Approx. grid reference:
TL 9839 6396
Approx. elevation:
+61m AOD
Distance to site:
on site boundary
Camera type:
Nikon D780 (50mm lens)
Date:
24.01.2023

Sensitivity of receptor:

Medium (road users)
High (Residential)

Approx. H FoV:

60°

Baseline description:

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.

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.

Description of change:

Receptors would – in the westerly portion of the view – observe proposed built form which would screen the farmed short to middle distance beyond. There would be 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. 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.

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 (from this point but also travelling further south) would be passing the meadow.

Magnitude of impact:

Operation

Medium to High

Year 15

Medium to High

Significance of effect:

Operation

Moderate to Major Adverse (road)

Moderate to Major Adverse
(residential)

Year 15

Negligible to Minor Adverse (recreation)

Minor Adverse (residential)

Viewpoint 1: View looking south-west from Parnell Lane adjoining the site boundary

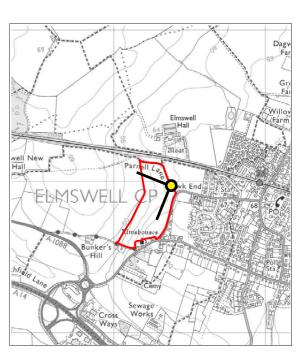


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001

Date 22/11/2023 Team AC

App KE

PEGASUS GROUP





Approx. grid reference:

TL 9807 6416

Approx. elevation:

+53m AOD

Distance to site:

81m

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This view represents users of the PRoW approaching Elmswell from the west at short distance.

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 visit within these views along a well treed skyline.

Description of change:

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.

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.

Magnitude of impact:

Operation

Medium

Year 15

Medium

Significance of effect:

Operation

Moderate to Major Adverse

Year 15

Minor Adverse

Viewpoint 2: View looking south-east from public footpath (Elmswell 14).

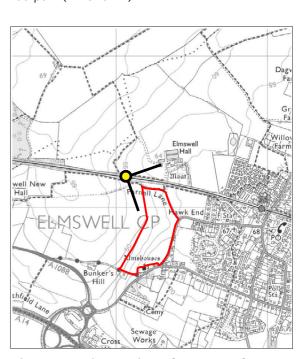


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001







Approx. grid reference:

TL 9778 6422

Approx. elevation:

+61m AOD

Distance to site:

356m

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

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.

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.

Description of change:

to School Road.

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 includes highest local ground near the church which would remain open and agricultural in nature. The access into the Site may be perceived. 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

Magnitude of impact:

Operation

Low to Medium

Year 15

Medium

Significance of effect:

Operation

Moderate Adverse

Year 15

Minor Adverse

Viewpoint 3: View looking south-east from public footpath (Elmswell 14).

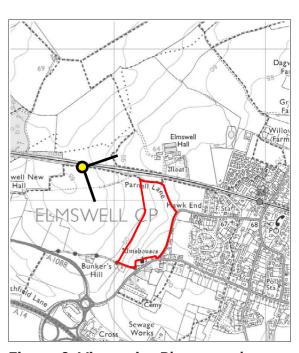


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001

Date 22/11/2023 Team AC

App KE







Approx. grid reference:

TL 9823 6361

Approx. elevation:

+66m AOD

Distance to site:

213m

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

Medium (Church visitors)
High (Residential)

Baseline description:

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.

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.

Description of change:

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.

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.

Magnitude of impact:

Operation

Low (visitors)

Medium (residents)

Year 15

Low (visitors)

Medium (residents)

Significance of effect:

Operation

Minor Adverse (visitors)

Moderate Adverse (residents)

Year 15

Minor Adverse (visitors)

Minor to Moderate Adverse

(residents)

Viewpoint 4: View looking north at St John's Church yard near the Almshouses.

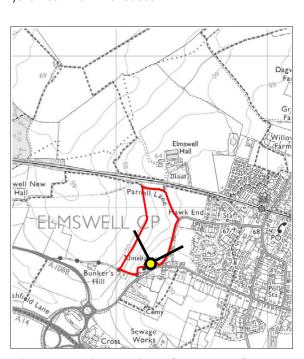


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001

Date 22/11/2023 Team AC

App KE

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Approx. grid reference:

TL 9796 6361

Approx. elevation:

+49m AOD

Distance to site:

302m

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

railway line is not apparent.

This view represents users of Church Lane approaching and passing the south-west of the Site at short distance.

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

Description of change:

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.

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.

Magnitude of impact:

Operation

Low to Medium

Year 15

Low to Medium

Significance of effect:

Operation

Moderate Adverse

Year 15

Minor Adverse

Viewpoint 5: View looking north-east from Church Lane

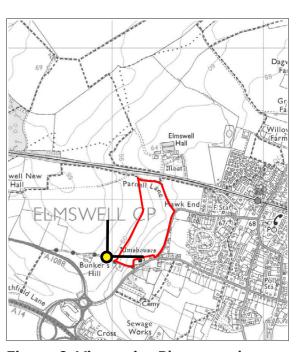


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001







Approx. grid reference:

TL 9754 6303

Approx. elevation:

+53m AOD

Distance to site:

1.03km

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

Situated at the junction of the A14 westbound slip roads with the A1088, the viewpoint represents views of receptors at the Woolpit Interchange.

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.

Description of change:

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 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. 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.

Magnitude of impact:

Operation

Low

Year 15

Negligible to Low

Significance of effect:

Operation

Minor Adverse

Year 15

Negligible Adverse

Viewpoint 6: View looking north east from the A1088 (Heath Road) junction with the A14.

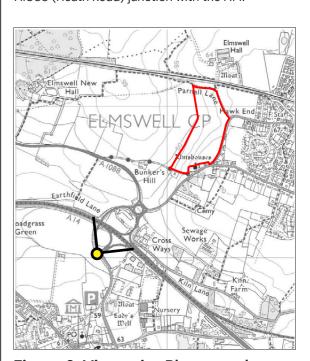


Figure 6: Viewpoint Photographs

Site | Land off School Road, Elmswell,

Bury St Edmunds

Client | Christchurch Land & Estates (Elmswell South) Ltd.

Drawing number | P22-1167_EN_0007_A_0001







Approx. grid reference:

TL 9514 6243

Approx. elevation:

+63m AOD

Distance to site:

3.34km

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

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.

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.

Description of change:

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.

Magnitude of impact:

Operation

Nil

Year 15

Nil

Significance of effect:

Operation

Nil

Year 15

Nil

Viewpoint 7: View looking north east from unnamed lane to the north of Drinkstone

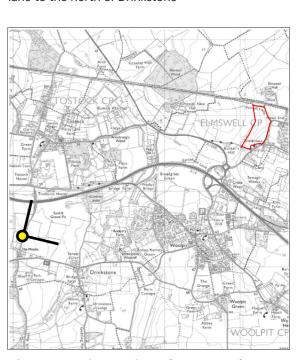


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Site | Land off School Road, Elmswell,

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Client | Christchurch Land & Estates (Elmswell South) Ltd.

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