



**Suffolk County Council (20041323)**

**Babergh and Mid Suffolk District Councils (20041302)**

**Local Impact Report Appendix 13: Elmsett  
Neighbourhood Plan**

**Bramford to Twinstead (EN020002)**

Deadline 1

25 September 2023

## **13 Elmsett Neighbourhood Plan**

ELMSETT  
NEIGHBOURHOOD PLAN  
2017-2036

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MADE PLAN  
DECEMBER 2019

Prepared by Elmsett Parish Council

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## 2. THE PLAN AREA

2.1 On 27 October 2017, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area. Details of the application, publication

and designation can be viewed on the District Council's website under Neighbourhood Planning in Elmsett.

2.2 There are no other designated Neighbourhood Plan areas within this

boundary and the Parish Council is the "qualifying body" responsible for the preparation of the Neighbourhood Plan for this area.



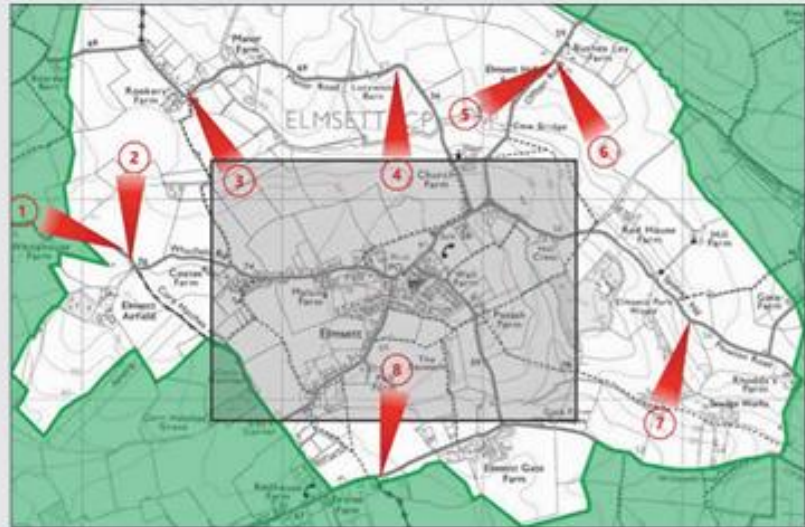
THE DESIGNATED AREA

**Local Impact Report Extract**

Elmsett Neighbourhood Plan Policy EMST9 – Protection of Important Views and Landscape Character states that any proposed development should not detract from the key landscape features of these views.

**Important Views**

9.5 Given the location of Elmsett on a relatively high plateau, views into and out of the village are of high importance to its character and sense of rurality. Development that does not have regard to its potential impact on these views could have a significant detrimental impact on the setting of the village. During the preparation of the Plan, an assessment of views from public areas was undertaken to determine which are most important in terms of the setting of the village in the landscape. The separate Elmsett Views Appraisal identifies the important views and, as a result, the most significant views that need to be protected are identified on the adjoining map as well as on the Proposals Map.



IMPORTANT VIEWS - PARISH



IMPORTANT VIEWS - VILLAGE CENTRE

9.10 Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of the village and will not be supported. When proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity, are considered in decision-making.





**Policy EMST9 – Protection of Important Views and Landscape Character**

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Proposals Map. Any proposed development should not detract from the key landscape features of these views. Proposals for new buildings outside the 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 to the Suffolk Landscape Character Appraisal.

**Heritage Assets**

9.11 Although there is no designated Conservation Area in the village, there are a number of distinctive historic assets that, in combination, are essential to maintain and preserve to reflect the local character of Elmsett. In particular, the area around The Green on Whatfield Road is of significant local importance, containing a designated Ancient Monument, Listed Buildings, a designated village green and important trees, hedgerows and other natural features. The area is therefore designated as a Special Character Area within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

**Policy EMST10 – Elmsett Special Character Area**

A Special Character Area is identified on the Proposals Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

Where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported.



THE SPECIAL CHARACTER AREA