

Undulating Estate Farmlands

Landscape Sensitivity & Change

This is a landscape of undulating clay farmland, with frequent low hilltops. In the south-western part of the Undulating Estate Farmlands the landscape is dissected by the headwaters of the Stour. In the northeast the Kennet and other streams flow north to the Little Ouse.

The characteristic land cover is arable farmland divided by an irregular sinuous field pattern. The long influence of estate ownership has led to an overall “tidy” appearance to the landscape in many places. There are also substantial areas degraded by later boundary rationalisation especially in the south of this landscape type.

Ancient woodland is a significant feature within the Undulating Estate Farmlands and tends to be in the form of large and sometimes interlocking blocks; to the south of Bury this is strongly augmented with plantation and parkland plantings. There are a series of designed parklands that often originated as wood pasture and mediaeval deer parks, which were extended and modified between the C17th and C20th. The extent of tree cover is now generally stable but much of this resource is at risk from inappropriate management and neglect including a lack of deer control.

Settlement is scattered widely throughout this landscape type, with parishes tending to have multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads. These historic patterns within parishes are easily lost to infill and ribbon development.

This landscape contains an important array of moated sites and farmsteads. The farmsteads are often of the planned “model farm” type although there are also some more multi-period farmsteads. These are often the focus for redevelopment and modification. As well as the loss of characteristic features on individual buildings, the associated development of garden curtilages and paddocks has a significant impact on the wider landscape, which increases with the frequency of such conversions.

Although most greens and commons in this landscape have been enclosed, they remain as important open spaces that shape the relationship of buildings to each other and define the form of settlements. Intake of such land into gardens, or a change of use, has a significant impact on the wider landscape.

Developments in agriculture have increased the demand for large-scale buildings, such as those associated with poultry production. These can cause considerable intrusion, *especially in this undulating landscape*, if the siting, finish and planting are not appropriate to mitigate their visual impact.

Key Forces for Change

- Expansion of garden curtilage
- Change of land use to horse paddocks and other recreational uses
- Settlement expansion eroding the characteristic form and vernacular styles
- Conversion and expansion of farmsteads for residential uses
- Impact of deer on the condition of woodland cover
- Changes in the management and use of landscape parklands
- Large-scale agricultural buildings in open countryside
- Development of wind turbines

Development Management

Manage the expansion of garden curtilage

The expansion of a garden which is not in keeping with the existing local pattern has a significant impact on the local character and form of the built environment, as well as historic patterns of field enclosure. New or expanded curtilage should always be designed to fit into the local context and respect the established pattern. Furthermore, the visual impact of domestic clutter and garden paraphernalia on the wider countryside is often highly significant.

In many cases the extent of gardens in a village or cluster within a parish is relatively uniform, with all gardens following a defined boundary with agricultural land. If settlement expansion is required then the local pattern must be respected wherever possible. However, new garden curtilage may be required in other situations, such as in association with barn conversions, or dwellings for agricultural workers in open countryside.

If a large area of agricultural land is to be attached to a domestic dwelling the planning authority should define the extent of the garden curtilage. The objective is to create a clearly defined and agreed distinction between the wholly domestic areas and, for example, land to be used as a paddock.

Effective boundary planting is essential for reducing the visual intrusion of garden extensions into the open countryside. This should be conditioned as part of the change of land use and is especially important when a section of arable land is taken in, because in these cases there are often no existing hedgerows or other boundary features present.

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The use of locally appropriate hedging species including hawthorn, field maple, dogwood and other typical clayland species should be specified in preference to non-native plantings such as leylandii or laurel for

example. However, in some locations the influence of a landed estate may mean there is a locally distinctive tradition of non-native tree or hedge planting.

Change of land use to horse paddocks

The proliferation of post and rail fencing and subdivision of land into small paddocks using temporary tape can have a significant landscape impact. In ecologically sensitive areas the impact on the quality and condition of grassland can be adverse. Mitigation strategies in terms of design, layout and stocking rates should be employed where possible.

It may be possible to screen the site with an effective and appropriate planting scheme. However, it may also be necessary to specify the type and extent of fencing to be used. On a sloping site post and rail or white tape can be particularly intrusive. If necessary brown or green fencing tapes should be conditioned and planting should be required to soften the impact of the post and rail fencing. Furthermore the location of field shelters and material storage areas should be specified, to minimise the landscape impact of these activities.

Opportunities should also be taken to design a field layout that is in keeping with the local field pattern or the historic pattern of boundaries.

Impact of deer on the condition of woodland cover

Large-scale deer control should be supported and individual sites may require deer fencing. New woodland planting, as well as screening and mitigation schemes, will require effective protection from deer to support their establishment.

Settlement expansion eroding the characteristic form and vernacular styles

Parishes in this landscape tend to consist of multiple clusters of varying sizes. The release of land for development should, if at all possible, reflect the local pattern. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. When vernacular styles and detailing are used for housing or other development the choice should echo that of the immediate locality or the specific cluster in which the development is proposed.

Conversion and expansion of farmsteads for residential and other uses

These proposals require careful consideration and considerable attention to the detail of form and styling. Redevelopment proposals should also enhance the contribution these historic sites make to the wider landscape.

Specifically, any new building should usually be close to the existing cluster of buildings and should be subordinate in size to the principal buildings. The design, including the finishes such as tiles, brickwork, mortar, or wooden cladding should be appropriate for the style of buildings present. Staining used for exterior boarding should be capable of weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site.

The change of land use, especially to residential curtilage, can often be more

disruptive to the wider landscape than modifications to the buildings. The changes to the surrounding land from agricultural to residential, which entails the introduction of lighting and other suburban features, can be extremely intrusive. Unless the site is well hidden, it may be necessary to impose clear conditions relating to the extent of garden curtilage and how this is screened from the wider landscape.

Large scale agricultural buildings in open countryside

The right choice of siting, form, orientation and colour of these buildings can make a considerable contribution to mitigating their impact. There are also opportunities to design locally appropriate planting schemes to reduce the visual impact further.

Specifically, the siting of buildings should relate to an existing cluster of buildings whenever possible. Usually, although not in all cases, some shade of the colour green is preferred as this will integrate well with vegetation. The correct orientation of the building can also significantly change the visual impact of the development, and this consideration should always be explored.

In addition to new planting to mitigate the impact of a development, the option to modify the management of existing hedgerows should also be explored. There are often significant opportunities to retain these boundary features at a specific height. Furthermore, the location of the development in relation to existing trees that act either as screening or as a backdrop should be carefully considered. The planning authority should ensure that these trees are retained for the lifetime of the development.

New planting should be designed to integrate the development into the character of this landscape, and may consist of both backdrop and screening planting. Although there should be a preference for native tree species other options should not be overlooked, especially if they can act as nurse trees, or are likely to prove successful in difficult conditions.

The care and maintenance of the planting should be made a condition of these developments. In many cases the landscape impact of these projects is only acceptable if it is mitigated by effective planting. The applicant should therefore provide a detailed scheme of planting and aftercare, which can form the basis of a condition. Furthermore, depending on the risks to be controlled, the planning authority may need to consider a 106 agreement to secure the landscaping and design requirements for an extended period.

Development of former airfield sites

In most cases a specific master-plan approach is the most effective way to deal with the development of these sites. It is then possible to implement strategic planting schemes to mitigate the visual impact of long-term growth on the site, rather than dealing with proposals and mitigation on a piecemeal basis.

Specific issues relating to airfield development also include the preservation of cultural and historic features, such as bunkers and control towers, and the need for a design

that retains them in an appropriate setting. Also, the alignment of runways etc can be echoed in the layout of buildings and the arrangement of planting.

Development of large-scale wind turbines

These developments have a significant local visual impact that cannot be effectively ameliorated; however, they usually take place in those areas that are the most open and lacking in tree and hedgerow cover. An opportunity therefore exists to generate long-term landscape enhancement through extensive hedge planting schemes, which will provide a positive landscape legacy beyond the lifetime of the turbines. To achieve this, applicants should explore opportunities to manage funds generated by the income from the development to improve the condition of the landscape. Such a scheme is likely to cover an area within 4-6km of the site. The principal objective is to compensate for the landscape impact of the development by providing a long-term legacy of landscape *compensation*. There is little scope for planting to act as *mitigation* except at locations more distant from the turbines, when their scale in the landscape is reduced. In these more distant locations planting can be used to remove turbines from the views of specific receptors or from the setting of listed buildings. This work can also be included in an offsite planting scheme.

Land Management Guidelines

- Reinforce the historic pattern of sinuous field boundaries
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows
- Maintain and restore greens and commons
- Maintain and increase the stock of hedgerow trees
- Maintain the extent, and improve the condition, of woodland cover with effective management
- Restore, maintain and enhance the historic parklands and the elements within them.
- Maintain and restore the stock of moats and ponds in this landscape