

14. APPENDIX D

SPECIFIC LANDSCAPE ASSESSMENT COMMENTS FOR NORTH FELIXSTOWE

North Felixstowe Development Sites - a development-sensitive zone

Town Identity, Setting & Approach

- The North Felixstowe rural landscape provides a high quality setting for, and approach to, Felixstowe. It makes the town special and is as important to its identity as the sea. It reinforces perceptions about the town's character and quality

A valuable recreational amenity

- It provides a valuable and much used recreational amenity for both visitors and local people, (walking, cycling, horse riding, ball games)

A precious wildlife resource

- It probably constitutes an important, precious and fragile wildlife habitat which is sensitive to intervention. It includes an ancient woodland and a diverse range of habitats, (hedgerow, arable field, streams, ponds, reed-beds, specimen trees, shelterbelts, scrub, verge etc)

An alternative attraction for visitors

- It provides an extra attraction for holidaymakers – a different “countryside” experience as an alternative to the seaside, (possibly an unexploited marketing opportunity here – all year round walking, cycling, bird-watching, horse-riding etc). Development of the northern edge would seriously compromise what Felixstowe currently has to offer

Defines the town “edge”

- It effectively defines the edge by reinforcing the abrupt transition from countryside to town

A diverse landscape of great beauty, sensitive to intervention

- It consists of an unspoilt, richly diverse, “traditional” farmland landscape, including - flat/rolling/valley landform, open/exposed/aspects, enclosed/sheltered/intimate aspects, grazing/arable land, streams/village pond/reed-bed watercourses, wide aspect/expansive vistas, contained/inward looking landform, wide straight roads/winding country lanes, ancient woodland/new community plantations/specimen trees, open fields/hedgerows, vernacular architecture/period cottages/active farms/restored listed farm buildings etc

Relationship to AONB and Heritage Coast

- It is the interface between the town and an Area of Outstanding Natural Beauty and Heritage Coast and is visually sensitive to intervention. Because of the landform, development on the plateau sites in question would change the skyline from without the town. Instead, the AONB should be extended to embrace (at least some of) the sites in question

Loss in the context of satisfactory alternative sites

- Development would result in the loss of a popular and much used recreational/sports pitch amenity as well as a huge area of high grade agricultural land. This is unnecessary when alternative sites are available where development would, by comparison, not result in any loss