



Planning Services  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich  
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04/02/2020

For the attention of: Elizabeth Flood

**Ref: DC/19/03445- Land On The South Side Of, Whatfield Road, Elmsett, Suffolk**

Thank you for consulting us on the Planning Application for the erection of 37no. dwellings (which includes 14no. affordable housing and 4no. shared ownership) including creation of vehicular access road and public open space.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

Elmsett has been described as a Hinterland Village on the Babergh Local Plan 2011-2013 Core Strategy & Policies (February 2014) and as such the proposal will be assessed against Policy CS11.

The site sits to the south of Whatfield Road between the Grade II listed building The Chequers to the east and the Field End property to the west. The site area is inside an existing field boundary with hedgerow and tree planting along its western, southern and parts of its eastern boundary. A native hedgerow to the north site boundary runs along Whatfield Road and a PROW lies to the south-west of the site. The Elmsett Neighbourhood Plan (ENP) (Adopted 2019). Policy EMST9 – Protection of Important Views and Landscape Character, identifies important views from public vantage points either within the built-up area or into or out of the surrounding landscape. Viewpoint 10 is located on Whatfield Road and looks across the site. The policy states:

“Any proposed development should not detract from the key landscape features of these views. Proposals for new buildings outside the Built-up Area Boundary (BUAB) will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:

- I. can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the Built- Up Area; and
- II. conserves and enhances the unique landscape and scenic beauty within the parish, having regard Suffolk Landscape Character Appraisal.

For this reason, we would recommend a Landscape and Visual Appraisal (LVA) which follows the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) needs to be undertaken and submitted as part of this application before further consideration can be given. This report should include:

- Context and character area appraisal
- Landscape constraints and opportunities plan
- Analysis of visual impact from a number of viewpoint locations and key receptor
- Analysis of the impact on landscape character and quality
- Mitigation proposals and recommendations

The report should also give recommendations as to the extent of development. As at present there is concerns that the scale and size of development is not in character with the surrounding area, and in turn will have an adverse impact on the landscape character (Policy CS11). A previous planning application submission for this site was refused as it was felt the proposal did not “represent a well-designed development of an appropriate size, scale, layout and character in relation to its setting and to the village.” The Suffolk Landscape Character Assessment landscape management guidelines for the Landscape Character Areas (LCA) states that settlements within this LCA tend to have “multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads.” More often than not these historic patterns are then lost to infill and ribbon development. Its therefore important that the scale of development, layout and character are sympathetic to the Hinterland village character of Elmsett, which at present the proposed development does not offer.

If you have any queries regarding the above matters, please let me know.

Yours sincerely,

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**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.