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

April 2016 DRAFT
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2. Background and need for this study</td>
<td>4</td>
</tr>
<tr>
<td>3. Landscape Designations in Forest Heath</td>
<td>6</td>
</tr>
<tr>
<td>4. Landscape Character of the District</td>
<td>8</td>
</tr>
<tr>
<td>5. Heritage designations in FHDC</td>
<td>18</td>
</tr>
<tr>
<td>6. Brandon</td>
<td>19</td>
</tr>
<tr>
<td>7. Mildenhall</td>
<td>26</td>
</tr>
<tr>
<td>8. Newmarket</td>
<td>34</td>
</tr>
<tr>
<td>9. Lakenheath</td>
<td>38</td>
</tr>
<tr>
<td>10. Red Lodge</td>
<td>44</td>
</tr>
<tr>
<td>11. Beck Row</td>
<td>49</td>
</tr>
<tr>
<td>12. Exning</td>
<td>55</td>
</tr>
<tr>
<td>13. Kentford</td>
<td>58</td>
</tr>
<tr>
<td>14. West Row</td>
<td>63</td>
</tr>
</tbody>
</table>
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 take full account of these constraints to inform the number of new houses and the proposed distribution.

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 all 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.

1.3 Each of the SHLAA sites was assessed in light of the identified constraints. Opportunities were identified and recommendations were made on a site by site basis.

1.4 The findings of this report informed the Preferred Options SALP Policy wording to secure historic environment and green infrastructure requirements (April 2016).
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 Framework\(^1\) 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 CS 3 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. **Landscape Designations in Forest Heath**

3.1 There are no local of nationally designated landscapes in Forest Heath.

3.2 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.

3.3 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 is recognised for its very special qualities.

3.4 The Brecks National Character Area (NCA 85)\(^2\) 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.

3.5 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.

3.6 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.

3.7 The Brecks is considered to be a ‘valued’ landscape in planning policy DM13 of the Forest Heath and St Edmundsbury Joint Development Management Policies Document\(^3\).

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\(^2\) NCA Profile: 85. The Brecks (NE385)

\(^3\) Forest Heath and St Edmundsbury Local plan Joint Development Management Policies Document February 2015
4. **Landscape Character of the District**

4.1 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 Lakenheath; The Brecks in the north-east around Brandon and east of Lakenheath, Mildenhall and Red Lodge; the East Anglian Chalk to the west at Newmarket and also at West Row and Beck Row; and the South Suffolk and North Essex Claylands in the extreme south-east at Gazeley.

4.2 The landscape character of the district is also described and mapped in more detail in the Suffolk Landscape Character Assessment 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.
Figure 1 Landscape character types from the Suffolk Landscape Character Assessment
Brecks - Estate sandlands

4.3 The *estate sandland* is described 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.

4.4 This landscape character type occurs south of Brandon, east of Mildenhall, 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.

<table>
<thead>
<tr>
<th>Composite of characteristic features</th>
<th>Key characteristics</th>
</tr>
</thead>
</table>
| ![Composite of characteristic features](image) | - 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

4.5 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.

4.6 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.

4.7 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.
4.8 Changes to the surrounding land from agricultural to residential use, which entails the introduction of lighting and other suburban features, can be extremely intrusive.

4.9 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**

4.10 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.

4.11 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.

<table>
<thead>
<tr>
<th>Composite of characteristic features</th>
<th>Key characteristics</th>
</tr>
</thead>
</table>
| ![Composite of characteristic features](image) | - 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
4.12 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

4.13 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.

<table>
<thead>
<tr>
<th>Composite of characteristic features</th>
<th>Key characteristics</th>
</tr>
</thead>
</table>
| ![Composite of characteristic features](image) | - 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

4.14 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.
Table 4 Key characteristics and composite of characteristic features for valley meadowlands and fens

**East Anglian Chalk – Wooded chalk slopes**

4.15 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.

4.16 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.

Table 5 Key characteristics and composite of characteristic features for wooded chalk slopes
East Anglian Chalk - Settled chalkland

4.17 The *settled chalkland* is described 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.

4.18 This landscape character type occurs north-west of Mildenhall, at Lakenheath, West Row and Beck Row. Sites M/19, M/21 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

<table>
<thead>
<tr>
<th>Key characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>chalk and gravel outcrops on the fen edge;</td>
</tr>
<tr>
<td>small farms and small holdings;</td>
</tr>
<tr>
<td>regular pattern of fields consistent with late enclosure;</td>
</tr>
<tr>
<td>tree belts of poplar and pine;</td>
</tr>
<tr>
<td>scattered small plantations;</td>
</tr>
<tr>
<td>comprehensively settled with small hamlets;</td>
</tr>
<tr>
<td>considerable recent settlement expansion;</td>
</tr>
<tr>
<td>airbase dominant in the landscape.</td>
</tr>
</tbody>
</table>

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

4.19 The guidance notes for this typology recognise 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.

4.20 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.

4.21 New open space or greenspace should aim to:

- recreate greens
- provide strong boundaries to the expanded settlement
East Anglian Chalk - Rolling estate chalkland

4.22 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.

4.23 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.

<table>
<thead>
<tr>
<th>Composite of characteristic features</th>
<th>Key characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• very gently rolling or flat landscape of chalky free draining loam;</td>
</tr>
<tr>
<td></td>
<td>• dominated by large scale arable production;</td>
</tr>
<tr>
<td></td>
<td>• &quot;Studscape&quot; of small paddocks and shelterbelts;</td>
</tr>
<tr>
<td></td>
<td>• large uniform fields enclosed by low hawthorn hedges;</td>
</tr>
<tr>
<td></td>
<td>• shelter belt planting, often ornamental species;</td>
</tr>
<tr>
<td></td>
<td>• a &quot;well kept&quot; and tidy landscape;</td>
</tr>
<tr>
<td></td>
<td>• open views;</td>
</tr>
<tr>
<td></td>
<td>• clustered villages with flint and thatch vernacular houses</td>
</tr>
<tr>
<td></td>
<td>• many new large &quot;prestige&quot; homes in villages.</td>
</tr>
</tbody>
</table>

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

4.24 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

4.25 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

<table>
<thead>
<tr>
<th>Key characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>flat landscape of peaty soils;</td>
</tr>
<tr>
<td>land at sea level, but small sandy islands and ridges up to 4m;</td>
</tr>
<tr>
<td>piecemeal enclosure of open common fen;</td>
</tr>
<tr>
<td>small, narrow fields that are divided by straight, water-filled drains;</td>
</tr>
<tr>
<td>small poplar plantations and occasional Scots Pine belts;</td>
</tr>
<tr>
<td>smaller scale farming than in the Planned Fenlands;</td>
</tr>
<tr>
<td>comprehensively settled with farmsteads often forming clusters.</td>
</tr>
</tbody>
</table>

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

4.26 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

4.27 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

<table>
<thead>
<tr>
<th>Key characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>flat landscape of light loams and sandy soils</td>
</tr>
<tr>
<td>large scale rectilinear field pattern;</td>
</tr>
<tr>
<td>network of tree belts and coverts;</td>
</tr>
<tr>
<td>large areas of enclosed former heathland;</td>
</tr>
<tr>
<td>18th- 19th &amp; 20th century landscape parks;</td>
</tr>
<tr>
<td>clustered villages with a scattering of farmsteads around them;</td>
</tr>
<tr>
<td>former airfields;</td>
</tr>
<tr>
<td>vernacular architecture is often 19th century estate type of brick and tile.</td>
</tr>
</tbody>
</table>

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

South Suffolk and North Essex Claylands – Undulating estate farmland

4.28 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

<table>
<thead>
<tr>
<th>Key characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undulating arable landscape</td>
</tr>
<tr>
<td>Organic field pattern rationalised by estate ownership</td>
</tr>
<tr>
<td>Oak, ash and field maple as hedgerow trees</td>
</tr>
<tr>
<td>Complex arrangements of plantations especially in the north</td>
</tr>
<tr>
<td>Ancient woodlands</td>
</tr>
<tr>
<td>Landscape parks and ornamental tree species</td>
</tr>
<tr>
<td>Substantial open areas created for airfields and by post WWII agricultural improvement</td>
</tr>
<tr>
<td>Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads especially in the north</td>
</tr>
<tr>
<td>Settlements more clustered and less dispersed in the south</td>
</tr>
<tr>
<td>Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites</td>
</tr>
<tr>
<td>A landscape of well wooded farmland in many places often with a well kept appearance.</td>
</tr>
</tbody>
</table>

Table 10 Key characteristics and composite of characteristic features for undulating estate farmland
5. **Heritage designations in FHDC**

5.1 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.

5.2 Conservation Areas cover an area of approximately 637 hectares and are 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](http://www.westsuffolk.gov.uk/planning/Conservation/conservationappraisals.cfm)

5.3 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.

5.4 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 preparation process. The potential exists for unknown heritage assets both above and below ground to be identified.

5.5 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.
6. **Brandon**

**Landscape and heritage designations**

6.1 There are no national landscape designations in the vicinity of this town.

6.2 This town is located within the Brecks ‘valued’ landscape.

6.3 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.

6.4 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 and within the extensive forest and heathland areas around Brandon.

6.5 The town developed historically as a crossing point in the Little Ouse River and this is 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 grade II* listed building situated to the north west of the town.
Character of settlement and surrounding areas

6.7 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

6.8 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.

Assessment of sites

6.9 Site B1(a), previous reference B/01, 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) secure further pre development investigation and assessment.
6.10 B/02 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.

6.11 B/04 is within the existing residential area off London Road but comprised of a large number of gardens. No distinctive landscape or historic environment features however early archaeological evaluation would be required.

6.12 B/05 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.

6.13 B/06 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.

6.14 Site EM2(c), previous reference 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.

6.15 B/10 is a green field site to the rear of the 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 although influenced by its edge of settlement location. 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 there 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
6.16 B/11 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 there 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.

6.17 Site B2, previous reference B/12a, and site B/12b are situated between the grade I listed St Peters Church and the grade II*17th century Brandon Hall. These two properties were previously linked by a tree lined avenue surrounded by parkland. Built development of 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. The proposed allocation at B2 is for a cemetery and has had an archaeological evaluation for this use.

6.18 Site EM2(e), previous reference, B/13, is an existing employment site that is built out and has few landscape features excepting the trees on the London Road boundary.

6.19 B/14 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 if a preferred site and there is the possibility that earthworks may survive in the wooded areas.

6.20 B/15 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.
6.21 B/16 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.

6.22 B/17 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.

6.23 Development would have a significant impact on the historic environment including the historic river valley, 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.

6.24 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.

6.25 B/18 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 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.

6.26 B/19 is a site of two distinct characters. The northern part of the site is in existing employment use, EM2(d). The western boundary of this element of the site adjacent to the High Street is in the conservation area. The southern part of the site 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.

6.27 B/20 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.

6.28 B/23 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. 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.

6.29 B/24 is commercial forest with open access; the north-eastern boundary is an amenity route. The site is designated for its high nature conservation value. 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.

6.30 B/27 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. 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.

6.31 B/28 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 the Victorian 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.

6.32 B1(b) Land at Warren Close 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.

6.33 B1(c) Land off Gashouse Lane 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 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.
7. **Mildenhall**

**Landscape and heritage designations**

Figure 4 Designated areas around Mildenhall

7.1 There are no national landscape designations in the vicinity of this town.

7.2 This town is located on the western edge of the Brecks ‘valued’ landscape.

7.3 There are two scheduled ancient monuments within the town, the remains of a dovecote at the southern end of Wamil Walk 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.

7.4 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.

7.5 Mildenhall conservation area comprises the historic core of the town and adjacent the 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.

7.6 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.

7.7 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

7.8 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

7.9 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.
7.10 To the east is *estate sandlands* which comprise the plantation forestry of the Brecks and further east the extensive heathland habitats.

**Assessment of sites**

7.11 M/01 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.

7.12 M/03 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.

7.13 M/04 is also made up of a number of gardens. No know historic environment constraints. Archaeological evaluation required.

7.14 M/06 is also made up of a car park and number of gardens. No know historic environment constraints. Archaeological evaluation required.

7.15 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.

7.16 M/11 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 in these sites 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.

7.17 M/12 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 lies inside Mildenhall Warren and as such an archaeological evaluation would be required.

7.18 M/13 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.
7.19  M/14 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 includes for this. The site has been subject to archaeological evaluation.

7.20  M/15, M/18, M/29 and M/22 are allocated 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 the 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 and M/22. These sites have challenging archaeological constraints and development would impacts 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.

7.21  M/16, M/17, M/23 and M/24 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.

7.22  Site M1(a), previous reference M/19 and M/21, 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. The River Lark, to the south, 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. 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.

7.23 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. 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.

7.24 M/25 is a town centre site 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.

7.25 M/26 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.

7.26 M/27 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.
7.27 Site M2(b), previous reference 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.

7.28 M/29 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.

7.29 M/30 is a green field site to the south of an existing residential site 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 result in 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.

7.30 M/33 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 defined.
7.31 M/40 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 defined.

7.32 M/41 and M/42 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 result in 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.

7.33 M/43 is a woodland site bounded by the A11, the A1011 Bury Road and the Cut Off Channel. The current 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 as an area of high potential as earthworks are less impacted on in woodland than agriculture. Rifle ranges / butts and earthwork banks have been recorded.

7.34 Site EM1(a), previous reference 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.
Site M2(b), previous reference 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.
8. **Newmarket**

**Landscape and heritage designations**

![Designated areas around Newmarket](image)

Figure 6 Designated areas around Newmarket

8.1 There are no national landscape designations in the vicinity of the town.

8.2 Devils Ditch to the south-west of the town is a Scheduled Monument and there are multi-period archaeological remains in the Newmarket area, especially along the river valley sides.

8.3 There is a conservation area in Newmarket centred on the long High Street, a highway for centuries and a centre for trading and hospitality. 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.

8.4 There are a large number of listed buildings located on the High street and the horse racing training yards to its north.

8.5 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.

**Character of settlement and surrounding areas**

8.6 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
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.

8.7 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

8.8 RE1(a), previous reference, N/03 is a brownfield site which has recently 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 displayed presenting the history of the site as a former gasworks.

8.9 N/08 is an area of open land connected to and used as open space on the northern edge of Newmarket, and adjacent to the A14. 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.

8.10 N1(a) is part of the site previously referenced N/09 which 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. The paddock land to the west of the Exning Road 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.
8.11 N/10 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.

8.12 N1(b), previous reference N/11, is the historic Queensbury Lodge and its associated 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 would need to facilitate the sympathetic restoration and viable reuse of the listed buildings, 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.

8.13 N/12 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.

8.14 N1(c), 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 the site would potentially allow the mature vegetation and tree lines to be retained. The site has been subject to some archaeological evaluation, but further investigation is required.

8.15 N/15 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.

8.16 N/18 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.

8.17 N1(d), previous reference 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.

8.18 N/21 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.

8.19 N1(e), previous reference N/31, is the former Scaltback Middle 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.

8.20 N1(e), previous reference N/32, is a former school site which 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.

8.21 N/33 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 level 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.
9. **Lakenheath**

**Landscape and heritage designations**

![Designated areas around Lakenheath](image)

9.1 There are no national landscape designations in the vicinity of this village.

9.2 There are no Scheduled Ancient Monuments in the vicinity.

9.3 This village is located on the western edge of the Brecks ‘valued’ landscape.

9.4 Maidscross Hill is a Local Nature Reserve and a Site of Special Scientific Interest. There are also SSSI’s to the north-east at Pashford Poors Fen and to the west at Lakenheath Poors. RAF Lakenheath is an 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 CWS.

9.5 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 an 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.
9.6 There are a number of listed buildings (located within the conservation area including the listed Grade 1 St Mary’s Parish church which contains recently conserved medieval wall paintings.

9.7 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

9.8 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 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

9.9 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.
Particular features of the adjacent ‘estate sandlands that are evident in the countryside around Lakenheath are the heathland landscape, Maidcross Hill SSSI and LNR abuts 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.

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.

Reference to the 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

L/03 is a site within the built up area and development is unlikely to impact significantly on landscape. The site is in a topographically favourable location near the fen edge and a known prehistoric cemetery. Archaeological investigation would be required.

L/06 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 public open space and on the setting of the listed building. Archaeological evaluation would be required.

L/07 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.

L2(d), previous reference L/12 and L/39, 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. The site has the potential to provide a green corridor (for people and wildlife) immediately adjacent to the cut off channel which would be beneficial to enhance this green/blue corridor. Archaeological evaluation will be required.

L2(a), previous reference L/13, is also a greenfield site with an outline planning permission. There are mature tree screens to the south and west boundaries which are protected by a tree preservation order and are to be retained. The site is open to the immediate 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 impact on the wider landscape.

9.18 **L/14** 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.

9.19 **L/15** is a wooded site located between the built development and Maidscross Hill LNR. Development of the site would lead to the loss of the woodland/plantation but would significantly advance development towards this site with the loss of the buffer and the visual separation which contributes to the character of the LNR. The site may present an opportunity to extend the LNR although it is doubtful whether the site is sufficiently big enough such that the benefits would outweigh the potential harm of any development. The site is within known areas of archaeological interest including the Maidscross Hill area. Some archaeological evaluation has been undertaken but more is required.

9.20 **L/18** is a greenfield 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 Maidscross 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.

9.21 **L/19** 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 maintained. Some archaeological evaluation has been undertaken but more is required.

9.22 **L/22** is also a greenfield site with the same issues as **L/18** 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 Maidscross Hill area. Some archaeological evaluation has been undertaken but more is required.

9.23 **L/25** 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.

9.24 **L1(b)**, previous reference **L/26**, is a greenfield site between the 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 planning permission current
on this site 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.

9.25 L/27 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.

9.26 L/28 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.

9.27 L1(a), previous reference L/29, which has an existing planning permission for development, 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 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.

9.28 L2(c), previous reference L/35, is a green field site with no mature landscape features. The site is connected to L/12 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 permission. The site has been evaluated and there is no requirement for further archaeological work.

9.29 L2(b), previous reference 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 boundary and the cut off channel to the north. The eastern boundary is formed by the commercial/light industrial activities at Willow Farm. The sites existing mature landscape features should be retained. The site has the potential to provide a green corridor (for people and
wildlife) immediately adjacent to the cut off channel which would be beneficial. In addition, a site of this size has the potential to provide strategic accessible natural green space as part of a strategic 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.

9.30 L/37 and L/38 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.
10. **Red Lodge**

**Landscape and heritage designations**

![Figure 10 Designated areas around Red Lodge](image)

10.1 There are no national landscape designations in the vicinity of this settlement.

10.2 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.

10.3 The town is located within the Brecks 'valued' landscape.

10.4 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**

10.5 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.
Assessment of sites

10.6 RL/01 is within the existing built up area and includes a number of existing uses. The site fronts onto Turnpike Road and has some mature vegetation which currently contributes to the amenity of the locality. Archaeological evaluation would be required.

10.7 RL/02 is also 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.

10.8 RL1(a) is made up of sites with previous reference RL/03 and RL/04. 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.

10.9 RL/04 is a brownfield site currently used as a haulage yard. Development of this site presents an opportunity to improve the landscape and amenity of the immediate locality. No known historic environment impact. Archaeological evaluation would be required.
10.10 RL/05 is a grasses 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.

10.11 RL1(a) and (b), previous reference 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. 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.

10.12 RL/07 is located to the south of Red Lodge comprising the former 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.

10.13 RL/08 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 archaeologically evaluation would be required.

10.14 RL/09 is located south of Green Lane track and Red Lodge Heath SSSI. The northern part of the site is already developed. Landscape features on the site include the mature trees and a block of woodland to the south of the site. Archaeological evaluation would be required.

10.15 RL/10 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.

10.16 RL/11 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 site is important particularly for its invertebrates and plant species. Archaeological evaluation would be required.

10.17 RL/12 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.

10.18 EM1(c), previous reference RL/13, is being considered for employment use. 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 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.

10.19 RL2(a) and G1(b) are a composite of part of the previous RL/15, and of RL/16, RL/20 and RL/21. RL/15 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.

10.20 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.

10.21 The large RL15 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.

10.22 RL/16 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/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.

10.23 RL/20 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.

10.24 RL/21 is located to the north-east of the village of Red Lodge. 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.

10.25 RL/18 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. Development of the site would formalise ribbon development along 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.

10.26 RL/19 is located south of Green Lane, accessed via Tarragon Walk and directly opposite Red Lodge Heath SSSI. The site is marked as a disused pit and there is evidence that historically it was a landfill site. The site was noted to have developed an ecological interest and retention of this interest should for m 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.
11. **Beck Row**

**Landscape and heritage designations**

![Designated areas around Beck Row](image)

**Figure 12** Designated areas around Beck Row

11.1 There are no national landscape designations in the vicinity of the village.

11.2 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.

11.3 Aspal Close, on the eastern side of the village is a Local Nature Reserve.

**Character of settlement and surrounding areas**

11.4 Important local features include Aspal Close LNR to the east of the town. Mildenhall USAF base is located to the south.

11.5 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.
Assessment of sites

11.6 BR1(a), previous reference BR01, is a grassland site surrounded by residential development. The site is has an outline planning permission however the site is constrained by its interesting grassland and the presence of protected trees. 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.

11.7 BR/02 and BR/19 together make a large greenfield site to the west of the existing settlement and not closely connected. 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 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.

11.8 BR1(b), previous reference BR/03, has a current planning permission DC/14/1206/FUL. 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.

11.9 BR/04 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.

11.10 BR/05 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.

11.11 BR/06 is a grazed grassland site which separates residential development to the south with various 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.

11.12 BR/09 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.

11.13 BR1(c), previous reference 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.

11.14 BR/11 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.

11.15 BR/12 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 know archaeological interest and evaluation would be required.

11.16 BR/13 is part of Aspal Close. Whilst it is not designated as part of the local nature reserve it is 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.

11.17 BR/17 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 within the settled chalklands where strong boundary planting to form a new settlement edge is advised. 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.

11.18 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.

11.19 BR/18 is a brownfield site which is a former coal yard. The site is outside of the settlement boundary and would contribute to the coalescence of Beck Row with Wilde Street which is not consistent with Policy DM13. The site lies to the edge of the historic settlement core and archaeological evaluation would be required.

11.20 BR/20 is a small site located to the north-west of the settlement, and whilst it backs onto existing residential properties on The Grove and is 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.
11.21 BR/21 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.

11.22 BR/23 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.

11.23 BR/24 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.

11.24 BR1(d), previous reference 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.

11.25 BR1(e), previous reference BR/27 is a small site with an existing planning application for 24 dwellings. An area including the 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.

11.26 BR/28 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.

11.27 BR/29 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 should be required.
12. **Exning**

**Landscape and heritage designations**

![Figure 14 Designated areas around Exning](image)

12.1 There are no national landscape designations in the vicinity of this village.

12.2 There are no Scheduled Monuments in the village or immediate vicinity.

12.3 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.

12.4 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

12.5 Important local landscape features include: the New River which flows north-south through the village; the church of St Martin; Exning House part located to the north-east of the village and strong tree belts to the south-west.

12.6 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.

12.7 The village is located within the ribbon of rolling estate chalklands.

Assessment of sites

12.8 E02 has a planning permission for 120 dwellings. 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 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.

12.9 E03 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. These limited 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.

12.10 E08 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.

12.11 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 and extends 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. No known historic environment implications. Any scheme should be the subject of planning conditions to secure a programme of archaeological work.
13. **Kentford**

**Landscape and heritage designations**

![Designated areas around Kentford](image_url)

**Figure 16** Designated areas around Kentford

13.1 There are no national landscape designations in the vicinity of this village.

13.2 This village is located on the south-western edge of the Brecks ‘valued’ landscape.

13.3 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.

13.4 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**

13.5 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.
The A14 defines the northern edge of the village, forms a physical barrier and is a source of constant background noise.

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.

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

K/01 is a greenfield site with strong treed boundaries 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.

K/02 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 village. 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.

13.11 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.

13.12 Development of the site should take the opportunity to remove the leylandii trees on the western boundary.

13.13 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.

13.14 K/03 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 (prehistoric 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.

13.15 K/04 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 benefit 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.

13.16 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.

13.17 K/05 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.

13.18 K/06 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.

13.19 K/09 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.

13.20 K1(a), previous reference K/10, is parkland setting to Kentford Lodge and the rear of the church. The planning permission on the site 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 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.

13.21 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.

13.22 K/13 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.

13.23 K/14 is located in the countryside to the south-east of Kentford village. The form of this development is in 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.

13.24 K1(b) previous reference K/16, is located south of the Cock Inn public House. The layout of any development will need to have regard to the existing 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.

13.25 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.

13.26 K/17 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. Development of the site for employment would represent ribbon development and 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.

13.27 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.
14. **West Row**

**Landscape and heritage designations**

![Designated areas around West Row](image)

Figure 18 Designated areas around West Row

14.1 There are no national landscape designations in the vicinity of this village.

14.2 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.

14.3 There is no conservation area associated with this village however there are listed buildings located throughout.

14.4 There are no local landscape designations in the immediate vicinity of this village.

**Character of settlement and surrounding areas**

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

![Landscape character areas around West Row](image)

**Figure 19** Landscape character areas around West Row

**Assessment of sites**

14.6 Reference to the guidance suggests that 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. Many have existing boundary vegetation which could be retained to provide visual screening from the surrounding countryside. (WR/02, WR/04, WR/06, WR/15, WR/17, WR/19, WR/23, WR/27) 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.
14.7 WR/01, WR/11, WR/12, WR/13 and WR/26 – 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.

14.8 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.

14.9 WR/07, WR/10, WR/14, 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 exiting 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.

14.10 WR/16, WR/33 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.

14.11 WR1(a), previous reference 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.

14.12 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.

14.13 WR/25 is completely surrounded by existing residential development and as such the impact of development on the adjacent countryside would be minimised. 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.

14.14 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.