



# Development in Protected Landscapes

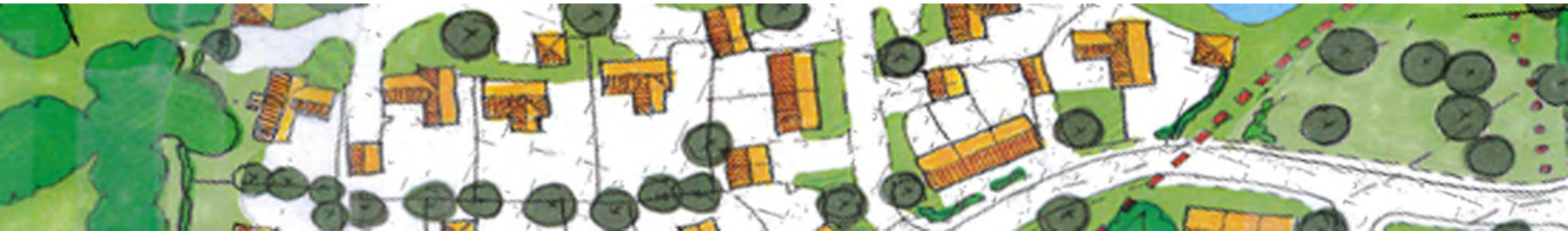
*Successfully Integrating Change*

*2 December 2019*

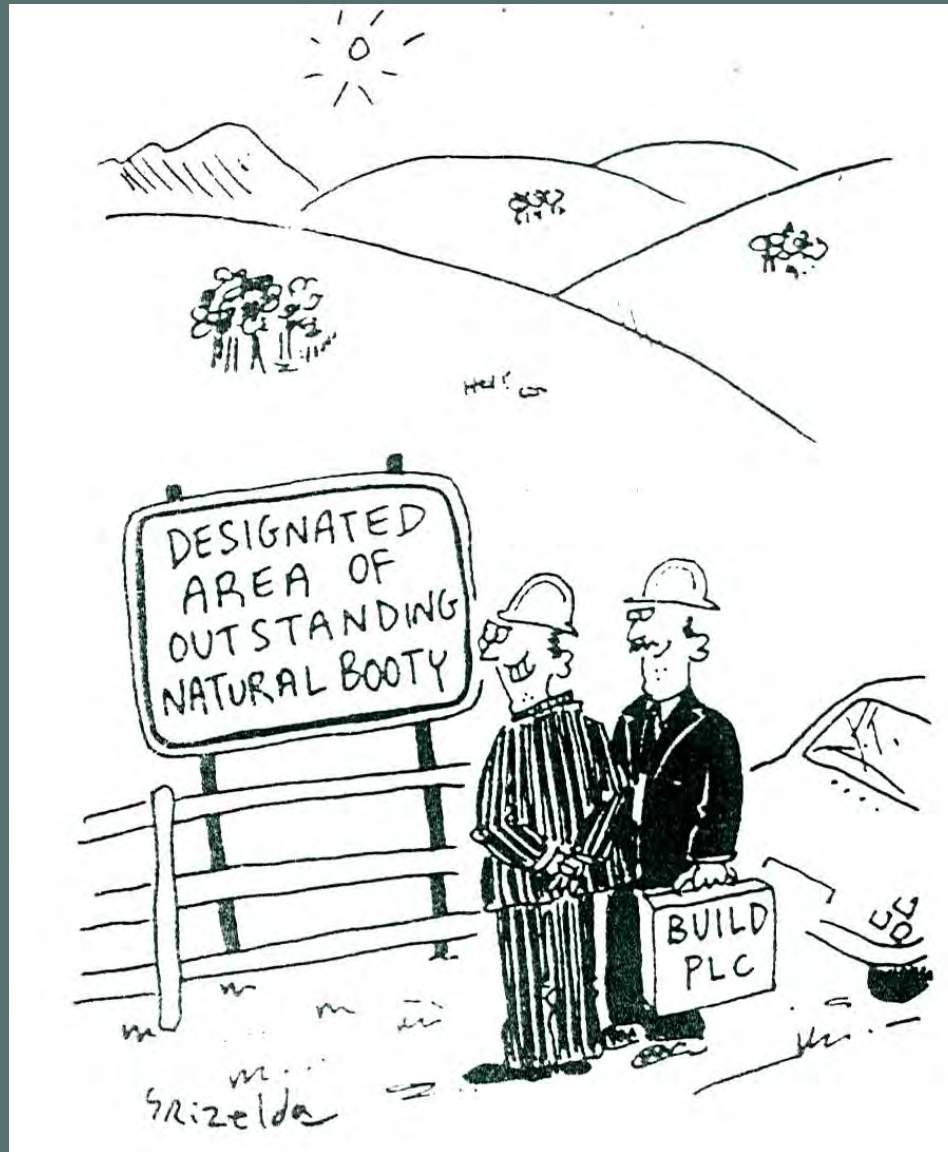


# Presentation Structure

- What Matters and Why
- Evidence Base
- Conserving and Enhancing
- Reviewing Schemes



# What Matters and Why







# National Parks and AONBs Existing and Proposed



# Factors which Contribute to NB

- Landscape Quality
- Scenic Quality
- Relative Wildness
- Relative Tranquillity
- Natural Heritage Features
- Cultural Heritage Features

Natural England Guidance March 2011

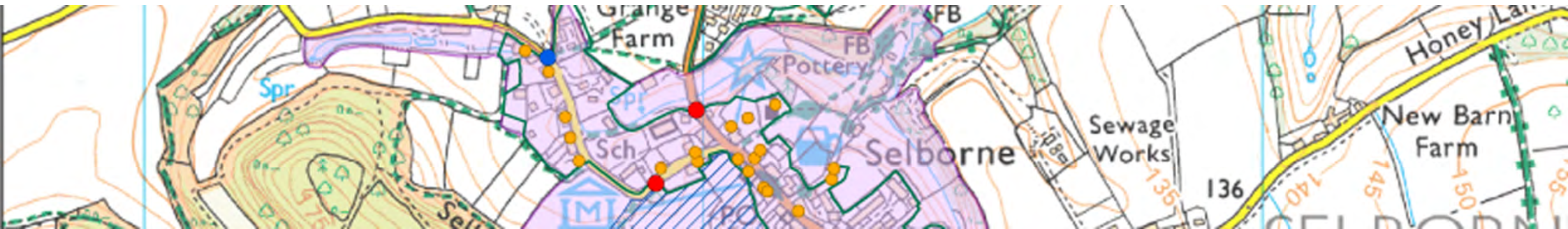


# Special Qualities

## Definition

*‘aspects which make an area distinctive/valuable particularly at a national scale’*

(NE Guidance para 8.13)







# Locally Valued Landscapes



# Valued Landscapes

- **NPPF (revised Feb 2019) Para 170a**

*‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*

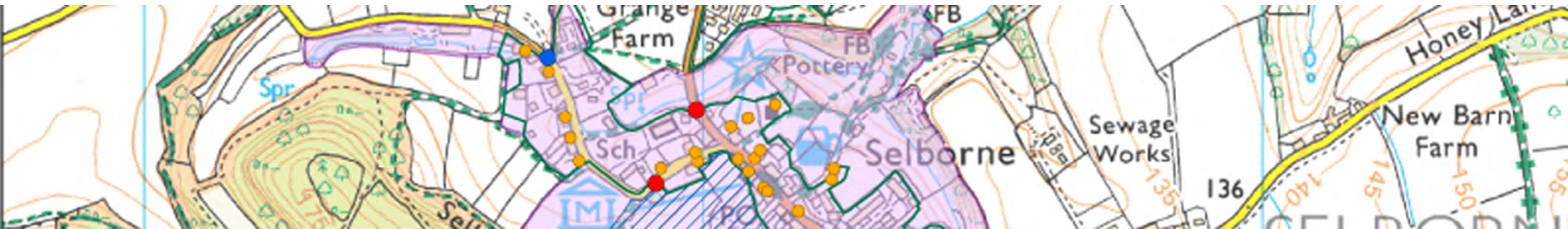
*a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)’*





# GLVIA Criteria – Box 5.1

- Landscape Quality
- Scenic Quality
- Rarity and Representativeness
- Conservation Interest
- Recreational Value
- Perceptual Aspects
- Associations





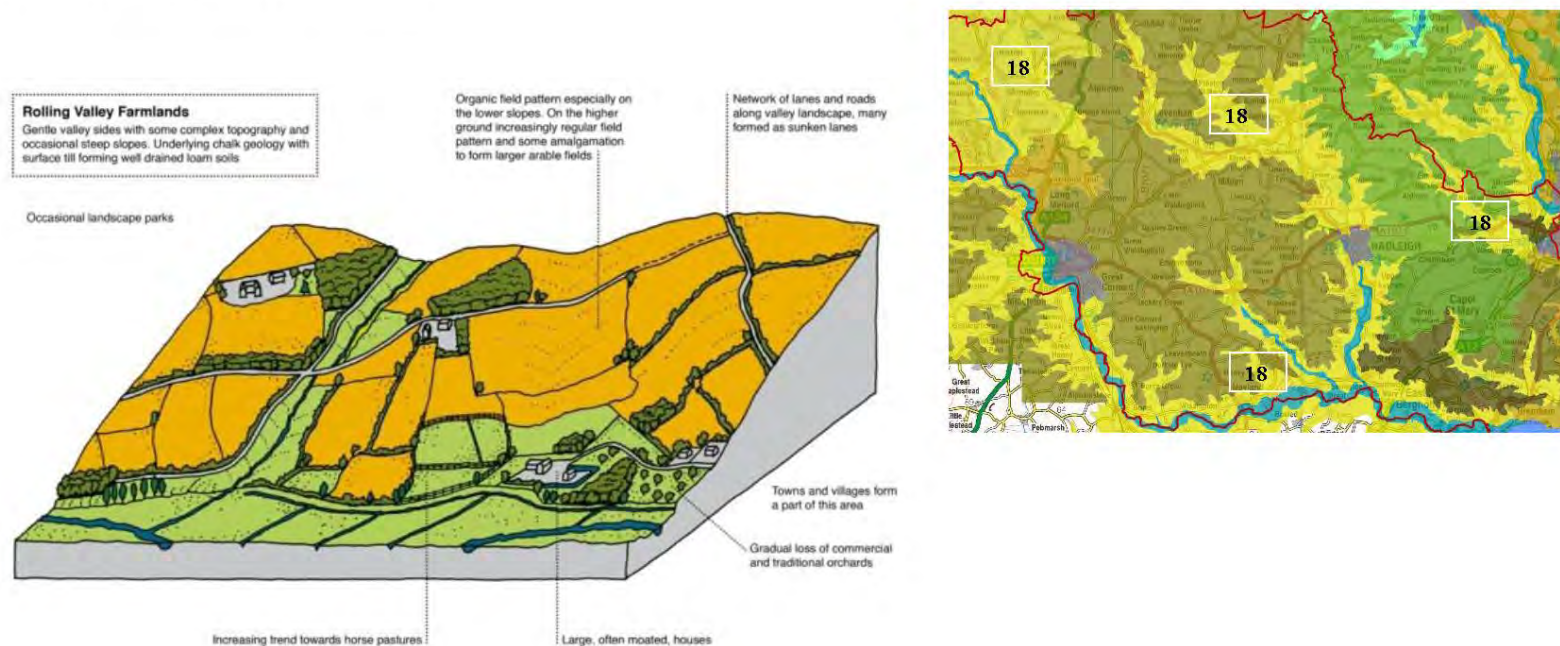
# Evidence Base

A street scene in a historic town. On the left, a large timber-framed house with white plaster and dark wood beams. A brick chimney is visible. The street is paved and curves to the right. On the right, a row of houses, including a red one and a white one. A blue 'FOR SALE' sign is attached to the white house. The sign reads 'DAVID BURR', 'FOR SALE', and '01206 263007'. In the background, there are trees and a clear sky.



# Character and Guidance

## (18) – Rolling Valley Farmlands



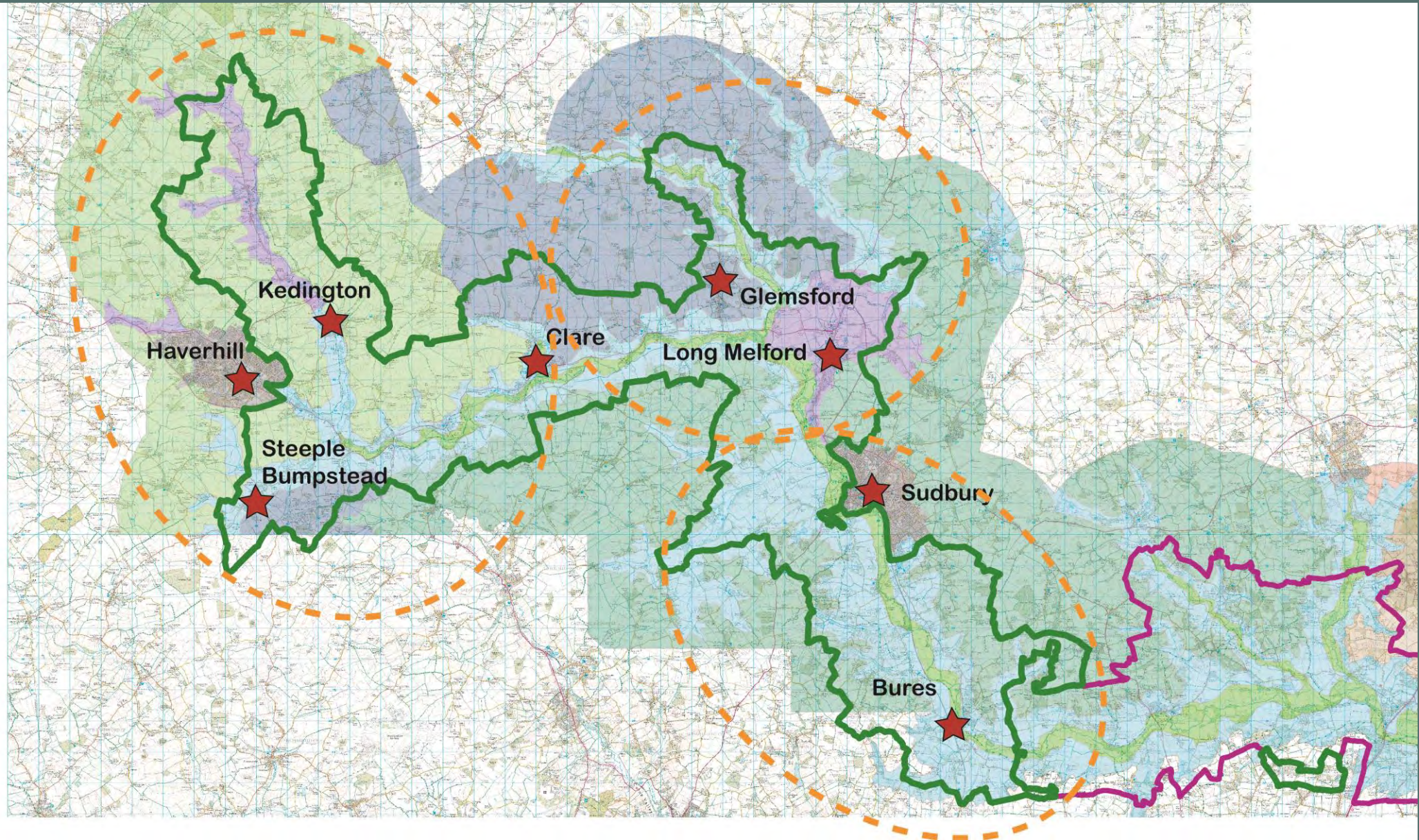
Source - SLCA <http://www.suffolklandscape.org.uk>

### Villages and towns -

Belstead Brook, Bildeston (CA), Boxford (CA), Brantham, Brent Eleigh (CA), Bures St Mary (CA), Burstall (CA), Chelsworth (CA), East Bergholt (CA), Edwardstone, Hadleigh (CA), Higham (CA), Kersey (CA), Kettlebaston (CA), Lavenham (CA), Long Melford (CA), Upper Layham, Lower Layham, Monks Eleigh (CA), Nayland (CA), Polstead (CA), Shelley, Shimpling, Sproughton, Stanstead, Stoke by Nayland (CA), Stratford St Mary (CA), Sudbury (CA) and Thorington Street (CA)



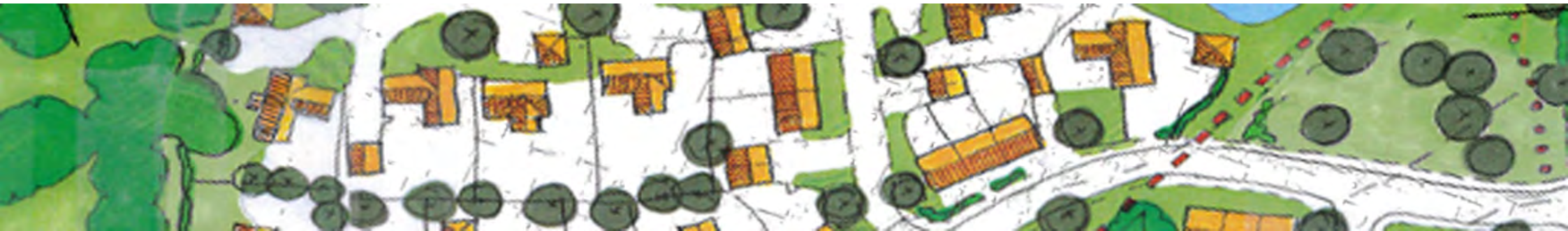
# Landscape Value Assessment



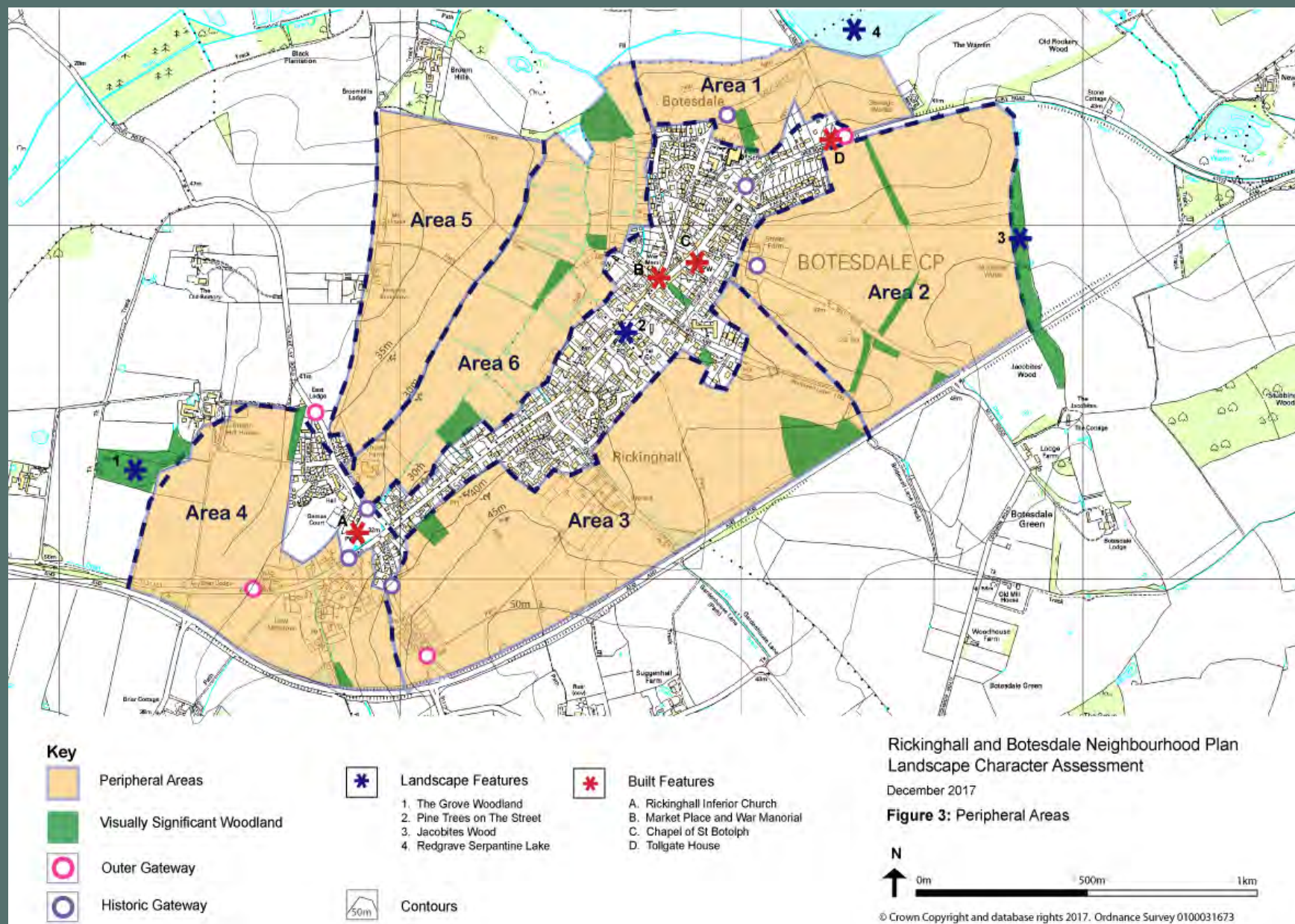


# Settlement Sensitivity Assessment

- Rural settlement patterns
- Landscape setting and landscape limits
- Role and function of landscape

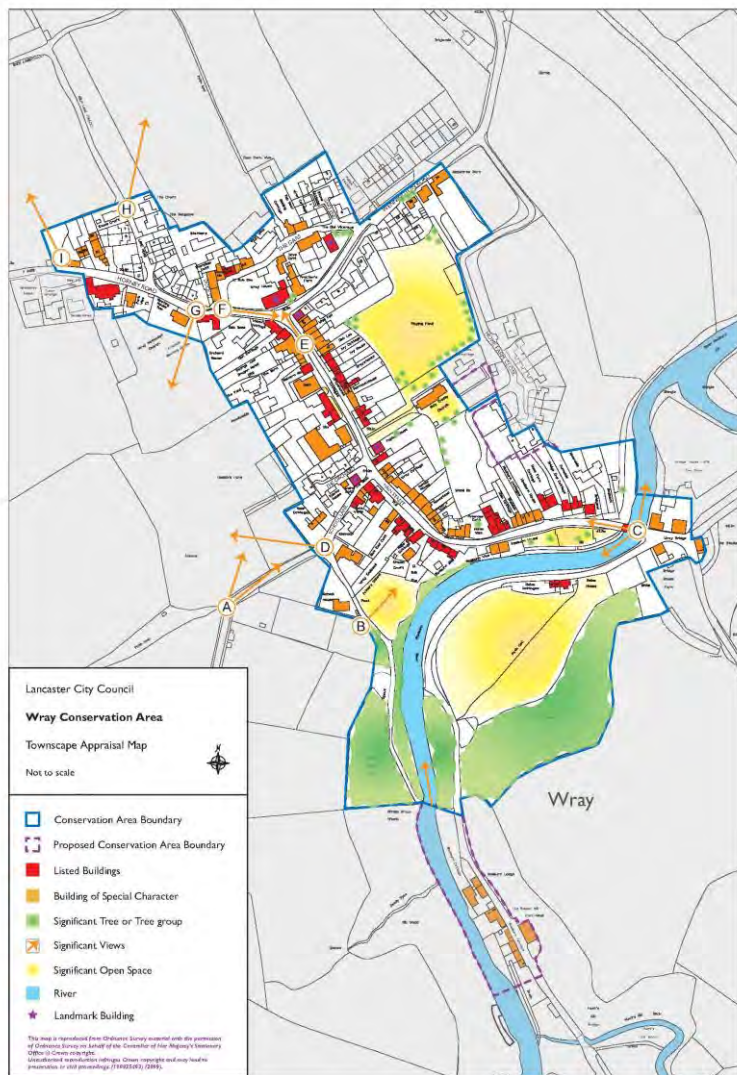


# Sensitivity Studies





# Neighbourhood Plan



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## 6: Summary of Findings

### 6.1 Special Qualities to Conserve and Enhance

6.1.1 In bringing together the findings of the document review and detailed analysis the following conclusions can be reached as to the special qualities of Wray and its setting which wherever possible should be retained and enhanced.

- The form and fabric of the village has altered little since the 19th Century with evidence of both its agricultural and industrial origins and growth remaining apparent; The compact form of village between the 50m and 60m contour lines with strong linear street pattern and limited back land development;
- Terraces of small cottages and occasionally larger farm houses or small scale courtyard developments are characteristic; The distinctive orientation and relationship of buildings to the street;
- The use of gritstone for building and slates for roofs, along with vernacular detailing and styles, results in a strong uniformity and visual cohesiveness to the village;
- Village edges are predominately indented and organic in character;
- Late 20th century housing is small scale and on the whole well integrated, some are arranged in tight courtyards behind the main streets<sup>6</sup>;
- Key built and natural landmarks reinforce sense of place and orientation within the landscape;
- Views out of the settlement and towards the settlement from surrounding areas reveal its location within a 'horseshoe' of higher land and distinctive wooded cloughs with contrasting open views to the north;
- Strip fields on the edge of the village reflect a vital part of the economy and history of the village and are rare;
- Historic enclosure patterns combined with topography, the river and steep wooded cloughs, form a unique and defining rural context and setting to the settlement.
- Exceptional historical intactness evident in the unity of building material and styles and group value of listed buildings, buildings of special character, ancient enclosure patterns and natural features which have shaped the history of the village and are easily 'read' within the present day village/landscape.

<sup>6</sup> The exception being development along Wennington Road





Conserving and Enhancing



# Rural Context

- Scale
- Existing pattern of settlement
- Subtlety of character
- Heritage
- Experiential qualities
- Access and rural lanes



# Good Design and Fit

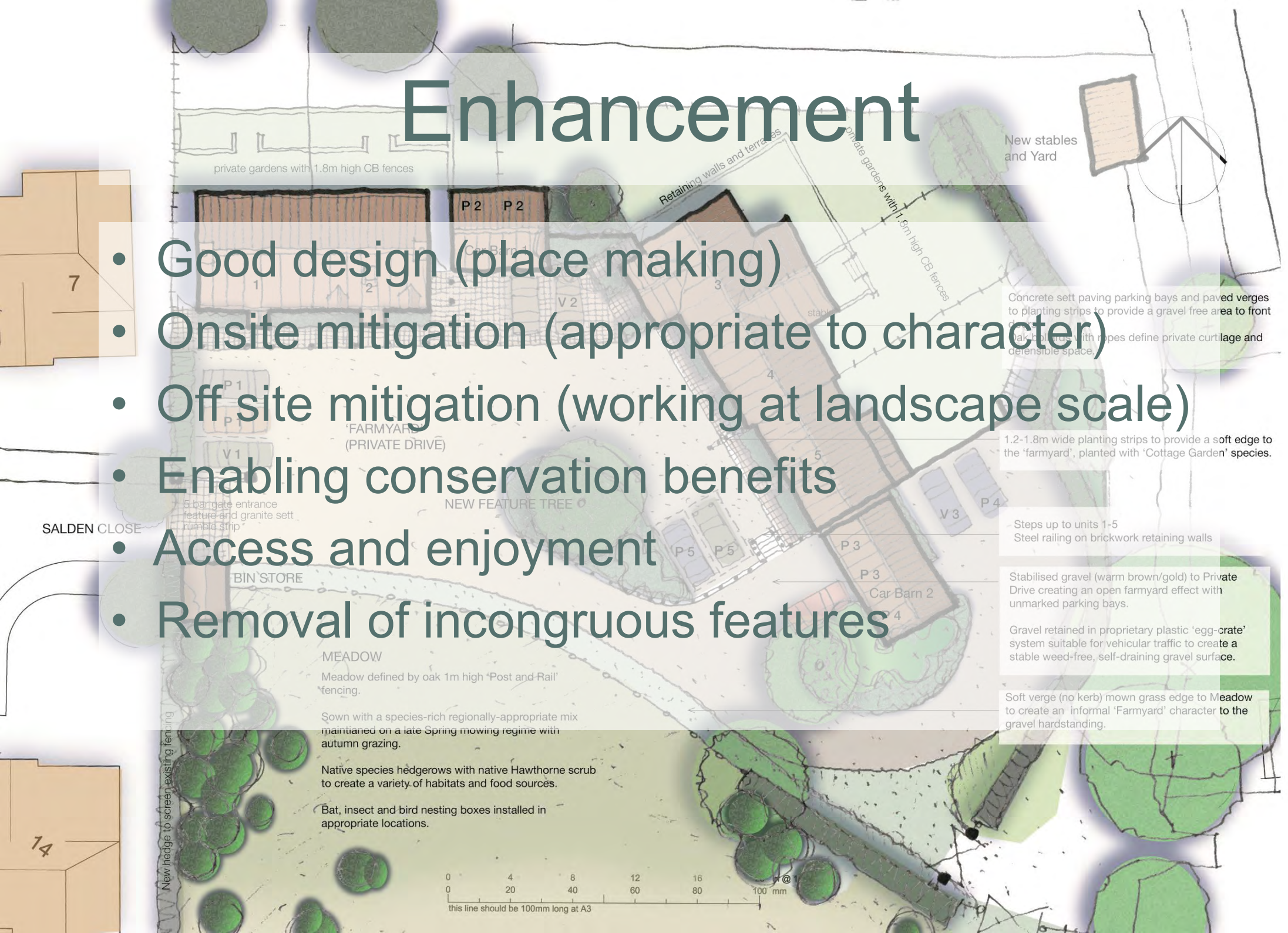
- Location and extent
- Composition and juxtaposition
- Mass, colour, materials
- Perceptions
- Secondary effects





# Enhancement

- Good design (place making)
- Onsite mitigation (appropriate to character)
- Off site mitigation (working at landscape scale)
- Enabling conservation benefits
- Access and enjoyment
- Removal of incongruous features







# Reviewing Schemes



# Common Issues

- Special qualities are unaffected
- Small part of Valued Landscape, character area, settlement is changed and does not matter
- Existing detracting features increase acceptability of scheme
- Tree planting and open space - right place?





# Checklist

- **Conserves and Enhances**
- Reinforces **patterns** and **relationships**
- Reflects **subtle details**
- Minimises **Cumulative** change







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