

Wickham Market Landscape Assessment
Part 1 of 3

LANDSCAPE CHARACTER ASSESSMENT

April 2018 Issue IV



for Wickham Market
Parish Council

Wickham Market
Neighbourhood Plan
(WMNP) 2017

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What is Landscape Character Assessment?

1. Landscape Character Assessment (LCA) is the process of identifying and analysing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive and create a sense of place. It does this by mapping and describing the variations in physical, natural and cultural attributes and experiential characteristics that make one area distinctive from another. Landscape is a result of the interaction of the natural, physical components of the environment with the human element - historical and cultural land use and interventions. It is not just experienced visually, but through sounds, smells, memories and cultural associations.
2. LCA helps to inform, plan and manage change and can be useful when undertaken at a scale appropriate to local and neighbourhood plan-making. Landscape Character Assessment helps us to understand the ability of different landscape to withstand different types of development pressures and draw out the particular issues to which any future development should respond.
3. This landscape character assessment was completed in conjunction with a landscape sensitivity study. It is presented as section three of this study. The character study forms the baseline information on which the sensitivity assessment was based.
4. The assessment was prepared on behalf of Wickham Market Parish Council in spring/summer 2017. It provides a parish-wide assessment of the character of the landscape around Wickham Market. It does not include the built-up area of the village itself, instead focusing on the area between the village edge and the parish boundary. The study was carried out jointly by Chartered Landscape Architects Lucy Batchelor-Wylam and Isolde Cutting.
5. The assessment process analysed the differences in topography, soils, hydrology, woodland and tree cover, land use and farm type, and settlement pattern to divide the landscape around the village into distinct character areas, named after a local feature. There are 9 in all and these are mapped and described from page 9. Their boundaries generally follow some line in the landscape or feature such as field boundaries or roads. Because there is often a transition zone between one character and another, on the ground, it should not necessarily be expected that landscape character abruptly changes at each boundary. When considering areas near to a boundary the character description and guidelines for both areas may be relevant.

What is the purpose of this report?

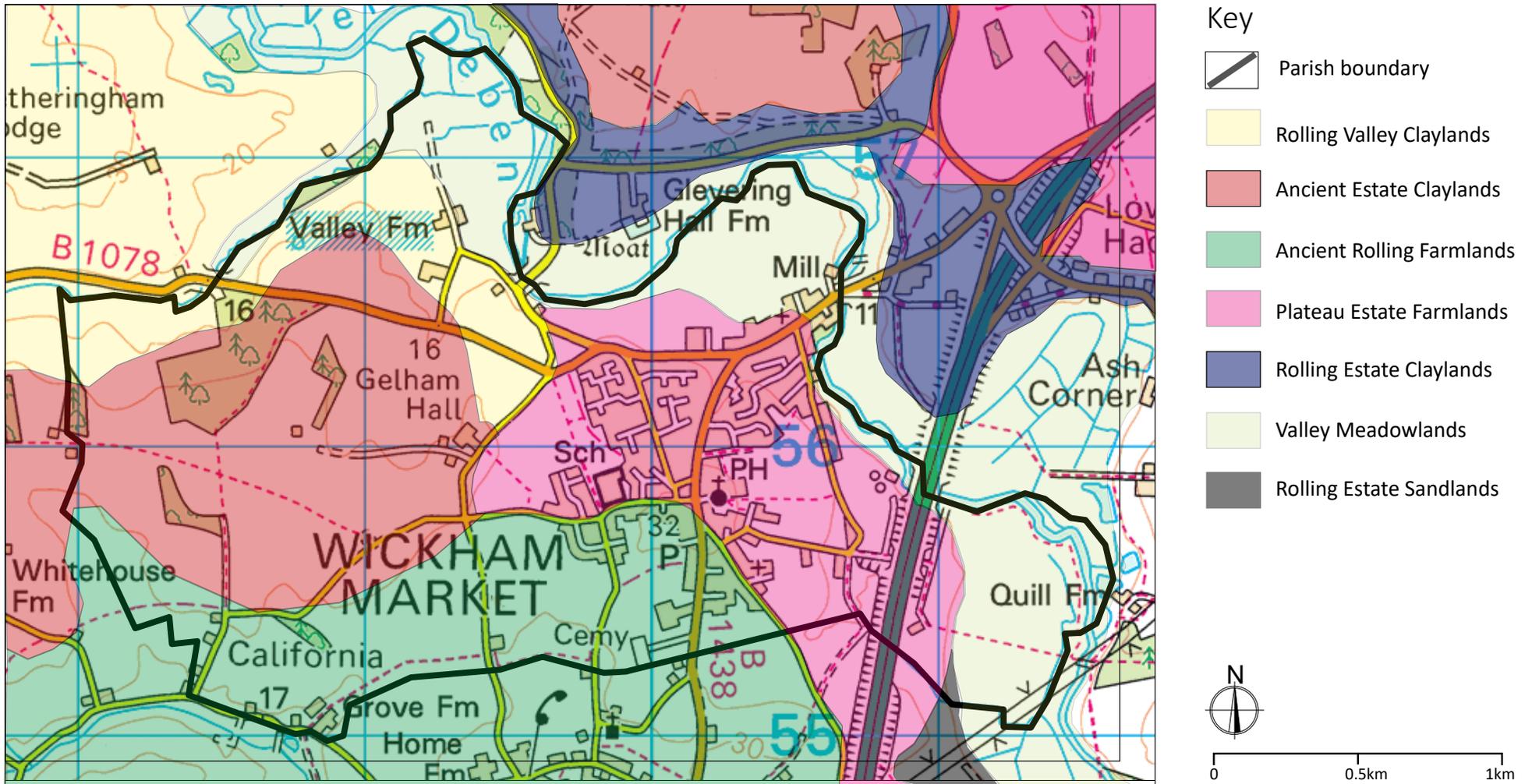
6. The information in this Character Assessment can be used in many situations and aims to provide a framework for decision-making that respects landscape character and local distinctiveness. It will be used to:
 - Assist the preparation of the Wickham Market Neighbourhood Plan (WMNP) by the parish steering group;
 - To inform further studies such as the Sensitivity Assessment. This will help the local community understand how change might be accommodated and what impacts development could have in different locations;
 - Help rural landowners understand where development might be supported and where it might be discouraged;
 - Provide character based design guidance for new development;
 - Help those in Local Authority or other consultees understand the potential development impacts, to aid decision making;
 - Help those managing change in the countryside or engaged in protecting heritage assets;
 - To promote high standards of layout and design around this sensitive historic village. Encourage proposals which are highly sympathetic to the landscape setting, its views and heritage assets.
7. This report was completed in advance of the first draft of the NP being available. Its preparation was therefore not informed by emerging policies.

Landscape Character Framework

National and county level data

1. Nationally, the framework for Landscape Character Assessment is published by Natural England under the 'National Character Areas' (NCA) profiles which divide England into 159 areas. Each area is mapped and its unique set of characteristics described. It is a broad-brush approach and it covers physical characteristics, historic and cultural influences, environmental and ecological conditions, settlement patterns and the forces for change at work in the landscape.
2. Wickham Market parish appears to sit astride the boundary of two NCAs- 'No. 83 - South Norfolk and North Suffolk Claylands' and 'No.82 - Suffolk Coasts and Heaths'. The character of the village does indeed feel quite transitional where the flat, arable clay plateau to the west merges into the valley landscape to the east. Towards the coast to the east, the landscape changes quite noticeably into the zone of light lands which underlie a mosaic of farmland, heathland, estuary and forest, much of which is designated under the Suffolk Coast and Heaths AONB. To the west, the important farmed claylands of mid and north Suffolk sweep west as far as the Brecks and the edge of the Fens. These plateaux are incised much less frequently than the river valley clayland landscapes of south Suffolk and have a less varied appearance.
3. A further level of detail is available from Suffolk County Council's Landscape Character Assessment (updated 2011). It describes 31 Land Description Units (LDUs) within Suffolk as a whole.
4. The assessment describes six Landscape Character Types in the parish of Wickham Market, these are mapped on page 5. Descriptions for each of these types can be found via the Suffolk Landscape Character Assessment website: www.suffolklandscape.org.uk
 - Rolling Valley Claylands
 - Ancient Estate Claylands
 - Ancient Rolling Farmlands
 - Plateau Estate Farmlands
 - Rolling Estate Claylands
 - Valley Meadowlands
 - Rolling Estate Sandlands
5. The boundaries of these six county types formed the starting point for the characterisation in this study, but the parish character areas boundaries do not necessarily correspond with those of the county types. This is to be expected, at a smaller scale of study with a finer level of scrutiny, the boundary placement is inevitably going to be more precise.
6. This study divided the parish landscape into 9 local character areas to provide a finer level of detail, sufficient to inform change management at neighbourhood level.
7. The nine parish character areas described in this study are mapped on page 9. Each is prefixed with WM (Wickham Market) and is named after some local geographical feature or road name to help locate and describe the character area. The nine areas are listed below:
 - WM1 - Eastern River Deben Valley Floor
 - WM2 - Spring Lane Lower Valleyside
 - WM3 - Mill Lane Valleyside
 - WM4 - Church Terrace Plateau Edge
 - WM5 - Thong Hall Plateau Edge
 - WM6 - Potsford Plateau
 - WM7 - Potsford Valleyside
 - WM8 - Valley Farm Meadows
 - WM9 - Riverside

Figure LCA1: Suffolk County Character Types



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Designations

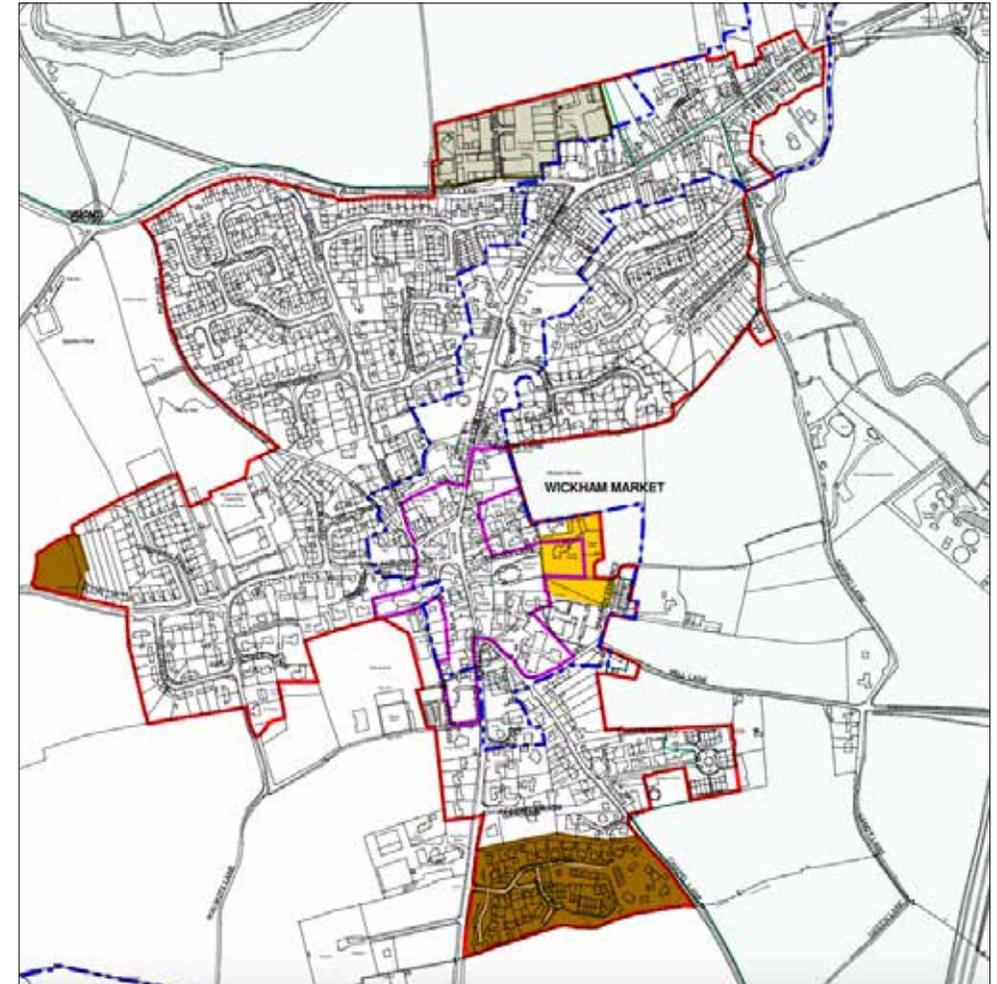
1. In terms of formal landscape designations, Wickham Market is not in any statutorily designated landscape. The edge of the Suffolk Coast and Heaths AONB lies some 3.9km, at its nearest point, at Eyke to the south-west.
2. However, the north and eastern part of the parish is covered by a Special Landscape Area. This was originally a county structure plan designation and is now defined under the Suffolk Coastal Local Plan under strategic policy 'SSP38: Special Landscape Areas'. The boundary of the Special Landscape Area overlaps the parish boundaries along the north and east sides, following the course of the River Deben, incorporating small areas inside the physical limits of the village. Whilst several District Councils in Suffolk are reviewing the inclusion of the County SLA through specific policies, Suffolk Coastal appear committed to its retention.
3. In the Local Plan Special Landscape Areas are defined thus:
'...areas within Suffolk with special landscape attributes which are particularly vulnerable to change. They include some river valleys which still possess traditional grazing meadows and marshes with their hedgerows, dykes and associated flora and fauna and Historic Parklands. ¹ (p110)'

Policy SSP38 – Special Landscape Areas

The valleys and tributaries of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore and Yox and the Parks and Gardens of Historic or Landscape Interest identified in policy SSP37 are designated as Special Landscape Areas and shown on the Policies Map. Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal.

¹ Site Allocations and-Area-Specific-Policies/Adopted Version Sites DPD January 2017.pdf

Fig LCA2: Local Plan extract



Approach

1. The study was based on the accepted best practice method for landscape character assessment as set out by Natural England in the 2014 guidance document '*An Approach to Landscape Character Assessment*'. It has both objective aspects, including identifying, mapping, and classifying character, as well as more subjective aspects which rely on professional judgment.
2. The study combined both desktop work and fieldwork, in an iterative process. It initially employed digital mapping whereby digital mapping layers were systematically overlaid with one another, over an OS basemap, at a scale of approximately 1:10,000, to reveal areas of similarity or disparity. This was the first stage of defining the boundaries of the draft LCAs. This initially focused on the physical features of the landscape. Baseline attributes of relief, geology, soils, land-use and landcover tend to have boundaries which can be readily defined. Secondly, further mapping layers were overlaid which included the county level LCTs, and historical landscape information. The boundary lines were, therefore, drawn up primarily on the basis of physiographic attributes and to a lesser extent on cultural pattern and perceptual qualities.
3. The inner boundary of the character areas is generally the 'physical limits' boundary, as defined in the Local Plan, so the focus of the character description remains the rural land just beyond the village edge.
4. In the rural areas it was decided to align the boundaries of the character areas along physical features, as far as possible, such as field boundaries. The result was that the LCA helped define 'land parcels' that could form the basis the residential sensitivity study which used a land parcel approach. For this reason, and because there is often a transition zone between one character and another, on the ground, it should not necessarily be expected that landscape character abruptly changes at each boundary. When considering areas near to a boundary the character description and guidelines for both areas may be relevant.
5. Field work then took place to see how far the draft areas made sense on the ground and to add a visual dimension such as noting key views, identifying landmarks, distinctive features, or hedgerow species. Perceptual information, such as tranquillity and aesthetic aspects, were recorded as well as judgments about condition and the robustness of the prevailing character. Any particular sensitivities

or potential pressures were recorded.

6. The final character areas were then drawn up and the descriptions of each area were written. Finally, evaluations of the landscapes' condition and value were added. These constitute a move from objective recording to a more subjective process of professional judgments.

Landscape value

7. Landscape value was derived from a combination of factors, including visual factors. Higher value was attributed with:
 - Presence of any landscape or historical policy or designations, including:
 - Special Landscape Area policy
 - Conservation Area
 - Settings for listed buildings
 - Settings for designated features such as ancient woodland
 - Part of any views out from the historic core
 - Recreational routes – footpaths, long distance routes, byways etc
8. There was not scope to include ecological value so ecological designations were not included.

Landscape condition

9. Landscape condition is determined from an evaluation of the state that the landscape's components are in and the overall visual effect of whether the landscape is being managed appropriately. The starting point is the land itself, along with a time-depth aspect considering the extent to which historic features have survived over time, such as trees, hedgerows or other characteristic boundary treatments. The integrity of the landscape gives an idea as to how adaptable and robust it is and to what degree it is vulnerable to change.

Method

The steps in the characterisation process were as follows:

1) Preliminary/ desktop stage:

- Assemble base plans and aerial mapping of the study area
- Review existing LCA information at national and county level
- Research physical attributes and obtain mapped datasets including:
 - Topography
 - Geology and soils
 - Landcover and landuse
 - Trees and woodland
 - Settlement
 - Heritage assets
 - Historic landscape character areas (Suffolk HLC)
- Research landscape designations / heritage designations etc

2) Draft mapping stage:

- Use desk study information, aerial photographs and mapped data set layers, including County LCA boundaries, to develop draft landscape character area by overlaying datasets to look for patterns, commonalities and digressions.
- Map draft areas at 1:10,000 and begin to assemble notes on key characteristics.

3) Fieldwork stage:

- Time spent in the field checking physical attributes
- Assess additional perceptual attributes including:
 - Scale and enclosure
 - Field boundaries

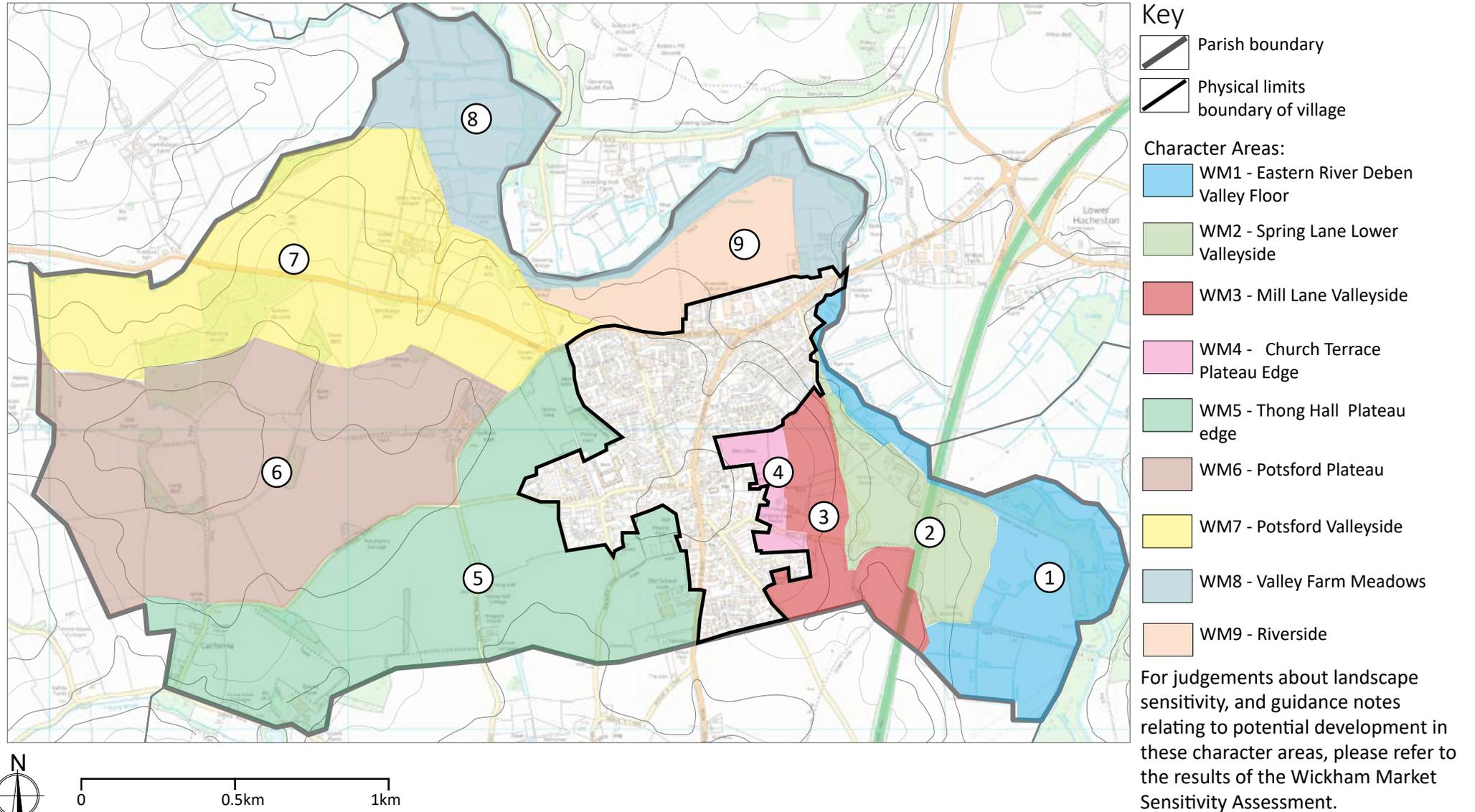
- Texture and pattern
- Sense of tranquillity
- Movement
- Building styles
- Landmarks

- Make notes on condition and robustness of character
- Identify any local sensitivities or potential development pressures
- Test draft boundaries on the ground and amend as necessary.
- Photographs to illustrate characteristics in each area

4) Final characterisation and evaluation stage

- Finalise boundaries of the character areas and present on OS mapping bases.
- Evaluate landscape condition and strength of character.
- Consider guidance on the management of the landscape character areas
- Present written character area descriptions.

Figure LCA3: Parish Character Areas



WM1 - Eastern River Deben Valley Floor

Key characteristics

- Floodplain and river corridor of the River Deben with high associated ecological value.
- Wetland meadows with relatively open views, which give way to groups of mature poplar trees, carr woodland with coppiced alder and willow plantations along the river.
- Area generally more vegetated than 100 years ago but otherwise little changed over time owing to its high groundwater levels proving unsuitable for modern agriculture.
- Public access on footpath offers important recreational area.
- Traffic noise from A12 and overhead power lines are detracting features and reduce sense of tranquillity in an otherwise remote part of the parish.

Location

A strip of land alongside the River Deben, east of Spring Lane, widening out to encompass the valley bottom east of the A12 as far south as the parish boundary.

Suffolk County Landscape Character Area

This area falls within Suffolk County Council's 'Valley Meadowlands' (Type 28).

Topography

Generally flat or very gently sloping land, ranging from 15m AOD in the south-west to under 10m AOD closer to the river.

Geology and soils

Largely floodplain with loamy and clayey soils and naturally high groundwater levels. West of the A12 there are also areas of slightly acid, freely draining sandy soils more associated with the adjacent valley side.

Landcover/landuse

The area comprises a small number of houses and outbuildings towards the northern end of Spring Lane, but these are the exception to an otherwise unsettled landscape. The remainder of the area is a mix of wetland meadows with drains and scrub and mature poplar trees. Cattle sometimes graze. Towards the river, particularly east of the A12, alder carr woodland and willow plantations define the edges of this area.

Trees and Woodland Cover

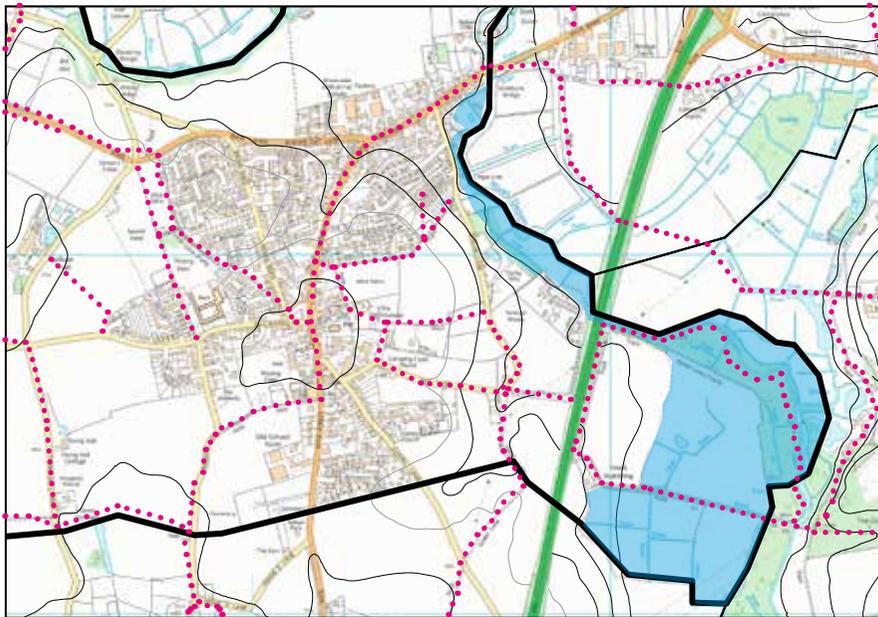
West of the A12 groups of mature poplar trees dominate the skyline. East of the A12 a narrower band of wet carr woodland and willow plantations follow the course of the river. Within the wetland meadows there are mature hedgerows which also contain many hedgerow trees. The 1905 OS map shows areas of wetland, but no woodland and few trees, so the current tree cover dates from within the last 120 years.

Scale and enclosure

West of the A12 it is a secluded and well vegetated landscape with no public access. Views from Spring Lane are limited to glimpses through the roadside hedge and views from residential properties and the campsite.

East of the A12, a footpath crosses the area from Fowls Watering in the west to The Oaks in the east (just outside the parish boundaries). The open views over the meadows are confined by mature hedgerows and towards the river by carr woodland. Another footpath leads through the carr woodland, along the river, northwards as far as Osiers. Here, the scale of the landscape is small and intimate, and views are confined to the next bend in the footpath.

Location of WM1 character area



Location of WM1 character area

Settlement, road network and relationship with village edge

This is a relatively remote part of the parish with no public highways.

West of the A12, where it adjoins the village edge near Spring Lane and High Street, there are residential properties, a campsite and a sewage works. There is no public access to the river here. The area provides a buffer zone between the village edge and the river and is part of the floodzone.

East of the A12, two footpaths and some farm-tracks provide access to this river landscape. This part of the area feels quite disconnected from the village edge, not least due to the A12 corridor which bisects the landscape.

Tranquillity

Apart from occasional movement from agricultural vehicles, there are no traffic movements within this area. The close proximity to the A12 corridor, however, provides constant background traffic noise which erodes the feeling of peace and tranquillity that might otherwise be experienced.

Visual experience and views in/out and landmarks

The wooded parts of the area, both sides of the A12, provide a belt of vegetation along the eastern boundary of the parish. West of the A12 the dominant groups of poplar trees are landmarks that separate the village from the landscape to the east. East of the A12 the carr woodland functions as green backdrop to open views across the meadows and indicates the location of the river. Although there are some detracting features, namely the high voltage power lines and the A12, the area retains pleasant rural views across a valley bottom landscape.

Indicators of value and rights of way

The whole of the WM1 is within the Deben Valley Special Landscape Area (policy SSP38). There are no statutorily

designated habitats or landscapes but the river corridor is likely to have high ecological value and support protected species such as otter, bats and water vole.

East of the A12, two footpaths offer public access and are part of a wider network which connect Wickham Market with Campsea Ashe. They give this area substantial recreational value.

Historic landscape/Time depth

This is a landscape with some modern elements such as high voltage power lines, the nearby A12 and considerably more woodland than in the past, including plantations. However, landuse in these meadows, which remain unsuitable for modern agriculture, have likely changed little over the centuries.

Condition and strength of character

Despite the detracting elements, this area retains its overall character of a river valley landscape, helped by the fact that most of this area is within the floodzone of the River Deben, so development has been minimal. Its character is sensitive as it could not easily be replicated or replaced elsewhere in the parish.



Footpath coming from Campsea Ash leading to Fowls Watering, looking west towards the valley side



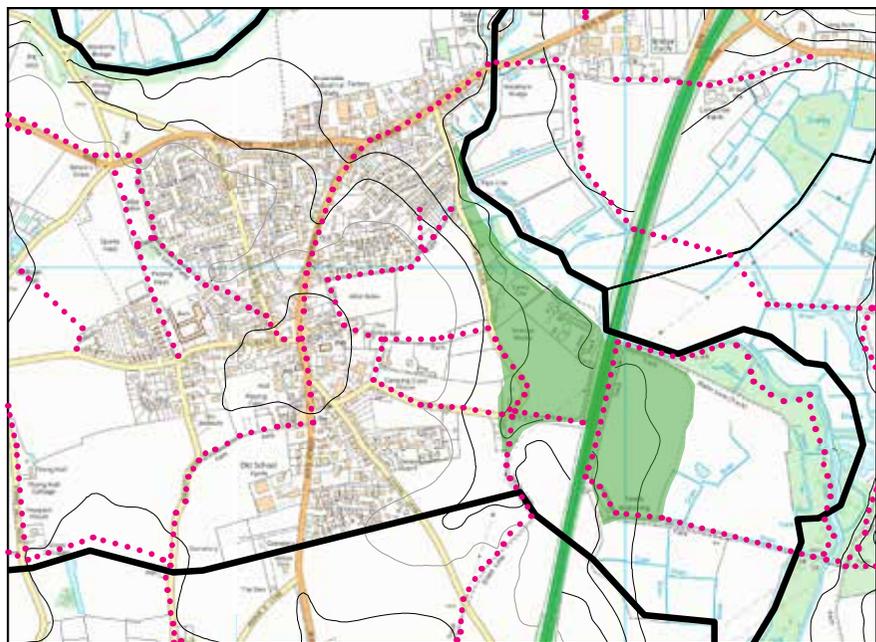
Looking east across wetland meadows towards the River Deben

WM2 - Spring Lane Lower Valleyside

Key characteristics

- Small scale, low lying area to the east of Wickham Market alongside the river corridor
- Flat arable landscape on lower valleyside, with fields contained by mature hedgerows and trees. Intimate, enclosed lanes.
- Various village edge land uses include residential land use along High Street and the northern part of Spring Lane, with a campsite and sewage works beside the river corridor.
- Tranquillity is reduced by the A12 corridor which results in constant traffic noise.
- Public access limited to lanes and tracks, no access along river in this part of the parish.

Location of WM2 character area



Location of WM2 character area

Location

Area east of Wickham Market, both sides of the A12. Its approximate boundaries are Spring Lane in the west, High Street in the north, Mill Lane in the south and the floodplain of the River Deben in the south-east and east.

Suffolk County Landscape Character Area

Although this area falls within Suffolk County Council's 'Plateau Estate Farmlands' (Type 11), it is topographically on a low valleyside. The soilscape of WM2 is consistent with that of the Suffolk County Council's character type.

Topography

Although it could be perceived as being part of the valley floor, this area is located low on the valleyside, with the land still gently falling away towards the River Deben in the east. The levels range from around 20m AOD near Spring Lane to around 10m AOD at the area's eastern edge.

Geology and soils

Slightly acid, sandy soils, which are free draining.

Landcover/landuse

The landcover and landuse of this area is diverse. Along High Street and the north of Spring Lane the landuse is the residential village edge. Along Spring Lane are some further scattered residential properties including a small group of cottages at east end of Mill Lane. East of the A12 there is a single dwelling - Fowls Watering.

The campsite on Spring Lane introduces a further land use type to this area which brings in visitors. The land between Spring Lane and the sewage works is used for arable crops, as is the parcel of land between the A12 and the wet meadows east of this area (WM1).

Trees and Woodland Cover

Along the lanes there is vegetation in the form of roadside hedges with occasional trees, and mature vegetation in back gardens adds to the well vegetated feel. Mature hedges also provide partial screening of the sewage works from the adjacent arable land. The embankment planting on either sides of the A12 is maturing well and provides a dense screen.

Scale and enclosure

Field and property boundaries are well vegetated, the A12 corridor is densely planted and the lanes are lined by hedges or rows of trees. This gives this area a sheltered and confined character, the sense of enclosure strongest along the lanes due to the roadside hedges and embankments.

East of the A12, vegetated boundaries are more distant, giving this area a more open character, merging with the adjacent river landscape.

Settlement, road network and relationship with village edge

Settlement is scattered along minor lanes. Spring Lane provides access to the residential properties and the campsite, and connects High Street (B1078) in the north with Mill Lane in the south before connecting back into the heart of the village.

The A12 is a major feature. It bisects this area from south to north, with access tracks to the sewage works and fields running parallel on either side. There is no settlement east of the A12, apart from a cottage at Fowls Watering. The A12 underpass is an important link which enables use of the river corridor for recreation and prevents the river meadows being completely isolated from the village edge.

The area is separated from the eastern village edge by WM3 and WM4 and appears to have little connection with the village edge, particularly the area east of the A12.

Tranquillity

The traffic noise emerging from the A12 provides a constant background noise. Otherwise there is little activity to create further disturbance.

Visual experience and views in/out and landmarks

Due to the low lying topography and vegetated boundaries the area is visually well contained and views in from the outside are not easily experienced. Along Spring Lane views are quite confined due to steep embankments and roadside hedges. The views from the corner of Spring Lane and Mill Lane across the arable field are quite plain and the eye is guided to the field boundary vegetation. Mill Lane, leading to the underpass at the A12, is pleasant and invites exploration of what lies beyond.

East of the A12 the views open up and present a tranquil and peaceful river landscape, despite detracting features like the telephone lines in the foreground and the high

voltage power lines dominating the skyline in the east.

Indicators of value and rights of way

The whole of the WM2 is within the Deben Valley Special Landscape Area (policy SSP38), indicating its sensitivity to change.

A footpath that links Pettistree with Campsea Ashe passes along Mill Lane to Fowls Watering using the A12 underpass. The scenic quality of the area can be experienced from this footpath.

Historic landscape/Time depth

The A12 which bisects this area is a major detracting feature in this landscape and has led to some re-shaping and amalgamation of the fields either side. Water Lane, which is still present east of the A12 used to connect with Spring Lane. Along Spring Lane mid to late 20th century housing stock has also slightly eroded the village edge character. Sandy Lane and Mill Lane, on the other hand, are likely to have looked a hundred years ago much as they do today.

Condition and strength of character

The continuity of the character area has been permanently disrupted by the A12 corridor. The area is also visually influenced by telephone lines and power lines, the sewage works and modern housing. Despite this, the area has overall retained its prevailing pleasant rural character and is an important area for informal recreation.



Mill Lane leading to underpass at A12



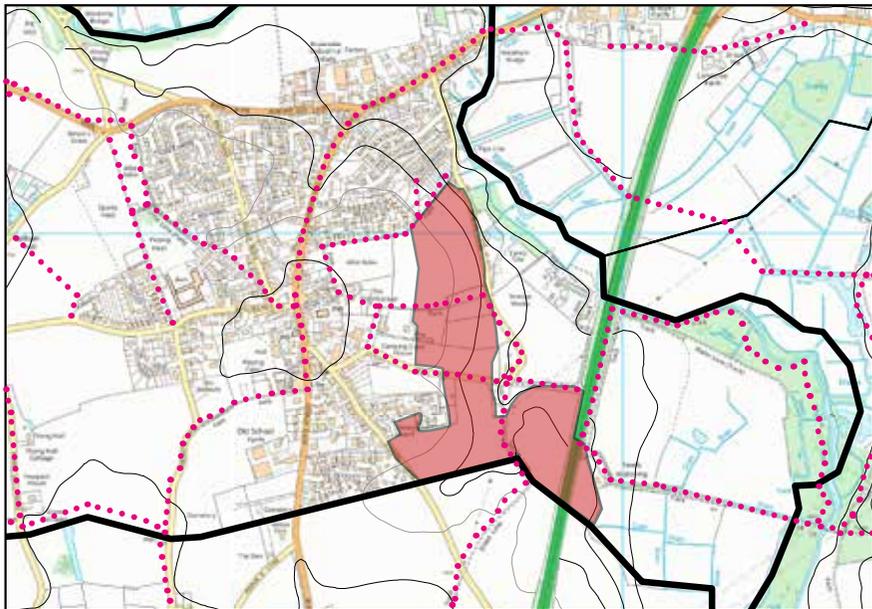
Arable field east of Spring Lane

WM3 - Mill Lane Valleyside

Key characteristics

- A band of valleyside to the east of Wickham Market.
- Land slopes and undulates gently from the plateau edge towards the valley bottom in the east.
- Succession of larger arable fields and smaller meadows, help create a varied scale to the landscape.
- Long- distance, attractive views across and out of the character area, towards the east, experienced from the elevated parts of the valleyside.
- Little woodland cover, hedgerow field boundaries provide some enclosure
- Good network of public footpaths and quiet lanes enables circular walks from the centre of the village.
- Little change in overall character in the last 120 years.
- Traffic noise from A12 audible which erodes sense of tranquillity.

Location of WM3 character area



Location of WM3 character area

Location

This area bounds the eastern edge of adjoining character area WM4, and covers the valleyside from the settlement boundaries in the north, to the parish boundary and Chapel Lane in the south. It is bounded by Spring Lane along its east side. A small pocket of this area is located east of the A12.

Suffolk County Landscape Character Area

Although this area falls within Suffolk County Council's 'Plateau Estate Farmlands' (Type 11), it is topographically on a valleyside. The soilscape of WM2 is consistent with that of the Suffolk County Council's character type.

Topography

North of Mill Lane the valleyside has a more simple sloping form, falling from west to east from circa. 25m to 15m AOD at Spring Lane. To the south of Mill Lane the fall in height is the same, from Chapel Lane to Sandy Lane, but the valley side is more complex and more undulating in its nature.

Geology and soils

Slightly acid, sandy soils, which are free draining, a soil type which is considered to have low fertility although useful for certain types of agriculture.

Landcover/landuse

The land between Mill Lane, Chapel Lane and Sandy Lane is used for arable cropping, the remainder is a series of meadows framed by boundary hedgerows and small groups of trees. Apart from some outbuildings there is no settlement in this area. Some amalgamation of arable land has taken place, but largely the field structure remains recognisable to what it would have been a 120 years ago.

Trees and Woodland Cover

There is no woodland in this area and trees are confined to field boundary and roadside hedgerow trees. Historic OS maps of the area show no woodland cover or trees within this area, but overall the feel is quite wooded owing to tree cover in the surrounding areas.

Scale and enclosure

There is a variation in sense of scale and enclosure within the area. Due to roadside hedges Spring Lane and Mill Lane feel quite enclosed. On the valleyside the landscape opens up to a series of fields and meadows, framed with/delineated by hedgerows and trees, which gives the landscape depth and variety.

Settlement, road network and relationship with village edge

The area connects with the village edge in the north and at Deben Court. Within the area itself, the only built form is a small number of outbuildings and field shelters. Spring Lane bounds the eastern side, Chapel Lane the south western part, and Mill Lane traverses the area. All these roads are minor, and together they form a loop with the High Street.

Tranquillity

The traffic noise from the A12 is often audible in the background. Apart from that, there are few other disruptions to this generally tranquil rural area as traffic on the lanes is light.

Visual experience and views in/out and landmarks

The land undulates gently down towards the valley floor, and presents a series of arable fields and meadows, framed by hedges and groups of mature trees, which partly break up shorter range views.

Yet the elevated parts of this valleyside enjoy extensive long views out, generally towards the river valley in the east and distant opposite valleyside. Consequently parts of this character area are visible from a distance, e.g. where the B1078 crosses over the A12.

From the two footpaths down the valleyside east of the allotments, long views are available to the east and north-east over the adjoining valley floor landscape.

Views are also experienced to the south, across the well wooded valley bottom, to the more elevated landscape beyond. The heavily wooded skyline is dwarfed by the high voltage power lines, which are a very dominant feature in the views.

The church spire is a key landmark in views back towards the village, usually set above a well treed skyline. Views northward from Sandy Lane also encompass the silo at Old School Farm which breaks the skyline.

Indicators of value and rights of way

The eastern fringes of WM3 is within the Deben Valley Special Landscape Area (policy SSP38), indicating its sensitivity to change.

There are a number of footpaths along the edges and through this area, which provide easy circular routes for walks from the village, as well as linking in with footpaths that lead further afield. The footpaths are well maintained and provide an important resource for informal recreation.

Historic landscape/Time depth

Although some field amalgamation has taken place and some footpaths have been moved or removed altogether, this is still an area of countryside where little has changed in the past 120 years.

Condition and strength of character

Despite some detracting features around the area, such as traffic noise from the A12, power lines and highly visible new housing on the plateau edge, the area itself has largely retained its character of rural/pastoral valleyside connecting the village edge and the valley bottom. The undulating landform and the pattern of fields, pastures, hedgerows and trees give this area great visual depth, and with the footpaths so close to the village centre the area fulfils an important role for informal recreation.



View looking north- east over valleyside, over Spring Lane, to valley bottom

The new housing served by Morris Road is seen from here beyond Chapel Lane on the left hand side of the image - which looks exposed as the planting is immature and possibly not extensive enough. In contrast, the housing development around Deben Court is well integrated within mature vegetation



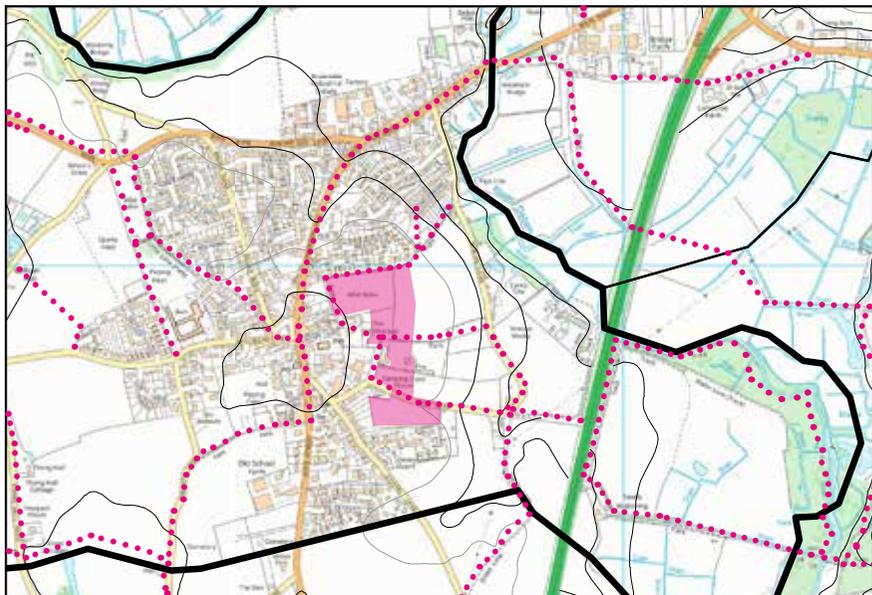
View from Green Lane/ Sandy Lane Looking north into the parish of Wickham Market

WM4 Church Terrace Plateau Edge

Key characteristics

- A small character area on the edge of the plateau and upper part of valleyside, immediately to the east of the historic village core.
- Historic village boundary has endured. Complex and indented settlement edge where settlement and countryside are interwoven.
- Pockets of small-scale, enclosed open space reach deep towards the centre of the village. Heritage assets sit close to the village edge.
- Good network of public footpaths and quiet lanes enables circular walks through this area from the centre of the village.
- Little change in overall character over time.
- Traffic noise from A12 audible

Location of WM4 character area



Location

This area bounds the south-eastern village edge and reaches from the settlement boundaries in the west and north to the valleyside of WM3 in the east, and Deben Court in the south. It is adjacent or very close to the Wickham Market Conservation Area.

Suffolk County Landscape Character Area

This area is part of Suffolk County Council's Plateau Estate Farmlands (Type 11).

Topography

This area is on the edge of the plateau on which Wickham Market's historic core is located where the land starts gently sloping away to the east.

Geology and soils

Slightly acid, sandy soils, which are free draining, a soil type which is considered to have low fertility although useful for certain types of agriculture.

Landcover/landuse

Apart from the allotments in the north-western corner, the area consists of meadows (horses) and arable land. It includes a small meadow at the rear of Deben Court, a former workhouse. The field structure is relatively small scale and remains largely recognisable to what it would have been a 120 years ago, as shown on early OS maps.

Trees and Woodland Cover

There is no woodland in this area and trees are confined to field boundary and road side hedgerows.

Scale and enclosure

There is variation in the sense of scale and enclosure within the area. Due to roadside hedges Mill Lane feels quite enclosed. The plateau-top allotments and meadows, which are both surrounded by residential properties and mature boundaries feel very enclosed. On the approach to the valleyside views become increasingly more open and long views towards the east are experienced.

Settlement, road network and relationship with village edge

The historic village core lies close to this edge of the village here so the character area is closely connected to the village and its Conservation Area and key heritage assets. The edge of the settlement is relatively complex and settlement and countryside are interwoven. Beyond the village edge there is little settlement and no significant 20th century incursion into this character area.

Mill Lane is the only road found here and it traverses the area from west to east down the valleyside.

Tranquillity

The traffic noise from the A12 is audible. Apart from that there are few other disruptions to the rural tranquillity of this area.

Visual experience and views in/out and landmarks

Views into this area are often limited due to the screening effect of the settlement edge and mature boundary hedges. Within the allotments and the Deben Court meadow the views out are confined by settlement edges and mature boundary hedges and trees.

Towards the east, approaching the valleyside character area (WM3) the views begin to gradually lengthen into extensive vistas of the wider landscape. The river valley is however largely hidden from view, except for the tree tops of the tall poplars in WM1.

Indicators of value and rights of way

The village edge location means the character area is partly bounded by Wickham Market's Conservation Area. The entire character area is within the Deben Valley Special Landscape Area (policy SSP38) indicating its sensitivity to change. The footpaths provide easy circular routes for walks from the centre of the village, as well as linking in with footpaths that lead further afield. The footpaths are well maintained and provide an important resource for informal recreation.

Historic landscape/Time depth

The eastern village edge has a 'jagged' form where pockets of open land (such as the allotments) reach deep towards the core of the village.

This area is the Glebe land (approximately 13 acres), given to Wickham Market Church by two local gentlemen in the 18th century. Approximately 4.2 acres have been allocated, and in continuous use as allotments, for well over 100 years. The Glebe was administered by the Vicar until 1976, when ownership passed to the Diocese. The WMPC now administer the allotments.

The Glebe and the allotments are an important part of the medieval character of Wickham Market. Many of the houses in the historic village centre were originally farm houses with fields to the rear. As the village has expanded over the years, much of the land was been built on and the last remaining area of open countryside to link into the core of the village is the Glebe area. It is the last vestige of the medieval farmlands which once surrounded the historic core of Wickham Market; here, new housing has not yet arrived to 'round off' the indentations. Although some field amalgamation has taken place and some footpaths have been moved or removed altogether, this is still an area where village and countryside are interwoven and where little has changed over time.

Condition and strength of character

Despite some detracting features around the area, such as traffic noise from the A12, the area itself has largely retained its historic rural edge character. The allotments have their own distinctive character.

Vernacular architectural character is strong on the adjoining village edge



Cottages overlooking allotments



Meadow north of Mill Lane



Meadow at rear of Deben Court (former workhouse)

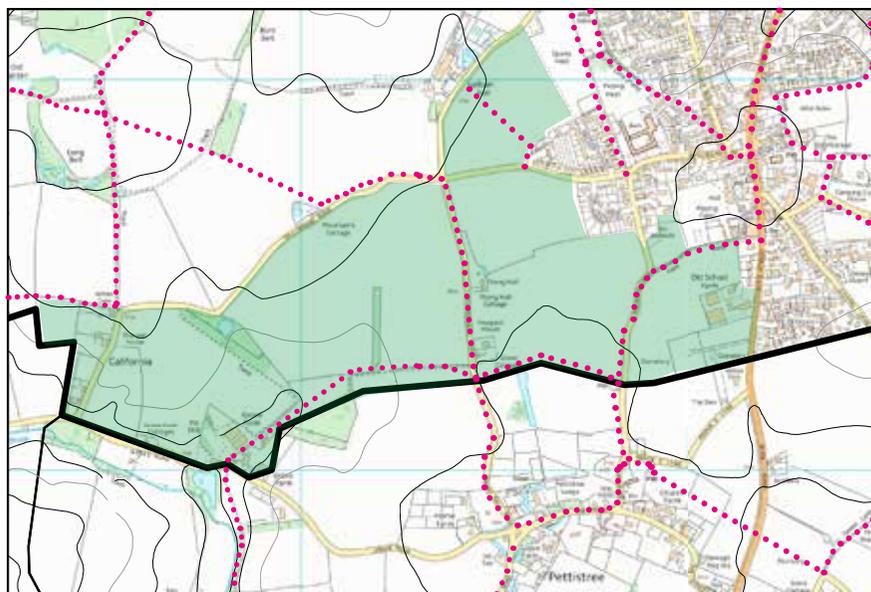


WM 5 - Thong Hall Plateau Edge

Key characteristics

- A wide belt of valleyside west of Wickham Market, south of Dallinghoo Road.
- Flat or very gently sloping land under arable use with a very rural feel.
- Mixed land use on the village edge gives way to arable farmland with little settlement. Large field sizes.
- Although larger blocks of woodland are absent, hedges and trees along field boundaries and occasional wooded strips join up to give a well-wooded feel.
- Relatively tranquil character with few traffic movements on quiet single track roads.
- The church spire is a key focal point in views towards the village.
- Quiet lanes make this a tranquil part of the parish, although the A12 is sometimes audible.

Location of WM5 character area



Location

A wide band of valleyside from the south-west edge of Wickham Market westwards to the parish boundary, at hamlet 'California'. It is generally unsettled, but there are scattered farms and cottages.

Suffolk County Landscape Character Area

South of Dallinghoo Road this area is predominantly part of Suffolk County Council's 'Ancient Rolling Farmlands' (Type 4). The part of the area north of Dallinghoo Road falls within 'Plateau Estate Farmlands' (Type 11).

Topography

Flat or very gently sloping valleyside, sloping more steeply in the south, towards the Byng Brook.

Geology and soils

Slightly acid loamy & clayey soils with impeded drainage.

Landcover/landuse

Almost entirely arable farmland with well-vegetated field boundaries. Field sizes are relatively large. There are scattered ponds, often associated with farmsteads. Occasional farmsteads and cottages.

Trees and Woodland Cover

No large blocks of woodland are found here, but occasional wooded strips. Hedges along field boundaries are generally continuous and in good condition. Species include hawthorn, elder, field maple, blackthorn, prunus species; in hedges, and ash and oak trees. The trees join up along the skyline to make the landscape feel lightly wooded, also contributed to by larger blocks in the adjoining plateau character area to the north.

Scale and enclosure

This is a fairly open belt of farmland on an interfluvium where areas of field amalgamation have caused historic field boundary loss. This allows long range views across the fairly flat farmland. Woodland is sparse but along some stretches of the lanes enclosure is provided by hedges and hedgerow trees, providing more intimacy, but elsewhere hedges are lacking. The underlying geometry is still organic in nature but overlaid by linear and geometric incursions on the village edge, and in the form of features like plantations.

The village edge has remnant smaller pockets of land, such as the small enclosed meadow next to The Walnuts which has a much more intimate feel and is bounded by a mature hedgerow and mature oaks.

Settlement, road network and relationship with village edge

The area bounds the village edge to the south-west. The boundaries of the village here are clearly defined and well vegetated and comprise mixed land use - farmyards, the cemetery, recreation grounds as well as 20th housing estates on the west side of Walnuts Lane. The edge is less successful and more stark further north at 'The Crescent'.

There is a grid of narrow, single track lanes - Walnuts Lane, Dallinghoo Road and Thong Hall Road which tend to run north-south/east-west. These are often hedged.

Tranquillity

There are few traffic movements on the small lanes which makes it a relatively tranquil part of the parish, but the close proximity of the A12 in the east provides intermittent background traffic noise, depending on wind direction.

Visual experience and views in/out and landmarks

The scattered dwellings and farmsteads, usually in a vegetated setting, despite their sparsity, are more noticeable owing to their verticality in this otherwise flat and relatively featureless landscape. Long views are possible and these are generally experienced from the network of lanes or footpaths rather than the village edge, although the lanes are sometimes hedged to either side which prevents views.

The spire of All Saints church is seen to the east and the tower of Pettistree church seen on skyline to the south. The large silo at Old School Farm is another local landmark.

Indicators of value and rights of way

This part of the parish is not with the Deben valley Special Landscape Area and is not within any other designated landscape. There is a footpath route through farmland along the southern edge of the parish, leading west from Walnuts Lane.

Historic landscape/Time depth

The undeveloped nature network of lanes and scattered cottages is an enduring historic characteristic but field boundary amalgamation has led to some loss of historic character. The small meadow at The Walnuts has the appearance of a historic meadow but examining historic OS maps it becomes evident that this piece of land is a remnant of a wider area of arable land that used to form the western edge of Wickham Market.

Condition and strength of character

This area still retains its overall character of unsettled farmland with a wooded skyline but the areas of hedgerow removal indicate some loss of condition.

Footpath track west of Thong Hall Road



Thong Hall Road



View to village edge from Walnuts Lane



View southwards along Walnuts Lane

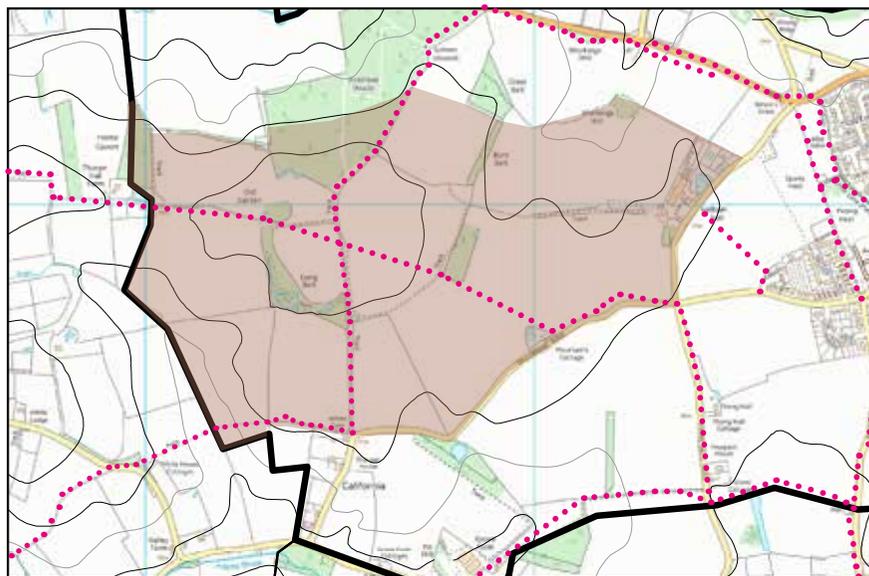


WM6: Potsford Plateau

Key characteristics

- Flat and gently rolling plateau farmland west of Wickham Market on interfluvium between the Deben valley and Byng Brook valley.
- Blocks and strips of woodland punctuate the landscape.
- Regular hedgerow oak trees along field boundaries contributes to a wooded skyline.
- This character area is generally unsettled (apart from Gelham Hall), and there are no roads within the area itself, only farm tracks.
- Long views out to the valleys to the north and south are possible in places, where views are not contained by hedgerows and trees.
- Strongly rural character composed of attractive composition of fields and woodland with a tranquil and peaceful feel.

Location of WM6 character area



Location

The largest character area in the parish and the least settled. It comprises the flattened top of a dissected plateau, due west of Wickham Market.

Suffolk County Landscape Character Area

This area is part of Suffolk County Council's 'Ancient Estate Claylands' (Type 1).

Topography

Land generally feels flat, but the more rolling edges of the river valleys are seen in the distance, which gives a sense of more varied landform.

Geology and soils

Slowly permeable seasonally wet slightly acid but base-rich loamy & clayey soils. Pockets of sand indicated by disused pit workings.

Landcover/landuse

Almost entirely arable farmland with regular strips and blocks of woodland.

Trees and Woodland Cover

A large block of woodland sits on the edge of the plateau in the north of the area - 12.5ha Potsford Wood. Also regular smaller blocks of woodland distributed regularly though the farmland. The often tall hedgerows are in good condition and contain a number of mature hedgerow trees such as oak. The skyline therefore feels wooded. Unlike in area WM 5 to the south, elm is seen in the hedgerows.

Scale and enclosure

This is a moderate scale landscape - fields sizes are often large but they are broken up by the woodland blocks which help to increase the degree of intimacy. The underlying field patterns and network of lanes is organic in its form, but more recently edges of woodlands and field boundaries have been straightened up in places, as agricultural practices have changed.

Settlement, road network and relationship with village edge

The area has little connection with the edge of Wickham Market village. Other than Gelham Hall, there is no settlement in the area, but scattered dwellings and farmsteads can be seen in the surrounding character areas in the distance. The character area does not interface with the village edge and feels more remote. Views of the village are the 20th century estates of Simon's Cross through a partially, vegetated boundary.

Tranquillity

It is very tranquil part of the parish, with only roads on the peripheries of the character area bringing any movement.

Visual experience and views in/out and landmarks

Views are difficult to experience into this area as there are infrequent points of access. The amount of woodland and regular hedgerow trees create intimacy in the area but long views over the Deben valley to the east are also experienced.

Indicators of value and rights of way

The northern fringe of this character area is within the Deben Valley 'Special Landscape Area' (policy SSP38), indicating its sensitivity to change. There is one right of way along the east side of Potsford Wood, which leads south-west to 'California' and one leading from Dallinghoo Road north-west well beyond the parish boundary. Otherwise public access in this area is limited. Gelham Hall is a Grade II Listed building.

Landmarks

The spire of All Saints church is sometimes seen to the east.

Historic landscape/Time depth

The historic maps show that much 20th century field amalgamation has taken place causing substantial loss of the earlier field patterns. But otherwise there is evidence of enduring historic character. The underlying organic shapes can be seen on aerials and maps but are overlaid with geometric woodland edges. The large block of Potsford Wood, and smaller woodland belts to the east of it endure. They are not recorded as 'ancient' in origin but are shown covering the same area on the early OS maps of 1880s. The numerous hedgerow trees are another historic feature. The remains of a gibbet in Potsford Wood (last used 1699) have local ghost stories associated. There are also disused sand pit workings. Gelham Hall was a medieval manor, the current house dates from the 17th century.

Condition and strength of character

This area still retains its overall character of unsettled farmland with a strongly wooded character. Despite the loss of many hedgerows over time, the overall condition appears generally good, as many of the remaining features such as hedges are in good condition.



Historic organic forms underlies the landscape but field boundary loss is evident

View northwards across farmland from California

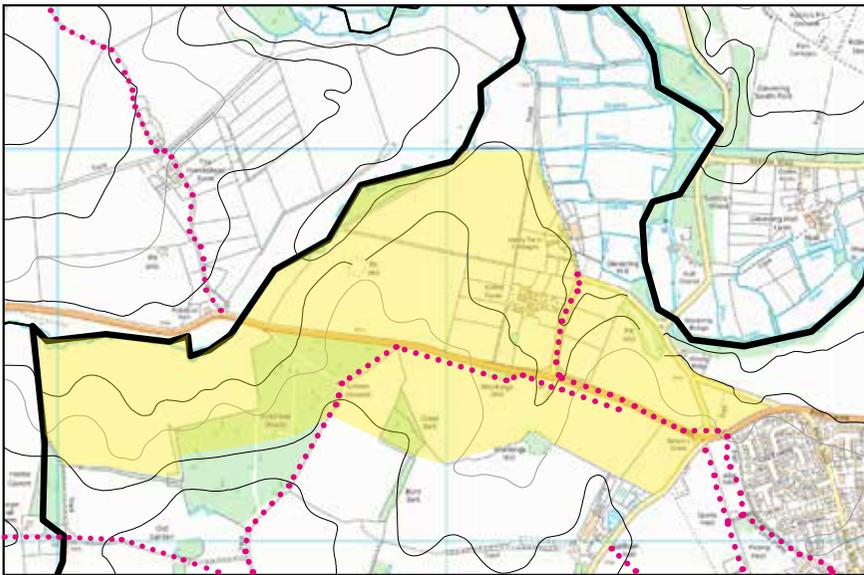


WM7: Potsford Valleyside

Key characteristics

- Gently rolling valleyside to the west of Wickham Market.
- More varied and complex topography than other parts of the parish.
- Varied visual experience, from openness at the edge of the plateau to more intimate enclosed landscape at the valley bottom.
- Arable landuse on the upper slopes gives way to meadows in the valley bottom.
- The equestrian centre occupies the bottom of the valleyside and exerts a strong influence on the character along Valley Road.
- Wooded margins and woodland present in views.
- Three listed buildings around Valley Farm.
- Little in the way of public access.

Location of WM7 character area



Location

Land on the gently rolling valleyside to the west of Wickham Market, bisected by the B1078. It stretches from the western edge of the village at Simon's Cross as far as the parish boundary in the west.

Suffolk County Landscape Character Area

This area is covered by Suffolk County Council's 'Ancient Estate Claylands' (Type 1) and 'Rolling Valley Claylands' (Type 17) landscape character types.

Topography

A wedge of valleyside between the plateau to the south, and the flat valley bottom to the north-east. The valleyside is more complex on this side of the plateau, shallow incision by the Potsford Brook adds variation to the Deben river valley system.

Geology and soils

Slightly acid loamy & clayey soils with impeded drainage.

Landcover/landuse

The higher part of the valleyside is arable land, changing to pasture on its lower, wetter edges. It is dominated by horse paddocks around Valley Farm in the valley bottom.

Trees and Woodland Cover

The character area includes the northern part of Potsford Wood but further north, on the lower slopes, there is generally no woodland. The riparian margins of the area are well vegetated; the B1078 is partially hedged and treed with oaks, particularly around the 'Triangle' meadow at the eastern tip of this character area, with its mature hedges and oak trees, which add to the sense of wooded margins. The tall plantation woodland in the valley bottom is frequently present in views of the character area.

Scale and enclosure

The scale is mixed and varies from large field sizes on the upper slopes of the valleyside to much smaller meadows in the valley bottom where the feel is more intimate and enclosed in the lower reaches, around Valley Farm. Enclosure is experienced on Valley Road which is partly sunken and views are further contained by roadside vegetation.

Settlement, road network and relationship with village edge

The area has little visual connection with the edge of Wickham Market village. There are two farmsteads on the edges of the valley bottom - Valley Farm and Valley Cottages but otherwise the character area is rural and unsettled. The (converted) barns to the rear of Valley Farm have an attractive and distinctive vernacular combination of white barge-boards and black weather board with pan tiled roofs. The lanes are narrow and intimate with continuous hedges and are sunken on the upper parts of the valleyside.

Tranquillity

This is a relatively tranquil part of the parish, although subject to traffic noise from the B1078 along its southern edge and activity associated with Valley Farm equestrian centre.

Visual experience and views in/out and landmarks

From its upper parts long range view are possible to the valley bottom in the direction of Easton. It is more intimate in its lower parts where vegetated lanes and vegetated meadow edges contain views.

Indicators of value and rights of way

The majority of this character area is within the Deben valley 'Special Landscape Area' (policy SSP38), indicating its sensitivity to change and its importance as a landscape setting for the River Deben. There are three listed buildings in the area - Valley Cottage, Valley Farmhouse and the barns to its rear. Public access in this area is limited, but greatly enhanced by the 'Triangle' meadow which provides paths for informal use and the permissive footpath along the B1078, between the roadside hedge and the field edge, towards Valley Farmhouse.

Historic landscape/Time depth

The sunken single track lanes and the historic farmsteads are indicators of time-depth but otherwise the landscape offers few notable historical features. Where present, the rectilinear horse paddocks overwrite previous historic field patterns and have become a shaping element within valley side character.

Condition and strength of character

The vegetated features that remain are in reasonable condition, such as the hedges along the lanes. The horse paddocks are a slightly detracting aspect of the character, but overall the valleyside, with its vegetated river corridor margins, offers an attractive visual experience.

Valley Farmhouse has an attractive vernacular character



View southward from B1078



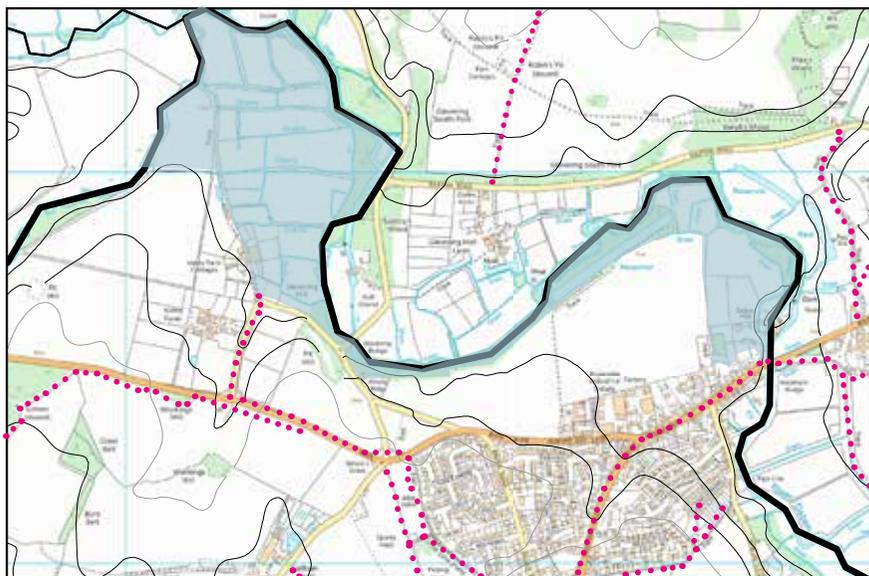
View northwards from the B1078, north of Potsford Wood. Valley Farm is seen towards the bottom of the valley

WM8: Valley Farm Meadows

Key characteristics

- Winding strip of valley bottom landscape along the south side of the river Deben.
- Comprises wetland meadow system with a strong sense of character.
- Wet soils suitable for grazing where sufficiently drained.
- Enduring historic meadow character owing to unsuited to modern agriculture.
- Vegetated, scrubby meadow boundaries and plantation of willow and poplar provide regular tree cover.
- Area is within Deben Valley Special Landscape Area policy area.
- Deben Mill is a landmark, close to Wickham Bridge, that acts as a gateway to the village's north-eastern approach .

Location of WM8 character area



Location

This comprises the wet meadows and vegetated margins of the floor of the river Deben which winds through the northern and north-eastern part of the parish. In the west it occupies the meadow land to the rear of the equestrian centre. It continues eastwards in a thin belt along the parish boundary, almost as far as Wickham Bridge.

Suffolk County Landscape Character Area

This area is part of Suffolk County Council's 'Valley Meadowlands' (Type 26).

Topography

Notably flat valley bottom topography contained by the gently rising valley to either side.

Geology and soils

Seasonally wet clays and loams with naturally high groundwater, overlying alluvial deposits.

Landcover/landuse

The soils are too wet for arable cultivation so drained grazing meadows prevail, here often horse paddocks. The meadows are divided by wet ditches that are lined by trees and scrub such as willow or alder.

Historic landscape/Time depth

The inappropriate nature of these soils for anything other than grazing or hay/silage mean the landscape has likely little changed over the centuries. Small sized meadows, with drainage ditches, are still present with associated vegetation such as willows along their boundaries.

Trees and Woodland Cover

The edges of the river are well vegetated with typical riparian species such as willow and alder. There are also geometric poplar and cricket bat willow plantations along the river. The early OS maps show the river was not as well vegetated 120 years ago.

Scale and enclosure

This is a relatively small scale and intimate landscape. It feels secluded and remote from the rest of the parish.

Settlement, road network and relationship with village edge

There is little settlement on the south side of the river, other than Ridge Cottage just south of Glevering Bridge and Deben Mill in the east. Valley Farm lies just on the boundary within the adjacent character area WM7.

Tranquillity

This is a particularly tranquil part of the parish given its remoteness, and lack of settlement and rights of way.

Visual experience and views in/out and landmarks

There is little public access so views in, from the village edge, or from highways or footpaths, are not easily achieved. Visually intimate given the containing effect of trees in the valley bottom. Views out are also not easily achieved owing to the containing effect of rising land and vegetation.

Indicators of value and rights of way

The entirety of this character area is within the Deben valley 'Special Landscape Area' (policy SSP38), indicating its sensitivity to change and its importance as a landscape setting for the River Deben. The river corridor does not appear to be subject to any ecological designation but it is likely to be highly sensitive and provide habitat for protected species.

Condition and strength of character

The area has a strong river corridor character of picturesque meadows and rows of willows and poplars along the winding river corridor. As the area is located within the valley flood zone built features are generally limited to those needed to support agricultural purposes and the area retains a strong rural river corridor character.

View of Glevering Bridge



View toward meadows beyond Valley Farm equestrian centre

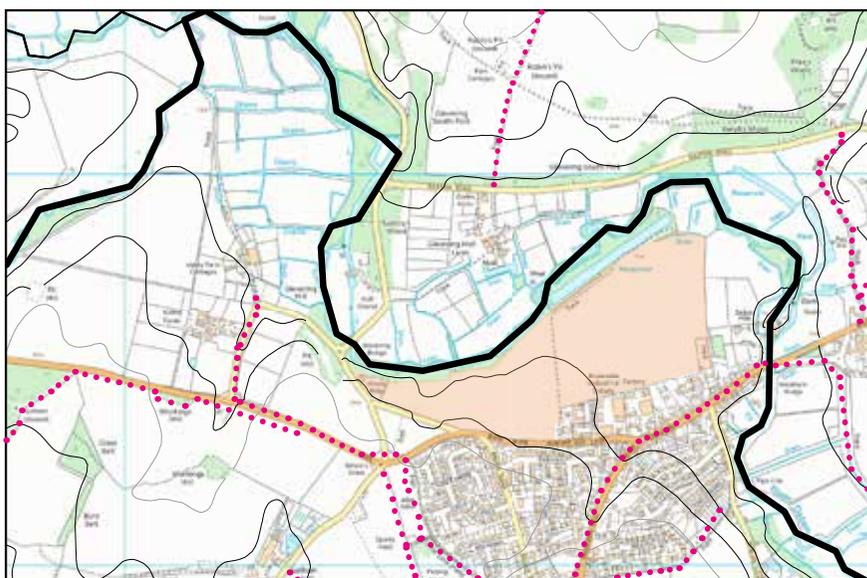


WM9: Riverside

Key characteristics

- A small belt of valleyside, a buffer between the edge of the village and the wooded river corridor.
- Flat and gently falling topography across a single large arable field.
- Utilitarian, farmed landscape under intensive use with few notable features.
- No vegetation of note except on the boundaries.
- Heavily vegetated valley bottom contributes positively to the character. It also contains views to the north and provides enclosure.
- The industrial estate and village edge influence the southern edge .

Location of WM9 character area



Location

A relatively small area taking up the land between the edge of the settlement and the river Deben, on the north side of the village. It comprises a large field, partly to the rear of the industrial estate.

Suffolk County Landscape Character Area

The area comprises 'Plateau Estate Farmlands' (Type 11) on its upper reaches, the lower parts fall within 'Valley Meadowlands' (Type 26).

Topography

A very gently sloping part of the lower valleyside sitting just above the floodzone.

Geology and soils

Freely draining slightly acid sandy soil.

Landcover/landuse

Arable farmland - under irrigated sugar beet at the time of writing.

Historic landscape/Time depth

The area is a simple open arable landscape. The historic OS maps shows that a number of smaller fields have been amalgamated during the 20th century to make the single large field seen today.

Trees and Woodland Cover

There are no trees or hedges within the area itself. It has well vegetated margins to the north and east, from river corridor trees, which make it feel enclosed.

Scale and enclosure

A moderate scale landscape with strong feeling of enclosure along the north edge from the belt of trees lining the river. Hedge and tree planting carried out in 2000 also provides enclosure along the B1078 and the houses of the village edge (Simon's Cross estate), which are elevated above the well treed highway embankment.

Settlement, road network and relationship with village edge

The area is contiguous with the village edge, the industrial estate of 'Riverside'. It provides a buffer between the built up area and the river corridor.

Tranquillity

This is a less tranquil character area given the proximity of the adjacent village, the industrial estate, and the constant hum from the A12 is also discernible.

Visual experience and views in/out and landmarks

This is a visually contained character area. Longer views to the north and east are largely filtered by the valley woodland and roadside hedges, when they are in full leaf. To the south the views are onto the

existing the settlement edge.

Indicators of value and rights of way

The entirety of this character area is within the Deben valley 'Special Landscape Area' (policy SSP38), indicating its sensitivity to change and its importance as a landscape setting for the River Deben. There is no right of way through this landscape and no public access to the river on the north side of the village.

Condition and strength of character

This is an intensively used agricultural landscape. It provides a very open setting and a buffer for the heavily vegetated adjoining river bottom landscape, which is present in all views, provides interest and makes a positive contribution.

View south to village edge



View east from Lane to Glevering Bridge, over roadside hedge



View north toward heavily vegetated river corridor beyond



Wickham Market Landscape Assessment

APPENDICES

to the Landscape Character Assessment

List of appendices:

The following information is presented to support the characterisation process and assessments:

A1 - Annotated aerial view

A2 - Topography

A3 - Soils

A4 - Suffolk County Council Character Areas

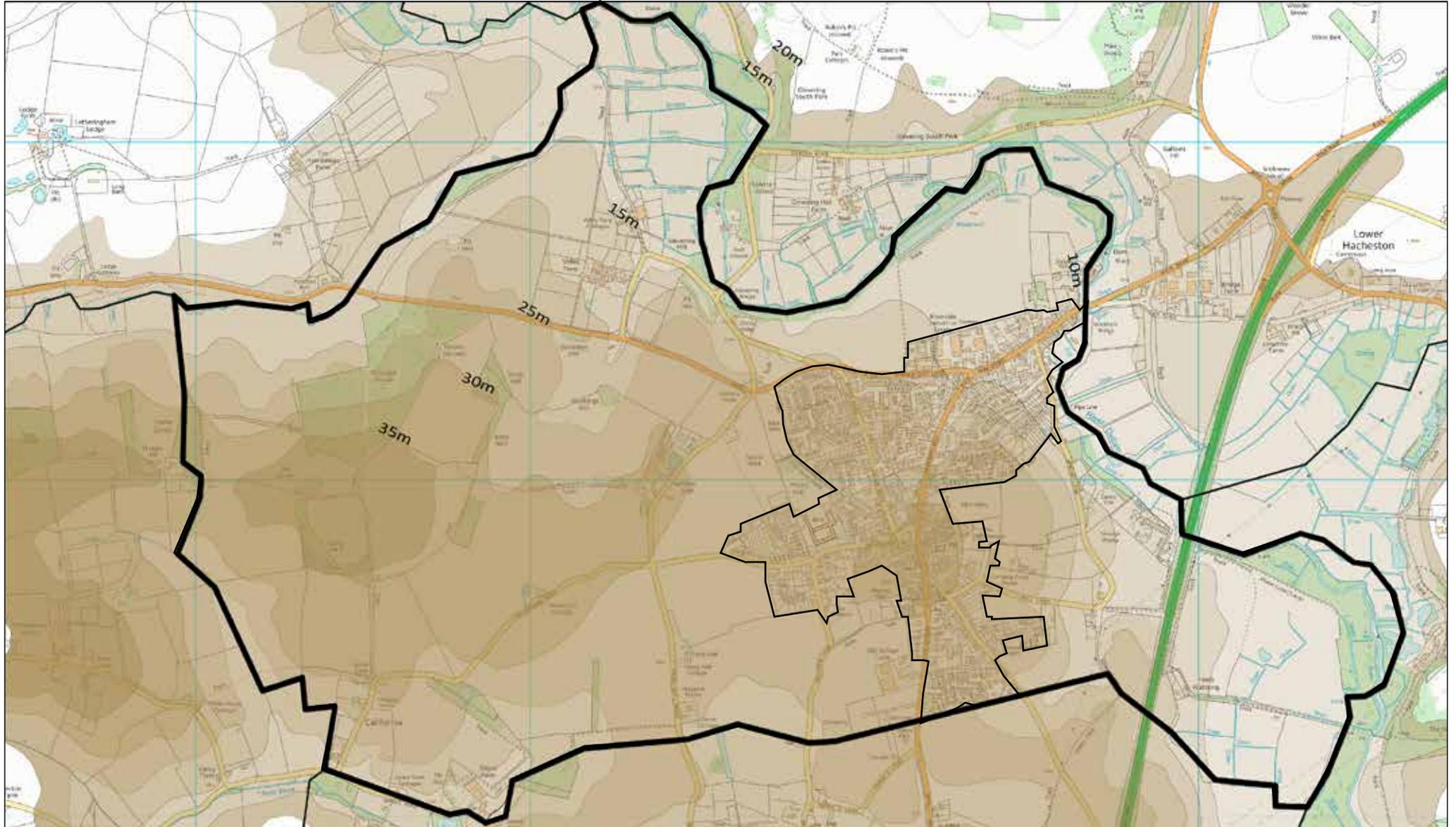
A5 - Special Landscape Area Policy

A6 - Local Plan Policy

A1 - ANNOTATED AERIAL VIEW

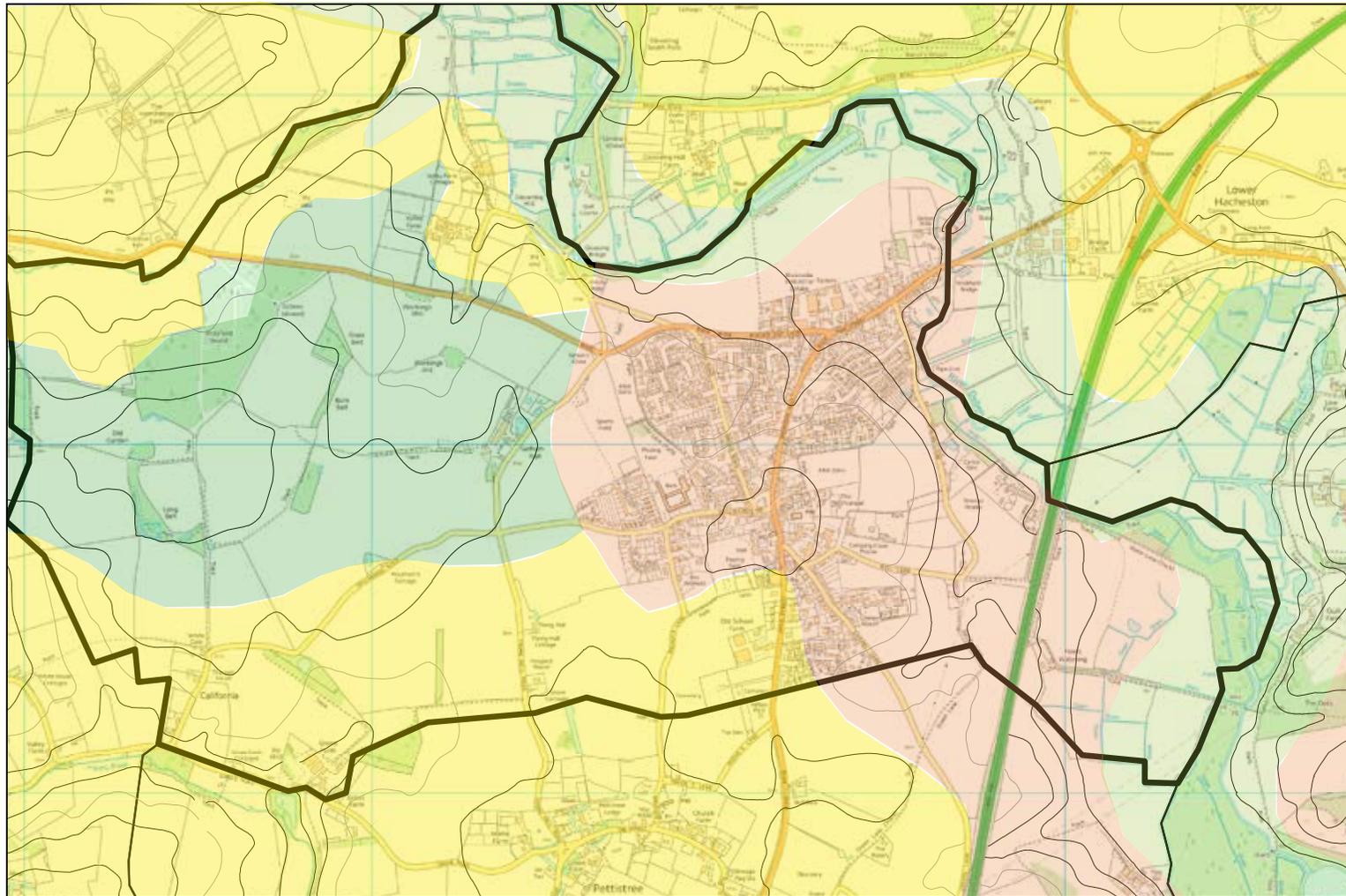


A2 - TOPOGRAPHY



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A3 -SOILS

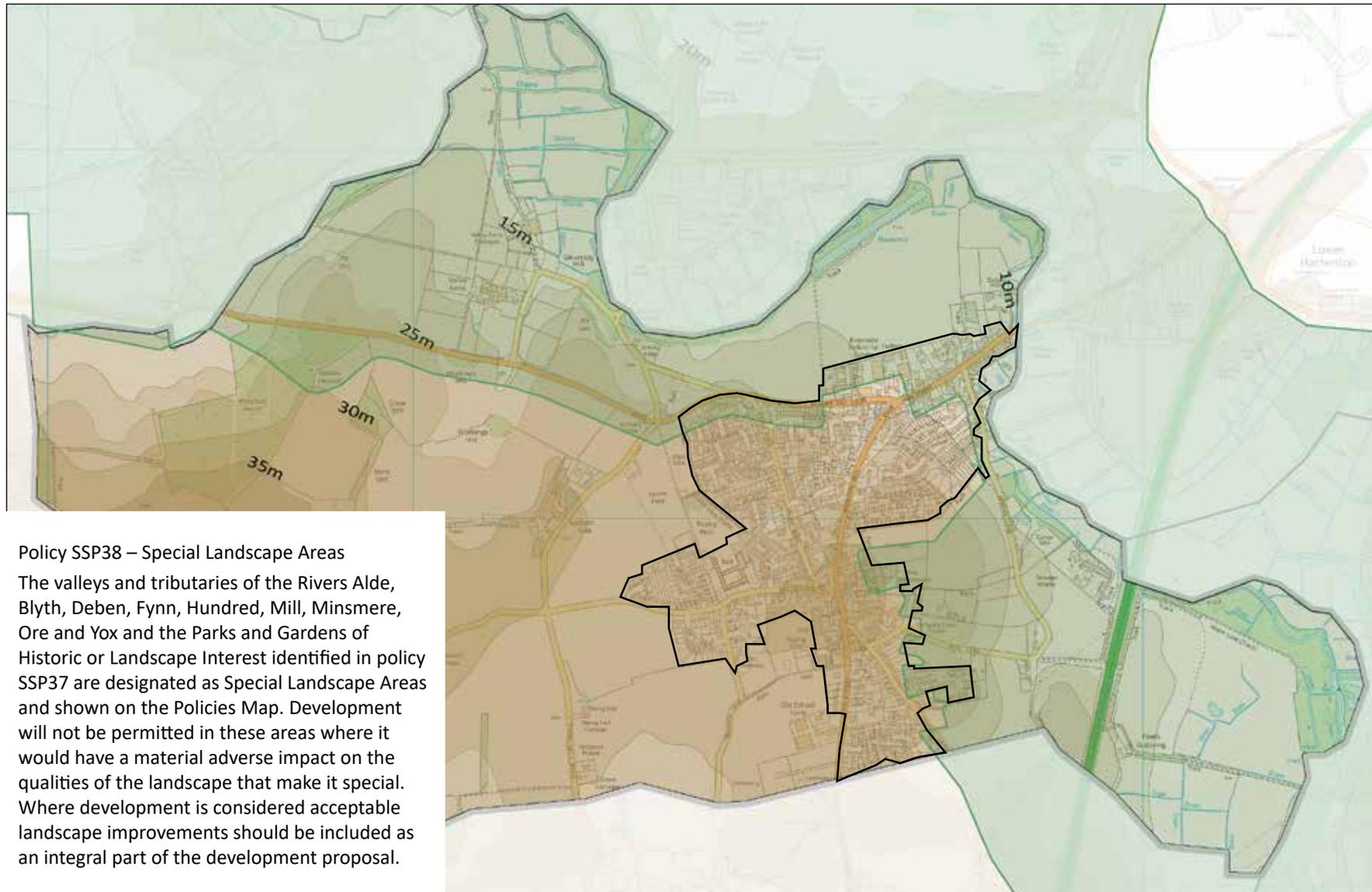


Key

-  Parish boundary
-  Soilscape 18
Slowly permeable seasonally wet slightly acid but base-rich loamy & clayey soils
-  Soilscape 10
Freely draining slightly acid sandy soil
-  Soilscape 8
Slightly acid loamy & clayey soils with impeded drainage
-  Soilscape 20
Loamy & clayey floodplain soils with naturally high groundwater

Information from Soilscales www.landis.org.uk/soilscales/

A5 - SPECIAL LANDSCAPE AREA POLICY



Key

-  Parish boundary
-  Special Landscape Area

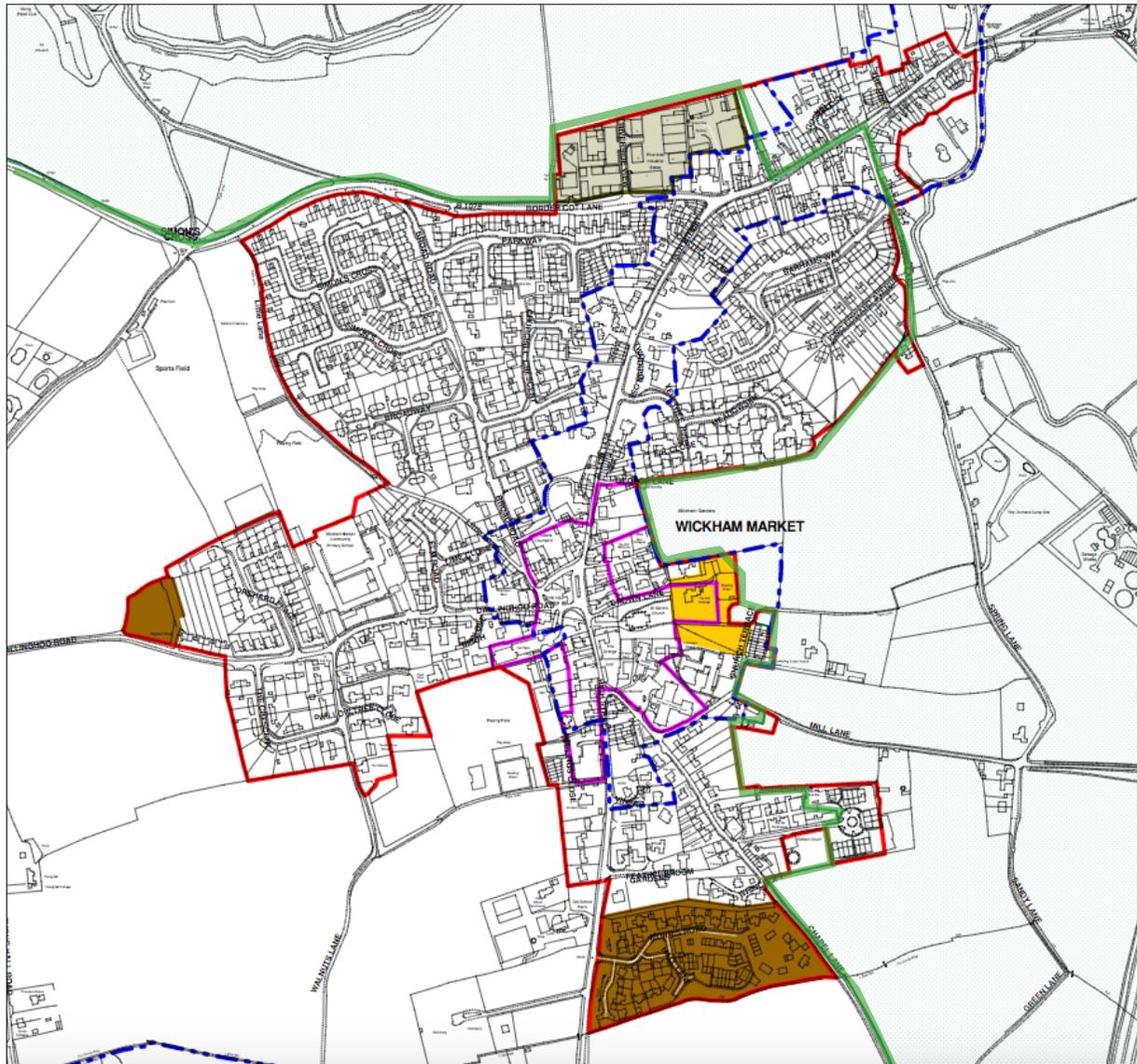
(Policy SSP38 Site Allocations and Area Specific Policies Development Plan Document. Adopted - January 2017)

Policy SSP38 – Special Landscape Areas

The valleys and tributaries of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore and Yox and the Parks and Gardens of Historic or Landscape Interest identified in policy SSP37 are designated as Special Landscape Areas and shown on the Policies Map. Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal.

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A6 - LOCAL PLAN POLICIES



Key

-  SSP2: Physical limits boundary
-  SSP38: Special Landscape Areas
-  Conservation Area
-  SSP30: District Centres
-  SSP27: Riverside Industrial Estate
-  SSP39: Areas to be protected from development
-  Housing permissions March 2015

Map No. 76 Wickham Market
Suffolk Coastal District Council

Site Allocations and Area Specific Policies Development Plan Document. Adopted - January 2017

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