



## Viewpoint details:

*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

Approx. H FoV:

60°

**Sensitivity of receptor:**

Medium (road users)

High (Residential)

**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)

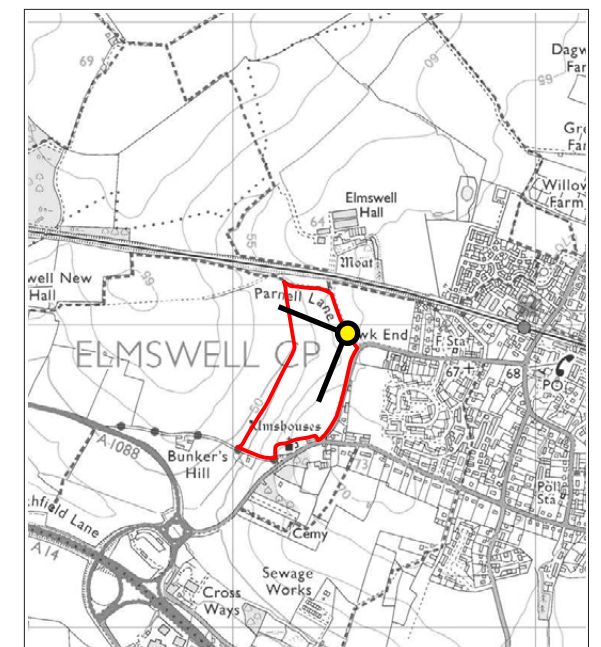
Moderate to Major Adverse  
(residential)

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









**Viewpoint details:**

*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:**

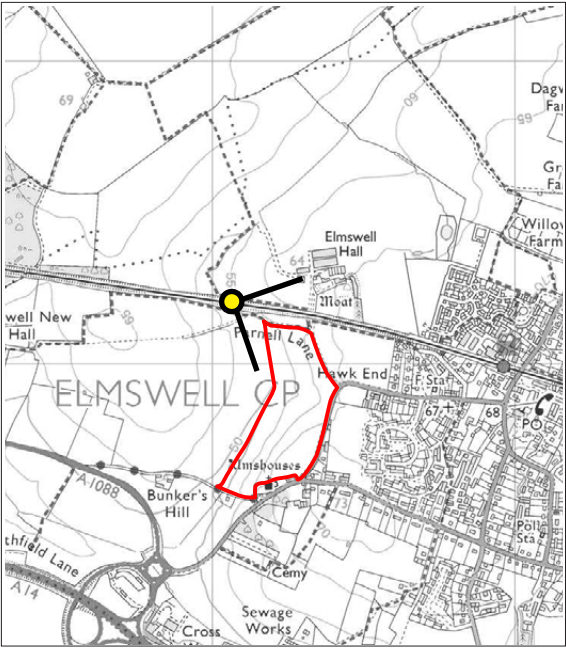
*Operation*

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

Date 22/11/2023

Team AC

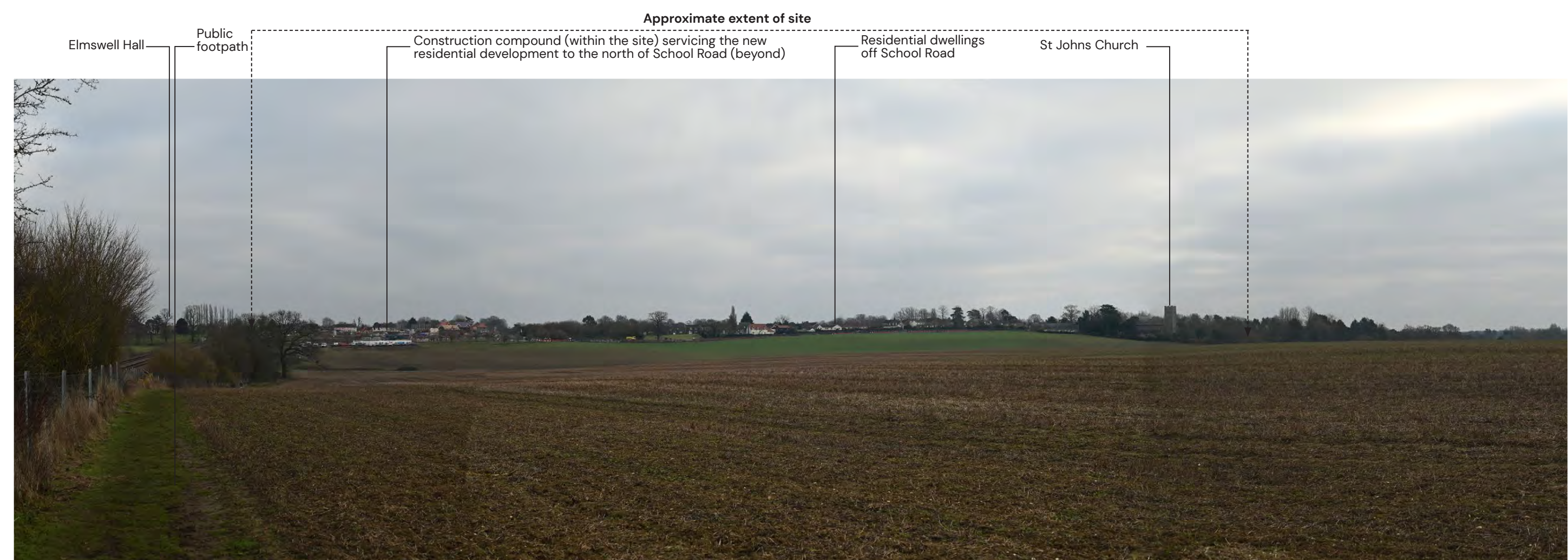
App KE











**Viewpoint details:**

*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:**

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 to School Road.

**Magnitude of impact:**

*Operation*

Low to Medium

*Year 15*

Medium

**Significance of effect:**

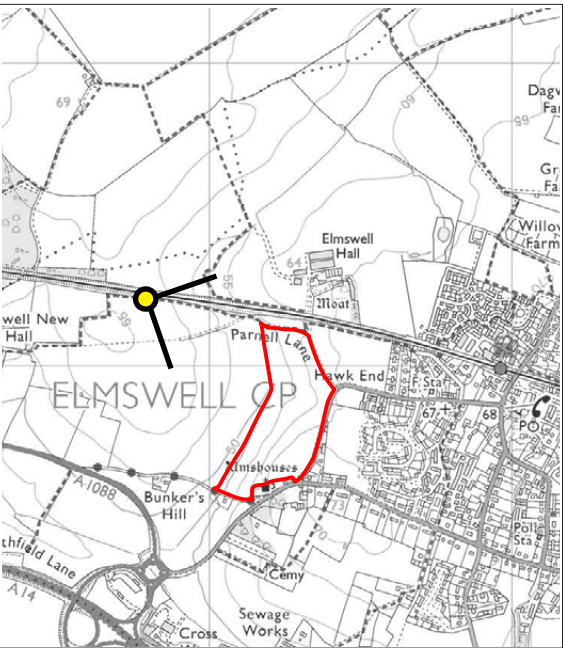
*Operation*

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







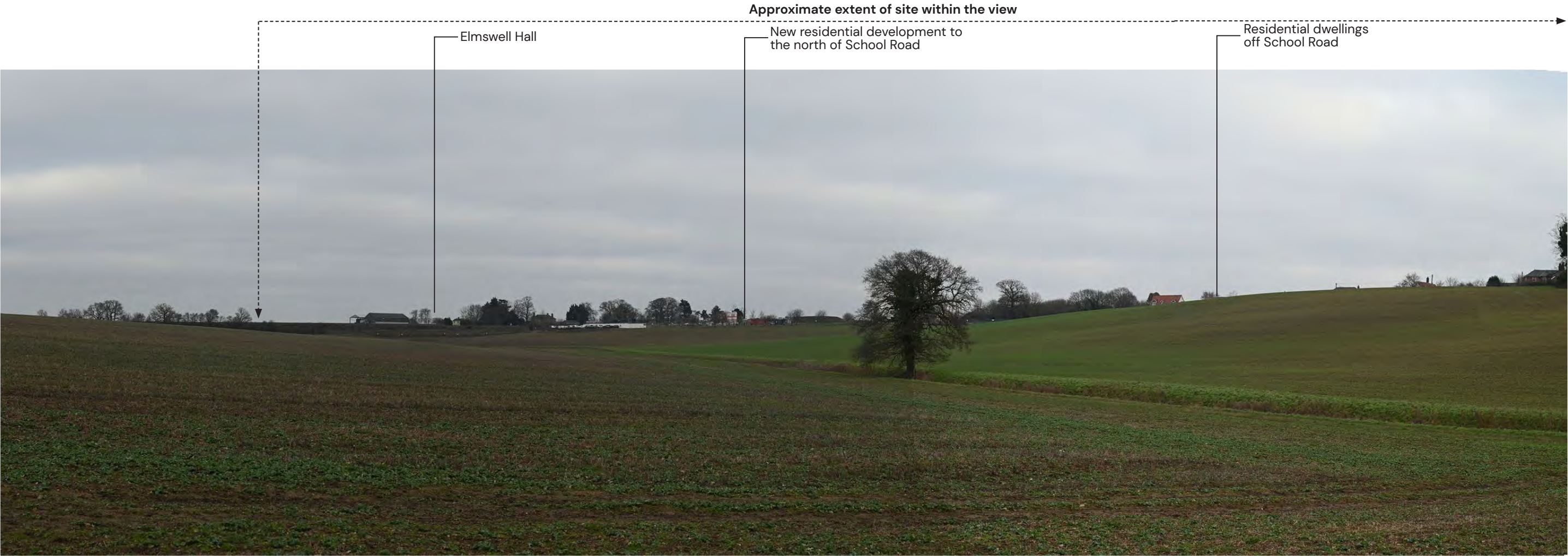












**Viewpoint details:**

*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:**

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 railway line is not apparent.

**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:**

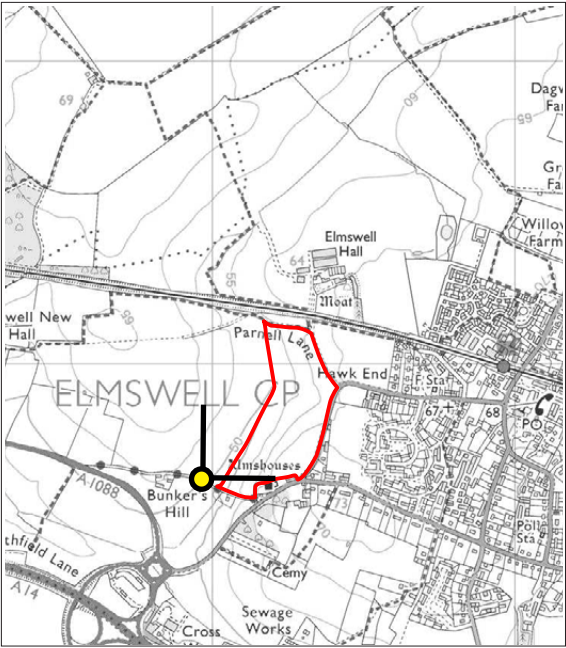
*Operation*

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  
Date 22/11/2023  
Team AC  
App KE











**Viewpoint details:**

*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:**

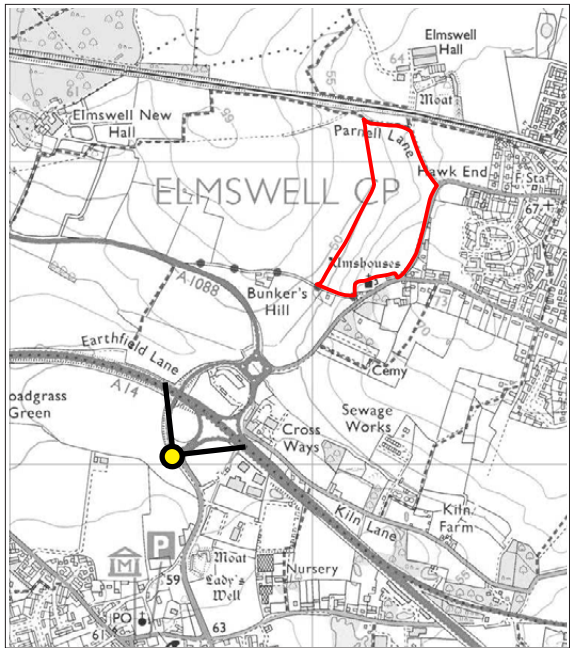
*Operation*

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  
Date 22/11/2023  
Team AC  
App KE













