



## Sproughton Neighbourhood Plan Review

*settlement gaps*

July 2025  
Rev: V2

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# 01 SETTLEMENT GAP ASSESSMENT

## Review of Sproughton Village Settlement Gaps

1. Sproughton Parish Council are currently carrying out a review of the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023). As part of this process, Sproughton Parish Council have commissioned a review of proposed settlement gaps identified in the *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (February 2021) prepared by Alison Farmer Associates and as set-out in deleted **Policy SPTN 8** on pg 36 of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022).

### Review of Sproughton Village Settlement Gaps

- Gaps between settlements are a planning tool to prevent settlement coalescence between urban areas, by maintaining a clear visual and physical break in the built environment, to maintain the separate identities of individual settlement areas. However, designation of a gap does not refer to landscape quality or character, or protection of the countryside.
- It is clear from a previous neighbourhood plan engagement that 95% of residents responding to the 2020 Neighbourhood Plan Household Survey expressed concerns regarding 'the village losing its identity and eventually merging with Bramford and Ipswich' as a consequence of more development within the parish. Support for maintaining settlement character and Sproughton village's unique identity was reflected in deleted **Policy SPTN 8** on pg 6 of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022) which sought to prevent settlement coalescence between Sproughton and nearby settlements associated with Bramford and the western fringes of Ipswich.
- The principle of settlement gap policy is established by the *Babergh and Mid Suffolk Joint Local Plan - Part 1* (November 2023), **Policy LP01: Windfall infill housing development outside settlement boundaries** (pg 50), which states:

*'Proposals for windfall infill development outside settlement boundaries where there is a cluster of at least 10 well-related dwellings will be acceptable, subject to compliance with all the following:*

- It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets;*
- It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; and*

- The development would usually be for only one or two dwellings.*
- Policy LP17 - Landscape** of the *Babergh and Mid-Suffolk Joint Local Plan* (November 2023) highlights the important role settlement plays in conserving and enhancing landscape character, stating:
    - '1. To conserve and enhance landscape character development must:*
      - Integrate with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;'*
    - Policy background and explanation** (pg. 74) highlights the following:
      - 'All new development proposals need to ensure they respond to and reinforce the local distinctiveness of the area in scale, form, design, materials and location. For example, by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations.'*
  - The important gaps identified in the *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (Alison Farmer Associates, February 2021) and the settlement gaps in deleted **Policy SPTN 8** of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022) were reviewed as part of the evidence base supporting the identification of the location and extent of settlement gaps, and the proposed inclusion of a revised Settlement Gap Policy within the current review of the Sproughton Neighbourhood Plan.
  - This review included reference to the rationale for omitting **Policy SPTN 8**, its supporting text and the removal of the proposed **Settlement Gaps** designation from the Sproughton Neighbourhood Plan Policies Maps, as outlined within *Babergh District Council Sproughton Neighbourhood Plan 2018-2037, Independent Examiner's Report* (Ann Skippers, 24 July 2023).
  - The re-examination of previously identified settlement gaps also included a review of section **7.4 Sproughton** of the *Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich* (Alison Farmer Associates, July 2018), which provides 'a robust analysis of the sensitivity of settlement fringes to development and change'.
  - A site visit was conducted to review the settlement gaps previously identified in deleted **Policy SPTN 8** of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022) and to identify any further potential settlement gaps that make a positive contribution to the existing perception of separation between Sproughton and neighbouring settlements. These were photographed and reviewed using baseline mapping

# 01 SETTLEMENT GAP ASSESSMENT

## Introduction & Assessment Methodology

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evidence as outlined in Section 2 of this report.

- Following this examination, seven settlement gaps have been identified which perform the function of providing a physical, visual and perceptual separation between the individual settlements of Sproughton and Burstall, and the western fringes of Ipswich, the identity of which would be lost by their coalescence. It is the recommendation of this report that the settlement gaps, as identified and detailed within this assessment, are included for consideration within the revised version of the Sproughton Neighbourhood Plan.
- The updated Sproughton Neighbourhood Plan provides an opportunity to identify precise boundaries for the settlement gaps that fall within the Sproughton Neighbourhood Plan Area. This review sets out the methodology and criteria to identify these boundaries, with precise boundaries shown on the associated Settlement Gaps Plan and individual focussed map extracts.

### Professional Credentials

- This report was undertaken by Jane Fitzgerald White, Chartered Landscape Architect and member of the Landscape Institute since 2009 (Mem.No. 21001), with over 30 years experience of working as a landscape professional in the UK and Ireland, including over 13 years specialising in landscape character assessment, Neighbourhood Development Plans, LVA / LVIA for protected landscapes (heritage assets, National Landscapes, SSSIs, The Broads and New Forest National Park).

### Assessment Methodology

- To re-define the location and precise extent of the settlement gaps, the following methodology and criteria has been used:
  - Desktop review: As a baseline, the following information was reviewed:
    - Important gaps identified within the *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (Alison Farmer Associates, February 2021)
    - Settlement gaps identified by **Policy SPTN 8 - Settlement Gaps** of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022)
    - Examination of **Policy SPTN 8 - Settlement Gaps** carried out by Ann Skippers within

the *Sproughton Neighbourhood Plan 2018-2037 Independent Examiner’s Report* (24 July 2023)

- *Sproughton Neighbourhood Green Spaces Assessment* (Sproughton Neighbourhood Plan Sub-Committee, August 2022)
- *Proof of Evidence of Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC on Heritage* (November 2020)
- *Land at Red House, Chantry Vale, Sproughton: Landscape Appraisal, Final Report* (Alison Farmer Associates, September 2019)
- *Landscape Response to application by Taylor Wimpey DC/21/02671 for Sproughton Parish Council* (Lucy Batchelor-Wylam, July 2021)
- Aerial photography and OS mapping

The original gaps were identified, their extent defined and mapped. Each gap was then assessed against the criteria set out in FIG. 1 (see right). Reference has also been made to historic OS maps to understand the evolution of Sproughton village, Bramford village and the land west of Ipswich IP6 and to determine the long-standing historic role each identified settlement gap has in retaining Sproughton's unique identity.

- Site visit: The desk top review has been supported by a visual assessment in the form of site visits. Observations made on site visits were documented to inform the location and extent of each settlement gap identified. The results from the desktop review and site visit were collated on table assessing each individual gap.
  - Consultation: This Report, when published, will provide the opportunity for Sproughton Parish Council and the Neighbourhood Plan Review Group to review and provide their comments. Following feedback and advice from both parties, work will continue on drafting the settlement gap locations and determining their extent.
- This methodology provides guidance and transparency to all interested parties on how the assessment of settlement gap locations and the definition of their extent has been approached.
  - In addition, it establishes a baseline methodology upon which future revisions or consideration of new settlement gaps can be undertaken as part of subsequent Neighbourhood Plans and associated reviews.

# 01 SETTLEMENT GAP ASSESSMENT

## Assessment Methodology

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More Important Settlement Gap Criteria	Explanation
Open and generally undeveloped	A gap should read as open, generally undeveloped countryside, even though it may not be entirely free of urban influences such as scattered dwellings or commercial sites, or other settlement edge land uses such as recreation, sport, equine, allotments, etc.
Experienced as a break between settlements	The gap should be sufficiently wide to provide separation between two settlements, providing a transitional experience of leaving one settlement and arriving at another. This function would be at risk if development were to erode the gap. It should link into the wider landscape.
Defined by recognisable features	The boundaries of a gap should be clearly definable and align with features 'on the ground' such as settlement edges (or proposed settlement edges), field boundaries, woodlands, watercourses, roads, footpaths, garden boundaries, or backs of houses. It might also relate to a topographical feature, such as a hill or valley, or the contour-related limits of a floodplain.
Contributes to setting	The landscape also has a function in contributing to the distinctiveness and character of the setting of at least one of the settlements. It contributes positively to the character of the settlement edges and helps to maintain a distinct identity for each settlement edge and arrival point.
Visually prominent	The case for a gap is stronger when the land parcel is visually prominent from both settlement edges and from the roads that link them, i.e. it is widely seen and perceived as a break in settlement
Other Criteria	Explanation
Landscape designations	Designations for landscape such as National Landscape contribute significantly to overall landscape value, but are less relevant in terms of the functions of a rural gap and they have policy protection elsewhere.
Ecological value	Designations for wildlife, such as SSSI or Local Nature Reserves are important local indicators of value, but they have protection by other means.
Heritage	Where landscape provides the setting to heritage is a key aspect of value, but heritage assets have their own protection measures in planning.
Recreation	Footpaths and space allowing public access are important, but they are adequately protected by other mechanisms.
Local Green Space (LGS), or similar policy	LGS is a local policy that communities can apply to a demonstrably important undeveloped space, close to settlement. The aspects of value and function may be related, but are separate to that of a gap landscape.

FIG. 1- Settlement Gap Assessment Criteria

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# 02 DESKTOP REVIEW

Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

## 2.1 Ipswich Fringe Settlement Analysis

- The *Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich* (July 2018) was prepared by Alison Farmer Associates. The purpose of the assessment 'is to provide a robust analysis of the sensitivity of settlement fringes to development and change in order to:
  - Inform the preparation of local plan policies and land use allocations
  - Inform the submission and determination of planning applications
  - Identify priorities for the enhancement, protection, management and conservation of landscape areas and the goods and services they can provide'.
- The assessment divides the landscape fringes of Sproughton into three peripheral areas 'reflecting variations in landscape character and factors which contribute to sensitivity'.



\* Author's Note: The Housing hatch in this zone may have been relevant at the time *Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich* (Alison Farmer Associates, July 2018) was published, but at the time of writing this assessment is no longer relevant.



FIG. 2- Ipswich Fringe Settlement Analysis  
Source: *Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich* (Alison Farmer Associates, July 2018)

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Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

## 3. Peripheral Area 1: SP1

- 'The sensitivity of this area lies in its pronounced valley slopes which provide setting to the village edge. It has a simple and open character which allows longer views out to the northwest, contained and fringed by woodlands on the skyline. The only built form in this area is the Wild Man Pub which sits in the bottom of the valley on the staggered crossroads, backed by the allotments to the north and west.'

The valley side is open and highly sensitive to development. Although this location is a good fit in terms of its close relationship to the core of the village, there is potential of loss of open slopes framing the approach to the village from the north. Land below the 20m contour, and closest to the existing urban edge, would be least sensitive but mitigation from substantial structural planting would be required - this could aim to replicate the character of the wooded slopes south of Burstall Road. The design measures should positively address enhancement to provide a sense of arrival from the north.

Opportunities exist to reinstate lost boundary features and increase tree cover.'



FIG. 3 - Peripheral Area 1- SP1  
Source: *Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich* (Alison Farmer Associates, July 2018)

<b>Physical Character</b>
Rolling Valley Farmland landscape type comprising valley sides with a simple form. Contours rise from about 10m AOD along the B1113 to around 25m AOD at the point woodland is found on the upper slopes creating a wooded skyline. The area has a rural feel.
<b>Landscape Patterns/Condition</b>
Simple, open amalgamated fields on valley sides owing to loss of farmland hedges mid slope. Woodland and vegetated lanes frame the arable land from above. Caravan storage takes place in the valley bottom which is not well screened from elevated points.
<b>Existing Settlement Edge</b>
Wild Man pub forms the only built form enclosed to the west and north by allotments which soften the interface between the countryside and the edge of the village. The village edge along Burstall Road is well absorbed within a backdrop of the parkland edge.
<b>Views and Visibility</b>
From elevated points on the Burstall Rd there are long views over the valley bottom in the direction of Bramford, and to the edge of Ipswich at Whitehouse where woodland only partly absorbs the commercial land uses and A14 corridor. The descent into the village, along the sunken lane, from the west is a distinctive experience. The open slopes are prominent as setting to the village edge in views back towards the valley side.
<b>Cultural and Natural Heritage</b>
The allotments are locally valued. Listed farmhouse at Grindle Farm. There are no footpaths here.
<b>Perceptual qualities</b>
Openness within the sloping farmland, but containment at skyline from linked pockets of woodland and hedged lanes. The area has a rural feel but the proximity to Ipswich across the Gipping Valley is often evident, especially on the descent into the village from the east. Infrastructure along the valley is appreciable from elevated points.
<b>Function</b>
It provides an open, rural backdrop to the village edge to the north and forms part of the undeveloped gap between Bramford and Sproughton.
<b>Opportunities</b>
Opportunities to reinstate farmland boundary vegetation. Opportunities to screen caravan storage site to the north.

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Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

## 4. Peripheral Area 2: SP2

- 'The sensitivity of this area lies in its contribution to the wooded 'parkland' character on the western and southern edge of Sproughton, its tree stock, and its related potential ecological value.

This area is valuable for its distinctive parkland feel which conveys a sense of heritage and contributes to its local distinctiveness forming a distinctive approach and gateway to the settlement. The land adjacent to the B1113 and to the west is also relatively elevated and visually sensitive. Nevertheless, the high concentration of tree cover in areas below 20-25m AOD makes areas adjacent to the village edge less visually sensitive. There are currently two planning permissions within this area. Opportunities exist to strengthen the parkland feel of the landscape, especially east of the B1113, and provide increased public access.'



FIG. 4 - Peripheral Area 2- SP2  
Source: Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018)

\* Author's Note: The Housing hatch in this zone may have been relevant at the time Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018) was published, but at the time of writing this assessment is no longer relevant.

Physical Character
Rolling Valley Farmlands landscape comprising valley side, with streams, under grassland and fragmented woodland. Equine paddocks behind housing. Scattered trees within the pastures create a parkland feel, although this is not historic parkland. Topography ranges from c. 5m to 40m AOD.
Landscape Patterns/Condition
Prevailing parkland character of grassland and trees where old vegetated field boundaries are bolstered with additional early 20 <sup>th</sup> century tree planting or colonisation. Some arable land use in the south of the area where the parkland fragments feel somewhere severed from the larger area to the west, and the condition is declining. New housing is underway in this area.
Existing Settlement Edge
Adjoins 20 <sup>th</sup> century housing estates at Sproughton Court and Ransomes Close which form a linear boundary. Driveways access properties on the upper valley side – distinctive gatehouse. Entering from the south, woodland creates a narrow, contained approach along the B1113.
Views and Visibility
Views into this area are not easily experienced owing to screening by wooded boundaries. The woodland to either side prevent views out and channel views up and down the busy B1113 which, despite the backdrop of trees, has a somewhat urban feel.
Cultural and Natural Heritage
Parklands feature substantial stock of mature trees as belts and as specimens within grassland. Footpath along driveway to Bungalow Farm. Listed cottage at Prync's Lodge, and distinctive, although unlisted, gatehouse serving the large house at Abbey Oaks.
Perceptual qualities
Distinctive heavily wooded feel to the boundaries, historic feel despite much of the planting appearing to be of 20 <sup>th</sup> century origins.
Function
Provides wooded slopes to west side of the village. Roadside trees create containment along both the Burstall Road and the B1113 southern approach.
Opportunities
Opportunities to strengthen the parkland feel of the landscape, especially east of the B1113, and provide increased public access.

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Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

## 5. Peripheral Area 3: SP3

- 'This area extends from the northern, eastern and southern edges of the village eastwards to the A14 and includes the visually prominent slopes which sit northeast of the village, forming a backdrop to the river valley. The sensitivity of this area lies in its relatively intact network of small fields along the valley bottom, and value lies in the parkland associated with Sproughton Manor.

The meadowlands along the valley floor are particularly sensitive where they function as setting to a cluster of historic buildings along the northern edge of the village. The farmstead at Sproughton Hall, Sproughton Water Mill, and the church, are positioned on or close to the village edge, and the meadows are a key part of views of them on the approaches into the village from the north and east. Upslope, land becomes more visible and, therefore, visually more sensitive. Where woodland cloaks the slopes, sensitivity to low level development is lower, although settlement is not characteristic on upper slopes.

To the south of the village, along Church Lane, the low-lying fields are isolated from the wider valley floor by the A14, and isolated from the historic core of the village by 20th century development. They are contained to either side and are not easily seen from the wider landscape. Here sensitivity to development is lower where it can be located close to the existing village edge. Any new developments should seek to become absorbed within the network of vegetated boundaries. Sympathetic treatment of the more visually sensitive western edges, that adjoin parkland, is important.'



FIG. 4 - Peripheral Area 3- SP3  
Source: Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018)

Physical Character
Gently rolling lower valley sides and valley bottom meadowlands. Topography ranges from 5m AOD on the valley floor to 27m AOD on the valley sides. Integrity of valley disrupted by A14 and its slip roads. Wooded skylines prevail.
Landscape Patterns/Condition
Arable land on the edges of the valley and grassland along the river meadows which help separate Sproughton from Bramford to the north. The landscape is in generally reasonably good condition, but equine land use dominates the meadows north of Sproughton and vegetation along roadsides around the A14 slip roads would benefit from more regular management.
Existing Settlement Edge
Settlement is sharply defined by the river along the east side but well concealed within a vegetated edge. Edges are more porous along the little altered, northern edge. The most abrupt edges are found with 20th century development to the south east but this edge of the village is isolated and not easily perceived from the wider landscape.
Views and Visibility
Views along the river are small scale and scenic. Close to the river crossing, views focus on the built form of the old mill, the church and the historic thatched barns at Sproughton Hall. The meadows stretching north from the village edge are more open and are perceived as setting to the historic farmstead at Sproughton Hall in views from the B1113.
Cultural and Natural Heritage
Footpath along the river's edge to east provides recreation. Remnant historic parkland associated with Sproughton Manor on rising valley sides to northeast, containing numerous veteran trees. Listed buildings sit close to the edge of the village overlooking this area.
Perceptual qualities
Sproughton is set within a network of busy roads. Particular lack of tranquillity to the southeast, closest to the A14 corridor, and traffic congestion is experienced through the village throughout the day. More tranquil experience to the south along Church Lane.
Function
The river and its meadows provide undeveloped setting to the northern approaches to the village. SP3 separates Sproughton from Ipswich and includes the embanked carriageway of the A14.
Opportunities
Retain and enhance historic open setting along northern edge. Restore and enhance field boundary patterns in the southeast. Further screening to the A14 corridor.

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Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

## 6. Peripheral Area IP6: Land West of Ipswich

- 'This peripheral landscape lies to the west of Ipswich and comprises the Gipping Valley. Beyond the valley, the landscape forms an elevated plateau of farmland which is gently undulating and dissected by small streams. This landscape contains the valley side settlements of Sproughton and Bramford within Babergh and Mid Suffolk Districts respectively (refer to separate detailed assessments).

The Gipping Valley has historically been a transport corridor and focus for industry. In the late 19th century the Gipping Valley became an industrial corridor and the river was turned into a canal with the installation of numerous locks. In the following century various industries including mills, maltings and factories located at various points along the river. The sue of the river for transport declined with the introduction of the railway in the early 20th century, while the constriction of the A14 immediately to the east, between the valley and Ipswich, now provides easy access to new industry which has been located on the valley floor in the area around Great Blakenham to the north.

The sensitivity of this area lies in its small scale river valley character, natural and cultural heritage interest and as a valued recreational resource. The valley slopes are also valued in providing a buffer and sense of perceived separation between the existing urban edge of Ipswich and the Gipping Valley, the latter reading as part of the wider western setting to the town.

The valley sides around The Red House have a high sensitivity (despite being east of the A14 and in close proximity to the existing urban edge) due to their intact rural character, visual connectivity to the wider landscape to the west and high visibility. This area acts as an important setting both to the Gipping Valley and Ipswich. The land immediately to

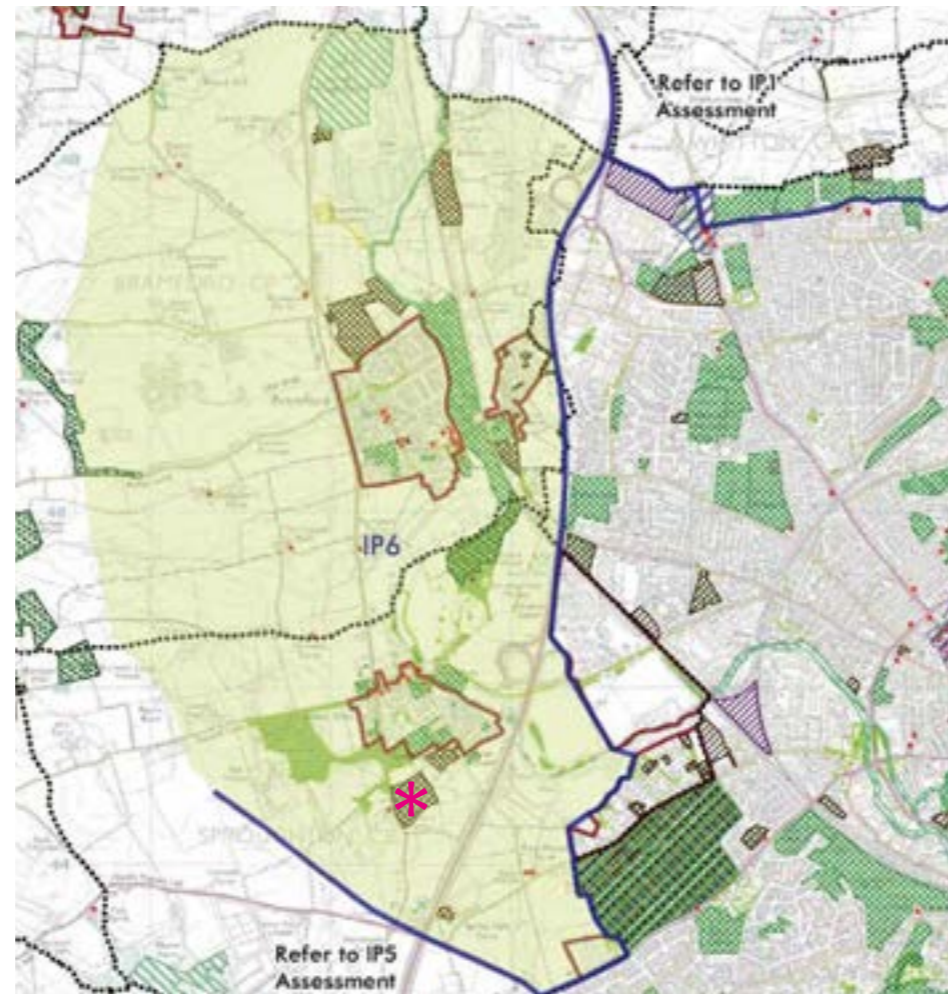


FIG. 6- Ipswich Fringe Settlement Analysis  
Source: Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018)

\* Author's Note: The Housing hatch in this zone may have been relevant at the time Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018) was published, but at the time of writing this assessment is no longer relevant.

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Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (July 2018)

the north forms part of the former sugar beet factory and is less sensitive due to its lower elevation. Nevertheless it sits adjacent to the river and offers opportunities to create a stronger river corridor for wildlife and recreation connecting land to the west into the heart of Ipswich. Beyond the A14 to the west, the Gipping valley retains many of its rural characteristics including small villages along the lower valley slopes. However, there are areas of development which have occurred incrementally - for example, in the area of the former Paper Mill and around the Suffolk Water Park. The river valley is sensitive to new clusters of development which have an urbanising influence and relate poorly to built form and historical character of the valley. The small scale and intimate character of the valley floor pastures and agricultural valley slopes would remain prominent and every effort taken to avoid visual and physical fragmentation. Landscape enhancement measures should include the planting of willow and alder along the watercourse, retention and restoration of valley floor meadows, and the planting of oak and ash on the valley sides. Additional planting around areas of development associated with existing settlements, or employment clusters should also be encouraged. Planting on the upper slopes of the valley sides will help to define and emphasise the valley landform and mitigate visual and noise intrusion from the A14 and edge of Ipswich.'

<b>Physical Character</b>
Valley side and valley floor landscapes ranging from c. 10m AOD to c. 30m AOD to the east and slightly higher ridges of c. 40m AOD to the west. The valley floor is relatively flat comprising meadows and plantations and some arable while the valley sides are predominately arable in medium to small scale fields with notable areas of woodland, particularly on upper slopes.
<b>Landscape Patterns/Condition</b>
Fragmentation of the valley landscape as a result of infrastructure and development. Visual clutter and urbanising influences as a result of signage and sporadic development. Loss of valley floor pastures to arable, lack of grazing or poplar plantations. Pylons cross the river valley to the north of Bramford. Nevertheless many parts of the river valley landscape and valley sides remain intact and have a strong sense of place.
<b>Existing Settlement Edge</b>
Housing on the edge of Ipswich is not readily apparent from this landscape due to its position set back from the lip of the valley and due to vegetation along the A14. The exception is the tall office building of Landmark House which is located in a prominent

position and is visible from many locations in the valley. Within the valley itself in the area of Chantry Cut / former Sugar Beet Factory the existing urban edge is fragmented and has an unkempt and disused character the river and canal (Chantry Cut) lost from view and relatively inaccessible. However to the south, housing on the southern valley slopes is well integrated and has a soft urban edge flanked by relatively intact agricultural land between the housing and A14. This landscape offers one of the most attractive approaches to Ipswich along the Hadleigh Road.
<b>Views and Visibility</b>
The topography of the valley sides means that many areas of the valley are highly visible and provide an agricultural setting to the valley landscape. In particular the open agricultural southern valley slopes in the vicinity of The Red House, between the A14 and existing urban edge are visually prominent giving rise to a rural context to Ipswich and the River Gipping as well as reinforcing perceptions that this section of the Gipping Valley is separate from Ipswich, the urban edge of which lies beyond. Church towers in Sproughton and Bramford villages are local landmarks.
<b>Cultural and Natural Heritage</b>
The Gipping Valley contains a range of valued habitats including meadows and reedbeds and supporting a rich variety of wildlife including a growing population of otters. On the valley sides there are notable areas of woodland. Bramford Meadows is a nature reserve. Cultural heritage is associated with the River Gipping 19th century industry including bridges, locks and watermills including Rushbrook Mill.
<b>Perceptual qualities</b>
Some noise intrusion from the A14 and railway and some urbanisation of the valley floor through signage, linear development along the roads, development of A14 junctions and road infrastructure serving industry around Great Blakenham. Away from these areas there is a sense of tranquility and strong sense of place.
<b>Function</b>
Important rural setting to Ipswich suburbs. Important physical and perceptual gap between the valley landscape and Ipswich. Important habitat network along river. Valued for recreation - formal (Suffolk Water Park), fishing lakes and informal - Gipping Way Long Distance Route.
<b>Opportunities</b>
Opportunities for landscape enhancement of the river valley reinforcing its role as a recreational and ecological corridor. This should include the redevelopment of the former sugar beet factory in a way which strengthens and reinforces the River Gipping and Chantry Cut area providing an appropriate landscape context to these waterways and enabling a stronger recreation and wildlife corridor connecting town and country.
Environmental initiatives may include the reinstatement of valley floor pastures, avoidance of signage and development which has an urbanising effect along the valley, avoidance of large scale industry which dominates the small scale and intimate patterns found in this landscape.

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## Sproughton Neighbourhood Plan: Landscape Appraisal

### 2.2 Important Gaps

1. The *Sproughton Neighbourhood Plan - Landscape Appraisal, Final Report* (February 2021) was prepared by Alison Farmer Associates to 'provide a robust evidence base to support policy development within the emerging Neighbourhood Plan. In particular the Neighbourhood Plan Group required land surrounding the settlement of the Parish to be assessed in detail to establish its sensitivity and capacity to accommodate housing / employment related development'.

2. 4.7 Important Gaps of the appraisal identifies:

- 'An important characteristic of Sproughton Parish is its perceived rural character and separation from Ipswich and Bramford. The presence and character of rural lanes in and around the village is a valued characteristic which reinforces these perceptions and offers quiet recreational routes for residents to easily connect to the wider landscape. Examples of rural lanes include *The Grindle* and *Church Lane* (which was severed by the A14 - although a pedestrian link exists as an underpass).

*Sproughton* lies in relatively close proximity to *Bramford* which in recent years has expanded to the south. Further development to the south of *Bramford* coupled with proposals to extend development to the northwest of *Sproughton* will result in a narrowing of the gap to c. 500m between these two villages. The open meadow landscape along the *River Gipping* and rural character of *Lorraine Way* is of critical importance in helping to retain a sense of separation. Similarly, the rural character of *Sproughton Road* between *Sproughton Bridge* and the roundabout to the A14 helps to reinforce a sense of separation between the village and *Ipswich* – the latter having extended over recent decades into the northeast of the parish. In both instances the open rural character of the rising land associated with *Sproughton Manor* also reinforces this sense of separation as it defines the valley and provides a rural context and backdrop to the village. It therefore physically, visually, and perceptually separates the village from *Ipswich*. Collectively retaining these areas (valley sides, valley floor and road network, as open and rural in character is therefore important, if *Sproughton's* individual identify is to be conserved. The area where an open gap is important to retain a sense of separation is illustrated on *Figure 4*. Incremental development which substantially reduces or undermines this gap, blocks important views to the surrounding landscape or intensifies urban character should be avoided.<sup>1</sup>

<sup>1</sup> *Sproughton Neighbourhood Plan - Landscape Appraisal, Final Report* (Alison Farmer Associates, February 2021), pg. .21

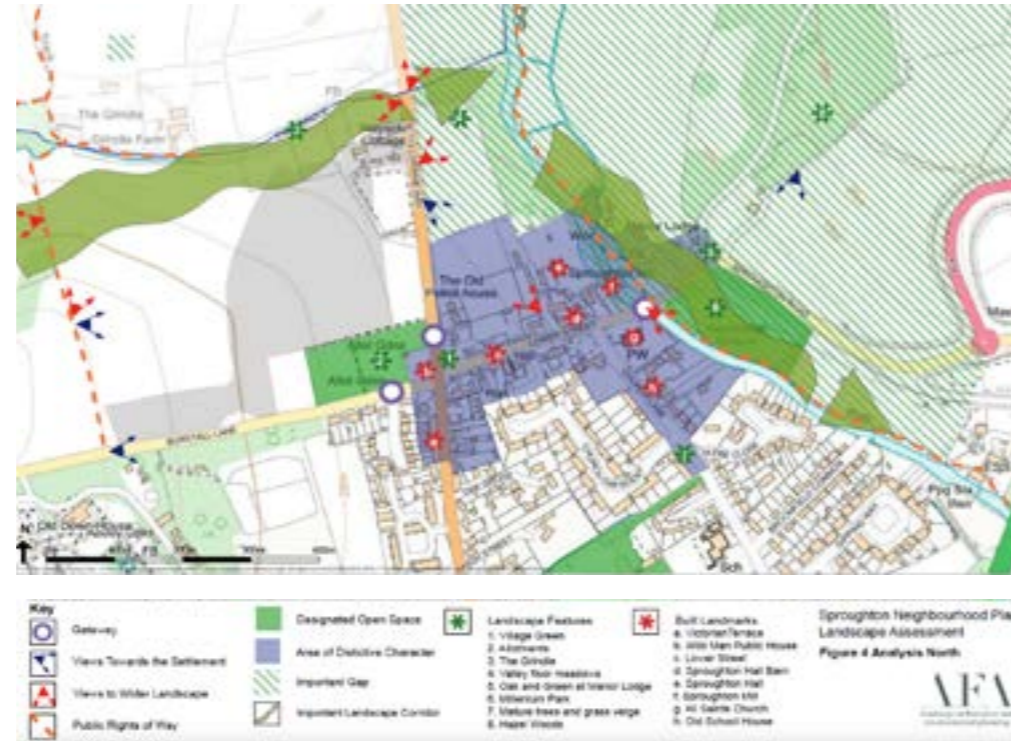


FIG. 7 - Sproughton Neighbourhood Plan Landscape Assessment Figure 4 Analysis North  
Source: *Sproughton Neighbourhood Plan - Landscape Appraisal, Final Report* (Alison Farmer Associates, February 2021)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Sproughton Neighbourhood Plan: Submission Plan (September 2022)

### 2.3 Settlement Gaps

1. Policy SPTN 8 - Settlement Gaps of the *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022) recognises the potential impacts settlement coalescence has on the unique identity of *Sproughton* villages:

- 'One of the characteristics of the Neighbourhood Area is the presence of distinct built-up areas separated by natural landscape. The Neighbourhood Plan Landscape Appraisal identifies the significance of these gaps, and it is essential that they are maintained to prevent coalescence of the parish with the urban area of *Ipswich* and the villages of *Bramford*, *Burstall* and *Copdock* and *Washbrook*. While planning policies focus most new development to within the defined Settlement Boundaries, particular caution will need to be exercised when considering any proposals for development that could lead to the weakening of these gaps, as illustrated on *Map 6*, and subsequent long-term coalescence of the identified built-up areas. Development in the Settlement Gaps between will not be supported unless it is in conformity with Policy SPTN 1 and there is no detrimental landscape impact and weakening of the gap'.

Policy SPTN 8 - Settlement Gaps states:

- 'The open and undeveloped nature of the Settlement Gaps, as identified on the Policies Map, will be protected from development to prevent coalescence and retain the separate identity of the settlements.

Development which is otherwise in conformity of Policy SPTN 1 will only be permitted within a Settlement Gap where:

- a) it would not undermine the physical and/or visual separation of the settlements and
- b) it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development'.<sup>2</sup>

<sup>2</sup> *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022), pps. 35, 36

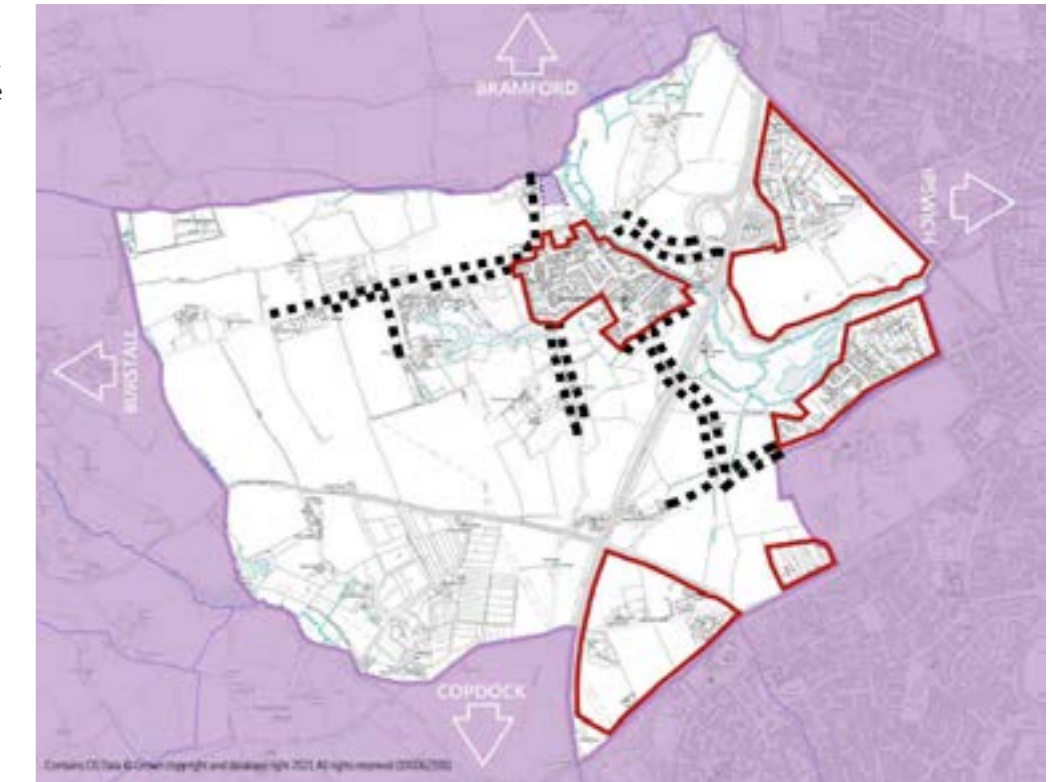


FIG. 8 - Map 6- Settlement Gaps  
Source: *Sproughton Neighbourhood Plan 2018-2037, Submission Plan* (September 2022)

# 02 DESKTOP REVIEW

## Sproughton Neighbourhood Plan 2018-2037 Independent Examiner's Report

Jane Fitzgerald White  
landscape architect

### 2.4 Independent Examiner's Report

1. The *Sproughton Neighbourhood Plan 2018-2037 Independent Examiner's Report* (24 July 2023) was prepared by Ann Skippers to assess whether the neighbourhood plan 'meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended)'.<sup>3</sup>
2. Following an examination of the Sproughton Neighbourhood Plan, Submission Plan (September 2022) and a visit to the parish, the examiner recommended to 'delete Policy SPTN 8, its supporting text and remove the proposed designation from the Policies Maps'<sup>3</sup> and provided the following rationale:

- 'The Landscape Appraisal identifies the importance of distinct and separate built up areas. It explains that an important characteristic of the Parish is its perceived rural character and separation from Ipswich and Bramford. In relation to the latter settlement, the document explains the village has expanded southwards towards Sproughton village. It states that the open meadow landscape along the River Gipping and rural character of Loraine Way is of critical importance in helping to retain a sense of separation. It continues that the rural character of Sproughton Road between Sproughton Bridge and the roundabout to the A14 is also important in reinforcing the sense of separation between Sproughton village and Ipswich.

The character of the rising land associated with Sproughton Manor is also important in defining the valley and providing a rural context to the village thereby physically, visually and perceptually separating the village from Ipswich.

The Landscape Appraisal therefore identifies a gap on its Figure 4. A Design Guidance and Codes document has been produced independently by AECOM as part of the work carried out on the Plan. This document also refers, as a general design guideline for new development, to the avoidance of coalescence development.

The Plan explains there is concern about coalescence with the urban area of Ipswich and the villages of Bramford, Burstall and Copdock and Washbrook. A number of settlement gaps have been identified. These are shown on Map 6 on page 36 of the Plan as dotted lines. This is different to the Landscape Appraisal which identified a larger, single area covering the areas described above. Therefore as far as I can see there is little detailed evidence to support the settlement gaps. I asked a question on this point and was directed

to the Landscape Appraisal.

There is therefore little evidence to support the settlement gaps as defined. I saw at my visit that some possibly do have merit as village edges or important gaps in the built environment. However, many of the gaps are not designated between areas of built development and seem to peter out.

Furthermore there is some ambiguity about how the settlement gaps are portrayed on the Policies Maps. It is not clear to me whether, as the gaps are portrayed along roads in the main whether it is only the frontage along the roads which might be subject to this policy or a wider area.

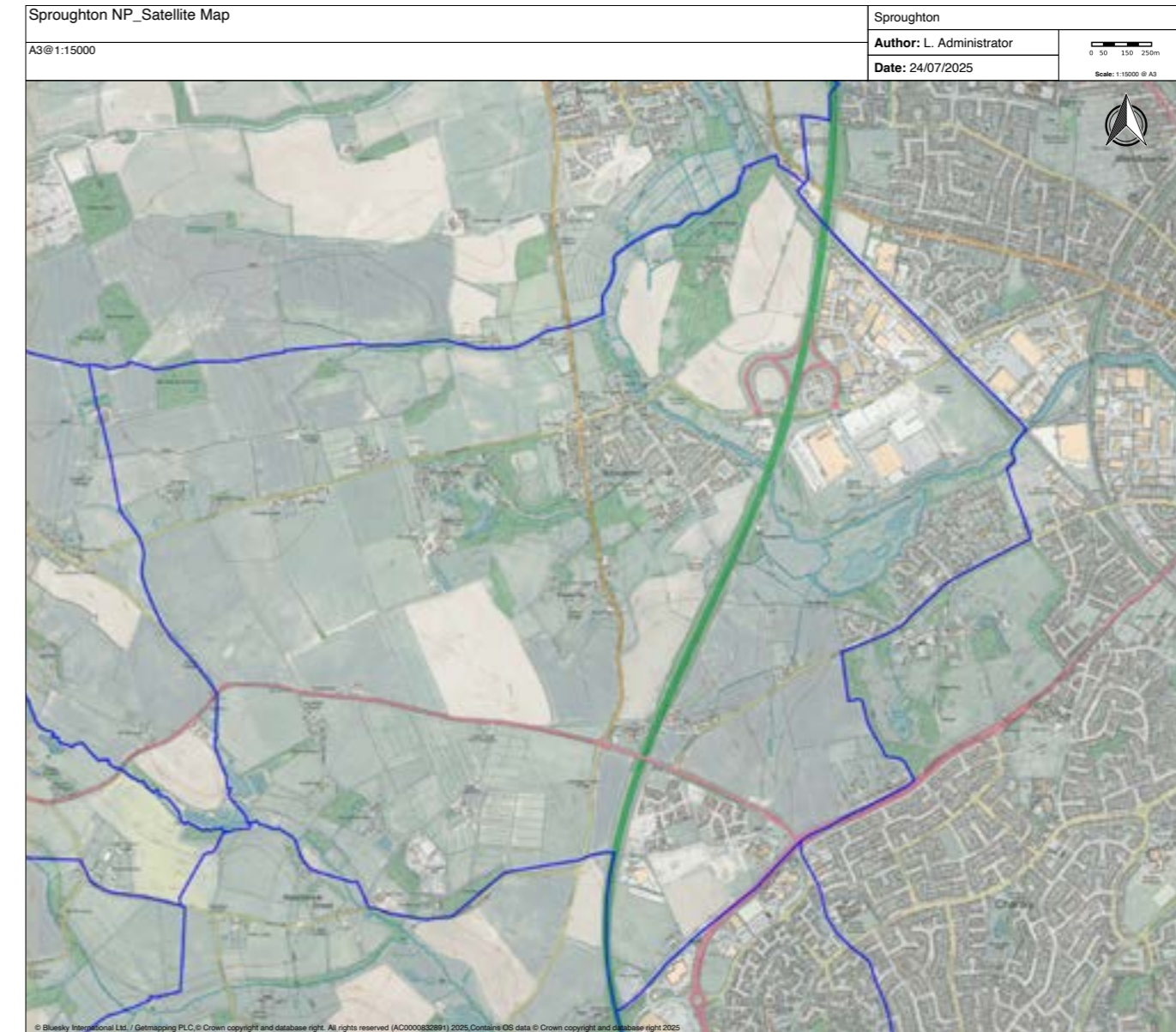
The combination of insufficient justification and a lack of clarity in how the policy might be applied leaves me with little option but to recommend deletion.'

<sup>3</sup> Sproughton Neighbourhood Plan 2018-2037 Independent Examiner's Report (Ann Skippers, 24 July 2023), pg 28

# 02 DESKTOP REVIEW

## Satellite Map

Jane Fitzgerald White  
landscape architect



**PARISH ONLINE**

Parish

FIG 9: Sproughton Parish - Satellite Map  
(Base map: www.parishonline.com, accessed 24/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Landscape Character Map



**Key**

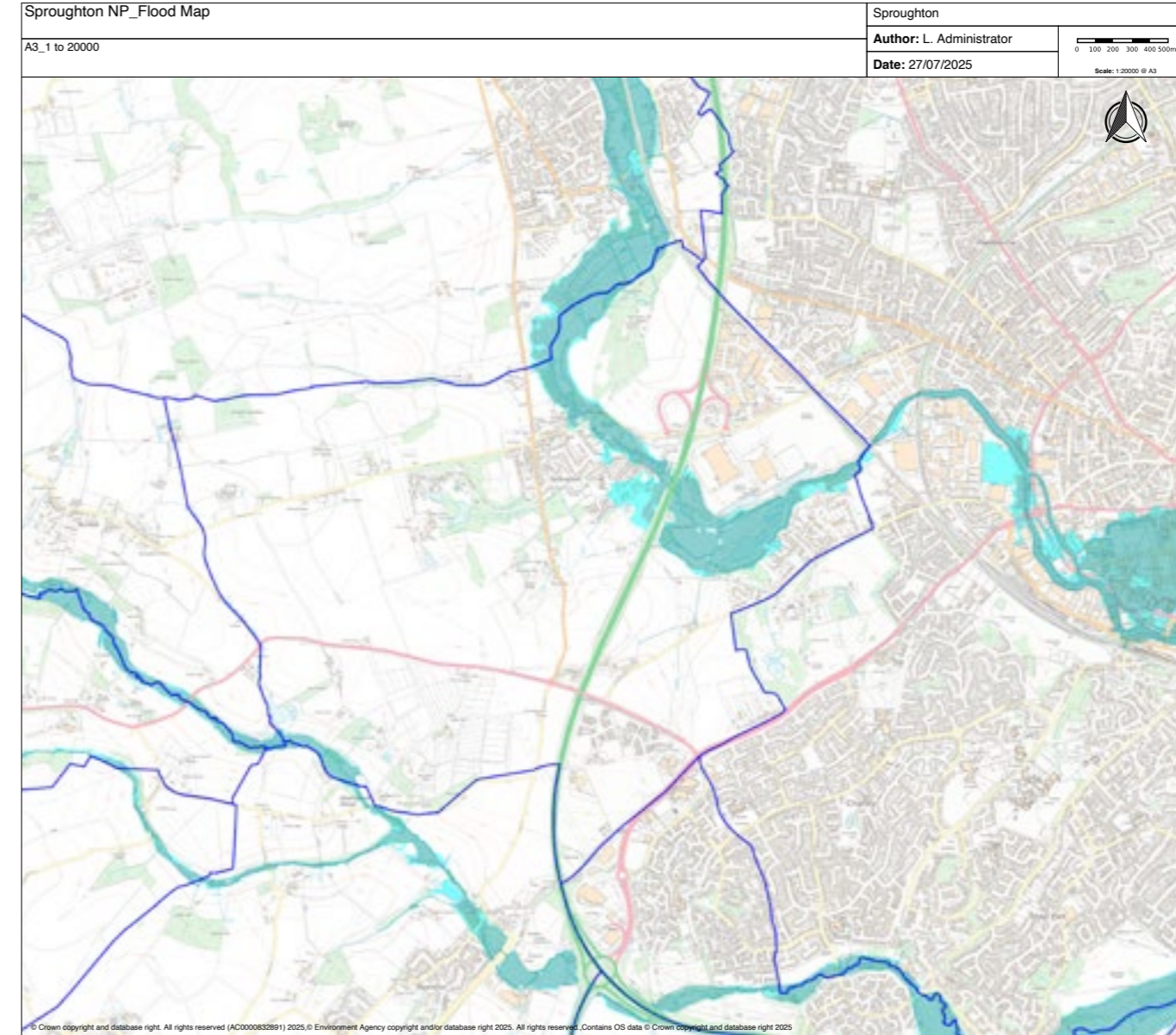
- Parish
- Ancient estate claylands
- Ancient estate farmlands
- Ancient plateau claylands
- Ancient rolling farmlands
- Coastal dunes & shingle ridges
- Coastal levels
- Coastal Waters
- Developed Nearshore Waters
- Estate sandlands
- Inland Navigable Waters
- Rolling estate claylands
- Rolling estate farmlands
- Rolling estate sandlands
- Rolling valley claylands
- Rolling valley farmlands
- Rolling valley farmlands & furze
- Saltmarsh & inter-tidal flats
- Settled chalklands
- Settled fenlands
- Undulating ancient farmlands
- International Ports & Approaches
- Nearshore Waters
- Offshore Waters
- Open coastal fens
- Planned fenlands
- Plateau claylands
- Plateau estate farmlands
- Plateau farmlands
- Rolling estate chalklands
- Undulating estate farmlands
- Urban
- Valley meadowlands
- Valley meadows & fens
- Wooded chalk slopes
- Wooded fens
- Wooded valley meadowlands
- Wooded valley meadowlands & fe

FIG 10: Suffolk Landscape Character Map  
(Source: <https://suffolklandscape.org.uk/map>, accessed 27/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Flood Map



**PARISH ONLINE**

**Flood Zones**

- FZ2
- FZ3

**Parish**

- Parish boundary

FIG 11: Sproughton Parish - Flood Map  
(Base map: [www.parishonline.com](http://www.parishonline.com), accessed 24/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Heritage Map

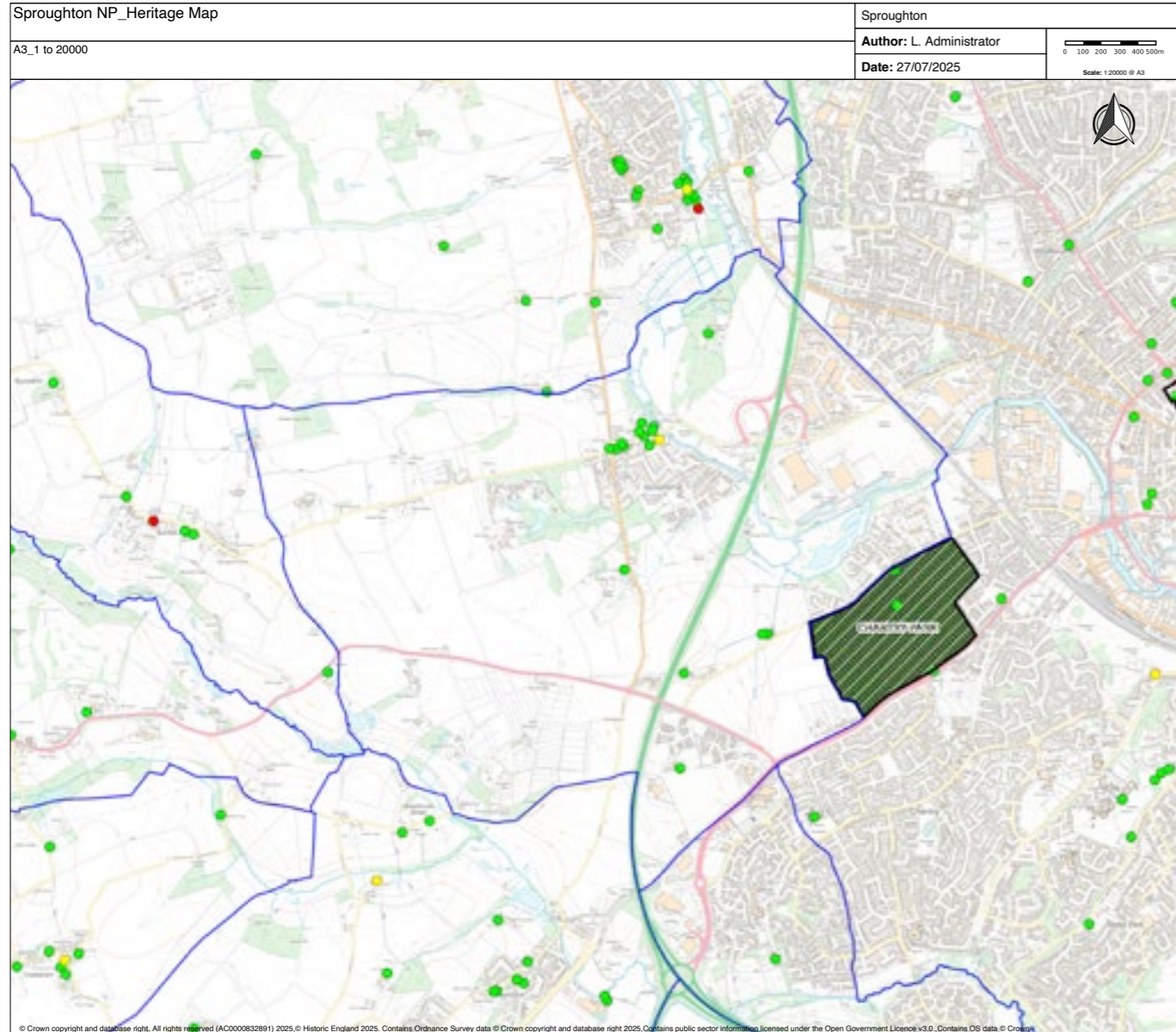


FIG 12: Sproughton Parish - Heritage Map  
(Base map: [www.parishonline.com](http://www.parishonline.com), accessed 24/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Site of Special Scientific Interest (SSSI) & Impact Risk Zone (IRZ) Map

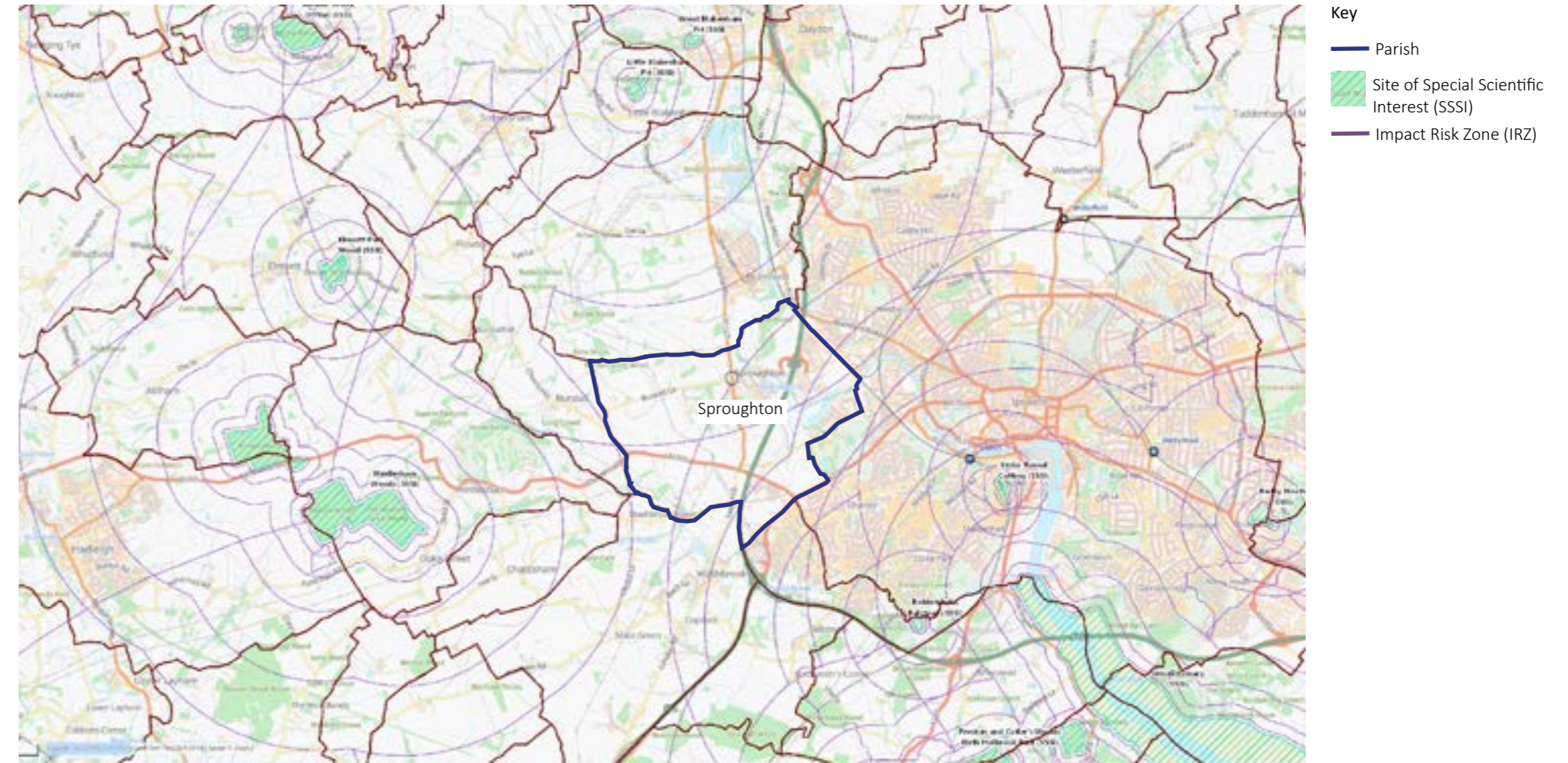


FIG 13: Sproughton Parish - Site of Special Scientific Interest (SSSI) & Impact Risk Zone (IRZ) Map  
(Source: <https://magic.defra.gov.uk/MagicMap.html>, accessed 24/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Woodland Priority Habitats Map



- Key
- Parish
  - Woodpasture & Parkland BAP Priority Habitat
  - Deciduous Woodland Priority Habitat

FIG 14: Sproughton Parish - Woodland Priority Habitats Map  
(Source: <https://magic.defra.gov.uk/MagicMap.html>, accessed 24/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Ancient Tree Inventory Map



- Key
- Parish
  - Ancient
  - Veteran
  - Notable
  - Lost
  - Unverified
  - Private (no access)
  - Star tree

FIG 15: Ancient Tree Inventory Map  
(Source: <https://ati.woodlandtrust.org.uk/tree>, accessed 27/07/25)

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Ancient Tree Inventory Map



FIG 16: OS Map 1884  
(Source: <https://maps.nls.uk>, accessed 27/07/25)

Historic os mapping illustrates the extent of agricultural land separating the villages of Bramford and Sproughton



FIG 17: OS Map 1886  
(Source: <https://maps.nls.uk>, accessed 27/07/25)

Historic os mapping illustrates the extent of agricultural land separating the Sproughton from Washbrook and Copdock to the south and from Ipswich to the west

Jane Fitzgerald White  
landscape architect

# 02 DESKTOP REVIEW

## Sproughton Parish Natural Heritage

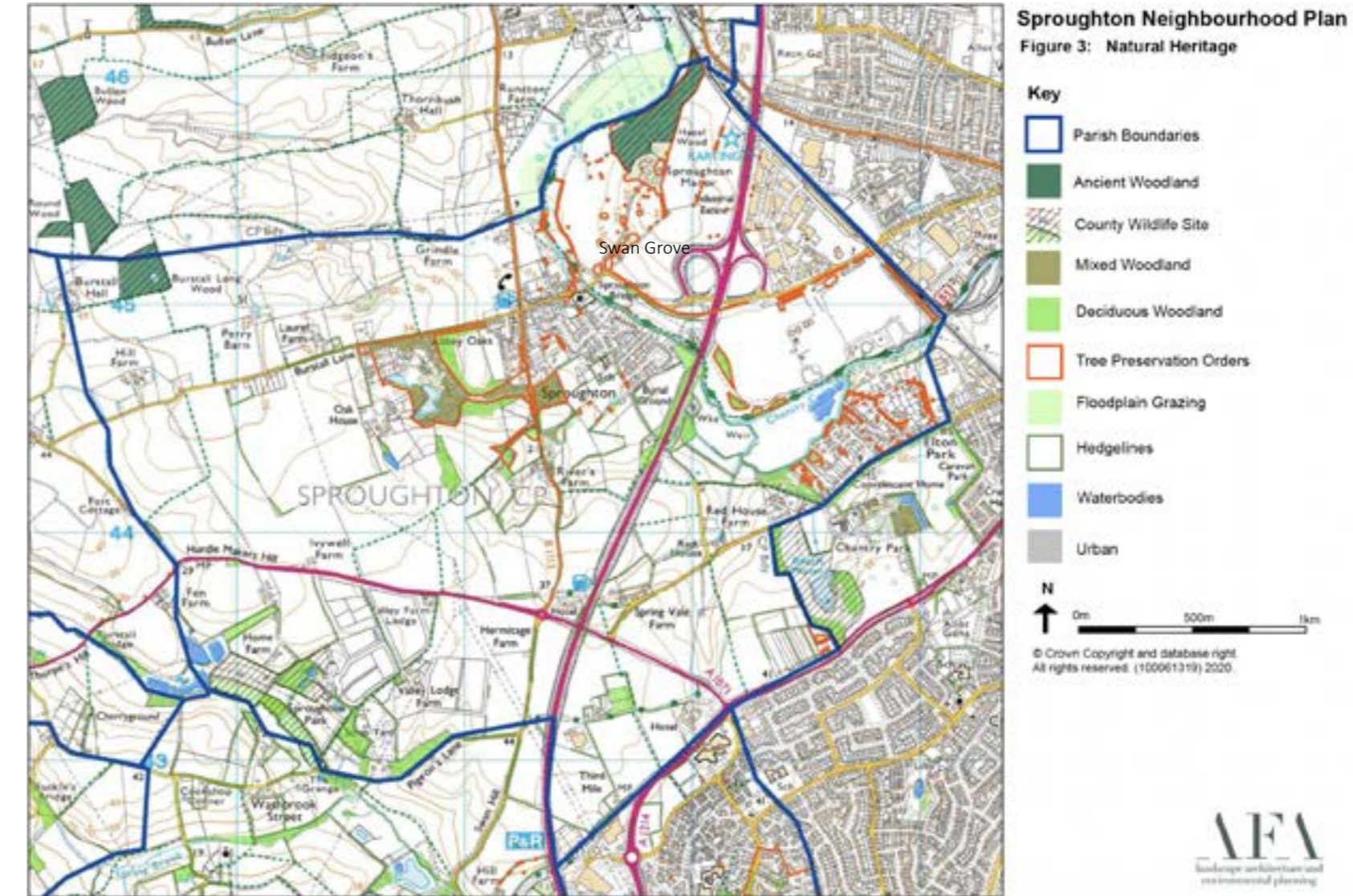
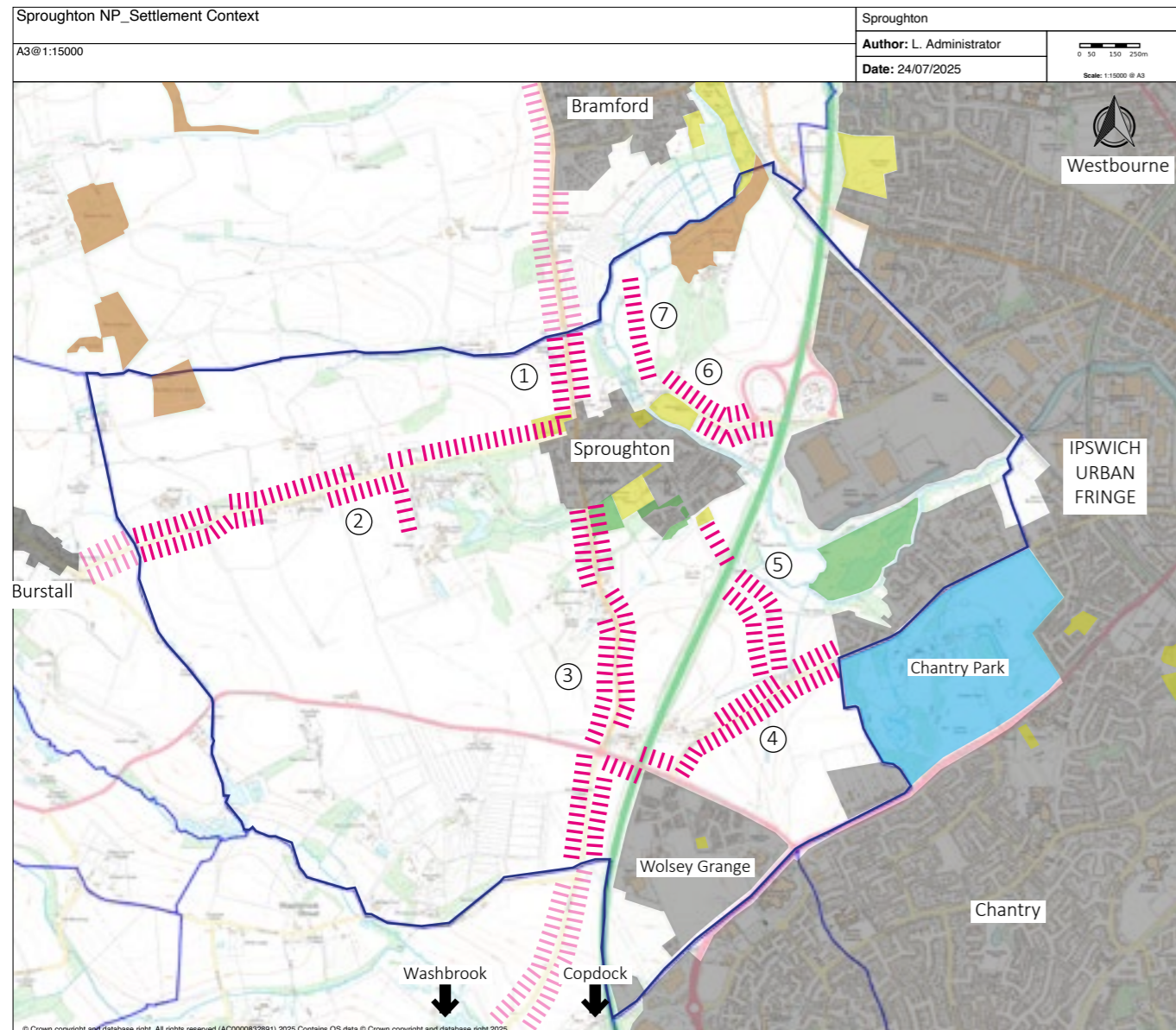


FIG 18: Sproughton Neighbourhood Plan- Natural Heritage  
(Sproughton Neighbourhood Plan Landscape Appraisal Final Report, February 2021, Alison Farmer Associates)

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

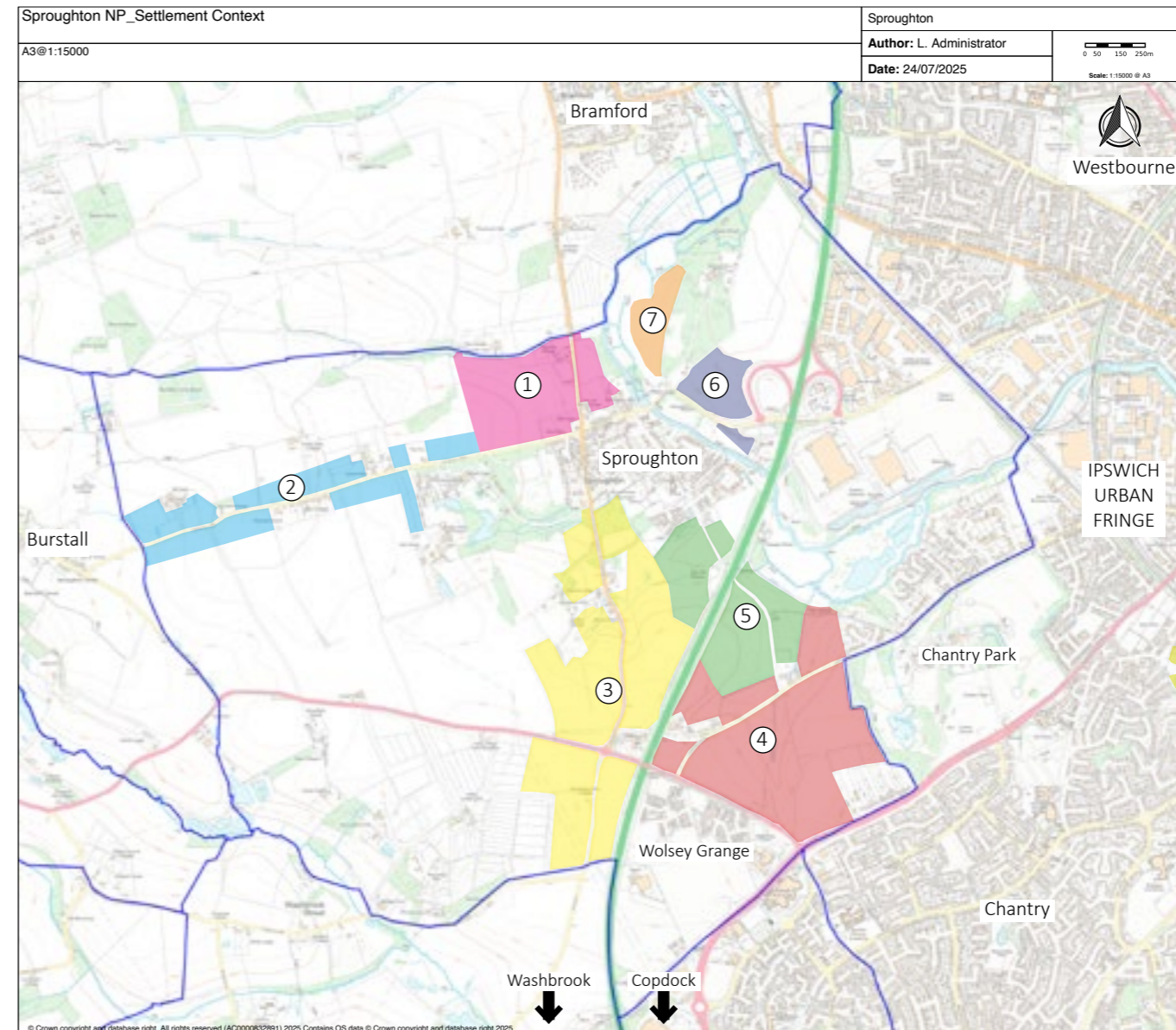
## Settlement Gap Context Plan



Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

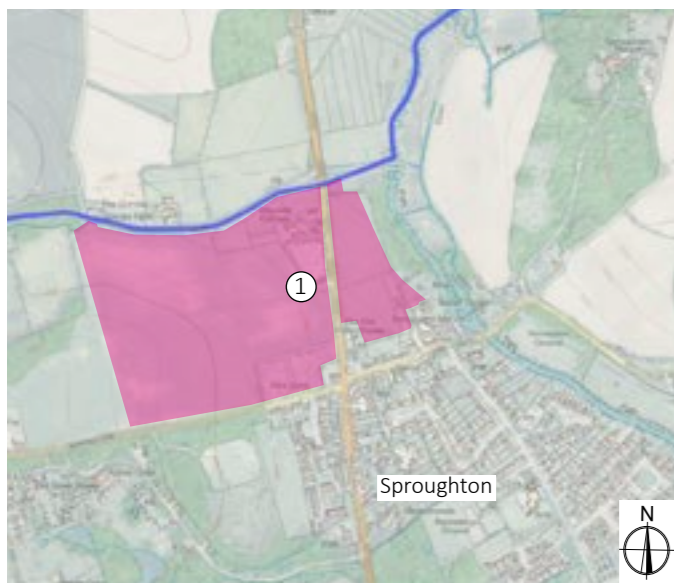
## Settlement Gap Plan



Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 1- Bramford Road (B1113)



**1. Bramford Road, looking south towards The Wildman pub**  
*Mature trees and vegetation contribute positively to the character of Sproughton's settlement edges, and create an enclosed, distinctly rural approach to the village*



**2. Bramford Road, looking north towards Wayside Cottage**  
*Mature trees and vegetation contribute positively to the character of Sproughton's settlement edges, and create an enclosed, distinctly rural approach to the village*

### Description

The land parcels define the rural northern approach to Sproughton, are bisected by Bramford Road (B1113) and abut the northern edge of Sproughton Parish. The parcels comprise open arable land and valley floor pasture. Mature trees, hedgerows and native vegetation enclose the road, framing views towards The Wildman pub (Grade II).

Land to the east of Bramford Road forms the setting for the River Gipping and the historic core of Sproughton, in particular the distinctive cluster of listed buildings: Sproughton Hall, the Root Barn, and Tithe Barn, with the tower of All Saints Church beyond. Arable farmland associated with the rising valley sides to the west is framed by the woodland at Abbey Oaks on Burstall Lane and rises up to connect with the ancient plateau claylands.

The land parcels are generally undeveloped, with a couple of detached dwellings, Sproughton Storage and the allotments.



**3. Bramford Road, looking north towards Bramford**  
*Mature trees and vegetation continue north along Loraine Way, beyond Sproughton parish boundary, towards Bramford*



**4. Bramford Road, looking east towards the River Gipping**  
*Breaks in roadside vegetation permit views across the valley floor pasture to the river opposite Wayside Cottage and The Grindle*

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 1- Bramford Road (B1113)



**5. Bramford Road, looking northeast towards the River Gipping**  
*The view demonstrates the open, undeveloped countryside characterising the floodplain west of the river, which links to the wider rolling estate farmland and plays an important role in the separation of Sproughton and Bramford villages*



**7. Bramford Road, junction with The Grindle, looking west**  
*A break in roadside vegetation illustrates the open, undeveloped agrarian landscape characterising Sproughton's wider valleyside setting*



**6. Bramford Road, looking southeast towards Sproughton Hall, the Root Barn, Tithe Barn & All Saints Church**  
*A break in roadside vegetation permits views towards Sproughton across an open, visually prominent and undeveloped pasture, contributing to the distinctiveness and character of the village's setting*



**8. Bramford Road, looking southwest towards the allotments & Burstall Lane**  
*This open, visually prominent and generally undeveloped parcel of arable contributes to the distinctiveness and character of the village's setting and settlement edges, helping to maintain its distinct identity and arrival point*



**9. Lower Street, looking north towards the pasture**  
*Due to a gap in built form, the pasture's open character defines the setting of the historic Root Barn and Tithe Barn in views northwards from Lower Street*

Jane Fitzgerald White  
*landscape architect*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 1- Bramford Road (B1113)

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises open arable and valley floor pasture which characterise the northern fringes of Sproughton. A couple of detached dwellings, a storage yard and the allotments are located to the west of Bramford Road.	<ul style="list-style-type: none"> <li>Preserve the existing open character of the arable and valley floor pasture as these form the setting for Sproughton's northern fringe</li> <li>Protect the generally undeveloped character of the land parcel and avoid inappropriate development which irreversibly alters the current land use; avoid development which substantially reduces or undermines this gap, blocks views and engenders urban character</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap represents the southern part of a wider gap providing a distinct physical and perceptual sense of separation between Sproughton and Bramford and links to the valley meadowlands along the river to the east and the more elevated rolling valley farmlands to the west. The gap is characterised by mature vegetation and trees, which enclose Bramford Road and Loraine Way (B1113) and create a strong, distinct sense of separation between the two villages.	<ul style="list-style-type: none"> <li>Preserve the existing connections between these land parcels and the wider riparian landscape to the west and the rolling valley farmland to the east; avoid inappropriate development which blocks key views</li> <li>Protect the mature leafy character of Bramford Road by avoiding incremental development which substantially reduces or undermines this gap, as it forms part of the wider green corridor separating Sproughton from Bramford</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap boundaries are defined by the floodplain to the east; the western extent aligns with PRoW 9. The south boundary is defined by the allotments and Burstall Lane.		
Contributes to setting	The gap is characterised by the open, rolling agrarian landscape to the west and the more intimate floodplain landscape to the east which contribute to the distinctive valley character defining the setting of Sproughton and the character of its northern settlement fringes. The mature vegetation enclosing Bramford Road contributes to the rural leafy character defining the village's northern approach. Breaks in this vegetation provide open, longer distance views southeastward to Sproughton's historic core and southwestward towards the wooded edges of Burstall Lane.	<ul style="list-style-type: none"> <li>Preserve the extensive arable land to the east and the intimate pasture to the west as these form the setting for the village and communicate Sproughton's tucked away river valley location and its relationship to the wider rolling agrarian landscape</li> <li>Protect the rural and mature leafy character defining Sproughton's northern approach, as this forms part of the wider green corridor physically separating Sproughton from Bramford</li> </ul>	OS and satellite mapping; photos
Visually prominent	The approach to Sproughton from the north is generally enclosed by mature trees and vegetation. Breaks in this vegetation create open views where land parcels to the east and west are more visually prominent from the road. The visual prominence of these land parcels increases when experienced from the northern fringes of the village, from the allotments, looking eastward from PRoW 9, and travelling east along Burstall Lane.	<ul style="list-style-type: none"> <li>Protect the open views towards Sproughton's historic core from Bramford Road</li> <li>Preserve the open character of the pasture west of Sproughton Hall by avoiding inappropriate development which blocks important views</li> <li>Conserve the open and expansive character of the arable land west of Bramford Road to preserve the village's rural agrarian context</li> </ul>	OS and satellite mapping; photos

Jane Fitzgerald White  
*landscape architect*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 1- Bramford Road (B1113)

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zone (IRZ) of Little Blakenham Pit Site of Special Scientific Interest (SSSI).	<ul style="list-style-type: none"> <li>The SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> </ul>	MAGIC, Natural England
Ecological value	The western parcel of land comprises unmanaged pasture which abuts the floodplain meadows along the River Gipping and its associated riparian corridor and Priority Habitat woodland. The northern edge of the eastern land parcel abuts The Grindle and its associated mature wooded edges and stream. The gap is bisected by mature trees and vegetation which form part of a wider green corridor extending along the road northward towards Bramford.	<ul style="list-style-type: none"> <li>Preserve the unmanaged pasture as this forms part of the wider riparian corridor and floodplain meadow habitat associated with the river; this corridor is of importance to wildlife</li> <li>Protect the mature wooded edges of Bramford Road as these form part of the wider green corridor running north along Loraine Way (B1113)</li> <li>Protect and enhance the wooded edges of The Grindle as these link to pockets of woodland situated to the west</li> </ul>	MAGIC, Parish online maps, satellite mapping
Heritage	The western parcel of land forms the setting for Sproughton Hall, the Root Barn, Tithe Barn and All Saints Church. The northern end of the gap abuts the proposed Sproughton Conservation Area and the Old Police Station, a non-designated heritage asset. This section of Bramford Road follows the route of the historic Roman Road.	<ul style="list-style-type: none"> <li>Protect the open character of the pasture which forms the setting for Sproughton's historic core in views from Bramford Road and Lower Street</li> <li>Preserve the leafy character of the northern end of Loraine Way as it provides the setting for the proposed Sproughton Conservation Area</li> </ul>	Historic England; Photos
Recreation	The land parcel includes the Allotments, a designated Open Green Space and Local Green Space. The footway along Loraine Way and Bramford Road (B1113) connects Bramford to Sproughton, and is well used by the local community to access the wider PRoW network. Views to the west across the valley floor pasture towards Sproughton and views to the east across the open arable towards Burstall Lane are available from this footway, through breaks in roadside vegetation. The land parcel abuts PRoW 9 where open views looking west across the open arable towards Sproughton, the river valley and the wider, elevated wooded slopes associated with Sproughton Manor to the east are available along its full length	<ul style="list-style-type: none"> <li>Preserve the open character of the arable surrounding the allotments as this provides amenity value for recreational users</li> <li>Protect open views towards the River Gipping, Sproughton's historic core and across open arable land to the east from the footway along Loraine Way</li> <li>Conserve the amenity value associated with the expansive open views westward from PRoW 9</li> </ul>	Parish online maps, satellite mapping, photos, Natural England mapping
Local Green Space (LGS), or similar policy	The land parcel includes the Allotments, a Local Green Space.	<ul style="list-style-type: none"> <li>Preserve the open character of the arable surrounding the allotments as this provides amenity value for recreational users</li> </ul>	OS and satellite mapping; photos; Sproughton Neighbourhood Plan

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 2- Burstall Lane



**1. Burstall Lane, looking west towards the allotments**  
*Mature trees & vegetation enclose the eastern end of Burstall Lane defining the rural character of Sproughton's western arrival point*

### Description

The land parcels defining the rural western approach to Sproughton are bisected by Burstall Lane and abuts the southern extents of Settlement Gap 1. The parcels comprise open arable land, some of which is enclosed by mature hedgerows, most where hedgerow boundaries are notably absent. Mature trees and hedgerows define the western edge of West View Abbey Oaks. Scattered settlement is nestled within mature tree groups and vegetation.

The rolling valley farmland north of Burstall Lane forms the wider agrarian setting defining the northwestern fringes of Sproughton. Arable land to the south connects with the wider ancient plateau claylands and the woodland Priority Habitat associated with Abbey Oaks to the east.

The land parcels are generally undeveloped and possess an important role in separating small settlement clusters situated between Sproughton and Burstall.



**2. PRoW 9, looking south towards Burstall Lane & the woodland at Abbey Oaks**  
*The extensive tract of open arable and mature woodland are visually prominent from Sproughton's northwestern settlement edge and along the western approach to the village, contributing positively to the character of Sproughton's settlement fringes and western arrival point*

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 2- Burstall Lane



**3. PRoW 9 on Burstall Lane, looking west towards Sproughton**  
*The elevated position combined with absent hedgerow boundaries create a visual link across the open arable towards Sproughton, the river valley and wider rolling estate farmland*



**4. PRoW 9, south end, looking east towards Sproughton**  
*The elevated position and visual prominence of this arable parcel combined with its open and extensive character create a strong visual link towards Sproughton, the river valley, the wooded slopes of parkland associated with Sproughton Manor and wider rolling estate farmland*



**5. Burstall Lane, looking west towards Oakdene**  
*Mature trees and vegetation reinforce the physical separation between settlement clusters, contributing positively to the rural and intimate character of Sproughton's western approach*



**6. PRoW 3, looking north towards Burstall Long Wood**  
*Due to the open character of the plateau landscape, the Ancient Woodland is a highly noticeable feature defining the distant horizon*



**7. Burstall Lane, looking west to Cherwell House**  
*Scattered settlement is nestled within mature vegetation; absent hedgerows permit open views across arable reinforcing the rural character of Burstall Lane*

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 2- Burstall Lane



**8. PRoW 3, looking south towards Burstall Lane**  
*Visually prominent extensive tracts of undeveloped and open arable farmland surround scattered settlement clusters nestled within groups of mature trees and vegetation, preventing coalescence of development along Burstall Lane*



**9. Burstall Lane, looking east towards Burstall**  
*Extensive tracts of undeveloped and open arable farmland provide long distance views across the plateau reinforcing the distinct sense of separation between Sproughton and Burstall*



**10. PRoW 2, looking north towards Burstall Lane**  
*The plateau landscape grants long distance views across the western part of the parish. Extensive tracts of undeveloped and open arable farmland are visually prominent; therefore scattered settlement and associated trees are highly noticeable features on the horizon*



**11. Burstall Lane, looking east to Cherwell House**  
*Open arable and mature trees and hedgerows characterise the rolling valley farmland defining the rural context of, and the distinct separation between, Burstall and Sproughton*

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 2- Burstall Lane

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap predominantly comprises open arable, with some enclosed parcels of pasture or arable, mature trees and hedgerows, which combine to characterise the strongly rural western approach to Sproughton. Small clusters of settlement intersperse extensive agricultural land parcels.	<ul style="list-style-type: none"> <li>• Preserve the open and undeveloped agricultural land by avoiding incremental development which reduces or undermines the existing sense of separation between settlement clusters, as these gaps form the setting for Sproughton's rural western arrival</li> <li>• Protect the generally undeveloped character of the land parcels and avoid inappropriate development which irreversibly alters the current land uses and introduces noticeable urban influences</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap represents the eastern extent of a wider gap providing separation between Sproughton and Burstall and links the rolling valley farmlands to the plateau to the north, south and west. The gap is characterised by extensive open tracts of arable, enclosed pasture, mature trees, hedgerows and vegetation, which combine to create a strong sense of physical, visual and perceptual separation between Sproughton and Burstall.	<ul style="list-style-type: none"> <li>• Preserve the open and undeveloped arable farmland character and its existing connections with the wider valley plateau landscapes; avoid incremental development which blocks important views</li> <li>• Prevent new development from eroding the existing gaps between scattered settlement clusters to protect the rural sense of separation between Sproughton and Burstall</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap is defined by settlement clusters along Burstall Lane. The eastern extent abuts the allotments and woodland at Abbey Oaks. The western edge is contained by the parish's west boundary. The northern and southern boundaries align with settlement rear gardens. The south boundary extends along the west side of West View Abbey Oaks.		
Contributes to setting	The gap is characterised by open, rolling valley farmlands to the north, plateau farmlands to the south and west, which contribute to the distinctive rural agrarian character defining the village's setting and the character of its northern and western settlement fringes. The mature woodland and vegetation enclosing Burstall Lane contributes to the intimate, rural and leafy character defining the village's rural western approach. Elevation and absent hedgerows combine to provide open, long distance views eastward towards Sproughton, the wooded slopes of parkland associated with Sproughton Manor and the urban fringes of Ipswich.	<ul style="list-style-type: none"> <li>• Preserve the open character of arable farmland separating The Firs from the allotments as this plays an important role in communicating the village's valleyside setting</li> <li>• Conserve the intimate, mature leafy character defining the rural character of Sproughton's western approach</li> <li>• Protect the open, undeveloped farmland which provides long distance views across the plateau landscape towards settlement and Ancient Woodland</li> </ul>	OS and satellite mapping; photos
Visually prominent	Due to Burstall Lane's valleyside and elevated plateau location combined with the absence of hedgerow boundaries, the open tracts of arable farmland are visually prominent. The land parcel west of the allotments is visually prominent along the western approach to the village and plays an important role in communicating Sproughton's valleyside setting.	<ul style="list-style-type: none"> <li>• Protect open views across arable towards Sproughton and the wider valleyside landscape to the west and northwest</li> <li>• New development associated with existing settlement clusters and farms should avoid prominent elements likely to be visible from a long distance</li> </ul>	OS and satellite mapping; photos

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

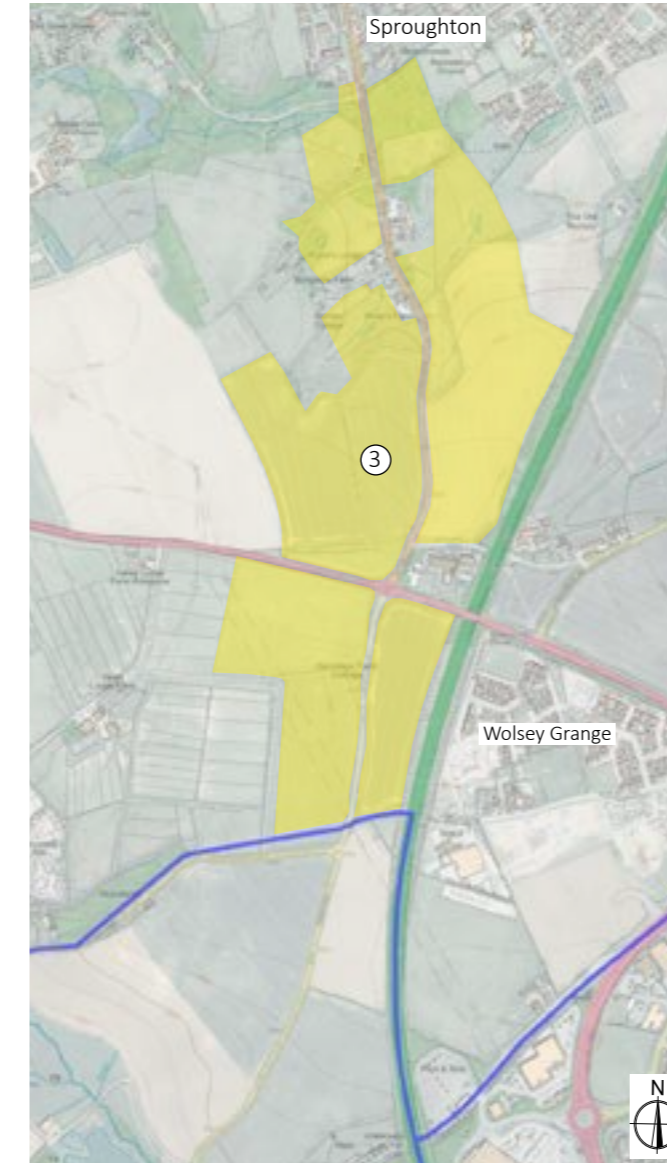
## Settlement Gap 2- Burstall Lane

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zone (IRZ) of Little Blakenham Pit Site of Special Scientific Interest (SSSI).	<ul style="list-style-type: none"> <li>The SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> </ul>	MAGIC, Natural England
Ecological value	The eastern land parcel south of Burstall Lane abuts the Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitats associated with Abbey Oaks. Mature trees, hedgerows and vegetation enclosing Burstall Lane connect with this woodland habitat and the wider hedgerow network. A couple of veteran and notable oaks are present along the arable margins north of Burstall Lane.	<ul style="list-style-type: none"> <li>Protect notable and veteran trees</li> <li>Preserve and enhance the mature trees and hedgerows enclosing Burstall Lane as these link with the Priority Habitats at Abbey Oaks and the wider field hedgerow network</li> <li>Reinstate lost hedgerows where long distance views will not be compromised, and restore fragmented hedgerows</li> </ul>	MAGIC, Woodland Trust Ancient Tree Inventory, Parish online maps, satellite mapping
Heritage	The east end of Burstall Lane provides the leafy setting for The Wildman pub (Grade II). The gap provides long distance views looking northeastward towards the wooded slopes of parkland associated with Sproughton Manor.	<ul style="list-style-type: none"> <li>Protect the mature leafy setting for The Wildman pub</li> <li>Preserve the open character of long distance views across the extensive arable west of the allotments where the wooded parkland setting of Sproughton Manor can be experienced; avoid incremental development which blocks these important views</li> </ul>	Historic England; Photos
Recreation	The land parcel abuts the Allotments, a designated Open Green Space and Local Green Space. Burstall Lane is well used by the local community to access the wider PRoW network. Open views to the west across arable farmland towards Sproughton and northwest towards the river valley and the wooded slopes of parkland at Sproughton Manor are available from the road. The land parcel abuts the southern end of PRoW 9, where open views looking west across arable towards Sproughton, the river valley and the wider, elevated rolling estate farmland to the east are available along its full length. The gap also includes the northern section of PRoW 2 and the southern part of PRoW 3, where extensive long distance views across the wider plateau and rolling valley landscape across the open arable farmland are available	<ul style="list-style-type: none"> <li>Preserve the open character of the arable surrounding the allotments as this provides amenity value for recreational users</li> <li>Protect open views across arable farmland from Burstall Lane towards the River Gipping and the wooded parkland at Sproughton Manor</li> <li>Conserve the amenity value associated with the expansive open views westward from PRoW 9 and the long distance views from PRoWs 2 and 3</li> </ul>	Parish online maps, satellite mapping, photos, Natural England mapping
Local Green Space (LGS), or similar policy	The land parcel abuts the Allotments, a Local Green Space.	<ul style="list-style-type: none"> <li>Preserve the open character of the arable surrounding the allotments as this provides amenity value for recreational users</li> </ul>	OS and satellite mapping; photos; Sproughton Neighbourhood Plan

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 3- B1113



### Description

The land parcels define the southern approach to Sproughton from the plateau landscape as it descends to the Gipping Valley and are bisected by the B1113 and Swan Hill. The parcels comprise open arable farmland associated with the plateau, where hedgerow boundaries are notably absent. This transitions to the pastoral tributary valley characterised by mature oaks.

The plateau landscape provides expansive views north and northeastward across the wooded rolling valley farmland and urban fringes of Ipswich.

Settlement is tucked away amidst mature established vegetation. Combined with the intimate descent into the valley and the wooded edges of pasture, this presents a strongly rural character defining the village's southern approach, physically and perceptually separating it from settlement associated with Wolsey Grange and Chantry to the southeast.



2. B1113, looking south towards Abbey Oaks Gatehouse  
*The non-designated heritage asset is nestled amongst mature trees; mature woodland encloses the southern approach to the village contributing to its strong rural character*



1. B1113, looking south towards Abbey Oaks Gatehouse  
*Mature woodland, trees & vegetation screen built form and enclose Sproughton's southern arrival point*



3. B1113, looking south towards The Rookery  
*Settlement is nestled within mature trees and woodland, contributing positively to the rural character of Sproughton's southern settlement fringe and approach*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 3- B1113

Jane Fitzgerald White  
landscape architect



4. B1113, near the Beagle Pub, looking north towards Ipswich

*The elevated position and absence of hedgerow boundaries combine to make this open and extensive arable parcel visually prominent on the southern approach to Sproughton. The land parcel provides a strong visual link between the plateau farmlands to the south and the distant wooded valley slopes which physically separate Sproughton from the western urban fringes of Ipswich*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 3- B1113

Jane Fitzgerald White  
landscape architect

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises open arable farmland on the higher plateau which transitions to intimate tributary valley pasture, enclosed with mature woodland, trees and hedgerows. These combine to characterise the strongly rural southern approach to Sproughton. Small clusters of settlement and scattered dwellings are generally nestled within groups of mature trees and vegetation. The elevated land parcels provide open views north and northwestward towards the river valley and urban fringes of Ipswich.	<ul style="list-style-type: none"> <li>Protect the open and undeveloped character of the plateau farmland and avoid inappropriate development which irreversibly alters the current land uses and blocks key views</li> <li>Preserve the intimate wooded and rural character of the village's south approach to maintain the sense of separation between settlement clusters and the village ; avoid incremental development which reduces or undermines this gap</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap provide a distinct sense of physical and perceptual separation between Sproughton, Wolsey Grange and the residential neighbourhood of Chantry. The land parcels link the plateau farmlands to the south with the river valley and rolling valley farmlands to the north and west. The gap is characterised by open arable, enclosed pasture, mature woodland, trees and vegetation, which create a strong sense of rural separation between Sproughton and the neighbouring settlements at Wolsey Grange and Chantry.	<ul style="list-style-type: none"> <li>Preserve the open character of the plateau farmlands and their existing connections with the wider plateau and rolling valley sides</li> <li>Protect the mature woodland and trees which contribute to the strong sense of rural separation between Sproughton and settlements to the west</li> <li>Prevent new development from eroding the existing gaps between the settlement along the B1113 leading to Sproughton</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap is defined by the village's southern settlement edge and settlement along the B1113. The southern extent abuts the parish boundary on Swan Hill. The western edge abuts the A14 and follows the field alignment west of the B1113. The eastern extent is aligned to arable boundaries.		
Contributes to setting	The elevated and open arable farmland descends to the intimate and sinuous Gipping Valley, contributing to the distinct and rural character defining the setting of Sproughton's south approach, distinguishing it from the more urban character of Wolsey Grange and Chantry. Elevation and absent hedgerows provide open, long distance views to the wooded, rolling valley farmland to the north and west, communicating Sproughton's concealed valley floor location.	<ul style="list-style-type: none"> <li>Protect the rural, mature wooded character defining Sproughton's southern approach by avoiding incremental development which reduces or undermines this gap</li> <li>Preserve the open character of plateau farmland by avoiding development which blocks key views as these elevated land parcels play an important role in communicating the village's tucked away position within the Gipping Valley</li> </ul>	OS and satellite mapping; photos
Visually prominent	Due to the southern extent of the B1113's elevated plateau location and the absence of hedgerow boundaries, the open arable farmland is visually prominent and plays an important role in communicating Sproughton's position within the Gipping Valley and its physical separation from Ipswich.	<ul style="list-style-type: none"> <li>Protect the open views towards the river valley and rolling valley farmlands to the north and west by avoiding visually prominent development which obscures and undermines the existing open aspect</li> </ul>	OS and satellite mapping; photos

Jane Fitzgerald White  
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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

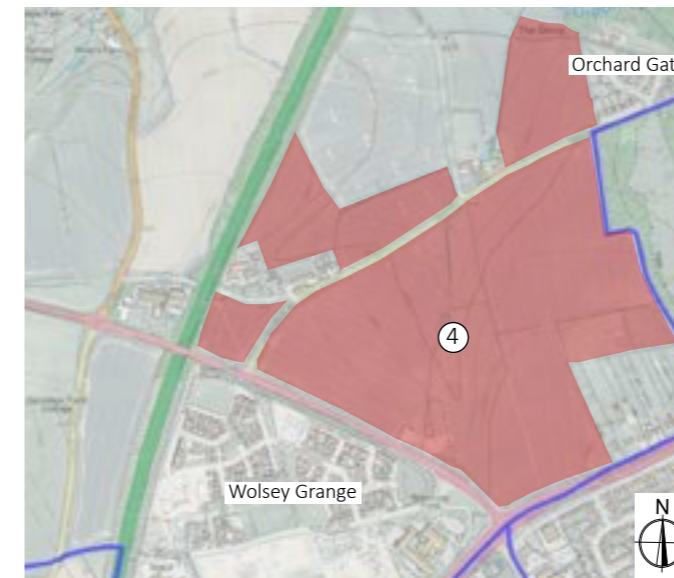
## Settlement Gap 3- B1113

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zone (IRZ) of Little Blakenham Pit Site of Special Scientific Interest (SSSI).	<ul style="list-style-type: none"> <li>The SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> </ul>	MAGIC, Natural England
Ecological value	Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitats, mature trees and hedgerows enclose the B1113 leading to Sproughton. These connect with the wider hedgerow network defining the valley floor pasture. Two Ancient oaks are present at Rivers Farm / Court. The eastern edge of the land parcel is enclosed by the mature woodland defining the A14 corridor which connects to the wider Priority Habitats and river valley to the north. Grove Wood is a Local Green Space which connects to Chantry and Abbey Oaks wildlife corridor.	<ul style="list-style-type: none"> <li>Protect ancient trees</li> <li>Preserve and enhance the mature woodland, trees and hedgerows enclosing the B1113 and the wooded A14 corridor as these link with Priority Habitats, the river valley to the north and wider field hedgerow network</li> <li>Reinstate lost hedgerows and manage to preserve important long distance views; restore fragmented hedgerows to form robust connections to existing woodland and the wider hedgerow network</li> </ul>	MAGIC, Woodland Trust Ancient Tree Inventory, Parish online maps, satellite mapping, Sproughton Neighbourhood Plan
Heritage	The northern end of the B1113 provides the wooded setting for the proposed Sproughton Conservation Area. The gap abuts Prynck's Lodge (Grade II) and Abbey Oaks Gatehouse, a non-designated heritage asset. The northern section of the B1113 follows the route of the old Roman Road.	<ul style="list-style-type: none"> <li>Protect the mature wooded character of the B1113 as it provides the setting for heritage assets and the proposed Sproughton Conservation Area</li> </ul>	Historic England, Parish online maps, Photos
Recreation	The gap includes Grove Wood, a publicly accessible, privately owned Local Green Space, and connects to PRoW 13 and 21, which interlink with the wider PRoW network. The roadside footway links the village with Grove Wood and the wider PRoW network. Extensive views northwest towards the rolling valley farmland and urban fringe of Ipswich are possible from PRoW 21.	<ul style="list-style-type: none"> <li>Preserve and enhance the mature woodland, trees and hedgerows characterising the B1113 footway as these provide amenity value for users accessing Grove Wood and the wider PRoW network</li> </ul>	Parish online maps, satellite mapping
Local Green Space (LGS), or similar policy	The gap includes Grove Wood, a publicly accessible, privately owned Local Green Space	<ul style="list-style-type: none"> <li>Preserve and enhance the mature woodland, trees and hedgerows enclosing the B1113 as these link with the Local Green Space</li> </ul>	OS and satellite mapping; Sproughton Neighbourhood Plan

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 4- Hadleigh Road



### Description

The land parcels are bisected by Hadleigh Road and sit between the A14 to the west, Orchard Gate to the east and Wolsey Grange and Ipswich to the south. The parcels comprise open arable associated with rolling valley farmlands. Hedgerow boundaries become fragmented and absent moving northwards.

The north and south descents along Hadleigh Road provide open views across rolling farmland and the southern elevated plateau. The elevated settlement at Wolsey Grange is visible along the horizon to the south. The wooded parkland at Chantry Park defines the skyline on the approach from the south. Red House (Grade II) is a noticeable feature within the rural undulating landscape.

The wooded valleyside conceals the western urban fringes of Ipswich. This woodland is visually prominent in views northwestward due to the open and generally undeveloped character of arable farmland and absent hedgerow boundaries.



1. Hadleigh Road, looking northeast to Orchard Gate  
*The valley slopes are valued in providing a sense of perceived separation between Ipswich's urban fringes and the Gipping Valley*



2. Hadleigh Road, looking northeast to Chantry Park  
*Mature woodland associated with Chantry Park dominates the skyline on the eastern approach to Ipswich's urban fringes*



3. Hadleigh Road, looking southwest to Red House (Grade II)  
*The visually prominent valleyside arable farmland possesses an intact rural character, and provides a visual connection to the wider landscape to the west. The gap acts as an important setting to the Gipping Valley and Ipswich.*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 4- Hadleigh Road



4. Hadleigh Road, looking east to Red House

*The open agrarian valley slopes punctuated with mature trees form the distinctive rural setting for Red House (Grade II) and the Gipping Valley, providing a strongly distinct physical, perceptual and visual separation between the western urban fringes of Ipswich and the Gipping Valley*

Jane Fitzgerald White  
*landscape architect*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 4- Hadleigh Road

Jane Fitzgerald White  
*landscape architect*

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises open arable farmland associated with the rolling valley landscape, with a notable area of woodland at Chantry Park defining the skyline. The tucked way presence of built form associated with the urban fringes of Ipswich presents an agricultural landscape that appears largely intact and retains its historic character.	<ul style="list-style-type: none"> <li>Protect the open and undeveloped character of the valley sides and avoid inappropriate development which irreversibly alters the current land uses and blocks key views across the valley</li> <li>Preserve the mature vegetation and wooded edges enclosing settlement to the south and northeast to reinforce the existing sense of separation between Ipswich and this part of the Gipping Valley</li> <li>Avoid incremental development which substantially reduces or undermines this gap and extends Ipswich's urban character down into the valley</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap forms an intact piece of countryside, providing a distinct sense of separation between the urban fringes of Ipswich and this section of the Gipping Valley. There is a strong visual connection to the wider rolling farmland and plateau landscapes to the west. The gap is characterised by extensive tracts of open arable framed by mature woodland to the northeast, which create a defined sense of rural separation from Ipswich's western settlement edge.	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling farmland and the existing strong connections with the wider agrarian landscape</li> <li>Conserve the mature woodland and trees which contribute to the strong sense of rural separation between Ipswich and this part of the Gipping Valley</li> <li>Protect the farmland northeast of Wolsey Grange to prevent settlement from encroaching northeastward towards the valley sides</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap is defined by the A14 to the west, the A1071, Wolsey Grange and Ipswich urban fringes to the south, and Orchard Gate and Chantry Park to the east. Along Hadleigh Road, the gap is interspersed by historic settlement clusters at Springvale and Red House.		
Contributes to setting	The rolling arable farmland provides an attractive and strongly rural agricultural setting to the valley landscape; its value derives from its intact historic patterns and associated historic farmsteads which sit distinctly separate from modern urban development. Due to the absence of hedgerow boundaries, the valley slopes provide an open agrarian landscape context to the Gipping Valley, urban fringes of Ipswich and wooded parkland at Chantry Park. This gap also provides the distinctive identity defining the western arrival to Ipswich.	<ul style="list-style-type: none"> <li>Preserve the strongly rural and open character of the rolling farmland as this plays an important role in the setting for the Gipping Valley, urban fringes of Ipswich and Chantry Park, and distinguishes the western approach to Ipswich</li> <li>Avoid inappropriate development which introduces a jarring urban influence to the rural valley and blocks the important views across it</li> </ul>	OS and satellite mapping; photos
Visually prominent	Due to the general absence of hedgerow boundaries to the sloping valley sides, the open arable farmland is visually prominent and plays an important role in reinforcing the sense of physical separation between the western urban fringe of Ipswich and the Gipping Valley.	<ul style="list-style-type: none"> <li>Protect the open views across the rolling valley farmland as this landscape acts as an important gap between the urban fringes of Ipswich and the Gipping Valley</li> </ul>	OS and satellite mapping; photos

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

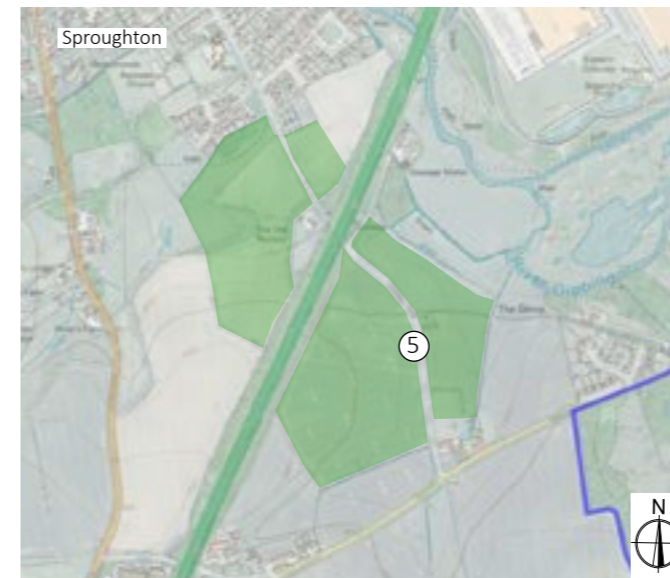
## Settlement Gap 4- Hadleigh Road

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zones (IRZs) of Stoke Tunnel Cutting, and the Orwell Estuary Sites of Special Scientific Interest (SSSIs).	<ul style="list-style-type: none"> <li>Stoke Tunnel Cutting SSSI is of geological interest and comprises fossiliferous silts and clays</li> <li>The Orwell Estuary SSSI is recognized for its extensive mudflats, saltmarsh, and grazing marsh, which support a variety of birdlife and marine species</li> </ul>	MAGIC, Natural England
Ecological value	<p>Mature trees and hedgerows are associated with settlement and partially enclose field boundaries along the southwestern section of Hadleigh Road. Wide grass verges define field margins, especially where hedgerows are absent. Scattered ponds and ditches are present.</p> <p>The northeastern edge of the land parcel is enclosed by the mature woodland defining the A14 corridor which connects to the wider Priority Habitats and river valley to the north.</p> <p>The gap abuts Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitats at Chantry Park, which is also a Local Wildlife Site.</p>	<ul style="list-style-type: none"> <li>Preserve and enhance the mature trees and hedgerows defining field boundaries</li> <li>Preserve and enhance the wooded A14 corridor as this links with Priority Habitats and the river valley to the north</li> <li>Reinstate lost hedgerows and manage to preserve important long distance views; restore fragmented hedgerows to form robust connections with existing Priority Habitats and the wider hedgerow network</li> <li>Seek opportunities to restore and enhance existing wetlands and to create new ones</li> </ul>	MAGIC, Woodland Trust Ancient Tree Inventory, Parish online maps, satellite mapping
Heritage	The rolling valley sides provide the rural agrarian setting for Red House (Grade II), the adjacent Grade II listed barn, Springvale (Grade II) and Chantry Park (Grade II Registered Park & Garden) and Conservation Area. The land parcels have generally remained unaltered and their historic pattern remains largely intact.	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling farmland and avoid development which would destroy the landscape's historic pattern and undermine the prevailing strong rural agrarian setting for designated heritage assets</li> </ul>	Historic England, Parish online maps, Photos
Recreation	The gap includes PRowS 14 and 16, and the southern extent of Church Lane, a Quiet Lane connecting Sproughton with the wider PRow network. These are well-used routes by the local community. The land parcel abuts Chantry Park, a publicly accessible park.	<ul style="list-style-type: none"> <li>Preserve the open, rural and undeveloped character of the arable farmland as this provides valuable amenity for recreational users</li> </ul>	Parish online maps, satellite mapping
Local Green Space (LGS), or similar policy	N/A		

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landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 5- Church Lane



**1. Church Lane, looking north to Sproughton**  
*The intimate pastoral rolling valley landscape characterises the village's southern approach and south settlement fringe*



**2. Church Lane, looking west to the community orchard**  
*Mature trees and vegetation punctuate and enclose the intimate rolling valley; combined with landform, these contain views out to the wider landscape*

### Description

The land parcels are bisected by Church Lane and the A14. The northwest parcels abut Sproughton's southern settlement fringes and comprise pasture; the southeastern pasture and open arable farmland abut Settlement Gap 4. Hedgerow boundaries become generally more fragmented and absent moving south towards Hadleigh Road.

The rolling farmland adjacent to the village's southern edge is generally enclosed and views are more intimate along the river valley floor. Southeast of the A14 overpass, the valley sides are more prominent and the elevated settlement at Wolsey Grange is visible on the horizon to the south. Red House (Grade II) and the adjacent mature trees and striking line of willows are noticeable features within the rural undulating landscape.

The arable farmland is visually prominent in views from the road network due to the valley-side location, generally undeveloped character and the increasing absence of hedgerow boundaries.



**3. Church Lane, looking east to the sewage works and A14**  
*Open pasture transitions to floodplain as it nears the River Gipping; the woodland defining the river and A14 contain views out to the wider landscape*



**4. Church Lane, looking south to Hadleigh road**  
*Open tracts of arable farmland characterise the gently sloping valley sides; landform, mature trees and fragmented hedgerows contain views out to the wider landscape*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 5- Church Lane

Jane Fitzgerald White  
*landscape architect*



**5. PRoW 11 on Church Lane, looking south to Red House and Hadleigh Road**  
*Extensive arable farmland provides a strong visual connection to the wider valley; this land parcel is visually prominent from the road network due to the general absence of hedgerow boundaries, and plays an important role separating Sproughton, Ipswich's western fringes and Wolsey Grange*



**6. PRoW 12 on Church Lane, looking south to Wolsey Grange**  
*The open character of extensive arable farmland allows long distance views towards Wolsey Grange, which occupies an elevated, visually prominent location and defines the southern horizon characterising the wider agrarian valley landscape*



**7. Church Lane, looking east towards Ipswich's western urban fringes**  
*Mature woodland defines the horizon and crest of the valley slopes, screening settlement associated with Ipswich's urban fringe, illustrating the important role this arable land parcel plays in providing a distinct sense of separation between Ipswich and Sproughton*

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 5- Church Lane

Jane Fitzgerald White  
*landscape architect*

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises intimate, semi-enclosed pasture which abuts the southern settlement fringes of Sproughton, which transitions to open arable farmland associated with the rolling valley landscape. Mature woodland screens the A14 and built form associated with the western urban fringes of Ipswich, presenting an agricultural landscape that appears largely intact when moving southwards towards Hadleigh Road.	<ul style="list-style-type: none"> <li>Protect the intimate, rolling character of the semi-enclosed pasture and the open, undeveloped character of the valleyside farmland; avoid inappropriate urban development which irreversibly alters the current agrarian land uses</li> <li>Preserve the mature wooded edges enclosing the A14 and western urban settlement fringes of Ipswich to reinforce the existing sense of separation between Ipswich and Sproughton</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap provide a distinct sense of separation between the southern extent of Sproughton, the urban fringes of Ipswich and Wolsey Grange, and provides a visual connection to the wider rolling farmland to the south and the river valley to the east. The gap is characterised by extensive tracts of open arable and wooded horizons to the east and south, which create a strong sense of rural separation between Sproughton and Ipswich's western settlement edge.	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling farmland and the existing strong connections with the wider agrarian landscape</li> <li>Conserve the mature woodland and trees which contribute to the strong sense of rural separation between Sproughton, the A14 and Ipswich</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap is defined by Sproughton's southern settlement edge, the field boundaries to the west, the floodplain to the east and Hadleigh Road to the south.		
Contributes to setting	The intimate pasture, mature trees and hedgerows characterising the valley sides form the setting and rural context for Sproughton's southern settlement fringes. The rolling arable farmland to the south provides a strongly rural agricultural setting to the wider valley landscape and provides a distinctive identity to the Quiet Lane approach to Sproughton. Due to the absence of hedgerow boundaries, the valley slopes provide an open agrarian landscape context to the Gipping Valley and wooded urban fringes of Ipswich. This gap also contributes to the distinctive identity of the western arrival to Ipswich.	<ul style="list-style-type: none"> <li>Protect the intimate pastoral landscape characterising the village's southern fringe and the southern approach along the Quiet Lane by avoiding incremental development which substantially reduces or undermines this gap and blocks important views to the surrounding landscape</li> <li>Preserve the important role the strongly rural and open character of the rolling farmland plays in the valley setting for the urban fringes of Ipswich, and that distinguishes Ipswich's western approach and Sproughton's southern approach</li> </ul>	OS and satellite mapping; photos
Visually prominent	The presence of mature trees and fragmented hedgerows semi-enclose the pasture adjacent to the village. It's rolling character permits views from the more elevated parts of the settlement edge. Due to the general absence of hedgerow boundaries to the southern arable farmland, the rolling valley sides are visually prominent from the road network and play an important role in reinforcing the sense of separation between Sproughton, the western urban fringe of Ipswich and Wolsey Grange, and the Gipping Valley.	<ul style="list-style-type: none"> <li>Protect the more visually prominent pasture that characterises Sproughton's settlement edge</li> <li>Protect the open views across the rolling valley farmland by avoiding inappropriate and visually prominent development which extends the urban character associated with the settlements of Ipswich and Wolsey Grange down into the valley</li> </ul>	OS and satellite mapping; photos

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 5- Church Lane

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zones (IRZs) of Little Blakenham Pit, Stoke Tunnel Cutting, and the Orwell Estuary Sites of Special Scientific Interest (SSSIs).	<ul style="list-style-type: none"> <li>Little Blakenham Pit SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> <li>Stoke Tunnel Cutting SSSI is of geological interest and comprises fossiliferous silts and clays</li> <li>The Orwell Estuary SSSI is recognized for its extensive mudflats, saltmarsh, and grazing marsh, which support a variety of birdlife and marine species</li> </ul>	MAGIC, Natural England
Ecological value	Mature trees and hedgerows partially enclose pasture adjacent to Sproughton's settlement edge. Mature woodland and Deciduous Woodland Priority Habitats define the alignment of the A14 and the river valley, and enclose the western settlement fringes of Ipswich. Mature trees, woodland and fragmented hedgerows define the arable farmland to the south and west of the A14 underpass. Ditches are present, adjacent to the floodplain. The gap includes the Oak Pit, a Local Green Space and community orchard, and abuts the burial ground south of Sproughton village. A notable oak is present along the Quiet Lane, north of the A14 overpass.	<ul style="list-style-type: none"> <li>Protect notable trees</li> <li>Preserve and enhance the woodland and Priority Habitats defining the A14 corridor, river valley and western edges of Ipswich, and the mature trees and hedgerows defining field boundaries</li> <li>Reinstate lost hedgerows and manage to preserve important long distance views; restore fragmented hedgerows to form robust connections with existing woodland, Priority Habitats and the wider hedgerow network</li> <li>Seek opportunities to restore and enhance existing wetlands and to create new ones</li> </ul>	MAGIC, Woodland Trust Ancient Tree Inventory, Parish online maps, satellite mapping
Heritage	The rolling valleyside arable farmland provides the rural agrarian setting for Red House (Grade II).	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling farmland and avoid development which would undermine or dilute the prevailing strong rural agrarian setting for designated heritage assets</li> </ul>	Historic England, Parish online maps, Photos
Recreation	The gap includes PRowS 11, 12, 23 and 24 and the Oak Pit, a Local Green Space; it abuts the burial ground south of Sproughton, which is an Open Green Space. Church Lane is a Quiet Lane connecting Sproughton with the wider PRow network. These are well-used assets by the local community.	<ul style="list-style-type: none"> <li>Preserve the mature leafy character of the Quiet Lane and the open, rural and undeveloped character of the arable farmland as these provide valuable amenity for recreational users</li> </ul>	Parish online maps, satellite mapping
Local Green Space (LGS), or similar policy	The gap includes the Oak Pit, a Local Green Space	<ul style="list-style-type: none"> <li>Protect the character of the intimate pasture which characterises the setting of the Local Green Space</li> <li>Preserve and enhance the mature trees and hedgerows defining the Green Lane as these link with the Local Green Space and contribute to its amenity value</li> </ul>	OS and satellite mapping, Sproughton Neighbourhood Plan, photos

Jane Fitzgerald White  
landscape architect

# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 6- Sproughton Road



1. Sproughton Road, looking northeast  
*The rolling estate farmland separates Sproughton from the western urban fringes of Ipswich and acts as a buffer to the A14*

### Description

The land parcels are bisected by Sproughton Road, abut Sproughton's eastern settlement fringes and the access ramp to the A14, and comprise enclosed arable and a small area of unmanaged grassland adjacent to the pumping station. Mature trees and hedgerows define the elevated arable farmland to the north and lower lying grassland to the south, which abuts the floodplain and Sproughton Millennium Green.

The rolling estate farmland characterising the village's eastern edge is generally enclosed and transitions to the more intimate and enclosed mature leafy character of the river valley floor. Mature vegetation obscures views of the village's built form and frames views towards Sproughton Lodge and its associated small green and mature oak, which are distinctive features characterising the sharp bend at Lower Street.

The gap separates Sproughton from the western urban fringes of Ipswich and defines the village's eastern approach.



2. Sproughton Road, looking east towards Ipswich  
*Mature trees and vegetation enclose the eastern approach to Sproughton, obscuring views of the village*



3. Sproughton Road, looking west towards Sproughton  
*Mature trees and vegetation enclose the eastern approach to Sproughton, obscuring views of the village*

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 6- Sproughton Road

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises intimate, enclosed grassland which abuts the northern edges of the floodplain along the River Gipping and an extensive tract of more elevated arable farmland south of the wooded parkland at Sproughton Manor. Mature trees and hedgerows screen the A14 access ramp and built form associated Sproughton and the western urban fringes of Ipswich, providing a leafy and generally undeveloped experience when travelling the short distance between Sproughton and Ipswich.	<ul style="list-style-type: none"> <li>Protect the undeveloped character of the enclosed rolling estate farmland; avoid incremental and inappropriate development which irreversibly alters the current agrarian land use and undermines the existing rural gap</li> <li>Preserve the mature vegetation enclosing Sproughton Road to reinforce the existing sense of separation between Ipswich and Sproughton</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap provide a distinct sense of separation between the eastern extent of Sproughton village, the western urban fringes of Ipswich and the A14. Although generally enclosed by mature trees and hedgerows, where breaks in roadside vegetation occur, the gap provides a visual connection to the wider estate farmland landscape to the northeast. The grassland to the south connects with the wider floodplain and recreation ground to the south. The gap is characterised by mature vegetation, which creates a distinctive sense of separation between Sproughton and Ipswich's western settlement edge.	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling estate farmland and the existing connection with the wooded parkland at Sproughton Manor and the wider agrarian landscape; avoid inappropriate development which would erode the perception of physical separation</li> <li>Conserve the mature trees and vegetation which contribute to the distinctive sense of separation between Sproughton, the A14 and Ipswich</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	On the north side of Sproughton Road, the gap is defined by the track running southeast along the margins of the wooded parkland at Sproughton Manor and the A14 access ramp to the south. The northeastern extent is defined by the arable boundary. On the south side of the road, the gap is contained by the floodplain to the north and south.		
Contributes to setting	The mature trees and hedgerows enclosing the floodplain meadow and the more elevated rolling estate farmland and wooded parkland to the northeast form the setting and rural context for the village's eastern settlement fringes. The more intimate grassland forms part of the floodplain north of the River Gipping, which forms the backdrop for the eastern part of the village. This gap provides the distinctive identity of Sproughton's eastern arrival point.	<ul style="list-style-type: none"> <li>Protect the intimate grassland north of the floodplain and the rural agrarian character of the rolling estate farmland as these provide the setting for the village's eastern edge</li> <li>Conserve and enhance the mature vegetated character of the village's eastern approach and avoid incremental development which reduces this gap and extends Ipswich's urban character</li> </ul>	OS and satellite mapping; photos
Visually prominent	The presence of mature trees and hedgerows enclose Sproughton Road, screening the built form associated with Sproughton and Ipswich from view. This mature vegetation is visible from Sproughton's eastern settlement edge and forms the backdrop for this part of the village.	<ul style="list-style-type: none"> <li>Protect the mature trees and vegetation enclosing Sproughton Road as these are perceived as a break between the settlements of Sproughton and Ipswich</li> </ul>	OS and satellite mapping; photos

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

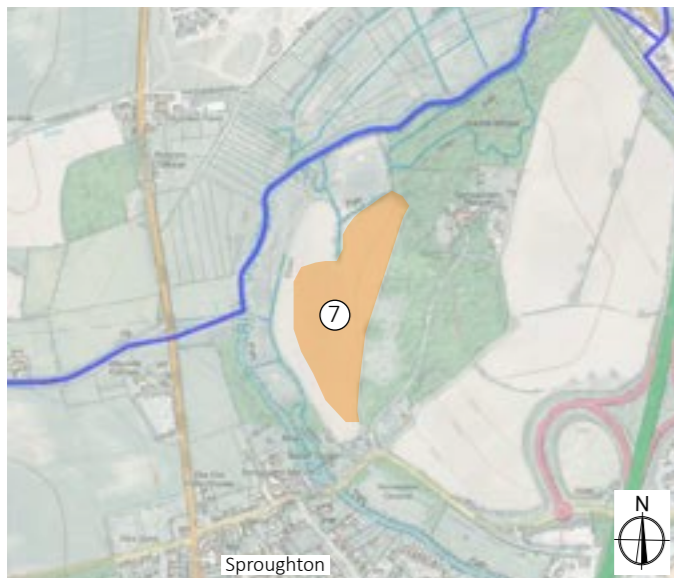
## Settlement Gap 6- Sproughton Road

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zones (IRZs) of Little Blakenham Pit, Stoke Tunnel Cutting, and the Orwell Estuary Sites of Special Scientific Interest (SSSIs).	<ul style="list-style-type: none"> <li>Little Blakenham Pit SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> <li>Stoke Tunnel Cutting SSSI is of geological interest and comprises fossiliferous silts and clays</li> <li>The Orwell Estuary SSSI is recognized for its extensive mudflats, saltmarsh, and grazing marsh, which support a variety of birdlife and marine species</li> </ul>	MAGIC, Natural England
Ecological value	Mature trees and hedgerows enclose Sproughton Road and connect with the floodplain and the important riparian habits associated with the River Gipping to the south, and the Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitats and Hazel Wood, an Ancient Woodland and County Wildlife Site at Sproughton Manor, to the north.	<ul style="list-style-type: none"> <li>Preserve and enhance the mature trees and hedgerows defining Sproughton Road as these connect with the wider hedgerow network, Priority Habitats, Ancient Woodland and riparian corridor in the surrounding area</li> </ul>	MAGIC, Parish online maps, satellite mapping
Heritage	The rolling estate arable farmland provides the setting for the wooded parkland at Sproughton Manor (Grade II)	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling estate farmland and avoid development which would undermine or dilute the prevailing rural agrarian setting for the designated heritage asset</li> </ul>	Historic England, Parish online maps, Photos
Recreation	The gap forms the mature vegetated setting for Sproughton Millennium Green, a designated Open Green Space and for PRoW 22, which follows the course of the River Gipping. The elevated footway abutting Sproughton Road provides a link between Sproughton and Ipswich. These are well-used routes by the local community.	<ul style="list-style-type: none"> <li>Preserve the mature leafy character of Sproughton Road and the open, rural and undeveloped character of the elevated arable farmland, as these provide amenity for recreational users</li> </ul>	Parish online maps, satellite mapping
Local Green Space (LGS), or similar policy	The gap is in close proximity to Sproughton Millennium Green, a Local Green Space	<ul style="list-style-type: none"> <li>Preserve and enhance the mature trees and hedgerows defining Sproughton Road as these link with the Local Green Space and contribute to its amenity value by acting as a buffer to Sproughton Road.</li> </ul>	

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 7- Sproughton Manor



**1. PRoW 9, looking east towards the wooded parkland at Sproughton Manor (July)**  
*The open tract of arable is visually prominent on the elevated wooded slopes of the estate farmland in views towards Sproughton, across the rolling valley*

### Description

The land parcel sits west of the wooded parkland at Sproughton Manor. The rolling estate farmland characterises the village's northeastern settlement fringes and transitions to the valley meadowlands as it descends to the valley floor.

The arable tract is visually prominent from PRoW 22, which runs along the River Gipping and in long distance views along the elevated PRoW network (PRoWs 6,7 & 9) to the west, and from Burstall Lane, where it is experienced as an important gap separating built form associated with Sproughton and the western urban fringes of Ipswich. Without this important gap, when experienced from the PRoW network and Burstall Lane to the west, built form associated with Sproughton would appear to visually blend into that of Ipswich and the perceived sense of distinct separation between the two settlements would be lost.



**2. PRoW 9, looking east towards Ipswich (March)**  
*The open tract of arable is visually prominent on the elevated rolling estate farmland providing a significant gap separating Sproughton from the western urban fringes of Ipswich*



**3. Burstall Lane, looking east towards Sproughton Manor**  
*Due to its open character, the land parcel, and its associated wooded valley sides, is visible in long distance views eastward from Burstall Lane*

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 7- Sproughton Manor

More Important Settlement Gap Criteria	Explanation	Consideration / Recommendation	Evidence
Open and generally undeveloped	The gap comprises an extensive open and undeveloped arable land parcel situated on the valley slopes of the rolling estate farmland to the west of Sproughton Manor. The gap is framed by the mature wooded parkland and occupies part of a wider wooded land parcel separating Sproughton from the western urban fringes of Ipswich.	<ul style="list-style-type: none"> <li>Protect the open, undeveloped character of the rolling estate arable farmland; avoid inappropriate development which irreversibly alters the current agrarian land use, undermines the gap and would be visually prominent from the PRoW network to the west</li> </ul>	OS and satellite mapping; photos
Experienced as a break between settlements	The gap provides part of a wider important and distinct sense of separation between Sproughton and the western urban fringes of Ipswich. It forms a link between the lower lying valley floor landscape to the more elevated rolling estate farmland and wooded parkland associated with Sproughton Manor.	<ul style="list-style-type: none"> <li>Protect the open character of the land parcel and the existing connection with the wooded parkland and wider rolling estate farmland surrounding Sproughton Manor</li> <li>Preserve the land parcel's important role in contributing to the strong sense of separation between Sproughton and the urban fringes of Ipswich by avoiding inappropriate development which perpetually introduces an urban influence</li> </ul>	OS and satellite mapping; photos
Defined by recognisable features	The gap is defined by the floodplain to the north and south, the field boundaries to the northwest and the wooded parkland at Sproughton Manor to the east.		
Contributes to setting	The open agrarian land parcel forms part of the distinctive rolling estate farmland backdrop and rural context characterising Sproughton's northern settlement fringes. This setting also communicates a sense of time depth associated with the village's agricultural history which distinguishes Sproughton from the character of the more industrial and urban settlement of Ipswich to the west. Due to its elevated valleyside location, the land parcel is visible from Burstall Lane on the western approach to Sproughton.	<ul style="list-style-type: none"> <li>Protect the open character of arable parcel which forms part of the rolling estate farmland defining the setting for Sproughton's northern settlement fringes</li> <li>Preserve the land parcel's contribution to providing the backdrop for Sproughton, as experienced within longer distance views across the valley from the PRoW network to the west and along the western approach to the village along Burstall Lane</li> </ul>	OS and satellite mapping; photos
Visually prominent	The land parcel is visually prominent from the PRoW network to the west and from Burstall Lane, looking east, due to its elevated and open arable character, which distinguishes it from the surrounding valleyside woodland.	<ul style="list-style-type: none"> <li>Protect the open agrarian character of the land parcel and avoid urban development which would introduce an inappropriate influence within the rural scene and undermines this gap</li> </ul>	OS and satellite mapping; photos

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# 03 SETTLEMENT GAP ASSESSMENT RESULTS

## Settlement Gap 7- Sproughton Manor

Other Criteria	Explanation	Consideration / Recommendation	Evidence
Landscape designations	The land parcel does not comprise a designated landscape, although it does fall within the Impact Risk Zone (IRZ) of Little Blakenham Pit Site of Special Scientific Interest (SSSI).	<ul style="list-style-type: none"> <li>The SSSI supports one of the few examples of chalk grassland flora in East Suffolk; the associated 127m length tunnel is one of the largest underground roosts for hibernating bats known in Great Britain</li> </ul>	MAGIC, Natural England
Ecological value	The land parcel abuts the floodplain associated with the River Gipping, an important wildlife corridor to the west, and is enclosed by mature trees and vegetation and fragmented hedgerows, which connect with the extensive, Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitats to the north and east, and to Hazel Wood, an Ancient Woodland and County Wildlife Site to the north. Two notable oaks are situated on the land parcel's north boundary.	<ul style="list-style-type: none"> <li>Preserve and enhance the mature trees, vegetation and hedgerows defining the arable boundaries as these connect with the riparian corridor to the west, and the wider hedgerow network, Priority Habitats and Ancient Woodland in the surrounding area</li> <li>Reinstate lost hedgerows and restore fragmented hedgerows to form robust connections with the riparian corridor, floodplain, existing woodland and wider hedgerow network</li> <li>Protect notable trees</li> </ul>	MAGIC, Parish online maps, satellite mapping
Heritage	The rolling estate arable farmland provides the setting for the wooded parkland at Sproughton Manor (Grade II)	<ul style="list-style-type: none"> <li>Preserve the open character of the rolling estate farmland and avoid development which would undermine or dilute the prevailing rural agrarian setting for the designated heritage asset</li> </ul>	Historic England, Parish online maps, Photos
Recreation	The gap is visually prominent from PRoW 22, the PRoW network to the west and from Burstall Lane. In long distance views from the west, the open undeveloped character of the arable land parcel and the surrounding wooded parkland are perceived as a distinct break between built form associated with Sproughton and that of Ipswich. The contrast between the open arable and the surrounding wooded valley sides emphasises the presence of the wooded parkland at Sproughton Manor. These recreational routes are well-used by the local community and Burstall Lane acts as a link between the PRoW network to the west.	<ul style="list-style-type: none"> <li>Preserve the open, rural and undeveloped character of the elevated arable farmland as this provides amenity for recreational users, emphasising the presence of the wooded parkland at Sproughton Manor and communicating the perceptual separation between Sproughton and Ipswich</li> </ul>	Parish online maps, satellite mapping
Local Green Space (LGS), or similar policy			