



Viewpoint details:

Approx. grid reference:

TL 9584 6411

Approx. elevation:

+56m AOD

Distance to site:

806m

Camera type:

Nikon D780 (50mm lens)

Date:

24.01.2023

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

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.

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. The Site is not visible, obscured by vegetation.

Description of change:

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.

Magnitude of impact:

Operation

Nil

Year 15

Nil

Significance of effect:

Operation

Nil

Year 15

Nil

Viewpoint 8: View looking east from public footpath (Tostock 1) north of Tostock.

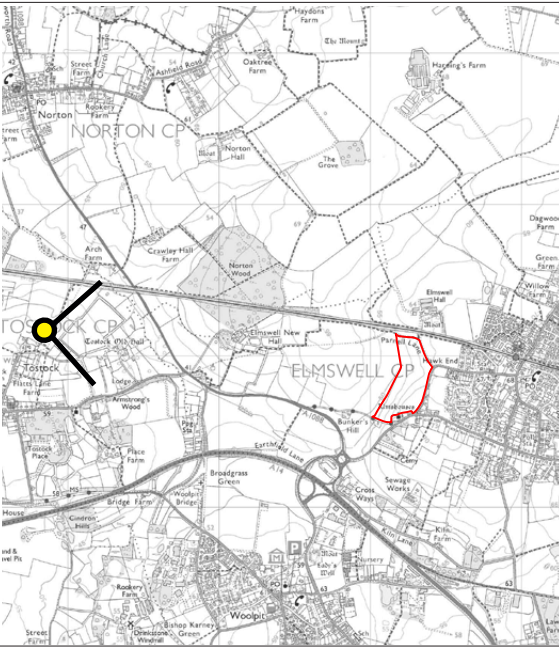


Figure 6: Viewpoint Photographs

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 9797 6483

*Approx. elevation:*

+65m AOD

*Distance to site:*

721m

*Camera type:*

Nikon D780 (50mm lens)

*Date:*

24.01.2023

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

This viewpoint illustrates views looking south from middle distance routes where PRowWs 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 this is not a typical view, but does represent the available intermittent mid-distance views from the north. In broad terms, views of the Site are quickly become restricted and then obscured further south, towards the north of the railway embankment.

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.

**Description of change:**

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.

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.

**Magnitude of impact:**

*Operation*

Negligible to Low

*Year 15*

Negligible

**Significance of effect:**

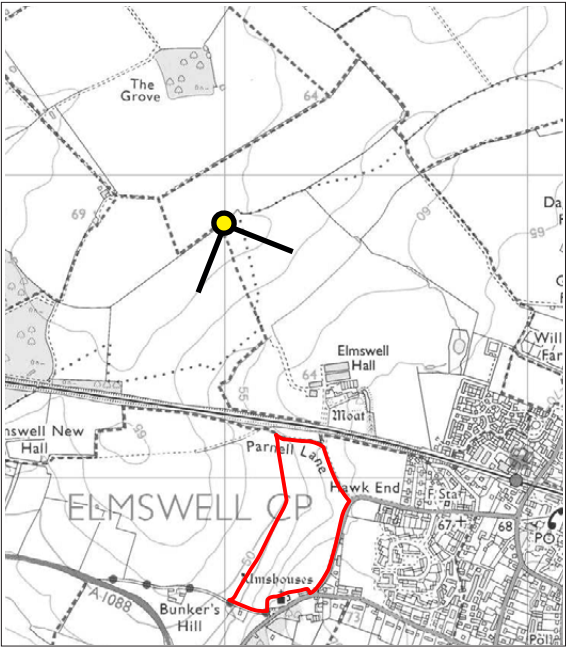
*Operation*

Minor Adverse

*Year 15*

Neutral / Negligible Adverse

**Viewpoint 9:** View looking south-southeast from public footpath (Norton 7).



**Figure 6: Viewpoint Photographs**

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App KE











**Viewpoint details:**

*Approx. grid reference:*

TL 9896 6458

*Approx. elevation:*

+65m AOD

*Distance to site:*

2.33km

*Camera type:*

Nikon D780 (50mm lens)

*Date:*

24.01.2023

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

This view is 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.

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 to middle distance elements, with some glimpsed mid to longer-distance elements such as Elmswell Hall and associated vegetation, St John's Church.

**Description of change:**

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.

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.

**Magnitude of impact:**

*Operation*

Negligible

*Year 15*

Negligible

**Significance of effect:**

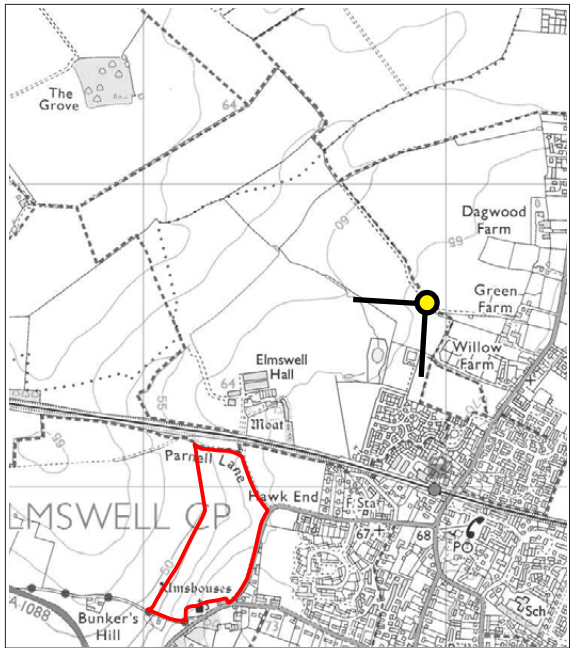
*Operation*

Negligible Adverse

*Year 15*

Neutral / Negligible Adverse

**Viewpoint 10:** View looking south-west from public footpath (Elmswell 1) west of Willow Farm.



**Figure 6: Viewpoint Photographs**

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Team AC  
App KE











**Viewpoint details:**

*Approx. grid reference:*

TL 9930 6524

*Approx. elevation:*

+65m AOD

*Distance to site:*

1.5km

*Camera type:*

Nikon D780 (50mm lens)

*Date:*

24.01.2023

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

This view is 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

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.

**Description of change:**

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.

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.

**Magnitude of impact:**

*Operation*

Nil to Negligible

*Year 15*

Nil to Negligible

**Significance of effect:**

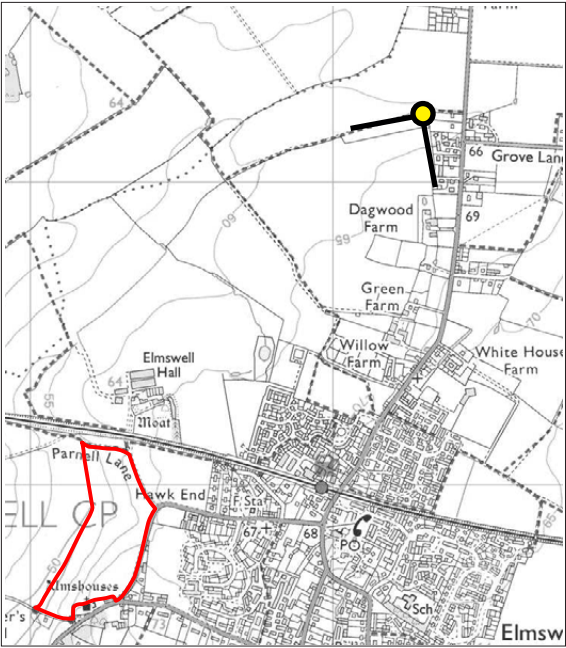
*Operation*

Nil to Negligible Adverse

*Year 15*

Neutral

**Viewpoint 11:** View looking south-west from public footpath (Elmswell 3) just west of Ashfield Road.



**Figure 6: Viewpoint Photographs**

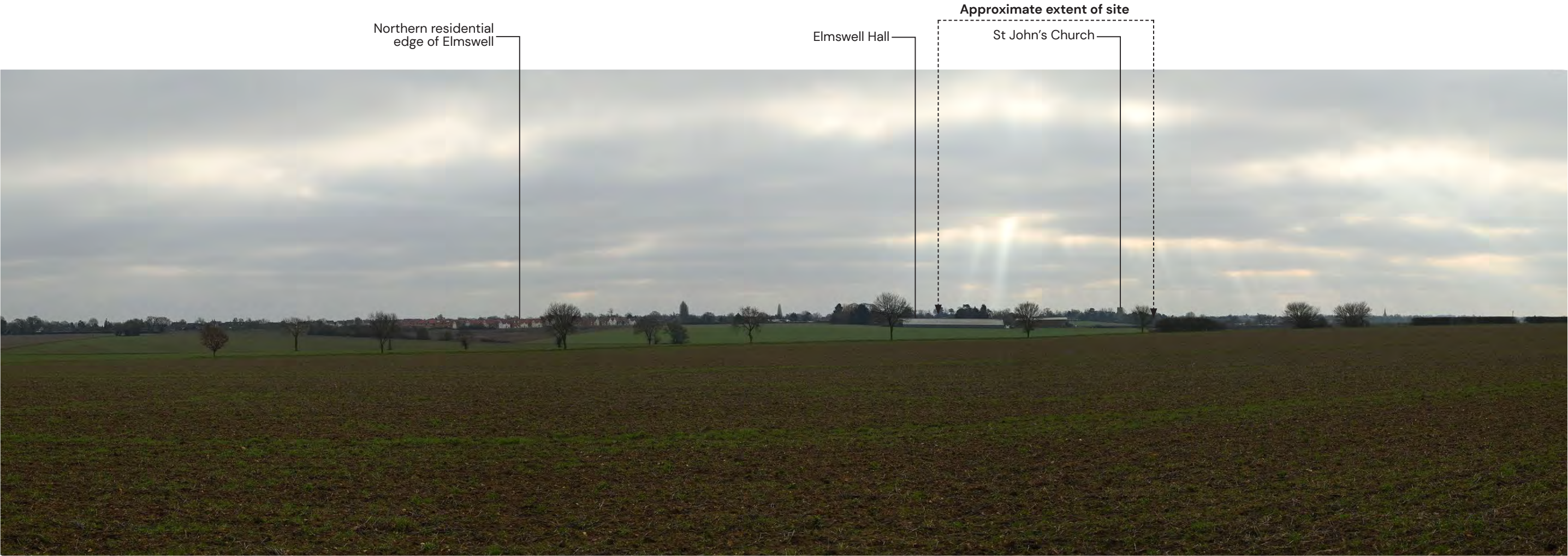
Site | Land off School Road, Elmswell,  
Bury St Edmunds  
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Date 22/11/2023  
Team AC  
App KE











**Viewpoint details:**

*Approx. grid reference:*

TL 9833 6525

*Approx. elevation:*

+64m AOD

*Distance to site:*

1.11km

*Camera type:*

Nikon D780 (50mm lens)

*Date:*

24.01.2023

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

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.

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.

**Description of change:**

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.

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.

**Magnitude of impact:**

*Operation*

Negligible

*Year 15*

Negligible

**Significance of effect:**

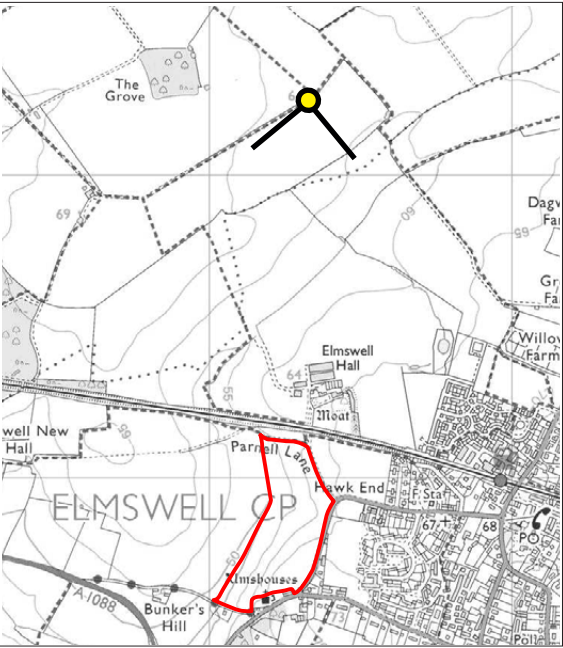
*Operation*

Negligible Adverse

*Year 15*

Neutral

**Viewpoint 12:** View looking south from public footpath (Norton 35) east of The Grove.



**Figure 6: Viewpoint Photographs**

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Drawing number | P22-1167\_EN\_0007\_A\_0001

Date 22/11/2023

Team AC

App KE











**Viewpoint details:**

*Approx. grid reference:*

TL 9797 6606

*Approx. elevation:*

+63m AOD

*Distance to site:*

1.93km

*Camera type:*

Nikon D780 (50mm lens)

*Date:*

24.01.2023

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

This view represents users along a short section of 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.

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.

**Description of change:**

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 its is likely that very little change, if any, would be experienced in this view.

Over time, any marginal distance glimpses of new built form would be softened by proposed structural planting within the Site and no change would be perceived.

**Magnitude of impact:**

*Operation*

Negligible

*Year 15*

Negligible

**Significance of effect:**

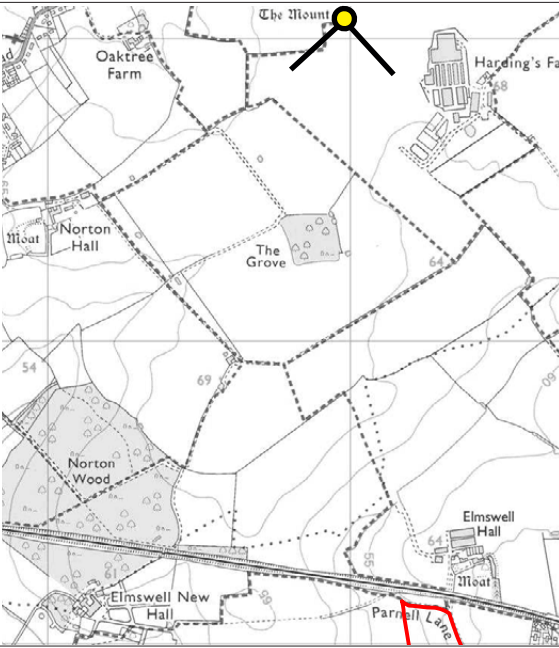
*Operation*

Negligible Adverse

*Year 15*

Neutral

**Viewpoint 13:** View looking south from public footpath (Norton 30), east of The Mount.



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Team AC  
App KE











<p><b>Viewpoint details:</b></p> <p><i>Approx. grid reference:</i></p> <p>TL 9846 6371</p> <p><i>Approx. elevation:</i></p> <p>+70m AOD</p> <p><i>Distance to site:</i></p> <p>118m</p> <p><i>Camera type:</i></p> <p>Nikon D780 (50mm lens)</p> <p><i>Date:</i></p> <p>24.01.2023</p> <p><i>Approx. H FoV:</i></p> <p>60°</p> <p><b>Sensitivity of receptor:</b></p> <p>Medium (Recreational)</p> <p>High (Residential)</p>	<p><b>Baseline description:</b></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><b>Description of change:</b></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><b>Magnitude of impact:</b></p> <p><i>Operation</i></p> <p>Negligible to Low</p> <p><i>Year 15</i></p> <p>Negligible to Low</p> <p><b>Significance of effect:</b></p> <p><i>Operation</i></p> <p>Minor Adverse (recreation)</p> <p>Minor to Moderate Adverse (residential)</p> <p><i>Year 15</i></p> <p>Negligible to Minor Adverse (recreation)</p> <p>Minor Adverse (residential)</p>	<p><b>Viewpoint 14:</b> View looking north-west from open space adjoining Pightle Close.</p> <p><b>Figure 6: Viewpoint Photographs</b></p> <p>Site   Land off School Road, Elmswell, Bury St Edmunds</p> <p>Client   Christchurch Land &amp; Estates (Elmswell South) Ltd.</p> <p>Drawing number   P22-1167_EN_0007_A_0001</p> <p>Date 22/11/2023</p> <p>Team AC</p> <p>App KE</p> <p><b>PEGASUS GROUP</b></p>
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