

Forest Heath District Council

Evidence paper for
Single Issue Review (SIR) of Core Strategy Policy CS7
and
Site Allocations Local Plan

Landscape and Heritage Study

January 2017



Forest Heath
District Council

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Landscape and Heritage Topic Paper

1. Introduction

- 1.1 This study has been prepared to support the Forest Heath District Councils Single Issue Review (SIR) of Core Strategy Policy CS7 and separate Site Allocations Local Plan (SALP). The purpose of the study is to consider the potential impacts of the planned growth options on landscape character and the historic environment. The study is required to ensure that the local plan takes full account of these constraints to inform the location and number of new homes and other development.
- 1.2 The study identifies the main landscape and heritage constraints in each of the market towns, key service centres and primary villages. This includes sites designated for their heritage, archaeological, landscape or ecological importance; consideration of the characteristic features of the landscape character types surrounding each settlement and any relevant guidance; and identifies any additional features considered to be of local cultural importance. These features were mapped at a settlement level to inform where growth might be constrained.

2. Background and need for this study

- 2.1 The purpose of this study is to consider the potential impacts of the planned growth options on landscape character and the historic environment and to ensure that the local plan takes full account of these constraints to inform the number of new houses and their proposed distribution.
- 2.2 The National Planning Policy Framework¹ requires Local Plans to be prepared with the objective of contributing to the achievement of sustainable development. Sustainable development is defined as having three dimensions: economic, social and environmental. Landscape and the historic environment are a key element of the environmental dimension and as such significant adverse impacts on these should be avoided and, wherever possible alternative less harmful options pursued. Where adverse impacts are unavoidable, mitigation or compensatory measures may be appropriate. (paragraph 7, 151 and 152)
- 2.3 Paragraph 156 states that *Local planning authorities should set out the strategic priorities for the area in the Local Plan and this should include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.*
- 2.4 Paragraph 157 also requires that the Local Plans *should 'identify land where development would be inappropriate, for instance because of its environmental or historic significance; and contain a clear strategy for enhancing the natural, built and historic environment...'*
- 2.5 Paragraphs 158 and 169 require Local Plans to be based on adequate, up to date evidence about the historic environment and use it to assess the significance of heritage assets and the contribution they make to the environment. The likelihood that currently unidentified heritage assets, including sites of historic and archaeological interest will be discovered should also be taken into account.
- 2.6 Paragraph 170 requires that where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity should be undertaken.
- 2.7 Paragraph 126 states that:
- "Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats."*
- 2.8 Paragraph 129 requires an assessment of the significance of a heritage asset affected by development, and this should be taken into account in

¹ National Planning Policy Framework. Department for Communities and Local Government, March 2012

order to minimise conflict between the assets conservation and any aspect of the proposal. Paragraph 132 goes on to state '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.*'

2.9 Policy CS3 of the Forest Heath Core Strategy states that:

"The quality, character, diversity and local distinctiveness of the district's landscape and historic environment shall be protected, conserved and, where possible, enhanced".

2.10 Current good practice advice notes such as Historic England's 'Historic Environment in Local Plans' and 'The Historic Environment and Site Allocations in Local Plans' (2015) were also taken into consideration.

3. Methodology and Assessment of Site Allocations Local Plan Sites

- 3.1 The study identifies the main landscape and heritage constraints in each of the market towns, key service centres and primary villages. This includes sites designated for their heritage, archaeological, landscape or ecological importance which all contribute to the value of the landscape. These features were mapped at a settlement level to inform where growth might be constrained.
- 3.2 The evidence base for the historic environment included the Suffolk Historic Environment Record, The National Heritage List for England, The Suffolk Planning Authorities Register of Buildings at Risk, the councils GIS database and Conservation Area Appraisals where applicable.
- 3.3 The characteristic features of the landscape character types surrounding each settlement have been considered. These are set out in full and mapped in the Suffolk Landscape Character Assessment². The landscape descriptions have been important in identifying landscape features considered to be of local importance. Relevant guidance has been considered particularly where it relates to urban expansion. These are summarised in section 5.
- 3.4 Each of the SHLAA sites which appeared in the Further Issues and Options (regulation 18) SALP consultation document (2015) and any New site subsequently submitted was assessed in light of the identified constraints. Opportunities were identified and recommendations were made on a site by site basis. Any additional sites submitted during the local plan process have also been included and assessed within the document. Existing employment sites are not generally included as no new development is proposed in these areas and any redevelopment would require planning permission and impacts on landscape and heritage would be considered at that time.
- 3.5 The findings of this report informed the various iterations of the policy wording of the SALP to secure historic environment and green infrastructure requirements.
- 3.6 Sections 8-16 of the document includes a review of each settlement where growth is proposed. For each settlement the character of the settlement and surrounding areas are briefly described based on the Suffolk landscape character assessment (LCA). International, national and local designated sites and heritage assets are also mapped.
- 3.7 All allocated and omission sites are assessed in terms of heritage and landscape value. The absence of formal landscape designations within the district does not necessarily imply that a landscape is of low value. Landscape value is defined in the Guidelines for Landscape and Visual Impact Assessment ³(GLAVA) as: *the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be*

² <http://www.suffolklandscape.org.uk/>

³ Guidelines for landscape and Visual Impact Assessment Third edition, Landscape Institute and Institute of Environmental management and Assessment.

valued by different stakeholders for a variety of reasons. It goes on to state that value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

3.8 The approach to assessment of sites draws on the following factors:

- Presence/absence of statutory landscape designations
- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

3.9 The landscape value is expressed using a three point scale of high, medium or low. For example, sites within landscapes whose character is judged to be intact and in good condition, where scenic quality, tranquillity, and natural or cultural heritage features make a particular contribution, or where there are important associations, are likely to be highly valued.

3.10 The approach taken responds to local circumstances. Of particular relevance is the local landscape character, the presence of the Brecks which is protected at a local level as a valued landscape, the rich historic and archaeological context and the pattern of locally valued features (which tend to be scattered throughout the landscape of Forest Heath). The approach makes use of the existing Suffolk LCA evidence base, which identifies key characteristics summarised in section 5.

3.11 The advantage of this valued features and characteristics approach is it recognises valued features at the site scale and in any landscape, not just designated landscapes, and will result in protection of features.

3.12 The value of the site is independent of any development proposals, although opportunities and constraints in relation to development may also be included in the site assessments. Where appropriate, these have been reflected in emerging policy. Site values are shown in Appendix 3

	Typical criteria	Typical scale of importance	Examples
High	High importance and rarity. No or limited potential for substitution	International, National, Regional	SSSI's where the landscape feature is also an interest feature of the SSSI Valued landscapes SAM and Listed Buildings

Medium	Moderate importance and rarity Limited potential for substitution or positive enhancement	Regional, Local	Conservation Areas Locally designated or undesignated but value expressed through local publications or demonstrable use
Low	Low importance and rarity Considerable potential for substitution or positive enhancement	Local	Some redeeming features some detracting features and possibly identified for improvement

4. Preferred Options (3rd Regulation 18) Consultation

- 4.1 Consultation on the Forest Heath Site Allocation Local Plan and Single Issue Review Preferred Options document took place between 4 April and 1 July 2016. The consultation invited representations on the content of the documents including the preferred option site allocations. Whilst the Draft Landscape and Heritage topic paper formed part of the evidence base to support the preferred options. A synopsis of the main issues in relation to landscape and heritage which were identified during the consultation are set out below on a settlement basis. The council's responses to submitted representations are set out in the relevant public participation reports.

Mildenhall

The Old Railway Station(M/30)

- 4.2 Barton Mills Parish Council agrees that the development of The Old Railway Station site (M/30) would impact on Barton Mills through potential coalescence and on the landscape south of Mildenhall (24122). The opposing view expressed (24367) is that the site would not result in coalescence with Barton Mills as new development would be located away from the eastern part of the site which fronts Station Road. Assessment of this site which includes consideration of coalescence is at section 9.31.

Land west of Mildenhall (SALP Site SA4(a)/M1(a)

- 4.3 There is concern about the proximity of development at Land west of Mildenhall to the River Lark. This allocation will represent significant growth on greenfield land and connection of the River Lark with the wider landscape should be maintained through the retention of features such as hedges, scrub and woodland (24246). The southern edge of the new settlement boundary should preferably have a wider buffer zone outside the settlement boundary ensuring a green corridor is maintained and retaining the rural character of the footpath/cycleway (24138). Assessment of this site which includes consideration of the River lark corridor is at section 9.22 – 9.25.
- 4.4 A resident of Mildenhall has commented that the extent of new build on the allocated sites would change the character of Mildenhall as an historic market town. Mildenhall residents currently benefit from being only a 5 minute walk from the River Lark and adjacent countryside. The proposed sites would destroy this ease of access(24109). Assessment of this site which includes consideration of access within the River lark corridor is at section 9.23

Newmarket

Land at Black Bear Lane and Rowley Drive Junction (SA6(b)/N1(b)

- 4.5 Historic England has reiterated its concern that within Newmarket, inappropriate development has the potential for considerable harm to the

significance of the conservation area and listed buildings. At Land at Black Bear Lane and Rowley Drive Junction, any development should seek to deliver the repair and long-term sustainable use of the listed buildings. Including all of the paddocks within the site allocation is problematic, as it suggests that there is scope for considerable development. If taken forward for allocation, appropriate development criteria would need to be set (24167 and 22818). Assessment of this site which includes consideration of criteria to be included in the policy is at section 10.14

Lakenheath

- 4.6 A number of sites have the potential to impact on the Cut-off Channel including site SA8(d)/L2(d) Land north of Burrow Drive and Briscoe Way, site SA8(b)/ L2(b) Land north of Station Road, site SA7(b)/ L1(b) Land west of Eriswell Road, site SA7(a)/ L1(a) Matthews Nursery. Assessment of this site which includes consideration of the Cut-off channel is at section 11.16, 11.24, 11.27, 11.29.

Land north of Station Road (SA8(b)/ L2(b)) and Rabbit Hill Covert (SA8(a)/ L2(a))

- 4.7 Lakenheath Parish Council is concerned that these two sites are greenfield sites both outside the village settlement and development is likely to erode a natural landscape boundary feature (12422). Assessment of this site which includes consideration of existing tree screens is at section 11.29

Kentford

Meddler Stud (SA13b/K02)

- 4.8 The land between the two parts of Kentford is considered to form a strategic landscape gap marking the valley of the River Kennett. It additionally forms a significant physical and historical break between the two distinct settlement boundaries of the village and should be protected and maintained. This is disputed because this gap does not perform any morphological or strategic landscape function and should not be designated as a strategic gap (24001). Assessment of this site which includes consideration of this strategic gap is at section 15.10

Exning

Land south of Burwell Road (SA12a / E1a)

- 4.9 Strategic landscape buffers could be provided along the west and southern boundaries of this site to soften the development edge (24352) Assessment of this site which includes consideration of strategic tree screens is at section 14.11

5. Landscape Designations in Forest Heath

- 5.1 There are no local or nationally designated landscapes in Forest Heath.
- 5.2 One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.
- 5.3 The Special Landscape Areas (SLA's) in Suffolk included two areas within Forest Heath designated to protect the special character of the Brecks and the East Anglian Chalk ridge. Whilst the SLA's were not retained in the Forest Heath Core Strategy, the Brecks continues to be recognised for its very special qualities.
- 5.4 The Brecks National Character Area (NCA 85)⁴ states that the area has an ages-old identity, a very particular land use history and a richly distinctive wildlife, which sets it apart from all surrounding landscapes. This study includes a description of the natural and cultural features that shape the landscape and includes information on current key drivers for ongoing change. Statements of Environmental Opportunity (SEOs) offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.
- 5.5 The Brecks landscape is the subject of a detailed landscape character assessment (Norfolk and Suffolk Brecks landscape character assessment) undertaken to support land management and planning. The Brecks is a unique landscape of heaths, conifer plantations and farmland on part of the chalk plateau in south-west Norfolk and north-west Suffolk. The LCA study is based on the Brecks National Character Area (NCA 85)¹, and it includes information on the nine Brecks landscape types. Of these landscape types, within Forest Heath District, the 'arable heathland mosaic', the 'plantations' and the 'river valleys' are considered to be of significant value with many national and international designations related to biodiversity, archaeology and historical sites.
- 5.6 A further study Brecks special qualities was completed as part of the Brecks Breaking New Ground Landscape Partnership scheme, funded by the Heritage Lottery Fund. This short study analyses and articulates what we really mean when we refer to 'The Brecks'. Where exactly is the Brecks, what is it like and why is it different to other landscapes in East Anglia and in the UK? The study was considered to be vitally important because the Brecks is not protected by national policy and so is particularly vulnerable to development pressures. The study does not seek the designation of the Brecks as part of the family of protected landscapes in England, but it does aim to recognise the Brecks as a landscape of relative importance and value, which merits special consideration within the national context.

⁴ NCA Profile: 85. The Brecks (NE385)

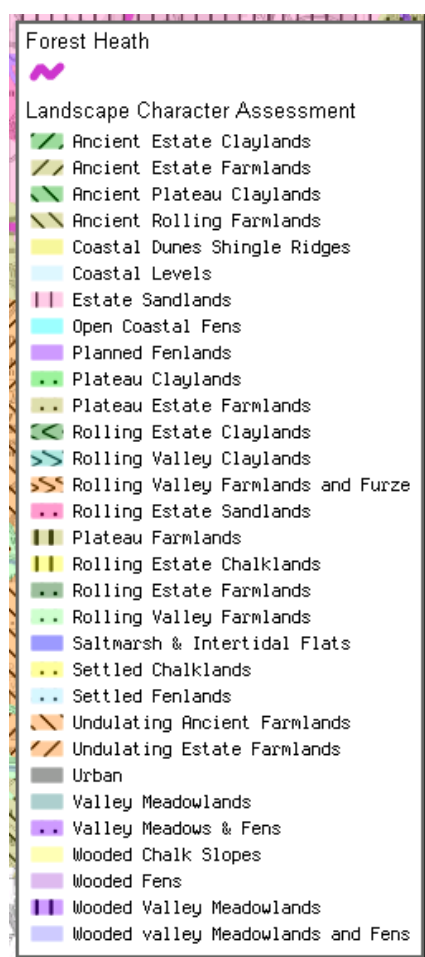
<http://publications.naturalengland.org.uk/publication/4282581?category=587130>

- 5.7 The National Planning Policy Framework states in 'paragraph 109' that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 5.8 The Brecks is considered to be a 'valued' landscape in planning policy DM13 of the Forest Heath and St Edmundsbury Joint Development Management Policies Document⁵.
- 5.9 Designated landscape features are shown on the designated features and areas plan in each settlement chapter.

⁵ Forest Heath and St Edmundsbury Local plan Joint Development Management Policies Document February 2015

6. Landscape Character of the District

- 6.1 The landscape character of the district is described in Natural England's National Character Areas. Forest Heath contains four main Character Areas: The Fens in the north-west to the west of Lakenheath; The Brecks in the north-east around Brandon and east of Lakenheath, Mildenhall and Red Lodge; the East Anglian Chalk to the west around Newmarket and also at West Row and Beck Row; and the South Suffolk and North Essex Claylands in the extreme south-east around Gazeley.
- 6.2 The landscape character of the district is also described and mapped in more detail in the Suffolk Landscape Character Assessment (SLCA) which is consistent with the Natural England's National Character Areas. Figure 1 shows the landscape character types for Forest Heath District, fourteen different character types are represented along with urban. The main character types around the key settlements are briefly described below and reference is made to the guidance and land management guidelines where it applies to urban expansion and development.



Key to landscape character areas

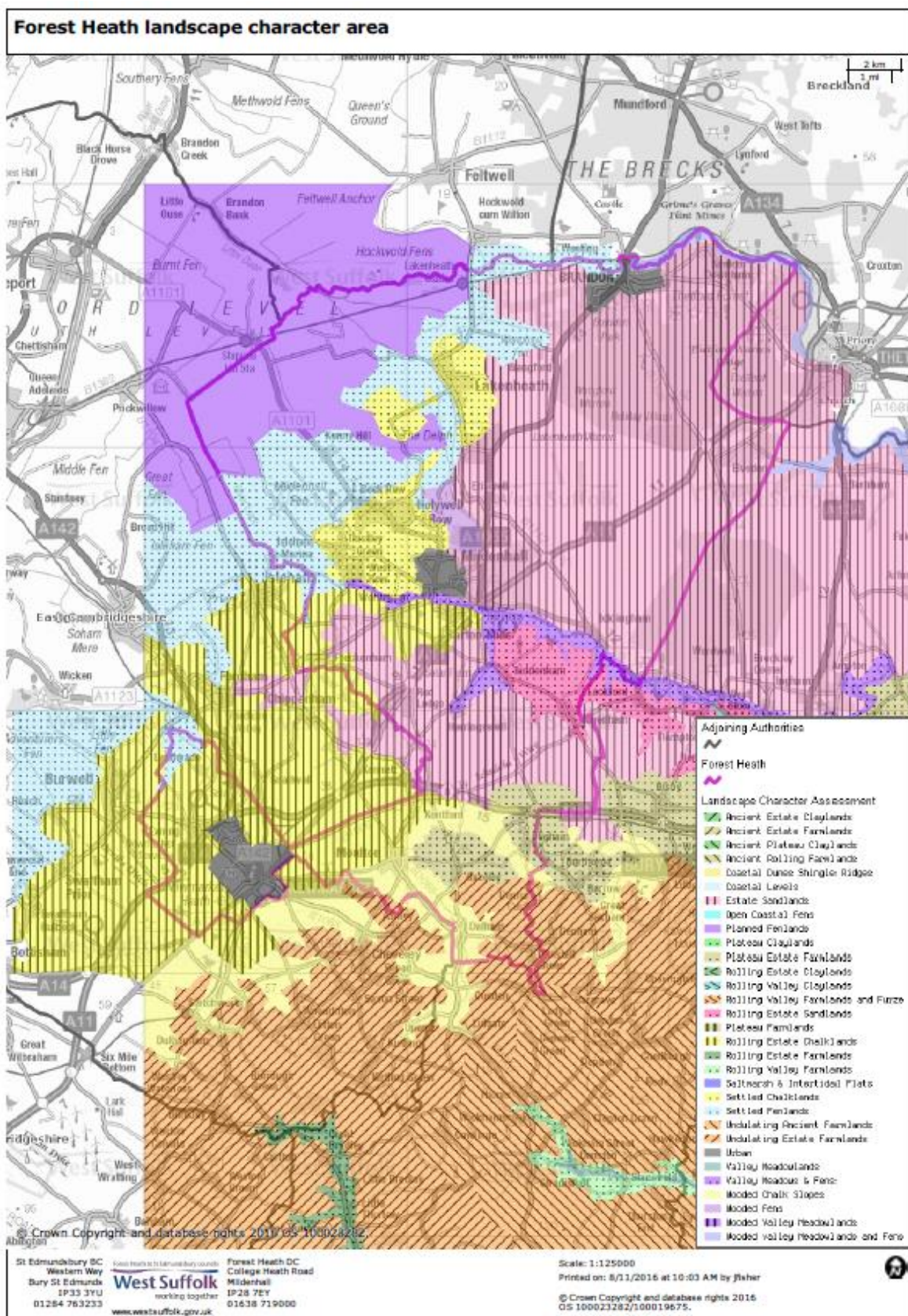


Figure 1 Landscape character types from the Suffolk Landscape Character Assessment

Brecks - Estate sandlands

- 6.3 The estate *sandland* is describes as a landscape of large geometric fields, plantation woodlands and remnant heathland. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 1 and illustrated in the diagram showing a composite of characteristic features.
- 6.4 This landscape character type occurs south of Brandon, east of Mildenhall, at Red Lodge, east of Lakenheath but beyond the development sites and the northern part of Kentford. Sites B/14, B/17, B/20, B/23, B/24, and B/27; M/11, M/12, M/16, M/17, M/23, M/24, M/26 and M/43; all sites around Red Lodge; K/03, K/04, K/10 and K/17 are all within this character type.

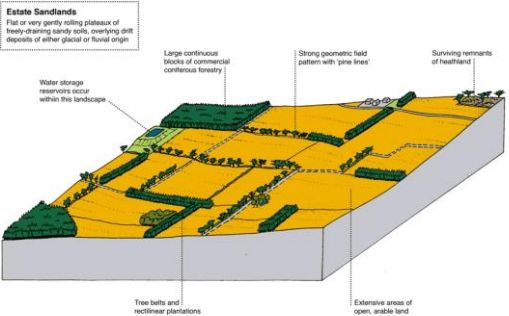
Composite of characteristic features	Key characteristics
	<ul style="list-style-type: none"> • flat or very gently rolling plateaux of free-draining sandy soils, chalky in parts of the Brecks; • extensive areas of heathland or acid grassland; • strongly geometric structure of fields enclosed in the 18th & 19th century; • large continuous blocks of commercial forestry; • characteristic 'pine lines' ; • tree belts and rectilinear plantations; • generally a landscape without ancient woodland.

Table 1 Key characteristics and composite of characteristic features for estate sandlands

- 6.5 The guidance notes for the estate sandland typology recognises the forces for change include the expansion of existing settlements into this landscape and creation of new settlement patterns and clusters associated with infrastructure development. In respect of visual impact the regular nature of this landscape with its simpler and more modern land cover pattern and extensive regular pattern of tree cover can be adapted to accept larger growth.
- 6.6 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) found across much of this landscape, the opportunities for significant settlement expansion are significantly constrained.

- 6.7 If developments encroach on landscapes located on river valley sides or fen edges 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 complex historic features.
- 6.8 Changes to the surrounding land from agricultural to residential use, which entails the introduction of lighting and other suburban features, can be extremely intrusive.
- 6.9 Land management guidelines for this landscape character type give a clear indication that any development should have particular regard to protection and restoration on features such as:
- the historic pattern of regular boundaries.
 - locally distinctive "pine lines".
 - the network of tree belts and small plantations
 - extend the cover of heathland paying particular attention to areas that may have a residual seed bank.
 - develop opportunities for locally distinctive species such as the rare Brecks plants.

Brecks - Wooded fens

- 6.10 The wooded fens occur in one location in Forest Heath to the north-east of Mildenhall at the Hurst Fen area. This area of Mildenhall has been partly reclaimed as arable farmland and is surrounded by extensive plantations. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 2 and illustrated in the diagram showing a composite of characteristic features. Sites M/11, M/12, M/16, M/23 and M/24 are all within this character type.
- 6.11 The guidance notes for the wooded fens typology recognises the forces for change include development and land use change adjacent to this landscape type. The construction of new buildings on the valley sides, or changes of land use, can easily have an adverse affect on the setting of this landscape. Construction of buildings that project above the skyline should be avoided if at all possible. Even if it does not puncture the skyline the majority of new building is likely to be visible from the valley floor. Therefore, construction related to existing clusters and the use of sympathetic and unobtrusive materials is always to be preferred.

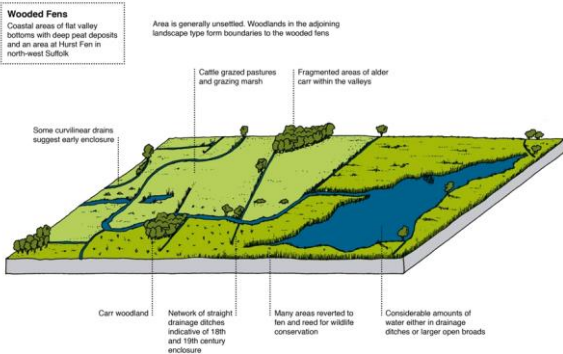
Composite of characteristic features	Key characteristics
<p>Wooded Fens Coastal areas of flat valley bottoms with deep peat deposits and an area of Hurst Fen in north-west Suffolk</p> 	<ul style="list-style-type: none"> • flat valley bottom landscape of peaty soils; • network of drainage ditches; • important nature conservation sites; • small areas of alder carr; • cattle grazed grassland; • generally unsettled.

Table 2 Key characteristics and composite of characteristic features for wooded fens

- 6.12 Land management guidelines for this landscape character type concentrate on restoring and retaining traditional economic activities, patterns of drainage and maintaining grassland.

The Brecks - Wooded valley meadowlands and fens

- 6.13 The *wooded valley meadowlands and fens* is describes as a landscape of flat valley floor grasslands on silty and peat soils with valley fens carr and plantation woodland. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 3 and illustrated in the diagram showing a composite of characteristic features. This landscape character type occurs in one location north-east of Brandon . Sites B/11, B/15 and B/19 are all within this character type. The guidance notes for this landscape character type guides against the construction of new buildings on the valley sides, or changes of land use, as both can have an adverse affect on the setting of this landscape.

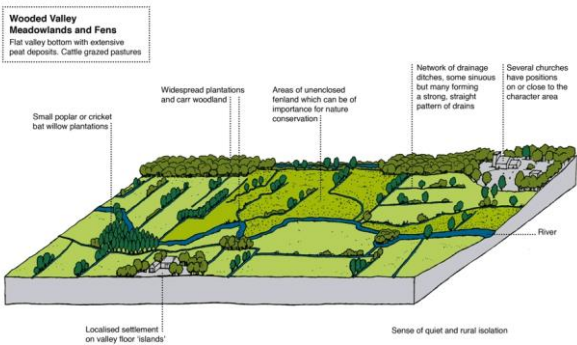
Composite of characteristic features	Key characteristics
<p>Wooded Valley Meadowlands and Fens Flat valley bottom with extensive peat deposits. Cattle grazed pastures</p> 	<ul style="list-style-type: none"> • flat valley bottom; • extensive peat deposits; • cattle grazed pasture; • network of drainage ditches; • areas of unenclosed "wild" fenland; • widespread plantation and carr woodland; • important sites for nature conservation; • localised settlement on the valley floor "islands"; • sense of quiet and rural isolation in many places.

Table 3 Key characteristics and composite of characteristic features for wooded valley meadowlands and fens

The Brecks - Valley meadows and fens

- 6.14 The *valley meadowlands and fens* is describes as a landscape of flat valley floor grasslands on silty and peat soils with small valley fens. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 4 and illustrated in the diagram showing a composite of characteristic features. This landscape character type occurs in one location south and east of Mildenhall; the River lark valley. Sites M/13, M/14, M/22, M/23, M/26, M/27, and M/44 are all within this character type. The guidance notes for this landscape character type guides against the construction of new buildings on the valley sides, or changes of land use, as both can have an adverse affect on the setting of this landscape.

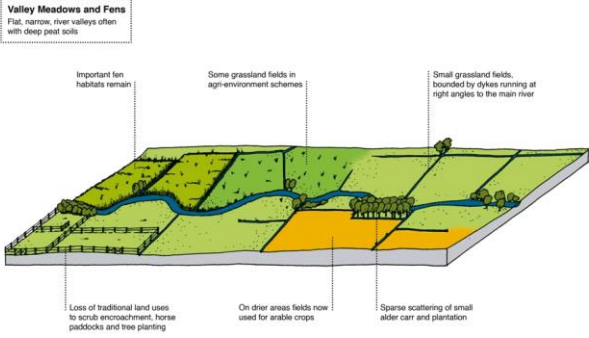
Composite of characteristic features	Key characteristics
 <p>Valley Meadows and Fens Flat, narrow, river valleys often with deep peat soils</p> <p>Important fen habitats remain</p> <p>Some grassland fields in agri-environment schemes</p> <p>Small grassland fields, bounded by dikes running at right angles to the main river</p> <p>Loss of traditional land uses to scrub encroachment, horse paddocks and tree planting</p> <p>On drier areas fields now used for arable crops</p> <p>Sparse scattering of small alder carr and plantation</p>	<ul style="list-style-type: none"> • flat valley bottom; • extensive peat deposits; • cattle grazed pasture; • network of drainage ditches; • areas of unenclosed "wild" fenland; • widespread plantation and carr woodland; • important sites for nature conservation; • localised settlement on the valley floor "islands"; • sense of quiet and rural isolation in many places.

Table 4 Key characteristics and composite of characteristic features for valley meadowlands and fens

East Anglian Chalk – Wooded chalk slopes

- 6.15 The *wooded chalk slopes* are described as large arable fields surrounded by small hawthorn hedges with a scattering of small plantation woodlands. Ancient woodland blocks and parklands fringe this landscape at the top of the slope. Immediately to the south of Newmarket the landscape is a "studscape" of shelterbelts and plantations associated with the horseracing industry. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 5 and illustrated in the diagram showing a composite of characteristic features.
- 6.16 This landscape character type occurs to the south east of Newmarket and south of Kentford, although there are no development sites within this character type.

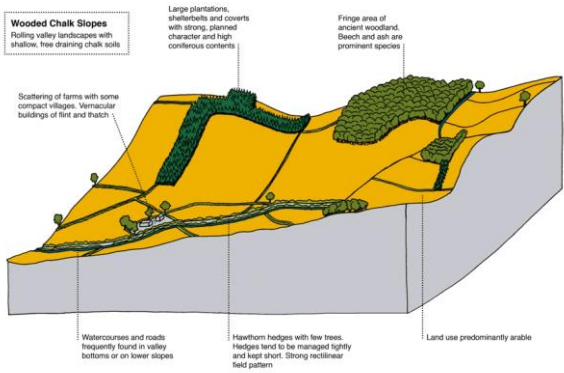
Composite of characteristic features	Key characteristics
	<ul style="list-style-type: none"> • rolling valleys; • shallow free-draining chalk soils; • scattered plantation woodlands; • fringed with ancient woodland; • planned rectilinear field patterns; • hawthorn hedges with few trees; • compact villages and a scattering of farms; • flint and thatch vernacular buildings.

Table 5 Key characteristics and composite of characteristic features for wooded chalk slopes

East Anglian Chalk - Settled chalkland

- 6.17 The *settled chalkland* is describes as chalk and gravel at the fen edge settled with small farms and hamlets. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 6 and illustrated in the diagram showing a composite of characteristic features.
- 6.18 This landscape character type occurs north-west of Mildenhall, at Lakenheath, West Row and Beck Row. Sites M/19, M/21, M/30 and M/33; all Lakenheath sites, all West Row sites and all Beck Row sites are within or partially within this character type.


Composite of characteristic features	Key characteristics
	<ul style="list-style-type: none"> • chalk and gravel outcrops on the fen edge; • small farms and small holdings; • regular pattern of fields consistent with late enclosure; • tree belts of poplar and pine; • scattered small plantations; • comprehensively settled with small hamlets; • considerable recent settlement expansion; • airbase dominant in the landscape.

Table 6 Key characteristics and composite of characteristic features for settled chalkland

- 6.19 The guidance notes for this typology recognises the need to design effective and locally appropriate boundary planting that will minimise the impact of settlement expansion on the surrounding landscape and the adjacent Settled Fenlands. In terms of settlement form, the objective should be to maintain the existing distinction between, and individual form of, settlement clusters.
- 6.20 New development should therefore have regard to the existing field pattern and where possible retain existing hedges and boundary planting. In this landscape, gardens are generally well screened by planting as there is a need to create good shelter from the wind. Boundary fencing can have a significant visual impact.
- 6.21 New open space or greenspace should aim to:
- recreate greens
 - provide strong boundaries to the expanded settlement

East Anglian Chalk - Rolling estate chalkland

- 6.22 The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 7 and illustrated in the diagram showing a composite of characteristic features.
- 6.23 This landscape character type occurs around Newmarket (except to the south-east); at Exning; and Kentford. Sites N/09, N/14, and N/21; E/02, E/03 and E/08; and K/01, K/02, K/06, K/09, K/13, K/14, and K/16 are within this character type.

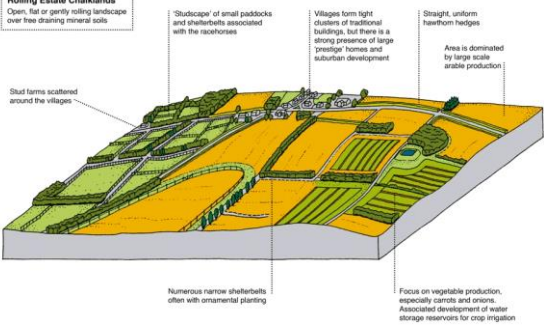
Composite of characteristic features	Key characteristics
	<ul style="list-style-type: none"> • very gently rolling or flat landscape of chalky free draining loam; • dominated by large scale arable production; • "Studscape" of small paddocks and shelterbelts; • large uniform fields enclosed by low hawthorn hedges; • shelter belt planting, often ornamental species; • a "well kept" and tidy landscape; • open views; • clustered villages with flint and thatch vernacular houses • many new large "prestige" homes in villages.

Table 7 Key characteristics and composite of characteristic features for rolling estate chalkland

- 6.24 The guidance notes for this typology recognises that this landscape with its simpler and more modern land cover pattern and regular pattern of tree cover can be adapted to accept growth. This landscape does have a history of settlement. Therefore there is some capacity, in terms of landscape character, for the tightly clustered settlements to expand. However, it is important to integrate the settlement edge into the surrounding rural and sparsely settled countryside to minimise the impact on the character of the wider countryside. Furthermore, given the extensive European ecological designations (SPA and SAC) adjacent to parts of this landscape, the opportunities for significant settlement expansion are further constrained.

The Fens - Settled fenlands

- 6.25 This landscape type is found in north-west Suffolk, extending to the north-west of Brandon, north and west of Lakenheath, and north of Beck Row. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 8 and illustrated in the diagram showing a composite of characteristic features. Sites B/09, B/10 and parts of B/17 and of B/18; BR/02, BR/05, BR/20, BR/23, BR/19, BR/06, BR/29, BR/24, BR/18 and part of BR/11 and of BR/17 are within this character type.

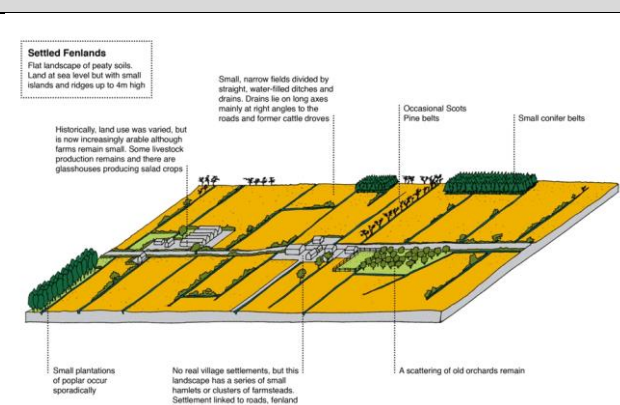
Composite of characteristic features	Key characteristics
 <p>Settled Fenlands Flat landscape of peaty soils. Land at sea level but with small islands and ridges up to 4m high</p> <p>Historically, land use was varied, but is now increasingly arable although farms remain small. Some livestock production remains and there are glasshouses producing salad crops</p> <p>Small, narrow fields divided by straight, water-filled ditches and drains. Drains lie on long axes mainly at right angles to the roads and former cattle droves</p> <p>Occasional Scots Pine belts</p> <p>Small conifer belts</p> <p>Small poplar plantations occur sporadically</p> <p>No real village settlements, but this landscape has a series of small hamlets or clusters of farmsteads. Settlement linked to roads, fenland edge or higher 'islands' of land</p> <p>A scattering of old orchards remain</p>	<ul style="list-style-type: none"> • flat landscape of peaty soils; • land at sea level, but small sandy islands and ridges up to 4m; • piecemeal enclosure of open common fen; • small, narrow fields that are divided by straight, water-filled drains; • small poplar plantations and occasional Scots Pine belts; • smaller scale farming than in the Planned Fenlands; • comprehensively settled with farmsteads often forming clusters.

Table 8 Key characteristics and composite of characteristic features for settled fenlands

- 6.26 The guidance for this typology notes that there is a pattern of small-scale landholding, as a result of which there are frequent changes of ownership over small groups of fields. There are no real village cores in this landscape type, rather there are a series of very small hamlets or clusters of farms. These farms tend to be beside the roads. The guidance is silent on management of residential development however the landscape description warns of development pressure and settlement

expansion breaking down the pattern of plotlands. The guidance suggests that there are also opportunities to design locally appropriate planting schemes to reduce the visual impact. 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.

South Suffolk and North Essex Claylands – Plateau estate farmland

- 6.27 The plateau estate farmland is describes as a landscape of large regular fields with small woodlands on light loamy soils. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 9 and illustrated in the diagram showing a composite of characteristic features. This landscape character type is located to the south-east of the district. There are no development sites within this character type.


Composite of characteristic features	Key characteristics
 <p>Plateau Estate Farmlands Flat landscape of light loams and sandy soils</p> <p>Large areas of the landscape enclosed from former heathland</p> <p>Outdoor pig production can have a profound visual impact in some places</p> <p>Network of tree belts and coverts</p> <p>A series of landscape parks occur throughout the landscape type, with ornamental planting and woodland belts</p> <p>Clustered villages with a scattering of farmsteads throughout the landscape. Occasional isolated churches</p> <p>Network of hedges with a high proportion of suckling elm</p> <p>Large scale rectilinear field pattern where arable and sugar beet dominate</p>	<ul style="list-style-type: none"> • flat landscape of light loams and sandy soils • large scale rectilinear field pattern; • network of tree belts and coverts; • large areas of enclosed former heathland; • 18th- 19th & 20th century landscape parks; • clustered villages with a scattering of farmsteads around them; • former airfields; • vernacular architecture is often 19th century estate type of brick and tile.

Table 9 Key characteristics and composite of characteristic features for plateau estate farmland

South Suffolk and North Essex Claylands – Undulating estate farmland

- 6.28 The undulating estate farmland is an undulating arable landscape with parklands plantations and ancient woodland. This landscape character type is also located to the south-east of the district. The key characteristics of the area as described in the Suffolk Character Assessment are listed in table 10 and illustrated in the diagram showing a composite of characteristic features. There are no development sites within this character type.

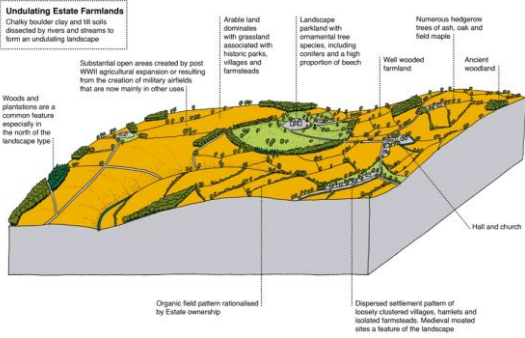
Composite of characteristic features	Key characteristics
	<ul style="list-style-type: none"> • Undulating arable landscape • Organic field pattern rationalised by estate ownership • Oak, ash and field maple as hedgerow trees • Complex arrangements of plantations especially in the north • Ancient woodlands • Landscape parks and ornamental tree species • Substantial open areas created for airfields and by post WWII agricultural improvement • Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads especially in the north • Settlements more clustered and less dispersed in the south • Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites • A landscape of well wooded farmland in many places often with a well kept appearance.

Table 10 Key characteristics and composite of characteristic features for undulating estate farmland

7. Heritage designations in FHDC

- 7.1 The historic environment in Forest Heath is unique and diverse. There are many features of architectural, archaeological and historic interest which contribute considerably towards the distinctive character and cultural identity of the district's towns, villages and countryside. These features or historic assets include over 420 Listed Buildings and structures (12 grade I listed and 23 grade II* listed), 13 Conservation Areas and numerous buildings and structures of local interest. These contribute to both the rural and urban character of the District as a whole. The district has a wealth of archaeology including 45 Scheduled Ancient Monuments and nearly 1,000 other archaeological sites identified in the Suffolk Historic Environment Record. There are no World Heritage Sites or registered parks and gardens within the district.
- 7.2 Conservation Areas cover an area of approximately 637 hectares and are based around the historic cores of Barton Mills, Brandon, Dalham, Elveden, Eriswell, Exning, Freckenham, Higham, Lakenheath, Mildenhall, Moulton, Newmarket and Santon Downham. Conservation Area Appraisals have been adopted for all of the conservation areas with the exception of Santon Downham which has a draft appraisal awaiting consultation. See: <http://www.westsuffolk.gov.uk/planning/Conservation/conservationappraisals.cfm>
- 7.3 There are currently five heritage assets within Forest Heath listed on the Historic England Heritage at Risk Register, four of which are Scheduled Monuments and one Conservation Area. These are: Bowl barrows at Eriswell, Gazeley and Herringswell a Roman Site near Mildenhall and Newmarket Conservation Area. The Suffolk Buildings at Risk Register (2014) lists nine grade II listed buildings in Forest Heath: Malting Kiln and Lower Mill, Dalham; 16 High Street, Mildenhall; Albert House Stables, Queensbury Lodge, Cottage and Stables, Newmarket; and Wangford Hall, Barn and Stables, Wangford.
- 7.4 Suffolk County Council Archaeology scoped all sites put forward in the August 2015 Site Allocations Local Plan consultation for archaeological potential and their findings informed site selection. At the time of writing Buildings of Local Interest have only been identified within conservation areas through the Conservation Area Appraisal preparation process. The potential exists for unknown heritage assets both above and below ground to be identified.
- 7.5 Heritage assets are finite resources and they or their setting can easily be damaged or destroyed when unsympathetic development takes place. Through the site allocation process a positive strategy has been adopted which aims to avoid harming the significance of designated and non designated heritage assets, including effects on their setting, whilst taking opportunities to enhance the historic environment and where possible addressing heritage at risk.
- 7.6 Designated heritage features and areas are shown on the designated features and areas plans within each settlement chapter.

8. Brandon

Landscape and heritage designations

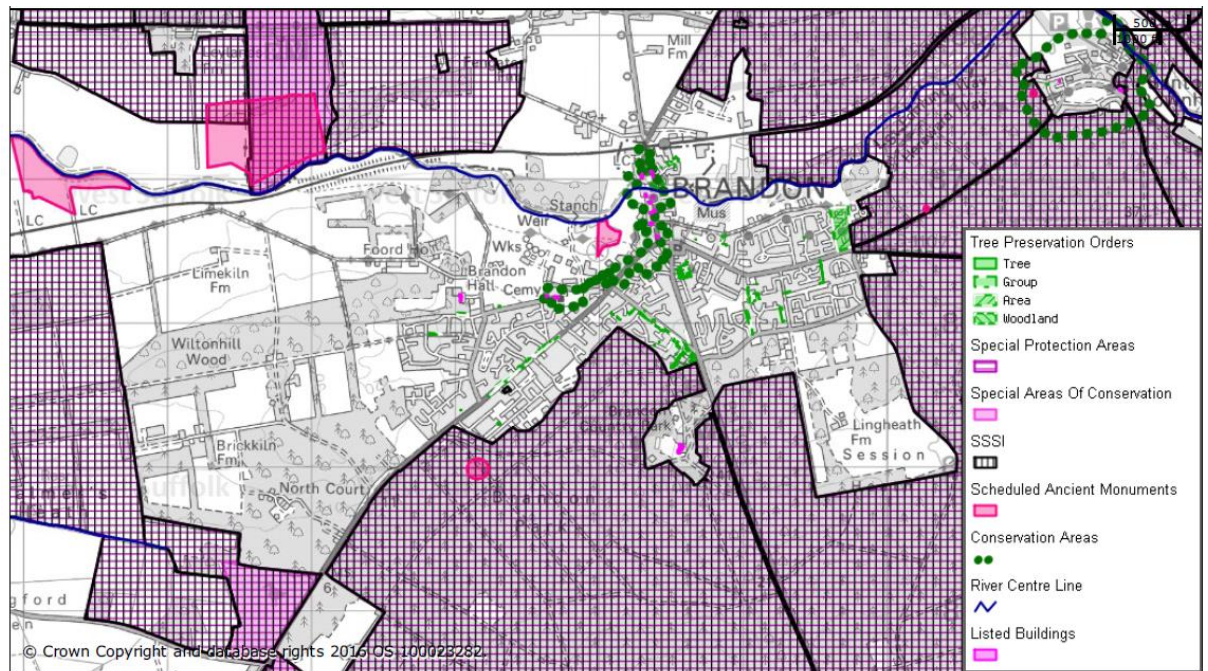


Figure 2 Designated features and areas around Brandon

- 8.1 There are no national landscape designations in the vicinity of this town.
- 8.2 This town is located within the Brecks 'valued' landscape.
- 8.3 There are Scheduled Ancient Monuments to the west of the town, south of the river at Chequers Meadow designated for middle Saxon occupation and to the south-east of the town at Bell barrow known as White Hill. Other sites are located within the river valley to the east and the west beyond Santon Downham.
- 8.4 There are multi period archaeological remains all along the Little Ouse valley. Brandon is a historic settlement and there are many other archaeological sites in the town and within the extensive forest and heathland areas around Brandon
- 8.5 The town developed historically as a crossing point of the Little Ouse River. The High Street, Bridge and River are a focus of the conservation area. There are a large number of vernacular flint buildings, most date from the 19th century and are unlisted. Most listed buildings adjoin Bridge Street and the High Street; many are former coaching inns. St. Peters church is a grade I listed building and Brandon Hall is a grade II* listed building situated to the north west of the town.

Character of settlement and surrounding areas

- 8.6 Important local landscape features include: the river valley to the north of the town and the associated pasture, wetland habitats and heritage assets; the numerous pine lines located on field boundaries and along tracks and roads; significant areas of woodland and forest to the south; the Victorian avenue of lime trees through the town; and Brandon Hall located with views to Brandon church.

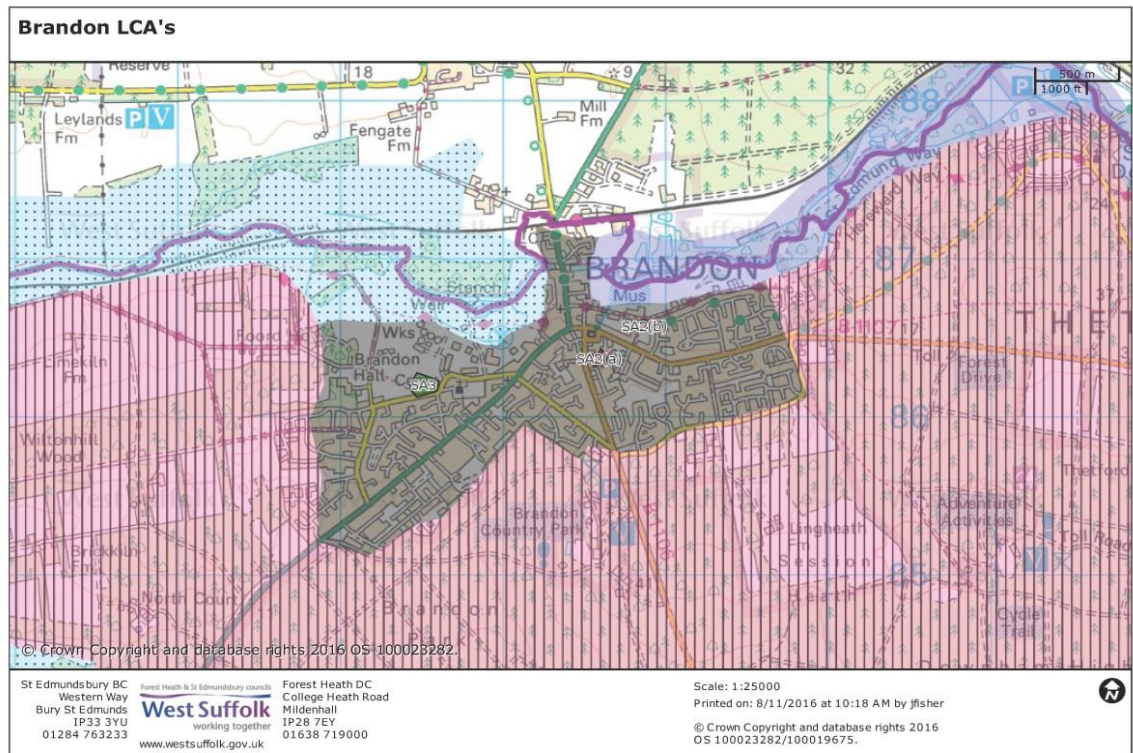


Figure 3 Landscape character areas around Brandon with location of SALP submission sites

- 8.7 The area of farmland and forest to the south, east and west of Brandon is Estate Sandlands as described in section 4.3 – 4.9 above. The northern boundary of the town is settled fenland to the north-west and wooded valley meadowlands and fens to the north-east. The 'wooded valley meadowlands and fens' landscape is characteristically a network of drainage ditches with areas of wild fenland, plantation and carr woodland with a sense of quiet and rural isolation in many places. Particular features of the settled fenland are the flat landscape of peaty soils, the small, narrow fields divided by straight, water-filled drains. The transition between these two character areas appears to be blurred.
- 8.8 The location of the SALP submission sites are shown in figure 3 above. The location of other sites that have been assessed but are not included in the SALP are in Appendix 1. Sites are referenced and tabulated in Appendix 2.

Assessment of sites

- 8.9 Land at Fengate Drove , previous reference B1(a) and B/01, has commenced on site and is therefore not a submission site. This is a brownfield site to the north of the town adjacent to the railway. The site has few landscape features. Any development of the site must have regard to the gateway location. The site lies within an area of archaeological potential with a county boundary ditch to the north of the site. Archaeology evaluation was undertaken in 2005 and 2006 and planning conditions linked to the current application (DC/14/2219/FUL) secured further pre development investigation and assessment.
- 8.10 B/02 Land to rear of the High Street is a town centre site made up of a number of gardens and car parking areas, there are no particularly significant trees on the site however there is potential for there to be other features suitable for retention such as walls and surviving historic plots given that the site is predominantly within the conservation area. There is high potential for archaeological remains relating to the development of the town. A Listed Building and Buildings of Local Interest fronting the High Street lie directly to the west of the site.
- 8.11 B/04 Land to the rear of London Road, St Peters Place and Park View is within the existing residential area off London Road but comprised of a large number of gardens. No distinctive landscape or historic environment features are known, however early archaeological evaluation would be required.
- 8.12 B/05 Land to the rear of 99-107 Thetford Road and Webbs Row is a back land plot with a large number of trees. The site adjoins the gasworks site which is also well treed with potential to retain the best if the site were to be developed. No known historic environment features on site although early archaeological evaluation required as know records to the north and south and site in a favourable location for early activity.
- 8.13 B/06 Land off School Lane is made up of two distinctive plots. The plot to the east is open space which has been identified as important in the conservation area. Buildings of Local Interest are situated to the north, west and east of the site. Unfortunately this attractive space is not accessible to the public. The parcel of land to the west is garden land. The site as a whole has mature vegetation and development has the potential to be harmful particularly in relation to the character of the conservation area. Partial development, of the western parcel, might be acceptable if it allowed public access to the eastern parcel however the impact on the setting of the conservation area and loss of this space would have to be assessed. Early archaeological evaluation would be required.
- 8.14 Site SA16(b) Land at Station Way, previous reference EM2(c) and B/09, is an existing employment site. The trees fronting the site contribute to the amenity of the high street and the large trees to the rear on the boundary with the countryside are worthy of retention for their habitat value and visual screening. The site fronts the conservation area on its eastern boundary. A topographically favourable site for early activity

although existing land uses are likely to have reduced archaeological potential. Redevelopment could give opportunities for enhancement.

- 8.15 B/10 Land south-west of Station Way is a green field site to the rear of an existing hotel/public house. The site has a number of mature trees on the periphery which provide good enclosure. This site is meadowland associated with the river valley. The eastern element of the site is situated in the conservation area and the Ram Hotel fronting the High Street is a grade II listed building. Development has the potential to impact on these heritage assets and their setting. The site is in a topographically favourable location for early occupation on the south facing side of the river valley near a known crossing point. Early archaeological evaluation would be required
- 8.16 B/11 Land north of Gas House Drove is river valley meadow which is typical of the character type. The pastureland is accessed off Gashouse Drove which also forms the St Edmunds Way and Hereford Way. There is already some development to the south and the character of the Drove is reliant on the relationship with the adjacent meadow in this location. Development in this location is likely to impact on the river valley character. The conservation area and two listed buildings are located to the west of the site, development has the potential to impact on these heritage assets and their setting. This is an area of high archaeological potential and encroaches into the river valley which has a historic significance in terms of defining the landscape setting of the settlement.
- 8.17 Site SA3 Land off Manor Road/ Brandon cemetery, previous reference B2, and B/12a. Site B/12b is the larger site to the west and north. These sites are situated between the grade I listed St Peters Church and the grade II*17th century Brandon Hall. These buildings were previously linked by a tree lined avenue surrounded by parkland. Built development on this site has a high potential to impact on the landscape setting of Brandon Hall and St Peters church. The conservation area abuts the south east boundary of the site. The site is of high archaeological importance and will require investigation prior to any development including the use of the cemetery. The proposed allocation at SA3 is for a cemetery and an archaeological evaluation for this use is required prior to implementation.
- 8.18 Site SA16(d) Land south of London Road , previous reference EM2(e) and B/13, is an existing employment site that is built out and has no known heritage interest and few landscape features excepting the trees on the London Road boundary.
- 8.19 B/14 Land off Green Road is a large and varied site made up of grassland, scrub and trees of a variety of ages. There are some unusual features within the site, most notably a collection of veteran, coppiced Scot's pines located close to the site's north boundary, near to the reservoir. In the same area there are also occasional 'wolf' pines which are trees of greater age and stature than other conifers within the block. The site is contiguous with Breckland Forest on its southern side. The existing urban edge is formed by a wall which follows Green Road. Development of this site would represent a significant loss of important

Breckland landscape features. Pre determination archaeological evaluation would be required and there is the possibility that earthworks may survive in the wooded areas.

- 8.20 B/15 Riverside Lodge off High Street is a garden site associated with Riverside Lodge hotel a grade II listed building. The site is within the conservation area and the brick wall fronting the High Street is curtilage listed and a feature of this part of the conservation area. The site has a frontage to the River Little Ouse with associated habitat including mature trees. Development has the potential to impact on the setting of the listed building, character of the conservation area, the amenity of the river crossing, and the river valley character. This site lies within the core of the medieval settlement and close to the historic river crossing. There is high potential for encountering Medieval, and possibly earlier, occupation deposits at this location. Archaeological evaluation would be required prior to any permission.
- 8.21 B/16 21 Market Hill is a town centre site which would require sensitive urban design. The site is within the Brandon Conservation Area and development may offer opportunities to enhance its character and appearance. The site lies in an area of archaeological potential and archaeological evaluation would be required.
- 8.22 B/17 Land to West of Brandon is a strategic site which would wrap around the west and north of Brandon and include a river and railway crossing. The site is extensive and complex representing a richly textured and colourful example of the several landscape character types which come together north and west of Brandon. Development would lead to the loss of many landscape features including the feeling of remoteness and peacefulness even in the urban fringe areas. The site lies in an area of high archaeological potential, on the edge of the river valley.
- 8.23 Development would have a significant impact on the historic environment including the historic river valley, listed buildings (Brandon Hall, St Peters Church), archaeology including Pepper Hill Barrow, and other heritage assets including the setting of the conservation area and on biodiversity including the European sites, a County Wildlife Site and several priority habitats and protected and priority species.
- 8.24 Because this option represents major expansion of Brandon; prior to allocation a landscape sensitivity study should be undertaken as required by paragraph 170 of the NPPG.
- 8.25 B/18 Land south river Little Ouse & west of High Street is a river valley location which includes Chequer Meadow Scheduled Ancient Monument which is designated for its Middle Saxon occupation. The site has a high archaeological importance and sensitivity and as such development is unlikely to be supported. Other features of the site include a water-filled drain, lined with willow and alder which runs from the river into the centre of the site. If found acceptable irrespective of the potential landscape and heritage impacts, any potential development would need to buffer the river Little Ouse from the effects of noise disturbance and

light spillage and include the re-instatement of a semi-natural fringe of riparian habitat adjacent to the river.

- 8.26 Site SA16(a) Land east of Mildenhall Drove is the northern part of a large site, previous reference B/19 and EM2(d) which is in existing employment use. The western boundary of the site adjacent to the High Street is in the conservation area. The road frontage includes some buildings of local historic interest linked to the railway and station. Redevelopment could give opportunities for enhancement.
- 8.27 The southern part of the site, previous reference B/19, is a complex habitat mosaic including flood-plain fen and wet woodland. The site exhibits many of the features typical of this landscape character type and would be very sensitive to development. The site is constrained as an area of high archaeological potential and also encompasses parts of the river valley which has historic landscape significance in terms of the definition and setting of the settlement.
- 8.28 B/20 Land at Brandon Cottage, Bury Road is a private garden site on the edge of Brandon and contains a number of protected trees. The site is contiguous with the adjacent forest and there are a large number of trees present to the south and west boundaries which contribute to the amenity of the adjacent small gardens that back on to the site. A number of mature beech trees (200yrs) located close to Bury Road frontage make a contribution to the amenity of the landscape. Archaeological investigation would be required prior to development.
- 8.29 B/23 Land off Bury Road is commercial forest with open access; the north-western boundary is an amenity route. The site has two rings of veteran beech trees within the forestry plantation of historical/cultural significance. The site is designated for its high nature conservation value, forming part of Breckland Forest SSSI and Breckland SPA which gives significant value to the landscape. The site is adjacent to a known area of archaeological interest and there is the potential for earthworks to survive in the forest, satisfactory pre determination archaeological evaluation would be required.
- 8.30 B/24 Land west of Bury Road is commercial forest with open access; the north-eastern boundary is an amenity route. The site is designated for its high nature conservation value, forming part of Breckland Forest SSSI and Breckland SPA. The site includes a known area of archaeological interest and there is the potential for earthworks to survive in the forest, satisfactory pre determination archaeological evaluation would be required.
- 8.31 B/27 Land off London Road is commercial forest with open access. The site has a ring of beech trees within the forestry plantation of historical/cultural significance. The site is designated for its high nature conservation value, forming part of Breckland Forest SSSI and Breckland SPA. The site includes a known area of archaeological interest and there is the potential for earthworks to survive in the forest, satisfactory pre determination archaeological evaluation would be required. White Hill a scheduled ancient monument lies some 70m south west of the site and

any development is likely to have a detrimental impact on its rural setting.

- 8.32 B/28 Land at Abbotts Court, north of Victoria Avenue is a large garden to a residential property. The existing mature vegetation makes a contribution to the landscape in particular the avenue of lime trees fronting the property known as Victoria Avenue. The site is located immediately to the south of a scheduled ancient monument which includes parts of the Anglo Saxon Site on Staunch Meadow. The conservation area runs along Victoria Avenue to the south. Development of the site has the potential to impact on a site of high archaeological importance / sensitivity and the character and appearance of the conservation area.
- 8.33 Site SA2(a), Land at Warren Close, previous reference B1(b) is a brownfield site, currently occupied by Brandon library. There are a number of mature beech trees which contribute to the verdant character of this part of Brandon. These should be retained. There are no known historic environment constraints.
- 8.34 Site SA2(b) Land off Gashouse Lane, previous reference B1(c), is a brownfield site, previously the gas works. The site has a number of mature trees to the south which should be retained for the amenity of the public, including on the adjacent Webbs Row and the new residents. The site is recorded as an archaeological site marked *Gashouse Drove; Gasholder Station; Gas House*. All that remains of the Gas Company is the lane called Gas House Drove and the manager's house - aptly named the 'Gas House'. The site has undergone a desk based archaeological evaluation when remediation works were being considered and no further investigation is required.
- 8.35 Site B/30 is located to the south west of Brandon in a remote location surrounded by forested areas. There are a large number of trees on the site that are a constraint to development. Development of the site has the potential to impact on a site of high archaeological importance / sensitivity.

9. Mildenhall

Landscape and heritage designations

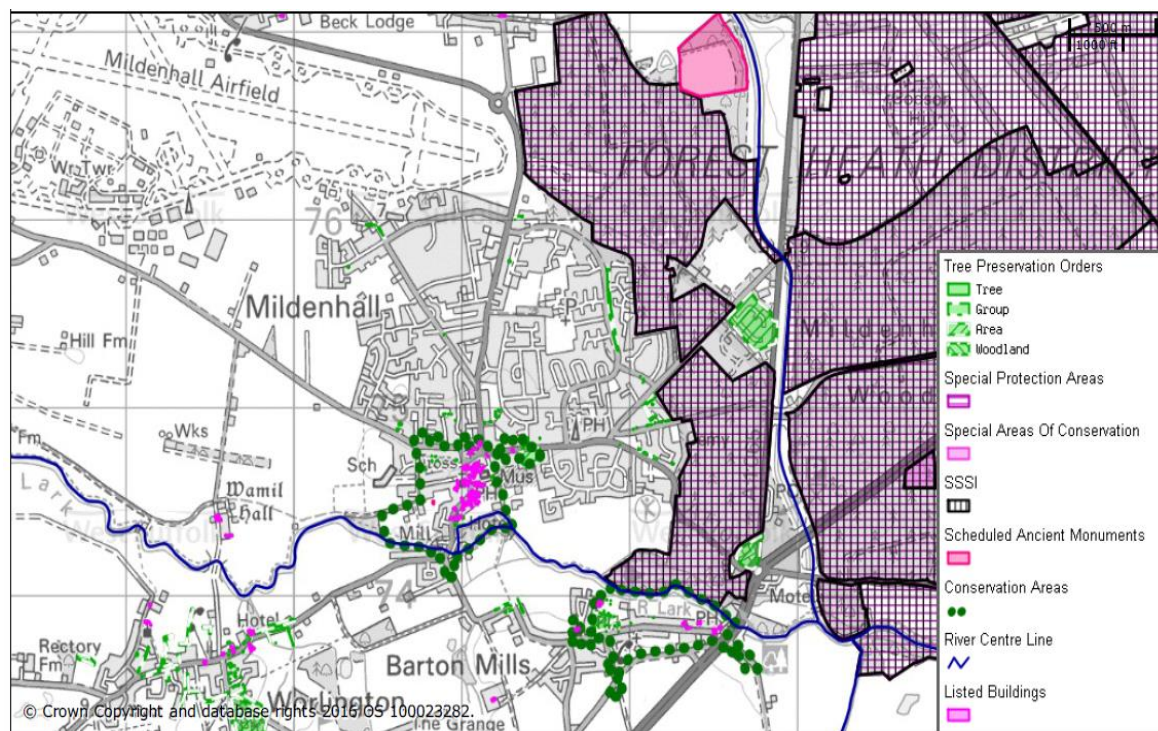


Figure 4 Designated features and areas around Mildenhall

- 9.1 There are no national landscape designations in the vicinity of this town.
- 9.2 This town is located on the western edge of the Brecks 'valued' landscape.
- 9.3 There are two scheduled ancient monuments within the town, the remains of a dovecote at the southern end of Wamil Way and the market cross in the Market Place. There are three other Scheduled Monuments in the vicinity; Hurst Fen Neolithic site, and two bowl barrows east of Dale Hole Plantation located to the north-east of the town, and Old Keepers Lodge in Mildenhall Woods to the east.
- 9.4 There are multi-period archaeological remains all along the Lark Valley around Mildenhall where the river meets the fens. Mildenhall is a historic settlement with likely prehistoric origins. To the east, there are extensive multi-period remains relating to the exploitation of the heath land, including warrens.
- 9.5 Mildenhall conservation area comprises the historic core of the town and the adjacent water meadows. The town's location on the River Lark and also on the edge of the Brecks and the Fens is significant historically. The town grew around the High Street and Mill Street which ran between the manor gate to the north and the River Lark in the south. These streets, which contain many listed buildings, connected the great fields to the north and west, the manor gate, the market place, the parish church, and the water mill, causeway, bridges and staithe. Important

greenspaces in the town include St Mary's churchyard, the cricket ground, Mill Street gardens and the Lark water meadows and banks.

- 9.6 To the south of the settlement, the Barton Mills conservation area is centred on The Street from St Mary's Church to Old Mill Lane and includes the land and river between the north bank of the River Lark to Newmarket Road. It also includes several houses on the Herringswell Road across the A 11 and three houses at the end of Bell Lane across Newmarket Road.
- 9.7 There are also listed buildings located at Wamil Hall; the grade II Wamil Hall, and Barn to the west of the town.

Character of settlement and surrounding areas

- 9.8 Important local landscape features include: the River Lark valley to the south of the town; and the extensive areas of forest to the east including Mildenhall woods. Mildenhall USAF base is located to the north-west of the town.

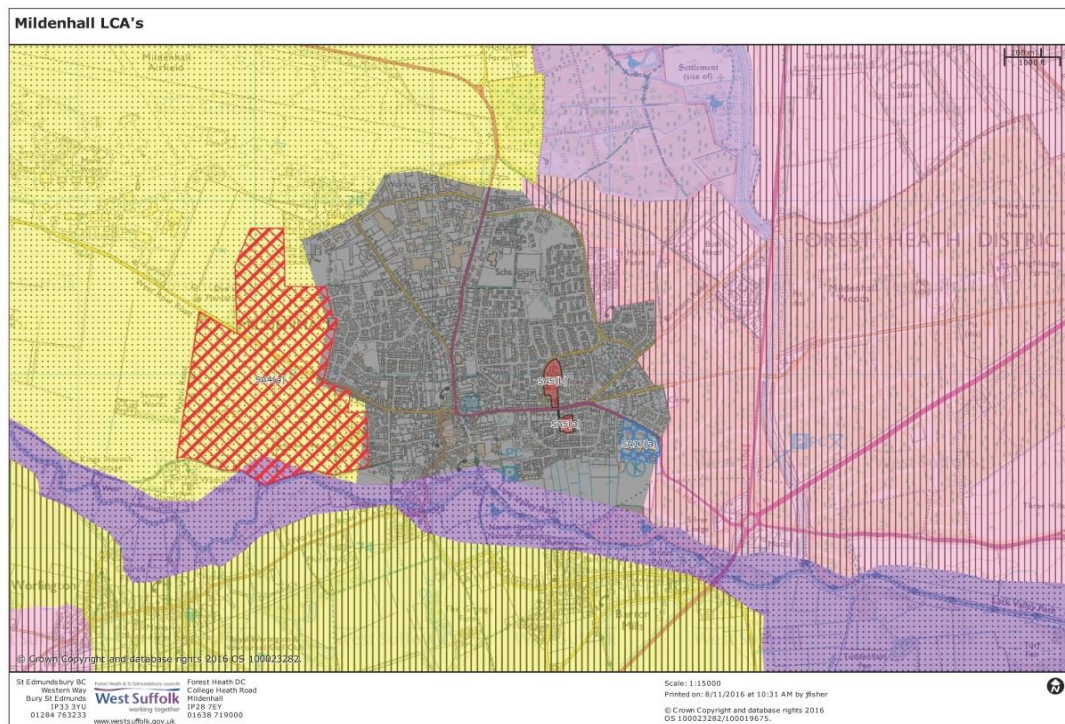


Figure 5 Landscape character areas around Mildenhall with location of SALP submission sites

- 9.9 Mildenhall sits on the boundary of landscape character types. To the south the River Lark sits within the *valley meadows & fens*. South of this is a ribbon of *rolling estate chalkland* and to the west of the town *settled chalkland* with *settled fenland* beyond this.
- 9.10 To the east is *estate sandlands* which comprise the plantation forestry of the Brecks and further east the extensive heathland habitats.

Assessment of sites

- 9.11 M/01 South of Gonville Close is designated as a county wildlife site for its Breckland grassland flora. The site forms an open area which is well connected to Breckland Forest to the north and well used as an amenity by local residents. Loss of this site would represent a significant loss. No know historic environment constraints. Archaeological evaluation required.
- 9.12 M/03 Land to the rear 91-105 Folly Road is made up of a number of gardens located on the settlement edge. The length of the gardens allow for mature vegetation. No know historic environment constraints. Archaeological evaluation required.
- 9.13 M/04 Land to the rear of 98-108 Folly Road is also made up of a number of gardens. No know historic environment constraints. Archaeological evaluation required.
- 9.14 M/06 Land to the rear of 7-23 North Terrace is also made up of a car park and number of gardens. No know historic environment constraints. Archaeological evaluation required.
- 9.15 Site SA16(k) Industrial estate north of the settlement , previous reference M/10, is partly in employment use, but the site forms a buffer between other employment land use and residential. There is a high evergreen hedge/row of trees which would be oppressive in the context of future residential development immediately adjacent. No know historic environment constraints. Archaeological evaluation required.
- 9.16 M/11 Land adjacent to College Heath Road is a mixed broadleaved and conifer woodland, with two open areas. The site is within Open Access land and appears well-used by local residents, but away from the paths and trails it is relatively undisturbed. The site has a number of nature conservation designations and is contiguous with Breckland Forest SSSI and SPA which gives significant value to this landscape. Development of this site is also likely to impact on the adjacent woodland fen landscape character. No know historic environment constraints. Archaeological evaluation required with a potential for earthworks to survive in the woodland.
- 9.17 M/12 Woodlands Park off Brandon Road lies between the A1065 and the Woodlands Way housing development. The site is surrounded on all sides by broad-leaved woodland with a substantial building used as residential flats. To the south of the building are horse grazed paddocks. If the site is developed the woodland structure to the site should be retained. The site may contain buildings of local interest and lies inside Mildenhall Warren and as such archaeological evaluation would be required.
- 9.18 M/13 Land between the River Lark and Worlington Road is a linear site on the southern bank of the River Lark opposite the cricket ground. The boundary of the conservation area is formed by the river. Any development of this site has the potential to impact on the setting of the conservation area and the river valley character. The river corridor

should be buffered from development proposals and there should be no light spillage which could impact upon the nocturnal character. It would be advantageous to retain any existing hedgerows.

- 9.19 M/14 Former builders yard north of Worlington Road is a brownfield site however the site is enclosed by a hedge to the west and a number of trees on the boundaries which should be assessed for retention. This site is set back from the river and as such the impact on the setting of the conservation area and the river valley character is minimised. The wildlife audit recommends that the western hedgerow should be retained and this is consistent with providing a strong boundary with the adjacent countryside. The current planning permission for 9 dwellings includes for this. The site has been subject to archaeological evaluation.
- 9.20 M/15 Land south of Lark Road/Raven Close, M/18 Land south of Lark Road, M/29 and M/22 Land south of Mildenhall to River Lark (including Jubilee Field) are located in the River Lark valley. M/15 is a river valley landscape typical of the character type and shown to flood. The site is sensitive to development, to changes in land use and to planting of woodland. The site forms a small part of a wider area which includes the Jubilee Field and extends as far east as the Mildenhall College playing field which are included in M/18, M/20 Land south of Pine Trees Avenue and M/22. These sites have challenging archaeological constraints and development would impact on the river valley which is of historic landscape significance in terms of the definition/setting of historic and prehistoric Mildenhall. Development of M/20 and M/22 has the potential to impact on the rural setting of both Mildenhall and Barton Mills conservation areas.
- 9.21 M/16 Land north of Brandon Road, M/17 Land north of Thetford Road, M/23 Land east of Mildenhall to A1065 and Fiveways Roundabout and M/24 Land north of Mildenhall, east of the A1101 (including airfield landing lights) are areas of forestry plantation. These areas are for the large part designated as Sites of Special Scientific Interest (Breckland Forest SSSI) and form part of the Breckland Special Protection Area. They are considered to be of high landscape value and loss would not be considered acceptable. Woodlark and Nightjar which are interest features of the SPA rely on rotational felling of the forestry areas; areas of newly felled trees are of particular value to these species. These woods are also of high amenity value and widely used by residents of Mildenhall for recreational purposes. Development in these sites is also likely to impact on the adjacent woodland fen landscape character. These sites have challenging archaeological constraints with very high archaeological potential as earthworks and buried remains are less impacted on by agriculture in the forest. Over Hurst Fen has surviving medieval warren features. Development of M/23 has the potential to impact on the rural setting of Barton Mills conservation area.
- 9.22 Site SA4(a) Land west of Mildenhall, previous reference M1(a), and M/19 and M/21 Land west of Miles Hawk Way, represents a significant urban extension to the west of Mildenhall and will require strategic landscaping and open space to address the potential impact of the proposals on the countryside and to provide amenity to the new residents. Proposals

should incorporate the protection and enhancement of the existing hedgerows, scrub and woodland habitats through retention and connection to the wider landscape. These features should provide the framework for strategic landscape and open space.

- 9.23 The River Lark, to the south, sits within the *valley meadows and fens* landscape character type and is more sensitive to change. The river valley is a valuable wildlife corridor extending through the southern edge of Mildenhall and connects to other high quality habitats on the outskirts of the town. The River Lark throughout West Suffolk is recognised as a focus for recreational activity and provides very good walking and cycling linkage. A substantial buffer should be retained adjacent to this feature to maintain this and allow enhancement of this blue green corridor.
- 9.24 Other than the River Lark corridor the majority of this site does not benefit from accessible natural green space, however there is potential to ensure good access because of the size of the site and proximity to the river.
- 9.25 Any development will need to have regard to the setting of Wamil Hall a listed building southwest of the site and the setting of the conservation area to the east including views of the church from the west. Archaeological evaluation should be carried out at an early appropriate stage in the development management process to allow preservation in situ, where appropriate, of any unknown sites of importance and appropriate strategies to be designed.
- 9.26 M/25 Precinct is a town centre site of predominantly late twentieth century development within the conservation area. Redevelopment of this site would present opportunities for townscape and street scene enhancement but any design would need to respect the listed buildings within and adjacent to the site and the character of the conservation area. The site is within the historic core of Mildenhall, with potential for medieval and also earlier, prehistoric archaeological remains. Recent excavation to the south east identified Iron Age settlement remains. Archaeological evaluation would be required to assess the impact of current Land-use.
- 9.27 M/26 Land south of Bury Road and east of A11 is located to the east of the Fiveways round-about. The site is partially brownfield land used as a construction site compound for the recent A11 improvement works with an access of Mildenhall Road. The remainder of the site is greenfield and considered to be of excellent structural diversity with bare ground, ephemeral/short perennial, grassland, tall ruderal, scrub and trees which provides excellent opportunities for a range of wildlife. In addition, the river corridor is of high wildlife value and should be protected from any future development through a suitably wide buffer zone. Development in this location is likely to impact on the river valley character and the historical landscape setting of both Mildenhall and Barton Mills. This site would require an archaeological evaluation at an appropriate stage in the development management process to allow for preservation in situ where appropriate of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be

designed. As in the flood plain there is potential in particular for waterlogged and peat deposits with well-preserved organic remains and environmental data, as well as possibly structures and water management features.

- 9.28 M/27 Site adjacent to Parkers Mill is a small site within the conservation area the western element of which is defined as open space to be retained in the adopted Conservation Area Appraisal. TPO trees run along the western and southern boundary. The remains of a dovecote which is designated as a Scheduled Monument is on the north east boundary of the site. Development of this site could potentially have a considerable impact on the significance of the conservation area through the loss of open space and on the setting of the Scheduled Ancient Monument. The site also links to the River Lark in the south and an extensive buffer should be retained adjacent to avoid impacts on the river valley character and on the wildlife value. There is an avenue of lime trees to the western side of the site which should be assessed for retention.
- 9.29 Site SA5(a) Land at 54 Kingsway, previous reference M2(b) and M/28 is a brownfield site within the built development that was previously a nursery. There are few existing landscape features excepting a hedge to the western side which could be retained and improved with management and some fruit trees in the south-west corner. There are a number of trees to the south of the site which provide amenity to the properties on Robin Close, the trees are on FHDC land and therefore within the control of the Council. No known historic environment constraints. This site has been subject to archaeological evaluation and no further work is needed.
- 9.30 M/29, Land south Worlington Road & adjacent to former Dairy, has commenced on site. This is a green field site to the south of the settlement and to the south of the River Lark. The site has few existing landscape features although the existing boundary vegetation is of amenity value and may be important to reduce the impact of any development on the surrounding landscape. Consideration should be given to replacing the leylandii hedge with a native one. This site is separated from the main part of the settlement and continued incremental development has the potential to result in coalescence of Mildenhall with Barton Mills and/or Worlington which must be avoided. This site has been subject to archaeological evaluation, which has identified prehistoric remains and medieval remains on the Worlington Road frontage. Further site work and assessment will need to be undertaken.
- 9.31 M/30 The Old Railway Station Site is a green field site to the south of an existing residential area and to site M/29 above. There are some existing features and field boundaries on the site, however the rural nature of this part of the landscape is of value in that it forms a significant gap between settlements; development of this site has the potential to contribute significantly towards coalescence of Mildenhall with Barton Mills which must be avoided. The Mildenhall conservation area is immediately to the north east and the historic station buildings on the site have been identified as being of local interest. Development has the

potential to impact on the rural setting of the conservation area and buildings of local importance. The site is adjacent to known prehistoric, Iron Age and medieval remains and archaeological evaluation is required.

- 9.32 M/33 Land to west Folly Road is located to the north-west of the town, south of the existing employment area. The western part of the site is in arable use and is devoid of features. The eastern part is occupied by a range of uses including a range of existing small scale buildings and intensively managed grassland. The site currently forms a buffer between residential and employment uses and this function of the site should be retained through strategic landscaping which could incorporate the parts of the site with the most significant biodiversity and landscape features. The site, through a strategic landscape buffer would also present an opportunity to promote good pedestrian and cycle connectivity. This area is characterised generally by multi-period archaeological sites and should be subject to archaeological evaluation to allow for preservation in situ where appropriate of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.
- 9.33 M/40 Land west of Industrial Estate is an arable field adjacent to the existing employment land with no landscape features except that the field edges provide connectivity for wildlife in the wider context. Any development would need to include strategic landscaping to avoid landscape impacts – see also Site M1(a), previous reference M/19 and M/21. This area is characterised generally by multi-period archaeological sites and should be subject to archaeological evaluation to allow for preservation in situ where appropriate of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.
- 9.34 M/41 Land at Meadow View Cottage and M/42 Rose Forge, south of Worlington Road includes land currently in a variety of settlement edge uses including agriculture. These sites are separated from the main part of the settlement and continued incremental development has the potential to contribute towards coalescence of Mildenhall with Worlington which must be avoided. Opportunities to retain existing features should be taken. In terms of archaeology these sites are in a topographically favourable location on the side of the Lark Valley close to a historic crossing point in the river. Evaluation to the east has identified prehistoric and medieval remains and a major Iron Age site. Evaluation is required to establish the impact of past Land-use and to allow appropriate strategies to be formulated.
- 9.35 M/43 is a woodland site bounded by the A11, the A1011 Bury Road and the Cut Off Channel. The current unauthorised use of the site detracts from its amenity value however this would quickly recover if the site were vacated. This woodland, along with that on adjacent areas in the vicinity of Fiveways, forms an important gateway to Mildenhall. The site has challenging archaeological constraints to development. It is an area of high potential as earthworks are less impacted on in woodland than agriculture. Rifle ranges / butts and earthwork banks have been recorded.

- 9.36 Site SA17(a) Mildenhall Academy and The Dome Leisure Centre site , previous reference EM1(a) and M/44, is an existing school site on the eastern edge of Mildenhall separated from the adjacent Breckland Forest SSSI and Breckland SPA by the A1101 Bury Road. The southern part of the site forms part of the River lark corridor and development here would have a significant impact. Redevelopment of the existing school footprint should include for the retention of the existing tree screen to the north and east which is of high amenity and landscape value and also forms an important buffer with the adjacent sensitive woodland. Development to the south on the existing playing fields is likely to impact on the river valley character. This site spans the boundary between higher ground and low lying land in the floodplain of the Lark. Mildenhall Warren lies to the north, and medieval finds are recorded in the vicinity. There is potential in particular for waterlogged and peat deposits with well-preserved organic remains and environmental data. This option should be subject to archaeological evaluation at an appropriate stage in the development management process to allow for preservation in situ where appropriate of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed. Development on the playing fields to the south would encroach into Mildenhall's historical landscape setting.
- 9.37 Site SA5(b) District Council Offices, College Heath Road, previous reference M2(b) and M46, is an urban site with some existing trees which are of amenity value although they are scattered around the site making retention in the context of new development a challenge. The site includes a known area of archaeological interest and will require pre determination desk based evaluation.

10. Newmarket

Landscape and heritage designations

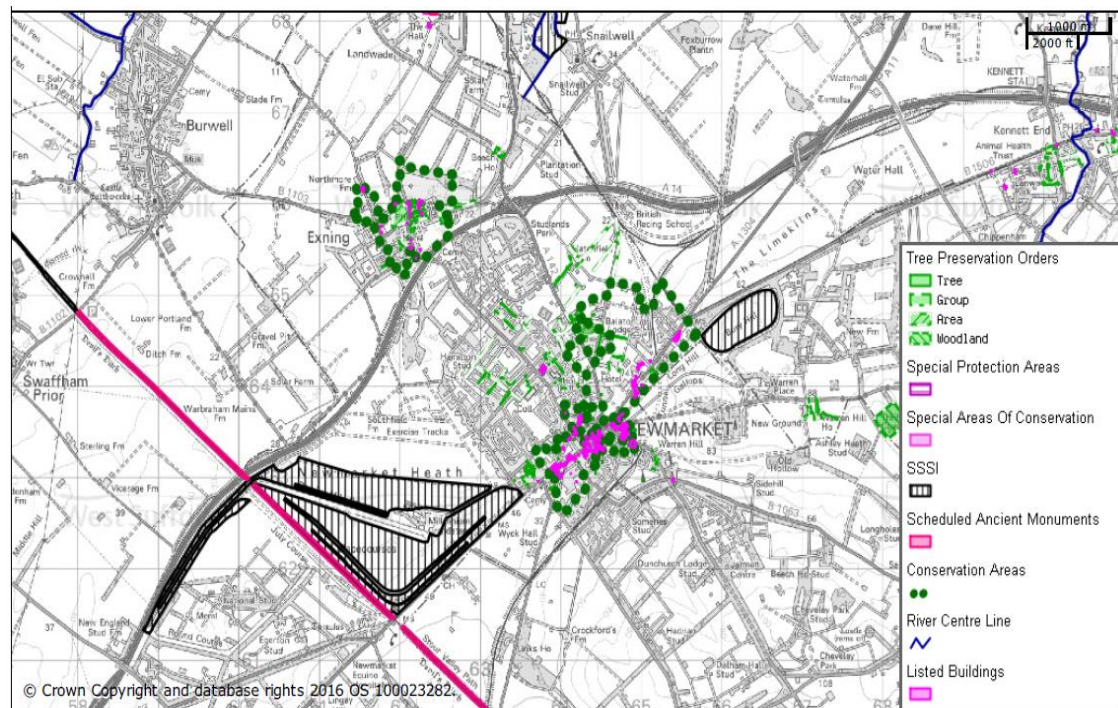


Figure 6 Designated features and areas around Newmarket

- 10.1 There are no national landscape designations in the vicinity of the town.
- 10.2 There are multi period archaeological remains in the Newmarket area, especially along the river valley sides.
- 10.3 There is a conservation area in Newmarket centred on the long High Street, a highway for centuries and a centre for trading and hospitality, and the surrounding horseracing stables and yards. The special character of Newmarket derives from the overlay of horse breeding, training and racing activities and the associated Royal patronage, upon a traditional market town and its medieval layout.
- 10.4 There are a large number of listed buildings located on the High street and in the historic horse racing training yards to its north.
- 10.5 The medieval town of Newmarket is located at the eastern end of the High street as identified by the archaeological sites information. There are also numerous other archaeological records between the centre of Newmarket and Exning.
- 10.6 Devils Ditch is a SAM which runs along the district boundary to the south west of the town.

Character of settlement and surrounding areas

- 10.7 Important local landscape features include: the Newmarket gallops and heaths to the east and west of the town where racehorses can be seen training in the mornings, the numerous horse walks that connect the training yards to the gallops, well maintained hedges and strong lines of mature trees. The Yellow Brick Road is a pedestrian and cycle route that follows the route of the No.1 drain from the north to central Newmarket.

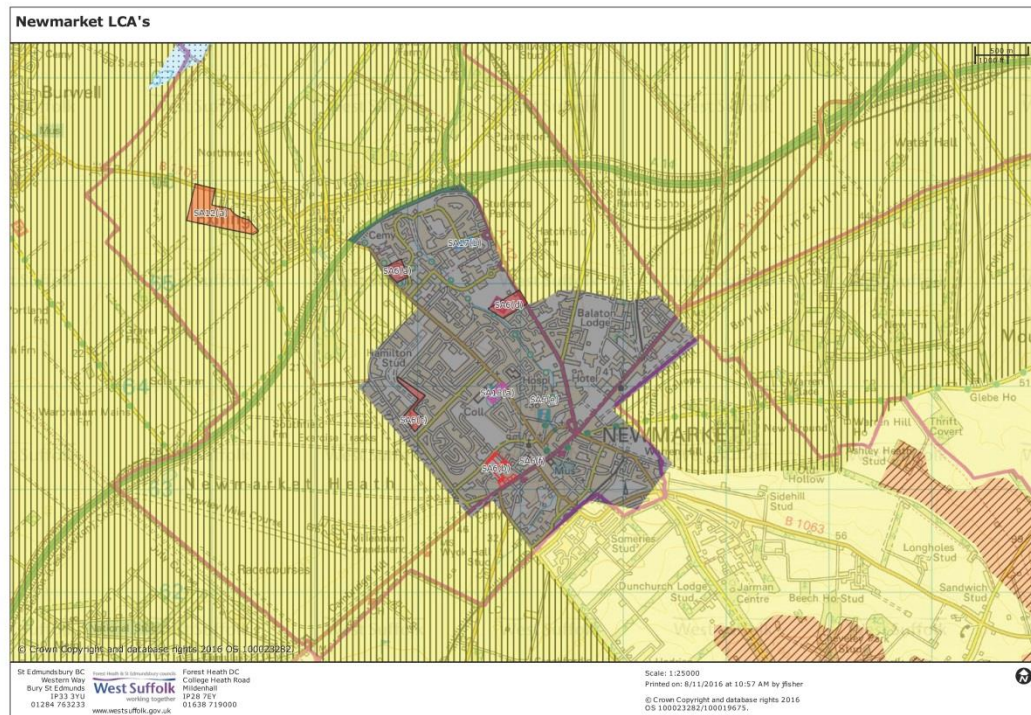


Figure 7 Landscape character areas around Newmarket with location of SALP submission sites

- 10.8 The landscape to the north-west of the town is rolling estate chalklands and the landscape to the south-east is wooded chalk slopes and further to the south-east is undulating estate farmland.

Assessment of sites

- 10.9 SA18(a) Former Gas Works, Exning Road, Newmarket, previous reference, RE1(a) and N/03 is a brownfield site which has previously been cleared. A small number of mature trees have been retained which make a contribution to the street scene. No known historic environment constraints although potential for interpretation panels to be incorporated into any redevelopment presenting the history of the site as a former gasworks.
- 10.10 N/08 Allotments Studlands Park is an area of open land connected to and used as open space on the northern edge of Newmarket, and adjacent to the A14; a variety of community facilities are provided at this location. In addition, the site provides an effective buffer to the A14 trunk road. The site has a range of different habitats including mature vegetation and a

community orchard and functions as a wildlife corridor. The loss of this space for these uses would be considered a loss. No known historic environment constraints. Archaeological evaluation required.

- 10.11 SA6(a) Brickfield Stud, Exning Road is the site previously referenced N1(a) and part of the site referenced N/09. This is an existing stud and associated paddock land. The tree belts, mature trees and hedgerows are landscape features of high amenity value and additionally provide good connectivity.
- 10.12 The paddock land to the west of the Exning Road, also part N09 but not included in SA6(a), is particularly attractive within this typically rolling landscape and forms part of an important buffer between Exning, its conservation area and Newmarket. Archaeological evaluation is required.
- 10.13 N/10 Land at Balaton Stables, Snailwell Road is a green field site currently grassland. There are trees on the boundary particularly with Fornham Road which add to the amenity of the locality. The site is within the Newmarket conservation area and designated in the adopted appraisal as an important open space to be retained. Development would have an impact on the character and appearance of the conservation area.
- 10.14 Site SA6(b) Land at Black Bear Lane and Rowley Drive junction, previous reference N1(b) and N/11, contains the former swimming pool, public house, Queensbury Lodge Stables and the adjacent paddocks. The grade II listed stables; cottage and lodge are all identified as listed buildings at risk in the Suffolk Register. The paddocks are considered to make an important contribution to the character of the conservation area and this is enhanced by the tree lines and belts which define the space. Development of the site has the potential to impact significantly on the character and setting of the conservation area and listed buildings. Any development must facilitate the sympathetic restoration and viable reuse of the listed buildings, have regard to their setting, retain a horse racing industry related use on the site, and preserve or enhance the character and appearance of the conservation area. Archaeological evaluation will be required.
- 10.15 N/12 Coronation Stables, Station Approach is part of Tattersalls racehorse auction area. There are some mature trees on this site which contribute to the amenity of the locality and should be retained if the site were to be re-developed. Any development should have regard to the setting of Newmarket Conservation Area to the north and archaeological investigation will be required.
- 10.16 N1(c) Land east of Newmarket, south of A14 (Hatchfield Farm), previous reference N/14, is a strategic site to the north-east of Newmarket. The site is essentially three large arable fields which are defined by mature tree belts, and overgrown hedges. To the north, the site is defined by the A14, to the west Fordham Road, with paddock land and Snailwell Road to the south and east. Any development would change the land cover and hence the character of the site and would need to be supported by strategic landscaping to reduce the potential impacts. The layout of any

development should allow the mature vegetation and tree lines to be retained. The site has been subject to some archaeological evaluation, but further investigation is required.

- 10.17 N/15 Old Newmarket station site car park is an urban site adjacent to the station. The trees on the boundary of the site contribute to the amenity of the locality. The station buildings have the potential to be of local historic interest.
- 10.18 N/18 George Lambton playing fields is a playing field site adjacent to the No 1 drain which is public open space. Whilst the route of the river is well defined by vegetation there are few features on the playing fields. The site however is an important amenity. The site has undergone a geophysical survey, but further archaeological investigation is required if the site is advanced.
- 10.19 SA6(c) Land at Phillips Close & grassland south-west of Leaders Way & Sefton Way is made up of 2 sites. The part of the site with a previous reference N1(d) and N/20, is an L shape site which comprises grassland and a woodland tree belt. There are additional tree belts to other boundaries of the site. The tree belts mark boundaries to adjacent residential areas and are of amenity value. Whilst they are in private ownership, they are partially available to the public in the afternoons as part of the network of gallops available to the public for recreation. The area was observed to be used for dog walking. Development on this site has the potential to impact on these tree belts and the environmental benefits they provide without careful design for their retention and future management. No known historic environment constraints. Archaeological investigation is required.
- 10.20 The remainder of the site had a previous reference N/33 and is an existing housing development around an open amenity space which contributes to the character of the site. It is likely that development at the density suggested would not allow retention of this feature and this would be a loss. Bronze age burials are recorded in the vicinity and evaluation would be required.
- 10.21 N/21 Land south of Exning Road and adjacent to Hamilton Road is horse paddocks enclosed by hedgerows and woodland belts. Allocation of the site would result in the loss of the paddocks however the boundary features would reduce the impact of any development on the adjacent countryside. This is an area with challenging archaeological constraints lying close to Roman wells, which suggest significant activity in the area and forms part of a spur of land overlooking Seven Springs and Favin's head, which is topographically favourable for occupation.
- 10.22 N1(e) Former Scaltback Middle School site, previous reference N/31, is the former school site with associated playing fields. The fields are used for recreational purposes and provide valuable open space. There are a number of existing trees on the site that contribute to the amenity of the locality. No known historic environment constraints. Archaeological evaluation required although within the developed footprint of existing buildings the potential is low.

- 10.23 N1(e) Former St Felix Middle School site previous reference N/32, includes a number of existing amenity facilities such as the tennis courts. There is potential for these to be retained for the community. There is mature vegetation on the boundaries of the site which contributes to the street scene and to the adjacent George Lambton playing fields. The site is close to a known site of archaeological interest and evaluation would be required.
- 10.24 SA6(e) Land Adjacent to Jim Joel Court is a urban site currently a green/grassed area within residential development. Planning permission has been granted for development.
- 10.25 SA6(f) Land at 146a High Street is the redevelopment of an urban town centre site of the former De Niro's nightclub. The development is adjacent to Memorial Gardens public park. Planning permission has been granted for development.
- 10.26 Land at Parkers Walk, Aureole Walk and north of Hyperion Way, are all areas of public open space which form part of the planned strategic landscaping for the Studlands Park residential area. Studlands Park was designed by Ralph Erskine, an architect of international renown and following completion of the first stage a social survey was carried out by R. Trancik of Harvard University into the reactions of the inhabitants to their new housing. It has been suggested that the estate, which was designed to create a community whilst providing affordable housing, and to be inexpensive to construct should be designated a conservation area because of its special architectural and historic interest.
- 10.27 Waste ground on the west side of Lower Hamilton Road at its exit on Exning Road is part of the existing urban environment. There is no site boundary and therefore the landscape and heritage effects are difficult to assess.

11. Lakenheath

Landscape and heritage designations

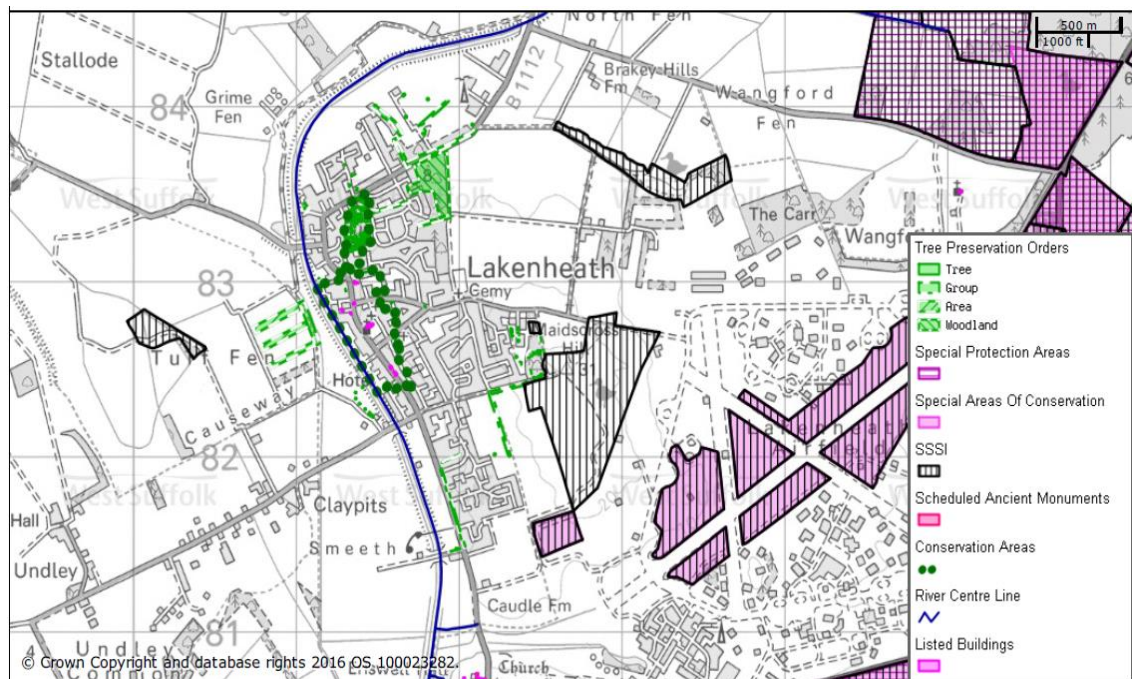


Figure 8 Designated features and areas around Lakenheath

- 11.1 There are no national landscape designations in the vicinity of this village.
- 11.2 There are no Scheduled Ancient Monuments in the immediate vicinity. Remains of St Peters Church is 700m south of Lakenheath.
- 11.3 This village is located on the western edge of the Brecks 'valued' landscape.
- 11.4 Maids Cross Hill is a Local Nature Reserve and a Site of Special Scientific Interest (SSSI). There are also SSSI's to the north-east at Pashford Pools Fen and to the west at Lakenheath Pools Fen. RAF Lakenheath is a Special Area of Conservation (SAC) and Breckland Farmland SPA is located further to the north-east. Caudle Farm and Broom Road Fields County Wildlife Site is to the south-east of the village. Lakenheath cemetery is also a County Wildlife Site (CWS).
- 11.5 The village has a conservation area focused on the linear form of the High Street generating long linear spaces enclosed and dominated by traditional buildings on the street edge, many buildings are 18th-century and later, often with a historic core. The old manor house site to the north partially survives in a historic woodland setting at Lakenheath Hall. Significant green spaces with trees are found at Lakenheath Hall, the High Street 'backs', at South Green and at the Churchyard. The Church tower is a landmark from within and beyond the market town.

- 11.6 There are a number of listed buildings (located within the conservation area including the listed Grade 1 St Mary's Parish church which contains important recently conserved medieval wall paintings.
- 11.7 The boundary of the medieval town is the focus of the town's archaeological interest as is Lakenheath Airfield and numerous fenland causeways, banks and other fenland sites. The settlement is surrounded by multi period archaeological sites particularly relating to activity on the fen edge. Maidscross Hill is a particularly important lower Palaeolithic site.

Character of settlement and surrounding areas

- 11.8 Important local landscape features include: the Cut-off Channel located within banks to the north and west; the numerous pine lines located on field boundaries and along tracks and roads; Maidscross Hill SSSI and Local Nature Reserve (LNR) to the east; woodland and tree screens that form a gateway to the town from the north-east and in association with Lakenheath Hall.

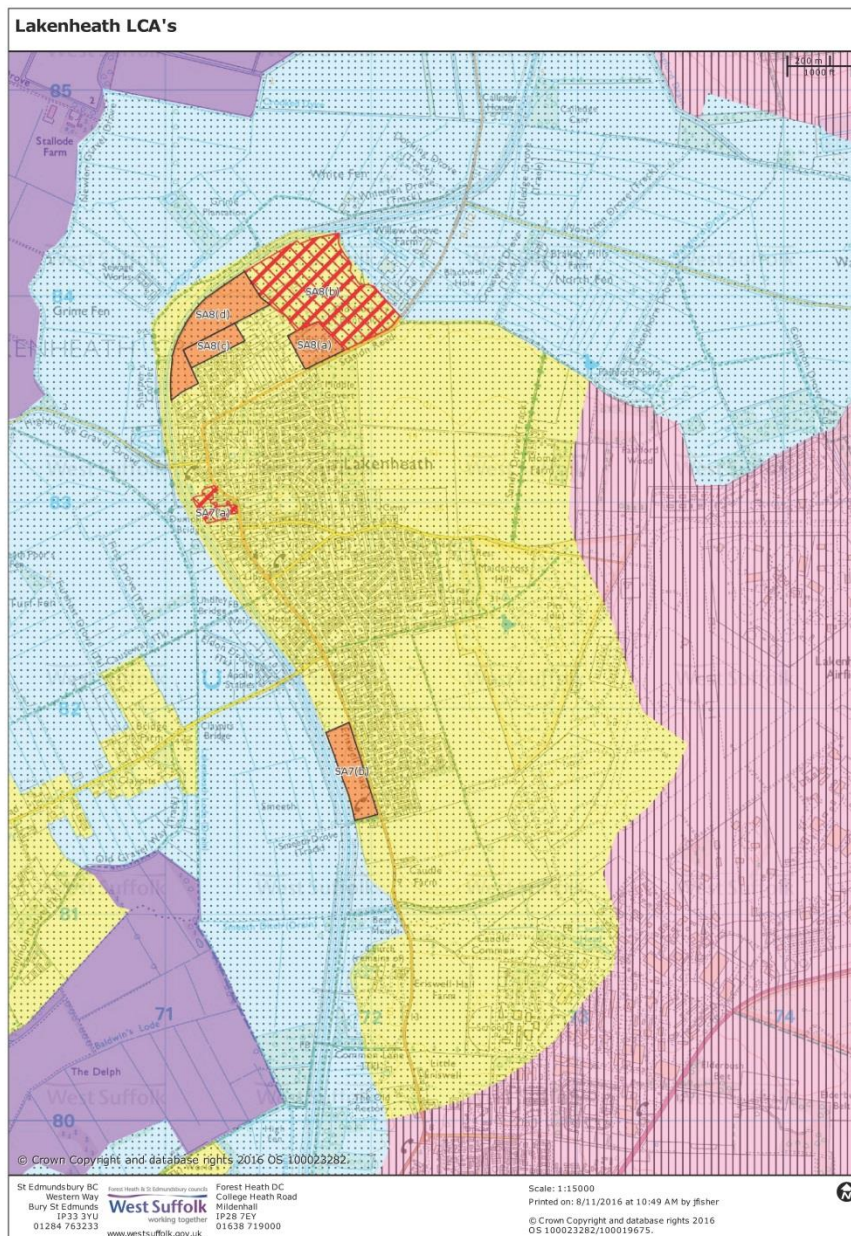


Figure 9 Landscape character areas around Lakenheath with location of SALP submission sites

- 11.9 Lakenheath sits within the settled chalklands. However the landscape is influenced by the adjacent landscape character types, to the east estate sandlands and to the west settled fenland.
- 11.10 Particular features of the adjacent 'estate sandlands' that are evident in the countryside around Lakenheath are the heathland landscape, Maidcross Hill SSSI and LNR abutting the village in the east, and the strongly geometric structure of fields enclosed in the 18th & 19th century. This field structure is reflected in the pattern of development.
- 11.11 To the west beyond the cut off channel the 'settled fenland' landscape is characteristically flat with small, narrow fields that are divided by straight, water-filled drains, small scale farming with farmsteads often forming clusters.

- 11.12 Reference to the SLCA guidance, which notes the existing distinction between, and individual form of, settlement clusters, suggests that small scale development closely linked to the settlement boundary would be most appropriate.

Assessment of sites

- 11.13 L/03 Land rear of 65, 69, 73 Station Road is a site within the built up area and development is unlikely to impact significantly on existing landscape character. The site is in a topographically favourable location near the fen edge and a known prehistoric cemetery. Archaeological investigation would be required.
- 11.14 L/06 Land to rear of Chalk Farm and Gatehouse, High Street is a well treed area within the conservation area, development is likely to threaten the trees with consequent impacts on amenity. The trees on the northern boundary are protected by a tree preservation order. The site forms the curtilage of a listed building and is identified as an important open space in the adopted conservation area appraisal. Development is likely to have a detrimental impact on the character of the conservation area through the loss of open space and on the setting of the listed building. Archaeological evaluation would be required.
- 11.15 L/07 No. 3 Cemetery Road is also a well treed site; however there is currently no formal protection. A site inspection is required to determine if the trees are a constraint, although there seems to be scope for development on the site frontage. No known historic environment interest.
- 11.16 SA8(d) Land north of Burrow Drive and Briscoe Way , previous reference L2(d), L/12 and L/39 Land north of Drift Road, is a green field site with few mature landscape features. The site is enclosed by the Cut-off channel to the north and west and partially by development to the south. Retention of a substantial buffer adjacent to the Cut-off channel is essential to provide an enhanced blue/green corridor (for people and wildlife), and provide a soft visual boundary to the edge of development and screening from the fenland landscape beyond. Archaeological evaluation will be required.
- 11.17 SA8(a) Rabbit Hill Covert, Station Road , previous reference L2(a) and L/13, is also a greenfield site. There are mature tree screens to the south and west boundaries which are protected by a tree preservation order. These features currently form strong landscape boundaries to the village and an attractive gateway. Retention of these features as part of the strategic landscaping for this site is essential. This site is open to the agricultural land to the immediate north and east, although trees on the northern side of the B1112, the Cut-off channel and the existing Willow Farm commercial/ light industrial limit the potential for impacts on the wider landscape. The site benefits from a resolution to approve an outline planning application for 81 dwellings..

- 11.18 L/14 Land off Maids Cross Way is a greenfield site on the eastern side of the village adjacent to the settlement boundary. There is a pine line on the eastern boundary of the site that would need to be retained. The site does not benefit from any other screening and therefore any development would have the potential to impact on the amenity of the wider countryside to the east. The site has been subject to archaeological evaluation and there is no need for further work.
- 11.19 L/15 Land off Covey Way and Maids Cross Hill is a wooded site located between existing built development and Maids Cross Hill LNR and SSSI. Development of the site would lead to the loss of the woodland/plantation and would significantly advance development towards Maids Cross Hill with the loss of the buffer and the visual separation which contributes to the character of the LNR. This would have an urbanising effect. The site may present an opportunity to extend the LNR although it is doubtful whether the site is big enough to provide additional open space so that the benefits would outweigh the potential harm of any development. The site is within known areas of archaeological interest including the Maids Cross Hill area. Some archaeological evaluation has been undertaken but more is required.
- 11.20 L/18 Near Broom Road, off Eriswell Drive is a green field site with no obvious landscape features. Any development would have the potential to impact on the amenity of the wider countryside to the east in particular Maids Cross Hill LNR as it would advance development towards this site with the loss of separation which contributes to the character of the LNR. No known historic environment constraints. Archaeological evaluation would be required.
- 11.21 L/19 Land north-east of South Road is a greenfield site on the southern boundary of Lakenheath. A pine line to the south of the site provides softening when viewed from the B1112 to the south. This pine line and those to the north and east would need to be retained. Some archaeological evaluation has been undertaken but more is required.
- 11.22 L/22 Land south of Broom Road is also a greenfield site with the same issues as L18 above. There is a pine line on the eastern boundary of the site that would need to be retained if the site were developed, along with the northern boundary which has been found to be sensitive. The site is within known areas of archaeological interest including the Maids Cross Hill area. Some archaeological evaluation has been undertaken but more is required.
- 11.23 L/25 Land east of Eriswell Road and south of South Road is also a greenfield site located to the south of the settlement. The site benefits from limited landscape features however there are mature tree lines to the northern and southern boundaries which would need to be retained as well as the hedgerow adjacent to the B1112. Some archaeological evaluation has been undertaken but more is required. The existing village is largely located behind a shallow ridge when approached from the south. Development of this site would advance the line of development towards St Peter's church SAM, extending over the brow of

the hill and as a consequence highly visible from the countryside to the south.

- 11.24 SA7(b) Land west of Eriswell Road, previous reference L1(b) and L/26, is a greenfield site between the existing built development and the cut off channel. The eastern boundary of the site has a pine line which forms an important gateway into Lakenheath from the south. This should be retained and the current outline planning application (with a resolution to approve) allows for this. The site has the potential to extend and connect to the existing recreation ground located immediately to the north and to provide a green corridor (for people and wildlife) immediately adjacent to the Cut-off channel which would be beneficial. Further archaeological work is required.
- 11.25 L/27 Land south of Broom Road is a green field site with landscape features limited to pine lines to the western and southern boundaries. Any development would have the potential to impact on the amenity of the wider countryside to the east in particular Maidscross Hill LNR as it would significantly advance development to the boundary of the LNR, with the loss of the existing buffer and separation provided by the agricultural land, and a consequent impact on the character of the LNR. The site is within known areas of archaeological interest including the Maidscross Hill area. Some archaeological evaluation has been undertaken but more is required.
- 11.26 L/28 Middle Covert, land south of Station Road is a woodland site protected by a tree preservation order (the order was made to stop the precipitous removal of trees from the site to facilitate development). Middle Covert is listed on the National Inventory of Woodland and Trees (England). The woodland forms the eastern boundary to Lakenheath and an important gateway to the village. The woodland also forms an attractive backdrop to properties on Woodland Way, Barr Drive and Birch Crescent. There has been woodland present in this location since at least the late 1880s. The presence of the woodland is a constraint to development and there would need to be significant benefits to development of this site to outweigh the harm associated with loss of woodland. The southern part of the site is not wooded although it is open to the east with the potential for impacts on the adjacent countryside. There is potential for archaeology to survive in the woodland. Archaeological evaluation would be required.
- 11.27 SA7(a) Matthews Nursery, previous reference L1(a) and L/29, has an existing planning permission for mixed use development and is located between the built up area and the Cut-off channel. There are some mature trees on the site, and their retention should be considered. Part of the site lies in Lakenheath Conservation Area. An assessment of the impacts of any proposed new development on the areas significance should be carried out and any new proposal be justified in terms of its heritage impacts. Archaeological evaluation is required.
- 11.28 SA8(c) Land off Briscoe Way, previous reference L2(c) and L/35, is a green field site with no mature landscape features. The site is connected to SA8(d) which in turn is enclosed by the Cut-off channel to the north

and west. There is development to the south. The site has a current planning application (with a resolution to approve 67 dwellings). The site has been evaluated and there is no requirement for further archaeological work.

- 11.29 SA8(b) Land north of Station Road, previous reference L2(b) and L/36, is a large site at the north-eastern extent of the village. The site benefits from the existing tree screen to the southern and part of the western boundary. These features currently form strong landscape boundaries to the settlement and an attractive gateway. The northern boundary to the site is the Cut-off channel. Retention of these features as part of the strategic landscaping for this site is essential. The site has the potential to provide a blue/green corridor (for people and wildlife) immediately adjacent to the cut off channel which would buffer and protect the river and would contribute to visual screening of development from the wider landscape. In addition, a site of this size has the potential to provide strategic accessible natural green space as part of a mitigation strategy for recreational impacts. The site has known archaeological interest. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 11.30 L/37 Land north of Cemetery and L/38 Land to north of Maids Cross Hill are greenfield sites not related to the existing settlement boundary. There are no landscape features and neither of the sites benefit from any other screening and therefore any development would have the potential to impact on the amenity of the wider countryside to the east. Both sites have challenging archaeological constraints. They lie in an area of high potential, on higher ground overlooking Lakenheath Common Fen. Archaeological finds of all dates are common in the area, and there is a known roman building to the west. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 11.31 Land off Smeeth Drove is a small site which forms part of an intimate domestic scale landscape. Boundaries with the wider countryside and with the Cut-off Channel should be carefully considered.

12. Red Lodge

Landscape and heritage designations

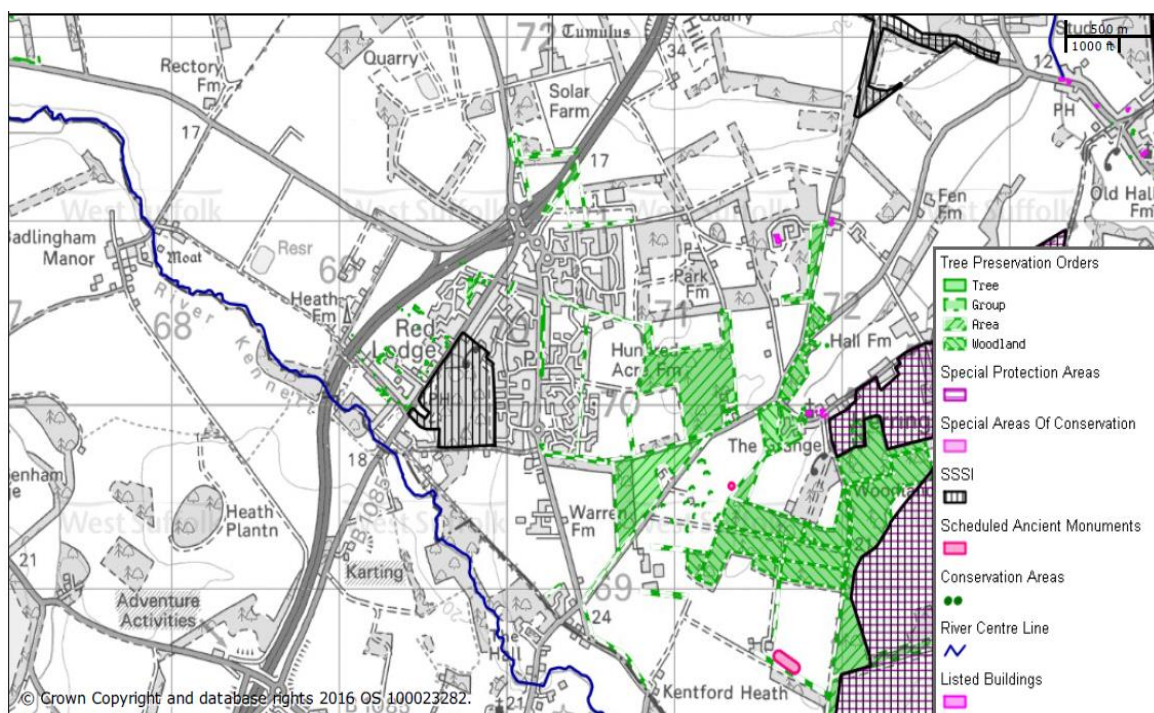


Figure 10 Designated features and areas around Red Lodge

- 12.1 There are no national landscape designations in the vicinity of this settlement.
- 12.2 There are two Scheduled Ancient monuments to the south-east of the settlement: Bowl Barrow north-west of Shooting Lodge Plantation; and south-east of Warrenhill Farm. As a relatively new expanded settlement Red Lodge has no conservation area or listed buildings.
- 12.3 The town is located within the Brecks 'valued' landscape.
- 12.4 There are multi-period archaeological remains in the Red Lodge area, particularly relating to activity along the River Kennet and exploitation of chalk and heathland. The main areas of known archaeological interest are focused on Green Lane, the 1768 Turnpike Road and a number of square enclosures to the west of the settlement.

Character of settlement and surrounding areas

- 12.5 Important local landscape features include: the River Kennet to the south of the settlement and associated woodland and habitat; the numerous pine lines and pine shelter belts including those within the built up areas that provide strong green corridors; blocks of woodland and forest located to the east of the settlement; and Red Lodge Heath SSSI.

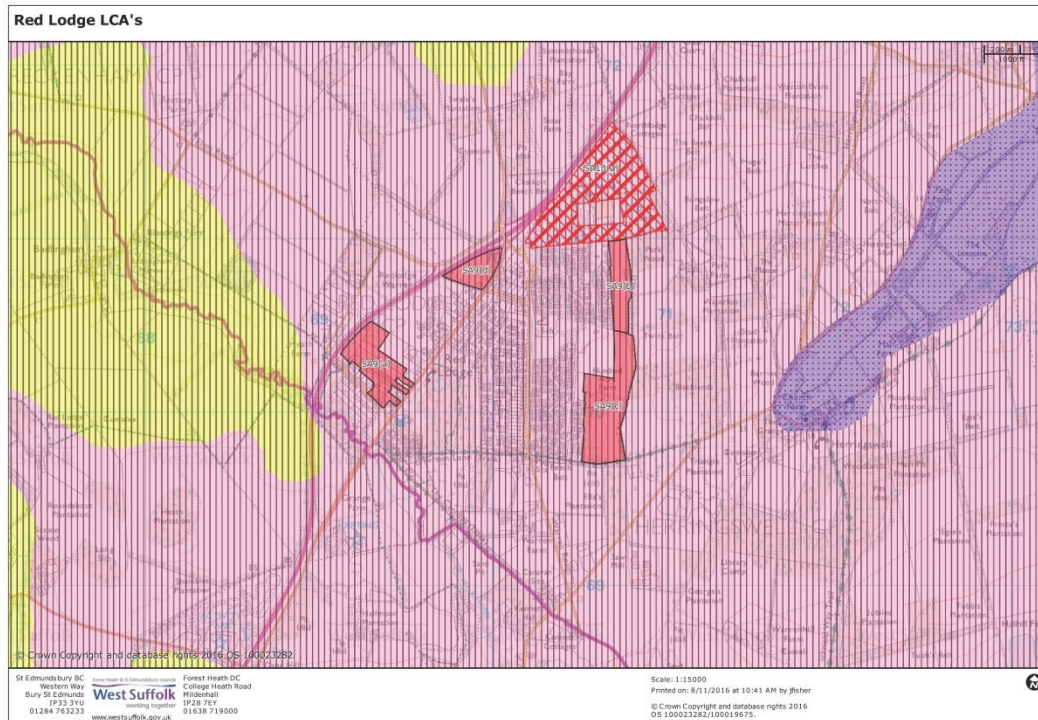


Figure 11 Landscape character areas around Red Lodge with location of SALP submission sites

Assessment of sites

- 12.6 RL/01 Land to rear 2-4 Elms Road and 6-8 Turnpike Road is within the existing built up area and includes a number of existing uses. The site fronts onto Turnpike Road and has some mature trees which currently contribute to the amenity of the locality. Archaeological evaluation would be required.
- 12.7 RL/02 Land to rear 14-16 Turnpike Road is within the existing built up area. This site also includes some mature vegetation that contributes to the amenity of the locality. No known historic environment impact. Archaeological evaluation would be required.
- 12.8 SA9(a) Land off Turnpike Road and Coopers Yard (previously RL1(a)) is made up of sites with previous reference RL/03 Land off Turnpike Road Phase 2 (Red Lodge masterplan) and RL/04 Coopers Yard and Café. RL/03 is located to the north-west of turnpike road. This is an extensive site extending towards the A11. There are some protected trees on this site that should be retained. The site would require strategic landscaping which should include a buffer along the A11 boundary (required to mitigate the noise impacts from the road and ensure residential amenity is protected) linking to the adjacent development and access route. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

- 12.9 RL/04 Coopers Yard and Café is a brownfield site currently used as a haulage yard. Development of this site presents an opportunity to improve the townscape and amenity of the immediate locality. No known historic environment impact. Archaeological evaluation would be required.
- 12.10 RL/05 Land adjoining public house, Turnpike Road and Turnpike Lane is a grassed area to the west of Turnpike Road at the south of the village. The open space with development set back from the road provides a soft edge and attractive gateway to the settlement. The site was designated as open space in the Red lodge masterplan although it is not available for public recreational use. No known historic environment impact. Archaeological evaluation would be required.
- 12.11 SA9(b) and SA9(c) Land east of Red Lodge (north and south), previous reference RL1(b) and (c) and RL/06 is located to the east of Red lodge between the existing built up area and mature woodland blocks which extend much of the length of the development site and reduce the visual impact of any development. There is a current planning application (F/2013/0257/HYB) for this site which includes a masterplan showing access and recreational measures for the new residents through the extension of the existing public open space, retention of existing trees, and creation of a new access route along the eastern edge of the site. There is currently a SUDs drainage basin located within this site which has developed into interesting grassland. Any future planning application should have regard to the retention and proper functioning of this infrastructure. Archaeological evaluation has identified a barrow and other features on the site which will require excavation.
- 12.12 RL/07 White Star Stables, Warren Road is located to the south of Red Lodge comprising the former offices, residences, stables and paddocks of White Star Stables. There are some mature trees on the site including a mature specimen oak tree and a line of mature beech trees to the southern edge and a tree belt to the western edge which should be assessed for retention. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 12.13 RL/08 Land to rear 4 to 14b Turnpike Lane is located on the south-western edge of Red Lodge bounded by the A11 and the River Kennet. The site comprises a range of habitats, including woodland and grassland which are likely to support a wide range of wildlife and which would be largely lost if the site were to be developed. A green/blue corridor should be retained along the river. There is also a public Right of Way along the western edge of the site giving access under the A11 that would need to be considered. The site is topographically favourable for early occupation and archaeological evaluation would be required.
- 12.14 RL/09 Land at Greenhays Farm is located south of Green Lane and Red Lodge Heath SSSI. The northern lane frontage of the site is already developed with the bulk of the site being undeveloped grassland to the south. Landscape features on the site include the mature trees and a

block of woodland to the far south of the site. Archaeological evaluation would be required.

- 12.15 RL/10 Land west of Elderberry Road, Kings Warren is a small open site on the eastern side of the A11 interchange and at the gateway to the eastern extension to the village. There are few site features although there is a boundary drainage ditch to the site. Archaeological evaluation would be required.
- 12.16 RL/11 Land east of Turnpike Road is located off Turnpike Road to the south-west of Red lodge heath SSSI. The north of the site is existing hard standing with the only features being some semi-mature oak trees on the boundary with the SSSI. The south-western part of the site forms part of the Site of Scientific Interest. The SSSI is important particularly for its invertebrates and plant species. Archaeological evaluation would be required. The north eastern half of the site is used for lorry parking.
- 12.17 RL/12 Land east of Warren Road is an arable site to the south-east of red Lodge. There is a mature tree belts to the north (beech belt); a characteristic pine line to the southern boundary; plantation woodland to the east; and a hedge with trees to the west along Warren Road. These features form part of the strong landscape structure of this part of the Brecks, and any development on this site would need to ensure that these features are retained. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 12.18 SA9(d) Land west of Newmarket Road and north of Elms Road, previous reference EM1(c) and RL/13, was previously being considered for employment use but has a current planning application for residential development which has a resolution to approve. The site is in agricultural use and has few landscape features on it excepting a short section of hedge. Any development on the site should provide for access as part of a strategic round village walk. This could be provided in conjunction with a buffer along the A11 boundary (potentially required to mitigate the noise impacts from the road and ensure amenity is protected) linking to the proposed access being implemented as part of the adjacent development to the south west. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 12.19 SA10(a) and SA16(n) North Red Lodge, previous reference RL2(a) and G1(b) and a composite of part of the previous RL/15 Land north and east of Red Lodge, either side of A11, and of RL/16 Employment land north of Hundred Acre Way, RL/20 Land north of Elderberry Road and RL/21 Land north-east of Bilberry Close. Any development would generally require strategic landscaping and open space to address the potential impact of the proposals on the countryside and to provide amenity to the new residents. Proposals should also incorporate the protection of pine lines and retention/enhancement of the existing tree belts and adjacent woodland habitats through connection to the wider landscape. These

features should provide the framework for strategic green infrastructure and open space. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

- 12.20 RL/15 Land north and east of Red Lodge, covers a significant area of land on both sides of the A11. The land use is dominated by arable farming; however there is also a mix of other habitats types and landscape features. The site is located within the estate sandlands landscape character type and the rectangular field pattern and scale reflect this with frequent tree belts and woodland blocks. Development of this scale would have a significant impact on the landscape, particularly if it extended to those parts of the landscape that are ecologically sensitive, and would need to be carefully assessed. If this site is to be taken forward a landscape sensitivity study should be undertaken as required by paragraph 170 of the NPPG.
- 12.21 The large RL/15 site has not been systematically surveyed for archaeology with the exception of the Worlington Quarry in the north west. There is a group of five prehistoric burial mounds to the north east of the site one of which is a scheduled ancient monument. A tumulus is also recorded and the site has potential for further areas of archaeological significance.
- 12.22 RL/16 Employment land north of Hundred Acre Way is located north of Red Lodge to the east of the A11. The area has a number of pine lines and tree belts which contribute to the landscape character. Proposals should incorporate the protection of pine lines and retention and, or enhancement of the existing tree belts maintaining their connection to the wider landscape. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 12.23 RL/20 Land north of Elderberry Road is also located to the north of Red Lodge. The most notable landscape features are the pine lines which are characteristic of the Brecks and should be retained. No known historic environment interest. An archaeological evaluation would be required.
- 12.24 RL/21 Land north-east of Bilberry Close is located to the north-east of the existing settlement. The site contains a drainage channel constructed to take surface water from the development which has taken place. The wildlife audit identified that the grassland flora within the sustainable drainage channel was herb-rich and typical of free-draining Breckland soils. The sustainable drainage structure and associated grassland habitat should be retained. There is a line of poplar trees to the southern boundary. No known historic environment interest. An archaeological evaluation would be required.
- 12.25 RL/18 Land south of the Carrops is located east of Turnpike lane to the south of the settlement and close to the River Kennet. The western part of the site forms the gateway to red Lodge, although it is currently being

used as a trailer park. Development of the site would formalise ribbon development to the south of The Carrops; a Public Right of Way providing a link from Red lodge to the Ickneild Way. No known historic environment interest. An archaeological evaluation would be required.

- 12.26 RL/19 Land south of Green Lane is accessed via Tarragon Walk and directly opposite Red Lodge Heath SSSI. The site is marked as a disused pit on maps and there is evidence that historically it was a landfill site. The site is part of a green wedge linking the settlement with the countryside and linking to the SSSI to the south. The site was noted to have developed an ecological interest and retention of this interest should form part of any development. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

13. Beck Row

Landscape and heritage designations

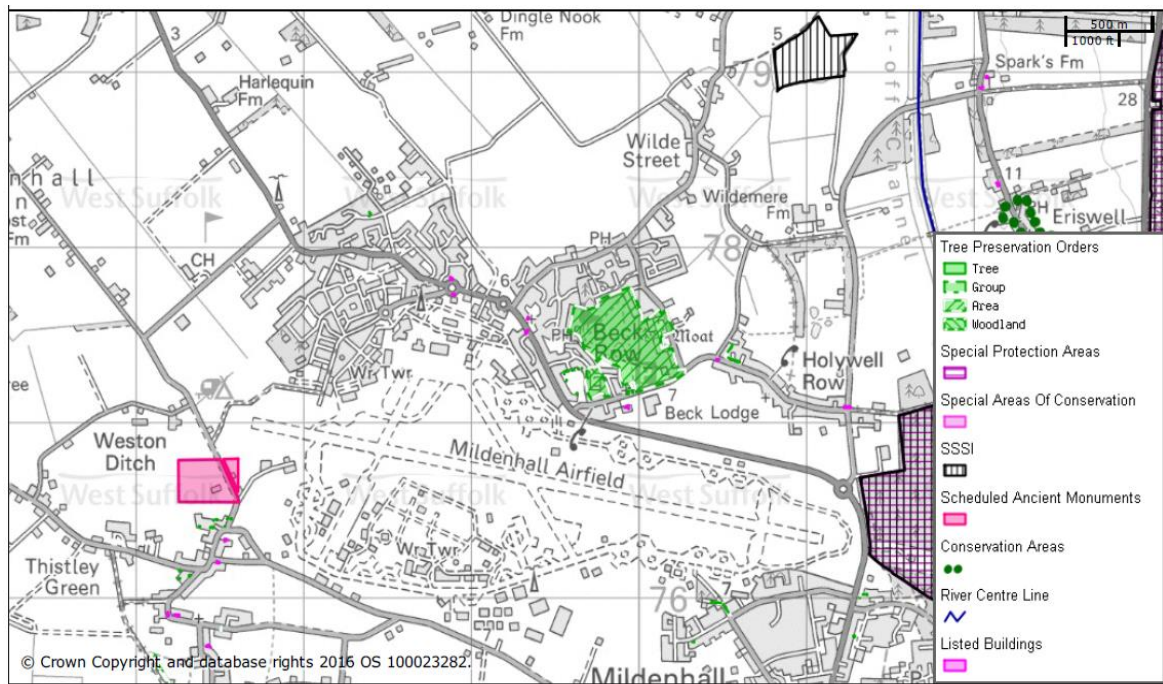


Figure 12 Designated features and areas around Beck Row

- 13.1 There are no national landscape designations in the vicinity of the village.
- 13.2 There are multi period archaeological remains in the environs of Beck Row, particularly relating to activity on the fen edge. Mildenhall Roman site Scheduled Ancient Monument is location to the south-west of the village, and Hurst Fen Neolithic site Scheduled Ancient Monument is located to the east close to the Cut-Off Channel. The village does not have a conservation area, but contains a number of listed buildings and vernacular buildings of potential local interest.
- 13.3 Aspal Close, on the eastern side of the village is a Local Nature Reserve.

Character of settlement and surrounding areas

- 13.4 Important local features include Aspal Close LNR to the east of the town. Mildenhall USAF base is located to the south.
- 13.5 The village is located on the settled chalklands with settled fenland to the north and the west and the estate sandland which is part of the Brecks located to the east.

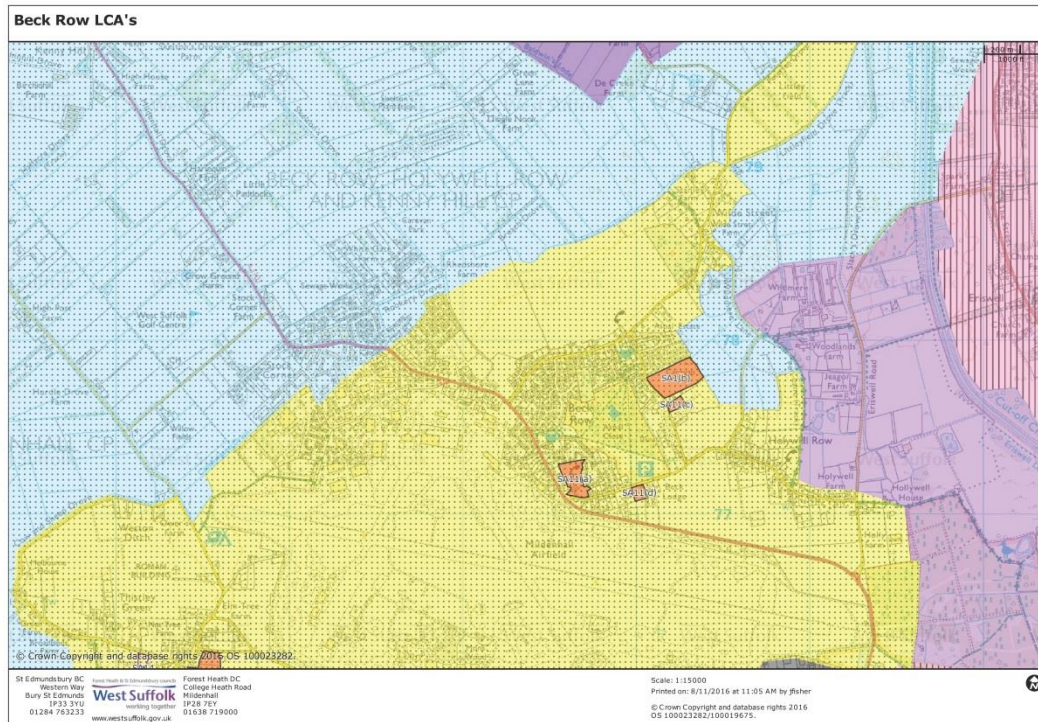


Figure 13 Landscape character areas around Beck Row with location of SALP submission sites

Assessment of sites

- 13.6 SA11(a) Land adjacent to St Johns Street previous reference BR1(a) and BR01, is a grassland site surrounded by residential development. The site has an outline planning permission however the site is constrained by its interesting grassland and the presence of protected trees. Detailed proposals should incorporate measures to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site. There is potential to provide good connectivity between this development site and Aspal Close LNR via Lamble Close through the existing open space (on Lamble Close). A geophysical survey has defined some archaeological features. Further evaluation is required.
- 13.7 BR/02 Land adjacent to RAF Mildenhall and BR/19 Land adjacent to Moss Edge Farm and west of the A1101 together make a large greenfield site to the west of the existing settlement and not closely connected to the existing village. Development on this scale would represent strategic growth and would require a level of open space and landscaping as appropriate. This site is within the settled fen where there is a pattern of: small-scale landholding; very small hamlets or clusters of farms; and no real village cores. Development of this scale would not be consistent with this typology. Any development would require locally appropriate planting schemes to reduce the visual impact and the location of the development in relation to existing trees that act either as screening or as a backdrop be carefully considered. There is black poplar present on site BR19 and the provenance of this should be established. The shelter

belts of trees and scrub which occur throughout BR/02 have a high ecological value and should be retained and enhanced by widening and buffering them and enhancing their ecological connectivity to areas of adjacent habitat. Both sites are close to the fen edge and are topographically suited for early occupation. Archaeological evaluation is required.

- 13.8 BR1(b) Land adjacent to Smoke House Inn, Skeltons Drove, previous reference BR/03, has not been allocated as the site has a current planning permission DC/14/1206/FUL and development has commenced. The proposals include a good level of onsite public open space which is connected through the site and to open space on an adjacent development. The proposals contain strategic landscaping to the north which will soften and screen the development when viewed from the countryside. Some archaeological evaluation has taken place, but further work is required.
- 13.9 BR/04 Land to the rear of 31-45 The Street would be the development of garden land on the edge of the village and adjacent to the Mildenhall base. There is some garden scale vegetation within the various parts of the site. The site is on the edge of the settlements historic core and archaeological evaluation would be required.
- 13.10 BR/05 Land off The Grove is largely a greenfield site on the western edge of the settlement. The site has few existing landscape features although parts of the grassland have been identified as including interesting species. The site is on the edge of the settlements historic core and archaeological evaluation would be required.
- 13.11 BR/06 Land south of Rookery Drove is a grazed grassland site which separates residential development to the south with various utility and employment uses to the north. The northern boundary of the site has mature scrub vegetation along Rookery Drove and the existing drain which should be retained if the site is developed. This site has a high potential for archaeological interest being on high ground near the fen edge and adjacent to known roman, prehistoric and later date sites. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.12 BR/09 Land at corner of Wilde Street/Aspal Lane is a grassland site to the north of the village adjacent to the settlement boundary. Some areas of grassland have been identified as being of interest and whilst the hedge along the road is considered to be species poor, as a landscape feature of amenity value it might be worth retaining and improving. The site lies within the historic settlement core and medieval features have been found to the south. Archaeological evaluation would be required.
- 13.13 SA11(b) Land adjacent to and south of the caravan park, Aspal Lane, previous reference BR1(c) and BR/10 is an agricultural field which has a current planning permission for up to 117 dwellings. The grassland has been shown to contain some interesting plants. There are also mature trees at the western end of the site located in association with drainage

ditches which form part of a larger system. There is potential for this site to contribute to a footpath link from the site to the east connecting with the Cut-Off Channel. A geophysical survey has been undertaken and further archaeological evaluation is required.

- 13.14 BR/11 Land between Aspal Lane and Wildmere Lane is an extensive area of arable and fallow land on the east side of Beck Row. The site is intersected by drains that were found to have wildlife potential and habitat for protected species. There are also boundary hedges that would be beneficial to retain. This site falls within the settled fenland typology which has a distinct disparate pattern of settlement. Significant expansion of the settlement as represented here would extend to the edge of the wooded fens landscape character typology which is sensitive to land use change. Development of this site would contribute to the coalescence of Beck Row with Holywell Row which is not consistent with Policy DM13. The site has higher archaeological potential being on higher ground over the fen edge. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.15 BR/12 Land adjacent to Beck Lodge Farm, St John's Street, is a mixed use site on the southern edge of the settlement. The A1101 is located to the south. Strategic landscaping would be required to create strong boundaries and a new settlement edge. A listed building is located to the north of the site and development has the potential to impact on its setting. The site is in an area of known archaeological interest and evaluation would be required.
- 13.16 BR/13 Land west of Aspal Hall Road is part of Aspal Close. Whilst it is not designated as part of the local nature reserve it is a county wildlife site and is managed as part of the wider public open space. The site has high biodiversity value and there should be a presumption against the development of this site. The site is in an area of known archaeological interest and pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.17 BR/17 Land east of Skeltons Drove is an arable field to the north-west of the existing settlement. Development on this scale would represent strategic growth and would require a level of open space and landscaping as appropriate. This site is partly within the settled chalklands where strong boundary planting to form a new settlement edge is advised, and is partly within the settled fen. The site is ecologically directly connected to the wider area via linear habitats including hedgerows, field margins and drainage ditches. The network stretches as far as the Cut-off Channel which flows to the east of Beck Row and is an important wildlife corridor in its own right. Reinforcement of these existing corridors for people and wildlife would be an advantage if the site were developed.
- 13.18 This site has a high potential for archaeological interest being on high ground near the fen edge and adjacent to known roman, prehistoric and

later date sites with a scatter of Anglo Saxon remains recorded. Pre determination archaeological evaluation will be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

- 13.19 BR/18 Former Coal Yard, Wilde Street is a brownfield site which is a former coal yard. The site lies to the edge of the historic settlement core and archaeological evaluation would be required. There is a resolution to approve planning permission for 8 dwellings on this site.
- 13.20 BR/20 Land adjacent to Moss Edge Farm and west of the A1101 is a small site located to the north-west of the settlement, and whilst it backs onto existing residential properties on The Grove and the USAF Mildenhall base, it is not well connected to the village centre. The site has few mature landscape features. Archaeological evaluation would be required.
- 13.21 BR/21 Aspal Nursery, Aspal Lane is currently a commercial horticultural nursery. The existing mature vegetation around the site boundaries provide screening and soften the existing site uses and would perform the same function in the future.
- 13.22 BR/23 Land at White Gables, Stocks Corner is on the western edge of the settlement. The site is mainly grassland typical of dry Breckland soils with an interesting assemblage of plant species. There are some mature trees on the site that would need to be assessed for retention. Known sites of archaeological interest are to the north of this site. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.23 BR/24 Land between Wildmere Lane and Holmsey Green is located to the north-east of the settlement separated from the village by countryside and better associated with Wilde Street. The site is varied, with areas of mature scrub and trees, long and short grassland, open and shaded aquatic habitats, bare ground, standing and fallen dead wood, and piles of materials and equipment. Any development of the site should ensure that boundary scrub and hedging are retained; that aquatic habitats are protected, and suitably buffered by rough grassland and scrub and connected via these buffers to other high quality habitats within the site. In addition development of this site would contribute to the coalescence of Beck Row with Wilde Street which is not consistent with Policy DM13. The site has higher archaeological potential and contains areas of known interest. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.24 SA11(c) Land east of Aspal Lane, previous reference BR1(d) and BR/26, is a grassland site on the eastern edge of Beck Row and is adjacent to Aspal Lane Nursery. The site has a planning permission; the layout includes the retention of the mature vegetation to the east of the site.

- 13.25 SA11(d) Land adjacent to Beck Lodge Farm previous reference BR1(e) and BR/27 is a small site with an existing planning permission for 24 dwellings. An area including the treed site frontage is designated as a 'protected village amenity area'. The retention of these trees as part of the development is highly desirable for both amenity and biodiversity reasons. The site is to the edge of the settlements historic core and archaeological evaluation would be required.
- 13.26 BR/28 Land at junction of Aspal Lane and Johns Street is an arable field on the eastern side of the settlement. Notable features of the site include a group of three veteran oaks in the centre of the field and the mature native hedges to the west and southern boundaries. These should be retained along with the grass verge connected to the southern hedge. Development of this site would contribute to the coalescence of Beck Row with Holywell Row which is not consistent with Policy DM13. This site has high archaeological potential and contains areas of known interest. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 13.27 BR/29 Scrap yard, Skeltons Drove has a planning permission for 32 mobile homes for the over 50s. There are few existing features on the site and the proposals include an activity area/ open space. A scatter of Anglo Saxon remains is recorded on the site and further archaeological evaluation is required.
- 13.28 Land at Stock Corner Farm is arable land with some tree lines and hedges. The site is within the settled fen where there is a pattern of: small-scale landholding; very small hamlets or clusters of farms; and no real village cores. Development of this scale would not be consistent with this typology.
- 13.29 Land off Wilde Street is located beyond the settlement boundary between Beck Row and Wilde Street where any development could contribute to the coalescence of the villages and erosion of the strategic gap between these settlements.

14. Exning

Landscape and heritage designations

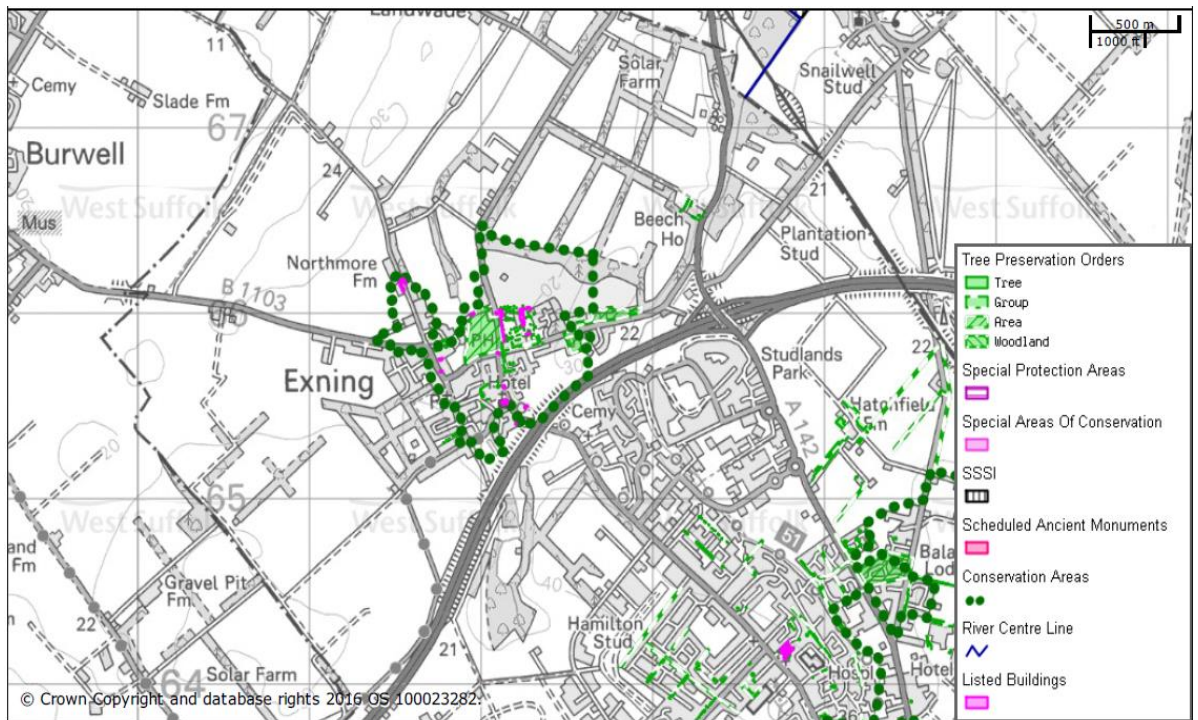


Figure 14 Designated features and areas around Exning

- 14.1 There are no national landscape designations in the vicinity of this village.
- 14.2 There are no Scheduled Monuments in the village or immediate vicinity.
- 14.3 There is a conservation area in the village. The village grew along two parallel roads running north to south on each side on The New River with a straggling hamlet at its north-east end. Racehorse owners, trainers and jockeys came to Exning as an alternative to Newmarket and left a legacy of fine houses and stables. Exning House Park is an important green space to the north-east also included in the conservation area. The historic settlement contains a number of listed buildings. Exning House a grade II* building with a Philip Webb interior is of particular note.
- 14.4 There are multi period archaeological remains in the Exning area related to the river valley sides with notable iron age, roman and anglo saxon sites. The historic settlement core and Exning House and park along with a number of metal detecting survey finds are reflected in the Archaeological sites register.

Character of settlement and surrounding areas

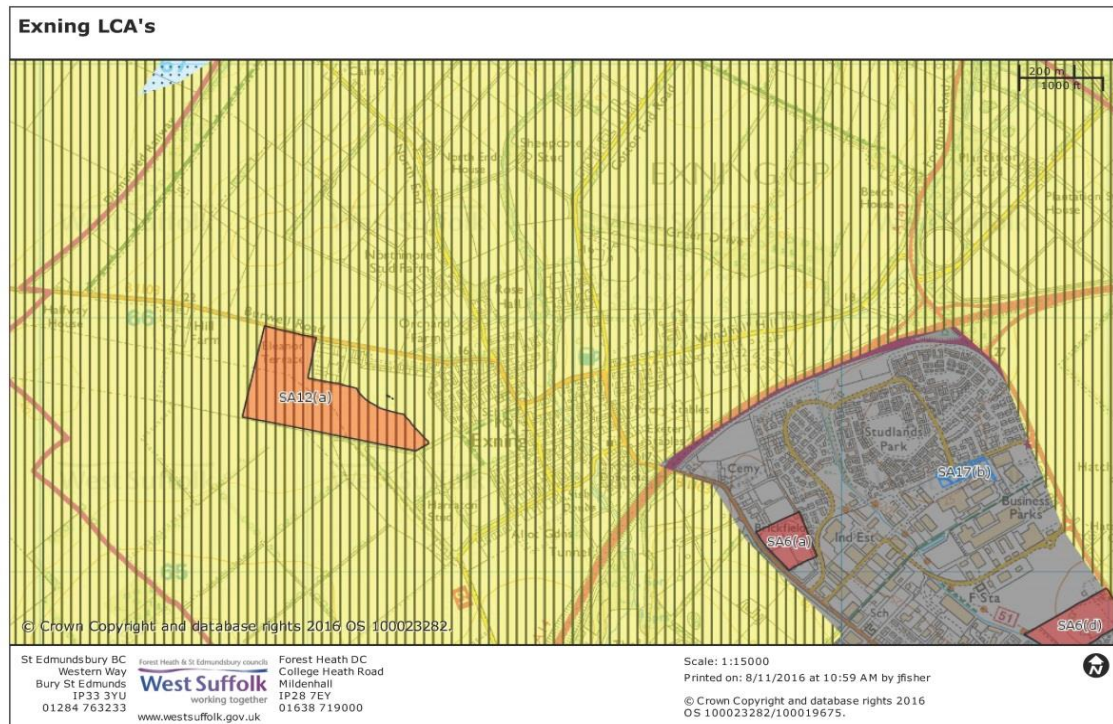


Figure 15 Landscape character areas around Exning with location of SALP submission sites

- 14.5 Important local landscape features include: the New River which flows north-south through the village; the church of St Martin; Exning House park located to the north-east of the village and strong tree belts to the south-west.
- 14.6 The A14 trunk road is located to the south-east of the village on high banks forming a strong visual barrier and physical separation with Newmarket.
- 14.7 The village is located within the ribbon of rolling estate chalklands.

Assessment of sites

- 14.8 E02 Land off The Drift/Burwell Road has a planning permission for 120 dwellings and development has commenced so the site has not been included in the allocations. An associated planning permission (DC/15/0264/FUL Change of use from agricultural to recreational use and associate landscaping - Land At Burwell Road Exning) has secured 0.8ha of the adjacent land for public open space as an additional community resource for the new residents and the village. There are few landscape features on the site although the surrounding tree belts form a mature framework into which the development sits and development should be set back such that there is no future pressure on these features. Archaeological remains including an anglo saxon cemetery have been excavated. Post excavation work needs completion.

- 14.9 E03 Land to rear of Laceys Lane (includes Frogmore) is located to the south of Lacey's Lane. The northern part of the site is used as allotments and the remainder of the site is arable land extending towards the A14 which is in cutting at this point. There are few landscape features excepting the roadside planting, and boundary hedges that would help to integrate development in this location into the landscape. The countryside also forms a strategic gap between Newmarket and Exning. Development of this site would contribute to the coalescence of these two settlements. The limited landscape features should however be retained and enhanced should the site be developed. The site is adjacent to the conservation area and forms part of its setting to the south west. Development of this site would potentially harm that setting. The site also has high archaeological potential with finds from multiple periods across the site.
- 14.10 E08 Land to rear of York Villas, North End Road is a small enclosed site to the north of the village. There are a number of mature trees within the site and forming the boundaries and a small stream, part of the New River to the east. Development would potentially impact on the intimate character of this site. The site is adjacent to the conservation area to the west and the grade II listed Mill House and watermill are to the east. Development of the site could potentially have a detrimental impact on the setting of these heritage assets. The site is within the historic core of Exning and is in a location favourable for early occupation. Archaeological evaluation would be required.
- 14.11 SA12(a) Land south of Burwell Road and west of Queens View, previous reference E1(a) is a natural extension to the existing commitment in Exning. The site benefits from the existing tree belts which form a strong landscape structure. Any development should locate green space adjacent to that already planned to Open space for this allocation should take account of and extend, that already planned for the adjacent site, which already has planning permission (F/2012/0552/OUT and DC/15/0264/FUL). If the site is extended significantly to the west the impact on the adjacent countryside will need careful consideration through strategic landscaping which could include new tree belts to extend the existing. There is a known archaeological record relating to this site. Any scheme should be the subject of planning conditions to secure a programme of archaeological work.
- 14.12 Land at Glenmore, Windmill Hill is partially brownfield and partially greenfield close to the A14 junction. The site has strong boundary hedges which would need to be strengthened if the site were to be developed. Development in this location would contribute to the coalescence of the two settlements of Exning and Newmarket.
- 14.13 Marsh Stable, Church Street is within the Exning conservation area. There are some mature trees adjacent to the site including on the A14 boundary. Development in this location would contribute to the coalescence of the two settlements of Exning and Newmarket
- 14.14 Greater Exning comprises a combination of 4 locations around Exning including the land to the north of Lacy's Lane, land at Shepcote Stud,

land between Cotton End Road and Fordham Road and land at Fordham Road between Beech House and the sewage works. The largest part of this development would be located within the parkland setting associated with Exning House which is a grade II*listed building. The park is within Exning conservation area. The conservation area was extended to include the parkland in 2012 in recognition of it being *one of the best preserved in the county and is certainly of local and regional historic significance* (The survey of Suffolk Parks and Gardens for SCC by UEA 1992-1994)

- 14.15 Land to the north of Lacy's Lane is currently used as a football pitch and is well connected to other village recreational facilities and access of community value. The site has a number of tree belts which provide a strong landscape structure however these may be a constraint to development of some parts of the site.

15. Kentford

Landscape and heritage designations

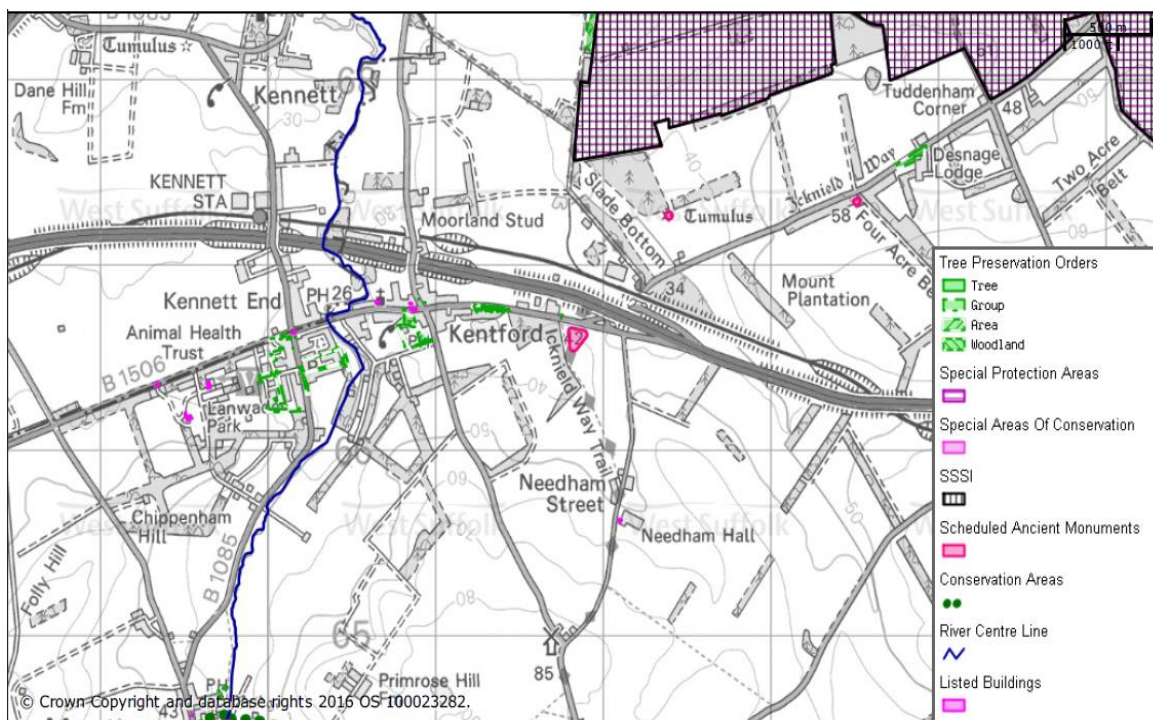


Figure 16 Designated features and areas around Kentford

- 15.1 There are no national landscape designations in the vicinity of this village.
- 15.2 This village is located on the south-western edge of the Brecks 'valued' landscape.
- 15.3 There are multi period remains in the environs of Kentford, relating to valley sides particularly around Slade Bottom. Three bowl barrows located to the east of the village close to the Icknield Way Trail are a Scheduled Ancient Monument. A prehistoric barrow bowl lies to the west of the village. There are two other bowl barrows close to the Icknield Way further east and north of the A14.
- 15.4 There is no conservation area in this village, listed buildings include Landswade House and some associated buildings, St Mary's church, and The Cock public house.

Character of settlement and surrounding areas

- 15.5 Important local landscape features include the strong tree belts that define the farmland to the south of the B1056, and form strong gateways into the village; the River Kennett valley which bisects the village also strongly defined by trees; Kentford Hall located between the A14 and the B1056 and Landswade Park to the west.

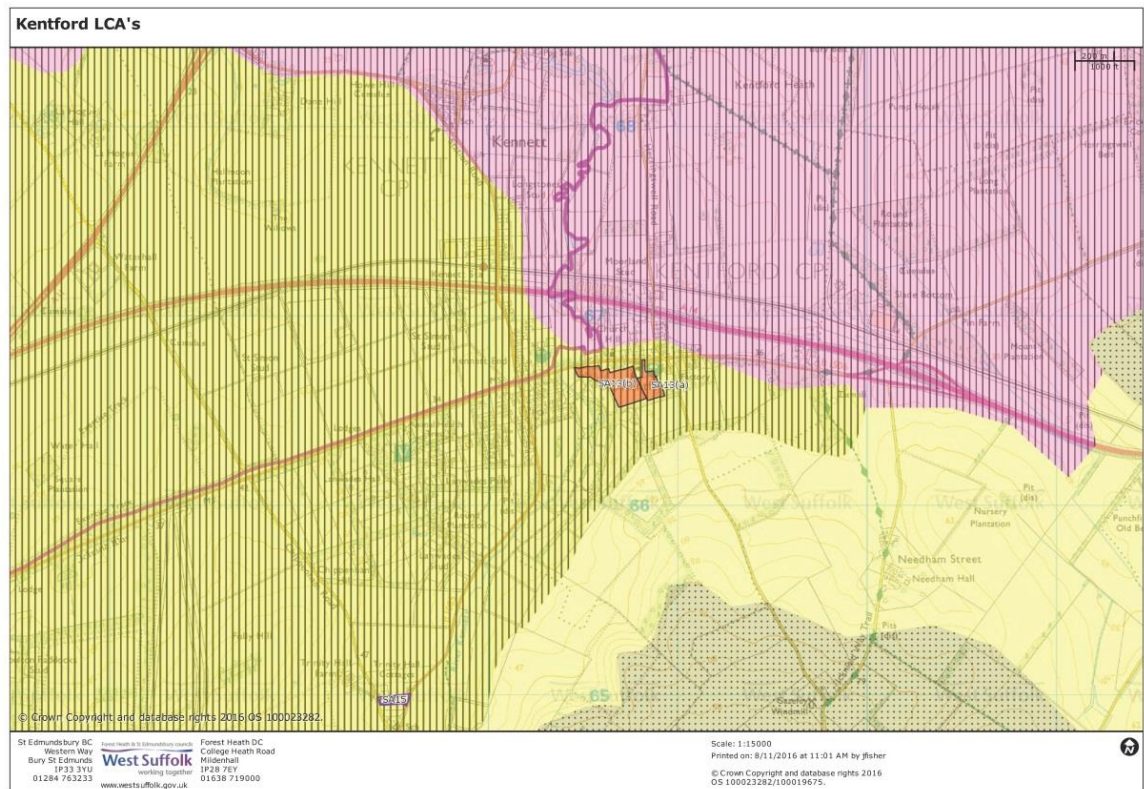


Figure 17 Landscape character areas around Kentford with location of SALP submission sites

- 15.6 The A14 defines the northern edge of the village, forms a physical barrier and is a source of constant background noise.
- 15.7 Kentford sits within a finger of the rolling estate chalklands landscape character type with estate sandland to the north and wooded chalk slopes to the south.
- 15.8 New development in Kentford should have regard to the existing field pattern and where possible retain existing tree belts. Development should aim to facilitate the maintenance and enhancement of the network of tree belts and pattern of small plantations.

Assessment of issues and options sites

- 15.9 K/01 Land East of Moulton Road is a greenfield site with strong treed boundaries and a central copse which would need to be retained. The tree lines should be incorporated into open space to avoid the threats to trees that occur where they are included in gardens or retained too close to houses. Any future development proposals should seek to buffer the river corridor. No known historic environment constraints, although the site lies in an area of archaeological potential on the edge of the river Kennet. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

- 15.10 SA13(b) Meddler Stud, previous reference K/02, is a mix of previously developed and greenfield land formerly used as stables and paddocks. A planning appeal (APP/H3510/W/15/3070064) was allowed and planning permission granted for a racehorse training establishment and the erection of up to 63 dwellings including associated access arrangements and open space provision at Meddler Stud in March 2016. The paddock land fronting Bury Road (B1506) and within the flood zone is open providing a significant visual amenity within the village marking the river valley and contributing to the character of the settlement. Development of the site in particular this strategic gap would represent a loss in terms of visual amenity and the contribution to village character. Any future development proposals should buffer the river corridor and also, if possible, seek to retain the orchard within the layout.
- 15.11 The site has a number of strong tree lines and these should be incorporated into open space to avoid the threats to trees that occur where they are included in gardens or retained too close to houses.
- 15.12 Development of the site should take the opportunity to remove the leylandii trees on the western boundary.
- 15.13 Earthwork surveys have revealed surviving earthworks relating to early cultivation which are rare in the region. The site area should be modified to secure preservation in situ of these in the south west of the site. There is a potential for prehistoric remains and a need for further archaeological investigation.
- 15.14 K/03 Land north of the A14 is separated from the main part of the village by the A14, and is also heavily influenced by this road and the railway corridor. It would be difficult to provide good connectivity (other than by car). The site does not benefit from existing trees or hedges and would require significant new green infrastructure to serve any new residents. There would be short term impacts on the adjacent Brecks countryside. Any development should have regard to and seek to enhance the green corridors along the A14 and the railway line. The site includes a known ring ditch (pre history funerary monument) on its eastern edge. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 15.15 K/04 Land north of Bury Road is an open site located to the east of the village between the B1056 and the A14 and heavily influenced by the A14. It would be difficult to provide good connectivity. The site does not benefits from existing trees or hedges and would require significant new green infrastructure to serve any new residents The only landscape advantage might be that a visual separation could be created in the long term between the A14 and the village however this would be reliant on the site NOT being over developed and the planting of a significant tree screen along the northern boundary of the site. There would be short term impacts on the adjacent Brecks countryside. Any development should have regard to and seek to enhance the green corridors along the A14 and the railway line.

- 15.16 The site has high archaeological potential and a prehistoric ring ditch is on its southern edge. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 15.17 K/05 south and east of Flint House, Bury Road (near village hall) is located south of Bury Road and north of the disused tip on the eastern side of the village. This is a linear roadside site with a number of protected pine trees. Development would represent ribbon development of the village. Ring ditches are situated to the north and south of the site. Archaeological evaluation would be required.
- 15.18 K/06 Site opposite 1 to 4 Bury Road is a woodland site which contributes to the sylvian character on the eastern gateway to the village and to biodiversity as it is well connected to other areas. The site contains areas of known archaeological interest and three scheduled bowl barrows lie to the west. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 15.19 K/09 Fothergills, Gazeley Road is located south of existing employment uses. The site is relatively well contained and benefits from a tree screen to the south – however this may be a constraint as the mature trees would affect the amenity (in particular light to gardens and windows) of any residential development. Archaeological investigation would be required.
- 15.20 Land west of Herringswell Road, previous reference K1(a) and K/10, consists of the parkland setting to Kentford Lodge and land to the rear of the church. Development on this site has commenced and therefore the site is not included in the allocations. The planning permission includes an easement around these historic features linking to the river corridor. This easement must be protected to safeguard their setting. The site has a number of mature trees and tree lines including those adjacent to the river and on the boundary of the A14 which should be retained. Two listed buildings lie to the south of the site: St Marys Church and Regal Cottage and Kentford Lodge and its associated outbuildings are buildings of local interest. Excavations in connection with the current consent have revealed an Anglo Saxon settlement.
- 15.21 There is a strategic gap in the built development of the village dictated by the course of the River Kennet. The open nature of the river corridor and flood zone should be retained and where possible this should be made accessible as a focus for recreational activity.
- 15.22 K/13 Land to rear Flint House is an open domed brownfield site with no existing trees or hedges. Development of this site would be visible from the B1506 and from the countryside immediately to the south. This site is known to have contained two ring ditches which were excavated prior to quarrying in the 1970s. Archaeological evaluation would be required.

- 15.23 K/14 Land east of Gazeley Road is located in the countryside to the south-east of Kentford village. The form of this development would conflict with the linear character of the village. The site is defined by the strong tree belts to the north and south and the hedge to the western side all of which should be retained if the site were to be developed. Archaeological evaluation has been undertaken and no further works are required.
- 15.24 SA13(a) Land to the rear of The Kentford previous reference K1(b) and K/16, is located south of the Kentford (formerly Cock Inn) public House. The site has outline permission for up to 34 dwellings. The layout of any development will need to have regard to the existing protected trees which form mature landscape features (woodland, small orchard and mature tree lines) that contribute to the landscape quality of the village. These are protected by a tree preservation order. Of particular landscape amenity value is the open space to the rear of the public house and the backdrop to this provided by the mature trees. Kentford has few open space/recreational facilities, there are no public footpaths through the village and little accessible natural greenspace, and so this space should be retained as part of the development.
- 15.25 The Cock Inn is a grade II listed building and is situated to the northeast of the site. The layout of any development should have regard to its setting. Archaeological evaluation should be carried out at an early stage in the development process.
- 15.26 K/17 Land between Bury Road and A14 is an open site located to the east of the village between the B1056 and the A14 and heavily influenced by the A14 and the adjacent uses. The site is some distance from the existing settlement boundary and development of the site for employment would need to be carefully considered in terms of the potential effects on the amenity of this small village. The only landscape advantage might be that a visual separation could be created between the A14 and the village however this would be reliant on the site NOT being over developed and the planting of a significant tree screen along the southern boundary of the site to re-inforce and improve the gateway to the village in the long term. Any development should have regard to and seek to enhance the green corridors along the A14 and the railway line. There would be short term impacts on the adjacent Brecks countryside.
- 15.27 This site is just to the north of three scheduled bowl barrows / ring ditches and development of the site could have a potentially harmful impact on its setting. The site has topographical potential for early activity and has not been systematically investigated. Archaeological evaluation such as a geophysical survey would be required in the first instance.

16. West Row

Landscape and heritage designations

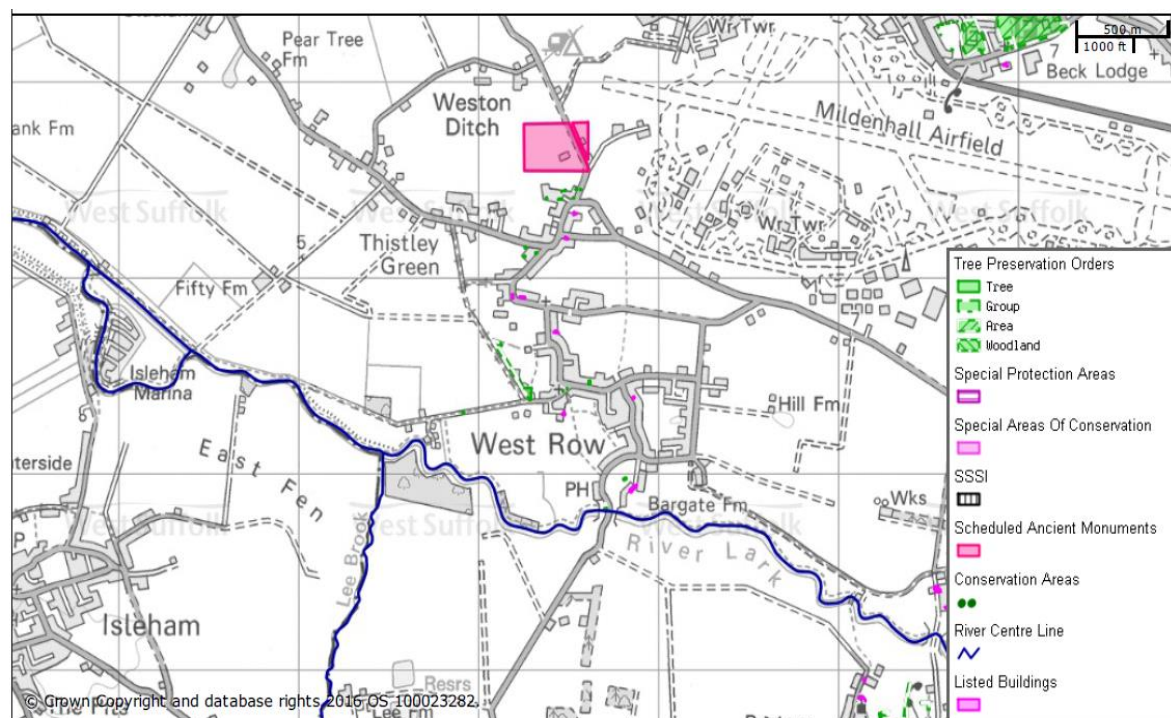


Figure 18 Designated features and areas around West Row

- 16.1 There are no national landscape designations in the vicinity of this village.
- 16.2 Mildenhall Roman site Scheduled Ancient Monument is located to the north of the settlement and a number of other multi period archaeological remains are in the environs of West Row where the river Lark meets the fen edge.
- 16.3 There is no conservation area associated with this village however there are listed buildings located throughout.
- 16.4 There are no local landscape designations in the immediate vicinity of this village.

Character of settlement and surrounding areas

- 16.5 Important local landscape features include the River Lark corridor located to the south of the village and Mildenhall Roman site to the north. The Drovers to the west of the settlement are considered to be an important amenity and form part of the network of public rights of way.

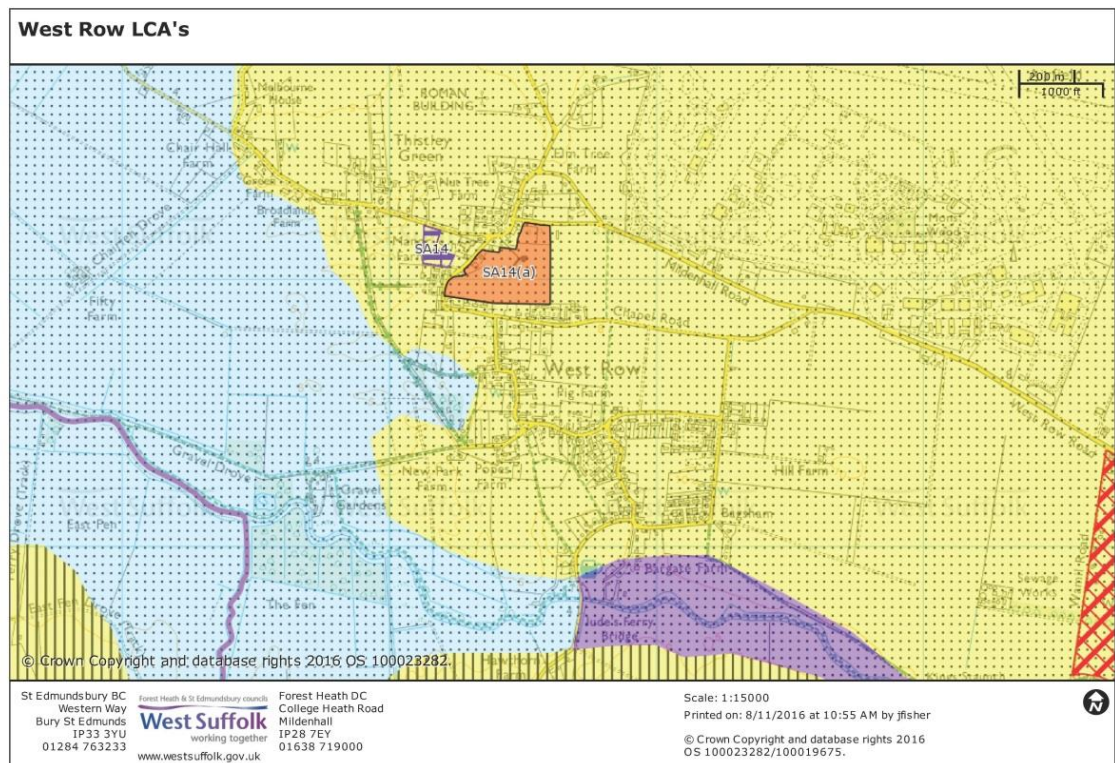


Figure 19 Landscape character areas around West Row with locations of SALP submission sites

Assessment of sites

- 16.6 Reference to the SALP guidance suggests that in landscape terms small scale development closely linked to the existing organic form of the village would be more appropriate. Many of the sites identified are relatively small scale, located adjacent to or within close proximity to the settlement boundary. These sites have the potential to provide small scale development in a form consistent with the village's previous linear expansion. However many have existing boundary vegetation which provide important visual screening from the surrounding countryside. (WR/02 Land off Pott Hall Road, WR/04 Land at the junction of Jarman's Lane and Beeches Road, WR/06 Land north of Mildenhall Road, WR/15 Popes Farm (a listed building), Church Lane, WR/17 Access between 114 & 118 Eldo Road, WR/19 Land at junction of Mildenhall Road and Jarman's Lane, WR/23 Land off Friday Street, WR/27 Land south-west of Jarman's Lane). There would be potential for a significant effect on landscape character type if development led to the loss of this vegetation and the intimate landscape character. The wildlife audit recommends retention of hedges at WR1(b)(previously WR/06), and WR/15 and the orchard at WR/04 should also be retained.
- 16.7 WR/01 Land south of Chapel Road, WR/11 Land off Parker's Drove, WR/12 Land adjacent to Park Garden, Friday Street, WR/13 Land behind St Peter's Church, Church Lane and WR/26 Land off Parkers Drove – development in these locations would be screened from the wider countryside by vegetation located to the west of these locations

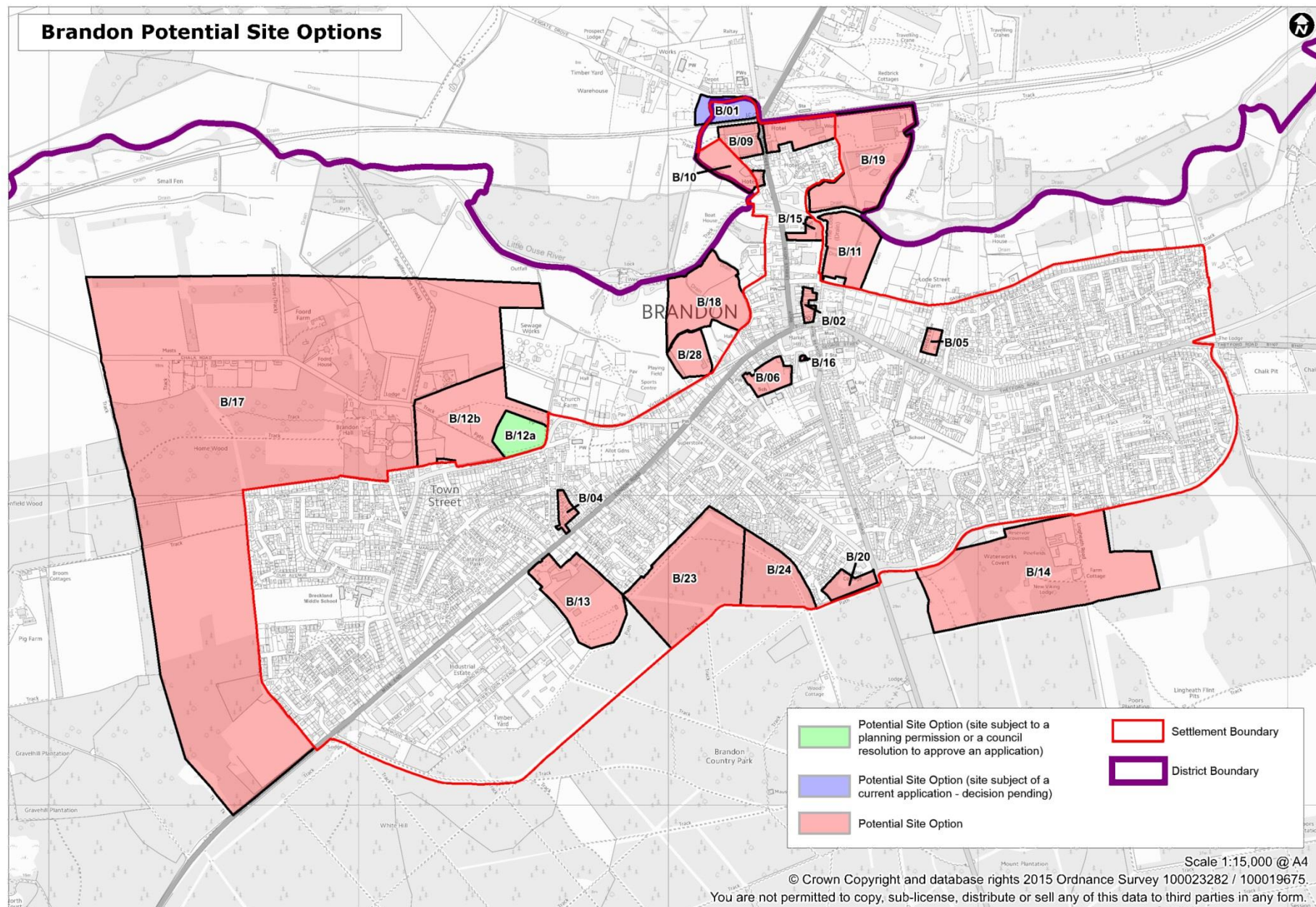
associated with Shop Drove however development could impact on the amenity provided by these rural routes. The wildlife audit recommends retention of hedges at WR/01, and WR/13 should also be retained. Archaeological evaluation would be required.

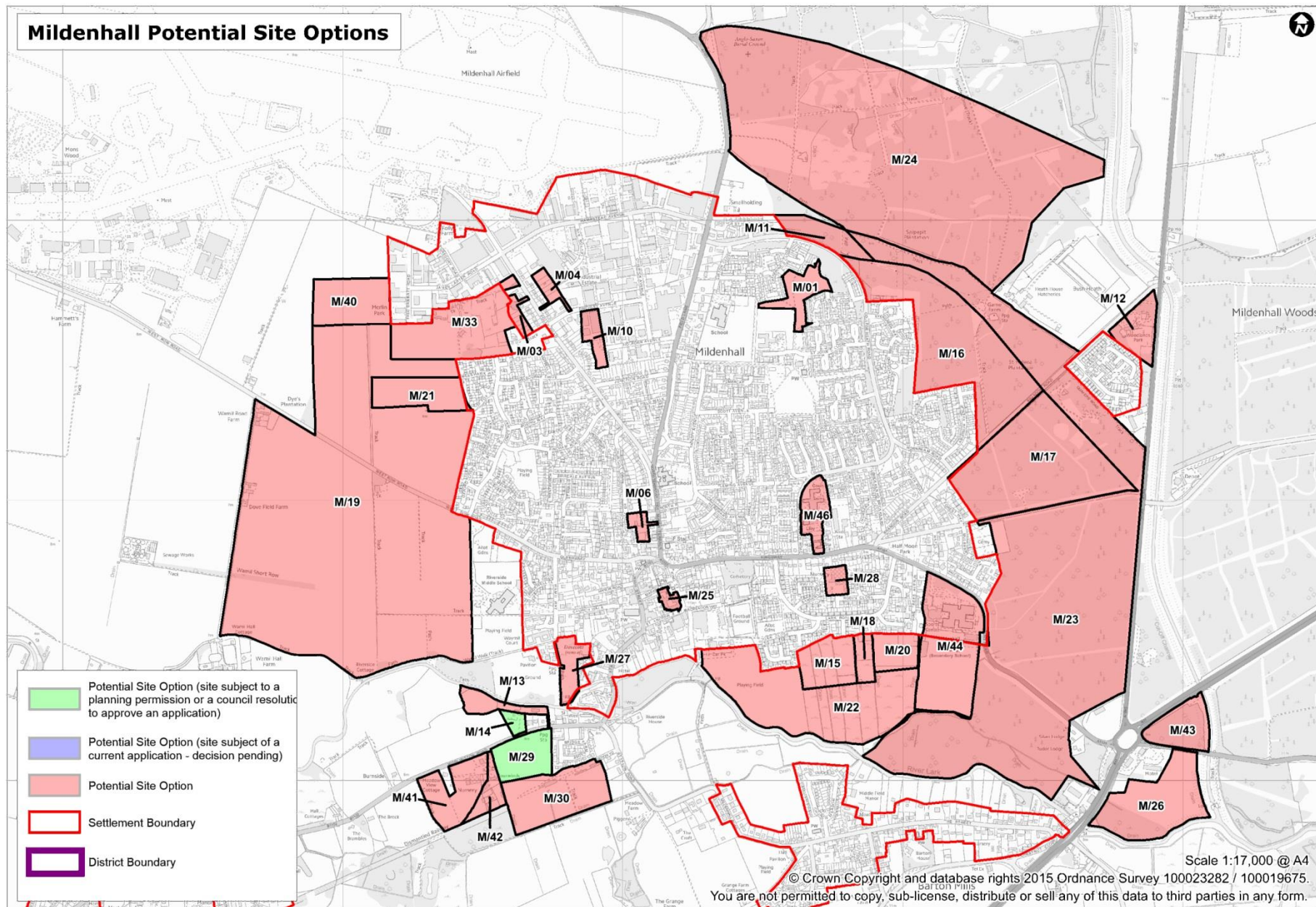
- 16.8 Interestingly a recent planning application DC/14/2222/OUT at WR/26 was refused because this proposal by reason of its encroachment into the rural area beyond this line of established development resulted in significant visual intrusion to the detriment of the locality's amenity. In addition, removing the soft edge of the roadway is considered to have an urbanising effect on the character of the drove removing the rural appearance and causing harm to visual amenity and the street scene.
- 16.9 SA14(a)(previously WR1(a) and WR/07), WR/10 Land off Chapel Road, and WR/14 Off Friday Street, behind Williams Way. These sites are either a composite of multiple fields, or just part of a larger field and hence the site does not benefit from an existing boundary which would provide screening such that the proposed development would have a visual impact on the surrounding countryside particularly in the short term. Archaeological evaluation would be required.
- 16.10 WR/16 Land to north of Ferry Lane and WR/33 Land at Popes Farm would represent much larger development on green field land which would have the potential to impact on the wider countryside; in this case the River Lark corridor to the south. These sites have challenging archaeological constraints and have a high archaeological potential. They are in the vicinity of a dense record of prehistoric, Roman and Saxon archaeological finds on the higher ground overlooking the river Lark where it meets the fen close to the crossing point at Jude's Ferry. The effect of development on the historic landscape should be considered and pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 16.11 SA14(a) Land east of Beeches Road, previous reference WR1(a) and WR/07, has the potential to provide a strategic expansion of the village but the consequent impact on the village and the surrounding countryside would need to be considered carefully as the site has little existing vegetation, hedges or other green boundaries. A site of this size in the countryside has the potential to provide strategic accessible natural green space as part of a strategic mitigation strategy for recreational impacts. A programme of archaeological work will be required. Fieldwork for archaeological evaluation has identified Roman remains on the site and there will be a need for archaeological excavation prior to development.
- 16.12 WR/01 is located next to the existing village open space and has the potential to provide additional green space facilities adjacent to the existing which would be beneficial. The wildlife audit recommends retention of hedges at WR01 should also be retained. Listed buildings are situated to the east and northwest of the site. Schemes should be mindful of the potential to affect their significance through development in their setting. Pre determination archaeological evaluation would be

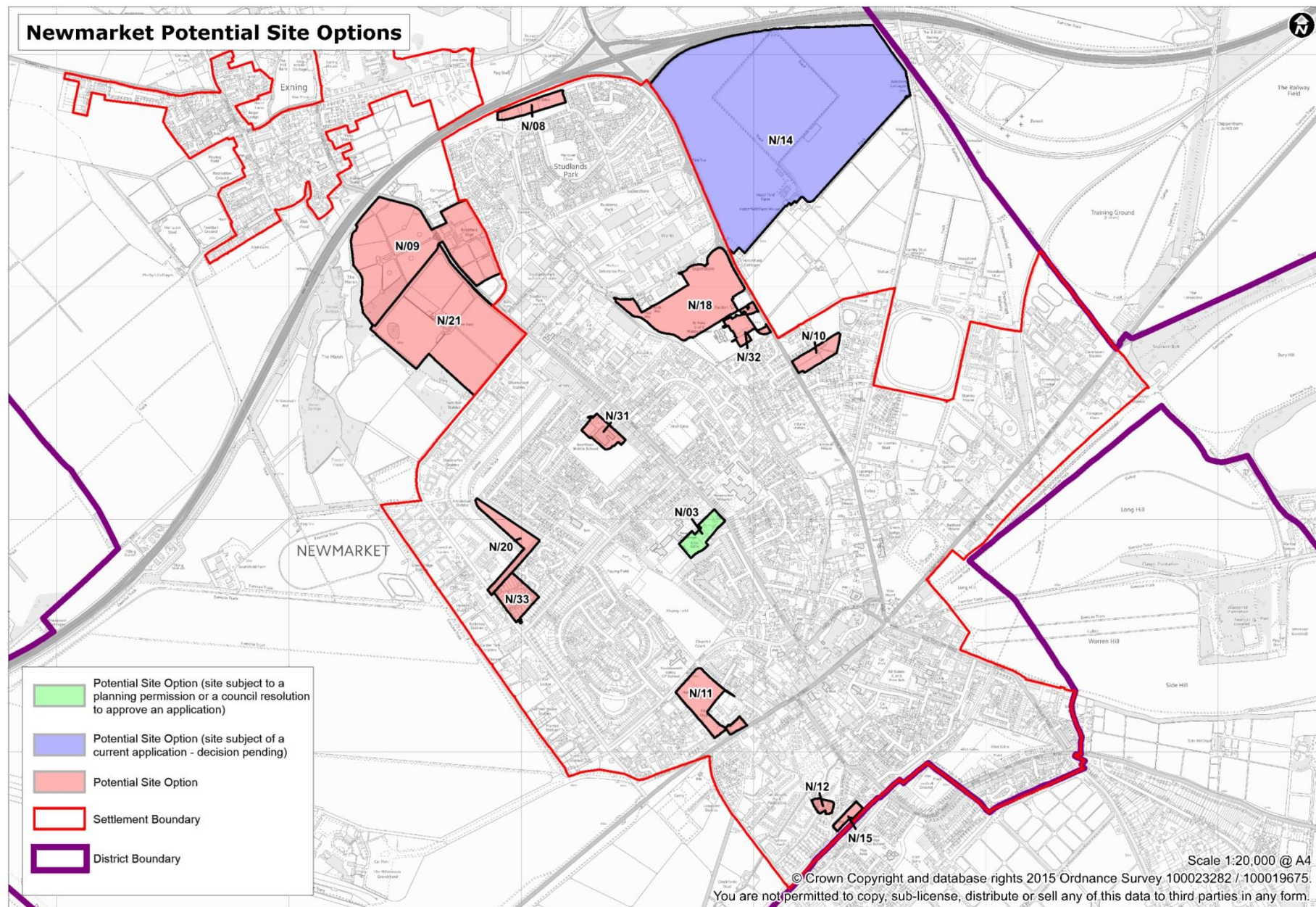
required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.

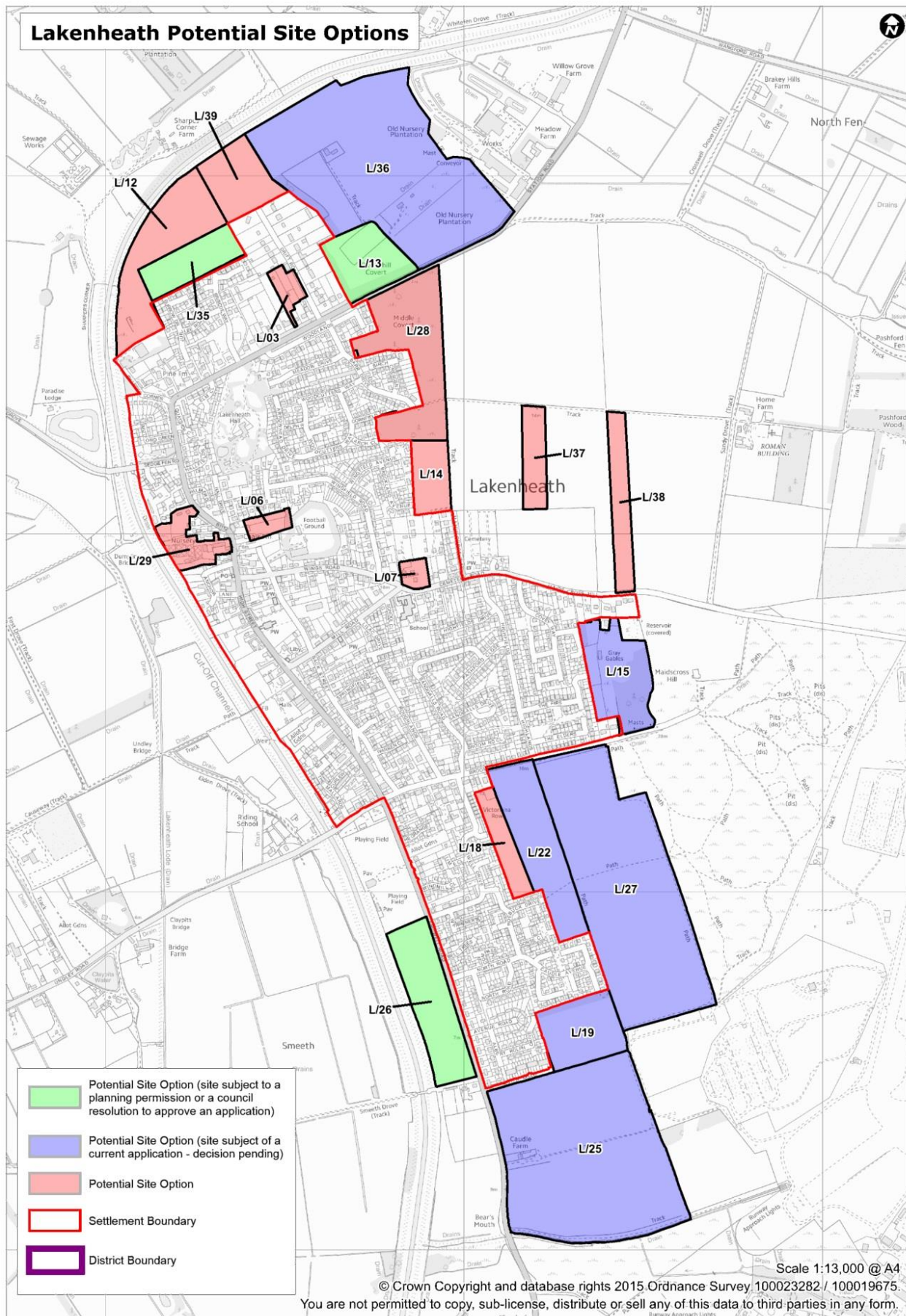
- 16.13 WR/25 Land off Pott Hall Road is completely surrounded by existing residential development and as such the impact of development on the adjacent countryside would be minimised. However the large open space does make a contribution to the character of the village. The site includes a thickly wooded pit to the east which is a landscape feature which could be considered for retention. There are also a number of trees on the site that could also be retained. Pre determination archaeological evaluation would be required to allow for preservation in situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.
- 16.14 Development of sites WR/04, WR/07, WR15, WR/27 and WR/33 all have the potentially to affect the setting of one or more listed buildings. This is particularly the case for WR/33 and WR15 where Popes Farm still retains its rural setting addressing open farmland to the south.

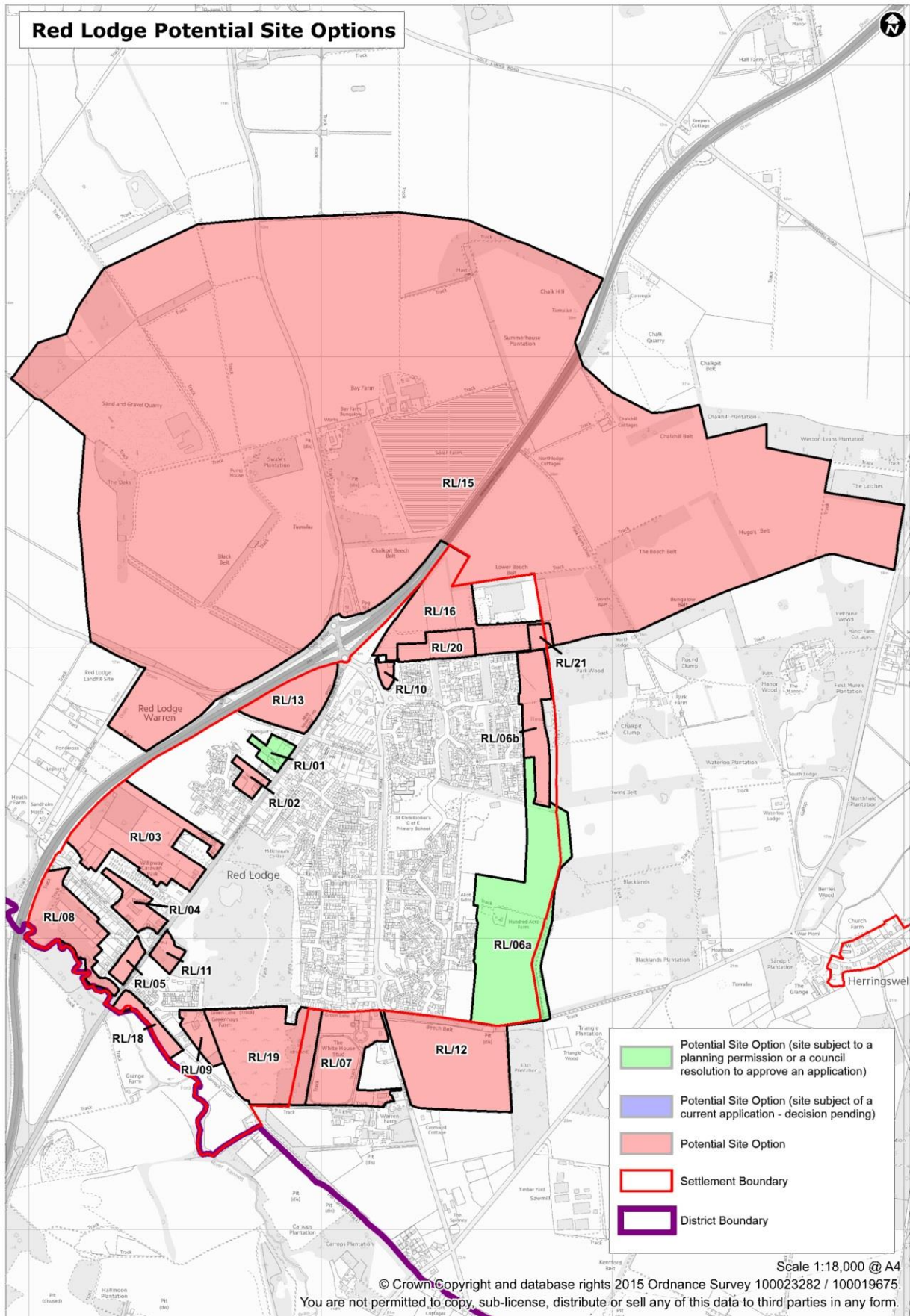
**Appendix 1 Further Issues and Options 2015 sites showing references
and other omitted/deferred sites**

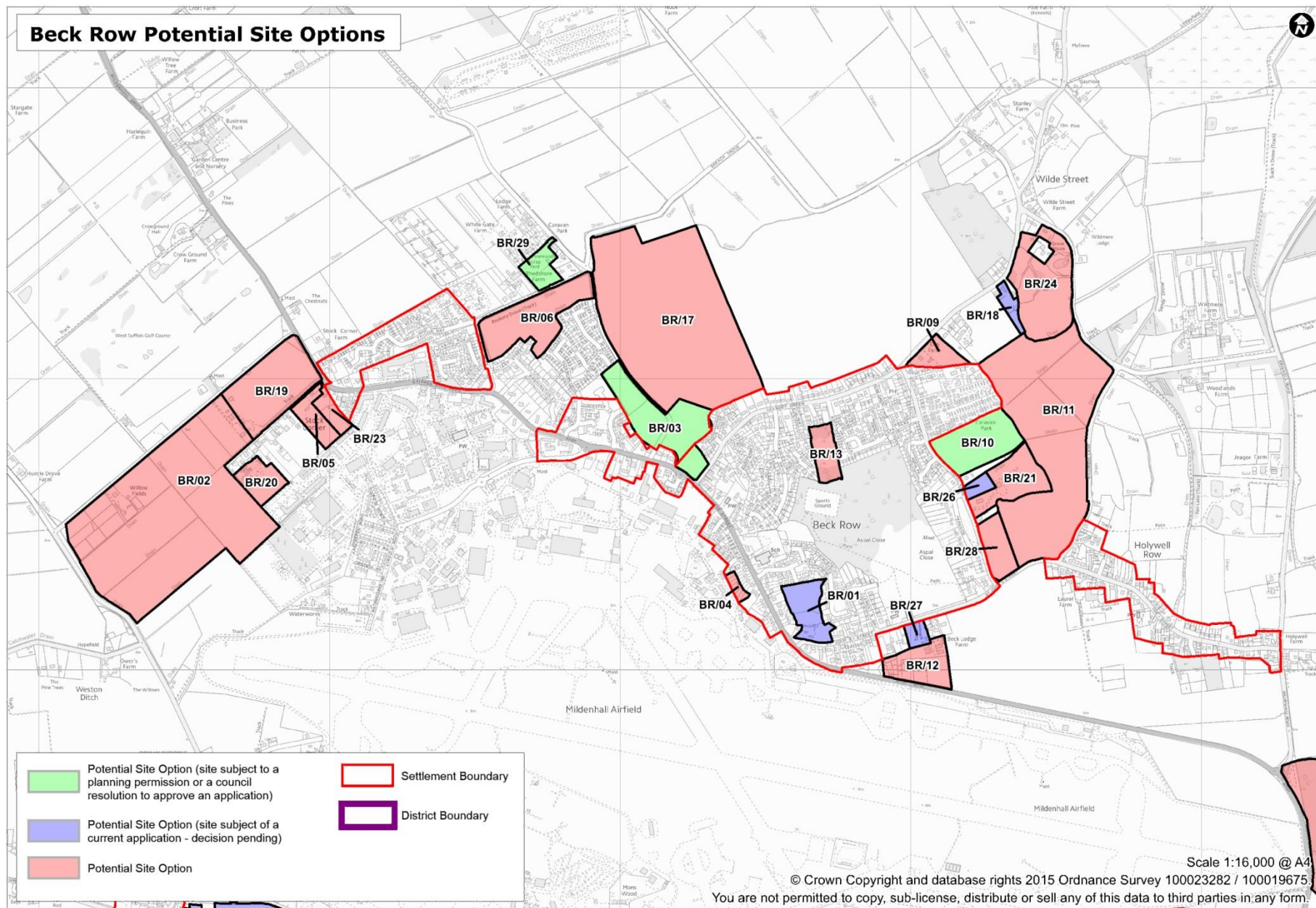












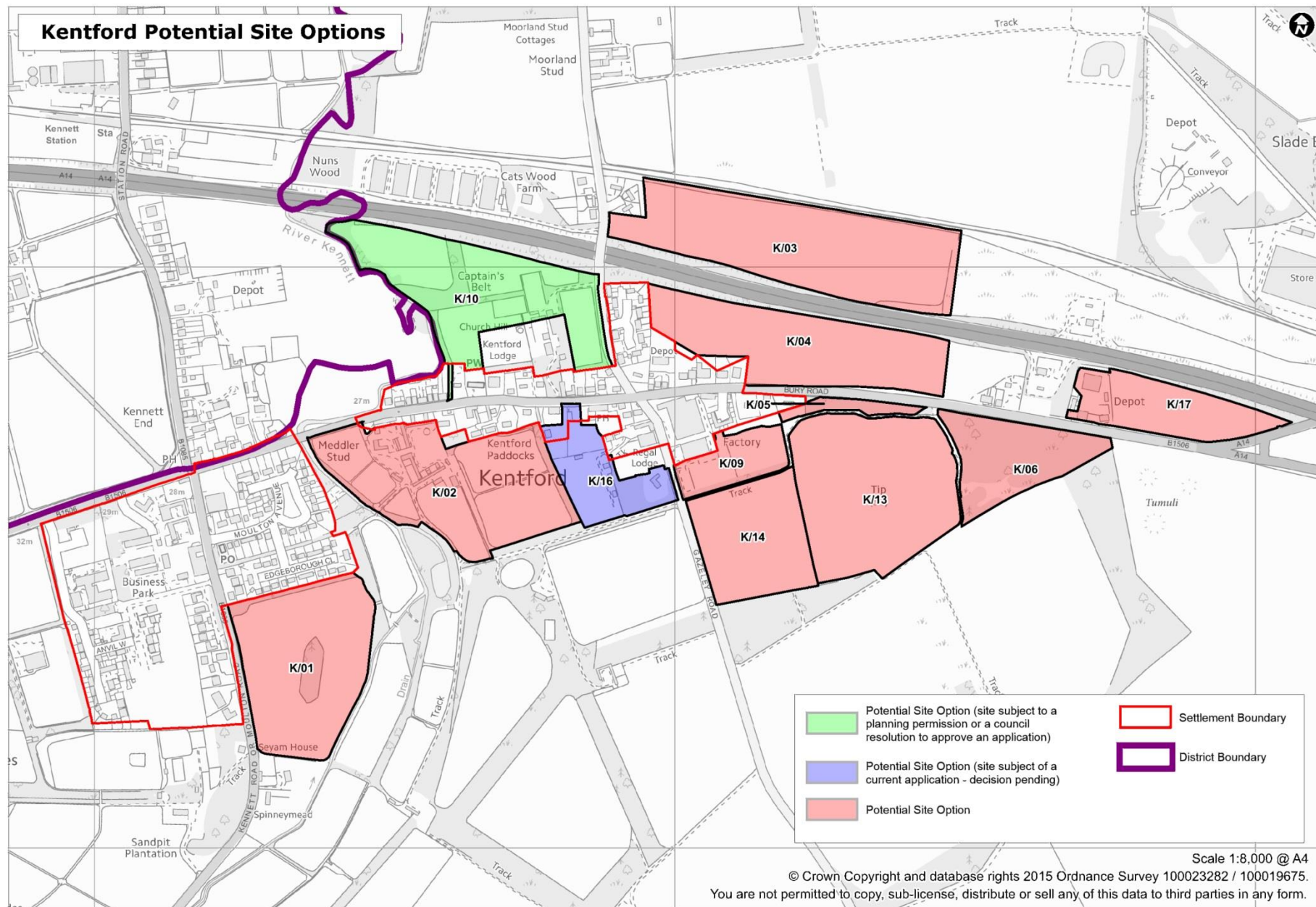
Exning Potential Site Options

Legend:

- Potential Site Option (site subject to a planning permission or a council resolution to approve an application)
- Potential Site Option (site subject of a current application - decision pending)
- Potential Site Option
- Settlement Boundary
- District Boundary

Scale: 1:9,000 @ A4

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West Row Potential Site Options

Thistley Green

Nut Tree Farm

West Row Community Primary School

Manor Farm

WR/04

WR/27

WR/06

WR/19

WR/07

WR/01

WR/10

WR/26

WR/11

WR/12

WR/13

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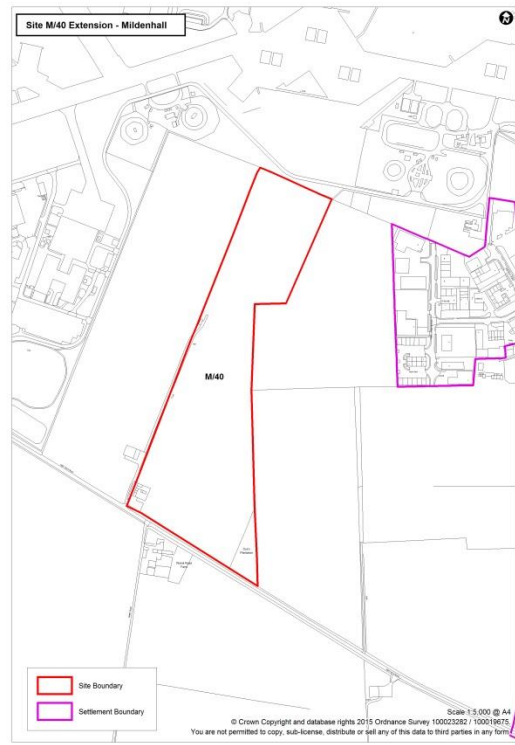
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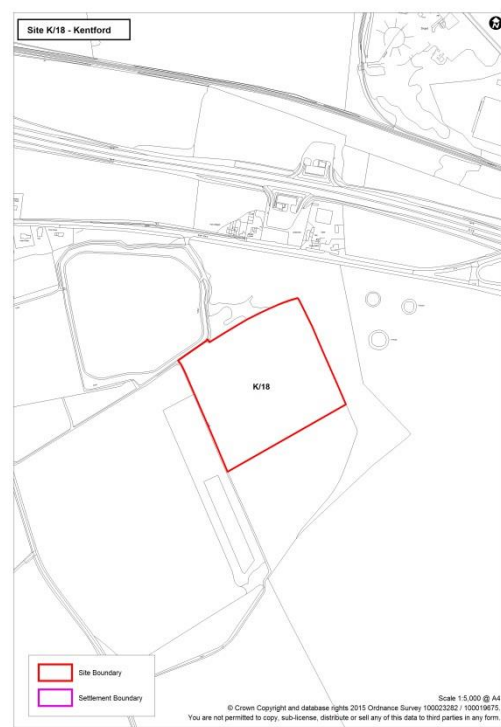
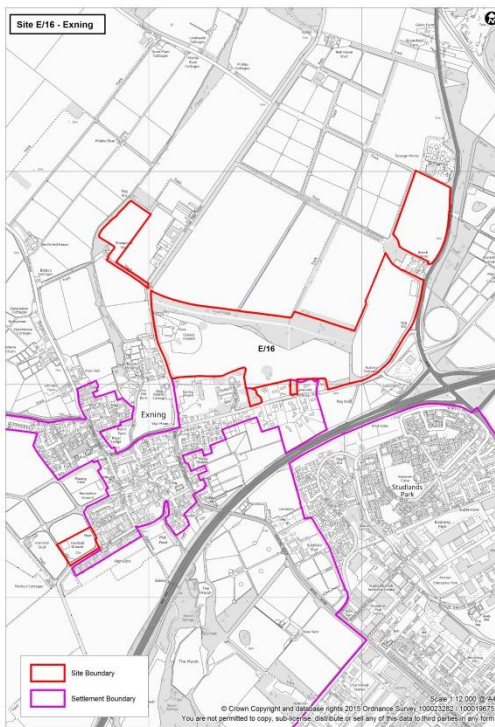
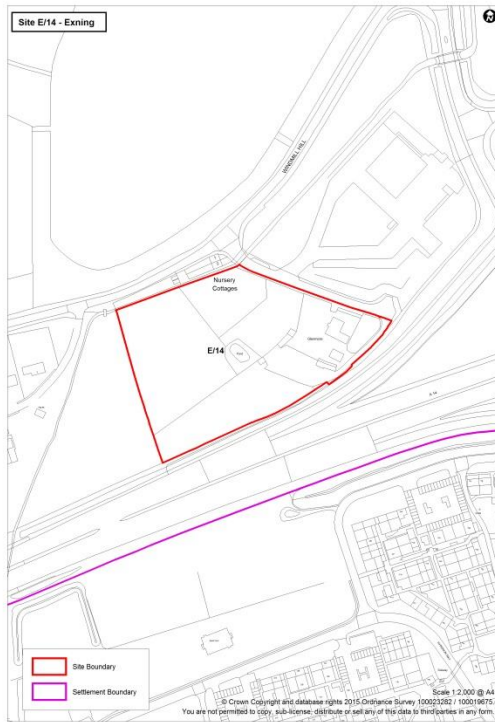
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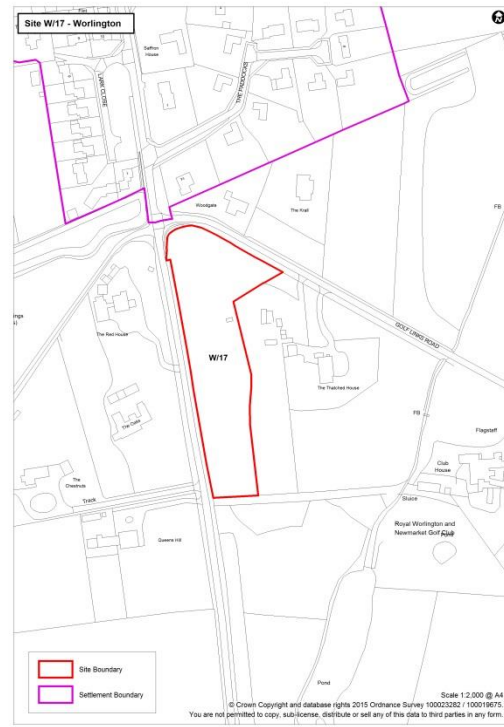
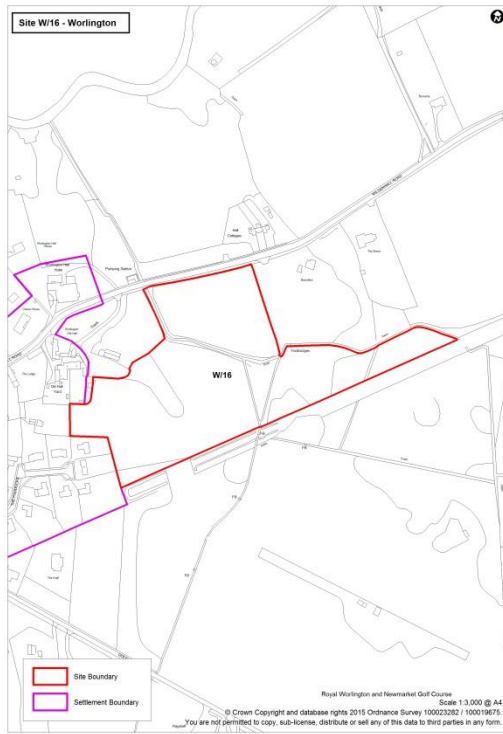
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Appendix 2. Issues and Options, Preferred Options and Submission Draft Site References.

	Site address	Submission draft new site ref	Preferred Options site ref number - 2016	Issues and Options site ref number - 2015
Brandon	Land at Warren Close	SA2(a)	B1(b)	none
	Land off Gas House Drove	SA2(b)	B1(c)	none
	New Cemetery Site	SA3	B2	B12(a)
	Land at Station Way	SA16(b)	EM2(c)	B/09
	Land south of Railway Line	SA16(c)	EM2(d)	part B/19
	Land south of London Road	SA16(d)	EM2(e)	none
	Land south of Mile End	SA16(e)	EM2(f)	none
Mildenhall	Land west of Mildenhall	SA4(a)	M1(a)	M/19, M/21 and M/40
	Land at 54 Kingsway	SA5(a)	M2(a)	M/28
	District Council Offices, College Heath Road	SA5(b)	M2(b)	M/46
	Industrial estate north of the settlement	SA16(k)	EM2(k)	none
	Extension to industrial estation to incorporate planning permission under construction	SA16(l)	EM2(l)	none
	Mildenhall Academy and Dome Leisure Centre Site	SA17(a)	EM1(a)	M/44
Newmarket	Land at Brickfield Stud, Exning Road	SA6(a)	N1(a)	part of N/09
	Land at Black Bear Lane and Rowley Drive Junction	SA6(b)	N1(b)	N/11
	Land at Phillips Close and grassland south-west of Leaders Way and Sefton Way	SA6(c)	N1(d) & N1(f)	N/20 N/33
	Former St Felix Middle School Site	SA6(d)	N1(e)	N/32
	Land adj to Jim Joel Court	SA6(e)		

	Site address	Submission draft new site ref	Preferred Options site ref number - 2016	Issues and Options site ref number - 2015
	Land at 146a High Street	SA6(f)		
	St Leger	SA17(b)	EM1(b)	none
	Industrial estate north of the settlement	SA16(m)	EM2(m)	part N/18
	Former Gas Works, Exning Road	SA18(a)	RE1(a)	N/03
Lakenheath	Matthews Nursery	SA7(a)	L1(a)	L/29
	Land west of Eriswell Road	SA7(b)	L1(b)	L/26
	Rabbit Hill Covert, Station Road	SA8(a)	L2(a)	L/13
	Land at north of Station Road	SA8(b)	L2(b)	L/36
	Land off Briscoe Way	SA8(c)	L2(c)	L/35
	Land north of Burrow Drive and Briscoe Way	SA8(d)	L2(d)	L/12 and L/39
	Land north of Station Road	SA16(j)	EM2(j)	none
Red Lodge	Land off Turnpike Road and Coppers Yard	SA9(a)	RL1(a)	parts of RL/03 and RL/04
	Land east of Red Lodge (north)	SA9(b)	RL1(b)	RL/06b
	Land east of Red Lodge (south)	SA9(c)	RL1(c)	RL/06a
	Land west of Newmarket Road and north of Elms Road	SA9(d)	EM1(c)	RL/13
	Land north of Acorn Way	SA10(a)	RL2(a)	parts of RL/15, RL/16, RL/20 and RL/21
	North of the settlement	SA16(n)	EM2(n)	part of RL/15
Beck Row	Land adjacent to St Johns Street	SA11(a)	BR1(a)	BR/01
	Land adjacent to and south of the Caravan Park, Aspal Lane	SA11(b)	BR1(c)	BR/10
	Land east of Aspal Lane	SA11(c)	BR1(d)	BR/26
	Land adjacent to Beck Lodge Farm	SA11(d)	BR1(e)	BR/27

	Site address	Submission draft new site ref	Preferred Options site ref number - 2016	Issues and Options site ref number - 2015
	Land east of Mildenhall Drove	SA16(a)	EM2(a)	none
Exning	Land south of Burwell Road and west of Queens View	SA12(a)	E1(a)	none
	Land south of Swan Lane	SA16(f)	E1(b)	E/02
Kentford	Land to the rear of 'The Kentford'	SA13(a)	K1(b)	K/16
	Land at Meddler Stud	SA13(b)		
	Land south of Bury Road, Landwades Business Park	SA16(g)	EM2(h)	none
	Land south of Gazeley Road	SA16(h)	EM2(i)	none
	Land south of Bury Road	SA16(i)	EM2(o)	none
West Row	Land east of Beeches Road	SA14(a)	WR1(a)	WR/07
Moulton	Moulton Primary School			
	Settlement Boundaries			
	Town Centre Masterplans			

Appendix 3. Assessment of landscape and heritage value for all sites

	Typical criteria	Typical scale of importance	Examples
High	High importance and rarity. No or limited potential for substitution	International, National, Regional	SSSI's where the landscape feature is also an interest feature of the SSSI Valued landscapes SAM and Listed Buildings
Medium	Moderate importance and rarity Limited potential for substitution or positive enhancement	Regional, Local	Conservation Areas Locally designated or undesignated but value expressed through local publications or demonstrable use
Low	Low importance and rarity Considerable potential for substitution or positive enhancement	Local	Some redeeming features some detracting features and possibly identified for improvement

Brandon

Site reference	SA2	SA2	SA3	SA16	SA16	SA16	B1a	B02	B04	B05	B06	B10	B11	B14	B15	B16	B17	B18
Assessment																		

Omission sites							
B19	B20	B23	B24	B27	B28	B30	

Mildenhall

Site reference	SA4	SA5	SA5	SA16	SA17	M01	M03	M04	M06	M11	M12	M13	M14	M15	M16	M17	M18	M20
Assessment																		

M22	M2	M2	M2	M2	M2	M2	M3	M3	M4	M4	M4	M4	Rep 24011 W. Fred Dan Rd

Newmarket

Site reference	SA6	SA6	SA6	SA6d	SA6	SA6	SA17	SA18	N1c	N08	N09	N10	N12	N15	N18	N21	N31
Assessment																	

Omission sites			
Rep 24486 N. Hyp Way	24486 Land Parkers Wk	24486c S Aureole Wk	23891 W Lower Hamilton Rd

Lakenheath

Site reference	SA7	SA7	SA8	SA8b	SA8c	SA8d	L03	L06	L07	L14	L15	L18	L19	L22	L25	L27	L28
Assessment																	

L37	L38	Ref 23884 L off Smeeth Drove

Red Lodge

Site reference	SA9	SA9	SA9	SA9d	SA10	RL0	RL0	RL0	RL0	RL0	RL0	RL0	RL1	RL1	RL1	RL1
Assessment																

RL1	RL1	RL1	RL2	RL2

Beck Row

Site reference	SA11	SA11	SA11	SA11	BR02	BR0	BR0	BR0	BR0	BR0	BR1	BR1	BR1	BR1	BR1	BR1
Assessment																

BR2	BR	BR	BR	BR	BR	Rep 23967 L at Stock Corner Fm	Rep 23969 Land off Wilde St

Exning

Site reference	SA12	E1b	E03	E08	E14	E15	E16	Rep 24033 N Lacey lan e
Assessment								

Kentford

Site reference	SA13	SA13	K1a	K01	K03	K04	K05	K06	K09	K13	K14	K17
Assessment												

West Row

Site reference	SA14	WR0	WR0	WR0	WR0	WR1	WR1	WR1	WR1	WR1	WR1	WR1	WR1
Assessment													

WR1	WR	WR	WR	WR	WR 33	Rep 23986 S of Gables