Chantry Park, which adjoins much part of the eastern Site boundary, was once a rural estate. It is now a c.50ha public park listed as a Registered Park and Garden (a non-statutory designation). It is also a County Wildlife Site and Conservation Area. It contains 'The Chantry' a Grade II Listed building, and Grade II Listed Gate House and Entrance Gate Piers to Chantry Park. A Grade II Listed Milestone lies along the south eastern boundary of the Park. The Site forms a farmland setting along the only boundary that remains undeveloped.
 - Red House (Grade II Listed) is a 16th century farmhouse and its Grade II Listed Barn circa 20 metres to the south east, sit east of the junction of Hadleigh Road and Church Lane.
 - Springvale is a Grade II Listed farmhouse on elevated land to the west of Chantry Vale. (Its now part of a complex that includes a nursery school, cafe and swimming pool).

SECTION 3. LANDSCAPE VALUE AND SENSITIVITY

Landscape Value and Sensitivity

1. This landscape has been subject to a number of landscape and heritage assessments over the last few years, as well as the LVIA assessment undertaken on behalf of the developers which forms chapter 7 of the ES. Several of these have been authored by Alison Farmer - an eminent and highly respected practitioner in the field of landscape character and sensitivity assessment.
2. There is not scope in this report to provide a detailed review of these documents and they should be referred to individually for further detail. Each has a slightly different purpose and grain of study.
3. Sproughton is preparing a Neighbourhood Plan. Evidence relating to the landscape of Sproughton parish is available in the form of:

[Sproughton Neighbourhood Plan Landscape Appraisal. Alison Farmer Associates February 2021](#)

4. This divides up the parish into x areas and provides a study of landscape value and sensitivity with a fine grain of detail that relates to an area referred to as 'Chantry Vale and Hermitage Farm' (see appendix C).
5. Further site specific work by Alison Farmer commissioned by the residents of Red House Farm has also been made available;

[Red House Sproughton: Landscape Appraisal Alison Farmer Associates September 2019.](#)

6. The following documents provide fairly site focused studies and were commissioned to provide evidence to help Babergh (and Mid Suffolk) formulate policy and allocations for the Joint Local Plan.

[Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich – July 2018 by Alison Farmer Associates. \(It should be noted that, as subconsultant to Alison Farmer in 2018 I contributed to this study, although not for the Settlement of Sproughton.\)](#)

[Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites LUC \(September, 2020\).](#)

7. The AFA document this time assess part of the Ipswich fringe in which the Site sits (IP6). Its findings emphasise and overlap with the parish level study, as might be expected.

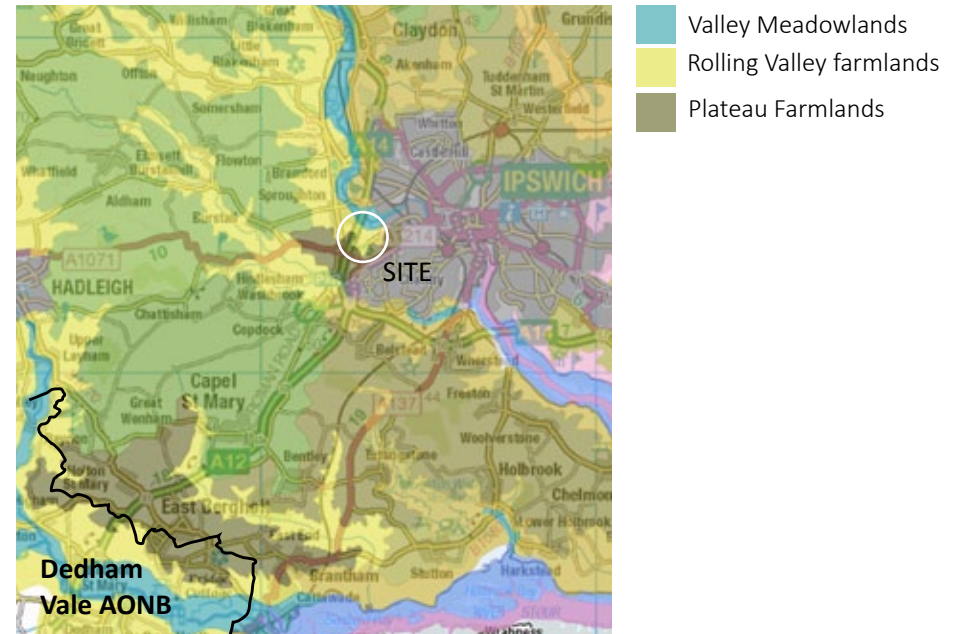
8. The LUC study was part of a comparative process relating to preferred Site allocations across Babergh, and does employ a judgement measurement on a 5 point scale from high to low. (The area of the study (LA013) differs from the Site application boundary, as noted on page 6.)
9. Further background evidence relating to landscape character and sensitivity is also available in:
 - [Joint Babergh and Mid Suffolk District Council Landscape Guidance \(2015\)](#)
 - [Suffolk Landscape Character Assessment by Suffolk Country Council \(updated 2011\)](#)
10. The available landscape character assessment for Suffolk were used for the LVIA carried out by CSA on behalf of the applicants. The detail from the character assessment is available at www.suffolklandscape.org.uk and is not repeated here. (A summary of the guideline relating to the three character types is presented in appendix A)

Value and Character

11. The Site covers three landscape character types (LCTs) as described by the Suffolk Character Assessment - Plateau Farmlands, Rolling Valley Farmlands and Valley Meadowlands. The typology defines these as 'types' with common characteristics rather than 'areas', i.e. they are not geographically specific units. The LCTS may be found in one, two, or more locations across Suffolk.
12. The three types describe and represent a range of lowland valley landscape components from plateau top to valley bottom. The important point to note is there is variety across the Site from north to south. This variety is reflected in both landscape and visual aspects there are clear differences in topography, soils, land use, visual sensitivity, openness, settlement edge pattern, vegetative communities and perceptual qualities, for example across the landscape from its elevated flat plateau at 40m, northward across steeply rolling valley sides, down to its low lying floodplain which lies at about 5m AOD at its lowest point.
13. This combination of types (Plateau Farmlands/ Rolling Valley farmlands / Valley meadowlands) is relatively rare and is only found here in the vicinity of the Site, and in one other place in Suffolk. The other place is the north side of the Dedham Vale from Higham in the west to Cattawade in the east (see figure 3). This landscape is in the Dedham Vale AONB, as the map shows, and is a landscape of high value and national significance.

14. Where associated with traditional land management, landscape and settlement patterns this combination of landscape types is therefore considered highly scenic and highly valued as reflected by AONB designation.
15. The LVIA chapter, and its accompanying appendices, are lengthy documents. There is not scope to review these in detail here but some salient points are picked out for discussion. (It is noted that the developer’s consultants, CSA who undertook the LVIA, engaged with the landscape consultancy team at Place Services, acting on Babergh’s behalf, and Senior Landscape Architect Ryan Mills met the consultants on site and was involved in email exchanges. Mr Mills helped put the parameters of the LVIA in place and was consulted on aspects such as the position of viewpoints for assessment.)
16. The LVIA sets out the defining characteristics of each LCT but does not develop them further into a more detailed Site based assessment - it uses the boundaries of the LCTS for the purposes of landscape assessment. Given the variety of conditions a more detailed study would have been useful.
17. Whilst some of the qualities of the LCTs are acknowledged as being present, on page 117 the LVIA goes on to note a divergence which, it explains, result from the presence of detracting influences. These include high levels of traffic on the A14 and the other main roads that lead into Ipswich reducing tranquillity. It also cites the presence of built form as detracting elements. The High Bay distribution centre is listed, as might be expected, as well as various other housing developments in the area. It then goes on to state
“..Further development is being built out in the Plateau Farmlands LCT/LCA in the form of Wolsey Grange Phase 1a, which lies opposite the Site to the southwest, adjoining the Holiday Inn, along the A1071 road. Post-mounted overhead electricity cables, which cross and follow parts of the Site’s boundaries are a further detracting feature.”
18. This appears to accept that large scale developments, as presented by the Wolsey Grange 1a site, is a detracting feature in the landscape. It is not difficult to draw the conclusion that the current development would cause further detractions
19. Given the detracting elements listed, the report goes on to state; *‘On this basis, the Site is assessed as being of medium landscape value, and could not be considered a ‘valued’ landscape against part a) of paragraph 170 of the Revised NPPF February 2019’*.

Figure 3: Suffolk Landscape Character Map extract



20. I would make two points in relation to this statement. Whilst detracting factors do impact upon human experience, perceptions, and views in some instances, they do not constitute loss of intrinsic character in the LCTS. Just because the fringes of an area have experienced degradation it does not justify or provide justification for further loss or erosion of landscape character on adjoining areas. Particularly where fragments of scenic landscape endure heavily experienced locations - there increased rarity perhaps serves only to increase their value.
21. The second point is that a blanket value judgement, applied across the whole Site is inappropriate. The landscape offers range of elevations and slopes angles, offers a range of experiences, displays great divergence in historic patterns, is part open, part enclosed and varies in condition and value. The sensitivity clearly varies accordingly and a finer grain of study is warranted to help determine the capacity for development.

Sensitivity

22. The sensitivity and value of the Site has been the subject of a number of studies, as listed earlier in this section. The three AFA assessments each have a slightly differing geographical area expanding from the setting of Red House / Chantry Vale area of Sproughton parish / to area IP6 of the Ipswich Fringe. These studies do not ascribe value judgements along a sliding scale of high to low, but more usefully pick out the specific aspects of value and discusses their specific inherent sensitivities and key issues.
23. The LUC Landscape Sensitivity report looks at an area covered by site allocation LA013. it compares all preferred sites put forward for allocation in Babergh (and Mid Suffolk) and relies on a criteria based approach with attributed values leading to an overall measure of sensitivity. It attributes sensitivity along a 5 point scale from 'low' to 'high' to 7 separate criteria - Physical and natural character, Settlement form and edge, Settlement setting, Views, Perceptual qualities, Cultural and historical associations, and then Overall landscape sensitivity.
24. The results of the study for Site LA013 put all criteria at 'Moderate' sensitivity (see appendix D). The definition of 'moderate' in relation to overall sensitivity, as set out in the methodology is, *'Development would be likely to give rise to some adverse landscape and/or visual effects, but these will potentially be limited in extent.'* Given the differences in conditions across the Site, this level of detail is rather blunt. It is my view that whilst this definition may apply to parts of the Site, other parts are considerably more sensitive.
25. In relation to sensitivity the LVIA study appears to take a further step, although without directly presenting any evidence to back this up, that: *'the land on the lower slopes of the Site, away from new and existing development, and away from the larger roads (A14 carriageway, A1071 road and London Road) in the area is assessed as being of medium high landscape sensitivity, while the rest of the Site is assessed as being of medium landscape sensitivity (para 7.193)* and no line of division is provided for clarity.
26. The report cites disagreement with AFAs findings that Chantry Vale is 'intact piece of rural landscape' referring repeatedly to degradation caused by urban land uses on adjoining parcels of land and reduced tranquillity from main roads.

SECTION 4. ANALYSIS

27. Having reviewed all available material and made a Site walk over, the following section of the report picks out the key issues posed by the application. It relates them to specific landscape policy and considers areas of divergence.
 - a) Impact on landscape setting of Red House Farm and Springvale (listed assets).
 - b) Impact on Chantry Park (listed asset and Conservation Area)
 - c) Impact on landscape character of Chantry Vale
 - d) Impact on key views and visual amenity
 - e) Visual sensitivity of elevated land
 - f) Distinctiveness of gateway/ settlement edge
 - g) Landscape function
28. The report then goes on to look at impacts on valued views in more detail before making its conclusions.

SECTION 4. ANALYSIS

Key Issue:	Policy reference	References to value / sensitivity	Author's Comment:
<p>a) Impact on landscape setting of Red House Farm and Springvale.</p>	<p>NPPF policy and district policy in relation to heritage protection</p>	<p>Available heritage studies for this area note the integrity of the undeveloped valleysides are key to the significance of the landscape as setting. For Red House, <i>'The surrounding fields amplify the house's presence in the landscape and provide space to appreciate the architectural interest of the house, creating a composition of considerable picturesque quality.'</i>¹ Springvale is less prominent in the landscape but also occupies a separated rural position. These outlying farmsteads are a key component of the historic settlement pattern.</p> <p>¹ BMSDC's <i>JLP Historic Environment Appraisals Stage 2: Heritage Impact Assessments for Preferred Sites. Final report LUC October 2020.</i></p>	<p>Red House is the more prominent farmstead. Important views of the listed building and associated farmstead (including the individually listed barn) are experienced when travelling both east and west on Hadleigh Road and when using the network of footpaths in the Vale. Adverse impacts are expected from the loss of their individual separated locations and subsumption within a suburban setting. Although modern development is partially visible on the margins of the views the assets are viewed almost entirely in a little altered historical rural setting.</p> <p>The proposals would disrupt this relationship and have a significant adverse impact on the setting of Red House and Springvale. The proposals are therefore contrary to para NPPF (eg para 189, 200).</p>
<p>b) Impact on Chantry Park (listed asset and Conservation Area). protected under NPPF and district policy.</p>	<p>NPPF policy and district policy in relation to heritage protection.</p>	<p>Land to the west of the parkland has retained its agricultural use, which enables the park to be appreciated, in part, in its original and intended context.</p>	<p>Impacts will constitute loss of the agricultural character of the land that provides setting on its west side. However, the margins are strongly vegetated and effects on the amenity of users of the park will be limited. These impacts can be mitigated.</p> <p>However, only 10-15m of buffer is proposed along the edge of the park - in the form of grass with scattered trees. It would be more effective to plant this belt densely with trees to provide a screen, or leave a wider gap which would provide better separation.</p>
<p>c) Impact on landscape character of Chantry Vale</p>	<p>NPPF para 127 (JLP - LP19) "protect and enhance landscape character... Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.... Enhance and protect landscape character and values and heritage assets" (Local Plan - CR04) "maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal"</p>	<p>The existing studies and assessment for this area provide a weight of evidence that recognise the high landscape value of Chantry Vale. All studies, including the developers; own, conclude the valleyside landscape is of AT LEAST medium-high value.</p> <p>It forms an intact piece of countryside (Special Landscape Area) on very edge of Ipswich which is very important to its attractive and distinctive setting. Its value lies in its intact historic patterns, featuring historic farmsteads isolated from modern development. Detracting elements on the fringes have limited visual impact, although tranquillity is low close to the A14 corridor. It offers rare combination of features and landscape types on Ipswich's immediate fringe with associated amenity and recreational value.</p>	<p>The variation in sensitivity across the Site has been insufficiently addressed by the developers at the Site level. The visual sensitivity of the elevated land is such that more effective mitigation is required. The effects have been underplayed.</p> <p>The LVIA concedes...'The effect on the landscape character of the Site at year 1 is assessed as being moderate adverse and significant, which reflects the change that would occur as a result of replacing arable fields with housing development.</p> <p>The proposals are therefore contrary to both the NPPF and district policy in relation to the protection and enhancement of landscape character.</p>

Key Issue:	Policy reference	References to value / sensitivity	Author's Comment:
<p>d) Impact on key views and visual amenity</p>	<p>JLP policy LP19 states proposals must be sensitive to their visual amenity impacts.</p>	<p>The important views of Red House Farm and its setting within Chantry Vale will be irreversibly harmed.</p> <p>“The Valleyside topography makes this area highly visible. The open agricultural southern valleys slopes in the vicinity of The Red House..are visually prominent giving rise to rural context to Ipswich and the river Gipping as well as reinforcing perceptions that this part of the Gipping Valley is separate from Ipswich ². “</p> <p>² <i>Analysis of Chantry Vale in: Sproughton Neighbourhood Plan Landscape Appraisal. Alison Farmer Associates February 2021</i></p>	<p>It can be stated with confidence that the development would significantly harm the valued views that form a key aspect of the distinctiveness of Chantry Vale.</p> <p>This area is experienced by large numbers of people on a daily basis. Although users of highways are considered of more moderate susceptibility in assessing impacts, (than people within their dwellings or using footpaths), there should be some balance applied when the number of people on the roads in question is very high. Thousands of car movements take place each day (e.g westbound A1071 east of Hadleigh Road junction sees 6.5K per day, and Hadleigh Road sees 3.8K to 5.9K per day (p242 of ES). The current proposals are contrary to LP19.</p>
<p>e) Visual sensitivity of elevated land</p>	<p>JLP policy LP19 states proposals must be sensitive to their visual amenity impacts.</p> <p>Proposed allocated Site in JLP reference LA013</p>	<p>Plateau lies at 38-40m AOD.</p> <p>ZVI modelling presented in the ES shows long views possible to the west at distances of 8km. (See extract in appendix G to this document) The LVIA identifies few locations from where the change would be experienced.</p> <p><i>Babergh and Mid Suffolk LSA of SHELAA Sites. September (2020, LUC) state the whole site is ‘moderately sensitive’</i></p>	<p>The plateau edge is less sensitive than the valley sides and valley bottom in <i>landscape</i> terms but is more sensitive in visual terms owing to its elevation, openness and prominence.</p> <p>The LUC study attributed a blanket definition of “MODERATE’ visual sensitivity to the whole site. This is too blunt for the purposes of Site planning and underplays the sensitivity of some parts of the Site. The definition for HIGH appears more accurate ‘<i>There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.</i>’ (see appendix D). In any case, the variety in landscape (valley bottom, side and plateau) warrants more detailed analysis.</p> <p>There is some capacity for development on the plateau south IF associated with a strong planted edge around the lip of the valley. This will help mitigate effects on the Rolling Valley Farmlands and the Valley Meadowlands.</p>

Key Issue:	Relevant policy	References to value / sensitivity	Author's Comment:
f) Distinctiveness of gateway/ settlement edge	-	AFA studies notes <i>'This landscape offers one of the most attractive approaches to Ipswich'</i> Edge of settlement currently very well assimilated within skyline trees with parkland character.	New gateway just east of the A14 bridging point on the A1071 will form new settlement edge. Three storey brick boxes'. The distinctiveness and special character of the existing gateway will be lost and replaced with suburban development with an 'anywhere' feel.
g) Landscape function	-	The site(s) contribute to the sense of separation between the urban edge of Ipswich and Sproughton. They also contribute to the wider rural setting of the settlements ³ . ³ <i>Babergh and Mid Suffolk LSA of SHELAA Sites September 2020, LUC.</i>	The proposal to develop right up to the edge of the A14 will markedly reduce the rural gap between the two settlements. that provide rural setting of notable value.

SECTION 5. VALUED VIEWS

(Photo location Ha on page 6)



1. Taylor Wimpey appear to accept the principle of respecting views to the historic complex at Red House Farm (includes two grade II listed buildings). This is evidenced by the development plan leaving a wedge of undeveloped land from the vicinity of Springvale, in a straight line, to a point to the rear of Red House. This runs into the covenanted land, that surrounds the farmstead. However the extent of the covenant is not a reflection of the extents of the land that forms the rural setting to Red House.
2. However, there is no such recognition of the significance of the same view from the opposite approach from the east - shown above. Whilst land immediately to the right-hand foreground is under covenant and will not be developed, the valleyside behind Red House Farm is proposed for development. This view is of arguably higher value, and will be irrevocably and significantly harmed by the proposals.
3. The fringe of Ipswich here is leafy and attractive, and the rural-urban interface is particularly well defined. The experience of leaving the town is distinctive and abrupt. Passing through the vegetated linear edge, associated with the edge of Chantry Park, coincides with the simultaneous arrival at the top of a ridge. After scaling the ridge, you begin to descend once more and immediately the town is left behind and the landscape opens out to reveal a view with strong rural character. The farmstead of Red House

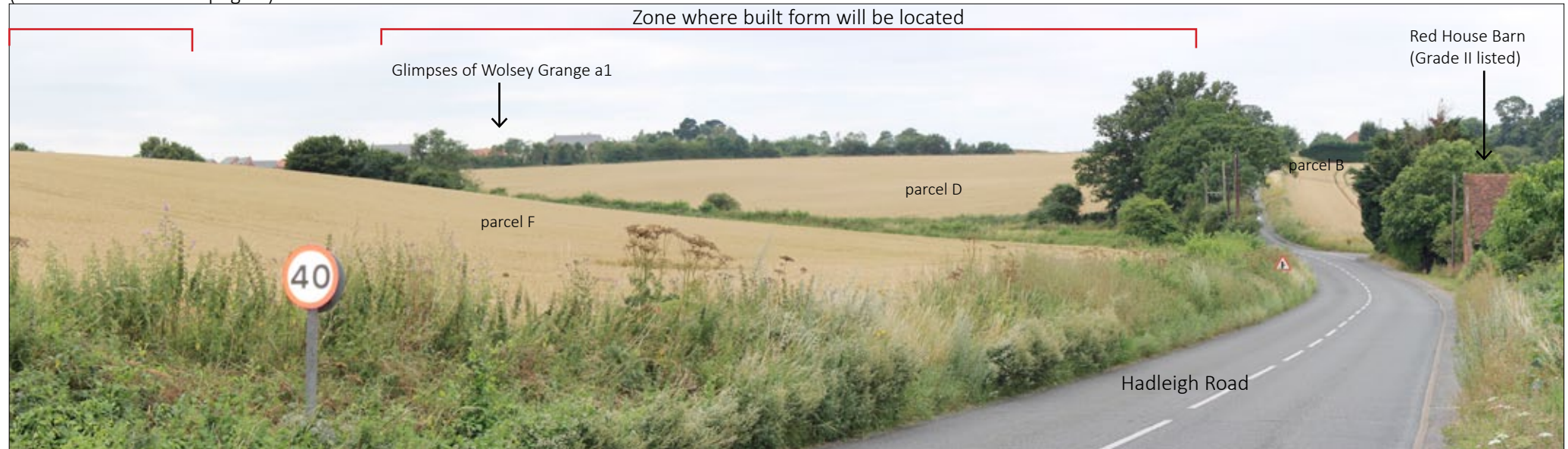
nestles in a fold of the landscape with no clues of the presence of the A14, A1071 or the huge-scale commercial structure to the north. The sense of ruralness depends on the undeveloped character of the valley slopes. The relatively steep slopes contain the visual experience and are key to the appearance of visual isolation that the Red House currently enjoys.

“Along the road in both directions Red House is visible surrounded entirely by a hinterland of agricultural fields, a setting that remains much as it has been since at least the time of the Tithe map. The lack of visual distractions in the surrounding landscape makes the building’s architectural features more legible and ensures its standing in the landscape is not challenged.” (Babergh HIA Stage 2 report, p57&58)

4. The OS maps from the 1880s show only one or two additional hedgelines (see appendix H) - the overall field patterns, built form and quiet, winding lane remain intact with no signs of modern development. Only when the viewer turns to the south do views of Wolsey Grange 1a, breaking the skyline, become apparent.
5. Should development go ahead as planned housing will be clearly visible on the valley side behind the curtilage of Red House in the zone shown. Three storey development is proposed on the highest parts of the valleyside which will permanently reshape the

SECTION 5. VALUED VIEWS continued:-

(Photo location Hb on page 6)



skyline. The character of this view, and the setting of the Red House and its barn will be permanently adversely affected.

6. The only mitigation currently on offer is a hedge with scattered trees to the front (east) of development in parcel B. This will not provide any meaningful screening. The proximity of the proposed hedgeline to the foundations of new dwellings indicates that the trees proposed are unlikely to be parkland scale or skyline impact trees unless the additional engineering costs are factored in from the start. In any case mitigation is NOT likely to prove feasible given the heights of the built form proposed and because;

“In this instance there is little that can be done to avoid all harm if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design. (Babergh HIA Stage 2 report, p59)

7. The detached position of the development will have a very poor relationship to the current settlement edge and will prove visually confusing. The function of the landscape as setting to the edge of Ipswich and as a rural gap will be substantially eroded.
8. A further issue is the imposed straight edge to development in parcel B. This will be

at odds with the soft organic patterns in the landscape as created by the hydrology/topography and ancient enclosure field patterns north of Hadleigh Road. The ruler-straight line defining the restricted covenant land west of Church Lane cuts through the softer patterns leaving the ‘left over’ areas evident.

9. There is scope to integrate any development edges in a more creative way. A more deeply vegetated and sympathetic shaped edge that shows some relationship to existing patterns would be an improvement and help prevent a feeling of ‘left over’ land.

Impact of water attenuation features

10. The valleysides south of Red House Farm (parcels D and F in photo) also contribute to the significance of the setting of the farmstead as well as to the intrinsic value of the landscape. Together, the sloping fields form an intact valley of important local value, high landscape quality and visual amenity.
11. Development is proposed along the plateau tops that currently form the skyline. Little in the way of planting is proposed to mitigate the effects, Whilst this zone of the landscape has better capacity to assimilate development in landscape terms, the zone is highly sensitive in visual terms owing to the long views that are possible - up to 8km in length.

SECTION 5. VALUED VIEWS continued:-

(Photo location J on page 6)



Taylor Wimpey's Wolsey Grange 1a. The development style is insufficiently distinctive to enhance the new gateway arrival point to Ipswich.

12. The proposal appears to recognise the sensitivity of the lower slopes to the south of Hadleigh Road by leaving them undeveloped. Instead, they are allocated for attenuation of run-off. However, this proposal will have its own adverse impact on landscape character and upon the setting of Red House and its barn.
13. The proposal is to re-engineer the valleysides (parcels F and D) into a series of terraces each containing a shallow basin for infiltration. These are straight, linear features on the masterplan and do not appear to relate particularly well to the contours. Each terrace is shown separated by linear hedges which do not connect into any other vegetative features. In line with the basin at Wolsey Grange 1a, it's certainly possible these will also end up being fenced off despite a statement to the contrary in the LVIA. So, although the lower slopes will on the face of it be 'green' and undeveloped, it will become an area of engineered land form.
14. The visual effects of the feature could be mitigated with a wide belt of road side native tree planting south of Hadleigh Road. Whilst this would generate its own impacts on character, on balance this would be preferable. The rural character of the land to the north would be better protected by screening both the development and the attenuation measures.
15. Whilst this would be the recommended mitigation to the proposal as it stands, the preferred solution would be to integrate water attenuation into the developed area on the plateau above to allow these visually sensitive slopes to retain their current form. Managed as meadow with tree planting they could provide genuine enhancement, continuing the parkland character and provide attractive and usable open space.

SECTION 6. CONCLUSIONS

1. There is a body of work relating to this landscape and its ability, or otherwise, to accept development. The more detailed studies reveal the key differences that are found across the landscape and highlight the aspects of value.
2. This large Site covers three different County landscape types from flat elevated plateau at 40m AOD, down rolling valleysides to the flood plain of the river Gipping at circa 5m AOD. It is only one of two places in Suffolk where this combination of landscape types combine, the other is the AONB designated valleysides of the Stour southeast of Higham. This indicates the inherent scenic qualities and value of this landscape combination and the Special Landscape Area designation provides confirmation.
3. Each of the three landscape types have individual conditions and characteristics, for example, openness or containment, visual prominence or enclosure, and rural or suburban edge character. These combinations give rise to different aspects of value, types of sensitivity and, therefore, the capacity of the landscape to assimilate development without significant harm.
4. The most sensitive parts of the Site in landscape terms are the rolling slopes of the vale, particularly where they are seen in combination and as backdrop with the historic farmstead of Red House.
5. The most sensitive areas in visual terms are also these visually prominent slopes, as seen at close range from the Hadleigh Road. The views from the east and west approaches on Hadleigh Road are particularly important and provide a strong sense of place and attractive setting to the edge of Ipswich. The elevated plateau top is also visually sensitive and prominent in views from both the A1071 and London Road. Long views are currently possible out to the countryside to the northwest.
6. Reviewing the proposal being put forward, against the relevant landscape guidance and policy, the scheme would result in the following:
 - Loss of valued views that form a key aspect of the distinctiveness of Chantry Vale which is experienced by large numbers of people on a daily basis.
 - Loss of character in an intact historic landscape found rarely on Ipswich's fringes which cannot be mitigated.
 - Erosion of the distinctiveness that the Hadleigh Road provides at this gateway point into Ipswich, which is strongly connected to the parkland at Chantry. The Hadleigh Road retains relatively intact historic character and is highly sensitive to the urbanising effect of the proposals.
 - Loss of part of the rural gap that separates Ipswich and Sproughton
 - Further erosion of the rural character of the setting of the River Gipping which continues to experience relentless pressure from both commercial and residential development.
 - Harm to the qualities of the Special Landscape Area
7. The valley bottom and valleysides are particularly sensitive and should not be developed. Their important contribution to the landscape should be conserved. The guidelines for Rolling Valley Farmlands LCT state that although the valley sides have historically been a focus for settlement, *'large-scale expansion should be confined to the adjacent plateau landscapes, where mitigation can be more easily achieved....'*
8. Development should be limited to the plateau in parcels D and E only. Development here would be a better fit with the existing urban edge and its effects can be mitigated. The London Road and A1071 are already subject to modern highways standards and development here would cause no loss of historic patterns. However, owing to its elevation, it is acceptable ONLY if sufficient screening in the form of belts of tree planting is planted along the top of the valley to contain visual effects of the new urban edge. This should be at least 10-15m in width and be formed of native trees. As well as assimilating the housing, the screening should also mitigate against the visual effects from further engineered features, such as water attenuation measures. Babergh's own landscape guidance states, for plateau farmlands, *'Settlement screening, where appropriate, is essential when considering all new development proposals'*
9. The other piece of upper valley side/plateau-edge found in the Site lies alongside the A14 in parcel B between 30 and 35m AOD. However, this is much less suitable for development. It forms backdrop to important views of Chantry Vale, including within the views of Red House Farm from the east. Secondly, its isolation and detachment from any other existing or proposed urban edge makes it unsuitable. The resulting relationship with the current strongly vegetated and well defined edge would be particularly poor. Retention of the rural gap between Sproughton and Ipswich, formed by the Vale, best protects the setting of each settlement.
10. Whilst most of the existing vegetation is stated to be retained, there is a general lack of mitigation in the form of substantial new tree planting within the current site design. The LVIA recognises, *'The guidelines suggest that early mitigation planning and allowing sufficient space for new planting within, on the perimeter and offsite of developments to assist in mitigating the landscape and visual effects. (p114)'* However, the mitigation planting proposed is not of sufficient scale to achieve satisfactory screening or integration

with the rural landscape. The visuals show nothing more substantial than hedges with dotted trees are proposed along the edges of the residential areas and any proposed planting is rarely more than one tree 'deep'. Opportunities for landscape enhancement have been missed for more new tree planting to form new landscape structure, break up rooflines and help soften and assimilate houses within the skyline. The NPPF at Paragraph 130 states that development should be refused where design '*... fails to take the opportunities available for improving the character and quality of an area and the way it functions...*'

11. The first point in the list of requirements relating to the allocation of site LA013 is that all other relevant policies in the plan must be complied with. This includes landscape policy LP19. The scheme under consideration is not compliant with LP19 because the proposals in their current form will neither protect nor enhance landscape character, will harm local distinctiveness and the setting of key heritage assets and will not integrate positively with the existing landscape character of the area.
12. The acceptability of the allocation of LA013 is challenged and this application appears premature. Further work should be done to illuminate development capacity and the area of LA013 should be reduced accordingly.

FIGURE 4: ISSUES - ANNOTATED PLAN



APPENDIX

APPENDIX A: BMS Joint Landscape Guidelines

LCA	Summary of wording
(12) – Plateau Farmlands	<p>Aims: To retain, enhance and where appropriate restore the distinctive landscape and settlement character and in particular safeguard the visual impact on the AONB.</p> <p>Objectives: To maintain and enhance the landscape areas and the settlement pattern, ensuring the sense of separation between settlements is maintained.</p> <p>Key Design Principles</p> <ol style="list-style-type: none"> 1. The area is located either within or abuts an AONB therefore any development or change of use must conserve the character of the nationally designated landscape. 2. The plateau landscape retains a scenic quality providing panoramic views and distinctive character with historical features. All forms of development will need to ensure visual impact is characteristic for the area. 3. Plantation woodlands and old existing hedge lines are to be protected and maintained within this landscape character. 4. Settlement screening, where appropriate, is essential when considering all new development proposals
(18) - Rolling Valley Farmlands	<p>Aims: To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the rolling valley landscape with appropriate planting and safeguarding the dispersed settlement pattern</p> <p>Objectives : To maintain and enhance the distinctive landscape and settlement pattern. To safeguard the parkland areas, Village Greens and Tyes To safeguard and appropriately increase the woodland cover</p> <p>Key Design Principles</p> <ol style="list-style-type: none"> 1. Due to the rolling landscape development in this area is considered to have a wide zone visual impact. All development must take into consideration the cultural and historic importance of this area and the potential visual impact on AONB and Conservation Areas 2. Reinforce the parkland and village green features in new developments. 3. Woodlands are to be protected and maintained within this landscape character.
(26) Valley Meadowlands	<p>Aims: To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the valley meadowlands landscape with appropriate planting and safeguarding the dispersed settlement pattern</p> <p>Objectives:</p> <ul style="list-style-type: none"> - To maintain and enhance the landscape areas and the settlement pattern, ensuring the sense of separation between settlements is maintained. - To safeguard the historic features such as moated sites - To reinforce and enhance meadows and retain the existing field boundaries - To safeguard the plantation areas - To protect and enhance the ecological environment - To safeguard the floodplains -To safeguard the tranquillity of the area <p>Key Design Principles</p> <ol style="list-style-type: none"> I. Any development that impacts upon the historic moated sites will be accompanied by a management plan or other detailed evidence to support the proposals. II. Any changes or developments will have a significant effect on the landscape therefore all proposals should provide mitigation strategies to minimise the detrimental impact on both the visual amenity and the landscape character of the valley floor III. All development must take into consideration the cultural and historic importance of this area and the impact on floodplains and the ecological environment. IV. Retains the scenic and tranquil quality of the Valley Meadowlands Landscape

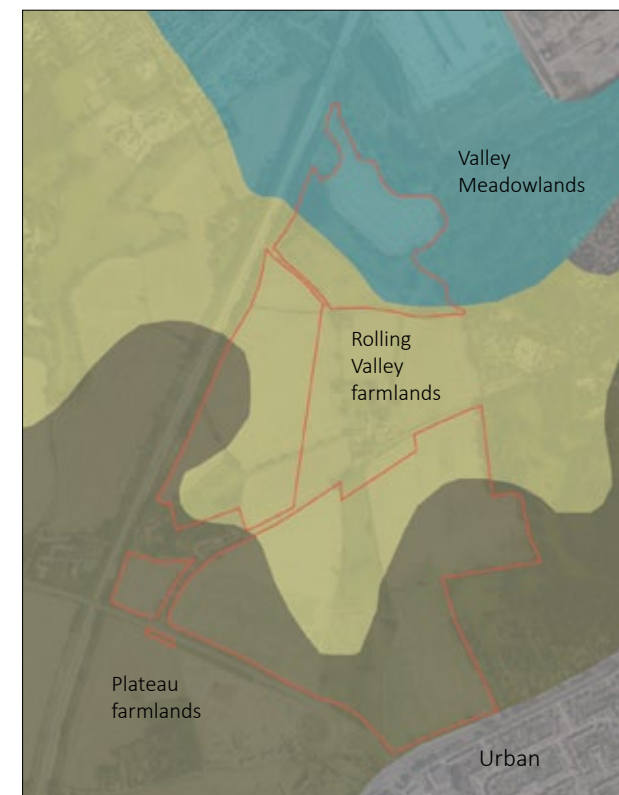


Image produced by CSA: CSA/3920/114

APPENDIX B: Summary of findings from sensitivity assessments

	Summary of wording
<p>Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich – July 2018</p>	<p>IP6: “The sensitivity of this area lies in its small scale river valley character, natural and cultural interest and as a valued recreation 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...due to their intact rural character, visual connectivity to the wider landscape to the west and high visibility. This area acts as important setting to both the Gipping valley and Ipswich.” “Views and Visibility: The topography of the valley sides mean 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 Hipping as well as reinforcing perceptions that this section of the Gipping Valley is separate from Ipswich, the urban edge of which lies beyond. “ “Function: Important rural setting to Ipswich suburbs. Important physical and perceptual gap between the valley landscape and Ipswich. “</p>
<p>Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites - LUC 2020</p>	<p>SS0191/SS0954/SS1024 = LA013 All criteria marked at ‘Moderate’. Overall Landscape Sensitivity - Residential development = ‘Moderate’. (defined as: Development would be likely to give rise to some adverse landscape and/or visual effects, but these will potentially be limited in extent.) ‘These sites are assessed as having moderate sensitivity to residential development due to the undulating agricultural character, close proximity to heritage assets, and strong connection to Ipswich. The road network and lack of semi-natural features reduce sensitivity.’</p>

Local Area 4: Chantry Vale and Hermitage Farm

Relevant Planning Sites	SHELAA site SS0299, Local Plan allocation LA014 and Planning Application DC/20/04177 (under construction) SHELAA site SS0954, SS0191, and SS1024, Local Plan allocation LA013 SHELLA site SS1124
Physical Character	Valley side and valley floor landscapes ranging from c. 10m AOD to c. 30m AOD to the east of the A14 and slightly higher plateau landscape c. 40m AOD to the west at Hermitage Farm. There is a notable break in slope around the 35m contour below which the valley sides are steeper. The valley sides are predominately arable in medium scale fields, whereas on the plateau field sizes are larger. As with the valley side landscape around Sproughton village this area is also characterised by the presence of natural spring fed streams which have influenced the location of Red House Farm.
Existing Settlement Edge	From this landscape there are distant views across the Gipping Valley towards Ipswich on the opposite valley sides. South of the Gipping the existing urban edge of Ipswich is well vegetated or set back on higher land beyond the valley. However, new development associated with Worsley Grange to the south of the A1071 is visible on the skyline. The High Bay Distribution Unit on the valley floor appears out of scale with the landscape, but its light colour and simple form mean it many lighting conditions, it does not stand out against the sky. This landscape offers one of the most attractive approaches to Ipswich along the Hadleigh Road. Development west of the A14 comprises a hotel which is located on the upper slopes of the valley and partially screened by vegetation. South of Hermitage Farm there are a line of pylons.
Views and Visibility	The valley side topography makes much of this area highly visible. The open agricultural southern valley slopes in the vicinity of The Red House, between the A14 and existing urban edge of Ipswich 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. West of the A14 the land around Hermitage Farm forms part of a ridge of higher plateau farmland. The edges of this landscape north of the A1071 are visually sensitive when viewed from the north and from the Belstead Brook to the south.
Designation/Condition	The buildings at Red House Farm are listed and this landscape is largely intact comprising pre 18 th century enclosures. The topographic variation across the valley sides coupled with historic character and rural land uses gives rise to a distinctive sense of place which has a coherence and physical intactness. Although the A14 cuts through this area it is in cutting and its margins are well vegetated such that it does not visually intrude, although it is audible. Fragmentation occurs at its margins as a result of infrastructure and new housing development which has an urbanising influence.
Perceptual Qualities	Some noise intrusion from the A14 and some urbanisation through signage, linear development, A14 junctions, pylons, and road infrastructure. Away from these influences there is a sense of tranquillity and strong sense of place. The Hadleigh Road has been noted as 'one of the most attractive approaches into Ipswich'.
Function	Important rural setting to Ipswich suburbs. Important physical and perceptual gap between the valley landscape and Ipswich. Important habitat network along river. Gipping Way Long Distance Route.
Sensitivity/Capacity	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 of Ipswich) due to their intact rural character, setting to historic buildings at Red House, visual connectivity to the wider landscape to the west and high visibility. The proximity of this area of countryside, close to Ipswich is in easy reach of the local population and forms valued access to natural greenspace as well as a distinctive and high-quality approach to Ipswich. This landscape has little to no capacity for further development without loss of these qualities. Furthermore, farmland immediately surrounding Red House Farm is covenanted, restricting its use other than as agricultural land. Land on the plateau around Heritage Farm and junction of the A1071 and B1113 has some scope for employment development associated with road infrastructure although it is separated from Ipswich by the A14 and isolated from other settlement within the Parish. The relatively flat topography would in combination with new woodland planting help to mitigate new development so long as it was set back away from the upper valley slopes.
Environmental Opportunities	Opportunities for landscape enhancement of the river valley reinforcing its role as a recreational and ecological corridor linking along the River Gipping and under the A14 to connect with steam valleys associated with Sproughton. There is scope for the retention of the rural valley sides which form the setting to Ipswich with improved wildlife and recreation corridors. New woodland planting on the upper valley slopes and on the plateau around Hermitage Farm would enhance the characteristic wooded skylines and frame the valley, screening existing and new development which is located on the plateau or lip of the valley. 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.

APPENDIX C

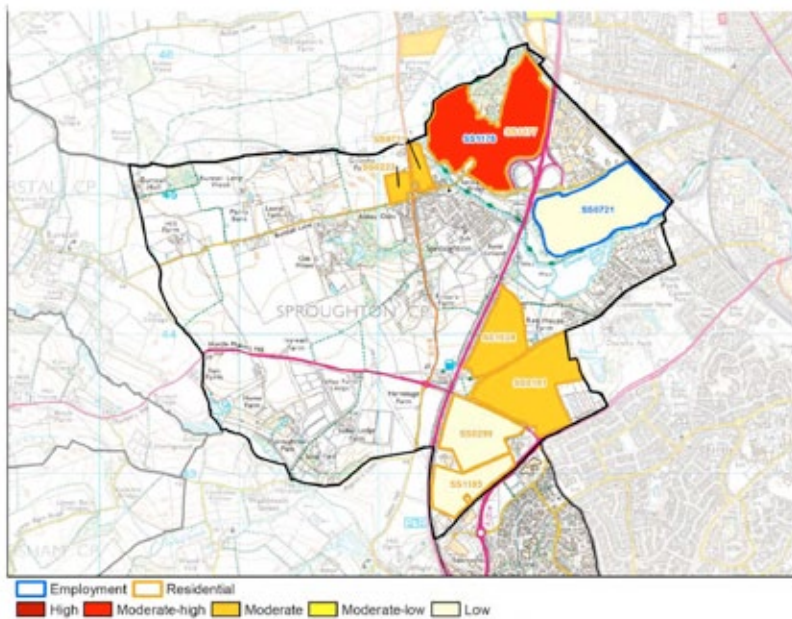
Analysis of Chantry Vale in: Sproughton Neighbourhood Plan Landscape Appraisal.

Alison Farmer Associates

February 2021

APPENDIX D
 Babergh and Mid Suffolk LSA of SHELAA Sites
 September 2020, LUC.

Sproughton
Ratings Summary



Methodology - (p9)

Views

This takes into consideration the visual character of the site, including the extent of openness or enclosure and the importance of skylines, and the extent to which the landscape contributes to views from sensitive viewpoint locations, or to which development in this area would intrude on sensitive views. Locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive than local footpaths. Locations used for recreation, such as country parks or local public green space, are more sensitive than passing views from rights of way, and private views have less sensitivity than public viewpoints. This criteria also considers visual relationships with nationally designated AONB landscapes.

Lower sensitivity → Higher sensitivity

The landscape is enclosed and well screened from public or private view and is not visually prominent in the landscape.	There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a limited positive contribution, but little intrusion on public views from the wider landscape.	There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.
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Pro-forma table for Sproughton Sites SS1024, SS1



Landscape Criteria

Physical and natural character

Moderate An undulating landscape between 20-40m AOD formed of large arable fields. There are no recorded priority habitats within the sites, however there are mature trees lining the roads and some hedgerow trees. Hedgerows are fragmented, reinforced by post and rail fencing in some places and lost elsewhere.

Settlement form and edge

Moderate The sites are over 300m south of Sproughton, separated by the A14, and have no relationship with the village. SS0191 in the south is adjacent to the settlement edge of Ipswich, which is defined by the A1214 London Road dual carriage way and is open and exposed. The undulating landform within these sites is distinct from that of Ipswich, and development on these sites would be considered further linear ribbon development along the A1214 London Road, although would have a strong connection with Ipswich. New development is being built on the other side of the A14, and although there would be intervisibility between these sites and the new development there would be no relationship due to separation by the A14.

Settlement setting

Moderate The sites contribute to the sense of separation between the urban edge of Ipswich and the village of Sproughton. They also contribute to the wider rural setting of the settlements.

Views

Moderate This is a largely open landscape, although the undulating landform provides some enclosure. A number of rights of way cross these sites, enabling views across the landscape. There are views across the sites from the A1214, A1071, Hadleigh Road and Church Lane, and from the development along these roads.

Perceptual qualities

Moderate This is an open agricultural landscape impacted by the road network and settlement on the edge of Ipswich.

Cultural and historical associations

Moderate There are no recorded heritage assets within these sites. The field pattern was formed by pre- and post-18th century enclosure, however much of this pattern has been lost. Grade II listed Chantry Park Registered Park and Garden lies to the east of SS0191. Grade II listed Springvale lies between SS0954 and SS1024, and Grade II listed Red House and its barn lie between SS1024 and SS0191. These sites provide a rural setting to these nationally important landscapes and buildings.

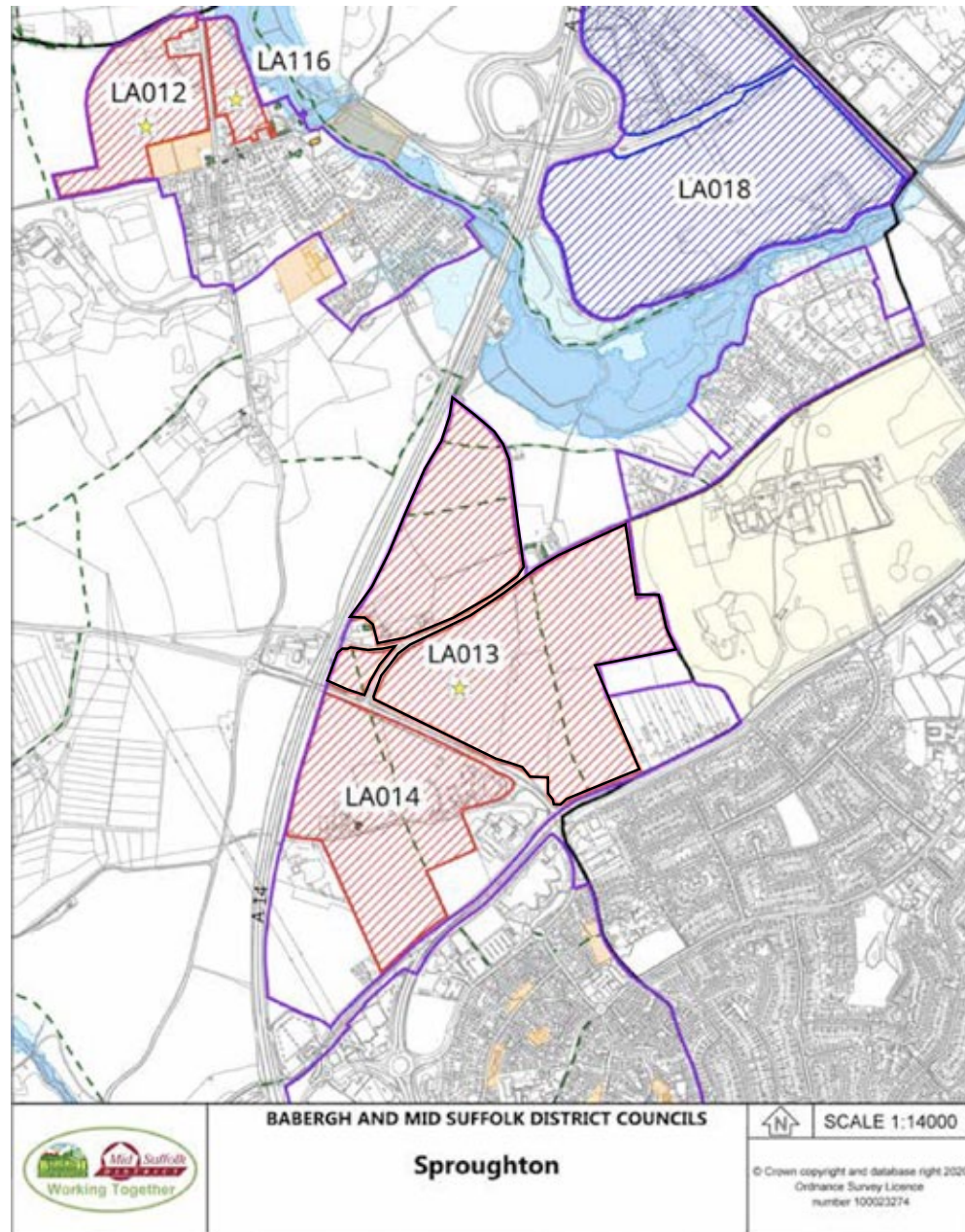
Overall Landscape Sensitivity - Residential development

Moderate SS0191, SS0954 and SS1024 are combined to make LA013.

LUC | B-354

These sites are assessed as having moderate sensitivity to residential development due to the undulating agricultural character, close proximity to heritage assets, and strong connection to Ipswich. The road network and lack of semi-natural features reduce sensitivity.

APPENDIX E
LA013



LA013 – Allocation: Land north of the A1071, Sproughton

Site Size – 47.6ha

Approximately 800 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Plan;
- II. Landscaping will be used to reflect the sensitivity of the landscape the area, including to the east of the site to mitigate the potential impact on Chantry Park registered park & garden and conservation area;
- III. An ecological survey, and any necessary mitigation measures are provided;
- IV. Development is designed to conserve and where appropriate enhance Red House and its associated barn (all Grade II listed) and their settings, including long views from the west, a buffer to the east and screening;
- V. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- VI. An ecological survey, and any necessary mitigation measures are provided;
- VII. Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport.
- VIII. Provision of highway improvements of strategic road network in the area may be required;
- IX. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
- X. Provision of cycle and pedestrian links;
- XI. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.
- XII. If appropriate, measures are used to mitigate against noise pollution from the A14 and odour pollution from Water Recycling Centre;
- XIII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
- XIV. A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;
- XV. Contributions to the satisfaction of the LPA, towards secondary school provision;
- XVI. Contributions to the satisfaction of the LPA, towards healthcare provision;
- XVII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.

Map and text from the JLP: Babergh District Council
Place Maps and Policies - Pre-Submission (Reg 19)
– November 2020

APPENDIX F

Figures lifted/adapted from the Design and Access Statement by applicant.

Outline plan for building heights

- 3 storeys (14m)
- 2.5 storeys (11m)
- 2 storeys (9.5m)



Existing Topography

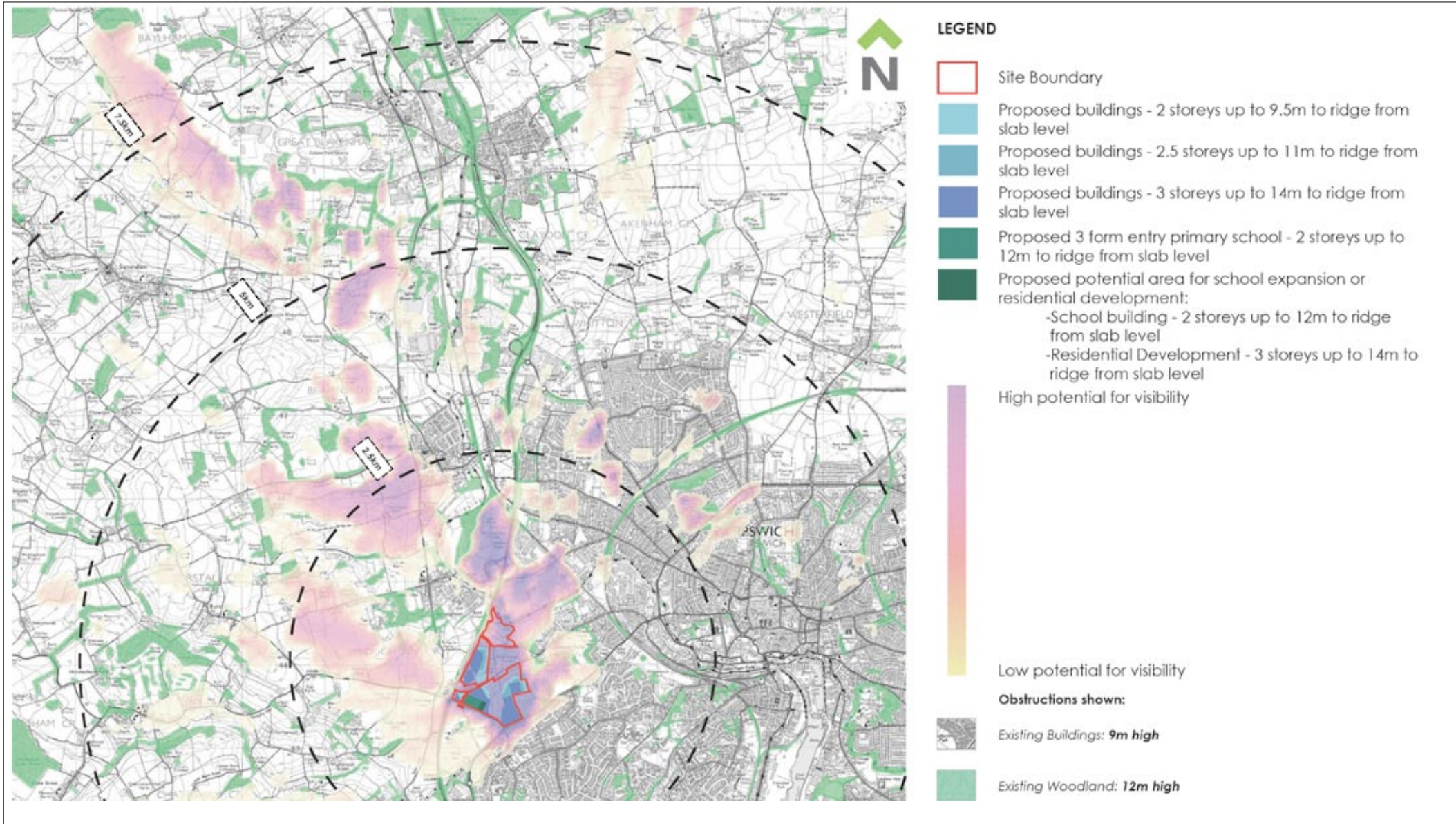


40m AOD

Illustrations by
Boyer Planning

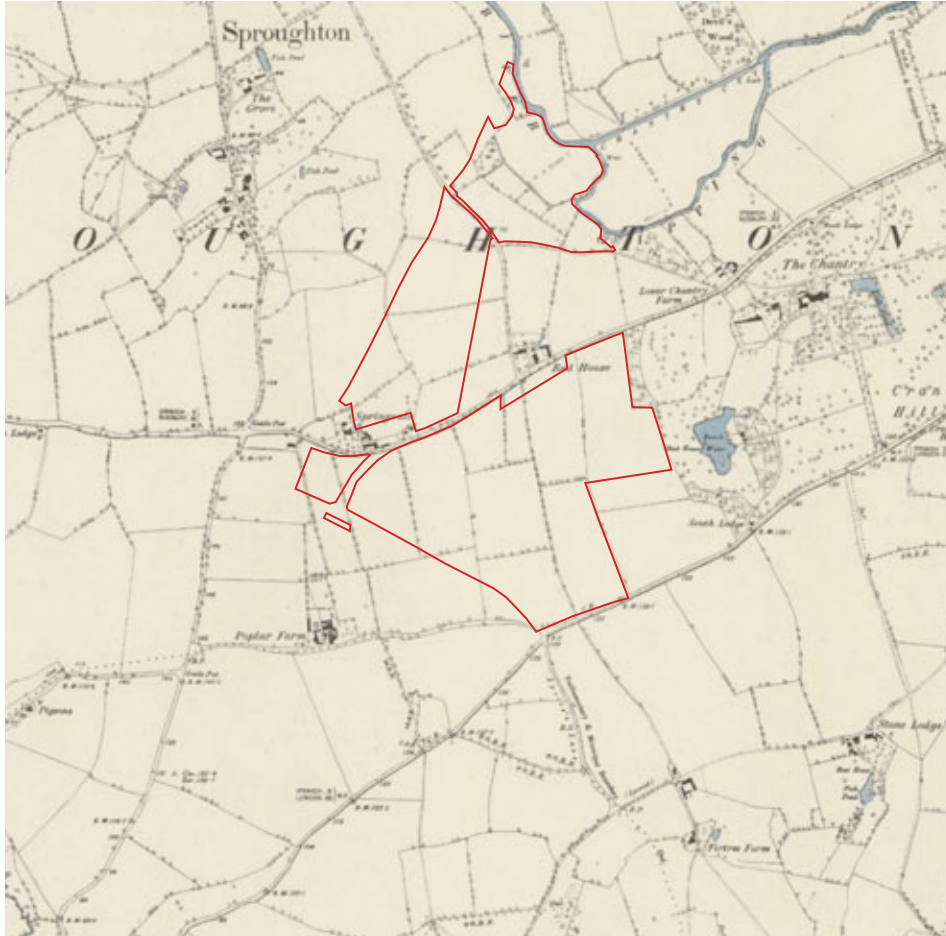
APPENDIX G

Extract from Environmental Statement - Appendix 7.6 - Figure 7.10 - Proposed Zone of Theoretical Visibility (ZTV) with obstructions

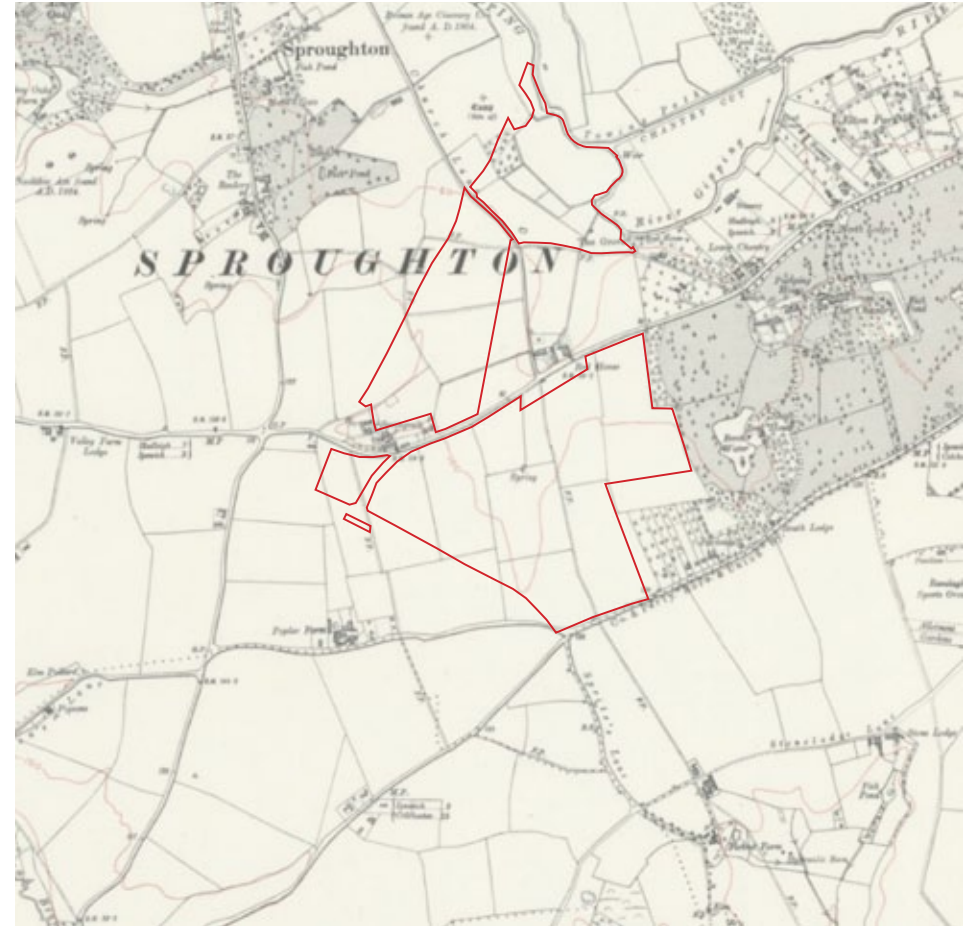


APPENDIX H

Historic maps



1886



1927