

Viewpoint	Sensitivity	Description of change and nature of impact	Magnitude& significance of effects  Completion	Magnitude& significance of effects  Year 15
1. View from Parnell Lane looking south-west from the north-east boundary of the Site	High  (Residents)	This viewpoint is situated at the southern end of Parnell Lane, near its junction with School Road. It is taken to be representative of both a limited number of residents fronting towards the Site in the new development, and of road receptors around the Parnell Lane / School Road junction, albeit the effects upon residents reflect the filtering of views by these retained and existing trees. Given School Road adjoins the length of the western boundary, the stated significance of effects upon these transient receptors reflects the variation in the nature of the view experienced along the western boundary.	Magnitude: Medium / High  Significance of Effects: Moderate / Major Adverse	Magnitude: Medium / High  Significance of Effects: Moderate Adverse
	Medium  (Road users)	The Site sits across and occupies the foreground of the view. The existing view is agricultural, rolling and open, defined largely at short to middle distance by local areas of high ground (including around the church) with partial views of a long-distance and wooded horizon.	Magnitude: Low / Medium to Medium / High	Magnitude: Low to Medium / High
		Agricultural land in the north of the Site would be lost, with some localised earthworks in the creation of building plot platforms. In the south of the Site, views would be focused upon planting of new perimeter hedgerows with trees, together with community orchard and growing space creation. Receptors would – in the westerly portion of the view – observe proposed built form which would screen the farmed short to middle distance beyond. Looking south-west and south, views would be more open in nature, across new public open space defined by new hedgerows with scattered hedgerow trees and wildflower meadow beyond. The existing field boundary ditch would be accompanied by a hedgerow from north to south. For road users passing the south of the Site, the focus of their views would be the meadow, bound by new hedgerows with built form beyond on the approach to the north.  Built form would be softened by the framework of new hedgerows and trees that both define the Site and the development envelope within it. Existing arable farmland would be enhanced through the creation of wildflower meadow across approximately half the site. It is noted that residents (generally further north) would primarily view the built development, while road users (typically further south) would be passing the meadow. The range of likely effects upon these views reflects this variation in experience.	Significance of Effects: Minor Adverse to Moderate / Major Adverse	Significance of Effects: Negligible / Minor Adverse to Moderate Adverse

<p>2. View from definitive PRoW 'Elmswell 14' at short distance to the west of the Site, looking south-east</p>	<p>High (PRoW users)</p>	<p>This view represents users of the PRoW approaching Elmswell from the west at short distance.</p> <p>The views currently comprise an open agricultural foreground, rising to a short-distance horizon defined by the western settled edge of Elmswell, together with the immediately proximate vegetated railway embankment. Existing dwellings (both new / still under construction and those along School Road) are clearly visible within these views along a well treed skyline.</p> <p>The Proposed Development would be observed at short distance, with new built form sitting directly in front of development to the east of Parnell Lane and alongside dwellings fronting onto School Road, flanked by new woodland and informal structural planting and community orchard planting near the northern and western boundaries. The remainder of the Site would remain open but bound by new hedgerows to the boundaries and comprising wildflower meadow.</p> <p>In the long term, proposed hedgerows, trees and woodland would become established and offer some screening or filtering of built form. New hedgerows with trees would provide structure to the Site and connect existing and proposed landscape elements to the north and south.</p>	<p>Magnitude: Medium</p> <p>Significance of Effects: Moderate to Major Adverse</p>	<p>Magnitude: Medium</p> <p>Significance of Effects: Minor Adverse</p>
<p>3. View from definitive PRoW 'Elmswell 14' at mid-distance to the west of the Site, looking south-east</p>	<p>High (PRoW users)</p>	<p>This view represents users of the PRoW approaching Elmswell from the west at mid-distance. Their views currently comprise a gently rolling agricultural foreground, with a mid-distance horizon defined by the western settled edge of Elmswell, together with the vegetated railway extending away in the view and the well treed south-western fringes of the village.</p> <p>The nature of the view from here is similar in nature to that at Viewpoint 2 only given the increased distance and elevation the Site is a comparatively smaller component of the overall view, the existing built edge of Elmswell is more apparent, and a greater proportion of the settlement fringes are observed including the church and proximate tree cover.</p> <p>The Proposed Development would be observed sitting directly in front of (and below, in elevation terms) development to the east of Parnell Lane and alongside dwellings fronting onto School Road. Informal structural planting and community orchard planting near the northern and western boundaries would be visible, and there may be partial views of new woodland planting in the north and north-west. The remainder of the Site would remain open but bound by new hedgerows to the boundaries and comprising wildflower meadow. This</p>	<p>Magnitude: Low to Medium</p> <p>Significance of Effects: Moderate Adverse</p>	<p>Magnitude: Medium</p> <p>Significance of Effects: Minor Adverse</p>

		<p>includes highest local ground near the church which would remain open and agricultural in nature. The access into the Site may be perceived.</p> <p>The green infrastructure proposed across the Site – including throughout the development envelope – would establish over time, softening views of the built form's western extents, punctuating the built area itself, and providing definition to the publicly accessible meadow. The existing settled edge may also benefit from some softening as a result of these proposals, such as from the new hedgerow proposed along the eastern boundary to School Road.</p>		
4. View looking north from near St John's Church and almshouses immediately south of the Site	<p>Medium (Church visitors)</p> <p>High (Residents)</p>	<p>This view is representative of residents at the alms houses adjacent to the church, taken adjacent to the dwellings. It should be noted that while visitors to the church itself may have views of the Site, the church grounds are well vegetated, restricting visibility to partial filtered views. This is reflected in the assessment of effects.</p> <p>Where views are unimpeded by vegetation, the field comprising the Site lies immediately in the foreground, adjoined by further arable land to the west beyond an open boundary (defined by a deitch) and the existing residential built form to the east beyond School Road and Parnell Lane. Due to the elevated position of this viewpoint, marginal views of farmland to the north beyond the railway embankment to are possible where unrestricted by embankment vegetation and Elmswell. These three elements (the existing village, the vegetated embankment and long distance farmland and trees) define the horizon at varying distances.</p> <p>Change within the view as a consequence of the Proposed Development would be immediately apparent, although this would focus upon the enhanced open space where wildflower meadow would be created, bound by new native hedgerows. Receptors may also perceive the proposed cycle route connecting School Road with Church Lane. Beyond this looking north would be the proposed built form within the Site, defined by new hedgerows, trees, informal structural landscape planting to the west and fronted by new community orchard planting and hedged public open space. The immediately adjacent landscape elements currently within the view to the east and west of the Site would remain clearly visible, comprising existing housing and the open farmland, respectively.</p> <p>Over time, the proposed planting will establish, with the built envelope and the wider Site defined by the new hedgerows and further softened by hedgerow and specimen tree planting, including the orchard. The foreground of the view would remain open, maintained as wildflower meadow.</p>	<p>Magnitude: Low</p> <p>Significance of Effects: Minor Adverse</p> <p>Magnitude: Medium</p> <p>Significance of Effects: Moderate Adverse</p>	<p>Magnitude: Low</p> <p>Significance of Effects: Minor Adverse</p> <p>Magnitude: Medium</p> <p>Significance of Effects: Minor to Moderate Adverse</p>

5. View looking north-east from Church Lane	Medium (Road users)	<p>This view represents users of Church Lane approaching and passing the south-west of the Site at short distance.</p> <p>The views currently comprise an open agricultural foreground, rising to a short-distance horizon defined by the western settled edge of Elmswell, together with the vegetated railway embankment. Further west in the view, gentle landform undulations obscure the embankment and foreshorten the view. Elmswell Hall stead is visible, but the landscape beyond the railway line is not apparent.</p> <p>The Proposed Development would be observed at short distance, with new built form sitting directly in front of development to the east of Parnell Lane and the relatively unvegetated section of the railway embankment, flanked by new woodland and informal structural planting and community orchard planting near the northern and western boundaries. The remainder of the Site would remain open but bound by new hedgerows to the boundaries and comprising wildflower meadow.</p> <p>In the long term, proposed hedgerows, trees and woodland would become established and offer some screening or filtering of built form. New hedgerows with trees would provide structure to the Site and connect existing and proposed landscape elements to the north and south. It is likely there would be a perception of 'linking' of the tree belt along the embankment beyond built form as woodland planting within the Site establishes, and continue to be glimpses of rooflines to homes along School Road if not obscured by wildflower meadow grasses in the foreground.</p>	<p>Magnitude: Low to Medium</p> <p>Significance of Effects: Moderate Adverse</p>	<p>Magnitude: Low to Medium</p> <p>Significance of Effects: Minor Adverse</p>
6. View from Heath Road at Junction 47 (Woolpit Interchange) of the A14, looking north-east	Medium (Road users)	<p>Situated at the junction of the A14 westbound slip roads with the A1088, the viewpoint represents views of receptors at the Woolpit Interchange.</p> <p>Given the nature of the receptor the road network is the focus of the view, however, these junctions and the A14 sit within an agricultural context and elements of view comprise field compartments defined by the road sections, large modern agricultural buildings, road barriers and lighting columns, and roadside / junction / roundabout vegetation. The middle-distance horizon is formed by rising ground along the railway embankment and towards Elmswell New Hall together with settlement and vegetation along the edge of Elmswell. This is punctuated by built form including Bunker's Hill along Church Lane, Buildings at Elmswell Hall, and St John's Church. The Site is not readily visible.</p> <p>Change to this view as a consequence of the Proposed Development would comprise intermittent visibility of new built form sitting directly in front – and below, in skyline terms – of existing (new) residences east of Parnell Lane and enhanced open space with new perimeter structural planting. While there may</p>	<p>Magnitude: Low</p> <p>Significance of Effects: Minor Adverse</p>	<p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Negligible Adverse</p>

		<p>be a very marginal perceived increase in built form within views, these elements would be seen in the context of the existing residential edge and filtered by intervening vegetation: particularly that around the Church Road / A1088 roundabout. The nature of these users are also transient, and as such the significance of effects reported reflects the greatest level anticipated and not necessarily the typical effect.</p> <p>In the long term, any partial views of built form would be softened by new informal native species green infrastructure planting to the west of the development envelope and along its southern edge in the form of open space trees, hedgerows and community orchard trees.</p>		
7. View looking north-northeast from unnamed lane near 'The Meade' on north of Drinkstone	Medium (Road users)	<p>Viewpoint 7 is located along a local route over localised high ground at long distance to the south-west. Receptors are relatively few in this area; this location illustrates views from an unnamed lane near Rookery Meade Farm. It represents occasional views from the lane itself but not residents due to the orientation of the dwelling and the presence of residential boundary vegetation.</p> <p>Existing views are focused upon the field immediately east of the lane, bordered by hedgerow lengths with trees. A distant horizon sits just above this and has the appearance of being well vegetated. There are few built features identifiable in this view (occasional agricultural buildings, the Drinkstone Windmill and a communications mast) and neither Elmswell nor the Site is discernible.</p> <p>Consequently, there would be no predicted change to this view as a result of the Proposed Development, either on completion of the scheme or in the long term.</p>	<p>Magnitude: Nil</p> <p>Significance of Effects: Nil</p>	<p>Magnitude: Nil</p> <p>Significance of Effects: Nil</p>
8. View looking east from definitive PRow 'Tostock 1' near Tostock	High (PRow users)	<p>There is a local area of high ground to the north of Tostock, at long distance to the west of the Site. As many field parcels are small to medium sized, boundaries well treed, and grazing interspersed with wooded blocks, opportunities for views are highly restricted. This viewpoint represents typical views experienced by PRow users in the vicinity.</p> <p>Existing views focus on the foreground, defined by proximate hedgerows and trees. There are heavily filtered views of gently rising farmland around Elmswell New Hall and Norton Wood defining the horizon along with glimpses of vegetation along the railway over high ground west of Elmswell.</p> <p>The Site is not visible, obscured by vegetation and the Proposed Development would not be seen. No further change is predicted to these views in the long term due to the intervening vegetation, particularly at immediate distance.</p>	<p>Magnitude: Nil</p> <p>Significance of Effects: Nil</p>	<p>Magnitude: Nil</p> <p>Significance of Effects: Nil</p>

<p>9. View looking south from definitive PRoW 'Norton 7' to the north-west of Elmswell Hall</p>	<p>High (PRoW users)</p>	<p>This viewpoint illustrates views looking south from middle distance routes where PRoWs and farmland rise out of the valley towards the plateau allowing views of land and the fringes of Elmswell beyond the railway embankment and associated structural vegetation. As such in broad terms, views of the Site are quickly become restricted and then obscured further south, towards the north of the railway embankment.</p> <p>Existing views comprise an open arable fore- to mid-ground from the plateau edge to the railway embankment, beyond which is the Site. Other notable elements within the view comprise residential development along the village edge to the north of the railway line and on the east to the south of the railway line (including existing dwellings along School Road and St John's Church). The horizon is largely defined at mid distance by Elmswell and proximate vegetation, and partially at long distance to the south-west by rolling areas of wooded higher ground.</p> <p>Receptors would have partial views of the built form of the Proposed Development in the north of the Site; where not obscured by the railway embankment. Within the view, new buildings would sit in front of existing houses along School road, and below them (and the horizon), fronted and adjoined by new green infrastructure elements to the north and west. Partial views of the south of the Site – particularly around highest ground in the south-east adjoining the church – would also be possible, where land would remain open and undeveloped and comprising wildflower meadow bound by new hedgerows to the Site boundaries.</p> <p>In the long term, structural landscape planting throughout the built envelope would soften the appearance of buildings, as would further green infrastructure around the Site's boundaries and in the north-west. Some screening benefits would be derived from the woodland block planting in the north of the Site, which is directly in front of built form as experienced by these receptors.</p>	<p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Minor Adverse</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Neutral / Negligible Adverse</p>
<p>10. View looking south-west from definitive PRoW 'Elmswell 1' west of Green Farm and Willow Farm</p>	<p>High (PRoW users)</p>	<p>Viewpoints 10 and 11 are representative of receptors along PRoWs on the northern-most settled fringes of Elmswell where there is considered to be the potential for views of the Proposed Development. This viewpoint is to the west of Green Farm / Willow Farm where the views from the footpath open up across farmland directly north-west of the village.</p> <p>From here, views to the south-west look across an irregularly shaped arable field, bordered by housing on the northern edge of the village, a sub-station and field boundary hedgerow sections. The skyline is largely defined by these short</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Negligible Adverse</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Neutral / Negligible Adverse</p>

		<p>to middle distance elements, with some glimpsed mid to longer-distance elements such as Elmswell Hall and associated vegetation, St John's Church.</p> <p>The site is largely obscured by intervening vegetation, buildings and trees at Elmswell Hall. Even filtered views of any proposed built form are unlikely or would be difficult to discern, but if any change was perceived in these mid-distance views this would comprise proposals in the north-east of the Site. Outside of winter months when canopy cover is present given the existing presence of vegetation within the view, no intervisibility is predicted.</p> <p>In the long term, any further alteration to these views would be a result of maturation of tree planting around the north-eastern corner the Proposed Development, softening any glimpses of built form and providing additional perceived tree canopy cover along the already well-treed horizon in the vicinity of the eastern fringes of Elmswell.</p>		
11. View looking south-west from Definitive PRoW 'Elmswell 3' just west of Ashfield Road	High (PRoW users)	<p>Viewpoints 10 and 11 are representative of receptors along PRoWs on the northern-most settled fringes of Elmswell where there is considered to be the potential for views of the Proposed Development. This viewpoint is just to the west of dwellings along Ashfield Road north of Digwood Farm</p> <p>The existing view is arable, relatively large-scale and open with scattered field boundary trees. The northern settled edge of Elmswell can be clearly seen at mid-distance, together with agricultural buildings and trees at Elmswell Hall. The horizon is variously formed at mid to long distance by the gently rolling topography, intervening hedgerows, Elmswell, and woodland at Norton Wood and the Grove.</p> <p>The site is largely obscured by buildings and trees at Elmswell Hall. There is unlikely to be even partial views of any proposed built form, but if any change was marginally perceived this would comprise proposals in the north-east of the Site. Change (particularly in the context of the wider existing view) is assessed to be barely perceptible, if at all.</p> <p>Given the framework of structural planting around the Site, any perceived further alteration to these views would be a result of maturation of tree planting around the north-eastern corner of the Proposed Development, providing very marginal increases in tree canopy cover along the already well-treed horizon in the vicinity of the eastern fringes of Elmswell.</p>	<p>Magnitude: Nil to Negligible</p> <p>Significance of Effects: Nil to Negligible Adverse</p>	<p>Magnitude: Nil to Negligible</p> <p>Significance of Effects: Neutral</p>

12. View looking south from definitive PRoW 'Norton 35' to the east of The Grove (wood)	High (PRoW users)	<p>This view represents PRoW users at long distance along the footpath network between Elmswell and Norton Little Green. Views from many PRoWs are screened primarily by topography in combination with the railway embankment, as well as by intervening field boundary hedgerows.</p> <p>The existing view is arable, relatively large-scale and open with scattered field boundary trees. The northern settled edge of Elmswell can be clearly seen at mid-distance, together with agricultural buildings and trees at Elmswell Hall. The horizon is variously formed at mid to long distance by the gently rolling topography, intervening hedgerows, Elmswell, high ground around the church and glimpses of the well treed landscape to the south-west.</p> <p>The site is largely obscured by farm buildings at Elmswell Hall. There may be partial views of some proposed built form in the north-west of the Site over the railway embankment, however, the scale of this change in the context of the wider existing view would be very limited.</p> <p>Any visibility of built form and perception of change to the landscape within the Site would be further diminished over time as the proposed woodland planting along the embankment establishes, screening the proposed development and contributing to the progressive 'layering' of intervening vegetation within the view across gently rolling landform.</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Negligible Adverse</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Neutral</p>
13. View looking south from definitive PRoW 'Norton 30' to the south of Norton Little Green	High (PRoW users)	<p>This view represents users along the PRoW extending south from North Little Green. It is not typical, but does represent a brief view from the north. The settled fringes of the hamlet are well vegetated; as are a number of smaller fields adjoining it; with views consequently curtailed at short distance. The Site is not considered to be visible to the majority of footpaths at long distance broadly to the north and thus this view is representative of receptors along only a single short section of the PRoW network in the vicinity.</p> <p>Just south of the hamlet's fringes, views from the footpath are open across a fairly large-scale agricultural fore and mid ground. The horizon is relatively flat and defined by tree lines, Norton Wood and other field boundary vegetation. There are filtered views of the settled edge of Elmswell where this lies to the north of the railway line.</p> <p>On completion, given the degree of filtering, distance, and partial screening by agricultural buildings at Elmswell Hall, the Proposed Development would not be readily perceived and it is likely that very little change, if any, would be experienced in this view.</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Negligible Adverse</p>	<p>Magnitude: Negligible</p> <p>Significance of Effects: Neutral</p>



		Over time, any distance glimpses of new built form would be softened by proposed structural planting within the Site and no change would be perceived.		
14. View looking north-west from public open space to the rear of School Road / Pightle Close	<p>Medium (Recreational users)</p> <p>High (Residents)</p>	<p>This view is representative of recreational users within this informal area of green space, as well as 5 residences at Pightle Close orientated towards the Site with unimpeded foregrounds. The space is enclosed to the majority of boundaries by existing settlement. School Road passes directly to the north-west, and Church Road to the south-east.</p> <p>The foreground of the existing view comprises the open green space, bordered by existing dwellings along School Road to the west and by a small, wooded area to the north. Between dwellings and mature trees along School Road there are partial views of a mid-to long distance horizon formed by Norton Wood and rising farmland to the north of the railway, which can also be discerned.</p> <p>There are glimpsed / narrowed views of the Site itself beyond existing dwellings along School Lane where a gap in this built form and trees peripheral to the open space allow, focused towards the north-west of the site towards the existing ditch and railway embankment.</p> <p>Visual change would comprise filtered or partial views of proposed built form in the north of the Site, fronted by proposed structural landscaping along the southern fringes of the developable area. Glimpses of the landscape beyond between existing School Road dwellings is unlikely to change given the south of the Site remains undeveloped,</p> <p>Mitigation by way of new hedgerows with trees along the southern built edge will offer softened views of built form from completion; as noted above; and will increasingly provide screening as vegetation establishes and matures.</p>	<p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Minor Adverse</p> <p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Minor to Moderate Adverse</p>	<p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Negligible to Minor Adverse</p> <p>Magnitude: Negligible to Low</p> <p>Significance of Effects: Minor Adverse</p>