

Rushmere St Andrew Neighbourhood Plan *Landscape Appraisal*

Final Report



March 2021

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Contents

1. Introduction	3
1.1 Background	3
1.2 Objectives.....	3
1.3 Methodology and Approach.....	3
1.4 The Neighbourhood Plan.....	6
1.5 Local Plan Context	7
2: The Evolution of Rushmere St Andrew Parish	11
2.1 Early Origins and Evolution	11
3: Landscape Character.....	16
3.1 Existing Character Assessments	16
3.2 Settlement Sensitivity Assessment	25
3.3 Cultural and Natural Assets	26
3.4 Areas of Open Space	27
4: Detailed Analysis.....	29
4.1 Introduction.....	29
4.2 Important Views.....	29
4.3 Gateways.....	31
4.4 Important Open Space	32
4.5 Important Rural Gaps/Setting	32
4.6 Green Infrastructure and Recreational Routes	32
5: Assessment of Local Landscape Areas.....	34
5.1 Introduction.....	34
5.2 Local Landscape Areas Sensitivity Assessment Tables.....	34
6: Summary of Findings	46
6.1 Special Qualities to Conserve and Enhance.....	46
6.2 Changes to Avoid	46
6.3 Management and Development Guidelines.....	47
6.4 Conclusions.....	48

Figure 1 – Landscape Character

Figure 2 – Designations

Figure 3 – Analysis North

Figure 4 – Analysis South

Figure 5 – Evaluation Areas

Appendix A: Extracts from Suffolk Landscape Character Types

Appendix B: Extract from Settlement Sensitivity Study

Appendix C: Local Green Space Review

Acknowledgements

Thanks goes to local artists Richard Cox, Melvyn R J Brinkley and Owen Berry who have given permission to reproduce their artwork in this report.

Thanks also goes to Derk Noske who provided the aerial photographs contained in this report.

1. Introduction

1.1 Background

- 1.1.1 Alison Farmer Associates was appointed by Rushmere St Andrew Neighbourhood Plan Working Group to undertake a landscape appraisal of the Parish, in order to provide a robust evidence base to support the development of policy within the emerging Neighbourhood Plan. In particular the Neighbourhood Plan Group required land surrounding the settlement to be assessed in detail to establish the sensitivity and capacity of peripheral areas to accommodate housing development.
- 1.1.2 Rushmere St Andrew Neighbourhood Plan covers an area which stretches from the Fynn Valley in the north to the Mill River Valley in the south. It is a relatively narrow Parish between the fringes of Ipswich and Kesgrave. Its context to the east and west is therefore predominately urban. The village of Rushmere St Andrew lies to the north of Woodbridge Road (A1214) while to the south is Rushmere Common and golf course and housing areas associated with the former Bixley Farm Estate.

1.2 Objectives

- 1.2.1 The objective of this study is to provide a robust understanding of the character and qualities of the Neighbourhood Plan Area in order to make sound judgements as to the sensitivity and capacity of land to accommodate housing/employment development. This study also presents guidance on opportunities for landscape enhancement and green infrastructure which collectively help to shape a vision for the Parish.

1.3 Methodology and Approach

- 1.3.1 This assessment has been carried out in accordance with Guidelines on Landscape Character Assessment¹ and Guidelines in Landscape and Visual Impact Assessment² and recently published guidance on Landscape Sensitivity³. Reference has also been made to other recent sensitivity and capacity assessments which reflect best practice. The approach has included a client meeting and familiarisation site visit, desk study and further detailed site assessment during November 2020.

¹ Landscape Character Assessment Guidance for England and Scotland (2002) The Countryside Agency and Scottish Natural Heritage and An Approach to Landscape Character Assessment (2014) Natural England.

² Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 2013 (third edition).

³ An approach to landscape sensitivity assessment – to inform spatial planning and land management, Natural England, June 2019

1.3.4 The following definitions of terms are used in this study:

Sensitivity is defined as the ability of the landscape to accommodate a particular type of change (in this case housing or tourism related development) without adverse effect and is determined by consideration of local character and visual sensitivity.

Value is defined as the relative value that is attached to different landscapes by society. In this study, value has been assessed with reference to Guidelines on Landscape and Visual Impact Assessment (GLVIA 3rd edition).

Capacity of an area considers the extent and nature of development which may be accommodated and includes consideration of opportunities for enhancement or mitigation which may improve the degree of fit and increase capacity of the landscape to accommodate change.

1.3.5 Where land/sites have been assessed in terms of sensitivity and capacity it is from a landscape perspective only and no consideration has been given to matters such as access or land ownership. It is possible, therefore, that land identified as suitable for development without significant adverse landscape effects, may subsequently be discounted for reasons other than landscape.

1.4 The Neighbourhood Plan

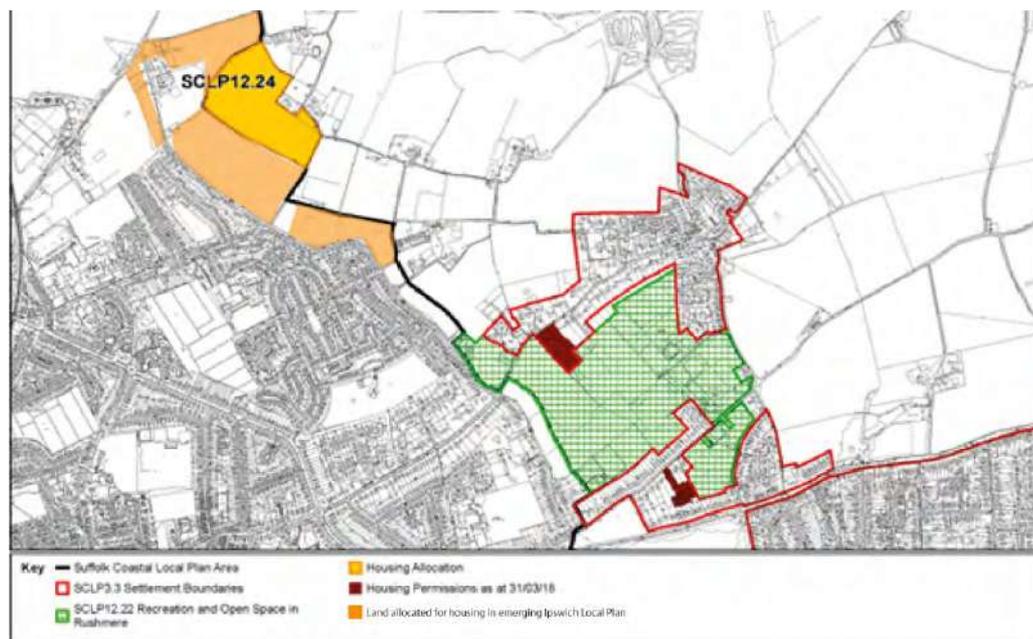
- 1.4.1 Under the Neighbourhood Planning (General) Regulations 2012 (as amended), East Suffolk Council confirmed the Neighbourhood Plan Area for Rushmere St Andrew on 26th February 2020.
- 1.4.2 The Rushmere St Andrew Neighbourhood Plan Working Group undertook a residents' survey between November 2020 and January 2021 as part of the Group's evidence gathering, which sought the views of the local community. This built on an earlier Parish Survey undertaken in 2010. Questions were asked regarding the landscape and environment and the results are summarised in the table below. It is clear from the results that there is strong support for the natural environment and a recognition of its role in reinforcing sense of place and providing a quality environment in which to live.

1. Please indicate your preference by ticking one box in response to the statements below						
	Strongly Agree	Agree	Disagree	Strongly Disagree	No view	Response Total
It is important to preserve the landscape features of Rushmere St Andrew	82.7% (182)	15.5% (34)	0.5% (1)	0.0% (0)	1.4% (3)	220
Rushmere Heath should be preserved as Common Land	92.7% (202)	6.4% (14)	0.5% (1)	0.0% (0)	0.5% (1)	218
Protecting and preserving trees, hedgerows and ponds should be sought where appropriate in planning applications	85.0% (187)	13.6% (30)	0.5% (1)	0.0% (0)	0.9% (2)	220
It is important to retain and maintain the Sandlings and Millstream Local Nature Reserves	92.2% (202)	7.3% (16)	0.0% (0)	0.0% (0)	0.5% (1)	219
The Parish Council has a duty to work with local landowners and relevant authorities to maintain the environment in the parish	75.5% (166)	23.2% (51)	0.0% (0)	0.0% (0)	1.4% (3)	220
Open view across fields and woods are important assets to be protected	74.2% (161)	18.4% (40)	3.7% (8)	0.0% (0)	3.7% (8)	217
Land currently set aside for sports grounds should be protected from development	71.2% (156)	21.9% (48)	4.1% (9)	0.5% (1)	2.3% (5)	219
Footpaths are a vital part of the local landscape and environment	88.6% (194)	10.5% (23)	0.5% (1)	0.0% (0)	0.5% (1)	219
It is important to retain a "buffer zone" between Ipswich and Rushmere St Andrew	68.7% (149)	18.9% (41)	6.5% (14)	0.9% (2)	5.1% (11)	217
Public open spaces (such as the Sandlings) are vital to the well being of parishioners	83.6% (184)	14.5% (32)	0.5% (1)	0.0% (0)	1.4% (3)	220
The Village Allotments should be preserved from being developed	65.5% (144)	23.2% (51)	4.1% (9)	0.0% (0)	7.3% (16)	220

I support the development of Quiet Lanes (Lamberts Lane, Tuddenham Lane, Playford Lane, Holly Lane, Severn Cottages Lane). Quiet Lanes means motorists must drive with additional caution such as slower speeds.	55.7% (122)	27.9% (61)	5.5% (12)	3.7% (8)	7.3% (16)	219
Rushmere St Andrew Parish Council should continue to oppose any future plans for the Ipswich Northern Bypass	44.0% (96)	14.7% (32)	18.8% (41)	11.0% (24)	11.5% (25)	218

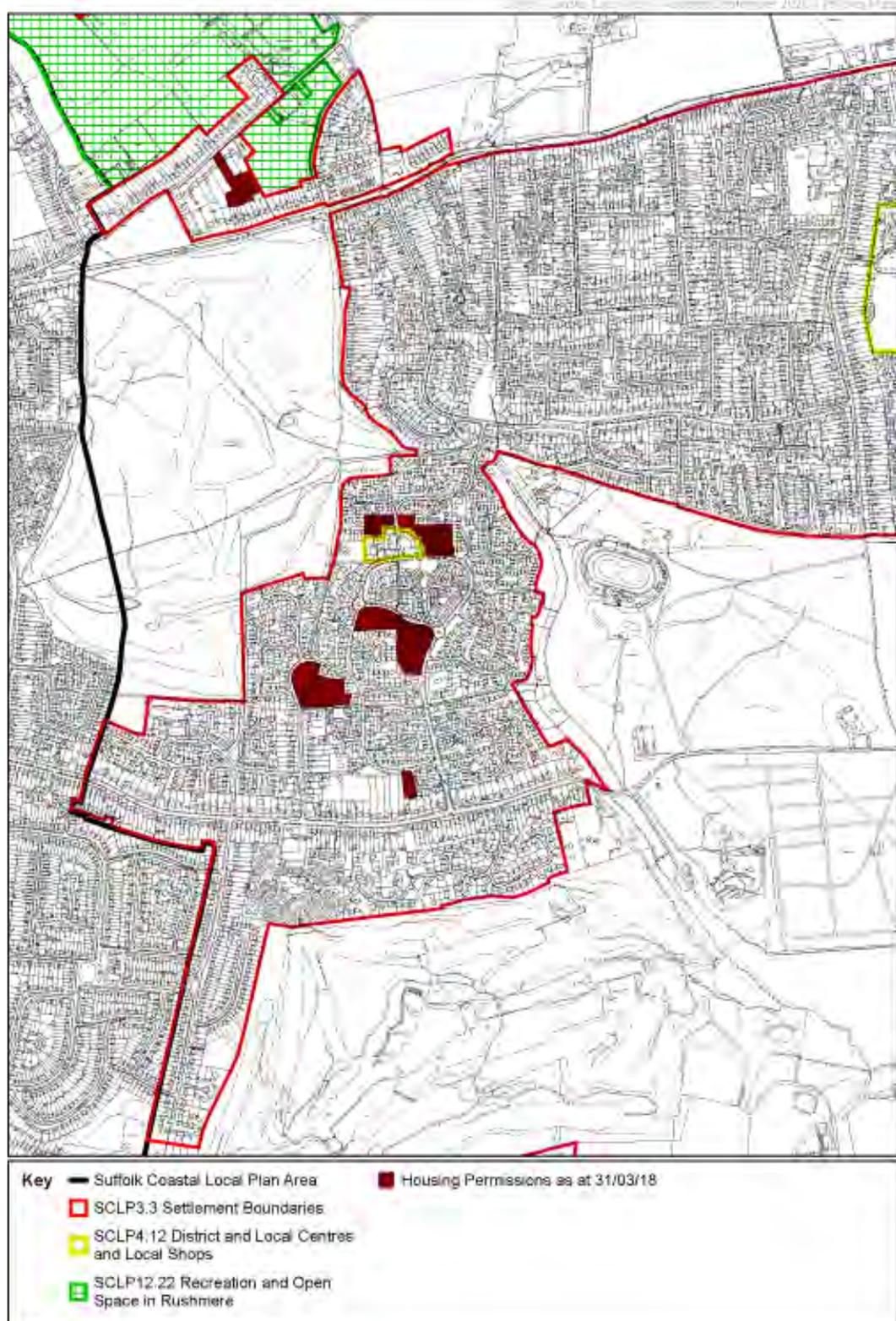
1.5 Local Plan Context

1.5.1 East Suffolk Council (ESC) was adopted on the 23 September 2020. Policy Maps 51 and 52 relate to the Parish and are reproduced below. They illustrate a number of existing housing permissions (many of which have now been built out) and a housing allocation (SCLP 12.24) at Tower House, Tuddenham Lane, in the northwest of the Parish.



51 - Rushmere St Andrew (Village)

1.5.2 The map above also shows land allocated for housing in the emerging Ipswich Local Plan and places the development on site SCLP12.24 in context as part of a larger housing scheme.



52 - Rushmere St Andrew

- 1.5.2 The Strategic Land Availability Assessment (SLAA 2018) for Rushmere St Andrew Parish included a significant number of sites which came forward for consideration some of which were considered potential sites (shown in yellow). The following maps

illustrate that the main areas considered suitable for housing were to the north and west of Rushmere St Andrew village.



Extracted Maps from SHELLA 2018

1.6 Green Infrastructure - Ipswich

1.6.1 In 2008 a Green Infrastructure Strategy was developed as part of the Haven Gateway. This was subsequently reviewed and updated by Ipswich Borough Council in 2015⁴. Initiatives identified at the time and of particular relevance to Rushmere St Andrew Parish (some of which have been implemented), included:

⁴ https://www.ipswich.gov.uk/sites/default/files/ipa_green_infrastructure_report_-_final_published_october_2015.pdf

- promoted strategic walks and river corridor enhancement along the River Fynn (Project No 34)
- Promoted strategic cycle route from Ipswich to the Fynn Valley along The Street and Holly Lane
- Potential green corridor project with access along Humber Doucy Lane (Project No 59)
- Potential site based GI project no 58 on Rushmere Common including improved cycle access
- promoted strategic walks and river corridor enhancement along the Mill River (Project No 57)

1.6.2 These initiatives reflect the strategic location of Rushmere St Andrew in providing a range of recreation corridors and green routes out of Ipswich and to the wider landscapes including river valleys and heath.

2: The Evolution of Rushmere St Andrew Parish

2.1 Early Origins and Evolution

- 2.1.1 Rushmere St Andrew is situated between Ipswich and Woodbridge and comprises a mixture of urban areas in the south of the Parish and more rural character in the north with the A1214 as a dividing line between the two.
- 2.1.2 The name Rushmere is believed to derive from the name Riscemara which means a mere or lake where the rushes grow. It reflects the concentration of naturally occurring meres and ponds within the Parish which are fed by underground water sources. A number are still apparent within the Parish today. The Saint Andrew part of the village name refers to the church which was built on Saxon foundations. By the mid-12th century, a stone church with Norman doorway had been built and in 1861 the church was entirely rebuilt due to the fabric of the building being in a 'ruinous condition'.
- 2.1.3 Pre-1700 documentary evidence illustrates a mixed farming economy of arable and livestock in the Parish, with a dispersed pattern of farms. Historic lanes connecting the farms and radiating out from Rushmere St Andrew village (connecting both to the Fynn Valley and Rushmere Heath) illustrate this rural economy. Arterial routes extending out from Ipswich across the Parish to the coast are also of antiquity and include the A1214 Woodbridge Road and Foxhall Road to the south. An old Tollgate (now demolished) is known to have stood at the junction of Bent Lane and Woodbridge Road.
- 2.1.4 At the heart of the Parish is Rushmere Heath. Documentary evidence shows that it was used for training troops as well as a place for executions between 1735 and 1797.
- 2.1.5 In 1861 Nathaniel Abblit championed the commoners' rights and he had a stone tablet erected on the outside of his cottage, which after the demolition of the cottage in 1961, was transferred to the wall of the Baptist Chapel and reads:
- 'This tablet sheweth every person's right to the heath who lives or occupies in the parish, by the decision of Lancelot Shadwell Counsellor in the House of Lords, being applied to when the 800l was paid by the government for the troops exercising there, he gave his opinion that every person must have equal share who cut whins and feed cattle there, so we had all 8l each them and ever since the parish receive 5l a year the troops being few, this 5l is always divided. Ablitt⁽¹⁾*
- 2.1.6 A Commoners Committee was established to manage the common in 1881 and golf has been played on the common since 1895, first by the Ipswich Golf Club and since 1929 by the Rushmere Golf Club.
- 2.1.7 It was the second half of the 20th century that saw the greatest changes across the Parish with the development of housing estates. This is illustrated most clearly in the sequence of historic maps below.



Map 1: Northern Parish extract from 1903 map. (source – Historic Maps Scotland)



Map 2: Northern Parish extract from 1959 map. (source – Historic Maps Scotland)

2.1.8 Maps 1 and 2 show Rushmere St Andrew village in the first half of the 20th century. The village comprises a cluster of development in the vicinity of the junction of Holly and Playford Lanes and The Street, including a smithy, Limes Farm and an inn, just to the south. Further to the west was The Limes house and grounds and in the west of the village the church and vicarage and Rushmere Lodge and grounds. By the second half of the century new housing development had occurred along The Street to the south (with a small orchard behind) and housing along Playford Lane and the allotment

gardens to the east. However, it is the substantial housing development and expansion of Ipswich to the west of the village which is particularly noticeable, along with linear development on the Woodbridge Road and on land to the south.

- 2.1.9 This pattern of growth continued in the second half of the 20th century and early 21st century as shown on the present day map of the Parish (see Map 3). This shows the development of housing estates within The Limes and Limes Farm and the establishment of sports grounds to the south of the village. Just beyond the Parish built development intensified both within Ipswich and to the east as part of Kesgrave. The pattern of rural lanes remains, with some becoming footpaths.



Map 3: Northern Parish present day OS map

- 2.1.10 A similar pattern of growth can be observed for the middle and southern part of the Parish (refer Maps 4 to 6). Here, the extent of change is more pronounced. At the start of the 20th century Rushmere Heath is seen surrounded by farmland with Bixley Farm located to the southeast. By the middle of the century new housing development extends along the main arterial routes from Ipswich i.e. Woodbridge Road and Foxhall Road. However, the present day map (Map 6), reflects the scale of residential development within the Parish in the second half of the 20th century and early 21st century, extending across the farmland between Woodbridge Road and Foxhall Road to surround the heath. The historic routes and some former field boundaries can be seen fossilized within the new urban fabric.



Map 4: Southern Parish extract from 1903 map. (source – Historic Maps Scotland)



Map 5: Southern Parish extract from 1959 map. (source – Historic Maps Scotland)



Map 6: Southern Parish present day OS map

3: Landscape Character

3.1 Existing Character Assessments

3.1.1 The Parish of Rushmere St Andrew is included within several landscape character assessments and at a range of scales including National Character Areas (NCA's)⁵, Suffolk Landscape Character Typology⁶ and Suffolk Coastal Landscape Character Assessment⁷ and these are considered in turn below.

NCA 82 Suffolk Coast and Heaths

3.1.2 This character area relates predominately to the coastal landscapes further east. Rushmere St Andrew Parish sits on the northwestern fringes of the area. The following characteristics are relevant to the Parish:

- Fragments of internationally important lowland heathland support nightjar, woodlark, adder and silver-studded blue butterfly.
- Mosaics of heather, acid grassland, gorse, bracken and birch.
- Views across the dry farmland and heathlands are open and extensive, except where enclosed by woodland.
- Farm woodlands, plantations and field boundary trees provide a wooded character.
- Inland valleys contain small-scale historic patterns of irregular drained meadow enclosure, bounded by elm hedgerows.
- Field boundaries in the Sandlings are defined by distinctive pine lines, shelterbelts and remnant elm hedges.

Suffolk Landscape Character Types

3.1.3 The Suffolk Landscape Character Assessment classifies Rushmere St Andrew Parish into four landscape types (as shown on Figure 1) namely:

- Rolling Valley Farmlands and Furze (associated with the Fynn Valley)
- Ancient Rolling Farmlands (associated with Rushmere St Andrew village)
- Estate Sandlands (associated with Rushmere Golf Course/common as well as north of Kesgrave and built-up urban areas)
- Rolling Estate Sandlands (associated with Mill River valley)

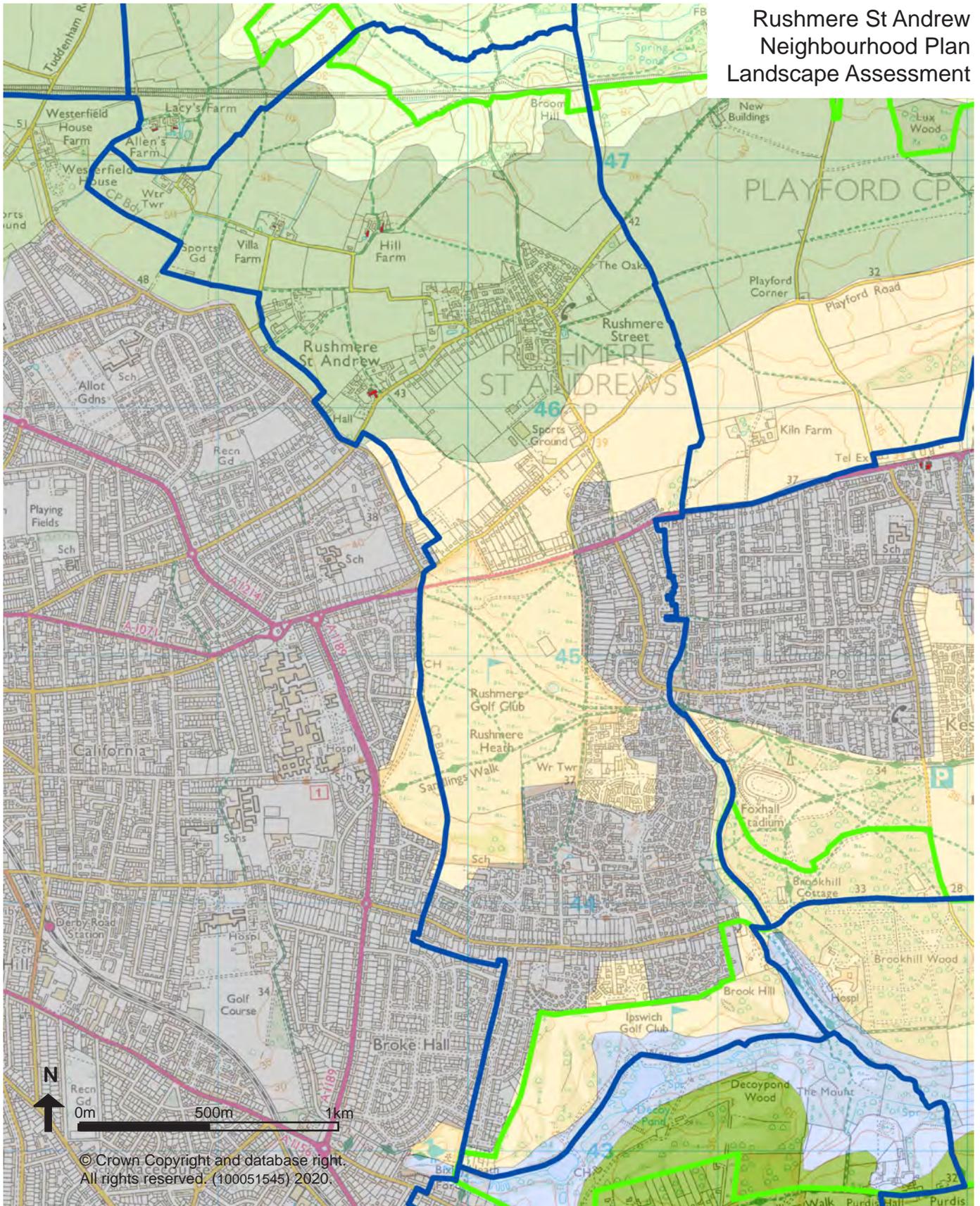
3.1.4 Descriptions of these character types and associated management guidance can be found in Appendix A of this report.

⁵ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

⁶ Cambridgeshire Landscape Guidelines, A Manual for Management and Change in the Rural Landscape, Cambridgeshire County Council, 1991

⁷

Rushmere St Andrew
Neighbourhood Plan
Landscape Assessment

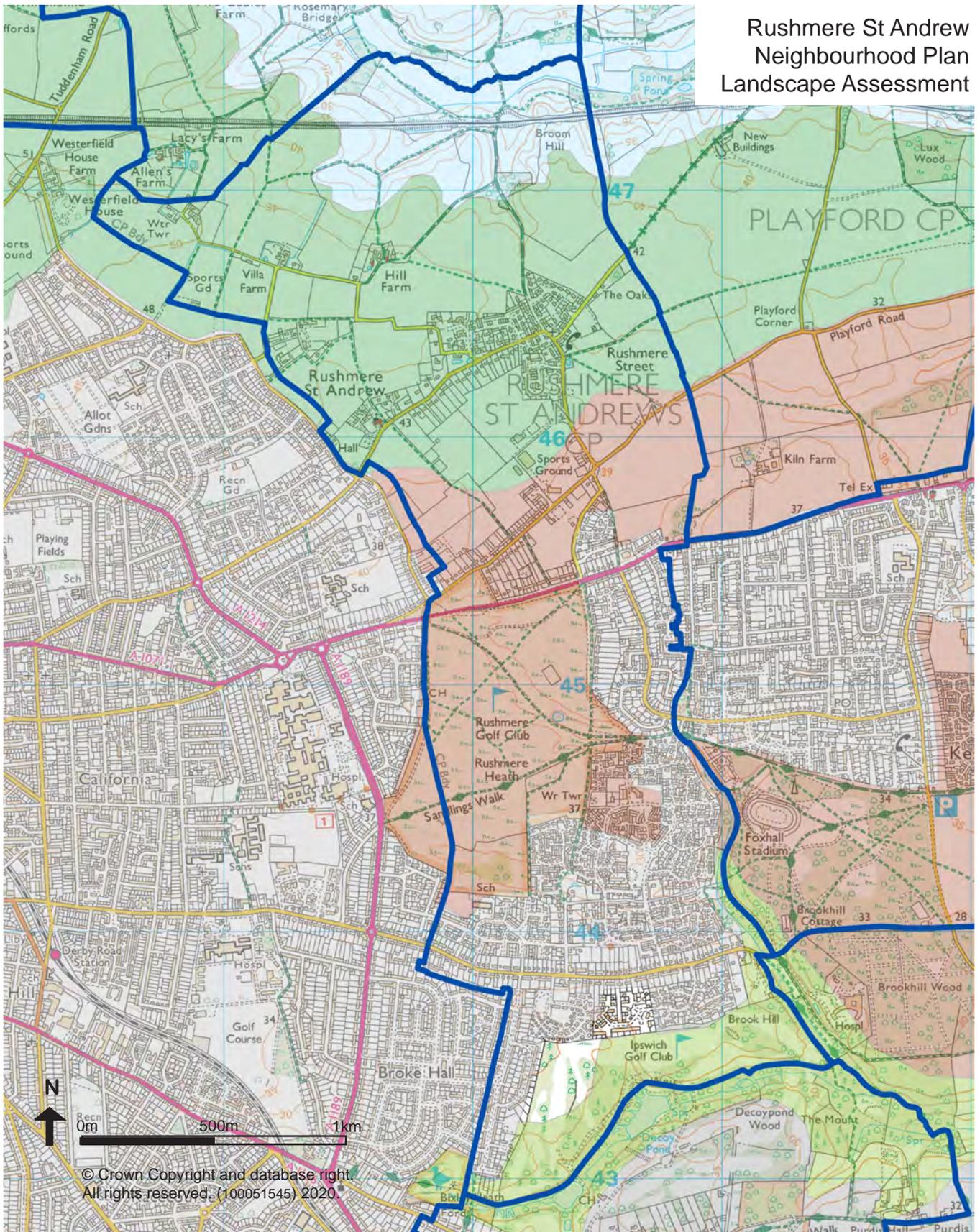


Key

- | | | | |
|---|----------------------------------|---|-------------------------------|
|  | Rolling Valley Farmlands & Furze |  | Rolling Estate Sandlands |
|  | Ancient Rolling Farmlands |  | Plateau Estate Farmlands |
|  | Estate Sandlands |  | Former Special Landscape Area |

Figure 1: Landscape Character Types

Rushmere St Andrew
Neighbourhood Plan
Landscape Assessment



Key

- | | | | |
|---|--|---|-----------------------|
|  | B8 Fynn Valley |  | K5 Kesgrave Sandlands |
|  | N2 Cuplho & Westerfield Rolling Farmland |  | B10 Mill River Valley |

Figure 2: Landscape Character Areas

Suffolk Coastal Landscape Character Assessment

- 3.1.5 The Suffolk Coastal Landscape Character Assessment (2018) closely follows the landscape typology in defining landscape character areas, which are unique and geographically specific. The boundaries of the river valleys are more broadly defined to include upper valley slopes and are illustrated on Figure 2.
- 3.1.6 This assessment has informed a more local review of landscape character within the Parish. The key characteristics listed below reflect character variations at a local scale. This highlights the very distinct and discrete areas of differing landscape character that can be found within the Parish and which give the Parish its strong sense of place.

B8 Fynn Valley



- Relatively small area within the Parish comprising the River Fynn and southern valley slopes, including valley slopes known as Broom Hill.
- Gently undulating topography ranging from c. 35m AOD to c. 10m AOD.
- No settlement. Built development includes the railway line between Ipswich and Woodbridge which cuts across the mid slopes of the valley.
- Land use comprises a mixture of arable on valley slopes and pasture along the valley floor as well as the Rushmere Motocross racing tracks.
- Significant tree cover including alder carr on valley floor, willows and poplars as well as areas of scrub and broadleaved woodland.
- Topographic variation, tree cover, irregular small scale field patterns and views out across and down the valley, give rise to scenic quality and pleasing patterns.
- Strong sense of tranquility, disrupted by intermittent noise from motorcross.

- Good network of public rights of way, (some following old tracks connecting Rushmere St Andrew village with the river), with a single underpass connection under railway.



Fynn Valley Floor.



Motocross on the valley sides.

N2 Culpho & Westerfield Rolling Farmland



- Plateau landscape of open arable farmland on clay soils located in the northern part of the Parish.
- Topographically relatively flat but gently sloping northwards towards the Fynn Valley, ranging from c. 43m AOD in the area of the Church through to c. 35m AOD.
- Land continues to rise to c. 50m AOD on Tuddenham Lane.
- Settlement comprises the village of Rushmere St Andrew and dispersed farms - Hill Farm and Villa Farm.
- Regular pattern of field enclosure defined by well trimmed hawthorn hedges with mature veteran trees (reflecting areas of former landscape grounds).
- Settlement edge is well vegetated.
- Ponds are a particular landscape feature.
- Elevated views across the plateau and Fynn Valley towards the church at Tuddenham.
- Narrow and sinuous, rural lane network radiate out from village.
- Vernacular architecture in old farms and historic core of village, rural lanes, veteran trees and church landmark give rise to scenic quality and pleasing composition.
- Extensive recreational use of land to the south of the village, including flood lighting, signage, fencing and car parking.



View looking south to St Andrew Church



View along Bent Lane



View along illustrating historic cottages at Junction with Playford Lane



Chestnut Pond

K5 Kesgrave Sandlands



- Sandy soils which extend through the centre of the Parish .
- This area rises to c. 37m AOD at the watertower and is gently undulating in places where small southeasterly valleys penetrate the area.
- Rushmere Heath is a registered common and comprises semi-natural vegetation including heath, oak and birch woodland and areas of bracken and gorse and managed areas of golf course.
- Archaeological site include a prehistoric burial mound north of Woodbridge Road.
- Significant areas of 20th and 21st century housing development.
- Stream valleys penetrate the area creating topographic variation and green corridors through built up areas.
- Local nature reserves associated with stream courses and areas of heath.
- The distinctive colours and texture of semi-natural vegetation, topographic variation and views across open heath, contribute to scenic quality.
- Extensive network of rights of way across Rushmere Common, connecting built up areas and longer distance walks.
- Water tower is a local landmark.



Rushmere Heath



The Sandlings Local Nature Reserve

B10 Mill River Valley



- This landscape lies to the south of the Parish and is associated with the Mill River.
- Topographically it slopes in a southerly direction ranging from c. 35m AOD in the adjacent urban areas to c. 20m AOD on the lower slopes.
- Ipswich Golf course forms the primary land use and Bixley Heath Local Nature Reserve lies adjacent.
- Substantial tree belts and woodland containing a high proportion of scots pine reflecting the underlying sandy soils.
- Areas of housing development about this landscape but are fenced off from the golf course.
- This landscape is not accessible to the general public.



Views into golf course from Bixley Local Nature Reserve

3.2 Settlement Sensitivity Assessment

3.2.1 In 2018 a Settlement Sensitivity Assessment⁸ was undertaken which included Rushmere St Andrew village as part of an assessment of the fringes of Ipswich. Although the whole of the Parish was not assessed, this study identified landscape sensitivities surrounding the village. It highlighted:

- the visual sensitivity of land to the north of the village, especially where it slopes towards the Fynn Valley
- the importance of maintaining a rural setting to the church
- the value of landscape in providing outdoor sports especially on the edge of Ipswich

3.2.2 The land to the east of the village was considered to have greatest capacity to accommodate development, although several sensitive features were nonetheless identified in this area. An extract of the assessment for Rushmere St Andrew can be found in appendix B of this report.

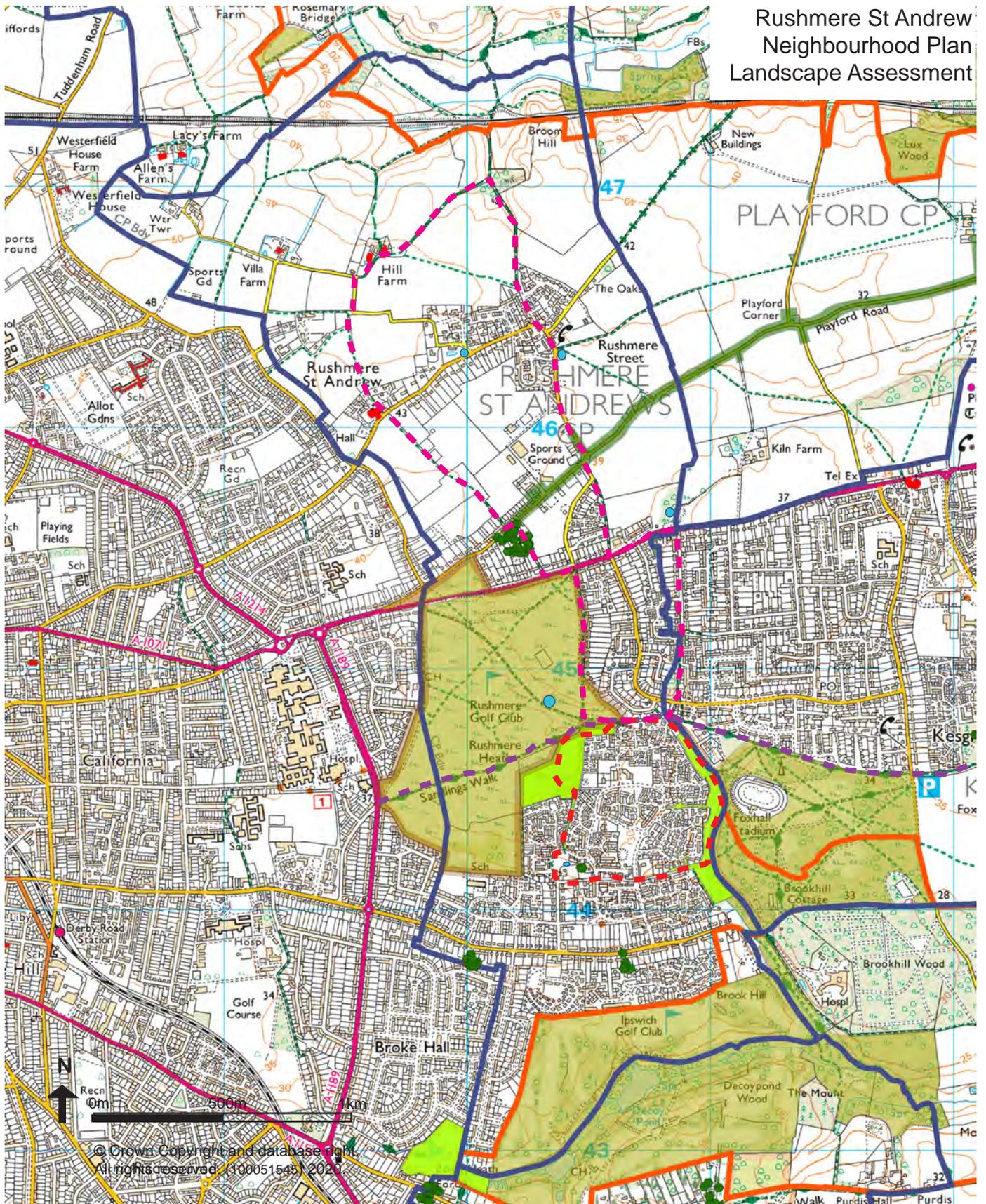
⁸ Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Babergh, Mid Suffolk, Suffolk Coastal District Councils and Ipswich Borough Council) July 2018

3.3 Cultural and Natural Assets

- 3.3.1 The Parish of Rushmere St Andrew has a rich collection of cultural and natural assets. At the centre of the Parish is Rushmere Common (also known as Rushmere Heath). As noted above in section 2, the first commoners committee (RCC) was formed in 1881 and golf has been played on the common since 1895. Day to day management of the common is performed by the Commoners Committee of Trustees supported by a Clerk and warden⁹. Rushmere Golf Club own parts of the common and pay rent to the RCC for use of the common. All residents of Rushmere St Andrew Parish, over the age of 18, are automatically commoners. In 1967 the common was formally registered as a common under the Commons Registration Act.
- 3.3.2 The Green Light Trust is an environmental charity which was founded in 1989 and runs courses on practical conservation skills and knowledge. Since August 2020, the Trust has worked at Rushmere Common on a program entitled Community Green Care and funded by Suffolk Community Foundation. Work has included gorse clearance from paths edges and improved access, collecting and spreading heather seed in cleared areas and using brash cuttings to create dead hedges for wildlife and pond clearance.
- 3.3.3 Much of the landscape within Rushmere St Andrew has a nature conservation value, designated either as a County Wildlife Site (e.g. Rushmere Heath, Mill Stream on the eastern boundary and Ipswich Golf Course to the south), and or Local Nature Reserves (Mill Stream and Sandlings). These are illustrated on Figure 3. The Local Nature Reserves are managed by the Greenways Countryside Project which aims to protect and enhance the countryside, landscape and open space in and around Ipswich. It is reliant on volunteers to undertake practical conservation tasks such as coppicing, scrub clearance, protecting trees from damage, tree planting and monitoring wildlife.
- 3.3.4 Listed buildings are concentrated in the north of the Parish associated with the village church and surrounding farms, although there are a number of other significant buildings which make a contribution to the urban fabric of the area which are not listed namely the water tower, Bixley Hall and The Golf Hotel.
- 3.3.5 Mature and veteran trees (especially oak and lime) are a special feature of the Parish both as individual trees and tree groups. As such trees make a particular contribution to the rural lanes e.g. Bent Lane and the streetscape of Rushmere St Andrew village. More extensive areas of woodland are associated with the stream valleys e.g. south of MX Track and west of Kiln Farm. Wooded edges to Rushmere Heath are also visually significant, often providing a treed backdrop to houses in the centre of the Parish and helping to contain and frame housing.
- 3.3.6 Other special features of the Parish are the small ponds and rural lanes. Most of the ponds occur within and around Rushmere St Andrew village but can also be found on the golf course (natural dew pond) and stream valleys e.g. Millennium Pond and Weir Pond. Ponds across the Parish are plotted on Figure 4. Rural lanes which have a

⁹ The Heath therefore has its own management team and is bound by the Commons Act 2006. As such parking, planning and rights of access are separate from normal planning.

Rushmere St Andrew Neighbourhood Plan Landscape Assessment



Key

- | | | | | | |
|---|-----------------------|---|-----------------|---|----------------|
|  | County Wildlife Site |  | Former SLA |  | TPO |
|  | Registered Commonland |  | Listed Building |  | Ponds |
|  | Local Nature Reserve |  | Group TPO | Recreational Routes | |
| A. The Sandlings | | | |  | Sandlings Walk |
| B. Mill Stream | | | |  | Jubilee Walk |
| C. Bixley Heath | | | |  | Parish Walk 2 |

Figure 3: Designations

distinct character and value and help reinforce the rural origins of the Parish. Those that retain a strong rural character are illustrated on Figure 4 and include:

- Lamberts Lane
- Holly Lane
- Playford Lane
- Bent Lane
- Bixley lane

3.3.7 Some of these lanes reflect the former pattern of routes prior to extensive housing development in the 20th century and have become fossilised within the urban fabric. They offer recreational opportunities for the local community and residents of Ipswich with some being promoted as local circular routes (e.g. Jubilee Walk). They also act as important wildlife corridors, in an otherwise built-up area. The characteristics of these lanes include:

- Narrow width and sinuous geometry
- Hedgerows and grass verges
- Mature veteran trees
- No footway
- No lighting

3.3.8 Some lanes have experienced alteration becoming semi-urban in character due to the introduction of a footway on one side housing lining the route which may result in a loss of hedgerow or grass verges, and the introduction of low-level lighting. Examples include The Street Rushmere St Andrew and Playford Road between A1214 and Bent Lane.

3.3.9 Other streets in the Parish may have a more urban character and are often associated with more recent housing estates. The characteristics of these streets may include:

- Remnant triangles or areas of mown grass verge
- Footways on both sides of road
- Street lighting
- Curtilage treatments comprise brick wall, railings, close board fencing or are poorly defined
- Few street trees

3.4 Areas of Open Space

3.4.1 The Local Plan does not define any Areas of Open Space within the Parish. Nevertheless, many of the more substantial open spaces and landscape features are identified as common or nature reserves e.g. Rushmere Heath, Mill Stream Local Nature Reserve and Sandlings Local Nature Reserve. Within Rushmere St Andrew village there are two areas of allotments – the first off The Street Rushmere St Andrew and the second at the end of Playford Lane, the latter being run by Kesgrave Allotment and Leisure Gardening Association (KALGA).

- 3.4.2 These are not the only areas of open space. Within the urban fabric of both the village of Rushmere St Andrew, and the more extensive areas of housing development to the south of the Woodbridge Road, there are numerous pockets of open space which make a valued contribution to streetscape but have no specific recognition. These are listed below. Within the housing areas between Woodbridge and Foxhall Road remnant parcels of land (following initial housing development) have subsequently been developed, resulting in a gradual loss of open spaces within the urban fabric of the area.

Village of Rushmere St Andrew

1. Open space and car port/garages to rear of Playford Lane
2. Grass verges and car port/garages associated with Holly Lane bungalows
3. Land between Bent Lane and Playford Road
4. Open spaces associated with sports pitches
5. Remnant area of woodland at rear of No 10 Playford Road
6. Glebe land between village hall and church (oaks and limes)

Housing between Woodbridge and Foxhall Roads

7. Open space associated with water tower and Tower Hall
8. Open space between Broadlands Way and Audley Grove
9. Open space on Bixley Drive
10. Open space at junction between Gwendoline Close and Bladen Drive

Housing south of Foxhall Road

11. Woodland and grassland at Mere Gardens
12. Play area east of Salehurst Road

- 3.4.3 NPPF (2019) Section 8 (paragraphs 99 and 100) enables local communities, through the development of the Local Plan and Neighbourhood Plans, to identify green areas for special protection that are particularly important to them.

- 3.4.4 Local Green Space (LGS) designation must include land which is locally special offering unique benefits to the local community. It may not be appropriate for some areas or open space to be designated. The NPPF sets out the criteria for designating LGS Sites which can include areas which are:

- a. *in reasonably close proximity to the community it serves;*
- b. *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- c. *local in character and is not an extensive tract of land’.*

- 3.4.5 Areas of Local Green Space within the Parish have been assessed in relation to these criteria (refer to section 4.4 below and appendix C).

4: Detailed Analysis

4.1 Introduction

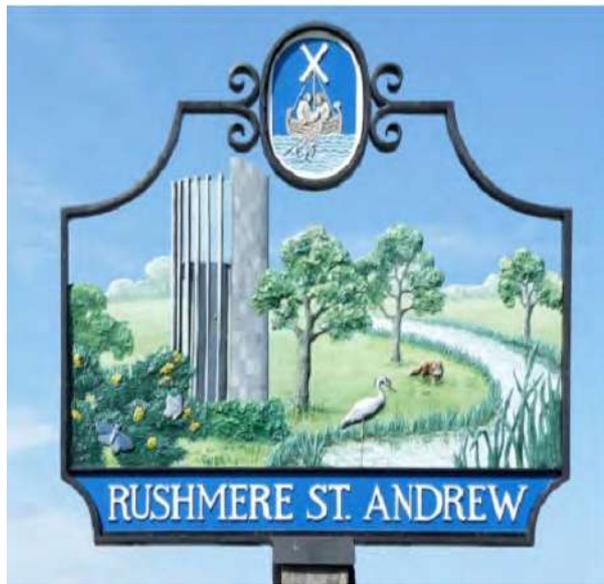
- 4.1.1 This section builds on previous sections of this report and seeks to establish more detailed baseline data on settlement character and landscape context.
- 4.1.2 Consideration is given to identifying key views to landmarks and out of the settlement to the wider landscape, as well as gateways. It has also considered areas suitable for designation as Local Green Space, important rural gaps and green infrastructure opportunities. The analysis of the Parish is illustrated on Figures 4 and 5.

4.2 Important Views

- 4.2.1 Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They also help express the relationship between settlement and wider landscape setting and a sense of arrival and gateways.
- 4.2.2 In the case of Rushmere St Andrew Parish the urban edges of the built-up areas are not readily apparent from the wider countryside to the north or from Rushmere Common due to the well vegetated edge to development as illustrated in the photographs below.



- 4.2.3 Key views in the Parish therefore relate to vistas out across wider countryside or common and views to key landmark buildings (illustrated on Figures 4 and 5). Furthermore, there are also views to landmarks beyond the Parish most notably the church towers of Tuddenham, Culpho and Playford Parishes. Within the Rushmere St Andrew Parish the key landmarks are the church tower and water tower and their importance is reflected in the design of the Parish signs but also the work of local artists as illustrated below.



- 4.2.4 The left-hand sign, erected on 11 May 2002, is adjacent to the junction of Gwendoline Close and Bladen Drive. Each side of the sign shows a different scene with the Rushmere Water Tower as the centrepiece. The right-hand sign, erected 1980 beside the pond in Rushmere Street, depicts the figure of St. Andrew as a Saint and as a Fisherman, the pond, rushes, and ducks.



Rushmere Water Tower – by Mr Richard Cox



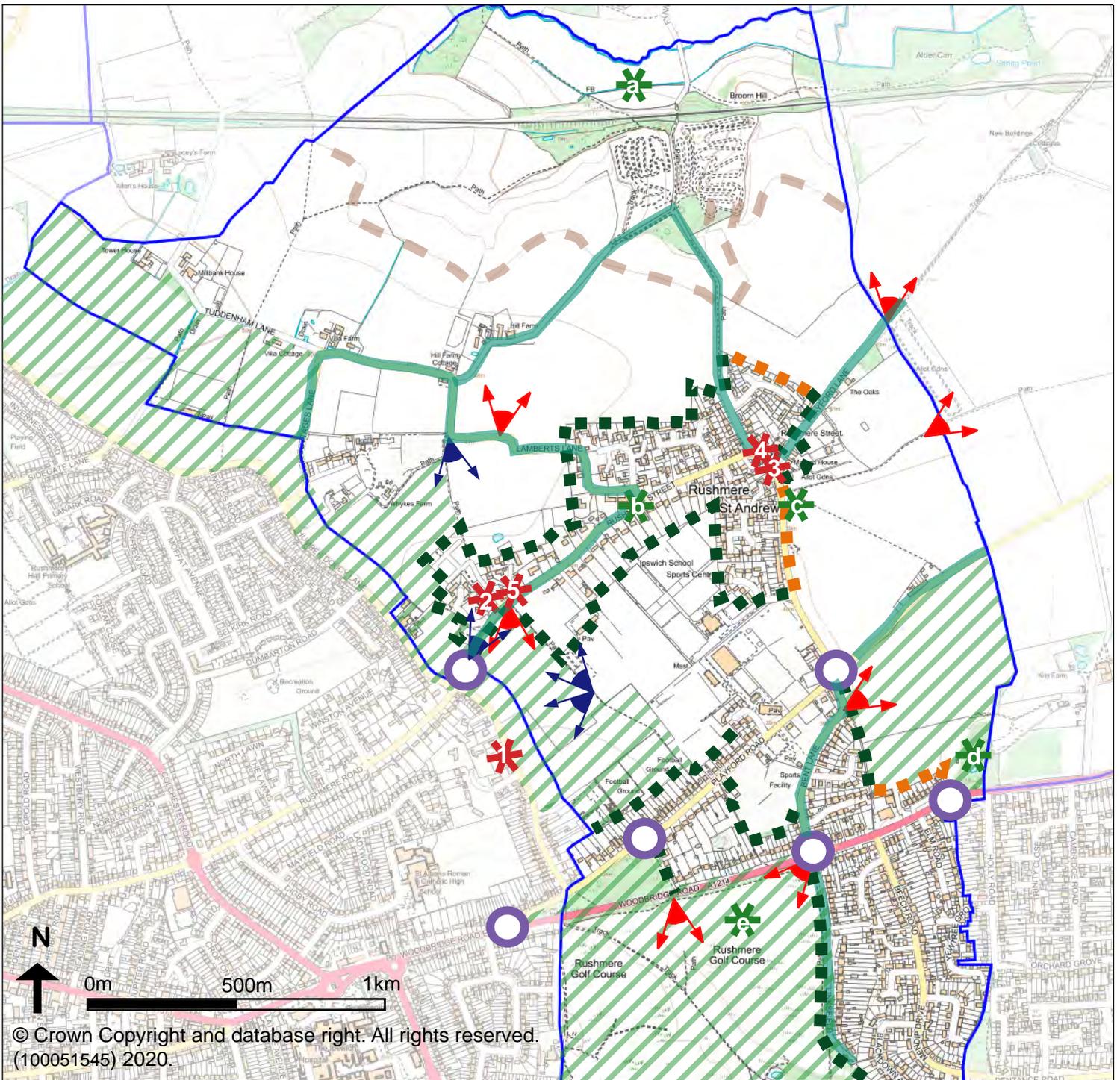
Gardeners Cottage and St Andrew's Church
by Melvyn R J Brinkley (from the collection of Ann Cracknell)



View from Lamberts Lane looking south towards the edge of Rushmere St Andrew village by Owen Berry
(from the collection of Ann Cracknell)

4.3 Gateways

- 4.3.1 Gateways mark the points of arrival into a settlement and are frequently defined by the start of built development. However, in the context of Rushmere St Andrew gateways are more difficult to define due to the merging of the Parish with development in Ipswich and Kesgrave which lie adjacent. Furthermore ad hoc development along lanes or as smaller clusters has resulting in a blurring of points of arrival.
- 4.3.2 Nevertheless, gateways have been defined for Rushmere St Andrew village where there is a sense of arrival at the village as distinct from the Ipswich suburbs or wider countryside. Factors which contribute to the recognition of the village gateway include rural lane character and distinctive vernacular/historic buildings. On this basis two gateways have been defined – one on The Street when approaching the village from the west and one at the junction of Playford Road and The Street when approaching from the east.
- 4.3.3 Due to the shape of the Parish (linear north-south orientation) and history of growth in terms of Ipswich to the west and Kesgrave to the east, other gateways into the Parish tend to occur on the major east west routes namely Woodbridge Road (A1214) and Foxhall Road. Due to the relatively built-up context of the Parish, development along these roads reads as a continuation rather than arriving somewhere new. Under these circumstances it is conversely the arrival at open space rather than built development that creates a point of arrival i.e. Rushmere Common. On this basis three gateways are defined in and around the common and the Woodbridge Road (refer Figure 5). In terms of Foxhall Road a gateway is defined on the eastern side of the Parish where



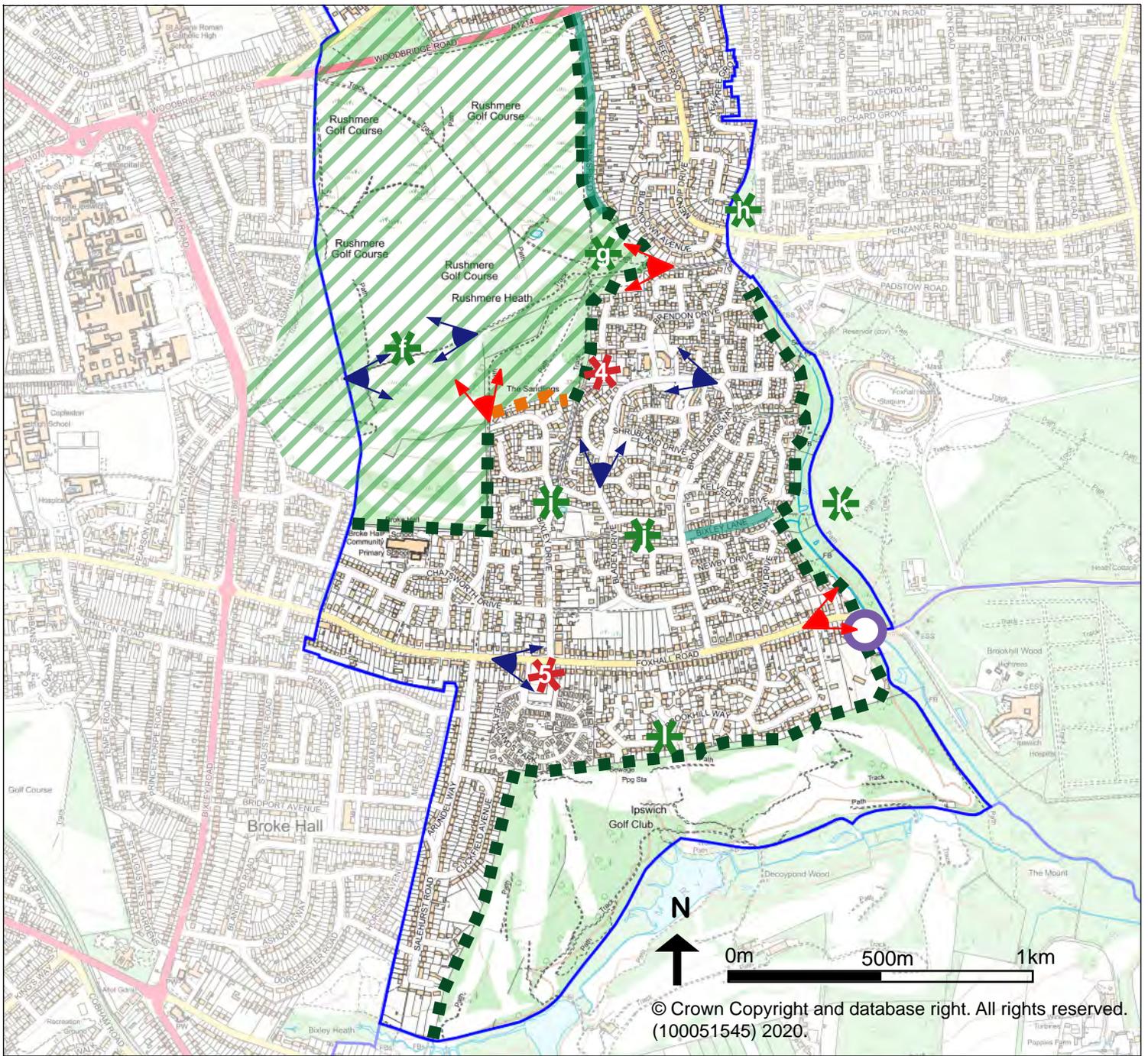
Key

-  Gateway
-  Views Towards Landmarks
-  Views to Wider Landscape
-  45m Contour
-  Lanes with Important Rural Character
-  Vegetated Built Edge
-  Open Built Edge

-  Important Gap
-  Landscape Features
 - a. Fynn Valley
 - b. Village Pond and Limes
 - c. Chestnut Pond
 - d. Woodland west of Kiln Farm
 - e. Rushmere Heath
-  Built Landmarks
 - 1. Tudor Farmhouse (No 79)
 - 2. St Andrew's Church and War Memorial
 - 3. Old Forge
 - 4. Baptist Church
 - 5. Gardeners Cottage

Rushmere St Andrew Neighbourhood Plan Landscape Assessment

Figure 4: Analysis North



Key

- | | | | |
|--|--------------------------|--|---|
| | Gateway | | Lanes with Important Rural Character |
| | Views Towards Landmark | | Built Landmarks
4. Water Tower
5. Golf Hotel |
| | Views to Wider Landscape | | Landscape Features
f. Rushmere Common heathland
g. Church meadow valley
h. Penzance Road wood
i. Bixley Green
j. Bixley Lane corridor
k. Millenium Pond and Mill Stream NR
l. Brookhill Way oaks |
| | Important Gap | | |
| | Vegetated Built Edge | | |
| | Open Built Edge | | |

Rushmere St Andrew
Neighbourhood Plan
Landscape Assessment
Figure 5: Analysis South

housing gives way to the wooded Mill Stream valley. There is no distinguishing gateway on the western side of the Parish on Foxhall Road as there is no change between housing in the Parish and the Ipswich suburbs.

- 4.3.4 Where change occurs along the Woodbridge Road within the Parish, care should be taken to reinforce the gateway points in association with enhancement of the road verges as set out in section 4.5 below. In particular, the area around Foxwood Ceramic and Suffolk Discount Tyres is associated with adjacent scrub woodland and vacant plot. The latter may offer scope to improve the public right of way corridor to the west, and to improve and soften the road frontage. This should seek to set development back and continue the grass verge and woodland character which exists to the east.

4.4 Important Open Space

- 4.4.1 The areas of open space identified in paragraph 3.5.3 above have been assessed against the criteria of the NPPF. A full analysis of these open spaces can be found in appendix C of this report. The following have been identified as suitable for Local Green Space designation.

- Open space and car port/garages associated with Holly Lane bungalows
- Glebe land between village hall and church (oaks and limes)
- Open space associated with water tower and Tower Hall
- Open space between Broadlands Way and Audley Grove
- Open space on Bixley Drive
- Open space at junction between Gwendoline Close and Bladen Drive
- Woodland and grassland at Mere Gardens
- Play area east of Salehurst Road

4.5 Important Rural Gaps/Setting

- 4.5.1 An analysis of the Parish has highlighted that due to the close proximity of Ipswich and Kesgrave there are places where the distinction between local communities has become blurred. This is either because the built development has extended to be contiguous with that in the Parish, or where there are remnant areas of open space which form an important gap but where the gap may be particularly narrow or subject to more urbanising land uses either within it or adjacent.
- 4.5.2 Areas of open land which are considered important to retain as a gap between development are illustrated on Figure 4 and 5. These areas of land are considered important to remain open and preferably in active agriculture or semi-natural habitat in order to safeguard the perceived separation and rural setting of the Parish. Furthermore, the land to the north of Rushmere St Andrew village forms an important setting to the village and especially the church and listed farm clusters.

4.6 Green Infrastructure and Recreational Routes

- 4.6.1 As noted above recreational routes and green corridors connect the village of Rushmere St Andrew to the wider landscape (primarily along rural lanes) and the more built-up estates south of Woodbridge Road with Rushmere Common (again along historic routes). Woodbridge Road acts as a physical and perceptual barrier.

4.6.2 This analysis has highlighted opportunities to enhance some streets through the retention and improved management of incidental green space and verges. Such initiatives might include creation of wildflower verges, differential mowing regimes, tree planting and hedgerow planting (especially where close board fencing abuts the public realm). Streets which should be considered for these opportunities include:

- The Street Rushmere St Andrew adjacent to Rushmere St Andrew Village Pond
- Junction of The Street Rushmere St Andrew and Holly Lane
- Entrance to Birchwood Drive
- Grass verges on northern side of Woodbridge Road
- Remnant hedgerow and verge along Brendon Drive
- Wide verges along Broadlands Way
- Grass verges on Chatsworth Drive
- Grass Verges along Arundel Way and Cuckfield Avenue

5: Assessment of Local Landscape Areas

5.1 Introduction

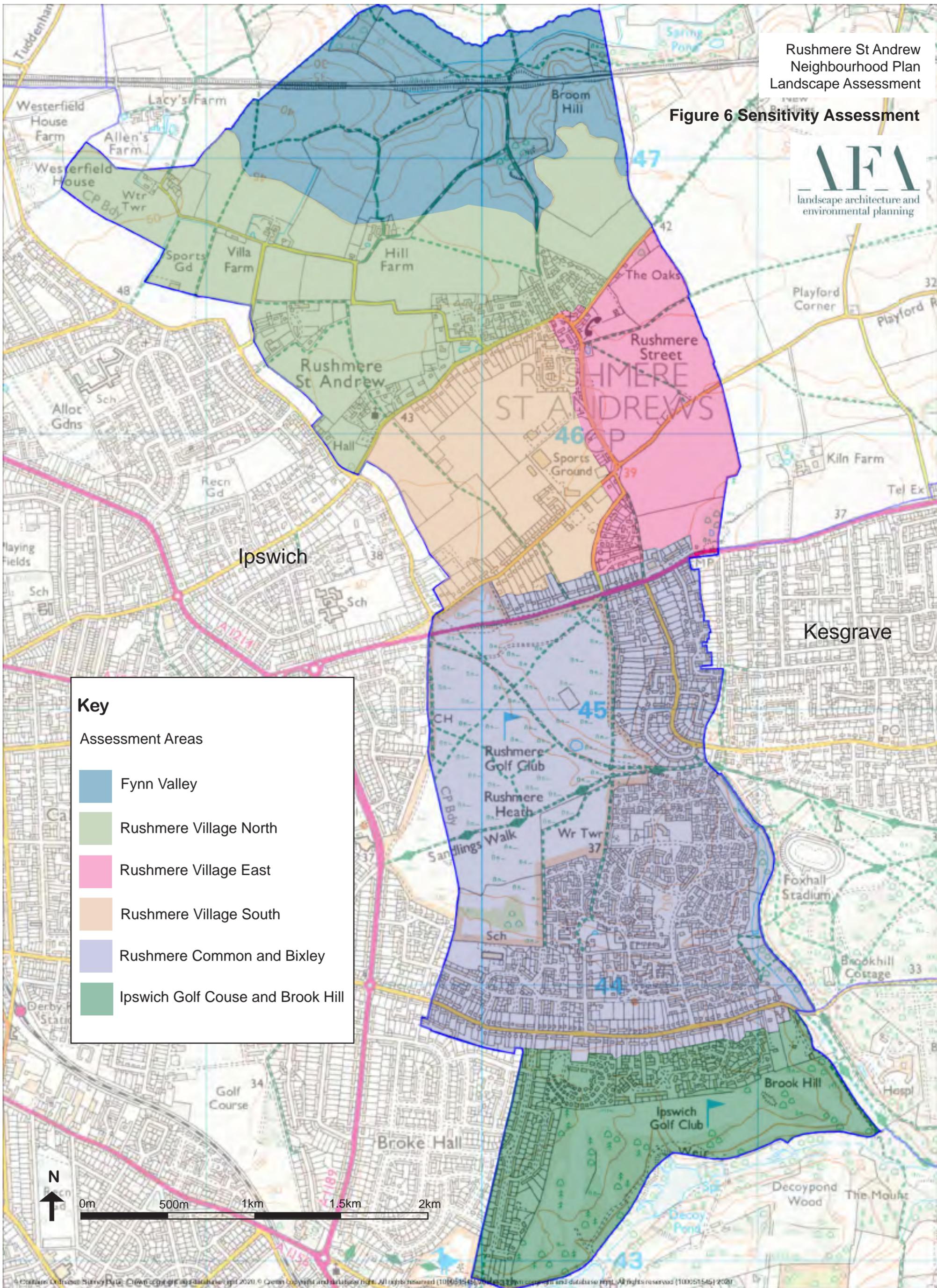
- 5.1.1 This section of the report considers the sensitivity and capacity of areas within the parish to accommodate development. Six areas are defined on Figure 6. These build upon work undertaken as part of the Settlement Sensitivity Study noted in para 3.2 above but also assess a wider area i.e. the Fynn Valley to the north, and development areas south of Woodbridge Road. In areas south of the road where development is already extensive and open spaces often protected from development, focus is on the remaining areas of open space within the urban fabric and on the character of streetscapes and opportunities for improved green infrastructure initiatives building on the analysis in Section 4.
- 5.1.2 Each area is described in terms of character and context followed by an evaluation of sensitivity and capacity to accommodate development in the context of existing settlement. The assessment draws on all baseline data set out in this report.
- 5.1.3 Overall, this assessment confirms the findings of the previous Settlement Sensitivity Assessment which identified land to the east of Rushmere St Andrew village as most suitable for new development. It has also revealed that there are discrete areas where there may be scope for small scale infill or back land development without detriment to green space, open gaps and streetscape character. Nevertheless, in many instances the intactness of rear gardens gives rise to the leafy character of the village and in particularly its edges as well as having a biodiversity value. Often backland development will not be appropriate or will require great care.
- 5.1.4 Where it is concluded that areas have some capacity for development it should not be assumed that these areas are free of sensitivity. The detailed assessment for each area, contained in the tables below, sets out the sensitivities relating to each area and highlights opportunities for mitigation and wider landscape enhancement. In this way consideration is given to the delivery of positive environmental gain in accordance with the Government's 25 Year Environment Plan¹⁰, which states the clear objective to *'embed an environmental net gain principle for development, including housing and infrastructure'*.

5.2 Local Landscape Areas Sensitivity Assessment Tables

- 5.2.1 The tables below set out the detailed analysis for the six areas.

¹⁰ A Green Future – Our 25 Year Plan to Improve the Environment, May 2019

Figure 6 Sensitivity Assessment



Assessment Area 1: Fynn Valley

Relevant Planning Sites	SHLAA Sites 1087
Physical Character	Northern part of Parish comprising steeper slopes that define the southern valley sides of the River Fynn. Topography ranges from 40m AOD to 20m AOD. Railway line runs along lower slopes severing the valley sides.
Existing Settlement Edge	This area lies beyond the settlement boundary of Rushmere St Andrew village and comprises sloping valley sides and valley floor. It includes the MX Motorcross site.
Views and Visibility	There are views across the valley from the upper slopes. These are some of the most open and expansive views found within the Parish and have a deeply rural character and quality. Views are in a northerly direction away from the village and wider parish and look out over adjoining parishes. There are views to Tuddenham Parish church which acts as a local landmark.
Designation/Condition	This landscape is in good condition and is predominantly agricultural comprising medium scale arable fields and areas of pasture along the valley floor. The MX Motocross site disrupts the pattern of pasture and arable fields and valley side topography. The whole of the Fynn valley was previously a Special Landscape Area (SLA).
Perceptual Qualities	This is a high quality and tranquil landscape which feels separate from Ipswich and surrounding built up areas. These qualities are intermittently disrupted by the MX Motorcross site when in use. The valley is well wooded and intimate in character within the valley and more open and expansive from the upper valley slopes.
Function	This landscape performs an important function as a wider agricultural setting to Rushmere St Andrew village and areas of open countryside in close proximity to the conurbation of Ipswich. The area also contains the publicised long-distance route of the Fynn Valley Walk and various other footpaths and rural lanes that connect the urban areas with the river valley.
Sensitivity/Capacity	This landscape because of its scale, topography and rural character and qualities is highly sensitive to development which will introduce uncharacteristic elements or where there is visual intrusion from the advancement of development on the fringe of the area. This landscape has very limited capacity for development and any form of development should seek to focus on existing farm complexes and avoid being overly intrusive on the upper valley slopes. Care should be taken to ensure new development is of an appropriate scale and colour and nestles within the folds of the landscape.

Environmental Opportunities	<p>There are opportunities to enhance recreational routes and nature recovery networks across this landscape through Environmental Land Management Schemes.</p> <p>There are also opportunities to improve cycle and walking routes which connect Ipswich with the wider river valley and long-distance routes.</p> <p>Woodland planting should focus on the valley floor (e.g. willow /alder), or the upper valley slopes (broadleaved woodland) and should defining the valley and emphasising topographic variations.</p>
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Assessment Area 2: Rushmere St Andrew Village North

Relevant Planning Sites	SHLAA Sites 1087, 1145, 1083 (allocated site in Local Plan), 1088 and 994
Physical Character	This landscape area forms the northern setting to Rushmere St Andrew village. Land is gently sloping southwards from 50m AOD along Tuddenham Lane to c. 40m AOD as land starts to drop more steeply into the Fynn Valley. Field patterns reflect pre 18 th century enclosure. This landscape comprises the Ancient Rolling Farmlands landscape type and N2 Culpho and Westerfield Rolling Farmland character area.
Existing Settlement Edge	The existing urban edge of Rushmere St Andrew village is well vegetated and there are filtered views through to individual properties or the church which is a local landmark. The development edge of Ipswich is also visible along Humber Doucy Lane and less screened by vegetation. Other settlement comprises individual farms set within arable fields but close to the urban edge. The church sits on the outskirts of the village closely connected to its rural setting. This has been largely retained despite the growth of both Ipswich and the village.
Views and Visibility	There are views southwards towards the village edge and across arable farmland to the dispersed individual farms. The land slopes gently in a southerly direction but beyond, it can be seen to drop into the Fynn Valley. The view of the village church from Lamberts Lane has been the subject of paintings by local artists. Local artists have also painted the church and distinctive houses along The Street. Views into the village from the west are also distinctive because of the rural hedged character of the lane, open fields, and views towards Gardeners cottage.
Designation/Condition	Hedgerow patterns remain intact and in good condition. Listed buildings associated with Hill Farm (farmhouse and barn group) and Church of St Andrew. Within the built-up area of the village there are several mature trees reflecting the former landscape grounds associated with The Limes which include beech, oak, horse chestnut, lime, and pine. This area contains three meres the most notable of which is the village pond at the junction of The Limes and The Street.
Perceptual Qualities	This is a rural landscape with some views towards the urban edge of Ipswich and glimpsed views to the village. The farm clusters and predominately arable land use reinforce the rural character of the area along with the rural narrow lanes with narrow grass verges and hedges.
Function	The arable and pasture fields to the north of the village and especially between Humber Doucy Lane and the village form an important setting to the village as well as providing an important physical gap which has a rural character. This land therefore performs an important function both perceiving and maintaining the individual identity of Rushmere St Andrew from Ipswich. The landscape and lane to the west of the village forms an important gateway to the village with views towards Gardeners cottage.
Sensitivity/Capacity	Although this landscape relates well to the existing urban edge it is sensitive to development which results in a loss of perceived separation between Ipswich at Rushmere St Andrew village, urbanises the rural lanes which extend from the village into the wider landscape or which adversely affects the setting of the village or listed buildings. On this basis there is little capacity for development on this side of the village.

Mitigation	<p>There is scope to enhance this landscape in terms of improved verge habitats, and hedgerow management. There is also scope to undertake succession planting of forest scale trees to replace the mature trees which are characteristics of the housing in the village and along the village edge.</p> <p>There are opportunities for the planting of new woodland copes on the highest land which will help to frame the setting of the village and safeguard the Fynn Valley from visual intrusion.</p>
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Assessment Area 3: Rushmere St Andrew Village East

Relevant Planning Sites	None
Physical Character	This landscape forms the eastern setting to Rushmere St Andrew village and includes land that gently slopes in a southwesterly direction towards the built edge of the village and Kesgrave to the south. The field pattern reflects pre 18 th century enclosures. The area includes one of the meres locally know as Chestnut Pond which is a notable local feature. This landscape forms part of the Estate Sandlands and Ancient Rolling Farmlands landscape types and Kesgrave Sandlands and Culpho and Westerfield Rolling Farmland landscape areas.
Existing Settlement Edge	<p>The junction between Playford Road, The Street and Bent Lane forms an important road junction and gateway to the village. The built edge to the south of this junction is screened by mature boundary vegetation along a public right of way. To the south, the edge of Kesgrave is screened partly by a low intermediate ridge and by woodland north of Woodbridge Road.</p> <p>Housing along The Street is clearly visible from Playford Road and the public right of way between the remote cluster of houses on Playford Road and the Chestnut Pond. To the north of the pond are allotments which filter views to the historic core of the village which once comprised a collection of small industrial enterprises including an old forge and workshops and cottages located at the junction of Holly Lane, Playford Lane and The Street. These buildings remain and are locally distinctive. The rural character of Holly Lane and Playford Lane add to the rural and historic qualities of the village.</p>
Views and Visibility	There are views from the urban edge out across arable fields to the northeast and from the wider rural landscape back towards the built edge. The land slopes towards the village and the valley slopes of the Fynn Valley are not readily apparent from this location.
Designation/Condition	This landscape is in reasonably good condition although there has been some field boundary loss. The Rushmere St Andrew Chestnut Pond is in good condition and managed by Rushmere St Andrew Parish Council. The character of some of the lanes has been undermined by curtilage treatment and street signage and ancillary development which collectively have an urbanising effect. These influences are particularly noticeable along Bent Lane and Playford Lane.
Perceptual Qualities	This part of the village has a rural quality and relatively intact character with distinctive buildings and incidental areas of open space as well as rural narrow lanes that connect to the wider landscape.
Function	This landscape forms a setting to the village and performs an important role in physically and perceptually separating the village from Kesgrave.
Sensitivity/Capacity	<p>This landscape has some capacity for housing development accessed off The Street extending from the end of housing along The Street eastwards as far as the former hedgerow. Care will need to be taken to ensure new housing relates well to the Chestnut Pond, integrating this important and distinctive landscape feature.</p> <p>There is no scope for new development off Holly Lane without loss of rural lane qualities.</p>

	Care should be taken to avoid access to new development off Playford Road which may result in the village gateway being pushed further east.
Mitigation	<p>The southern and eastern edges to new development will need to comprise a strong landscape framework to filter the urban edge and to avoid harsh built edges. The flow of landscape between clusters of development will be important to retain to prevent new development from joining built up areas together.</p> <p>Opportunities to create a new footpath fringing the eastern edge of The Street in order to connect the village with the footpath to the south of Playford Road and southwards to Rushmere Common.</p> <p>There is scope to reinforce the Parish eastern boundary through new hedgerow planting and hedgerow management and to reinstate lost hedgerows within the wider arable farmland.</p>

Assessment Area 4: Rushmere St Andrew Village South and west

Relevant Planning Sites	SHELLA Site 870 Allocated development
Physical Character	This area comprises relatively flat land which is predominately used for formal sports as well as linear development along Playford Road. The western side of this area flanks Humber Doucy Lane and the edge of Ipswich and comprises small scale arable fields defined by hedgerows and hedgerow trees reflecting pre 18 th century enclosure. This landscape forms part of the Estate Sandlands and Ancient Rolling Farmlands landscape types and Kesgrave Sandlands and Culpho and Westerfield Rolling Farmland landscape areas.
Existing Settlement Edge	The built edge of Ipswich is visible to the west along Humber Doucy Lane. The old white farmhouse of 79 Humber Doucy Lane is a locally distinctive building which in association with the small-scale arable fields reinforces the relatively rural character of this village edge. The build edge of housing along Playford Road turns its back on the playing fields which lie behind and are not widely visible due to intervening vegetation. Some of the sports pitches are defined by conifer planting which is in a poor state of repair and uncharacteristic.
Views and Visibility	This is an inward-looking landscape although there are some views to development and locally distinctive buildings including the former farmhouse on Humber Doucy Lane and the church of St Andrew.
Designation/Condition	This landscape is in moderate to poor condition. In places field boundaries comprise non native conifer planting or native hedgerows which have become gappy and are in poor condition. Areas of fill housing which comprise large scale executive homes such as Eaton Place can appear out of scale and character with the rural origins of the village.
Perceptual Qualities	This area forms land between the village and along Playford and Woodbridge Roads. It has an inward-looking character which feels separate from the village, lying predominately behind development.
Function	The openness of this landscape serves to separate the village of Rushmere St Andrew from linear development along Playford Road and Woodbridge Road further south. Although no longer rural in character the sports pitches do provide a sense of openness. There are open spaces within this area which could be managed for nature conservation (refer Open Space Assessment in Appendix C). The arable fields to the west of the area are particularly important in providing a visual and perceptual sense of separation between the village and Ipswich. These fields also form a rural setting to the church and act as an important gateway into the village.

Sensitivity/Capacity	This landscape has limited capacity for housing development if sport provision can be reconfigured. However, care would need to be taken to not intensify development such that separate clusters of development along Playford or Woodbridge Road amalgamate or join with Rushmere St Andrew village, which still retains a small-scale rural village character.
Mitigation	There is scope to improve the management of existing hedgerows through gapping up native hedges and planting hedgerow trees as well as the removal of conifer hedgerows and reinstatement of native planting. There is also scope to improve physical footpaths through the area connecting the village with Rushmere Heath to the south.

Assessment Area 5: Rushmere Common and Bixley Estates

Relevant Planning Sites	SHELLA Site 474
Physical Character	This landscape comprises Rushmere Common, housing along Woodbridge Road and to the east of the common and The Sandlings and Mill River Local Nature Reserves. This area comprises the Common and golf course and there is notable topographic variation formed by the tributary valleys that feed west into the Mill River valley. These valleys penetrate the common and built-up areas. The stunted oak trees associated with the common and areas of acidic vegetation such as bracken, gorse, heath, and birch, typical of the Suffolk Estate Sandlands, has a strong sense of place and distinctive character and reflect the acid soils.
Existing Settlement Edge	The existing urban edge where it backs onto the common is well vegetated such that when on the common the existing built edge is not readily perceived or is only seen in terms of relatively minor glimpses to residential development or to more substantial buildings such as the main Ipswich Hospital beyond the Parish. From within the urban areas, variations in topography often enable woodland on the common or associated with Foxhall Stadium to form a wooded backdrop to housing.
Views and Visibility	There are views into and across the common from Woodbridge Road where the road is elevated, and the land is starting to drop into the upper reaches of the tributary valley. When on the common views are across the golf course and towards areas of woodland and scrub vegetation such that the area feels contained and separate. The water tower forms the principal landmark within this area. The Golf Hotel along Foxhall Road is a key landmark with distinctive ornate chimneys and Bixley Hall on Bixley Drive is a local landmark reflecting the former association of the area with the Bixley Estate and farmland. When in the urban area the undulations associated with the tributary valleys enable views along the main streets across the gentle undulations to development on the other side, creating visual variation and a sense of space, even if relatively built-up.
Designation/Condition	This landscape is in relatively good condition. It contains two nature reserves namely The Sandlings and Mill Stream which are also managed by East Suffolk District Council with Rushmere St Andrew Parish and the Greenways Countryside Project. Rushmere Common is a County Wildlife Site and Registered Common Land with open access. The built-up areas also contain important open spaces and landscape features including the historic hedgerow along Brendon Drive, rural route of Bixley Lane and open space and woodland at the junction with Gwendoline Close and Bladen Drive and associated with Bixley Drive. There are also TPO oak trees within the development along Brookhill Way which are locally distinctive and extend the sandlings character of the Mill Valley into the built-up area (refer to Open Space Assessment in Appendix C).
Perceptual Qualities	The common has a high degree of naturalness and tranquillity despite its proximity to built up areas. It forms a significant open landscape and natural green space within easy reach of residential areas.
Function	Rushmere Common forms a highly valued area of open natural green space and an important gap between the edge of Ipswich and Rushmere St Andrew/Kesgrave. The high concentration of public rights of way and open access land associated with the common enables connections between Ipswich and the wider landscape to the east especially along long-distance routes such as the Sandlings Walk which connects to the AONB and Jubilee circular route.

	<p>The section of Woodbridge Road through the Parish plays a significant role in the perceived separation between Ipswich and Kesgrave. This separation has been undermined through development along both sides of the road and the urban treatment of road verges e.g. mown grass strips and lack of tree planting.</p>
Sensitivity/Capacity	<p>This area is highly sensitive to development which encroaches on the common or which results in an infilling of incidental open spaces within the urban fabric. There is little to no capacity for further development of any scale within this area.</p>
Mitigation	<p>Care needs to be taken to manage and retain remnants of the former rural landscape including old hedgerows, remnant areas of heath and rural lanes such as Bixley Lane. Care is also needed to avoid further infill development which results in a loss of open spaces which form important breaks within the built-up areas (refer to Open Space Assessment – appendix C). The management of these open spaces for nature conservation and amenity should be given a high priority.</p> <p>Several of the streets lack trees and distinctive character and are adversely affected by curtilage treatment especially where this comprises close board fencing. Opportunities exist to improve the street scene through forest scale tree planting at strategic locations and the management of verges for wildflowers and pocket nature parks. Improving recreational routes which run east west and connect Rushmere Heath with Brookhill Wood would be beneficial.</p> <p>There are also opportunities to improve pedestrian access across Woodbridge Road to connect footpaths from Rushmere St Andrew with Rushmere Common. There are also opportunities to improve the character of Woodbridge Road where it passes through the Parish strengthening the heath character of the verges through the planting of trees such as oak or pine and the management of grass verges to encourage acid vegetation such as acidic grassland, gorse, and bracken rather than areas of mown grass. This would reinforce this character on both sides of the road and thus the perceived separation between Ipswich and Kesgrave. This will also serve to strengthen the gateways.</p>

Assessment Area 6: Ipswich Golf Course and Brook Hill Housing

Relevant Planning Sites	SHELLA Site 88
Physical Character	This landscape comprises the upper valley slopes of the Mill River and lies predominantly within the Ipswich Gold Course which is a privately owned golf course with no public access. The boundaries of the golf course are defined by fencing and housing backs onto the area. This area forms part of the East Sandlands and Rolling Estate Sandlands landscape types and the Mill River Valley landscape character area.
Existing Settlement Edge	The existing urban edge is well screened by existing vegetation and turns it back on the valley slopes. There is no access into the valley from the urban edge except in the far east along the Mill River tributary and to the south west at the Bixley Local Nature Reserve which lies outside of the Parish.
Views and Visibility	There are limited views into this valley landscape from the parish due to lack of public access and existing built form and vegetation.
Designation/Condition	This is high quality landscape which was previously designated a Special Landscape Area. The area is also a County Wildlife Site.
Perceptual Qualities	This landscape has a rural and natural character because of its river valley landscape and high concentration of woodland and native habitat.
Function	This landscape functions as a recreational landscape and rural backdrop to housing. The area to the south of Foxhall Road close to the Mill River tributary valley performs an important function as a gateway into the Parish.
Sensitivity/Capacity	The landscape is sensitive to development which undermines its rural character and is visually intrusive. There may be some scope for development in areas which are well wooded although access into the area given the existing nature of cul-de-sac development which backs on to the valley is problematic.
Mitigation	There is potential to improve connectivity and access into this landscape from the urban edge.

6: Summary of Findings

6.1 Special Qualities to Conserve and Enhance

6.1.1 The following special qualities of Rushmere St Andrew Parish have been identified which, wherever possible, should be retained and enhanced. Special qualities include:

- Significant areas of open countryside, common and wooded valley within easy access of housing areas
- Strong distinction in landscape and built character to the north and south of Woodbridge Road
- Open arable fields form a rural setting to the village on three sides
- Soft vegetated and indented urban edges help retain rural character of adjacent open spaces and countryside.
- Individual Farms (including listed buildings) on outskirts of village form part of its setting
- Distinctive sandlings character to the central portion of the Parish with gorse, bracken, heather, birch and pine being characteristic
- Small stream valleys create topographic variation across the common and through built-up areas to the east
- Distinctive landmarks include the parish church and water tower
- Historic narrow rural lanes radiate out from the village and are fossilised within the urban fabric south of Woodbridge Road
- Meres and waterbodies are a feature of the area
- Incidental areas of open space and former green corridors along lanes and hedgerows form important landscape features within the built-up areas

6.2 Changes to Avoid

6.2.1 This detailed analysis has noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting.

- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
- Urban extension to the village which undermines its small-scale rural character and/or causes coalescence with Ipswich and or Kesgrave
- New infill housing which appears out of scale in terms of height and mass and blocks important gaps between buildings/connections to the landscape
- Loss of rural lane character as a result of curtilage treatment, mown verges, loss of hedgerows and road furniture/signage.
- Planting of leylandii hedging and urban fencing/signage associated with sports pitches
- Ad hoc incremental development along rural lanes
- Ad hoc loss of incidental open space and proliferation of close board fencing where it impacts on street character.
- Loss of mature trees and lack of succession planting

6.3 Management and Development Guidelines

6.3.1 The following guidance notes have been identified in relation to land management and development and seek to conserve and enhance the character and qualities of the parish.

6.3.2 Land management guidance includes:

- Enhance biodiversity of lane verges throughout the Parish.
- Encourage the margins of sports pitches to be managed for wildlife creating mini wildflower meadows for bees.
- Seek opportunities to reduce the visual effects of overhead wires along lanes undergrounding them wherever opportunities arise.
- Seek opportunities for new community woodland perhaps associated with the community allotments on Playford Lane.
- Seek opportunities to extent heath habitat including bracken, gorse and pine/birch tree planting along Woodbridge Road verges.

6.3.3 Development guidelines seek to inform new development and include:

- New development should strengthen approaches and gateways to the village.
- Avoidance of ad hoc development along rural lanes especially where they extend urbanising influences into the wider landscape or cause loss of native hedgerow and rural lane character.
- Avoid curtilage treatment that urbanises the streetscape e.g. close board fencing, metal railings, concrete kerbs/urban pavements, fencing/gates.
- Avoid development within land identified as providing a rural gap between Rushmere St Andrew and adjacent development in Ipswich and Kesgrave.

6.4 Conclusions

6.4.1 The Parish retains a strong connection and easy access to landscapes of a distinct and memorable character and embracing considerable diversity within a relatively small area. Although much of the Parish comprises built form the substantial areas of semi-natural greenspace and countryside accessed by a network of greenways contribute to its unique qualities.

6.4.2 The Parish as a whole has relatively limited scope to accommodate new housing development. It is vulnerable to development which is ad hoc and opportunistic, infilling areas of open space and potentially causing fragmentation of routes and corridors and undermining sense of place. Furthermore, the areas which have greatest scope for development lie in the north of the parish associated with the village, but the character of this settlement is very much tied to its rural context and small scale. Large scale development here is likely to undermine these qualities and blur the distinction between it and Ipswich. Substantial growth north of the village is also likely to have an effect on the special qualities of the Fynn Valley. For these reasons this assessment has concluded that there is relatively little opportunity for large scale development, the most extensive area which may accommodate new housing lies to the east where a discrete development which contributes to the qualities of the village could be released without loss of countryside which forms a gap between built up areas, is an important setting to listed buildings or would be visible from the Fynn Valley. Elsewhere there may be opportunities for small scale development but key environmental enhancements have also been identified. Any release of land for development in these areas should seek to deliver these environmental enhancements wherever possible.

6.4.5 Some suggested initiatives which could be considered include:

- Increasing space for nature through the creation of wild-flower networks along road verges through urban areas and use of differential mowing regimes
- Tree survey to record the veteran trees within the Parish and to ensure appropriate management and succession planting initiatives
- Hedgerow survey to record those hedgerows of historic interest and greatest diversity as well as identify management requirements such as gapping up or laying.
- Planting of new street trees which aim enhance streetscape and local distinctiveness
- Removal of conifer/leylandii hedges which define boundaries to sports pitches and replace with native hedgerow and tree planting

Appendix A:

Extracts from Suffolk Landscape Character Types

Rolling Valley Farmlands and Furze

Landscape Sensitivity & Change

These are valley side landscapes with river terraces or exposures of sandy or chalky (in the Gipping valley) soil that are set in a wider clayland landscape. Along the Waveney and at the head of the Gipping there are distinct areas of acid sandy soils with former or extant heaths and commons. Historically these were areas of common pasturage, subsequently followed by late enclosure or parkland creation. More recently, they have been utilised for mineral extraction or the creation of golf courses.

The Gipping valley and the Woolpit Heath area are particular areas of change and development as they are located on a principal communication corridor. The Fynn valley, although largely rural, is under considerable development pressure because of its proximity to Ipswich.

If the common grazing in these areas could not be converted to arable land, they were left as accessible green space e.g. Stuston Common golf course or Wortham Ling. Where the land has been converted to arable production the land use can be akin to that of the estate sandlands, with the production of irrigated crops and outdoor pigs found in both the Waveney and Gipping valleys.

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

Key Forces for Change

- Expansion of settlements.
- Construction of large agricultural buildings.
- Expansion of garden curtilage.
- Change of land use, especially the creation of horse paddocks.
- Mineral extraction.
- The introduction of new agricultural techniques.
- Recreation pressure on the poorest land.

Development management

Exaggerated visual impact of the height of buildings and structures

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

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

Settlement form and expansion

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

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

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

Large-scale agricultural buildings on or near valley sides

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

Barn conversions and extensions

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

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

should be capable of weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site.

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

Manage the expansion of garden curtilage

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

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

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

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

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

Change of land use to horse paddocks

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

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

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

Visual impact of cropping and production, and land use changes

The changes in cropping practices that have taken place in some parts of this landscape type, such as the use of fleece and plastic, as well as outdoor pig production, have had a significant visual effect on the landscape. The siting and style of structures subject to planning control, such as static feed bins for pigs, poly tunnels or reservoirs should be appropriately conditioned to minimise their landscape impact.

It is important that structures are located to make best use of existing hedges and trees both to screen the development and as a backdrop. Existing hedge lines should also be reinforced to improve the mitigation they provide. Finally, the use of reflective surfaces on feed bins should be avoided.

Mineral extraction and post working uses

As the location for mineral operations is dictated by the availability of economically viable aggregates, alternative siting is not an option. However, careful design and mitigation proposals during extraction, together with effective management and oversight of the restoration of sites, can minimise the impact of mineral extractions.

The post extraction uses of minerals sites can often be problematic. They can make ideal recreation centres, often based around fishing, but these can neutralise the wildlife benefits and be a source of intrusive landscape clutter on the valley side. In some cases former mineral workings can be the focus for large-scale development because the land is perceived to be of low value. The visual impact of such developments can be very significant in a confined valley landscape.

Land Management Guidelines

- Reinforce the historic pattern which is a mix of sinuous and regular hedge boundaries.
- Carry out coppice management of elm dominated hedgerows.
- Maintain and increase the stock of hedgerow trees.
- Maintain the area of woodland cover; siting of any new woodland should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.
- Maintain a mosaic of bare ground and varying sward heights and scrub on the small heathland sites.

Ancient Rolling Farmlands

Landscape Sensitivity & Change

This is a rolling, wooded, arable landscape of generally medium clay, or lighter soils dissected by rivers and streams.

The characteristic land cover is arable farmland divided by an irregular sinuous field pattern, and scattered with ancient woodland. There are important areas of regular fields, arising from the enclosure of commons, greens and tyes.

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

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

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

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

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

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

Key Forces for Change

- Expansion of garden curtilage
- Change of land use to horse paddocks and other recreational uses
- Impact of deer on the condition of woodland cover

- Settlement expansion eroding the characteristic form and vernacular styles
- Conversion and expansion of farmsteads for residential uses
- Large-scale agricultural buildings in open countryside
- Development of former airfield sites
- Development of large-scale wind turbines

Development Management

Manage the expansion of garden curtilage

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

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

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

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

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The use of locally appropriate hedging species including hawthorn, field maple, dogwood and other typical clayland species should be specified in preference to non-native plantings such as leylandii or laurel for example. However, in some locations the influence of a landed estate may mean there is a locally distinctive tradition of non-native tree or hedge planting.

Change of land use to horse paddocks

The proliferation of post and rail fencing and subdivision of land into small paddocks using temporary tape can have a significant landscape impact. In ecologically

sensitive areas the impact on the quality and condition of grassland can be adverse. Mitigation strategies in terms of design, layout and stocking rates should be employed where possible.

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

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

Impact of deer on the condition of woodland cover

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

Settlement expansion eroding the characteristic form and vernacular styles

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

Conversion and expansion of farmsteads for residential and other uses

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

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

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

Large scale agricultural buildings in open countryside

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

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

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

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

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

Development of former airfield sites

In most cases a specific master-plan approach is the most effective way to deal with the development of these sites. It is then possible to implement strategic planting schemes to mitigate the visual impact of long-term growth on the site, rather than dealing with proposals and mitigation on a piecemeal basis.

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

Development of large-scale wind turbines

These developments have a significant local visual impact that cannot be effectively ameliorated; however, they usually take place in those areas that are the most open and lacking in tree and hedgerow cover. An opportunity therefore exists to generate

long-term landscape enhancement through extensive hedge planting schemes, which will provide a positive landscape legacy beyond the lifetime of the turbines. To achieve this, applicants should explore opportunities to manage funds generated by the income from the development to improve the condition of the landscape. Such a scheme is likely to cover an area within 4-6km of the site. The principal objective is to compensate for the landscape impact of the development by providing a long-term legacy of landscape *compensation*. There is little scope for planting to act as *mitigation* except at locations more distant from the turbines, when their scale in the landscape is reduced. In these more distant locations planting can be used to remove turbines from the views of specific receptors or from the setting of listed buildings. This work can also be included in an offsite planting scheme.

Land Management Guidelines

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

Estate Sandlands

Landscape Sensitivity & Change

This is a flat or very gently rolling landscape of sandy soils covering the Brecks and parts of the Suffolk coast, known as the Sandlings.

It has traditionally been sparsely settled with farmsteads because in most places it was not suitable for the establishment of more concentrated settlement. The only exception to this is in the north of the Sandlings. Here, where this landscape becomes a narrow strip between the river valleys and the heavier land to the west and north, there are significant village clusters. The sparse settlement means that this is a deeply rural landscape so some developments that could be accommodated in visual terms in these areas can still have a profound affect on the character of this landscape type.

In the post war period the Estate Sandlands has seen settlement expansion at Martlesham and Stutton Heath in the Sandlings; and Brandon, Lakenheath and Honington in the Brecks.

There is tree cover throughout this landscape, except in those areas that are still open heathland. The Brecks and the Sandlings have a comprehensive pattern of shelterbelts and small plantation woodlands running across them and there are large areas of state-owned forestry plantations created after WWI.

The character of the landscape is largely made up of C18th and C19th estate farms, irrigated arable crops, new woodlands and tracts of heathland. The poor quality flat land was also used to build and maintain airfields. These sites, both operational and non-operational, continue to be important foci for change and activity in this landscape. In recent years leisure activities have become increasingly important. The state forests are now a significant recreational area in both the Brecks and the Sandlings.

The soil type, agricultural and silvacultural practice, in combination with the areas of remnant heathland, has created important wildlife habitats for a small range of internationally significant bird species. In many cases, especially in the west, there are European designated sites for the protection of these species. Furthermore, much of the coastal part of this landscape type is included within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Key Forces for Change

- Expansion of existing settlements into this landscape and creation of new settlement patterns and clusters associated with infrastructure development
- Changes in the management and use of landscape parklands
- Conversion and expansion of farmsteads for residential uses
- Large-scale agricultural buildings in open countryside

- Redevelopment of former airfield sites to new uses
- The introduction of new agricultural techniques
- Leisure as a driving force for changes in economic activity
- Mineral extraction

Development Management

Settlement form and expansion

In respect of *visual impact* the regular nature of this landscape means that it does have more potential capacity to accept significant settlement expansion than the ancient countryside of the claylands. The sandland plateau with its simpler and more modern land cover pattern and extensive regular pattern of tree cover can be adapted to accept larger growth.

However, the area does not have a history of substantial settlements. Therefore, the *impact on the character of the landscape* both directly and indirectly can be highly significant and damaging. Furthermore, given the extensive European ecological designations (SPA and SAC) and the national landscape designations (AONB) found across much of this landscape, the opportunities for significant settlement expansion are further constrained.

Finally, if developments encroach on landscapes located on river valley sides, fen edges or coastal slopes they will have a profound landscape impact on the character of these adjacent landscape types.

The majority of early settlement clusters are outside, or on the edge of, this landscape unless the sandlands are close to better soils. In these fringe areas the settlement pattern begins to take on some of the complex historic features of the claylands, with multiple clusters of settlement. In the heart of the landscape in both the Brecks and the Sandlings there are farms and small groups of estate cottages.

Barn conversions and extensions

Given the range of substantial and “late” historic farm buildings within this landscape type there is considerable demand for these to be converted to other uses, although this may not be acceptable in terms of policy. If, however, such applications are supported the result may be large and extensive complexes of multiple dwellings or offices and light industrial units. C19th (and later) farm buildings are capable of accommodating new uses while conserving the character of the landscape rather more easily than older farm structures.

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

weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate.

The change of land use, especially to residential curtilage, can often be more disruptive to the wider landscape than modifications to the buildings. Changes to the surrounding land from agricultural to residential use, which entails the introduction of lighting and other suburban features, can be extremely intrusive. Unless the site is well hidden, it may be necessary to impose clear conditions relating to the extent of garden curtilage and how this is screened from the wider landscape. The impact of new garden curtilage in this landscape is potentially even more significant than that in a clayland landscape because of the characteristic settlement pattern found here, as discussed above.

Large scale agricultural buildings in open countryside

The right choice of siting, form, orientation and colour of these buildings can make a considerable contribution to mitigating their impact. The plantations, shelterbelts, and tree lines found throughout this landscape provide opportunities to design locally appropriate planting schemes to reduce the visual impact further.

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

In addition to new planting to mitigate the impact of a development, the location of the development in relation to existing trees that act either as screening or as a backdrop should be carefully considered. The planning authority should ensure these trees are retained for the lifetime of the development. The option to modify the management of existing hedgerows should also be explored. New planting should be designed to integrate the development into the character of the landscape, and may consist of both backdrop and screening planting.

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

Redevelopment of former airfield sites

In most cases a specific master-plan approach is the most effective way to deal with development of these sites. It is then possible to implement strategic planting schemes to mitigate the visual impact of long-term growth on the site, rather than dealing with proposals and mitigation on a piecemeal basis.

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

Landscape of leisure - golf courses, holiday complexes, caravan sites, tourist centres

The regular and recent nature of this landscape means that it does have more potential capacity, in respect of *visual impact*, to accept these developments but effective design and mitigation measures will be vital.

However, the *impact on the character* of the landscape both directly and indirectly may be highly significant and it may not be possible to effectively mitigate these impacts. Therefore such developments would constitute a profound and undesirable change to landscape character.

Changes in the management and use of landscape parklands

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

Visual impact of cropping and production, and land use changes

The changes in cropping practices that have taken place across much of the Estate Sandlands, such as the use of fleece and plastic as well as outdoor pig production, have had a significant effect on the landscape. The siting and style of structures subject to planning control, such as static feed bins for pigs, poly tunnels or reservoirs should be appropriately conditioned to minimise their landscape impact.

Mineral extraction and post working uses

As the location for mineral operations is dictated by the availability of economically viable aggregates, alternative siting is not an option. However, careful design and mitigation proposals during extraction, together with effective management and oversight of the restoration of sites, can minimise the impact of mineral extractions.

The post extraction uses of minerals sites can often be problematic. They can make ideal recreation centres, often based around fishing but these can neutralise the wildlife benefits and be a source of intrusive landscape clutter on the valley side. In some cases former mineral workings can be the focus for large-scale development because the land is perceived to be of low value. The visual impact of such developments can be very significant in a confined valley landscape.

Land Management Guidelines

- Reinforce the historic pattern of regular boundaries.
- Restore, maintain and enhance the pattern of locally distinctive “pine lines”.
- Restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type.
- Extend the cover of heathland paying particular attention to areas of commercial forestry as these have lower nutrients and a residual seed bank.
- Develop opportunities for locally distinctive species such as the rare Brecks plants.
- Protect distinctive geomorphology such as patterned ground.

Rolling Estate Sandlands

Landscape Sensitivity & Change

This is a sloping valley side landscape type that has been, and continues to be, the focus for settlement and other built structures in the Estate Sandlands, especially in coastal parts of Suffolk.

The Rolling Estate Sandlands are comprehensively settled with villages, hamlets and farmsteads. The cores of villages are generally on the valley sides although settlement change and enlargement may have encroached onto the plateau landscape.

The enclosure pattern is usually more complex than the adjacent arable plateau landscape. The slopes can be dissected by short streams, and have a scattering of small plantations and parklands on them.

The vernacular style can often show a degree of uniformity, with an estate style often prevalent. Farmsteads often exhibit features of C18th and C19th improvement with ranges of “model farm” type buildings

The upper slopes of this landscape are often dotted with plantation woodland or occasionally small landscape parklands associated with late 18th and early 19th century houses of the *Nouveau riche*, especially in areas close to Ipswich or Bury St Edmunds.

The combination of soil type, agricultural and silvacultural practice, along with areas of remnant heathland, has created important wildlife habitats for a small range of internationally significant bird species. In many cases, especially in the west, there are European designated sites for the protection of these species. Furthermore, most of the coastal part of this landscape type is included within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, which also includes a series of sensitive and designated estuary sites.

The spatial relationship of this landscape to the adjacent valley floor, as well as flat coastal landscape types such as coastal levels, saltmarsh and intertidal flats and the beach, mean that change and development here can have an extensive visual impact.

Key Forces for Change

- Expansion of settlements.
- Leisure as a driving force for changes in economic activity in this landscape, especially, but not exclusively, on the coastal parts of this landscape.
- Changes of land management and land use.
- The introduction of new agricultural techniques such as turf or outdoor pig production and changes in the production of high value irrigated crops such as the use of plastic and fleece on a large scale.

Development management

Exaggerated visual impact of the height of buildings and structures

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

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

Settlement form and expansion

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

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

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

Large-scale agricultural buildings on or near valley sides

The siting, form, orientation and colour of these buildings make a considerable contribution to mitigating their impact. In a valley side situation, especially if located on the skyline, they will have a considerable visual impact. It is preferable to seek a location outside the valley where the visual impact of this type of development can be mitigated much more effectively. However, especially on the coast, farmsteads are especially concentrated on the valley sides overlooking estuaries, so it may not be

possible to find a suitable alternative location. In these situations ensuring that the proposal is fully part of an existing building cluster and backed by trees are important approaches to reducing the visual impact of these developments.

Barn conversions, extensions and modifications to existing housing stock

The nature of this landscape, and the relationship to the adjacent valley floor, means that any of these changes can have a much greater impact on character and condition than they might in a flatter landscape. To accommodate these changes the visual impact and cultural appropriateness will need careful consideration.

Manage the expansion of garden curtilage

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

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

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

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

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The local options for this are quite limited, consisting principally of hawthorn or perhaps gorse. However, in some locations the influence of a landed estate may mean there is a locally distinctive tradition of non-native tree or hedge planting.

Landscape of leisure - Golf courses, holiday complexes, caravan sites, tourist centres

The regular and recent nature of this landscape means that while the Estate Sandlands *plateau* does have some potential capacity, in respect of *visual impact*, to accept these developments, the landform of the valley sides means that risk of significant visual impact on valley floor or estuary landscapes, for example, is very

high. The risk to visually sensitive and designated landscapes, such as those within the SC&H AONB, is high and the opportunities for mitigation are usually limited.

Furthermore, the *impact on the character* of the landscape both directly and indirectly may be highly significant and it may not be possible to effectively mitigate these impacts. Therefore such developments would constitute a profound and undesirable change to the landscape character.

Applicants will need to demonstrate that any such proposals will not have a significant impact. A landscape and visual impact assessment is likely to be essential for this, and the scope of this work should be drawn up in consultation with the local planning authority.

Changes in the management and use of landscape parklands

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

Visual impact of cropping production and land use changes

The changes in cropping practices that have taken place across much of the Estate Sandlands as a whole, such as the use of fleece and plastic, and outdoor pig production, have also had a significant effect on this landscape. The siting and style of structures subject to planning control, such as static feed bins for pigs, poly tunnels or reservoirs should be appropriately conditioned to minimise their landscape impact.

Land Management Guidelines

- Reinforce the historic pattern of regular boundaries.
- Restore, maintain and enhance the pattern of locally distinctive “pine lines”.
- Restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type.
- Restore and maintain landscape parklands and their features.

Appendix B:

Extract from Settlement Sensitivity Study

6.2 Rushmere St Andrew

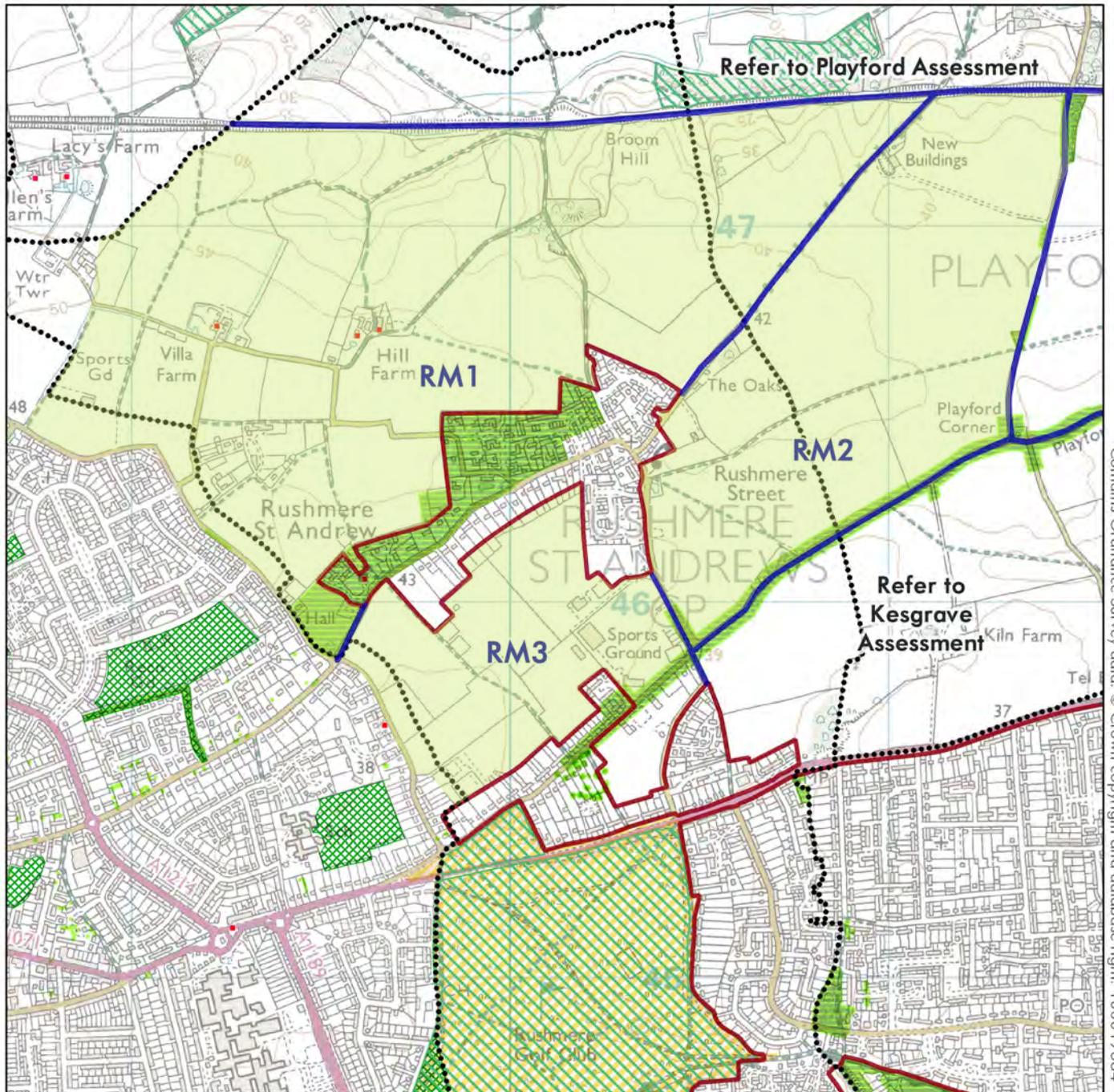
Rushmere St Andrew sits on elevated land between Ipswich to the south and the River Fynn valley to the north. It lies within an elevated undulating farmland plateau and forms part of the Culpho and Westerfield Rolling Farmland character area (as defined in the Suffolk Coastal LCA). However it also lies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

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.



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Ipswich Fringe Settlement Analysis

Rushmere St Andrew
July 2018



- | | | | |
|-----------|--------------------------|-------------------------------|------------------------------|
| RM | Peripheral Area | Landscape Policy Areas | County Wildlife Site |
| | Peripheral Area Boundary | | Heritage Designations |
| | Built Up Area Boundary | | Listed Building |
| | Parish Boundary | Nature Designations | |
| | | | 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.

Physical Character
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.
Landscape Patterns/Condition
Intensively farmed arable landscape with few field margins and gappy hedgerows. Network of lanes and farms reflect an intact historic pattern.
Existing Settlement Edge
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.
Views and Visibility
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.
Cultural and Natural Heritage
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.
Perceptual qualities
Rural landscape which sits on the edge of the Fynn Valley and edge of Ipswich.
Function
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.
Opportunities
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.

Physical Character
Ancient Rolling Farmlands landscape type east of the village, below the 40m contour and sloping in a southerly direction towards the Ipswich urban edge.
Landscape Patterns/Condition
Arable land use with an open character and well clipped hedgerows.
Existing Settlement Edge
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.
Views and Visibility
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.
Cultural and Natural Heritage
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.
Perceptual qualities
Open intensively farmed area. Gentle undulations in topography screen views to Ipswich such that the area feels rural.
Function
Access to the wider countryside. Area provides a physical connection between Rushmere Heath and wider countryside.
Opportunities
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.

Physical Character
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.
Landscape Patterns/Condition
Predominately urban character due to recreational use and associated infrastructure.
Existing Settlement Edge
Well vegetated urban edge resulting in filtered views to development.
Views and Visibility
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.
Cultural and Natural Heritage
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.
Perceptual qualities
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.
Function
Important open space separating Ipswich from Rushmere with footpath links from Rushmere Heath to Rushmere St Andrew's church and onto the wider countryside.
Opportunities
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.

Appendix C:
Local Green Space Review



Open spaces associated with Holly Lane and parking areas

These open spaces are located within the urban fabric of the Rushmere St Andrew village and close to where people live and comprise patches of mown grass along the street or adjacent to car parking/garage areas. They have a recreational value and provide green links between Playford Lane and Holly Lane ensuring permeability of built up areas. They are not extensive tracks of land but offer considerable scope for nature conservation and habitat enhancement through alteration to current management regimes and tree planting, both of which will enhance streetscape and reinforce local distinctiveness.

Suitable for Local Green Space.



Open spaces between Playford Road and Bent Lane

These open spaces are associated with Ipswich Town Training Centre and form remnant parcels of land not in active use either for sports pitches/bowls or parking. They are however identified as Recreation and Open Space in East Suffolk Local Plan (Policy SCLP 12.22). Lying between areas of housing development and close to pedestrian routes they are close to where people live and comprise patches of mown grass and scrub. They have a visual amenity and habitat value form open space adjacent to the historic Bent Lane and close to the wider countryside. They offer considerable scope for nature conservation and habitat enhancement through active management and tree planting, both of which will enhance streetscape and reinforce local distinctiveness.

Possible Local Green Space in future.



Open spaces associated with playing fields and play area off Chestnut Close

These open spaces are located to the south of the village and close to where people live and are identified as Recreation and Open Space in East Suffolk Local Plan (Policy SCLP 12.22).. They comprise remnant triangles of mown grass beyond existing sports pitches. Those in the north of the area lie adjacent to an existing play area off Chestnut Close. They are not extensive tracks of land but offer considerable scope for nature conservation and habitat enhancement through alteration to current management regimes and possible development of a north south pedestrian link between The Street Rushmere St Andrew and Rushmere Common.

Possible Local Green Space in future



Open spaces associated with playing fields

These open spaces are located to the south of the Rushmere St Andrew village and close to where people live and are identified as Recreation and Open Space in East Suffolk Local Plan (Policy SCLP 12.22). They comprise remnant areas of mown grass and scrub beyond existing sports pitches or associated with parking areas. Some areas lie adjacent to an historic public right of way which connected the church with the common and have a visual amenity value. Although not extensive tracks of land they offer considerable scope for nature conservation and habitat enhancement through alteration to current management regimes and tree planting.

Possible Local Green Space in future



Open spaces associated Rushmere St Andrew Church

This area of open space is associated with the former Glebe land of the church and lies between the church and village hall and is identified as Recreation and Open Space in East Suffolk Local Plan (Policy SCLP 12.22). Part of the land is used for car parking. This area lies at the gateway into the Parish and village and contains a number of mature trees. It is currently managed grassland and forms a setting to the church (listed building). It lies close to where people live and has a visually amenity, nature conservation, historic and recreational value.

Suitable for Local green Space



Woodland and scrub to rear of No 10 Playford Road

This is an area of remnant open space/scrub woodland which has been the subject of an unsuccessful planning application. It is land locked and has no public access but does contain a number of TPOs. It has nature conservation valued but currently provides little visual amenity or opportunity for recreation or enjoyment by the wider community.

Not suitable for Local Green Space.



Open space associated with Water Tower and Tower Hall

These open spaces comprise grassland surrounding the Water Tower and are necessary for regular maintenance of the tower. The open space is also associated with the community hall and includes a play area. These open spaces lie adjacent to residential areas and are contiguous with the Sandlings Local Nature Reserve to the west. These areas have an amenity value and are publicly accessible whilst also forming an open setting to the Water Tower.

Suitable for Local Green Space



Open space south of Broadlands Way

These open spaces forms a necklace of areas of mown grassland and a north-south line of mature oaks (formerly a hedgerow boundary). These open spaces have an visual amenity value, enhancing streetscape and sense of place as well as providing a pedestrian link through residential areas.

Suitable for Local Green Space



Open space adjacent to Bixley Drive

This area of open space forms land previously occupied and associated with Bixley Farm. It currently comprises an area of unmanaged grassland and scrub, a pond and a TPO. It is located in the heart of residential development and has a high visual amenity providing a distinctive streetscape along Bixley Drive. It also lies immediately adjacent to the historic lane of Bixley Lane - now a public right of way and part of the Jubilee Walk. This open space therefore has a visual amenity, recreational, historical and nature conservation value and could be LGS. However, given its complex planning history (including the withdrawal of planning application for housing) it may be developed in future. Any development should seek to retain some areas of open space as part of a high quality urban environment and streetscape.

Suitable for Local Green Space – whole area or areas of open space as part of a proposed development



Open space associated with Gwendoline Close and Bladen Drive

These open spaces comprise a triangle of mown grass with areas of open grassland and scrub/woodland to the south. This area of open space forms a break in the built up area and a continuation of the pedestrian link from Bixley Drive to the west. The woodland to the south of the mown grassland provides a leafy backdrop which has an amenity value when driving south along Bladen Drive. These spaces have a complex ownership and planning history. Whilst the land to the south of the path may be developed in future, the open triangle to the north provides an important visual amenity role and if possible should be recognised as LGS.

Suitable for Local Green Space



Open space associated with Mere Gardens

Area of open space and mature oak trees set within housing area and owned by East Suffolk District Council. Strong established character with a high visual amenity which contributes to the street scene. This area is within easy reach of the local community and publicly accessible.

Suitable for Local Green Space



Open space associated with play area east of Salehurst Road

Open amenity grassland to the rear of housing on Salehurst Road, owned by Rushmere St Andrew Parish. It is accessible to the local community and contains some mature hedgerow trees. It is of amenity value and is a well used recreational space.

Suitable for Local Green Space