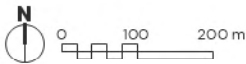


Issue
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Key

Site Boundary



28/11/2023	B	Redline and client amend
03/03/2023	A	First Issue
DATE	NO	REVISION NOTE

Figure 1: Site Context

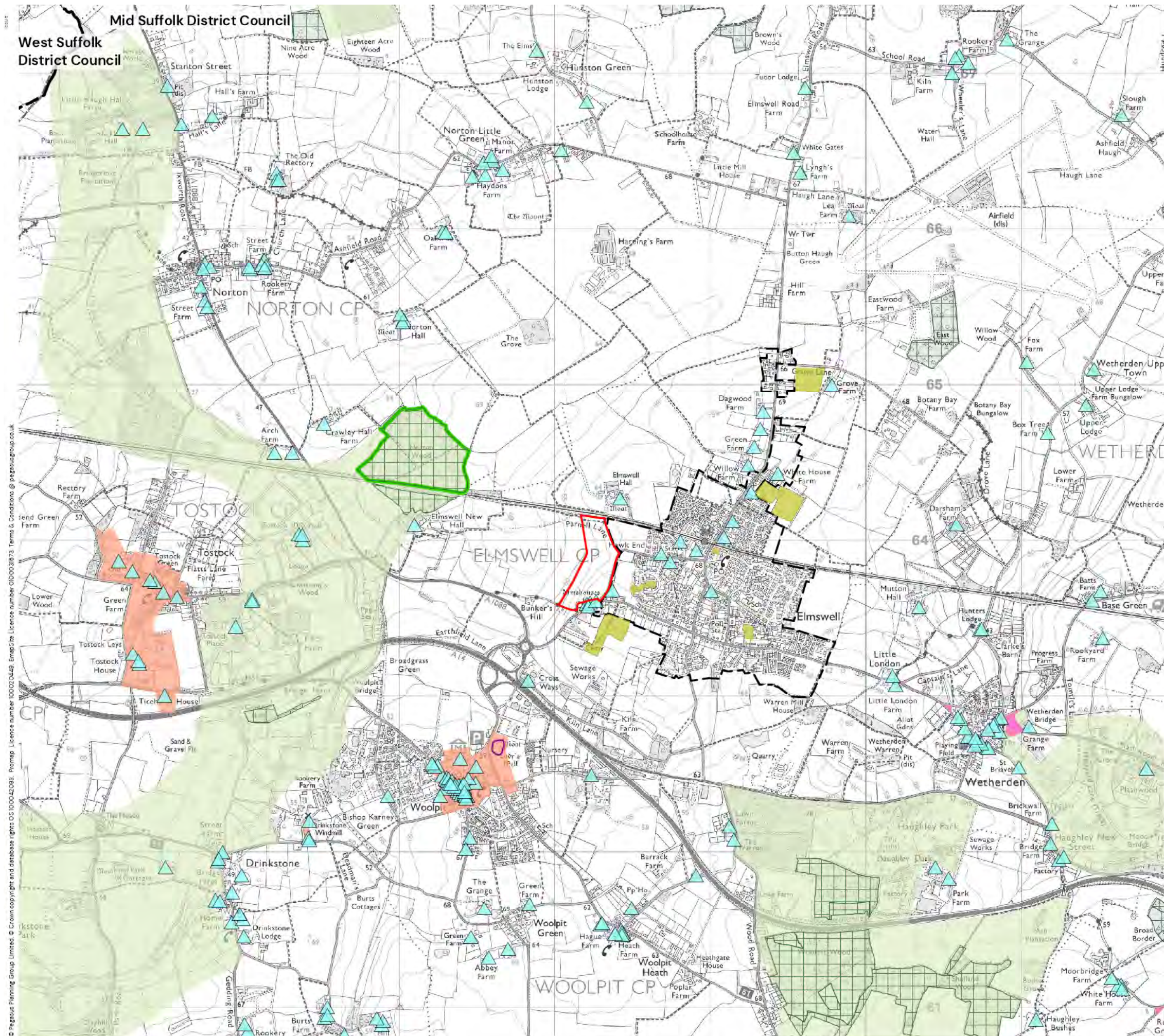
Land off School Road
Elmswell, Bury St Edmunds

CLIENT
Christchurch Land & Estates (Elmswell South Ltd)

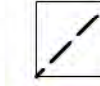
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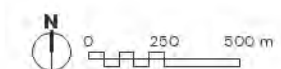


Key

-  Site Boundary
-  Special Landscape Area*
-  Elmswell Settlement Boundary (SPO3)**
-  Designated Open Space (LP30)**
-  Ancient Woodland
-  Norton Wood SSSI
-  CROW Access Land
-  Conservation Area Boundary
-  Scheduled Monument
-  Listed Buildings

Sources:

- * Suffolk County Council Local Designations (2015)
- ** Emerging policies from Babergh and Mid Suffolk Joint Local Plan Pre-Submission Document (2020)



28/11/2023 B Redline and client amend

03/03/2023 A First Issue

DATE NO REVISION NOTE

Figure 2: Planning Designations

Land off School Road
Elmswell, Bury St Edmunds

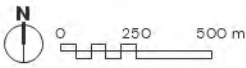
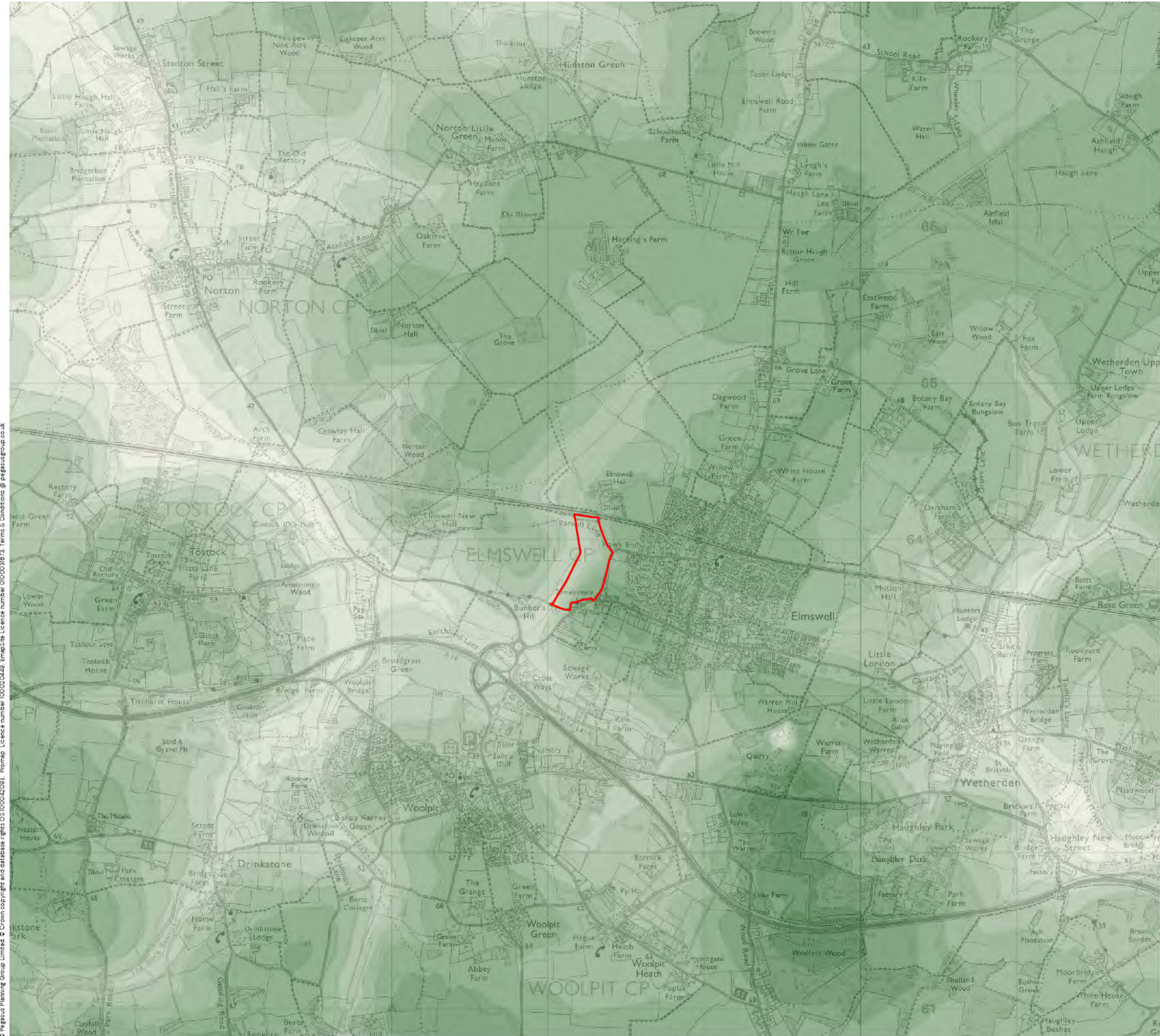
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Figure 3: Topography

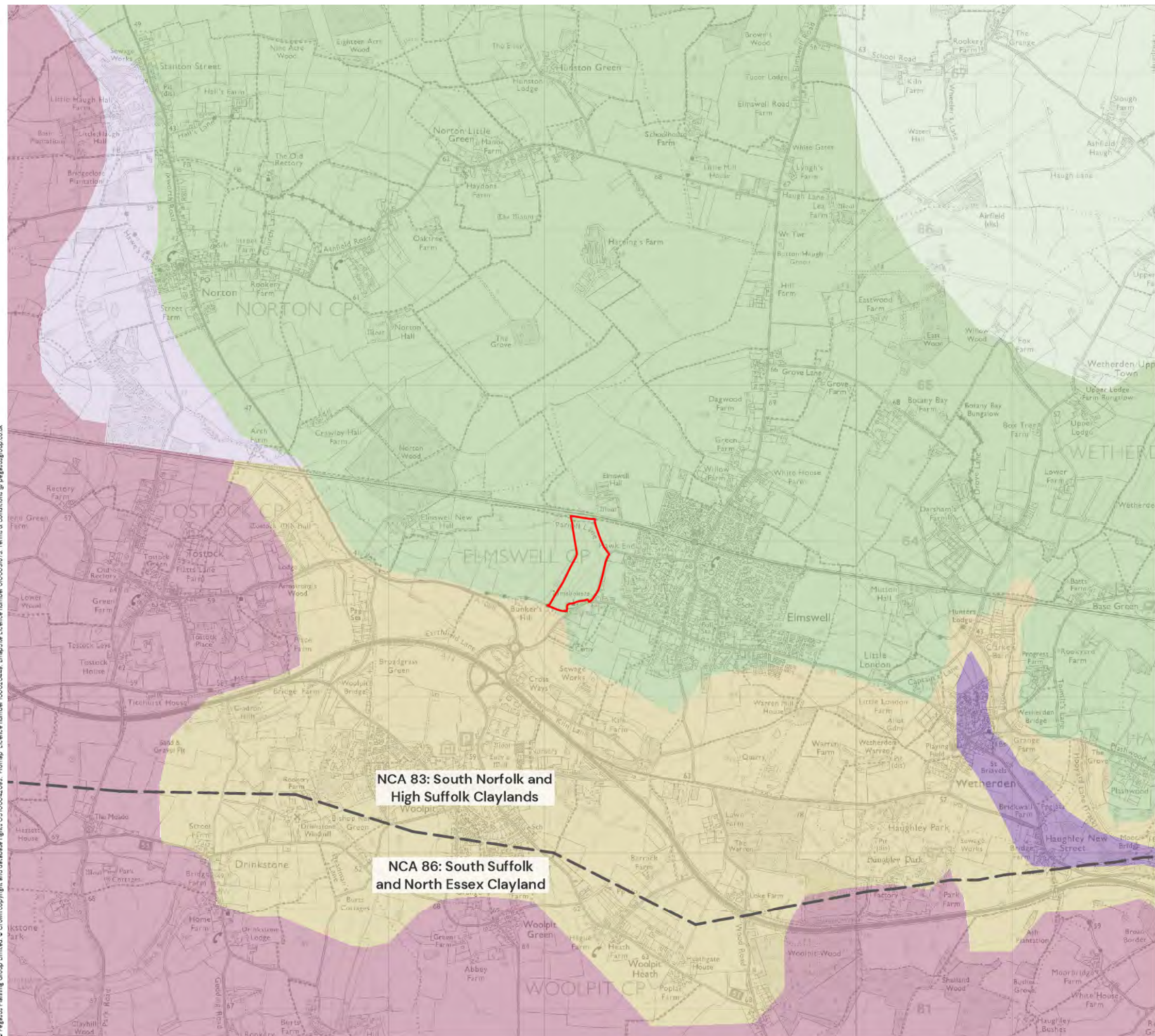
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Key



Site Boundary



National Character Area Boundary

Suffolk Landscape Character Assessment (2008)
Updated in 2011

Landscape Character Types:



Ancient Plateau Claylands



Plateau Claylands



Rolling Valley Farmlands & Furze



Valley Meadows & Fens



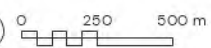
Ancient Rolling Farmlands



Wooded Valley Meadowlands

Joint Babergh and Mid Suffolk District Landscape
Guidance (2015)

Uses Landscape Character Types as identified within the Suffolk Landscape Character Assessment



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Figure 4: Landscape Character

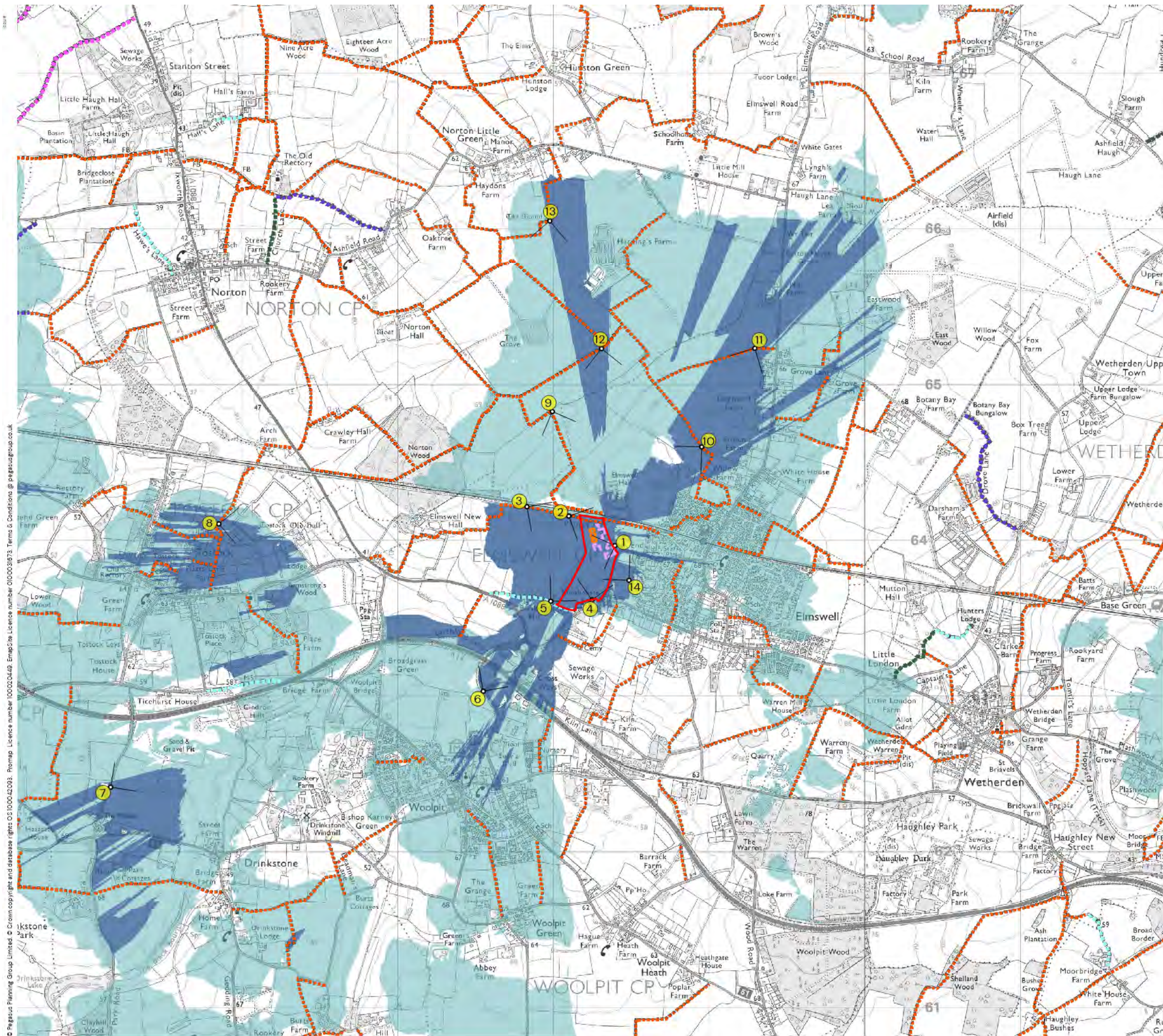
Land off School Road
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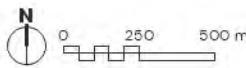
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Key

- Site Boundary
- Proposed Care Home
- up to max height of 12.6m
- Proposed Bungalows
- up to max height of 5.5m
- Representative Viewpoints
- Bare Earth Zone of Theoretical Visibility
- Screened Zone of Theoretical Visibility
- OS Open Map Local Woodland
- Maximum 15m
- Public footpath
- Public bridleway
- Roads used as a public path
- Other roads with public access
- Byway open to all traffic



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Figure 5: ZTV, Photograph Viewpoint Locations and PRow

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