



## LANDSCAPE AND VISUAL ANALYSIS

Seventeen Acres Barn, East Lane, Bawdsey  
January 2020

THE ROUND HOUSE  
1 ST JOHN'S STREET  
WOODBIDGE  
SUFFOLK  
IP12 1EB

TEL: 01394 610844

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THE CASINO  
GUN HILL  
SUFFOLK  
IP18 6HF

TEL: 01502 722426

[info@plaiice.org.uk](mailto:info@plaiice.org.uk)  
[www.plaicemaking.net](http://www.plaicemaking.net)

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# Landscape and Visual Analysis

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## LANDSCAPE AND VISUAL ANALYSIS

### Seventeen Acres Barn, East Lane, Bawdsey

#### 01 Introduction

The landscape visual analysis report has been prepared by Sue Whiteley CMLI of Plaice Design Company. This report has been commissioned by Mr and Mrs Mann of High House, Bawdsey. The report considers the existing baseline conditions and seeks to identify the relevant landscape and visual issues applicable to the site. A landscape analysis has been undertaken to assess the likely effects upon the landscape resource, specific views and visual amenity.

The proposal is for a single residential dwelling with additional cartlodge. The proposal is to demolish parts of the existing barn to be replaced by one uniform structure. The existing industrial barn is 780m<sup>2</sup>, the footprint will reduce in size by approximately 60%. The proposal will follow the existing roof line meaning the mass will not increase in height. The site is set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

Seventeen Acres Barn is located on East Lane in the small village of Bawdsey overlooking farmland and the North Sea coast. The barn sits within a cluster of farm buildings including converted black featheredged timber Suffolk barns and two semi-detached red brick cottages (East Lane Farm and The Stables). It can be assumed that all of

these buildings, including Seventeen Acres Barn worked as one complex at some point in time.

The existing barn occupies the majority of the proposed site with the existing footprint located against the North East boundary. There is a substantial concrete surfaced apron to the front of the site. Pedestrian and vehicular access is via East Lane.



## Bawdsey

Bawdsey is a linear village in Suffolk located close to the mouth of the River Deben towards the end of the Peninsula on the northern bank of the river, with the seaside town Felixstowe to the south.

The majority of housing sits either side of The Street leading to Bawdsey Quay with some dwellings on Red House Farm Lane and East Lane. The sea coast is just under a kilometre from the centre of the village. Along the coast there are visible remains of 19th Century and 20th Century military activity including four Martello Towers, machine gun emplacements and other WWII defences. These are of historic note. One of the four foot ferries in Suffolk at Bawdsey Quay and along with the beach it is a popular destination. The Peninsula and the coastline are an attractive area to visit for walking, bird watching and general amenity.

Bawdsey is recorded as a small village within the Draft Local Plan for East Suffolk.

“Small Villages are identified due to their modest range of service provision, which will serve the needs of residents within the village. They can also serve the needs of those living in other settlements or the countryside nearby although will generally cater for a smaller catchment than the Large Villages. As with the Large Villages, development of new housing in such settlements can help to support existing local services as well as contributing towards the mix of housing available in these villages. The form and character of Small Villages varies across the District and the impact upon these will be a key consideration in determining planning applications”.

## The Proposal

The owners propose to create a dwelling for themselves. The existing building is a large corrugated clad agricultural building used for storage. It is not of any architectural or historic note. It is part of a cluster of buildings known as East Lane Farm. There is a group of evergreen trees to the east most likely planted as a windbreak.

The owners propose to convert the central barn into a dwelling using the existing access off East Lane and adding a cartlodge to the front. Where the side barns are located at present will become gardens along with the remaining surrounds.







The report is undertaken as a standalone 'appraisal' and is based upon the guidance contained within the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)<sup>1</sup>, (April 2013).

## **In summary, the GLVIA3 states:-**

*"Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity" GVLIA3 (1.1)*

*LVIA may be carried out either formally as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications. Both are important and the broad principles and the core of the approach is similar in each case (3.2).*

*As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach -specifying the nature of the proposed change or development; describing the existing landscape and the views and the visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how these effects might be mitigated- still applies (3.2)*

This report is titled Landscape and Visual Impact Analysis and is an informal appraisal.

## **There are two components which are described separately within this report:-**

- Analysing landscape effects; predicting effects on the landscape as a resource in its own right;
- Analysing visual effects; predicting effects on specific views and on the general visual amenity experienced by people.

The GLVIA3 recognises that professional judgement is a very important part of the process, and states that whilst there is some scope for quantitative measurements of some relatively objective matters, much of the assessment must rely on qualitative judgements. Professional judgements must be based on both training and experience and in general suitably qualified and experienced Landscape Architects should carry out Landscape and Visual Impact Assessments.

In terms of baseline studies, the appraisal provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value.

The value in this analysis denotes the designation status such as local, national or international.

For the visual baseline this includes an understanding of the area in which the Proposed Development may be visible, the people who may experience views, and the nature of views.

This report takes note of views from areas of public access. It is not considered feasible to gain appraisals for assessing views from private premises

The study initially comprised of a desktop exercise to review relevant designations and policies, landscape character assessment and aerial mapping. This was followed by a site visit undertaken on 18th December 2019.

The weather conditions were sunny with some cloud cover and generally clear visibility. The state of tide was half tide.

The study area covers the area of the site and the area from which the site is visible assessed from desktop exercise and fieldwork.

Photographs were taken on a Canon G12, the eye height of the photographer is 1.5m.

This report refers to the issue of coastal erosion but it is beyond the remit of the report to make any assessment of future conditions.

## 02 Methodology

The GLVIA3 Statement of Clarification<sup>2</sup> states that:  
“For Non-EIA Landscape and Visual Impact Appraisal In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The emphasis of ‘significant effects’ in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle-focusing on a proportional approach – also applies to appraisals of landscape and visual impacts.

The final conclusions on effects are drawn from the separate judgements on the sensitivity of the receptors and their magnitude, alongside reasoned professional judgement.

### **Effects is determined by making judgement about two components:-**

- The nature of the receptor likely to be affected (known by the shorthand ‘sensitivity’) and;
- The nature of the effect likely to occur (known by the shorthand ‘magnitude’) taking into account size, scale and geographical extent.

### **Judgements on sensitivity are made by considering:-**

- The susceptibility of the receptor to the type of change arising from the specific proposal; and
- The value attached to the receptor. This is listed by local, national or international designation.

For this assessment, the following descriptive thresholds have been used with regard to effects:-

**Major:** an effect considered very important in the decision making process.

**Moderate:** an effect that is notable and one that is generally considered to be material in the decision making process.

**Minor:** an effect that will be noticed, but is not considered to be an important factor in the decision making process; and

**Negligible:** an effect that will be discernible, but of very limited consequences and one that is not important or relevant to the decision process.

**None:** no effect

The analysis approach considers effects during the construction phase, at Year 1 (with the Proposed Development in place) and at Year 15 (long term).

Mitigation is confined to general comments and follows guidelines published alongside the Suffolk Character Assessment. ([www.suffolklandscape.org.uk](http://www.suffolklandscape.org.uk)).

## Planning Policy context

The site is within East Suffolk District Council and lies within the parish of Bawdsey.

## National Planning Policy

The NPPF crystallises the previous national guidance and reiterates the need for enhancing the quality of the built and natural environment. The NPPF seeks to deliver a framework to:

*“contribute to the achievement of sustainable growth”*. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Section 3 of the NPPF deals with *“Supporting a prosperous rural economy”* In terms of design, the NPPF states that: *“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.”* *“Support the sustainable growth and expansion of all types of business and enterprise in rural areas.”*

Section 11 of the NPPF deals with *“Conserving and enhancing the natural environment”* *“The planning system should contribute to and enhance the natural and local environment by: “Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.”*

The following policies are relevant as set out in Suffolk Coastal Local Plan Final Draft Plan 2019

- Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing
- Policy SCLP10.1: Biodiversity and Geodiversity
- Policy SCLP10.3: Environmental Quality
- Policy SCLP10.4: Landscape Character



Battery Tower



High House, Ferry Road

# 04 Landscape Character



## PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

### Suffolk Coastal Landscape Character Assessment Final Report July 2018

#### D5 Orfordness and Marshes Location

This area is defined by the River Ore, which runs parallel to the coast separated from the sea by Orford Ness. It stretches from the Alde Estuary in the north to the Deben Estuary in the south.

**Constituent Types.** The landscape comprises Sand dunes and shingle ridges, Coastal levels, Rolling estate sandlands, and small areas of Estate Sandlands.

#### Rolling Estate Sandlings

##### Key Characteristics

- Rolling river terraces and coastal slopes with sandy and free draining soils supporting arable agricultural
- Tree belts and plantations throughout the landscape, with occasional and significant semi-natural woodlands and ribbons of carr (wet woodland)
- Enclosure pattern comprises late enclosure with a pattern of tree belts and straight hedges Landscaped parklands associated with estates
- Settled landscape with villages, hamlets and farmsteads often constructed from 19th century red brick with black glazed pantiles
- Complex and intimate landscape located on valley sides offering views across estuaries and out to sea
- Strong visual association with open water in estuaries and valley sides opposite

### (Suffolk Coastal Landscape Character Assessment Final Report July 2018 - Rolling Estate Sandlings)

The site and the area immediately surrounding the site generally conforms to the characteristics described above.

#### Coastal levels (drained marsh)

##### Key Characteristics

- Large scale, open, flat landscape adjacent to the coast and estuaries- land often at sea level or lower
- Marine alluvium soils and drift deposits of peat over Crag
- Former marsh which has been drained for grazing and cultivation
- Few trees and woodland at the edges on rising ground (carr woodlands or plantations)
- Occasional pools and muddy areas have been created to encourage more wetland birds to use the grazing marshes
- Cattle-grazed wet grassland predominates although there is also widespread modification of the hydrology for arable production
- Fields defined by sinuous and complex medieval dyke networks or uniform 19th century dyke networks which control stock in place of fencing
- Important wildlife conservation areas and ornithological value
- Long distance vistas punctuated by derelict wind pumps
- Other notable features include water towers and, masts of sail boats
- Former enclosure walls and military defence structures
- Unsettled landscape with some domestic buildings on the fringes
- Areas of adjacent open water are screened from view by flood defences
- Remnants of Roman salt industry
- Large-scale fields which join seamlessly with fields on the valley slopes of the estuaries give a expansive feel

### (Suffolk Coastal Landscape Character Assessment Final Report July 2018 - Coastal Levels)

# 05 Landscape Designations



Characterised by the mouth of the Deben Estuary, between headlands and sandy marshlands, Bawdsey is a coastal village sitting forward of drained marshlands and fronted by the Deben coast.

The unique landscape of Bawdsey and the surrounding coastal area is made up of coastal dunes, shingle ridges with rolling estate sandlings and coastal levels.

## Other prominent features include:

Bawdsey manor, located on a Red Crag cliff to the north of the site, has a strong visual influence on the coastal character partly due to the trees within the historic parkland. (Registered Parks and Garden).

Boat traffic, container ships arriving and leaving Felixstowe port to the south of the site are very visible from the Bawdsey coast. A foot ferry from Felixstowe to Bawdsey has been operating since the 12th century bringing visitors to Bawdsey and via versa.

Sea defence (granite boulder and shingle banks) along the coast to protect the Martello tower, residential properties and agricultural land.

*(Suffolk Coastal Landscape Character Assessment Final Report July 2018 Alison Farmer Associates)*



Bawdsey Landscape

## LISTED BUILDINGS AND SCHEDULED MONUMENTS

### Tower House

1218/0/10016 EAST LANE 06-AUG-07

GV II Shooting lodge, c1893, with small early C20 kitchen extension to the rear. Probably by Boulton and Paul of Norwich.

**Materials:** Corrugated iron sheeting (replaced) on a light timber frame.

**Exterior:** Two storeys, gable roofs and two rear brick chimney stacks. All window frames and doors are contemporary in unaltered openings. Façade has two full-height projecting bays, flanking a porch with a pent roof and late C19 part-glazed entrance door. At the ground floor, two French windows with rectangular fanlights lead out from the principal rooms. The fanlight of the left-hand (south) French window has stained glass, and accesses a veranda, with projecting roof and supporting columns, which wraps around the south elevation of the house. On the first floor of the façade, a central rectangular casement window is flanked by pointed arched casement windows in each bay. Bay windows on north and south elevations, latter with central French window. Rear elevation has a central French window with rectangular fanlight at ground floor, with small outside toilet to the right (south) complete with the early C20 toilet and fittings.

*(Entry from Historic England)*

### High House, Ferry Road

BAWDSEY FERRY ROAD TM 33 NW (West Side) 12/19 16/3/66 High House II House. C17 and late C18. Yellow Flemish bond brick with ashlar dressings and C20 pantile roof. Two and 2 1/2 storeys L-shaped plan, the rear wing being older, and having a baffle-entry 2-cell plan. Entrance Front: 5 bays symmetrically disposed. Central ground floor doorway with classical surround having Ionic pilasters to the sides with moulded capitals and bases and an open pediment with mutules. Six-panel door with 2 flush lower panels, the upper 4 being raised and fielded. Fanlight above with decorative tracery of swags. To either side are sash windows of 3 x 9 panes with thin glazing bars, painted stone sills and flat-arched heads. five similar windows to first floor level. Five further, similar windows, though of 4 x 2 panes, to the second floor. The right hand side has a central projecting gable chimney-stack with 3 flues. First and second floor windows to left of this, similar to those on the entrance front. To right of the chimney are two similar, blocked openings. Extending



# 05 Landscape Designations



to right is the rear wing which is of red Flemish bond brick with C20 metal-framed casement windows being a 4-light and two 3-light ground floor windows and three 3-light windows to the first floor, and three 2-light gabled dormers to the attic. Ridge chimney to right of centre.

**Left hand side:** blank gable end to early C19 portion. The C17 portion is obscured by C19 and C20 additions running along the whole of its side.

## Battery Observation Post

Entry from Historic England:

*1218/0/10013 29-OCT-01*

*BAWDSEY EAST LANE Battery Observation Post at TM 358 401*

*Grade II*

*Battery Observation Post. 1940. Reinforced concrete. Two-storey building, with steps down to balcony at first-floor level; cantilevered roof over balcony, which views out to sea; entrance to ground floor immediately below, with the wide opening beneath balcony. High precision range finders were housed in the upper storey, which acted as the centre of communications with the searchlights positions and guns. A Bar and Stroud range finder was housed in the lower part of the building. This building formed the operational focal point of the Emergency Coastal Defence Battery here, which was one of many erected in 1940 to provide additional protection to harbour installations. The BOP served the gun emplacements which lie on the upper shore line approx. 100m to the east, and a series of mobile guns stationed on the marshes. This structure forms an integral part of one of the most complete 20th century coastal batteries in existence (and 7 out of 116 Emergency Batteries), relating to the rapid enhancement of Britain's coastal defence in the early stages of the Second World War, in addition to a nationally-important grouping of coastal defences on the Suffolk coast dating from the Napoleonic period.*

*Listing NGR: TM3569040071*

Other locally listed buildings include St Marys Church and the Quilter Monument but these are not in view from the site and are considered outside this report.

## Martello towers

The towers are a rare type of monument. It is also apparent that the remaining monuments are not necessarily secure. Since these towers were all built at the same time and as part of the same, integrated, defensive system an increased group value to the whole defensive chain should be ascribed. Particular attention should be paid to those areas of the coast where the original towers still neighbour each other as this presents the true sense of the defences as they were intended. Elsewhere their contemporary setting has been lost by later buildings being crowded near to the towers. Towers that have the greatest survival of original features should be given a greater value as these are far rarer than those with later additions or alterations, they can also provide a more complete idea of how the towers were intended to be equipped which will have obvious benefits in cases where a neglected tower needs to be conserved or where it is felt that restoration is warranted.

*(English Heritage An assessment of the east coast Martello towers Jonathan Millward 2007)*

## Scheduled Monuments

The site is within view of these scheduled monuments:

**Tower Y, Alderton, Suffolk, (NGR: TM 3577 4107)**, was built without a ditch and in support of a forward battery of three guns. Approximately three quarters of the original land parcel has gone as a result of coastal erosion, the ancillary building shown on the 1860s plan has left no visible remains and the ground appears to have been lowered. The tower is in good overall condition and is presently undergoing conversion to a residence. A new glass and metal structure has been built on the roof. There appears to be some damage to the plinth and the uppermost metre of brickwork seems to have been repaired, the parapet has been protected by metal (zinc?) flashing rather than the original stone coping. (English Heritage An assessment of the east coast Martello towers Jonathan Millward 2007)

External brick and stonework in beautiful condition except around top where edge missing, no stone copings. On top 3 cannon re-set upright with pivots. Grass etc. on top but inside quite dry. The 1st floor is 1/3 stone and 2/3 rotting timber (as M). No WWII additions. General condition looks much the same as when I visited 15 years ago. Heritage report. An assessment of East Coast Martello Towers 2007. This tower has been restored and

# 05 Landscape Designations



was recently on the market as a dwelling.

*“One of the most original and soul-stirring modern homes in Britain”* Jonathan Glancey, The Guardian 2019

**Tower Z, Alderton, Suffolk, (NGR:TM 3612 4195,** was built without a ditch. The modern sea defences lie on the same site as those of the 19th century so it appears that the threat of erosion is limited in this area. None of the associated buildings have survived. The tower stands in the middle of a wheat field. The tower itself is derelict and in poor condition, around seventy percent of the outer brick skin has fallen off and the top third of the tower has been rendered at some point to try and preserve the building. This tower is little altered except for the erection of a Second World War pillbox on the roof with many internal features surviving exceptionally well. A quarter of the landward section of boundary ditch still survives.

*(English Heritage An assessment of the east coast Martello towers Jonathan Millward 2007)*

The human influence over millennia provides a rich heritage. From internationally important archaeological sites, such as Sutton Hoo to military structures such as the Napoleonic Martello towers and World War structures to defend the nation from possible invasion. In the twentieth century developments at Orford Ness and Bawdsey played a significant part in the defence of the nation. *(AONB Management plan)*

The Martello towers provide a unique feature in the landscape, reflecting historic military sea defences. The name Martello is believed to come from a corruption of Mortella, a point in the bay of San Fiorenzo in Corsica. On the Mortella point was a small tower which held out against two British warships for a prolonged period. Initially the tower was captured after only two hours of bombardment by HMS Lowestoft in September 1793. The British were impressed by the towers resilience and brought the idea back to England. The towers were traditionally named alphabetically beginning with ‘A’ starting at on the South Coast

The towers usually have three storeys with a gun emplacement on the roof.

As a look out they are naturally designed to survey the surrounding area from a higher vantage point.



Martello Tower Z. Scheduled Monument

A Coastal Process Study was compiled by Mott Macdonald primarily for East Lane, Bawdsey (September 2015) for Environment Agency. It concludes “It is considered to be unlikely that traditional hard coastal engineering at East Lane can be justified in the future on economic or environmental grounds.” (Executive Summary)

Coastal erosion is a significant issue at East Lane.

## AONB

“An Area of Outstanding Natural Beauty (AONB) is a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. AONBs are protected and enhanced for nature, people, business and culture”. *(Landscape for Life)*

The Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB) covers an area of around 155 square miles (403 square kilometres) stretching from Kessingland near Lowestoft in the north, to the River Stour in the south. To the east the boundary is formed by the North Sea and the western boundary encompasses the length of the Suffolk estuaries.

**Landscape:** The Management Plan has the objective to conserve and enhance the natural beauty and special qualities of the AONB and statutory bodies, public, private and third sector organisations pay regard to the purposes of the AONB.

**Vision:** An area of special wildlife, landscape, seascape and heritage qualities that are conserved and enhanced, addressing the needs of people living, working and visiting the AONB.

*(Extracts from The Suffolk Coast & Heaths Area of Outstanding Natural Beauty management Plan)*

# 05 Landscape Designations



Tranquility is an accepted quality within the AONB. Tranquillity is a quality of calm that people experience in places full of the sights and sounds of nature. The site is some distance from any built up area, close to the Deben estuary and within sight of coastline features.

## **SPA**

The site is within 0.7km of Alde-Ore SPA and is within three kilometres of the Deben Estuary SPA

## **Ramsar**

The site is within 0.7km of the Alde-Ore Ramsar site. It is designated for its nationally-scarce plant species, assemblages breeding and wintering wetland birds, and internationally importance numbers of breeding Lesser black-backed gull, and wintering Avocet and Common redshank. The boundary includes Alde, Ore and Butley Estuaries, Hazelwood Marshes Havergate Island, Orfordness and Shingle Street.

*([www.suffolkcoastandheaths.org](http://www.suffolkcoastandheaths.org))*

## **Public Rights of Way**

There are relatively few footpaths in the immediate area. The coastal path is a popular route although not yet linked up. Local walks appear in a number of publications and the area is popular for fishing, swimming and birdwatching.

## **Site features**

The site is generally flat and there are few features apart from the agricultural barn. There is a group of evergreen trees to the east most likely planted as a windbreak. This is a dominant feature in the immediate landscape.

## **Literary connections**

Blake Morrison's 2015 collection of poems is named after this village which lies at the mouth of Orford Ness between Orford and Bawdsey. The first poem in the collection is entitled The Ballad of Shingle Street and begins:

### **“On Shingle Street The summer's sweet”**

More recently the film “Yesterday” was shot around the River Deben and at Shingle Street to the north of Bawdsey.



St Mary's Church, Bawdsey (Grade II\* Listed)



## 06 Landscape Effects



The proposal is to create a dwelling by converting an existing agricultural barn into a four bedroom Property.

Once the development is complete the overall building will have reduced in mass and scale. This is likely to be an improvement when considering setting or characteristics such as tranquillity within the AONB and similarly for the other designations listed. The area laid to grass or garden is likely to increase and therefore be an improvement or have neutral effect for assemblages of breeding and wintering wetland birds associated with the SPA, Ramsar and SSSI designations.

The setting of the scheduled monuments to the north will be unchanged, given the site does not appear part of the setting and are masked by the existing buildings and vegetation. However, two of the Martello towers are residential dwellings as are the Listed Buildings and the proposed site may be viewed from first or second floor windows, but this has not been considered in this report as these are not public views.

There are no specific features which directly relate to the literary references although the general landscape is seen by visitors as of value.

| Designations         | Value         | Effect during Construction | Effect 15 years (Long Term) |
|----------------------|---------------|----------------------------|-----------------------------|
| Ramsar               | International | negligible                 | none                        |
| Scheduled Monuments  | National      | minor                      | negligible                  |
| Listed Buildings     | National      | minor                      | negligible                  |
| AONB                 | National      | minor                      | negligible                  |
| SPA                  | Local         | negligible                 | none                        |
| PRoW                 | Local         | negligible                 | none                        |
| Literary Connections | Local         | none                       | none                        |
| Site Features        | Local         | negligible                 | negligible                  |

The landscape is of high value as indicated by the extent and type of the designations. The landscape has capacity to cope with the proposed changes due to the size and scale of the proposal.

# 07 Visual Analysis



This section of the assessment considers the potential visual effects arising from the proposed development during the construction phase and when completed. The analysis has been carried out by reference to map study and field assessment. A range of representative viewpoints has been selected to assist in the description of effects.

The visual analysis has been undertaken by studying the local topography and by the use of representative viewpoints.

The viewpoint assessment has been carried out for a selection of viewpoint locations to assess the likely magnitude of effect for a range of representative locations. Viewpoints have been taken from a range of distances in order to determine the size of the area within which the main effects would be experienced.

*See appendices for details of visual receptors.*

Views of the seventeen Acres Barn from the north and east are hidden by existing vegetation or by existing buildings. The barn is more discernible from the south and west with the most dominant view of the barn from Ferry Road (Receptor No.7). However, this will be a glimpsed view for vehicle road users. Views to the site from Footpath 3 (Receptor No.4 & No.5) will be glimpsed sequentially along the footpath. For these two receptors, it is judged to be a minor effect in the first year- an effect the will be noticed but is not considered to be an important factor in the decision making process. At 15 years the effect will be negligible due to the mitigation recommendations which will reduce the impact further. There will be a negligible effect on the view from the junction of East Lane and Long Lane (Receptor No.6). The scale of the barn will appear reduced following the removal of the side barns.

| No | Viewpoint                              | Distance from Site<br>Type of view | Effect During<br>construction | Effect 15 Years<br>Long Term |
|----|--|------------------------------------|-------------------------------|------------------------------|
| 1  | Coastal Path No 7                      | 850m from site- Sequential view    | none                          | none                         |
| 2  | Coastal Path No 7                      | 680m from site- Sequential view    | none                          | none                         |
| 3  | East Lane                              | 300m from site                     | none                          | none                         |
| 4  | Footpath No 3                          | 700m from site- Sequential view    | negligible                    | none                         |
| 5  | Footpath No 3                          | 720m from site- Sequential view    | minor                         | negligible                   |
| 6  | Junction of Long<br>Lane and East Lane | 380m from site- direct view        | minor                         | minor                        |
| 7  | Ferry Road                             | 390m from site- Sequential view    | minor                         | negligible                   |
| 8  | Beach Lane                             | 1800m from site                    | none                          | none                         |

## 08 Landscape strategy

Relevant strategy objectives as published in Suffolk Coastal Landscape Character Assessment Final Report July 2018 are as follows;

- Protect the natural character of the foreshore and remove inorganic litter from the strandline through community involvement and action.
- Protect the open and unspoilt character of this part of the coast from development which is visually intrusive over long distances.
- Protect views to key landmark features, including those beyond this character area
- Manage parkland trees at Bawdsey, especially skyline trees and Scots pines

### RECOMMENDATIONS FOR MITIGATION TO ENHANCE THE PROPOSAL.

It is recommended that the windbreak is retained and maintained. This feature whilst not of a native species does act to reduce scale. In order to future proof it would be of benefit to plant a native screen of mixed hedge species and thicket some metres from this feature with the intention of replacement overtime. Equally straight native hedges around the site (Holm oaks could be considered as these are found locally) and this in turn will help to assimilate the proposal into its wider context. Additional hedgerow planting will also complement existing habitats. Hedge species such as *Crataegus monogyna* and *Prunus spinosa* are found locally.

Light pollution should be minimised (night blight) through an efficient and sensitive lighting design (LED/solar).

The use of natural materials and hard landscape details which complement the naturalistic setting and local vernacular traditions should be promoted.

### SUMMARY

The landscape has the capacity to manage the change. With sensitive design and by following the recommendations the landscape may be improved or remain neutral. The reduction in size of the built form as well as the removal of the visually prominent side barns is an important consideration when assessing the effect of the proposal on the landscape.



Seventeen Acres Barn with windbreak and eastern side barn visible



Entrance to the stables with windbreak behind



# 09 References



Looking South/South West. Characteristic pines can be seen on the horizon

**Guidelines for Landscape and Visual Impact Assessment Third Edition (2013), (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management & Assessment**

**GLVIA3 Statement of Clarification 1/13 (2013), published by the Landscape Institute**

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**[www.historicengland.org.uk](http://www.historicengland.org.uk)**

**Suffolk County Council Definitive Map Public Rights of Way**

**Coastal Process Study. East Lane, Bawdsey, Suffolk (Matt MacDonald)**





# APPENDICES

FIGURES

ploice

# LANDSCAPE AND VISUAL ANALYSIS

Seventeen Acres Barn, East Lane,  
Bawdsey

FIGURES

January 2020







**KEY**

— Site boundary



Job Title  
**SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY**

Drawing Name

**Site location**

|                    |           |
|--------------------|-----------|
| Drawing Scale @ A3 | Drawn by  |
| <b>1:25,000</b>    | <b>AB</b> |

|              |               |
|--------------|---------------|
| Job number   | Figure number |
| <b>PL424</b> | <b>01</b>     |





- KEY**
- Site boundary
  - Ramsar Sites  
Special Protection Areas  
Sites of Special Scientific Interest  
Special Areas of Conservation
  - Sites of Special Scientific Interest
  - Areas of Outstanding Natural Beauty
  - Listed Buildings
  - Scheduled Monuments



Job Title  
**SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY**

Drawing Name

**Designations**

|                    |           |
|--------------------|-----------|
| Drawing Scale @ A3 | Drawn by  |
| <b>1:25,000</b>    | <b>AB</b> |

|              |               |
|--------------|---------------|
| Job number   | Figure number |
| <b>PL424</b> | <b>02</b>     |





**KEY**

- Site boundary
- 📍 Viewpoint



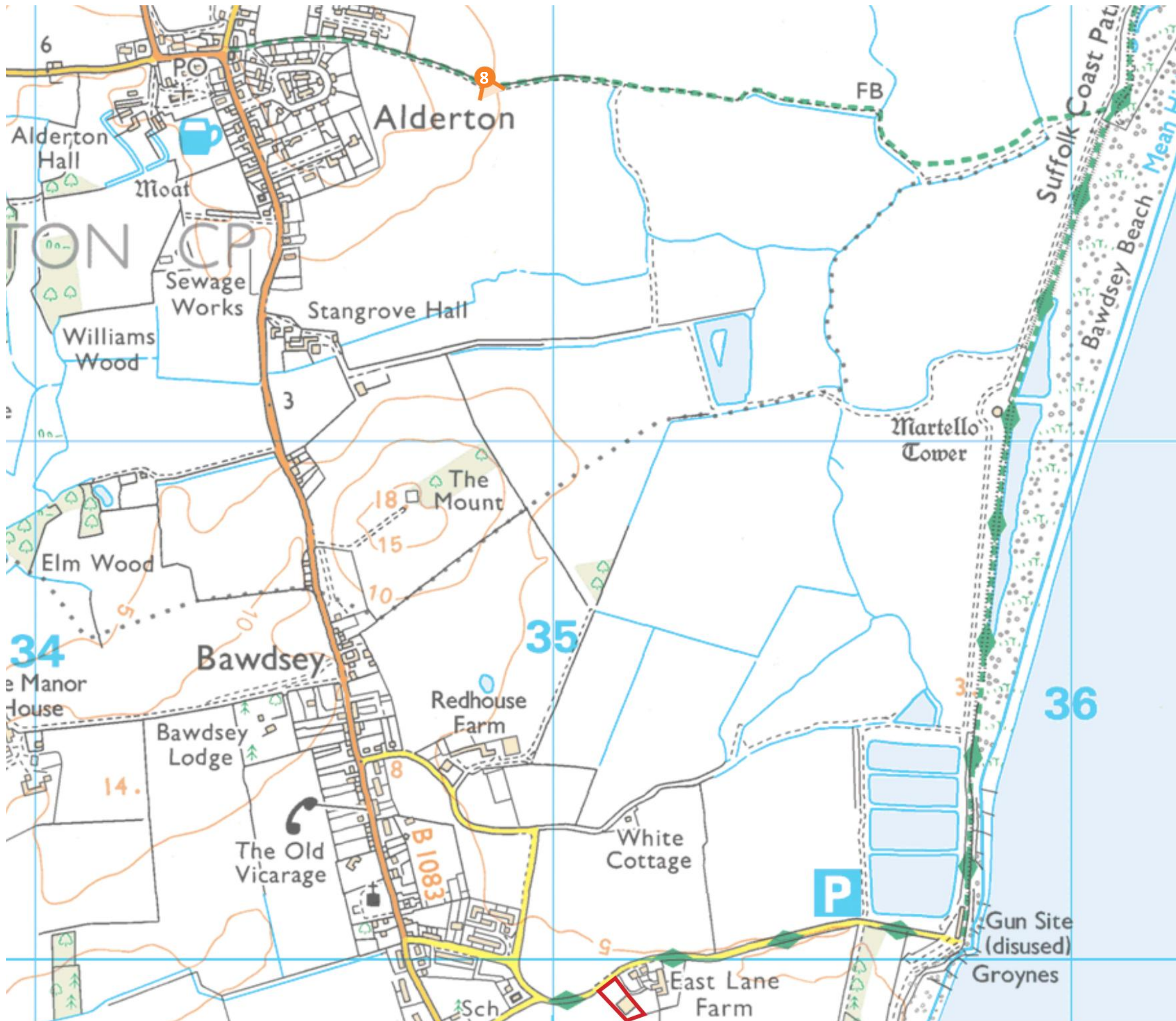
Job Title  
**SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY**

Drawing Name

**Viewpoints**

|                    |               |
|--------------------|---------------|
| Drawing Scale @ A3 | Drawn by      |
| <b>1:25,000</b>    | <b>AB</b>     |
| Job number         | Figure number |
| <b>PL424</b>       | <b>03</b>     |





**KEY**

- Site boundary
- 1 Viewpoint



Job Title  
**SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY**

Drawing Name

**Viewpoints**

|                    |               |
|--------------------|---------------|
| Drawing Scale @ A3 | Drawn by      |
| <b>1:25,000</b>    | <b>AB</b>     |
| Job number         | Figure number |
| <b>PL424</b>       | <b>04</b>     |





Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
 BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 1**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**05**

**Viewpoint Location:** Coastal Path No 7 (Looking SSW 840m)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing, amenity users, Dog Walkers.  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – High tide due 15.43  
 Looking south west across marshland towards the site. The wind break of evergreen trees adjacent to Seventeen Acre Barn is visible above the residential barn to the east of the site. Seventeen Acre Barn is not in view and hidden by the adjacent barn.







Job Title  
**SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 2**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**06**

**Viewpoint Location:** Sequential Coastal Path No 7 (Looking West 680m)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers.  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – High tide due 15.43  
 Looking East towards Seventeen Acre Barn. The site is not visible due to the scale of the adjacent Barn at The Stables with mature trees in the village centre clearly visible above the Stable Barn ridge line. Pine trees are a dominant feature and add scale to the visual effect.







Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 3**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**07**

**Viewpoint Location:** East Lane (Looking West 300m)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
From east lane looking west. The barn is not visible, but the wind break of trees adjacent is clearly in view.





Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 4**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**08**

**Viewpoint Location:** Sequential Footpath No 4 (Looking North 700m)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
Seventeen Acre Barn is glimpsed beyond the hedgeline of the near view fields but difficult to discern as a barn from this distance







Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 5**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**09**

**Viewpoint Location:** Sequential Footpath No 5 (Looking North 720m)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
The Barn is clearly in view but if the viewer was walking directly to the shore it would be likely the Barn was glimpsed only. It is a dominant structure from this viewpoint.







Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
 BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 6**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**10**

**Viewpoint Location:** Junction of Long Lane and East Lane (Looking East 380m)

**Receptor description: Users** – Vehicle users and Pedestrians  
**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
 The gable of the Barn is partially seen from this angle but it is a dominant feature for the road user and pedestrian. The scale of the structure is reduced by mature trees and hedges.







Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 7**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**11**

**Viewpoint Location:** Ferry Road (Looking North East 390m)

**Receptor description: Users** – Vehicle users and Pedestrians

**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
From this viewpoint on Ferry Road the Barn is in full view. The evergreen wind break helps to reduce its impact as well as surrounding trees and hedges. On a very clear day Orford Lighthouse is visible in the background.

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Job Title  
**SEVENTEEN ACRES BARN, EAST LANE,  
BAWDSEY**

Drawing Name  
**LVA - Viewpoint receptor - 8**

Drawing Scale @ A3  
**NA**

Job number  
**PL424**

Drawn by  
**AB**

Figure number  
**12**

**Viewpoint Location:** Beach Lane, Alderton (1.8km Looking South, Footpath No.7)

**Receptor description: Users** – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers

**December 18 2019** – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)  
Whilst the scheduled monument is visible from this distance the topography and tree belts renders the viewer unable to see the site.

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THE ROUND HOUSE  
1 ST JOHN'S STREET  
WOODBIDGE  
SUFFOLK  
IP12 1EB

TEL: 01394 610844

THE CASINO  
GUN HILL  
SUFFOLK  
IP18 6HF

TEL: 01502 722426

[info@plaiice.org.uk](mailto:info@plaiice.org.uk)  
[www.plaicemaking.net](http://www.plaicemaking.net)

**Sue Whiteley CMLI** Landscape Architect

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