



Sheringham Shoal and Dudgeon Offshore Wind Farm Extension Projects

Environmental Statement

Volume 3

Appendix 26.1 - Landscape and Visual Impact

Assessment Annexes

August 2022

Document Reference: 6.3.26.1

APFP Regulation: 5(2)(a)

Title:	
Sheringham Shoal and Dudgeon Offshore Wind Farm Extensions Environmental Statement Appendix 26.1: Landscape and Visual Impact Assessment Annexes	
PINS no.: 6.3.26.1	
Document no.: C282-LD-Z-GA-00007	
Date:	Classification
August 2022	Final
Prepared by:	
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Approved by:	Date:
Sarah Chandler, Equinor	August 2022



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Glossary of Acronyms

BDC	Broadland District Council
DCO	Development Consent Order
DEP	Dudgeon Offshore Wind Farm Extension Project
EIA	Environmental Impact Assessment
ES	Environmental Statement
km	Kilometre
SEP	Sheringham Offshore Wind Farm Extension Project

Glossary of Terms

Landfall	The point at the coastline at which the offshore export cables are brought onshore and connected to the onshore export cables.
Landscape Character Areas	These are single unique areas which are the discrete geographical areas of a particular landscape character type. Each has its own individual character and identity, even though it shares the same generic characteristics with other types. (Natural England, 2014)
Landscape Character Type	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use, and settlement pattern. (Natural England, 2014)
Landscape effects	Effects on the landscape as a resource in its own right. (Landscape Institute and IEMA, 2013)
Landscape character	A distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. (Natural England, 2014)
Landscape quality (or condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements. (Landscape Institute and IEMA, 2013)
Landscape receptor	Defined aspects of the landscape resource that have the potential to be affected by a proposal. (Landscape Institute and IEMA, 2013)
Landscape value	The relative value that is attached to different seascape and / or landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. (Landscape Institute and IEMA, 2013)
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term, in duration. (Landscape Institute and IEMA, 2013)
Mitigation	Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy

	identified effects). (Landscape Institute and IEMA, 2013)
Onshore cable corridor	The area between the landfall and the onshore substation, within which the onshore cable circuits will be installed along with other temporary works for construction.
Onshore Substation	Compound containing electrical equipment to enable connection to the National Grid.
Study area	Area where potential impacts from the project could occur, as defined for each individual EIA topic.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. (Landscape Institute and IEMA, 2013)
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area. (Landscape Institute and IEMA, 2013)
Visual effect	Effects on specific views and on the general visual amenity experienced by people. (Landscape Institute and IEMA, 2013)
Visual receptor	Individuals and/or defined groups of people who have the potential to be affected by a proposal. (Landscape Institute and IEMA, 2013)
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible. (Landscape Institute and IEMA, 2013)



26.1 ANNEX 26.1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

26.1.1 Introduction

1. This annex contains additional detail regarding the assessment methodology, supplementing the information provided within the Landscape and Visual Impact Assessment (LVIA) text. This annex sets out a standard approach – specific matters in terms of the scope of assessment, study area and modifications to the standard approach for this assessment are set out within the LVIA.
2. The methodology has the following key stages, which are described in more detail in subsequent sections, as follows:
 - Baseline – includes the gathering of documented information; agreement of the scope of the assessment with the Environmental Impact Assessment (EIA) co-ordinator and local planning authority; site visits and initial reports to the EIA co-ordinator of issues that may need to be addressed within the design.
 - Design – input into the design / review of initial design / layout / options and mitigation options.
 - Assessment – includes an assessment of the landscape and visual effects of the scheme, requiring site-based work and the completion of a full report and supporting graphics.
 - Cumulative Assessment – assesses the effects of the proposal in combination with other developments, where required.

26.1.2 Baseline

3. The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:
 - A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the site and surrounding areas.
 - Agreement of the main study area radius with the local planning authority.
 - A desk study of nationally and locally designated landscapes for the site and surrounding areas.
 - A desk study of existing landscape character assessments and capacity and sensitivity studies for the site and surrounding areas.
 - A desk study of historic landscape character assessments (where available) and other information sources required to gain an understanding of the contribution of heritage assets to the present day landscape.
 - Collation and evaluation of other indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, and references in art and literature.
 - The identification of valued character types, landscape elements and features which may be affected by the proposal, including rare landscape types.

- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.
- Draft Zone of Theoretical Visibility (ZTV) studies to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected. The methodology used in the preparation of ZTV studies is described within **Annex 26.2**.
- The identification of, and agreement upon, through consultation, the scope of assessment for cumulative effects.
- The identification of, and agreement upon, through consultation, the number and location of representative and specific viewpoints within the study area.
- The identification of the range of other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Site visits to become familiar with the site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.
- Input to the design process.
- The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects (ref. GLVIA 3rd edition, 2013, para 3.19).

26.1.3 Design

4. The design and assessment stages are necessarily iterative, with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects are set out within the LVIA.

26.1.4 Assessment

5. The assessment of effects includes further desk and site-based work, covering the following key activities:
 - The preparation of a ZTV based on the finalised design for the development.
 - An assessment, based on both desk study and site visits, of the sensitivity of receptors to the proposed development.
 - An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the proposed development.
 - An informed professional judgement as to whether each identified effect is positive, neutral or adverse.

- A clear description of the effects identified, with supporting information setting out the rationale for judgements.
- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA
- The production of photomontages from a selection of the agreed viewpoints showing the anticipated view following construction of the proposed development.

26.1.5 Site

6. The effect of physical changes to the site are assessed in terms of the effects on the landscape fabric.

26.1.6 Landscape and Townscape Character Considerations

7. The European Landscape Convention (2000) provides the following definition:
“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”
8. And notes also in Article 2 that landscape includes *“natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas”*.
9. An Approach to Landscape Character Assessment (Natural England, 2014) defines landscape character as:
“a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse.”
10. The susceptibility of landscape character areas is judged based on both the attributes of the receiving environment and the characteristics of the proposed development as discussed under ‘susceptibility’ within the methodology section of the LVIA. Thus, the key characteristics of the landscape character types/areas are considered, along with scale, openness, topography; the absence of, or presence, nature and patterns of development, settlement, landcover, the contribution of heritage assets and historic landscape elements and patterns, and land uses in forming the character. The condition of the receiving landscape, i.e. the intactness of the existing character will also be relevant in determining susceptibility. The likelihood of material effects on the landscape character areas can be judged based on the scale and layout of the proposal and how this relates to the characteristics of the receiving landscape.
11. The introduction of any development into a landscape adds a new feature which can affect the ‘sense of place’ in its near vicinity, but with distance, the existing characteristics reassert themselves.
12. The baseline is informed by desk study of published landscape character assessments and field survey. It is specifically noted within An Approach to Landscape Character Assessment (Natural England, 2014) that:

“Our landscapes have evolved over time and they will continue to evolve – change is a constant but outcomes vary. The management of change is essential to ensure that we achieve sustainable outcomes – social, environmental and economic. Decision makers need to understand the baseline and the implications of their decisions for that baseline.”

13. At page 51 it describes the function of Key Characteristics in landscape assessment, as follows:

“Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character.”

14. It follows from the above that in order to assess whether landscape character is significantly affected by a development, it should be determined how each of the key characteristics would be affected. The judgement of magnitude therefore reflects the degree to which the key characteristics and elements which form those characteristics will be altered by the proposals.

26.1.7 Landscape value - considerations

15. Paragraph 5.19 of GLVIA states that *“A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape- such as trees, buildings or hedgerows -may also have value. All need to be considered where relevant.”*
16. Paragraph 5.20 of GLVIA indicates information which might indicate landscape value, including:
- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
 - Information about Heritage Coasts, where relevant;
 - Local planning documents for local landscape designations;
 - Information on features such as Conservation Areas, listed buildings, historic or cultural sites;
 - Art and literature, identifying value attached to particular areas or views; and
 - Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.
17. An assessment of landscape value is made based on the following factors outlined in Table 1 of the Landscape Institute’s ‘Technical Guidance Notes 02-21: Assessing landscape value outside national designations’: natural heritage; cultural heritage; landscape condition; associations; distinctiveness; recreational; perceptual (scenic); perceptual (wildness and tranquillity); and functional.

18. In addition to the above list, consideration is given to any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than Community value.

26.1.8 Viewpoints and Visual Receptors – Considerations

19. A wide variety of visual receptors can reasonably be anticipated to be affected by the proposed development. Within the baseline assessment, the ZTV study and site visits are used to determine which visual receptors are likely to be significantly affected and therefore merit detailed assessment. In line with guidance (GLVIA, 3rd Edition, 2013); both representative and specific viewpoints may be identified to inform the assessment. In general, the majority of viewpoints will be representative – representing the visual receptors at the distance and direction in which they are located and of the type(s) that would be present at that location. The representative viewpoints have generally been selected in locations where significant effects would be anticipated; though some may be selected outside of that zone – either to demonstrate the reduction of effects with distance; or to specifically ensure the representation of a particularly sensitive receptor.
20. The types of visual receptors likely to be included with the assessment are:
- Users of walking routes or accessible landscapes including Public Rights of Way, National and Regional Trails and other long distance routes, Common Land, Open Access Land, permissive paths, land held in trust (e.g. Woodland Trust, National Trust) offering free public access, and other regularly used, permitted walking routes;
 - Visitors to and residents of settlements;
 - Visitors to specific valued viewpoints;
 - Visitors to attractions or heritage assets for which landscape and views contribute to the experience; and
 - Users of roads or identified scenic routes.
 - Visual receptors are grouped for assessment into areas which include all of the routes, public spaces and homes within that area. Groups are selected as follows:
 - Based around settlements in order to describe effects on that that community – e.g. a settlement and routes radiating from that settlement; or
 - An area of open countryside encompassing a number of routes, accessible spaces and individual dwellings; or
 - An area of accessible landscape and the routes within and around it e.g. a country park; and
 - such that effects within a single visual receptor group are similar enough to be readily described and assessed.

21. With the exception of specific viewpoints, each route, settlement or location will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore, effects are described in such a way as to identify where views towards the development are likely to arise and what the scale, duration and extent of those views are likely to be. In some cases this will be further informed by a nearby viewpoint and in others it will be informed with reference to the ZTV, aerial photography and site visits. Each of these individual effects are then considered together in order to reach a judgement of the effects on the visual receptors along that route, or in that place.
22. The representative viewpoints are used as ‘samples’ on which to base judgements of the scale of effects on visual receptors. The viewpoints represent multiple visual receptors, and duration and extent are judged when assessing impacts on the visual receptors.
23. For specific viewpoints (key and sometimes promoted viewpoints within the landscape), duration and extent are assessed, with extent reflecting the extent to which the development affects the valued qualities of the view from the specific viewpoint.

26.1.9 Visual Receptor Sensitivity – Typical Examples

Table 0-1: Visual Receptor Sensitivity

	High	Medium	Low
National / International	1	4	8
Local / District	2	5	8
Community	3	6	9
Limited	-	7	10

Visitors to valued viewpoints or routes which people might visit purely to experience the view, e.g. promoted or well-known viewpoints, routes from which views that form part of the special qualities of a designated landscape can be well appreciated; key designed views; panoramic viewpoints marked on maps.

People in locations where they are likely to pause to appreciate the view, such as from local waypoints such as benches; or at key views to/from local landmarks. Visitors to local attractions, heritage assets or public parks where views are an important contributor to the experience, or key views into/out of Conservation Areas.

People in the streets around their home, or using public rights of way, navigable waterways or accessible open space (public parks, open access land).

Users of promoted scenic rail routes.

Users of promoted scenic local road routes.

Users of cycle routes, local roads and railways.

Outdoor workers.

Users of A-roads which are nationally or locally promoted scenic routes.

Users of sports facilities such as cricket grounds and golf courses.
Users of Motorways and A-roads; shoppers at retail parks, people at their (indoor) places of work.

26.1.10 Preparation and use of Visuals

24. The ZTVs are used to inform the field study assessment work, providing additional detail and accuracy to observations made on site. Photomontages may also be produced in order to assist readers of the assessment in visualising the proposals, but are not used in reaching judgements of effect. The preparation of the ZTVs (and photomontages where applicable) is informed by the Landscape Institute's Advice Note 01/11 – 'Photography and photomontage in landscape and visual impact assessment' and SNH 'Visual Representation of Wind Farms Best Practice Guidance' (both the 2007 and 2017 editions).
25. The following points should be borne in mind in respect of the ZTV study:
 - Areas shown as having potential visibility may have visibility of the development obscured by local features such as trees, hedgerows, embankments or buildings.
26. A detailed description of the methods by which ZTVs and visualisations are prepared is included in [Annex 26.2](#).
27. In addition to the main visualisations, illustrative views are used as appropriate to illustrate particular points made within the assessment. These are not prepared to the same standard as they simply depict existing views, character or features rather than forming the basis for visualisations.

26.1.11 Cumulative Assessment

28. Cumulative assessment relates to the assessment of the effects of more than one development.
29. Only operational and consented developments are considered, unless specific circumstances indicate that a development in planning should be included, with progressively decreasing emphasis placed on those which are less certain to proceed.
30. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.
31. The cumulative assessment examines the same groups of landscape and visual receptors as the assessment for the main scheme, though different viewpoints may be used in order to better represent the likely range of effects arising from the combination of schemes. The assessment is informed by cumulative ZTVs as necessary, showing the extent of visual effects of the schemes in different colours to illustrate where visibility of more than one development is likely to arise. Cumulative wirelines or photomontages may also be prepared if considered necessary.



32. In addition, the effects on users of routes through the area, from which developments may be sequentially visible as one passes through the landscape are also considered, if appropriate. This assessment is based on the desk study of ZTVs and aerial photography, and site visits to travel along the routes being assessed.
33. In relation to landscape and visual cumulative assessment, it is important to note the following:
- For each assessed receptor, combined cumulative effects may be the same as for the application scheme, or greater (where the influence of multiple schemes would increase effects, or where schemes in planning other than the application scheme would have the predominant effects).
 - For each assessed receptor, incremental cumulative effects may be the same as for the application scheme, or reduced (where the influence of other schemes in planning would be such that were they consented and considered to be part of the baseline, the incremental change arising from the addition of the application scheme would be less).
 - Subject to the distance and degree of intervening landform, vegetation and structures there may be no cumulative effects.
34. The way in which the assessment is described and presented is varied depending on the number and nature of scenarios which may arise. This variation is needed in order to convey to the reader the key points of each assessment. For example, the three different cumulative combinations that may arise for an assessment in which there are two existing undetermined applications each can be assessed individually. A situation in which there are 10 applications cannot reasonably be assessed in this way and the developments may need to be grouped for analysis.

26.1.12 Residential Amenity

35. Paragraph 6.17 of GLVIA, 3rd edition notes that:
- “In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties.... Effects of development in private property are frequently dealt with mainly through ‘residential amenity assessments’. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment”*

36. When dealing with effects on residential properties, the outlook from a private property is essentially a private matter. The difference between that private interest and what should be protected in the public interest has been the subject of particular focus at Public Inquiries in relation to wind farm cases and the lessons learnt from Inspector’s decisions have informed how effects on views from residential properties influence a planning decision. This is fully described and set out in paragraphs 209-211 of the decision regarding Spring Farm Ridge wind farm (APP/Z2830/A/11/2165035 – December 2014), which sets out the approach that in considering effects on private residential amenity – whether effects are visually significant is not relevant – effects which fall below the threshold of *being “so unpleasant, overwhelming and oppressive that this would become an unattractive place to live”* (known as the Lavender Test) *“would not feature in the planning balance, irrespective of how many dwellings were so affected”*. The Inspector’s report also makes clear that this is a separate exercise to *“weighing in the balance, as a component of the character and appearance issue, the effects on the locality generally that would derive from visual effects on resident receptors”*, which is covered within the assessment of effects on visual receptors.
37. The Spring Farm Ridge Inspector’s decision is for a wind farm but makes it clear that *“the level of impact or threshold at which the public interest would be so engaged should be no different for wind turbines than would be the threshold applicable to other types of development.”* Wind farms are unusually tall developments with a greater chance that they could have such an effect. Most forms of development are unlikely to cause effects of such a high magnitude to render a property an unattractive place in which to live unless in very close proximity to the property and occupying a large proportion of views.
38. Residential properties closest to the site are viewed on site and from aerial photography to consider whether a residential amenity assessment is required. Where such an assessment is required, it is provided as an annex to the LVIA.

26.2 ANNEX 26.2: VISUALISATIONS AND ZTV STUDIES METHODOLOGIES

39. ZTV studies are prepared using the ESRI ArcGIS Viewshed routine. This creates a raster image that indicates the visibility (or not) of the points modelled. LDA Design undertake a ZTV study that is designed to include visual barriers from settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data). If significant deviations from these assumed heights are noted during site visits, for example young or felled areas of woodland, or recent changes to built form, the features concerned will be adjusted within the model or the adoption of a digital surface model will be used to obtain actual heights for these barriers.
40. The model is also designed to take into account both the curvature of the earth and light refraction, informed by the SNH guidance. LDA Design undertake all ZTV studies with observer heights of 2m.
41. The ZTV analysis begins at 1m from the observation feature and will work outwards in a grid of the set resolution until it reaches the end of the terrain map for the project.
42. For all plan production LDA Design will produce a ZTV that has a base and overlay of the 1:50,000 Ordnance Survey Raster mapping or better. The ZTV will be reproduced at a suitable scale on an A1 template to encompass the study area in accordance with SNH guidance (2017). For printing purposes all A1 figures will be produced at 600 dpi to allow interpretation of the base map.

26.2.1 Ground model accuracy

43. Depending on the project and level of detail required, different height datasets may be used. Below is listed the different data products and their specifications:

Table 0-2: Ground Model Accuracy

Product	Distance Between Points	Vertical RMSE Error
LiDAR	50cm – 2m	up to +/- 5cm
Photogrammetrically Derived Heights	2m – 5m	up to +/- 1.5m
Ordnance Survey OS terrain 5	5 m	up to +/- 2.5m
NextMap25 DTM	25 m	+/- 2.06m
Ordnance Survey OS terrain 50	50 m	+/- 4m

44. Site-specific topographical survey data may also be used where available.

26.2.2 Photomontages and Wirelines

45. Verified / verifiable photomontages are produced in seven stages. Photowires are produced using the same overall approach, but only require some of the steps outlined below.

- Photography is undertaken using a digital SLR camera and 50mm equivalent lens. A tripod is used to take overlapping photographs which are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to enable correct sizing when reproduced in the final images. The photographer also notes the GPS location of the viewpoint and takes bearings to visible landmarks whilst at the viewpoint.
- Creation of a ground model and 3D mesh to illustrate that model. This is created using NextMap25 DTM point data (or occasionally other terrain datasets where required, such as site-specific topographical data or Photogrammetrically Derived Heights) and ground modelling software.
- The addition of the proposed development to the 3D model. The main components of the proposed development are accurately modelled in CAD and are then inserted into the 3D model at the proposed locations and elevations.
- Wireline generation – The viewpoints are added within the 3D CAD model with each observer point being inserted at 1.5m above the modelled ground plane. The location of the landmarks identified by the photographer may also be included in the model. The view from the viewpoint is then replicated using virtual cameras to create a series of single frame images, which also include bearing markers. As with the photographs, these single frame images are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to ensure that they are the same size as the photographs.
- Wireline matching – The photographs are matched to the wirelines using a combination of the visible topography, bearing markers and the landmarks that have been included in the 3D model.
- For the photomontage, an industry standard 3D rendering application is used to produce a rendered 3D view of the proposed development from the viewpoint. The rendering uses materials to match the intended surface finishes of the development and lighting conditions according to the date and time of the viewpoint photograph.
- The rendered development is then added to the photograph in the position identified by the wireline (using an image processing application) to ensure accuracy. The images are then layered to ensure that the development appears in front of and behind the correct elements visible within the photograph. Where vegetation is proposed as part of the development, this is then added to the final photomontage

26.3 ANNEX 26.3: EXTRACT FROM RELEVANT LANDSCAPE CHARACTER ASSESSMENTS

26.3.1 North Norfolk Landscape Character Assessment (January 2021)

46. The key characteristics of each landscape character type (LCT) relevant to the assessment are set out below. Where geographically distinct areas within the overall LCT have been identified and documented, relevant key characteristics have also been set out below.

26.3.1.1 LCT Coastal Shelf

47. The LCT is described as follows [inter alia]:

- **Dramatic and distinctive topography**
 - *“The Coastal Shelf occupies a ledge of elevated, undulating land which meets the sea in a series of dramatic cliffs between Weybourne and Mundesley, and is enclosed on the inland side by the generally steep scarp slope of the Wooded Ridge type, which rises to 103m AOD at Roman Camp. The topography is highly irregular and undulating, resulting in intimate areas often screened from one another by fingers of higher land, formed of superficial glacial deposits, reaching towards the coast. The sense of enclosure created by the landform emphasises views seawards.”*
- **Tourism and leisure-related settlement and land use along the coast**
 - *“Tourism has had a significant impact on this coastal area over a long period of time. Settlements which developed with nucleated cores (usually associated with the fishing industry) have subsequently expanded so that distances between them are small – i.e. the Sheringham – Beeston Regis – West Runton – East Runton – Cromer stretch. Large areas of caravan parks dominate many cliff top sites between and adjoining settlements, and there are a number of golf courses and fields used for camping. There is a fairly extensive network of public rights of way, with the Norfolk Coast Path National Trail and a number of other footpaths linking the coast with the Wooded Ridge and further inland, together with areas of Open Access Land, e.g. Beeston Regis Common.”*
- **Open farmland and semi-natural habitats provide important biodiversity and visual separation between settlements**
 - *“Despite the concentration of settlement in this area, the presence of sizeable areas of predominantly arable farmland, together with isolated areas of deciduous and mixed woodland, heathland, dry acid grassland, meadows and traditional orchards help to soften settlement edges and maintain a degree of separation between settlements. Where farmed land remains, this plays a vital role in maintaining rural gaps. A number of settlements also retain areas of common land within the settlement form which contribute to retaining rural character (e.g. Beeston Common, which is also a SSSI, and East and West Runton Commons)...”*

- **Less developed character at the western end of the Coastal Shelf**
 - *“Beyond Sheringham, Weybourne is the only settlement within the Coastal Shelf, with the surrounding land in almost wholly agricultural use. At this western end of the Coastal Shelf, large areas of woodland on the rising land of the Cromer Ridge limit views inland and enclose the settlements. The heritage steam railway running between Sheringham and Holt via Weybourne adds a traditional character to this area.”*
- **Busy road network**
 - *“The A149 coast road is the main route running throughout much of this landscape, which connects with the A148 at Cromer and the Mundesley/Cromer Road running further east along the coast. These routes are busy, and it is unusual to be far from road noise, but minor roads in some areas retain a stronger rural character and are associated with thick tall hedges / trees and biodiverse verges. Others have suffered loss of hedges / verges and have little character.”*
- **Panoramic views of the coast and Wooded Glacial Ridge**
 - *“Views within the Type vary significantly, depending on the degree of elevation and enclosure provided by landform and land cover, but there are many locations offering extensive panoramas either out to the sea, along the coastal cliffs or inland to the wooded ridge which provides a green backdrop to the busy coastal strip – e.g. Ingleborough Hill between East and West Runton, and Beeston Bump near Sheringham.”*

48. The North Norfolk Landscape Character Assessment does not identify any geographically distinct Landscape Character Areas (LCAs) within this LCT, stating that *“...there is a single continuous area of Coastal Shelf in North Norfolk: CS1 – Weybourne to Mundesley Coastal Shelf.”*

26.3.1.2 LCT Wooded Glacial Ridge

49. The LCT is described as follows [inter alia]:

- **Dramatic and distinctive topography and geomorphology**
 - *“The Wooded Glacial Cromer Ridge is a terminal moraine rising to 103m above sea level at Beacon Hill / Roman Camp and comprising glacial deposits of till, sands and gravels, which meets the sea in a series of dramatic cliffs within the Coastal Shelf type. It forms an important landmark which is visible on the horizon in many parts of the District. The north face of the ridge comprises a relatively steep scarp slope with irregular undulations. The south face of the Ridge slopes inland more gradually into a high level, expansive, plateau-like landscape within the neighbouring Tributary Farmland type, before gradually descending into lower-lying areas, including the River Valleys Type.”*
- **Woodland is the dominant land cover**

- *“Woodland is the dominant land cover along the top of the ridge and its scarp slope, comprising a combination of 20th century Forestry Commission conifer and mixed woodland plantations (more suited to the poor sandy and acidic soils than agriculture), and many areas of deciduous woodland likely to be the result of natural succession from heathland and scrub. The wooded ridge forms a strong landscape backdrop to coastal settlements, frames the inland town of Holt and is an influential landscape feature within large areas of the Tributary Farmland Type to the south. Arable farmland occupies most of the flatter margins and lower slopes of the Ridge.”*

- **Panoramic views of the coast and inland**

- *“Views within the Type vary significantly, depending on the degree of elevation and enclosure provided by landform and land cover, but there are locations offering extensive panoramas either out to the sea over the Coastal Shelf type such as at Sheringham Park, or inland across the Tributary Farmland, e.g. views south from the A148 main tourist route between Cromer and Holt.”*

- **Relatively busy road network**

- *“The A148 Holt to Cromer road travels along the general line of the ridge and is a busy tourist route with minor roads extending north and south into the Type from this arterial route. Intermittent long-range panoramic views of the coast and inland are a feature of moving through this elevated landscape.”*

50. The North Norfolk Landscape Character Assessment does not identify any geographically distinct LCAs within this LCT, stating that *“...there is one distinct area of Wooded Glacial Ridge in North Norfolk: WR1 – Wooded Glacial Cromer Ridge.”*

26.3.1.3 LCT Tributary Farmland

51. The LCT is described as follows [inter alia]:

- **Undulating terrain dissected by small river valleys with elevated, and occasionally expansive, open plateau areas**

- *“The topography and drainage pattern of the Type were produced by glacial depositional landforms and meltwaters... Streams are the headwaters for major rivers such as the Stiffkey, Glaven and Bure. Ponds are also a feature of the landscape. Historic airfields are present on some of the plateau areas.”*

- **A rural landscape in which arable land use predominates with pasture more common around the edges of villages and in proximity to the river valleys**

- *“... Many of the fields result from 20th century enclosure, but there are also areas of 18-19th century enclosure as well as some notable areas of remnant ancient pre-enclosure field boundaries associated with settlements (e.g. Wood Norton, Bale and Briston). Whilst fields are typically*

medium to large in scale, there is a greater presence of small fields around settlements than in other Types. Pasture tends to be improved and of limited ecological value.”

- **Hedgerows and mature hedgerow trees are frequent features within the landscape**
 - *“Hedgerows define the field pattern which has been influenced by the history of smaller tenanted and owner-occupier landholdings based loosely around villages, resulting in a less regulated landscape than the Rolling Open Farmland Type. Hedges tend to be single species although there are areas with multi-species and high hedges, and some hedgerows are banked.”*
- **Woodland cover is locally prominent across the area in a variety of forms**
 - *“... the woodlands in this area are associated with historic parks (see below). The variety includes older (some ancient) woodlands, plantation woodland often associated with estates, as well as younger geometric shelter belts and modest game copses. Ancient woodland sites are of nature conservation interest, reflected by SSSIs at Swanton Novers Woods, Felbrigg Woods and Edgefield Little Wood and the Swanton Novers National Nature Reserve. Veteran trees and traditional orchards are also present.”*
- **Historic parks and estates are a distinctive feature of the Landscape Type**
 - *“Historic estates are common throughout the Type, and often have associated parkland and woodland which encloses the park boundary. ... The extensive woodlands around estate boundaries are prominent features within the Tributary Farmland, and result in a much greater sense of enclosure in their vicinity than in the remainder of the Type. Many of the estates include designed landscapes which are the work of Lancelot ‘Capability’ Brown (Melton Constable Hall) and Humphry Repton (Barningham, Wolterton, Mannington, Gunton, Northrepps and Hanworth Halls).”*
- **Settlement is typically rural villages with dispersed large houses and farmsteads in the wider landscape**
 - *“Villages tend to be semi-nucleated or nucleated around a church, with linear extensions along roadways (e.g. Field Dalling, Sharrington and Hindringham). ... Church towers are prominent skyline features and landmarks throughout this Landscape Type. In addition to this traditional settlement pattern there are occasional rows of post war local authority housing in isolated places, or just beyond settlement boundaries. Some of the farmsteads are extensive with large barns. ... The dispersed nature of farmsteads and large houses within the wider landscape reflects the historical land ownership within this area of smaller tenanted and owner-occupier landholdings.”*
- **A network of quiet rural lanes linking settlements**

- *“The network of lanes is a feature of this area, linking the historic villages and often bounded by mature hedgerows. There are also main roads running through the Type which are key tourist routes.”*
- **Strong visual relationship between the valleys that dissect the landscape, the coast around Morston and the Wooded Glacial Ridge to the north**
 - *“The valleys contribute to the experience of moving across this landscape type. Where the Tributary Farmland meets the coast around Morston, there is also a visual relationship between this farmland, the coastal marshes and the sea beyond. The elevated wooded horizon of the Wooded Glacial Ridge defines the majority of the northern boundary of the Tributary Farmland, and is an influential landscape feature, providing a degree of containment to the northern side of this large Type.”*

52. The North Norfolk Landscape Character Assessment does not identify any geographically distinct LCAs within this LCT, stating that *“...There is one large continuous area of Tributary Farmland in North Norfolk: TF1 - North Norfolk Tributary Farmland”*.

26.3.1.4 LCT River Valleys

53. The LCT is described as follows [inter alia]:

- **Typically shallow-sided valleys**
 - *“The valleys in North Norfolk are typically shallow-sided, although there are some differences between the valleys as set out in the character area notes below. For example, the Wensum is the largest river in the District, with a typical wide valley floor and low, often indistinct, valley sides while the Stiffkey and Glaven valleys close to the coast are deeper than other river valleys in the District. Numerous smaller watercourse and drains are managed by Internal Drainage Boards; catchments managed by The North Norfolk Rivers IDB include River Wensum, Bure, Scarrow beck, Blackwater Beck, North Walsham and Dilham canal and the River Stiffkey.”*
- **A relatively small-scale pattern of varied land uses on valley floors**
 - *“... a mosaic of land use with pasture, arable, woodland, some fen and rough carr. Historical evolution with owner-occupied and smaller tenanted farms, including areas of arable, woodland, wet and dry pasture, has led to a varied, small-scale landscape. Gravel extraction is evident in some areas.”*
- **Larger arable fields on valley sides, distinct from valley floors**
 - *“Field size is moderate to large on the valley sides, tending to be smaller in the valley floor. The format of boundaries tends to be similar between the valley sides and the neighbouring landscape type but is distinctly different in the valley floor - becoming higher, thicker and more likely to contain informal hedgerow trees. Some fields have ‘ring boundaries’ dividing the valley floor from the sides. Smaller fields on valley floors tend to be*

insulated from some modern agricultural pressures by the wetter nature of the land and by agri-environment schemes.”

- **Relatively high level of woodland cover**

- *“There is a variety of woodland forms, primarily deciduous, and high hedgerows containing lots of trees. Association with watercourses or sloping topography means that shapes are often more sinuous and less geometric than the dominant landscape pattern in adjacent arable farmlands. Valley floor woodlands are typically older than those on valley sides, the latter being planted for shooting or commercial purposes. The valley floor woodland tends to be older, native woodland of a less regular form, and often forms a boundary to the watercourse or field patterns.”*

- **Settlement and roads follow valley sides**

- *“There is typically a linear pattern of settlement, associated with rivers. ... In some areas, the road follows the course of the river, and buildings are very often close to the carriageway. Generally there are only minor roads along valleys, occasionally crossed by more major routes such as the A1067 from Fakenham to Norwich and A1065 Fakenham to Swaffham. Most minor roads conform to the topography of the valleys, either crossing at right angles or running more or less parallel to the valley floor. The landscape type tends to be moderately quiet as a result, except where the minor roads form a vital link to other settlements (i.e. the road from Letheringsett to Blakeney.”*

- **Contrast between valley floor containment and expansive views from valley crests**

- *“High hedges, woodland and smaller fields combine to create an intimate landscape, in which much built development is hidden from wider view. Views open out the higher one travels up the valley sides. The top plateaus of some valleys are very open with extensive views. For Stiffkey and the Glaven there is a distinct character where the valleys open out to the coast, with coastal light reflected from sea, expansive skies and birdlife.”*

54. The North Norfolk Landscape Character Assessment identifies six geographically distinct River Valley LCAs within the LCT. Only one, RV2 River Bure and tributaries, lies within the onshore cable corridor study area.

55. Those unique characteristics of RV2 are described below.

26.3.1.4.1 Characteristics unique to RV2 – River Bure and tributaries

56. This geographically distinct area is described as follows [inter alia]:

- **Nucleated settlement pattern alongside the Bure**

- *“Settlements here are more nucleated than is usual for valleys. Itteringham is an estate-type village with a controlled pattern of development. Saxthorpe and Corpusty have had more ad hoc growth which, with gradual infill over decades, has resulted in formerly dispersed settlement*

developing a fairly nucleated form. Settlement is concentrated in the valley floor areas with extensions running up the sides.”

- **Road network not strongly valley-oriented**
 - *“The road network only partly conforms to the valley sides or watercourse and more often appears to be independent of it.”*
- **Isolated and rural character**
 - *“The majority of the area has an isolated and rural feel, possibly resulting from the distance from any large town, busy village or holiday area. There are more isolated small and medium farms near the valley sides than in other adjacent Areas.”*

26.3.1.5 LCT Rolling Heath and Arable

57. This LCT is described as follows [inter alia]:

- **Distinctive glacial topography**
 - *“The landscape is heavily influenced by the underlying deep deposits of glacial sands and gravels, and features large areas of elevated land including the western extremity of the Cromer Ridge. The glacial deposits give rise to a gently rolling and undulating landform, characterised by gentle slopes from the raised hinterland down towards the coastal marshes, with localised areas of steeper slopes such as the eastern scarp slope of Kelling Heath. Subtle small, gentle hillocks of sands and gravels and neighbouring hollows provide localised intimate areas which contribute to the variation in landscape character, shaping and enclosing views. Prominent landform features include the Blakeney Esker, a 3.5km long sinuous ridge of sediment deposited by glacial meltwater which has SSSI status for its special geological interest.”*
- **An open, elevated character affording long views to the coast and inland**
 - *“The extensive raised hinterland is characterised by medium to large scale arable fields, enclosed by low managed hedgerows and occasional coniferous shelterbelts, heathy margins and larger tracts of heathland, giving rise to an open character with long views towards the coastal marshes and sea beyond, and inland across the Glaven Valley. There is a frequent feeling of proximity to the coast, due to the sense of space and large skies, even where direct views are not present.”*
- **Extensive heathlands and woodland blocks are prominent features**
 - *“This is predominantly an agricultural landscape, but the light sandy soils also support the District’s principal heathlands, including the extensive Salthouse and Kelling Heaths, both of which have sizeable woodland areas.... Frequent isolated pockets of heath also occur throughout this landscape, often on raised humps of almost pure sand, and amongst small coniferous plantations and deciduous woodland. The area to the west of*

the Glaven Valley has less heath and woodland than the larger part of the Landscape Type, to the east.”

- **A strong rural character, with nature conservation interest and tourism land uses**
 - *“The area has a strongly rural character, dominated by arable farmland and smaller areas of pig farming, in addition to coastal settlement and semi-natural habitats such as the heathlands. There is a fairly extensive network of public rights of way, including a small stretch of the Norfolk Coast Path National Trail, around Blakeney, and a number of other footpaths linking the coast with areas further inland. There are also extensive areas of Open Access Land associated with the heathlands, and a Local Nature Reserve at Wiveton Down (part of the Blakeney Esker). As a result of the lack of settlement, this Landscape Type is known for its dark night skies; Wiveton Downs and Kelling Heath Holiday Park both have national Dark Sky Discovery Site status. The North Norfolk (heritage) Railway is a popular tourist attraction and runs through the southern part of this area, and there are a number of sites providing holiday accommodation, including Kelling Heath Holiday Park (which straddles the boundary with the Wooded Glacial Ridge Type) and Friary Farm Caravan Park, Blakeney.”*
- **Characterful minor roads linking the busier A149 coast road and A148 Cromer to Fakenham road**
 - *“The main road within this landscape is the relatively busy A149 coast road, which runs through Salthouse and Blakeney. A network of minor roads links the A149 with the A148 (Fakenham to Cromer) and inland settlements such as Holt (within the neighbouring Wooded Glacial Ridge Type). These main routes are busy; however, many minor roads retain a stronger rural and scenic character and are associated with thick tall hedges / trees and biodiverse verges. Others have suffered loss of hedges / verges and have little character.”*

58. The North Norfolk Landscape Character Assessment does not identify any geographically distinct LCAs within this LCT, stating that “...there is one area of Rolling Heath & Arable in North Norfolk, comprising land on either side of the Glaven Valley: RHA1 – North Norfolk Rolling Heath & Arable”.

26.3.1.6 LCT Drained Coastal Marshes

59. The LCT is described as follows [inter alia]:

- **A flat, open low lying landscape dominated by grazing marsh and drained farmland**
 - *“The Drained Coastal Marshes have been reclaimed from the coastal saltmarshes with much land at or slightly below sea level (due to shrinkage). Soils are derived from marine alluvium and are deep and stoneless, either clayey or calcareous. The land use pattern reflects a history of human intervention. In areas protected by a sea wall are arable fields divided into large geometric fields bordered by grassed banks,*

straight drainage ditches and low gappy hedges. Along the inland fringes is a smaller scale pattern of more textured and irregularly-shaped pastures. The grazing marsh is drained by meandering rivers and creeks, many of which have been diverted during the drainage process. The area around Cley is a nature reserve with brackish lagoons, pasture, reedbeds and dykes.”

- **Enclosed by natural (sand dunes, shingle banks) or man-made (clay) banks which keep the sea out**
- **A dynamic and changing landscape**
 - *“Change has long been a characteristic feature of the Drained Coastal Marshes and the area has been subject to repeated reclamation since Roman times. Mapped evidence suggests periods of intensive agriculture followed by temporary reversion to marshland and periods when grazing was dominant. This continues to this day...”*
- **A remote, peaceful landscape, but with some ‘honeypots’ of activity and built development**
 - *“Human intervention is present in the form of drainage ditches and cultivated land, and there is evidence of historic settlement, including the remains of an Iron Age fort in DCM1 and the remains of Blakeney Chapel in DCM2, but today the landscape is largely unsettled except for ‘honeypots’ of activity near Holkham, Wells, Blakeney and Cley. There is a large caravan park, car park, a miniature railway and a sewage works at Wells-next-the-Sea; and a toll road and the remains of Holkham railway station close to Holkham.”*
- **Nature conservation interest, notably the freshwater marsh which is a haven for breeding birds**
 - *“... important habitats are recognised by a concentration of nature conservation designations including National Nature Reserves (Holkham in DCM1 and Blakeney in DCM2), the North Norfolk Coast SSSI and North Norfolk Coast SPA, SAC and Ramsar sites. The sites are internationally important for a variety of bird species and have distinct and rare wetland ecologies. The conifer and mixed plantations on the dunes near Holkham are ecologically valuable and contain fragments of heathland (part of Holkham National Nature Reserve).”*
- **Access provided by tracks and footpaths, and occasional roads**
 - *“The Peddars Way long distance path and Norfolk Coast National Trail provide access along the seaward edge of the drained marshes. Lady Ann’s Drive provides access to a car park and Orientation Centre at Holkham Gap, while Beach Road in Wells provides public access to the beach and Pinewoods Caravan Park. There are public footpaths across the marsh to the coast in the Cley/ Salthouse area.”*
- **Large skies and long views**

- *“The open and expansive sky is significant wherever one is within this landscape type, accentuated by the colour and reflection from the sea. The proximity to the sea, and sea view opportunities are a feature of this Type, especially from the top of the banks than enclose the area.”*

60. The Norfolk Landscape Assessment identifies two geographically distinct areas of Drained Coastal Marsh in North Norfolk. Only one, DCM2 Blakeney, Wiveton, Cley and Salthouse Drained Marshes, lies within the onshore cable corridor study area.

61. Those unique characteristics of DCM2 are described below.

26.3.1.6.1 *Characteristics unique to DCM2 - Blakeney, Wiveton, Cley and Salthouse Drained Marshes*

62. *This geographically distinct area is described as follows [inter alia]:*

- ***The drained coastal marshes at Cley and Salthouse have been claimed from saltmarshes behind a shingle ridge***
 - *“The shingle ridge extends from Blakeney Point to Kelling Hard and has a steeply sloping, constantly eroding beach on the other side. The shingle has a unique ecology but is highly unstable and vulnerable. Occasional flooding of the marsh occurs.”*
- ***Land use is dominated by freshwater wetlands, reedbeds, small pastures, reed fringed ditches and open water scrapes***
 - *“A few small grazing meadows are owned by individuals, and field sizes are generally much smaller in the DCM2. Around the grazed land are more naturalistic areas of brackish lagoons, reedbeds and dykes that have nature conservation interest. The outlying Weybourne section of DCM2 is mainly reedbed and dense bramble / willowherb fed by a small stream which filters out to sea beneath the shingle bank.”*
- ***Relatively little access and settlement compared to DCM1***
 - *“There is relatively low level of public access to this area compared to DCM1 – restricted to two minor roads to the coast, foot access along the sea walls/ shingle bank and across the marsh to the coast, and some access to the NWT Reserve (although this is limited). The only settlement/ buildings are the remains of Blakeney Chapel (only the foundations and part of a wall still remain) and Cley Windmill which lies on the edge of Cley next the Sea.”*

26.3.2 **Broadland District landscape Character Assessment (September 2013)**

63. Relevant key characteristics to the assessment are set out below.

26.3.2.1 **LCT River Valley**

64. The LCT is described as follow [inter alia]:

- *“Distinct valley landform of flat valley flood plain and adjacent gently sloping valley sides*

- *Strong presence of a river towards the centre of the floodplain;*
- *Willow pollards and lines of poplar flanking ditches and watercourses on valley floor, plus areas of reeds, marshes, meadowland and leys;*
- *Grazing on the valley floor*
- *Patchwork of small scale fields, often lined with strong hedgerow boundaries and hedgerow trees; and blocks of woodland dotted along the valley sides;*
- *River crossings, fords and bridges, which provide landscape features within the valley corridor;*
- *Remnants and reminders of historic settlement;*
- *Generally little development on the floodplain“*

65. The Broadland District Landscape Character Assessment identifies two geographically distinct areas of River Valleys. Only one, A1 River Wensum, lies within the onshore cable corridor study area.

66. A summary of the visual character of A1: River Wensum is set out below:

- *“Flowing in a southeasterly direction towards the centre of Norwich, the River Wensum and its valley slopes form a strong division between Wooded Heath Mosaic and Tributary Farmland. Further east, through Norwich the Wensum joins the Yare. The valley becomes much wider and the landscape becomes typical of the Broads. In this character area the Wensum meanders through a confined valley floodplain. It is enclosed to the south by wooded rolling slopes, and to the north by less dramatic, gentler arable slopes. The Valley has a shallow V-shape, and the valley sides contain an intimate landscape. The valley sides are chalk with deposits of Till, and extensive deposits of sand and gravel are found on the valley floor. In places, mineral extraction sites associated with these deposits are visible landscape features. The valley floor comprises a lush tranquil pastoral landscape character including lowland grazing meadows and marsh, which provide a strong sense of visual continuity along the river corridor. The meadows are typically divided by dykes, which create an open landscape where long views can be seen along the valley floor. The river valley sides ascend gently from the valley floor and comprise a patchwork of small scale arable fields with pockets of pasture, often lined with hedgerow boundaries and hedgerow trees. Eyn Brook flows through northern parts of the area, east of Reepham. The shallow valley through which the brook flows comprises a pastoral character, with meadows, marshes and woodland.*

- *Woodland is a particular feature of the area; most commonly associated with large mixed blocks that blanket the river valley sides. These areas of woodland are commonly associated with large seventeenth century houses and historic Halls, such as Morton Hall and Weston Hall. Lakes and ponds with surrounding scrub and woodland developed on redundant gravel extraction sites is a key characteristic in central parts of the area, near Lenwade. These areas generally coincide with local environmental designations that highlight their ecological and wildlife importance. Eastern parts of the area comprise a mixture of land uses, mainly associated with the settlement fringe of Norwich including golf courses and hospitals.*
- *The area comprises a scattered settlement pattern. Small villages punctuate the landscape; often located on elevated land, next to crossing points. Some of these places have retained their traditional character, however many have expanded due to their proximity to Norwich. Narrow lanes run along the tops of the valley sides, and in places cut through the slopes. Churches, mills and manors nestled on higher ground at the edge of the floodplain form striking visual features. In eastern parts of the area, rolling wooded slopes, plantation woodland, scattered scrub and groves of willows, enclose the valley floodplain and periodically curtail views. Extensive blocks of woodland that blanket the river valley sides throughout the area create distinct wooded skyline views. There is a generally strong sense of tranquillity throughout much of the area.”*

26.3.2.2 LCT Wooded Estatelands

67. This LCT is described as follows [inter alia]:
- *“A pattern of small manor houses, isolated halls and larger estates, with associated parkland extending across much of the area:*
 - *These buildings impart a strongly ordered and human influence over the surrounding landscape;*
 - *Numerous copses, woodlands and small plantations associated with these estates, punctuating a landscape of underlying predominantly arable farmland;*
 - *Strong historic dimension throughout the landscape;*
 - *Woodland provides a sense of enclosure“*
68. The Broadland District landscape Character Assessment identifies four geographically distinct LCAs within LCT Wooded Estatelands. Only one, E1 Blickling and Oulton, lies within the onshore cable corridor study area.
69. A summary of the visual character of E1: Blickling and Oulton is set out below:

- *“This Character Area comprises a gently rolling landscape, stretching southwards from the upper reaches of the River Bure. The land becomes increasingly undulating where tributaries of the Upper Bure incise it. Overlain with loams, this belt of land contrasts with the Till to the west and the low quality sands to the east. The loam geology produces fertile soils and the area has a long established agricultural history. Today, land is predominately in agricultural cultivation, except in the far north where the soils become lighter and sandier. To the east and west, large parkland estates have developed on poorer soils. Historically, reduced agricultural demand allowed the gentry to build up their country seat through continued enclosure of the land. By the late 17th century these estates were extensive, centred on grand houses, including landscaped gardens, parkland and plantations e.g. Heydon Park and Blickling Park. Surrounding medium scale rectangular arable fields represent an extension of the park landscape. These were owned by the gentry and worked by tenant farmers. Today, parkland still extends across a large part of this character area. However, in more recent years an airfield comprising a typical World War II A-layout, has been built on a flat elevated plateau in the centre of the area, at Oulton.*
- *The area comprises large blocks and belts of woodland, which provide a strong mature landscape structure. Extensive plantations and coverts define estate boundaries. Historic maps show a number of mediaeval market towns located within this area. Some have expanded around a strong nucleated core and are busy towns today, such as Aylsham. Others, such as Heydon, declined as the rural population fell or were incorporated into the large estates as ‘closed villages’. Today the settlement pattern reflects a long history of development, scattered with historic halls, villages and isolated farmsteads. The settlements have many historic buildings and features and a strong local vernacular. The architecture and landscape of the large estates are important historic features within the area, and strongly contribute to the area’s rich and distinctive character. In particular, the large manmade park landscapes to the east and west, specifically designed to create an ‘idyllic natural landscape’, are very scenic. Large estates such as Blickling Hall are of recognised national importance. Development of an airfield has resulted in hedgerow and woodland losses in central parts of the area, diluting the rural landscape character in this part.”*

26.3.2.3 LCT Tributary Farmland

70. This LCT is described as follows [inter alia]:

- *“Shelving and gently undulating landform, which is cut by small tributary valleys;*
- *Predominantly rural character throughout;*
- *Dispersed but evenly distributed settlement pattern*

- *...network of narrow, winding rural lanes often bounded by banks or ditches*
- *Medium to large scale arable farmland;*
- *Pockets of remnant parkland;*
- *Tributaries elusive- evident but usually hidden within the landscape by topography and trees“*

71. The Broadland District Landscape Character Assessment identifies four geographically distinct LCAs within LCT Tributary Farmland. Only one, D1: Cawston, lies within the onshore cable corridor study area.

72. A summary of the visual character of D1: Cawston is set out below:

- *“Cawston Tributary Farmlands is situated in the central western part of the District, stretching north from the upper Wensum River Valley (A1). The sands and gravels of this area form a gently rolling landscape. The land becomes increasingly undulating where tributaries of the Wensum and the Upper Bure rivers incise it. The loam geology produces fertile soils and the area has a long established agricultural history. The mosaic of parkland, arable fields, woodland, copses of mature trees and clipped hedgerows creates a diverse and interesting landscape character. However, in central parts, the intensification of farming techniques has resulted in hedgerow and woodland losses.*
- *Historic maps show a number of medieval market towns located within and adjacent to this area. Some such as Reepham and Cawston have expanded around a strong nucleated core and are busy towns today. Others such as Salle, have declined as the rural population fell or were incorporated into the large estates as ‘closed villages’. Today the settlement pattern reflects a long history of development with numerous nucleated settlements and towns. The settlements have many historic buildings and features and a strong local vernacular. To the north, grand houses, estate settlements and churches are distinctive features, and strongly contribute to the area’s rich and distinctive character. In particular, Salle Park, a large parkland estate, is a key feature in the northern parts of the area. Developed on poorer soils, the estate is centred on a grand house, and includes landscaped gardens, parkland and plantations. Surrounding medium scale rectangular arable fields represent an extension of the park landscape. Further south, smaller red brick and pantiled manors and halls, dating from the seventeenth and eighteenth century litter the landscape. Here, the landscape is smaller in scale and more intimate, but with an equally rich historic character.*

- *The diverse collection of landscape features, creates a strong landscape structure, with an interesting visual mosaic. In particular, the large designed parkland landscapes to the north, specifically designed to create an ‘idyllic natural landscape’ are very scenic. For the most part, the distinctive character of the area remains unspoilt and the arable landscape is well cared for. Historic associations and distinctive features give the area a rich character and a strong sense of place. Loss of hedgerows creates an open skyline in central parts. Vertical elements, including lines of steel pylons that slice through field systems with overhead wiring that connect to an electrical substation west of Cawston, are prominent and repeated skyline features within central parts.“*

26.3.2.4 LCT Woodland Heath Mosaic

73. The LCT is described as follows [inter alia]:

- *“Generally flat, plateau landscape, covered with a pattern of large-scale woodland and plantations;*
- *Mixture of old deciduous woodland and more recent coniferous plantations, interspersed with small areas of remnant heathland contained within the woodland;*
- *Woodland is interspersed with relatively large arable fields;*
- *Presence of boundary oaks within hedgerows;*
- *...sporadic 20th century settlements that line straight roads, which cut across the landscape;*
- *Views are generally strongly contained by dense blocks of woodland;*
- *Woodland provides a strong sense of enclosure;*
- *Small pockets of Acid grassland.“*

74. Within this LCT, only one LCA has been defined within the district. A summary of the visual character of B1: Horsford is set out below:

- *“Extending northwards through the centre of the District, this character area comprises a simple plateau landscape, encompassing the gentle upper side slopes of the River Bure. Apart from the minor undulations where tributaries of the River Bure and Wensum cut into the slope, there are few variations in topography. The area was once entirely covered by heathland. never sought for conversion to farmland, due to the infertile nature of the soils. North western parts have been encroached by large 17th and 18th century estates; using the land for large scale woodlands and plantations. Further encroachment occurred as a result of the Enclosure Acts, during this time land was divided into large rectangular blocks and converted to arable farmland. Today, the area is a mixture of arable farmland, old deciduous woodland and recent coniferous plantations. Only small remnant patches of heathland and fen are found within interior parts of the woodland, often protected by European designations for their high ecological value. Large rectangular arable fields abut the woodland in northern and southern parts of the area. Woodland cover is more intermittent in central parts, and small arable fields are interspersed with small-scale industrial units and isolated 20th century residential developments.*
- *Due to limited agricultural activity, few settlements have developed here in the past and settlements are mostly located on the edge of the area. Development is mostly restricted to a scattering of twentieth century residences along straight roads that traverse through the area. Many of these dwellings reside on individual plots of rough grassland amid blocks of woodland. Views are strongly contained by woodland, often forming close horizons. From outside the area, woodland is prominent within views, forming distinctive wooded horizons. There are wide and expansive easterly views out from the edge of this area, across the gently sloping land that falls away to the Bure valley. A network of footpaths, cycle routes and bridleways traverse the area, including a national trail west of Horsford (Marriott’s Way). The plantations provide an important recreational resource for the public in the District.”*

26.3.3 South Norfolk District Landscape Character Assessment (2001)

75. Relevant key characteristics of each LCA within the study area of the onshore cable corridor are set out below.

26.3.3.1 A3. Tas Rural River Valley

76. The LCA is described as follows [inter alia]:
- *“Small intimate rural valley with confined valley form and restricted views...*
 - *Small scale river channel only evident at the points where it is crossed by the Costessey – New Costessey Road and the Ringland Road.*
 - *...areas of wooded common land ...*

- *Intricate sinuous topography accentuated by the wooded valley sides and relatively narrow open valley floor.*
- *Small-scale, very sparse settlement comprising occasional isolated farmsteads. The pastoral valley floor creates an important 'green' gap between the settlements of Costessey and New Costessey which extend onto the upper valley sides.*
- *Remote, very rural, character despite proximity to the City, ...with no roads or footpaths.*
- *Strongly wooded character ...large woodland blocks on the valley sides, plus long lines of poplar trees found in association with the river. Single trees and plantations of Scots pine are a distinctive feature.*
- *A wooded gateway to Norwich is created by the woodland present on the upper valley slopes. This is an important component of the landscape adjoining the North Southern Bypass;*
- *Distinctive agricultural landscape...*
- *Important views into the Tud valley from the Norwich Southern Bypass and views out of the area from the upper valley crest. “*

26.3.3.2 G1. Easton Fringe Farmland

77. The LCA is described as follows [inter alia]:

- *“Undulating landscape sloping towards a distinct ridge top marking the boundary between the valleys of the Yare and Tud.*
- *... mineral extraction resulting in areas of derelict and degraded landscape.*
- *Highly developed ridge top with a strong urban fringe character including the presence of urban settlement, large retail superstores with their associated car parks plus a park and ride scheme.*
- *Recreational uses including the presence of a golf course and the Royal Norfolk Showground.*
- *Attractive arable and pastoral farmland context, somewhat marginalized by the development, but retaining a strong rural character.*
- *Absence of significant wooded areas.*
- *Major transportation through-route and gateway into South Norfolk due to the presence of the Norwich Southern Bypass. “*

26.3.3.3 B6. Yare Tributary Farmland:

78. The LCA is described as follows [inter alia]:

- *“Gently undulating landform cut by small tributary valleys.*
- *Forms the transition between the Yare/Tiffey Rural River and higher ground...*

- *A landscape of both openness across arable fields and enclosure provided by tree cover particularly in association with settlement.*
- *Predominantly arable farmland, contained in medium to large sized fields, with some pasture and discrete isolated woodland blocks.*
- *Churches are an impressive feature...*
- *Settlement is dispersed and generally linear in form.*
- *Rural lane network*
- *Peaceful, intact character. “*

26.3.3.4 A2. Yare/Tiffey Rural River Valley

79. The LCA is described as follows [inter alia]:

- *“Narrow shallow valley-form ... The valley sides gently undulate creating a sense of defined openness.*
- *Meandering small rivers,...intermittently visible across the valley floor or from river crossings, but frequently screened by dense bankside vegetation.*
- *Presence of distinct areas of vegetation of valley floor with regular avenues of poplars flanking drainage ditches, particularly within the Yare Valley.*
- *Presence of attractive historic bridges over the river, ... some of which are Scheduled Ancient Monuments.*
- *Important buildings present....*
- *Pastoral valley floor with areas of damp hummocky pastureland...and arable valley sides.*
- *Patchwork of small valleyside woodland blocks and wooded bankside ...*
- *Tranquil rural character with strong visual diversity...*
- *...small attractive villages with strong vernacular qualities clustered around river crossings on the valley floor. Sparse farmsteads and isolated buildings are scattered across the valley sides.*
- *small rural roads which meander across the valley with sunken lanes ...*
- *Important internal views ...“*

26.3.3.5 B2. Tiffey Tributary Farmland

80. The LCA is described as follows [inter alia]:

- *“Flat, shelving to gently undulating landscape, incised by small hidden tributary streams and their small-scale shallow valleys.*
- *Pleasant rural working landscape of farmland with sparse settlement.*
- *Limited woodland cover creating wooded horizons...*
- *Large scale arable farmlands in large fields with sparse hedgerows and hedgerow trees with some pastoral farmland in the valleys.*

- *Framed and long-range views into adjoining Yare/Tiffey Rural River Valleys...*
- *Water bodies of national ecological and historical importance...*
- *Sparse settlement comprising villages and isolated dwellings but connected by a dense network of rural lanes.*
- *Elements of vernacular interest including isolated churches...*
- *Presence of important transportation links including the A11 which makes the area an important gateway into South Norfolk."*

26.3.3.6 D1. Wymondham Settled Plateau Farmland

81. The LCA is described as follows [inter alia]:

- *"A settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau.*
- *Large expanse of flat landform with little variation over long distances with strong open horizons – the archetypal ‘Norfolk’ landscape of popular imagination.*
- *Large scale open arable fields ... creating simple, often monotonous, character.*
- *Long views from plateau edge, including to Norwich from the northern plateau edge.*
- *•Poor hedgerows generally, which accentuates the openness of the landscape. The resulting wide verges beside roads often contain attractive wildflowers. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature. Areas of more intact hedgerow network sometimes occur around settlements.*
- *Sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape.*
- *...Some isolated churches, sometimes hidden by dense screening churchyard vegetation. "*

26.3.3.7 C1. Yare Tributary Farmland with Parkland

82. The LCA is described as follows [inter alia]:

- *"Shelving landform with a gently undulating topography created by the presence of small tributary stream valleys cutting through the landscape providing a variety of open/more intimate landscape settings and long/framed views.*
- *Transitional landscape occupying the mid ground between the upland plateau of the Wymondham-Hethersett settled plateau farmland and the principal Yare Valley and forming part of the transition between the rural and urban landscape.*
- *Peaceful farmland with small farm woodlands and intermittently wooded tributary valleys creating a quiet rural atmosphere.*

- *Presence of large parkland estates, particularly associated directly with the tributary valleys. Estate railings, boundary fences, tree-lined avenues and traditional wooded parkland contribute to landscape character.*
- *Sparsely settled landscape of small clusters of farmhouses, small villages and rural dwellings interspersed with large manorial buildings and halls.*
- *A sense of impenetrability and remoteness despite the presence of major transportation corridors. The Norwich Southern Bypass and A11 Wymondham Road trisect the landscape and the area is also traversed by the main Norwich London railway line. These routes create corridors of movement and noise in this otherwise peaceful landscape. Elsewhere, there is an intricate network of narrow rural roads and lanes.*
- *Yare Minor Tributaries Streams elusive - evident but usually hidden within the landscape by topography or trees noticeable only at fording points or at close-range.*
- *Arable and pastoral farmland... Fields surrounded by sparse hedges and hedgerow trees, with occasional mature/veteran oaks forming a distinctive feature alongside the lanes.*
- *... rural buildings and estate dwellings. More modern dwellings are found in the larger villages.*
- *... Intermittent long views towards the City of Norwich.“*

26.3.3.8 B1. Tas Tributary Farmland

83. The LCA is described as follows [inter alia]:

- *“Open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features.*
- *Large open arable fields ...*
- *Framed open views across the countryside and into adjacent character areas.*
- *Small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which add variety to and create intimacy within the landscape.*
- *Damp grasslands of ecological importance located within the tributary valleys.*
- *Scattered remnant hedgerow trees, particularly oak, sometimes including intact avenues lining the roads or marking former, denuded, field boundaries.*
- *Transportation corridors including main connecting roads.*
- *Network of recreational footpaths.*
- *Ditches, low banks and wide grass verges associated with the network of rural roads.*

- *Settlement characterised by a small number of large villages ...scattered farmhouses and agricultural buildings.“*

26.4 ANNEX 26.4: VIEWPOINT DESCRIPTIONS

84. Viewpoint descriptions describe the panoramic view from the location, not necessarily just the angle of view shown on the Figures.

Table 0-3: Viewpoint Descriptions

Viewpoint Reference	Distance, Direction	Scale of Effect		Viewpoint Description
		Medium term	Permanent	
Viewpoint 1 - Bridleway (Swardeston BR9) Figure 26.17	600m W	Small	Small	<p>This view looks east from the northern section of the bridleway running between the woodland to the north and Gowthorpe Lane to the south.</p> <p>The view looks across an arable field bounded by hedgerows, mature trees and woodland blocks, which limit long-range views. A row of pylons and overhead cables cross the view as they head to Norwich Main substation, which lies beyond the woodland to the left of the view.</p> <p>The majority of the proposed buildings and electrical equipment would be screened to the right of the view by intervening vegetation and landform, with the upper parts of the buildings and electrical equipment visible to the left. The scale of effect would be Small.</p> <p>Over time, as proposed woodland planting and existing hedgerows mature to the north west of the substation establishes, visibility of it would reduce to a degree. Proposed tree planting would obscure the majority of the buildings and outdoor equipment within the site. Electrical equipment is likely to be visible above the newly established vegetation, albeit there is an immature hedge in the foreground to the substation which is likely to filter or obscure views as it matures, reducing these effects.</p> <p>Whilst the proposed planting would reduce visibility of the onshore substation, during the winter months, views to the upper parts of the buildings, outdoor equipment and the electrical equipment are likely to remain through the leafless planting, and bridleway users would glimpse various components. The scale of effect would continue to be Small.</p>
Viewpoint 2 - Permissive Bridleway, west of A140 Figure 26.18	150m E	Large	Large	<p>This view looks west from the new footpath and bridleway located between the Bridleway (Stoke Holy Cross BR3) and Hickling Lane, within a field to the west of the A140.</p> <p>The view looks across a series of arable fields bounded by hedgerows, mature trees and woodland blocks, which limit long-range views. A row of pylons and overhead</p>

Viewpoint Reference	Distance, Direction	Scale of Effect		Viewpoint Description
		Medium term	Permanent	
				<p>cables cross the view as they head to Norwich Main substation, which lies beyond the woodland to the right of the view. The Norwich-Ipswich Railway Line (with overhead power cables) also crosses the view, running upon an embankment lined with shrubs and occasional trees.</p> <p>Clear views would be possible to the upper parts of the proposed buildings and electrical equipment to the onshore substation, seen just beyond and above the intervening vegetation and embankment of the Norwich-Ipswich Railway Line, although the pylons and cables crossing the view would be prominent. The scale of effect would be Large.</p> <p>Over time, as proposed woodland planting and shrub vegetation matures between the substation and railway line, visibility of the substation components would reduce to a degree. Proposed tree planting would obscure the majority of the buildings and outdoor equipment within the site. Only the electrical equipment is likely to be visible above the newly established vegetation. Whilst the proposed planting would reduce visibility of the onshore substation, during the winter months, views to parts of the buildings, outdoor equipment and the electrical equipment would be possible through the leafless planting, and bridleway users would glimpse various components. The scale of effect would continue to be Large.</p>
Viewpoint 3 - Bridleway (Stoke Holy Cross BR3) Figure 26.19	200m N	Large	Large	<p>This view looks south from the bridleway running between the A140 (Ipswich Road) and bridleway Swardeston BR9, located approximately 25m south of Norwich Main substation, where there is a substantial break in the vegetation that runs along the majority of the southern side of the PRoW and allow views towards the onshore substation.</p> <p>The view looks across an arable field bounded by hedgerows and mature trees which limit long-range views. A row of pylons and overhead cables crosses the view as they head to Norwich Main substation to the right of the view.</p> <p>The various components of the onshore substation would be seen clearly in the foreground of the view upon completion, including the access road that would pass to the left of this view. The existing pylons to the right of the view would remain prominent infrastructure visible from this location. The scale of effect would be Large.</p> <p>Over time, as proposed woodland planting and shrub vegetation matures between the substation this PRoW, visibility of the substation components would reduce to a degree,</p>

Viewpoint Reference	Distance, Direction	Scale of Effect		Viewpoint Description
		Medium term	Permanent	
				albeit the access road would remain clearly visible along the route of the bridleway. Proposed tree planting would obscure the majority of the buildings, outdoor equipment and electrical equipment. Whilst the proposed planting would reduce visibility of the onshore substation, during the winter months views to parts of the buildings, outdoor equipment and the electrical equipment would be possible through the leafless planting, and bridleway users would glimpse various components. The scale of effect would continue to be Large .
Viewpoint 4 – Footpath (Swardeston FP6) Figure 26.20	1.5km SW	Negligible	Negligible	This view looks north-east from footpath east of Swardeston. The view looks across a series of arable fields bounded by hedgerows and mature trees which limit long-range views. A row of pylons and overhead cables can be seen beyond a line of trees to the left of the view. Views to the onshore substation would be obscured by intervening vegetation and landform. The scale of effect for the onshore substation would be Negligible , both upon completion and permanently.
Viewpoint 5 - Footpath (Mulbarton FP8) Figure 26.21	2.1km SW	Negligible	Negligible	This view looks north-east from a footpath north-east of Mulbarton. The view looks across arable fields bounded by hedgerows and mature trees which limit long-range views. Pylons and overhead cables can be seen in the distance, beyond hedges and trees. Partial visibility to the electrical equipment of the onshore substation site would be possible in between and above the existing vegetation, although it is likely that visibility of these components would be difficult to discern at this distance and be barely perceptible within the context of the wider view. Views to the buildings and outdoor equipment within the onshore substation would be obscured by intervening vegetation and landform. The scale of effect for the onshore substation would be, at most, Negligible , both upon completion and permanently.
Viewpoint 6 - Norwich Road, Stoke Holy Cross Figure 26.22	1.8km SE	Negligible	Negligible	This view is located on Norwich Road in the southern part of Stoke Holy Cross, at one of the few locations within the settlement where there are clear views towards the onshore substation. The view looks north-west across arable and pasture fields that form part of the River Tas valley, bounded by small woodlands, trees and hedgerows which limit long-range views. A row of pylons and cables can be seen beyond a line of trees in the distance.



Viewpoint Reference	Distance, Direction	Scale of Effect		Viewpoint Description
		Medium term	Permanent	
				<p>Partial visibility to the upper parts of the proposed buildings and electrical equipment of the onshore substation would be possible, seen above woodland on the skyline at a location where pylons and overhead cables are currently visible, although the onshore substation may be difficult to discern. The majority of the onshore substation would be screened by intervening vegetation. The existing pylons and overhead cables would be higher on the skyline than the substations. The scale of effect for the onshore substation would be, at most, Negligible, both upon completion and permanently.</p>
Viewpoint 7 - Venta Icenorum Figure 26.23	2km NE	Negligible	Negligible	<p>This view is from an informal path along the top of the eastern embankment at the historic Roman settlement site. The view looks across the River Tas valley, towards elevated land west of the valley, beyond which lies the onshore substation.</p> <p>The valley primarily comprises large fields bounded by hedgerows. On the far side of the valley a railway, running on an embankment, can be seen beneath a row of pylons which span the view. Traffic and streetlights on the A140 can be seen running along the elevated ground to the right of view against a back drop of woodland.</p> <p>The onshore substation would be largely screened by an intervening woodland located on the high ground on the far side of the river valley. Views to the buildings within the onshore substation would be completely obscured by intervening vegetation and landform. The scale of effect for the onshore substation would be, at most, Negligible, both upon completion and permanently.</p>
Viewpoint 8 – Bridleway (Keswick BR3) Figure 26.224	3.7km NW	Negligible	Negligible	<p>This view is from a bridleway between Intwood Lane and Cantley Lane.</p> <p>The view looks south-east across a shallow valley, covered by fields bounded by hedgerows and mature trees, with a small number of houses within the valley visible at Lower East Carleton.</p> <p>In the distance a double row of pylons can be seen running across the horizon with two masts at Poringland visible beyond. The layering effect vegetation, combining to give a heavily vegetated appearance to the landscape, is evident from this viewpoint.</p> <p>Views to the onshore substation would be screened by the aforementioned vegetation and landform located in the intervening vegetation. The scale of effect for the onshore substation would be, at most, Negligible, both upon completion and permanently.</p>

Viewpoint Reference	Distance, Direction	Scale of Effect		Viewpoint Description
		Medium term	Permanent	
Viewpoint 9 - Marston Marshes Figure 26.25	3.6km N	Negligible	Negligible	<p>This view is taken from within Marston Marshes nature reserve on the southern edge of Norwich.</p> <p>It looks out across a flat area of marshland, punctuated with trees. In the middle distance, as the ground starts to rise, the tree cover becomes more extensive and prevents views beyond although some pylons can be seen above trees in the distance. The onshore substation would be screened from view, lying beyond the vegetation and rising landform in the intervening landscape. The scale of effect for the onshore substation would be, at most, Negligible, both upon completion and permanently.</p>

26.5 ANNEX 26.5: SUMMARY OF POTENTIAL IMPACT DURING THE CONSTRUCTION AND DECOMMISSIONING PHASES – ONSHORE SUBSTATION

Table 0-4: Summary of Potential Impact during the Construction and Decommissioning Phases – Onshore Substation

Potential impact	Receptor	Sensitivity	Scale of Effect	Extent	Duration	Magnitude	Impact (after embedded mitigation)	Mitigation measures proposed	Residual impact
Construction & Decommissioning									
Onshore Substation									
Landscape Character	B1. Tas Tributary Farmland Within the substation site and its immediate context	Medium – Low	Large	Limited	Medium – term	Medium	Moderate Adverse	None	Moderate Adverse
Landscape Character	B1. Tas Tributary Farmland Overall	Medium – Low	Negligible	Limited	Medium – term	Negligible	Minimal Neutral	None	Minimal Neutral
Visual amenity	A140 Within immediate context of onshore substation	Low	Large	Limited	Medium – term	Medium	Slight Adverse	None	Slight Adverse

Potential impact	Receptor	Sensitivity	Scale of Effect	Extent	Duration	Magnitude	Impact (after embedded mitigation)	Mitigation measures proposed	Residual impact
Visual amenity	Norwich-Ipswich Railway Line Within immediate context of onshore substation	Medium	Large	Limited	Medium – term	Medium	Moderate Adverse	None	Moderate Adverse
Visual amenity	PRoWs, permissive bridleway and Gowthorpe Lane within the ZVI Within immediate context of onshore substation	High – Medium	Large	Localised	Medium – term	High	Major Adverse	None	Major Adverse

26.6 ANNEX 26.6: LVIA FIGURES, INCLUDING VISUALISATIONS ILLUSTRATING THE ONSHORE SUBSTATION

Figure Number	Figure Title
26.1	Local Context and Landscape Policy (Sheet 1 of 6)
26.2	Local Context and Landscape Policy (Sheet 2 of 6)
26.3	Local Context and Landscape Policy (Sheet 3 of 6)
26.4	Local Context and Landscape Policy (Sheet 4 of 6)
26.5	Local Context and Landscape Policy (Sheet 5 of 6)
26.6	Local Context and Landscape Policy (Sheet 6 of 6)
26.7	National Landscape Character
26.8	Local Landscape Character (Sheet 1 of 6)
26.9	Local Landscape Character (Sheet 2 of 6)
26.10	Local Landscape Character (Sheet 3 of 6)
26.11	Local Landscape Character (Sheet 4 of 6)
26.12	Local Landscape Character (Sheet 5 of 6)
26.13	Local Landscape Character (Sheet 6 of 6)
26.14	Topography
26.15	Zone of Theoretical Visibility (ZTV) Study and Viewpoint Locations
26.16	Onshore Substation Aerial Photograph
26.17	Viewpoint 1 - Bridleway (Swardeston BR9)
26.18	Viewpoint 2 – Permissive Bridleway, west of A140
26.19	Viewpoint 3 – Bridleway (Stoke Holy Cross BR3)
26.20	Viewpoint 4 – Footpath (Swardeston FP6)
26.21	Viewpoint 5 – Footpath (Mulbarton FP8)
26.22	Viewpoint 6 – Norwich Road, Stoke Holy Cross
26.23	Viewpoint 7 – Venta Icenorum
26.24	Viewpoint 8 – Bridleway (Keswick BR3)
26.25	Viewpoint 9 – Marston Marshes

26.7 ANNEX 26.7. SHERINGHAM PARK LEAFLET



The new Visitor Centre offers you the following:

Courtyard café with hot and cold drinks, and refreshments to take away.

Visitor reception for further information on your visit, details on joining the National Trust and how to help us by becoming a volunteer. There is also the opportunity to buy selected NT merchandise.

The barn at Wood Farm has an exhibition that explains the past and wildlife of Sheringham Park in an innovative way, ideal for children and families.

Trail guides and guidebooks are also available.

We hope you enjoy your visit to Sheringham Park

Cycling

Considerate use of bicycles is welcome and security rails and lockers are provided. Please do not cycle on the orange route.

Dogs

Please keep dogs under close control and clean up after them using the bins provided.

Information for visitors with disabilities

Available in reception:

- Hearing loops
- Large print versions of the map and welcome leaflets
- Braille guides

Wheelchairs and battery powered vehicles are available when visitor reception is open. A member of staff will be pleased to advise on routes.

Please note that National Trust vehicles must not be taken off the recommended route or the estate.

For your own safety we advise wheelchair and mobility scooters keep to the hard surfaced shingle paths.

Contact Details:

Wood Farm
Sheringham Park
Upper Sheringham
Norfolk NR26 8TL
Telephone 01263 820550
Fax 01263 820556
E-mail sheringhampark@nationaltrust.org.uk

Photograph © NT/Alan Blair

This property was purchased by The National Trust in 1986 and is the finest work of the landscape designer Humphry Repton, who produced his proposals for the estate in 1812. The main estate drive leads to the parkland through 20 hectares of specimen trees and rhododendrons. The other paths lead through extensive woods, farmland and down to the coastal cliffs.



The ORANGE WAYMARKERS – Temple Walk – take a right turn off the main drive following the the hard surfaced shingled path to steps down a steep slope to a gate into the parkland, and across to the Temple. The return section becomes quite steep in two places. There are good views of the parkland and the coast from the Temple Hill. (1 mile or ½ hour)

The BLUE WAYMARKERS – Repton Walk – lead down the main drive to the parkland. Beyond the parkland the path leads up a steep hill to the Gazebo, a tower at treetop height from which 360° views are possible across the surrounding countryside. This route takes in the main design features of the Repton landscape. (2 miles or 1¼ hours)

The RED WAYMARKERS – Ramblers Route - lead down a short, steep hill to a valley path through deep woodland, past the Sawmill and into Weybourne Heath. It is possible to walk to Weybourne Station from here and take the trip on the steam trains (check the North Norfolk Railway timetable). The path eventually leads to the coastal cliffs and back through the parkland. (5 miles or 2¼ hours)

The WHITE WAYMARKERS – Tree Trail Route – A leaflet containing information about the specimen trees of Sheringham Park can be purchased from the Visitor Centre.

The woodland management and access for walkers in the woods on this estate is supported by the Forestry Commission



This leaflet is available in large print or braille. Please ask property staff for details.