Landscape and Visual Assessment

Proposed Sand and Gravel Quarry at Holton Hall Farm, Holton St. Mary

On Behalf of:

H R Philpot & Sons

July 2018

© SES 2018
www.ses-eco.co.uk
1.0 Introduction

Background

1.1 SES Strategic Ltd. has been instructed by Strutt and Parker on behalf of H R Philpot & Sons to complete a landscape and visual assessment of an area of land at Holton Hall Farm, Holton St. Mary, Suffolk to support representations to the Submission Draft Suffolk Minerals and Waste Local Plan, June 2018.

1.2 The site, as part of a larger area of land at Holton Hall Farm was originally put forward at the Preferred Options Consultation\(^1\) as a sustainable location for the extraction of sand and gravel. Based on an assessment of the site selection criteria by Suffolk County Council\(^2\), the area was not recommended for inclusion in the draft Plan. In terms of landscape, although the area to the west was deemed unsuitable, it is identified that the eastern part of the site, which benefits from extensive screen planting would be suitable for development, subject to an acceptable working and restoration scheme.

1.3 The applicants have taken on board the comments from Suffolk County Council and the western area of land has been removed from the site promotion area. The purpose of this report is to provide a more detailed assessment of the eastern area of land, identifying the constraints and opportunities of the site, and the mitigation required to ensure that the effects on the landscape character of the area and visual amenity, including those on the adjoining nationally designated Dedham Vale Area of Outstanding Natural Beauty, can be satisfactorily addressed.

1.4 The assessment was undertaken by a Chartered Landscape Architect, Rachel Bodiam CMLI. It was prepared following a desk-based study of information including OS Maps, Aerial Images and published reports, alongside adopted and emerging planning policy. A full list of information is provided in Appendix 1. A site visit and visual survey was undertaken on 4th and 15th July 2018.

1.5 The report should be read in conjunction with the formal submissions made by Strutt and Parker to the Pre-submission consultation on the Suffolk Minerals and Waste Local Plan.

Site and Study Area

1.6 The locations of the site and study area are shown in Figure 1.

1.7 The small village of Holton St. Mary is located equidistant between the centre of the towns of Ipswich (approximately 8km to the north east) and Colchester (approximately 8km to the south west). The A12 dual carriageway that links the settlements and forms the boundary to the Parish lies approximately 0.5km to the east.

1.8 The village is broadly linear in form extending north west to south east along the route of the B1070 towards the A12 at Junction 31. Holton Hall Farm is located on the approach to the settlement from the north; the land under the ownership of H R Philpott and Sons extends to both the north and south of the village. The proposed development site lies to the south of the farm buildings separate from the village envelope.

---

\(^1\) Land at Holton Hall Farm, Holton St. Mary, Representations to the Replacement Minerals and Waster Local Plan, Strutt and Parker on behalf of APT Farming Ltd, December 2017

\(^2\) Suffolk Minerals and Waste Local Plan Site Selection Report – Holton Hall Farm, Holton St. Mary, Suffolk County Council, April 2018
The study area is defined by Holton St. Mary to the north, Higham approximately 1km to the west and East Bergholt 1km to the east. To the south the area extends across the River Stour to the high ground on the opposite side of the valley between Dedham and Boxted (approximately 3-4km).

2.0 Site

2.1 The site comprises an area of agricultural land approximately 39.9ha (see Figure 2). The area is broadly triangular in shape, bordered by a farm track to the north west and the B1068 and an associated belt of trees to the south. Further established tree belts and agricultural land separate the site from Holton St. Mary to the north and north east with the single property of Squirrels Hall approximately 75m to the north east. The wider area comprises the open countryside of the clay plateau with scattered properties and farms. To the south the land falls away into the valley of the River Stour where the valley sides are fringed by large blocks of woodland.

2.2 On the edge of the plateau, the topography of the site is broadly flat, with minor undulations (45-50m AOD). The western corner forms the head of a tributary valley that extends to the south. The agricultural land quality is Grade 2 and 3a.

2.3 The area is currently in arable cultivation comprising two fields; one rectangular field to the north with a much larger irregular area to the south divided by a single predominantly elm hedgerow. Historic maps (1880-1950) show that this land was formerly divided into a number of regular fields.

2.4 Other vegetation is limited to the site boundaries. To the north west the track is enclosed along much of its length by native mixed hedgerows (with sections dominated by elm) to both sides. The hedgerow adjoining the site includes five regularly spaced mature to over mature hedgerow oaks and a holly. In contrast the southern section of the track is open on both sides allowing views across the adjoining fields.

2.5 The tree belts to the site boundaries comprise mixed plantation woodland planted in 1992 under an agri-environment scheme with a mix of species including cherry, hawthorn, oak, field maple, ash, mountain ash, whitebeam, alder and hornbeam planted on a grid of 2-3m centres and enclosed by rabbit fencing. All of the belts are semi-mature with an approximate height of 15-18m, contributing to the character of both the site and wider landscape.

2.6 The belt to the north (beyond the site boundary) is approximately 35m wide and is separated from the field by a native hedgerow and grass track. The belt to the south is similarly 35m wide forming a sinuous band of vegetation to the north of the B1068; along the road edge is evidence of the earlier field boundary, including a number of mature oaks and occasional holly which has been gapped up with later planting. At the end of the belt the boundary to the B1068 is open for distance of approximately 240m with occasional mature trees including oak, ash, sycamore and holly; a hedgerow and further trees (predominantly oak and holly) are located to the south of the road either side of the entrance to Stratford Hills Farm.

---

To the east, the site is enclosed by an irregular belt of trees which extends along the boundary of Squirrels Hall. The vegetation forms triangular 'copses’ that are inset within the earlier stepped field boundary which is defined by mature trees to the east.

The site is currently accessed via the farm track that extends from the B1070 through Holton Hall Farm along the north western boundary to the B1068. The majority is concrete, while the section to the south is currently unmade.

The area is crossed by two Public Rights of Way (PRoW). The first, a bridleway (PRoW 323_19) follows the track from Holton Hall Farm along the north western boundary before cutting south to the B1068 across the field and through the tree belt. The route continues south as a public footpath (PRoW 323_20 and 503_7) along the track to Wheatlands and Corals Barn. The second public footpath (PRoW 503_9) extends from the A12 diagonally to the B1068 before crossing the eastern part of the site to Squirrels Hall and connecting with the network of routes extending north to Holton St. Mary.

Environmental Constraints

The following section summarises the designations, environmental constraints and policy considerations relevant to the site.

Designations

As set out in Figure 3, the study area incorporates a number of designations. These include areas and features of landscape, historical, ecological and recreational value of national to local importance.

The Dedham Vale Area of Outstanding Natural Beauty (AONB) extends along the valleys of the River Stour to the south and its tributaries, the River Brett and River Box to the west. Although the land at Holton Hall Farm lies outside of the AONB, the southern boundary lies immediately adjacent following the B1068 to the south, with Sandpits Lane 400-550m to the north west. The high scenic quality of the area is valued as a nationally important landscape.

The primary purpose of the designation is to conserve and enhance the natural beauty of the area. Secondary considerations include meeting the needs of recreation; safeguarding agriculture, forestry and other rural industries; and the economic and social needs of local communities.

The Dedham Vale AONB, described as a ‘traditional English Lowland landscape,’ receives statutory protection4. The NPPF5 and the Adopted Local Plan6 Policy CR02 both place great weight on safeguarding the natural beauty and special qualities of the Dedham Vale AONB and its setting. This is supported by the vision and management strategies set out in the Dedham Vale AONB and Stour Valley Management Plan7. Relevant management plan policies to conserve and enhance the natural beauty and special qualities of the AONB and Stour Valley include:

2
6 Babergh Local Plan Alteration Number 2 Saved Policies, Babergh District Council, June 2006
7 Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley Management Plan 2016-2021, Dedham Vale AONB and Stour Valley Partnership
• Supporting development that contributes to appropriate economic development;
• Protecting the area, including its setting, from developments that detract from its natural beauty and special qualities, including its relative tranquillity;
• Resisting the fragmentation of farmland and wildlife habitats and encouraging landscape scale co-ordination of initiatives, including Environmental Stewardship; and
• Maintaining local distinctiveness.

3.6 The special qualities and statement of significance providing criteria against which potential effects on the AONB can be assessed are considered in section 4.0.

3.7 The other primary environmental constraints receiving statutory protection (in conjunction with Adopted Local Plan Policy as relevant) are:

• The Scheduled Monument south of Kings Wood, approximately 420m to the south of the site.

• Other heritage assets including a significant number of Listed Buildings. Those in closest proximity to the site are:
  o Holton Place, Lark Hall, Pintins, Tiffins and Dewlands Farmhouse (all Grade II) along Sandpits Lane to the west and north west;
  o Mayfields, Holton Hall, Laburnam House and Lampotts (Grade II) and the Church of St. Mary (Grade II*) within Holton St. Mary to the north;
  o Four Sisters Farmhouse and Barn and Leatherjacket Farmhouse (Grade II) along the A12 corridor to the east.

• Many of the villages have designated Conservation Areas with concentrations of Listed Buildings, including Higham to the south west, East Bergholt to the east, Stratford St. Mary (including the Grade I Listed Church of St. Mary) to the south and Dedham to the south east. All are located at a distance of between 1-2km from the site. The site is not considered to form part of the setting of any of these areas.

3.8 Other constraints include:

• The extensive public rights of way network, including a section of the promoted Stour Valley Path and St. Edmund Way which follows the course of the River Stour, and the Essex Way which follows the southern edge of the valley between Dedham and Boxted.

• National Cycle route 48 extends north to south along Sandpits Lane and Green Lane, joining route 1 at Stratford St. Mary.

3.9 None of the woodland within or near the site comprises Ancient Woodland.
General Considerations

3.10 The Submission Draft Suffolk Minerals and Waste Local Plan establishes a checklist for all planning proposals. Policy GP4 (General Environmental Criteria) confirms that “minerals and waste development will be acceptable as long as the proposals adequately access and address... potentially adverse impacts.” These include effects on [inter alia] landscape character, visual impact, and protected landscapes; biodiversity; the historic environment, heritage assets and their setting; public rights of way; neighbouring land-use; and light pollution.

3.11 In accordance with Policy MP6 (Progressive Working and Restoration) all proposals for new mineral workings “should be accompanied by a scheme for the progressive working and restoration of the site throughout its life. Preference will be given to restoration proposals that incorporate a net gain for biodiversity.” In this respect appropriate habitats, species and resources should be incorporated into the restoration proposals (whether this is agriculture, forestry, amenity and/or ecology) with links to surrounding habitats.

3.12 In accordance with Policy MP7 (Aftercare) all schemes should be subject to a scheme of aftercare for a minimum period of five years post restoration to ensure that the land is up to the required standard for the intended use.

3.13 At the District Level adopted Core Strategy policy CS14 (Green Infrastructure), along with saved policies CR07 (Landscape Schemes) and CR08 (Hedgerows) promote the retention of existing natural features such as hedgerows and a high standard of landscaping that reflects the characteristics of the locality. This includes new planting “that links with existing features to provide wildlife “corridors” and may involve creating woodland in appropriate circumstances.”

4.0 Landscape Character and Value

Landscape Character - National

4.1 At the national level the study area, including Holton St. Mary, lies on the eastern side of National Character Area (NCA) 86: South Suffolk and North Essex Clayland that extends west to east from Bury St. Edmunds towards Ipswich and the outskirts of Colchester. To the south beyond the River Stour is NCA 111: The Northern Thames Basin.

8 Suffolk Minerals and Waste Local Plan, Suffolk County Council, Submission Draft, June 2018  
9 Babergh Local Plan 2011-2031 Core Strategy and Policies, Babergh District Council, February 2014  
4.2 The South Suffolk and North Essex Clayland comprises an ancient landscape of open wooded arable countryside. The overall character is of a gently undulating, chalky boulder clay plateau, dissected by streams and gently meandering rivers forming numerous small-scale valleys that widen as they flow south-east towards the North Sea. The dominant land use is arable farmland with a pattern of irregular field boundaries with occasional pasture along the valley floor. The network of species-rich hedgerows, ancient woods and parklands, and meadows provide a variety of important semi-natural habitats. Hedgerow trees are typically young elm (with hornbeam and field maple) in Essex, while in Suffolk, oaks and ash, with some cherry and holly, give a more treed and hedged character.

4.3 The area has a long history of settlement with a dispersed pattern of scattered farmsteads (including many medieval moated sites), parishes and small settlements arranged around common ‘tyes’ or greens and isolated hamlets linked by winding, narrow and sometimes sunken lanes. The areas notable medieval towns and villages retain a strong sense of character, their significant past wealth and importance demonstrated through the many vernacular timber-framed and colour-washed buildings and large churches. Much of the rural part of the NCA has a residual tranquillity; however, around the larger towns such as Chelmsford and Ipswich on the edges of the area and transport infrastructure (such as the A14 and A12), tranquillity is reduced.

4.4 Views across the plateau are often extensive, although copses and woods provide a large, distantly wooded character to the landscape, which is often missing at close quarters due to the loss of hedges and hedgerows trees. In contrast the winding river valleys are small in scale, with an intimate sense of enclosure, particularly in the upper reaches. A strong network of public rights of way provides access to the area’s archetypal lowland English countryside.

4.5 The lower half of the Stour Valley, the Dedham Vale is noted as a distinct area within the NCA. The variable topography of rolling hills and gentle valleys and the combination of features – trees, river bank willows, flood plain meadow, ancient lanes, traditional villages and farm buildings and the meandering river – produce a classic English lowland character. The lower half of the valley (2% of the NCA) is designated as the Dedham Vale AONB, which is celebrated through the paintings of the landscape artist John Constable. The area, known as ‘Constable Country,’ focussed around the villages of East Bergholt, Flatford and Dedham on the Suffolk and Essex border is a popular tourist destination. Many of the scenes that brought John Constable inspiration can still be seen today, especially at Flatford and along the banks of the River Stour.

4.6 Statements of Environmental Opportunity (SEO) for the NCA include:

- **SEO1**: Maintaining and enhancing the character of this gently undulating, rural landscape by maintaining agricultural productivity and encouraging sustainable land management practices that protect and enhance the landscape, geodiversity and biodiversity assets and benefit carbon storage and water quality, as well as the over-riding sense of place.

- **SEO2**: Protecting and enhancing the area’s ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history.
• **SEO3:** Enhancing the slow-flowing, winding rivers and their pastoral valley flood plains that provide linkages through the landscape, including redundant sand and gravel extraction sites, for their ecological, historical and recreational importance. This will support the operation of natural processes and their contribution to biodiversity, geodiversity, soil quality, water availability, regulating water flow and the character of the area.

• **SEO4:** Conserving and enhancing the distinctive character of the Dedham Vale Area of Outstanding Natural Beauty with its much-visited ‘Constable Country’ and improve opportunities for people to enjoy and understand the distinctive assemblage of historic landscapes outside the AONB. Ensure that access and recreational resources are managed to be compatible with the tranquillity of the area and the special qualities of protected landscapes, while providing a valuable health, education and access resource.

4.7 It is noted in the NCA profile and supporting information that sand and gravel deposits can be found on the sides of the river valleys, particularly on the sides of river valleys (including the upper reaches of the Stour and its tributaries), as well as flanking the valley flood plains in the form of river terraces. The material, along with chalk and clay have historically and continue to be an important source of aggregate for building materials. It is noted that the extraction of sand and gravel deposits should be carefully managed “so that damage to archaeology, geodiversity and existing habitats is minimised and that geodiversity and biodiversity enhancements are maximised, through the creation of new wetland habitats and site restoration.” Extractions sites should be restored to contribute to local landscape character. This includes opportunities for the creation of woodland and new wetland habitats to enhance biodiversity and the appreciation of geodiversity, and the provision of improved access and recreation where possible.

**Landscape Character – County**

4.8 The Suffolk Character Assessment provides a description of the essential defining characteristics of the landscape and establishes broad guidelines to manage landscape change and development across the county. This is supported at the District level by the Joint Babergh and Mid Suffolk Landscape Guidance which include actions and design objectives for each landscape type.

4.9 The study area incorporates three landscape character types (LCTs) – Plateau Farmlands, Rolling Valley Farmlands and Valley Meadowlands. The site lies within the Plateau Farmlands with the Rolling Valley Farmlands and Valley Meadowlands extending along the valley sides and floor of the River Stour to the south.

4.10 The Plateau Farmlands LCT extends from the edge of Lower Raydon in the north west, through Holton St. Mary to East Bergholt and Brantham to the south east and is defined by the valleys of the Stour to the south, the Brett to the west and the Stutton Brook to the north.

---


13 Joint Babergh and Mid Suffolk District Council Landscape Guidance, Babergh District Council and Mid Suffolk District Council, 2015
4.11 The area is described as generally flat or very gently rolling with medium and occasionally light soils that are predominantly cultivated for arable crops. The landscape is comprehensively settled with villages, hamlets and farmsteads in a manner that is “typical of Rackham’s ‘ancient countryside’.” The enclosure pattern is reminiscent of the claylands in places with areas characterised by sinuous hedge lines, but there are also substantial areas of regular rectilinear hedgerows created by the enclosure of heath which makes the area locally distinct.

4.12 Woodland cover is a consistent feature, the majority being plantation woodland often associated with landscape parks. Much of the area has a strong sense of isolation and tranquillity; however, in other parts, the experience is compromised by major roads including the A12 and A14.

4.13 The key characteristics of the LCT are:
- Plateau of land between river valleys;
- Loamy soils amenable to arable farming;
- Irrigated crops;
- Sinuous lanes and hedge lines;
- Substantial elements of planned landscape;
- Plantation woodland;
- Parkland and planting of exotic trees;
- Feeling of isolation and tranquillity; and
- Dissected by major roads.

4.14 The condition of the landscape is described as ‘mixed’ with some degraded as well as strongly rural areas, some of which lie within the AONB.

4.15 The site and surrounding area is typical of the LCT, with the land use dominated by arable crops and substantial areas of plantation woodland which provides an ‘estate’ character. Although there is some evidence of ancient countryside including narrow winding lanes, field boundaries are predominantly rectilinear. Hedgerows are in a mixed condition, with some boundary loss and amalgamation to form larger arable fields and areas of horticulture including fenced paddocks on the edge of the valley to the south. The village of Holton St. Mary comprises a mix of old and new development which is integrated into the landscape by mature hedges and trees. The area is influenced by the A12 to the south, but more rural and tranquil to the north and west away from this major route.

4.16 At the County level, the identified development management guidelines for the LCT are not applicable for this proposal. It is however noted that the location of development in relation to existing trees (as screening or as a backdrop) should be carefully considered, in conjunction with new planting which can be successful in mitigating both landscape and visual impact. Relevant Land Management Guidelines include:
- Reinforcing the historic pattern of regular boundaries;
- Restoring the quality of elm hedges with coppice management; and
- Restoring, maintaining and enhancing the network of tree belts and patterns of small plantations found across much this landscape type.
4.17 At the District level the principle management aims are “to retain, enhance and where appropriate restore the distinctive landscape and settlement character and in particular safeguard the visual impact on the AONB.” Particular key design principles include:

- As the area is located either within or abuts the AONB any development or change of use must conserve the character of the nationally designated landscape;
- The plateau landscape retains a scenic quality providing panoramic views and distinctive character with historical features. All forms of development will need to ensure visual impact is characteristic for the area; and
- Plantation woodlands and old existing hedge lines are to be protected and maintained.

4.18 The Rolling Valley Farmlands LCT comprise the sloping valley sides of the main rivers such as the Stour and their tributaries which are generally gently sloping but with some complex and occasionally steep slopes. The land use is characterised by small to medium sized fields with a network of sunken lanes, an organic pattern of sinuous hedgerows and areas of ancient woodland mainly confined to the upper slopes framing the valleys. The area is comprehensively settled with substantial villages and occasional towns with a rich built heritage of distinctive and often dense medieval cores and a large number of medieval buildings and ornate churches which are important landmarks. The elevated location from within the area afford substantial views.

4.19 The Valley Meadowlands LCT occurs along the valley floors of south and south east Suffolk. The flat topography and seasonally wet soils are largely dominated by meadows with occasional wetland and reedbeds. A variety of improved, semi-improved and unimproved grassland primarily used for grazing livestock is divided by wet ditches and lined by trees or scrubby hedges punctuated by small carr woodland and willow plantations. The landscape is generally unsettled, with occasional mills along the river with farmsteads on the edge of higher ground.

4.20 Both the Rolling Valley Farmlands and Valley Meadowlands LCTs are locally distinctive. This value is recognised by designation of the lower Stour Valley as an AONB, but even beyond this the assessment confirms that the valleys are of County value contributing significantly to the character of Suffolk.

4.21 The valley landscape (Rolling Valley Farmlands and Valley Meadowlands LCTs) are therefore highly sensitive to changes in land use and development, which could have an impact on both character and visual amenity. All development must take into account the cultural, historic and ecological importance of the area.

Landscape Value

4.22 The Dedham Vale AONB is recognised as an area of national landscape importance. The statement of significance in the Dedham Vale AONB Management Plan is included in Appendix 2. This describes the Dedham Vale AONB as a subtle lowland river valley and associated agricultural landscape which is recognised because of its strong sense of identity and sense of place, unspoilt rural character, sense of tranquility, and the close association with the landscape artist John Constable.

4.23 The special qualities of the AONB are defined as:

- Iconic lowland river valley associated with the artist John Constable RA, the views he painted are still recognisable today;
- Historic villages with timber framed housing and prominent churches;
• Valley bottom grazing marshes with associated drainage ditches and wildlife;
• Naturally functioning River Stour with associated tributaries, meres and historic river management features;
• Semi-natural ancient woodlands on valley sides and associated wildlife;
• Traditional field boundaries intact and well managed;
• Apparent and buried archaeology indicating millennia of human occupation;
• A sense of relative tranquillity; and
• Surprisingly long distance views from higher ground along the valley in an area associated with large skies.

4.24 The site is situated on the plateau immediately above the Dedham Vale, and while immediately adjacent to the boundary does not share any of the identified special qualities of the AONB, which is primarily a valley landscape. The area, however, potentially lies within its setting.

4.25 The setting of the Dedham Vale AONB does not have a geographical border; the Dedham Vale AONB and Stour Valley Partnership confirm this to be “the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have an impact, positive or negative, on the natural beauty and special qualities of the Dedham Vale AONB.”  

4.26 Examples of adverse impacts listed in the Position Statement include:
• Blocking or interference of views into or out of the AONB from public vantage points;
• Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
• Introduction of an abrupt change in landscape character;
• Loss of biodiversity, particularly species of importance;
• Loss of features of historic interest, particularly if these are contiguous with the features within the AONB; and
• Reduction in public access to or within the AONB.

4.27 Where it abuts the AONB, the tree belt along the B1068 provides clear visual separation and a buffer to the Dedham Vale. This also restricts views from the plateau edge across the Stour Valley to the south and south west with localised views restricted to a small area which includes a short section of the A12 to the south east. It is therefore important that this vegetation is retained and if necessary enhanced. Careful consideration is required to the west, where the landscape between the site and the AONB boundary at Sandpits Lane is more open to ensure that adverse effects during the operation of the site are either avoided, or where necessary minimised.

4.28 There is potential following the restoration of the site to enhance landscape character in accordance with County and District guidelines and the overarching principles of the AONB Management Plan.

---

5.0 Views

Context

5.1 Holton St. Mary lies in the centre of the plateau (approximately 45-50m AOD) that extends from Higham to the west towards East Bergholt and Brantham in the east; to the south the land falls away gently towards the valley of the River Stour (approximately 5-10m AOD).

5.2 The site and adjoining land to the south at Stratford Hills Farm are located on the southern edge of the plateau where the tree belts both within and adjoining the site, in conjunction with the woodland on the undulating south facing valley sides limit views and provide a good degree of enclosure. In contrast to the north west the plateau is more open with near to middle distance views across the undulating arable fields particularly where hedgerows are absent. Longer views are however restricted by the woodland on the fringes of the area.

5.3 To the south west, the landform is defined by a small tributary of the Stour that extends up the side of the valley between Bobbitts Hall and Wheatlands and Coral Barn. Here the smaller blocks of woodland frame intermittent panoramic views across the River Stour to the ridge of high ground on the other side of the valley where the Church of St. Mary and Langham Hall are important landmarks set within woodland along the ridge.

5.4 From within the site there is subsequently a variety of both enclosed and more open views. Longer distance views across the wider landscape, including those towards Holton St. Mary and the Dedham Vale are limited by intervening blocks of woodland.

Representative Views

5.5 The principal views towards the site are shown on Figure 4. Photographs demonstrating the extent of visibility and the existing visual amenity experienced from various locations in the study area are providing in Figures 5 to 13. These viewpoints do not provide continuous coverage of all locations where the site is visible, but have been selected to be either representative of the views experienced from roads / public rights of way, or from recognised, specific locations. A zone of theoretical visibility (ZTV) will be confirmed on preparation of detailed proposals.

5.6 The study area incorporates the A12 dual carriageway along with a system of local roads / lanes. There is good network of public rights of way (bridleways and footpaths), including the Stour Valley Path, St. Edmund Way and Essex Way long distance footpaths; many of the other routes within the Stratford St. Mary and Dedham area form part of local circular walks promoted by the Dedham Vale AONB and Stour Valley Partnership. Other areas locally with public access include the Holton St. Mary Millennium Green south of St. Mary’s Church.

5.7 All photographs were taken in July 2018, representing the best-case scenario when deciduous vegetation is in full leaf. Consideration is given to winter views where relevant.

Views within and adjacent to the Site

5.8 Public views can be obtained from the bridleway (PRoW 323_19) and footpath (PRoW 503_9) that adjoin and cross the site.
5.9 The bridleway follows the farm track along the north western edge of the site before crossing the western side of the field through the tree belt to the B1068. The route is part of a promoted circular walk around the Brett Valley\textsuperscript{15}. As represented by views 1 and 2, the northern section of track is fringed by 2-3m high hedgerows to both sides restricting views to both the west and east. At field entrances and occasional gaps in the hedgerow to the east views are limited to the fields within the site, with wider views enclosed by the perimeter belts of trees. To the west there are views across the adjoining fields towards the scattered properties on Sandpits Lane set against a backdrop of trees and the water tower at the Brett Vale golf club. These views are representative of those experienced by horse riders and pedestrians in winter when vegetation is not in leaf.

5.10 In contrast the southern section of the track and route across the field are open allowing views across the fields. As represented by view 3, as above, wider views are enclosed by woodland. To the south west the woodland defining the high ground on the opposite side of the Stour Valley is just discernible, but wider panoramic views across the Dedham Vale are prevented by a shallow ridge.

5.11 The footpath to the east crosses the fields from the B1068 to the tree belt surrounding Squirrels Hall. Representative view 4 demonstrates the views across the site to the north west; views beyond the site are limited by the surrounding dense blocks of woodland which obscures the property and village of Holton St. Mary. Although the level of vegetation cover will decrease in winter, the depth of the tree belts is likely to continue to restrict the majority of views. To the north there are glimpses of the roofs of properties on the northern section Sandpits Lane (Pintins and Lark Hall) above the hedgerows lining the track. The water tower at the Brett Vale golf course forms a landmark on the skyline.

5.12 To the south as represented by view 5, visibility beyond the site is restricted by the tree belt along the B1068 and the dense woodland (Foxhall Coverts and The Commons) on the other side of the A12. Approaching the B1068 traffic passing on the A12 is glimpsed through the gap in the tree belt to the south east beyond intervening vegetation.

\textbf{Views from the West}

5.13 To the west views extend from the site boundary across the adjoining fields within Holton Hall Farm to Sandpits Lane which forms the boundary of the Dedham Vale AONB. Further views are restricted by vegetation to the west of the lane around Dewlands Farm. From the more open areas of the plateau to the north west there are very occasional glimpsed views from the high ground around the junction of Noaks Road, Sulleys Hill and Raydon Road.

5.14 Immediately to the west there are open views along a short section of the B1068 from Holly Bush corner to the boundary of the site. As represented by view 6, from the slightly elevated location and in the absence of any field boundaries, the southern section of the site is visible in the near distance with the tree belts forming a wooded backdrop beyond. The visibility of the northern fields is reduced by the hedgerows along the farm track and a shallow ridge, although the canopy of trees remains visible on the skyline.

\textsuperscript{15} Dedham Vale AONB and Stour Valley Walking Guides – Brett Valley Walk
http://www.dedhamvalestourvalley.org/publications/walking-guides/
5.15 Sandpits Lane is a local single track lane primarily used by local traffic; the road also forms part of National Cycle route 48. The lane is sinuous and in sections lies 0.5-1.5m below the level of the adjoining fields restricting views to passing traffic. Representative view 7 on the lane near the access to Dewlands Farm demonstrates that as well as the roadside bank, a shallow intervening ridge and hedgerows partly limits the visibility of the site; the canopy of the surrounding tree belts providing the backdrop to views. Views will be slightly more open in winter when vegetation cover, including grassland along the bank is reduced and there are no crops.

5.16 Along the lane are a number of private properties including Dewlands Farm (set back off a farm track), Tiffins and Pintins set slightly lower on the head of a tributary valley to the west of the road and Lark Hall, Laits Barn, Holton Lodge and Holton Place on the plateau to the east. Dewlands Farm, Tiffins, Pintins, Lark Hall and Holton Place are all Grade II Listed.

5.17 Based on views from the farm track the site is likely to be visible from Lark Hall and Laits Barn beyond the vegetation fringing the properties with glimpses from the upper storey of Pintins and potentially Dewlands Farm. Representative views 8 and 9 demonstrate the extent of visibility of the site from the top of the bank to in front of Pintins and north of Lark Farm. From Pintins (view 8), views are restricted by the landform of the intervening ridge and hedgerows, the upper canopy of the tree belts form the skyline. From the more elevated location at Lark Farm (view 9) the hedgerow and mature oaks on the farm track are clearly apparent. All views from Holton Lodge and Place are prevented by a mature tree belt.

5.18 As represented by view 10 there are potential middle to long distance views from the higher ground to the north west around the junction of Noaks Road, Sulleys Hill and Raydon Road, including the property Snowy Downs. Such views would be primarily in winter, with long distant glimpsed views between the vegetation fringing the properties on Sandpits Lane.

Views from the North and East including Holton St. Mary

5.19 To the north of the site from Holton St. Mary views of the site are restricted by the tree belts that enclose the area from the village. Representative views 11 to 13 demonstrate the dense canopy of vegetation as viewed from the north along the B1070 and adjoining properties which forms a strong wooded backdrop to all areas of the village. There are no views from the church of St. Marys (Grade II* Listed) or its grounds and the Millennium Green where views are further contained by vegetation.

5.20 The intervening land between the village and the site boundary comprises a dense network of footpaths. Private properties include Squirrels Hall and a row of houses on Stubbins Lane to the east. Representative views 14 to 16 demonstrate that the site is completely hidden by the dense tree belts and vegetation on the boundaries, apart from occasional partial views / glimpses through the narrow sections of the copses to the north east.

5.21 Although the level of vegetation cover will decrease in winter, the depth of the tree belts is likely to continue to restrict the majority of views; there will be however limited glimpses from properties on Rose Acre and the adjoining footpath (PRoW 323_18 and 23) through the narrow section at this point.

5.22 No views are anticipated from the properties on Stubbins Lane. The majority of the houses face south with any oblique views screened by vegetation along the footpath (PRoW 503_10) and a belt of coniferous woodland.
5.23 Further to the east all views are further restricted by deciduous and evergreen vegetation along the A12.

Views from the south

5.24 The plateau to the south within the AONB comprises a mix of grazing land, paddocks and woodland with a number of scattered properties and farms including Woodhill Cottages and Stratford Hills Farm adjacent to the A12 to the east, with Wheatlands and Corals Barn and Bobbits Hall set within the valley of the tributary stream to the west. The area is crossed by a number of public footpaths.

5.25 To the east of the area the gap in the tree belt along the northern side of the road allows near distance views of the south eastern section of the site from an area of land between the B1068 and the A12. From the B1068, similar to those from the public footpath (view 4), there are open views across the south eastern area of the site and tree belt. As represented by view 17 further south from the continuation of the footpath (PRoW 503_9) and the access to Stratford Hills Farm the land falls away slightly with views partially filtered by the vegetation on the southern side of the B1068. Similar glimpsed views (of lower sensitivity) are available for a short elevated section of the A12 as it sweeps around a bend above the roadside hedge with potential glimpses from the upper storeys of Woodhill Cottages and Stratford Hills Farm. Views will be more open in winter when intervening vegetation is not in leaf.

5.26 Immediately to the south as represented by views 18 to 20 the remainder of views from the road and surrounding network of public footpaths are screened by the mature tree belt alongside the B1068 which forms a strong wooded backdrop. Although the level of vegetation cover will decrease in winter, the depth of the tree belt is likely to continue to restrict the majority of views. Views from Wheatlands and Coral Barn and Bobbits Hall are unlikely as these properties are set considerably lower than the road.

Views from within and across the Stour Valley

5.27 Along the River Stour within the Dedham Vale AONB the principal views are along the valley. There are no views of the site due to the topography and the mixed blocks of woodland that extend across the upper valley slopes and the vegetation along the course of the river. This includes views from the Stour Valley Path and St. Edmund Way.

5.28 In contrast the rising ground on the opposite side of the valley (where not prevented by woodland) affords open and occasionally panoramic views both along and across the Dedham Vale. Views 21 to 24 are representative of the visibility of the site in long distance views (2.5km+) from the rising ground on the opposite side of the valley between Dedham and Boxted.

5.29 To the south on the edge of Dedham from the informal viewpoint and bench on Stratford Road (view 21) the edge of the plateau is obscured by the blocks of woodland that extend across the upper slopes of the valley at Stratford Hill. Beyond the Church of St. Mary at Stratford St. Mary the red roofs of Woodhill Cottages are just discernible in the gap in the vegetation alongside the A12 corridor; the site is not discernible beyond this.

5.30 Further to the west in the arc between Langham Hall and Church to Sky Hall Hill the breaks in the woodland on the upper valley slopes around Bobbits Hall and Stratford Hills are evident. As demonstrated by views 22-24, the tree belt maintains the level of vegetation cover and screening of the site on the plateau edge beyond.
6.0 **Landscape Strategy**

**Principle of Development**

6.1 As part of the process of preparing the Suffolk Minerals and Waste Local Plan the land at Holton Hall Farm was considered in a Site Selection Report\(^{16}\) undertaken by Suffolk County Council. The document considers the suitability of the site as well as additional land to the west between the farm track and Sandpits Lane.

6.2 In terms of landscape the consultation response at paragraph 5.2 states:

“The development of the site to the west of the central track would have a high degree of visibility from the Area Outstanding Natural Beauty and would not be reasonable. The area of the site to the east of the central track is screened from the AONB by the rising land of the western part of the site and is generally screened in many local views by blocks of planting. It is notable that there is a gap in this screening where the access road is proposed to be established. Although it is in the eastern part of the site the proposed plant site location is not acceptable, given its exposed position adjacent to the AONB.”

6.3 Other issues highlighted include:

- The setting of the Listed Buildings to the west of the site on Sandpits Lane.
- The hedgerows and various lines of mature trees on the site are of landscape and ecological importance and should be retained. Appropriate mitigation and compensation should be informed by full arboricultural and ecological surveys.
- There are a number of residential receptors within 250m of the site boundary including Bobitts Hall and Coral’s Barn to the south, Holton Hall and properties in Rose Acre to the north and Squirrels Hall to the east. Mitigation would be required in terms of air quality, noise and visual as appropriate.
- The existing public rights of way that cross the site. These will either need to be kept open on their legal alignment or temporarily closed ideally with alternative routes in a similar condition made available to the appropriate status i.e. footpath or bridleway through the process.

6.4 From a landscape and visual perspective only the eastern part of the site, which benefits from extensive screen planting (the area of land subject to this report) is considered suitable for development, subject to an acceptable working and restoration scheme.

6.5 This is supported by the assessment of the site and study area set out in this report, which confirms that the area considered has the capacity to accommodate a minerals development subject to appropriate mitigation during the operational phase and a suitable restoration scheme. The applicants have taken on board the comments from Suffolk County Council and the western area of land has been removed from the site promotion area.

\(^{16}\) Suffolk Minerals and Waste Local Plan Site Selection Report – Holton Hall Farm, Holton St. Mary, Suffolk County Council, April 2018
Landscape Strategy

6.6 The landscape strategy and masterplan for the operational phase of the development is shown in Drawing 18018-100. The strategy has been informed by the existing features of the site, the character of the wider landscape (and associated development / landscape management guidelines) and the visibility of the area to ensure that effects on the area and in particular the Dedham Vale AONB are avoided, or where necessary reduced to an acceptable level.

6.7 It is proposed that this strategy will form the basis of any future planning application, alongside a formal assessment of landscape and visual effects, either as a standalone Landscape and Visual Impact Assessment (LVIA) or chapter of an Environmental Statement17.

6.8 Appropriate ecological surveys will be undertaken to confirm the presence of important habitats and/or protected species. Where required appropriate mitigation will be incorporated during the operation of the site, with appropriate enhancements to biodiversity included as a key part of the restoration.

6.9 Mitigation in respect of noise and air quality will be incorporated as required.

Operation

6.10 The anticipated operational life of the sand and gravel quarry will be a duration of approximately 15 years. The land will be worked in phases, with the area under development being only part of the overall site at any one time. The intention is to extract the site in an anti-clockwise location starting with the area to the north; this will ensure that the land closest to Holton St. Mary is completed and restored first minimising the period of operation (18 months to 2 years) in closest proximity to dwellings.

6.11 Access to the area will be directly to the south east with lorries entering and exiting the quarry on to the A12 via a short section of the B1068, away from the existing village of Holton St. Mary. The location of this access can be achieved with no impact on existing vegetation on the site boundary. There is limited off-site vegetation to the south of the junction of the B1068 and A12, and that present to the north is of low quality; should any improvements be necessary to the A12 junction requiring removal of this vegetation, it should be replaced with appropriate native planting.

6.12 The suggested location of the processing plant lies close to the access, away from any adjoining properties and the more open north western edge of the site. Although close to the AONB boundary, the area will be screened by the established tree belt (approximately 15m high) and surrounding areas of woodland.

6.13 The existing vegetation within the site is important as it contributes to the character of the area and provides substantial screening from both the immediate area and wider countryside. This includes the village of Holton St. Mary, other nearby properties and the Dedham Vale AONB. It is therefore essential that the tree belts both within and adjoining the site are retained with an appropriate standoff distance.

---

During the operational phase, subject to detailed arboricultural and ecology surveys, to ensure the protection of strategic vegetation, the strategy plan makes an allowance for a buffer of approximately 10m to the perimeter of all existing woodland areas. The existing field boundaries, similarly important for their landscape and ecological value, will be safeguarded with an approximate 5m buffer, with a 10-15m zone to ensure the protection of mature hedgerow trees, including the oaks along the farm track. Additional planting can be provided within the buffer zone and to gap up existing hedge rows where required. Any earth banks required for mitigation (including noise) should be located outside of the root protection area of retained trees.

The existing open section of the boundary along the B1068 and the western boundary will need to be carefully considered with new screening to be provided to the site perimeter in the form of earth bunds and/or planting as appropriate to reinforce the existing vegetation both on and adjacent to the site.

To the south east, the existing tree belt along the B1068 will be extended as a new landscape zone (approximately 30-35m wide) either side of the proposed access to mitigate the effects on visual amenity to traffic on the B1068 and A12, users of public footpath 503_9 and adjacent properties including Stratford Hills Farm. It is proposed that the weaker section of the tree belt is reinforced with planting. In the open section a graded earth bund could be formed, located in a position set back slightly into the site and planting with new native woodland vegetation. This will provide an immediate screen to the quarry access, with the vegetation providing additional cover in the later phases when this area is worked and in the long-term linking the southern and eastern belts along the frontage of the site.

To the west of the site the existing ridge of high ground and vegetation along the farm track provides a reasonable level of screening in views from Sandpits Lane and the associated properties (many of which are Grade II Listed). Elevated activities within the site may however be discernible above the ridge particularly in winter. The area also lies in close proximity to bridleway PRoW 323_19 and is open to view along the B1068 approaching the site from Holly Bush Corner along the edge of the AONB.

The buffer zone along the north western boundary has therefore been extended to allow the provision of at least a 2-3m high temporary grassed earth bund reinforcing the existing vegetation along the southern side track; this may potentially increase in height to the south where vegetation is absent. The bund should be located outside the root protection areas of existing vegetation. Due to the its relative sensitivity it is envisaged that careful consideration of working practices particularly in the western corner will also be required.

Beyond the site boundary, the landscape strategy incorporates the planting of a permanent species-rich native hedgerow along the B1068 from its junction with Sandpits Lane, retaining and reinforcing the existing mature oak and holly trees. It is proposed that the hedgerow and hedgerow trees return along the northern side of the farm track (within the ownership of Holton Hall Farm) to provide additional screening to the first two phases. Where possible this planting should be established in advance of any works being undertaken, particularly within phase 2. All new planting should incorporate native species that are locally characteristic of the area.

It is proposed that the existing public rights of way are maintained to retain access between Holton St. Mary and the surrounding countryside, including the AONB; where the routes cross the site they will be temporarily diverted away from the working area.
It is envisaged that the southern section of the bridleway (PRoW 323_19) will continue south along the farm track and then east along the northern edge of the tree belt linking back to the B1068 at its current location. Footpath 503_9 could be either rerouted through the woodland or follow the edge of the linked copses on the eastern boundary returning along the edge of the road. Subject to highways advice, the location of the access should be located between the edge of the tree belt and the entrance to the footpath to avoid both areas the extent of the buffer zone has been increased to facilitate earth bunding and/or new planting and a secure fence to protect the amenity of the users of these routes and the adjoining property at Squirrels Hall.

The retention of existing vegetation and proposed temporary screening, along with consideration of working practices (such as noise, lighting, movement of plant and traffic) will ensure that despite the proximity of the site to the Dedham Vale AONB and the Listed buildings along Sandpits Lane the temporary landscape and visual effects of the operational quarry will be reduced during the period of its operation to an acceptable level and that existing residential amenity is protected. This overall effect on tranquillity will be limited in the context of the adjoining A12.

**Restoration and Aftercare**

The applicants are currently flexible on the restoration and end use of the site; however, it is recognised that it is important that any restoration is sympathetic and seeks to preserve and enhance the landscape character of the Plateau Farmlands LCT as well as the wider landscape of the Dedham Vale AONB to the south and south west of the site.

Based on an agricultural end use, the levels should be restored to a similar or slightly lower level than the existing landform, but in keeping with the general topography of the surrounding plateau area. To minimise the need for any fill to be imported into the site, the area could incorporate a waterbody, such as a large naturally / organic shaped pond or lake which could provide a wetland habitat with opportunities for recreation. Following operation the existing public rights of way will be restored to their definitive routes, with the potential for the creation of additional permissive paths linking the bridleway (PRoW 323_19) and public footpath (PRoW) 503_9) through the woodland or around field margins.

In accordance with the landscape guidelines for the Plateau Farmlands LCT, the restoration scheme provides the opportunity for:

- The management of the existing tree belt and woodland areas for both their recreation and biodiversity value along with the potential for planting of further areas of woodland and/or woodland vegetation to link existing habitats;
- The restoration of historic field boundaries including the management of existing hedgerows along with the planting of new hedgerows and trees; and
- The potential reversion of an area from arable to grassland and creation of a pond or lake to diversify the range of habitats already present.

This would provide potential landscape scale enhancements and potential net biodiversity gain, in conjunction with recreation benefits with increased access to the area via permissive paths adding to the existing public rights of way network and improving the links between Holton St. Mary and the Dedham Vale AONB.
7.0 Conclusion

7.1 SES Strategic Ltd. has been instructed by Strutt and Parker on behalf of H R Philpot & Sons to complete a landscape and visual assessment of an area of land at Holton Hall Farm, Holton St. Mary, Suffolk to support representations to the Submission Draft Suffolk Minerals and Waste Local Plan, June 2018.

7.2 The site, as part of a larger area of land at Holton Hall Farm was originally put forward at the Preferred Options Consultation as a sustainable location for the extraction of sand and gravel. Based on an assessment of the site selection criteria by Suffolk County Council, the area was not recommended for inclusion in the draft Plan. In terms of landscape, although the area to the west was deemed unsuitable, it was identified that the eastern part of the site that benefits from extensive screen planting would be suitable for development, subject to an acceptable working and restoration scheme. The applicants have taken on board the comments from Suffolk County Council and the western area of land has been removed from the site promotion area.

7.3 The report is to provides a more detailed assessment of the eastern area of land, identifying the constraints and opportunities of the site, and the mitigation required to ensure that the effects on the landscape character of the area and visual amenity, including those on the adjoining nationally designated Dedham Vale Area of Outstanding Natural Beauty, can be satisfactorily addressed.

7.4 The analysis confirms that the development of the site is acceptable in principle. The subsequent landscape strategy describes how the temporary effects on the landscape character of the area and visual amenity can avoided and where necessary reduced by the retention and safeguarding of the existing extensive screen planting, provision of temporary earth bunds and new landscape alongside appropriate working practices.

7.5 In the long-term the end use of the site is flexible; however, it is recognised that the restoration needs to be sympathetic to the landscape character of the area. The management of existing vegetation, areas of new planting and the creation of wildlife habitats provides significant opportunities for landscape scale enhancement alongside net biodiversity gain. Recreational benefits will include increased access to the area via permissive paths adding to the existing public rights of way networks and improving the links between Holton St. Mary and the Dedham Vale AONB.
Landscape and Visual Assessment
Proposed Sand and Gravel Quarry, Holton Hall Farm, Holton St. Mary

Figures

Figure 1: Site Location and Study Area
Figure 2: Site Analysis
Figure 3: Environmental Designations
Figure 4: Location of Representative Views
Figure 5-13: Representative Views
Drawing 18018-100: Landscape Strategy
Figure 1: Site Location and Study Area

**KEY**
- Site Boundary
- Study Area (distance measured from centre of site)

---

Sudbury Stables
Sudbury Road
Downham, Essex CM11 1LB
Tel: 01268 711021
team@ses-eco.co.uk

HR Philpot & Sons Ltd.

**Site:**
Land at Holton Hall Farm, Holton St. Mary

---

Drawn by: REB
Date: July 2018
Scale: 1:20000 @A3

SES Strategic
Southern Ecological Solutions
Sudbury Stables
Sudbury Road
Downton, Essex CM11 1LB
Tel: 01268 711021
team@ses-eco.co.uk
Figure 3: Environmental Designations

Drawn by: REB
Date: July 2018
Scale: 1:20000 @A3
Rev: 

SES Strategic Client:
Southern Ecological Solutions
Sudbury Stables
Sudbury Road
Downham, Essex CM11 1LB
Tel: 01268 711021
team@ses-eco.co.uk

HR Phiplot & Sons Ltd.
Site: Land at Holton Hall Farm,
Holton St. Mary

KEY
- Site Boundary
- Study Area (distance measured from centre of site)
- Designations - Landscape / Heritage
  - Dedham Vale Area Outstanding Natural Beauty (AONB)
  - Scheduled Monument
  - Listed Buildings (refer to Figure 2 for Listed Buildings in proximity to site)
  - Conservation Area
Long distance panoramic views from high ground on the open sections of the north-facing valley slopes obscured by vegetation on Stratford Hill and boundary tree belt.

Near distance views from Holton St. Mary restricted by the tree belts on the edge of the site, which form a rising wooded backdrop to views from the village.

Potential middle to long distance glimpsed views from the higher ground on the plateau through vegetation along Sandpits Lane, primarily in winter.

Limited near distance views extending from the B1068 to the A12 within the AONB boundary limited to the south-eastern side of the site between the gap in the tree belt.

Partial views from the edge of the AONB from Sandpits Lane (largely sunken) and adjoining properties. A localised ridge and intervening field boundaries provides some screening.

Open views along the B1068 and AONB boundary between Holly Bush corner and the western edge of the site.

Views from the AONB on the plateau edge restricted by the tree belts on the B1068.

Views within the Stour Valley prevented by topography and intervening vegetation. Woodland on the upper slopes frames the valley side.

Near distance views from Holton St. Mary, restricted by the tree belts on the edge of the site, which form a rising wooded backdrop to views from the edge.

Limited near distance views extending from the B1068 to the A12 within the AONB boundary limited to the south-eastern side of the site between the gap in the tree belt.

Partial views from the edge of the AONB from Sandpits Lane (largely sunken) and adjoining properties. A localised ridge and intervening field boundaries provides some screening.

Open views along the B1068 and AONB boundary between Holly Bush corner and the western edge of the site.

Views from the AONB on the plateau edge restricted by the tree belts on the B1068.
**Figure 5: Representative Views**

Drawn by: REB  
Date: July 2018  
Scale: NTS @A3  
Rev. .

**Client:** HR Philpot & Sons Ltd.  
**SES Strategic:** SOUTHERN ECOLOGICAL SOLUTIORS  
**Sudbury Stables:** Sudbury Road  
**Downham:** Essex CM11 1LB  
**Tel:** 01268 711021  
**Email:** team@ses-eco.co.uk

**View 1** - Public Bridleway PRoW 323_19 south of Holton Hall Farm on north western boundary of site looking south west

**View 2a** - Public Bridleway PRoW 323_19 on north western boundary of site looking north east

**View 2b** - Public Bridleway PRoW 323_19 on north western boundary of site looking south west
**Figures 3-5:** Representative Views

**View 3** - Public Bridleway PRoW 323_19 on north western boundary of site looking south to the tree belt

**View 4** - Entrance to Public Footpath PRoW 503_9 on B1068 looking north east

**View 5** - Public Footpath PRoW 503_9 within the site looking south
Figure 7: Representative Views

View 6 - B0168 between Holly Bush Corner and the site boundary looking north east

View 7 - Sandpits Lane on access to Dewlands Farm looking south east

View 8 - Sandpits Lane on bank in front of 'Pintins' looking east
View 9 - Sandpits Lane in gap north of Lark Hall looking east

View 10 - Public footpath PRoW 323_7 south of "Snow Downs" looking south

View 11 - Junction of B1070 with Sandpits Lane looking south
Figure 9: Representative Views

View 12 - B1070 east of Holton Hall Farm looking south

View 13 - B1070 south of slip road from A12 near Four Sisters Farm looking south

View 14 - Public footpath PRoW 323_18 south of Rose Acre looking south