



**East Pye Solar  
Environmental Statement  
Volume 3: Appendix 7.4 – Visual Baseline**

**Revision 1**

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# 1 Introduction

## 1.1 Overview of this Appendix

- 1.1.1 This Appendix provides an overview of the visual baseline (People's Views and Visual Amenity) within the Study Area, identifying the relevant visual receptors and their visual amenity. It has been organised by Scheme element (i.e. Sites, BESS Site, and Cable Route Corridor).
- 1.1.2 Where individual Sites and CRC are co-located, and within the same geographical area, these have been considered together.
- 1.1.3 For each element, an overview of the visual baseline summarising the visual characteristics of the Site / CRC in relation to the wider landscape is defined. Then the theoretical visibility and visual envelope that the Scheme may have influence on is set out.
- 1.1.4 Following this, the visual receptors which are relevant to the Scheme are established. Visual receptors are always people and their views at particular places; and will, for example, comprise people who may be visiting, living in the area residential settlements and individual properties, people travelling by roads and rail, people using Public Rights of Way, public open spaces, public realm areas or other outdoor recreational facilities; or people working within the study area
- 1.1.5 The selection of the view locations follows, these representative of the visual receptors, with baseline descriptions and judgments provided as to the value, susceptibility, and overall sensitivity for each receptor.
- 1.1.6 View locations are selected to represent a visual receptor's typical views (i.e. to be characteristic, or representative, of examples of people's views) for the purpose of the LVIA. View locations have been agreed with South Norfolk Council as detailed in **ES Volume 1, Chapter 7 – Landscape and Visual [EN0110014/APP/6.1.7]** .
- 1.1.7 The selection has been informed by identifying visual receptors which are judged to be sensitive to the type of change being proposed, or which are considered likely to be subject to significant visual effects. This informed by a review of the available background constraints, character, and landscape features information, together with a review of the Zone of Theoretical Visibility (ZTV) for the Scheme consideration of the potential visual receptors, and a site appraisal.
- 1.1.8 **ES Appendix: 7.5: Photosheets [EN0110014/APP/6.3.7.5]** presents photography for each View Location and should be read alongside this Appendix.

## 2 Visual Baseline

### 2.1 BESS Site, CRC1, CRC2

#### Overview of the Visual Baseline and Visual Amenity

- 2.1.1 The BESS Site is located in a large, open area surrounded by extensive fields and farmland. It sits on a high plateau with elevations between 50m to 55m above sea level.
- 2.1.2 The BESS Site which includes 400 kV Substation 1 is two roughly rectangular sites adjacent to each other. The BESS Site lies within a large, irregular arable field, with Sub-Site 1C located to its west and Sub-Site 1B to the north. A small woodland associated with Fernleigh farm defines parts of the western boundary of the Site. The eastern boundary of the BESS Site has a gappy hedgerow with occasional trees, which partially restricts visibility to the surrounding landscape. The northern boundary of the BESS Site features a well-defined tree belt along Hundred Lane, providing a visual barrier to the north. Access to the BESS Site is via an existing farm track that runs south to north through the field, connecting to Station Road.
- 2.1.3 CRC1 is located between the BESS Site and Site 1, focused on where the Scheme crosses Hundred Lane. CRC2 connects the BESS Site and Sub-Site 2B. It is located across 6 arable fields which are subdivided by a series of hedgerow and field ditches, these fields located south of Hundred Lane / Frith Way and crosses Frith Way and Lodge Road.

#### Theoretical Visibility / Visual Envelope of the Scheme

- 2.1.4 Visibility analysis undertaken for the BESS Site includes both the BESS and 400kV substation. When considering the screening benefit of existing landscape features and built form (as represented by the Digital Surface Model (DSM) analysis as shown on **ES Figure: 7.5.11 BESS Site Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.11]**), and as verified by site survey, identifies that visibility is typically focused on the mid distance with views available in all direction. Visibility to the north east, south and south west also extends into the long distance. In these directions visibility extends towards the settlements of and Tivetshall Saint Margaret, Tivetshall St Mary and Pulham Market, but generally visibility is across the arable landscape and encompasses the range of PRow's and includes views from the via Beata Way. Views to the north identify visibility from Great Moulton and Wacton Common.

- 2.1.5 The graded visibility identifies that within the area of theoretical visibility there is increased visibility to the east, south and south western areas with reduced visibility to the north east

## Relevant Visual Receptors

- 2.1.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.
- 2.1.7 Visibility analysis has been undertaken for the BESS Site and it identifies an overlapping area of theoretical visibility to that for Site 1. Visual receptors that lie within the visual envelope of the BESS Site have been identified for Site 1, therefore the following section sets out visual receptors that have not been identified elsewhere.

## Residential Receptors

- Grade II Listed Building (LB) The Grange and nearby properties on unnamed road and on Moulton Road.
- Properties near the junction of Norwich Road/A140 and Rectory Road (including Grade II LB Mardel Farmhouse, Barn Immediately North-East of Mardel Farmhouse and Mardel Farm Cottages).
- Grade II LB Parish Farmhouse and Walnut Farmhouse on Common Road.
- Frith Farm, Lost Lands Farm, Willow Farm and Grade II LB Moulton Farmhouse on Frith Way.
- Hundred Lane Farm on Broadgate Lane.
- Group of residential properties just off PRow Great Moulton FP17, 225 metres west of LB Broadgate Way on Broadgate Lane.
- Group of residential properties on Broadgate Lane 190 metres north of Hundred Lane Farm (Including Grade II LB Broadgate Way).
- Three Gates Farm and residential properties on Broadgate Lane 198 metres north of Grade II LB Broadgate Way.
- Grade II LB Rose Tree Farm, Greendale, and group of residential properties on High Green.
- Residential properties on the southern edge of Great Moulton (including Grade II LB White Farmhouse, Sneath Farmhouse, Barn Immediately East of Sneath Farmhouse, Cottage to South of House Occupied by Mr Hinchcliffe, Laurels Farmhouse and Barn Immediately East of Laurels Farmhouse).
- Group of residential properties at junction of Station Road and Copyhold Lane (including Grade II LB Barn Cottages).
- Fernleigh Farm on Station Road.

- Station Farm on Station Road.
- Grade II LB Railway Farmhouse on Hales Street.
- Homefields Farm on Rectory Road.
- Group of residential properties on Hales Street 320 metres north of Railway Farmhouse.
- Grade II LB Hall Farmhouse on Stony Road.
- Properties on the northern edge of Rectory Road in Tivetshall Saint Mary (including Grade II LB Rose Farmhouse, Meadow Cottage, and The Cottage).
- Grove Farm, The Spinney, and Homefields on Grove Road.
- Crossing Cottage on Hall Road.
- Residential properties on the northern edge of Tivetshall St Margaret.
- Residential properties near the junction of Station Road and Lodge Road (including Grade II LB Beck Green Farmhouse, The Valley Farmhouse, Chestnut Farmhouse, Star Green Farmhouse, Friend's Meeting House, and Prangle Farmhouse.
- Properties on Lodge Road including Kingfisher Cottage and Grade II LB The Lodge-on-Lodge Farm.
- Properties near the junction of the A140/Ipswich Road and Wood Lane (including Grade II LB Limetree Farmhouse, French's Farmhouse, Ashleigh Farmhouse & Wood Farmhouse).
- Gore Lane Farm on Gore Lane.
- Residential properties at junction of Gore Lane and Sallow Lane in Wacton Conservation Area (including Grade II\* LB Wacton Hall and Grade II LB Barn South-East of Wacton Hall).
- Residential Properties The Old Millhouse in Wacton Conservation Area on PRoW/Restricted Byway - Wacton RB38
- Residential Properties on eastern edge of Sneath Common.

### Recreational Receptors

- |   |                                      |
|---|--------------------------------------|
| ■ Via Beata Long Distance Path/Pilgrimage Route | ■ PRoW: Great Moulton FP17           |
| ■ PRoW: Great Moulton FP15                      | ■ PRoW: Great Moulton FP16           |
| ■ PRoW: Great Moulton FP14                      | ■ PRoW: Great Moulton FP11           |
| ■ PRoW/Restricted Byway: Great Moulton RB18     | ■ PRoW: Great Moulton FP12           |
| ■ PRoW: Great Moulton RB19                      | ■ PRoW/Restricted Byway: Wacton RB31 |
| ■ PRoW: Tivetshall St Margaret FP2              | ■ PRoW/Restricted Byway: Wacton RB34 |

- PRow/Restricted Byway: Wacton RB40
- PRow/Restricted Byway: Wacton RB39
- PRow/Restricted Byway: Wacton RB33
- PRow/Restricted Byway: Wacton RB35
- PRow/Restricted Byway: Wacton RB36
- PRow/Restricted Byway: Wacton RB38
- PRow: Wacton FP27
- PRow: Wacton FP19
- PRow: Pulham Market FP1
- PRow: Pulham Market FP5
- PRow: Wacton FP37
- PRow: Great Moulton FP9
- PRow: Tivetshall St Margaret FP3
- PRow: Tivetshall St Margaret FP4
- PRow: Tivetshall St Margaret FP5
- PRow: Tivetshall St Margaret FP1
- PRow: Tivetshall St Margaret FP12
- PRow: Tivetshall St Margaret FP11
- PRow: Tivetshall St Margaret FP14
- PRow: Tivetshall St Margaret FP18
- PRow: Tivetshall St Margaret FP16
- PRow: Tivetshall St Margaret FP20
- PRow: Gissing FP3
- PRow: Gissing FP8
- PRow: Gissing FP7
- PRow: Gissing FP16
- PRow: Gissing FP17
- PRow: Tivetshall St Margaret FP15
- PRow: Tivetshall St Margaret FP17
- PRow: Tivetshall St Margaret FP13
- PRow: Tivetshall St Mary FP3
- PRow: Tivetshall St Mary FP2
- PRow: Great Moulton FP21
- PRow: Tivetshall St Mary FP6
- PRow: Tivetshall St Mary FP7
- Area of CRow land immediately north of PRow/Restricted Byway RB38 and immediately east of Wacton Hall.
- High Performance Football Coaching on Frith Way
- Norfolk Gliding Club Flight School On Woodstock Lane
- Playing Fields and Play Spaces on Green Lane, immediately west of Tivetshall Village Hall.
- PRow: Aslacton FP17
- PRow: Great Moulton FP17
- PRow: Tivetshall St Margaret FP10

## Transport Receptors

- Frith Way
- Broadgate Lane
- Station Road/B1134
- Gore Lane
- High Green
- Potters Crescent
- Lodge Road
- Green Lane
- Hall Road
- Stony Road
- Norwich Road/A140
- Common Road
- Wood Lane
- Mill Road
- Rectory Road
- Hales Street
- Sallow Lane
- Grove Road
- Greater Anglia Rail Route
- Moulton Road
- Plantation Road
- Unnamed Road just off Plantation Road immediately southeast of Grade II LB Channonz Hall.
- Slough Lane
- Star Lane

### Other Receptors

- High Performance Football Coaching on Frith Way
- Willow Farm Walkies on Frith Way
- GB Sprockers on Frith Way
- JP Demolition and Recycling on Frith Way
- Gore Farm Tyres on Gore Lane
- Simpsons Malt Ltd on Moulton Road
- Waveney Pumps Ltd on Station Road
- Hot Star Honey Ltd on Station Road
- Tivetshall Primary School on School Road
- Norfolk Gliding Club Flight School On Woodstock Lane
- Whitfield Construction Consultants Limited on The Woodlands just off Station Road
- The Nest on Ipswich Road/A140
- Davey P J on Ipswich Road/A140
- Brauer Stained Glass on Ipswich Road/A140
- Premier Playgrounds on Ipswich Road/A140
- Tough Crates on Ipswich Road/A140
- Olde Time antique clocks and barometers on Sallow Lane
- Datacraft on Hall Road

- Cemetery on Stony Road, immediately south of the Church of St Margaret
- R C M Vehicle Hire Within Rectory Road Garage

## Representative View Locations

2.1.8 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for the BESS Site are set out in **Table 2.1**, along with their reason for inclusion. **ES Appendix: 7.5.1 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter and summer photos for the view locations. Baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.1: BESS Site Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>BESS</b>				
VL1 (a/b/c)	20m (BESS)	PRoW Great Moulton RB19	Recreational users	BESS, Site 1
VL2	275m (Substation)	PRoW Tivetshall St. Margaret FP1	Recreational users	Site 1, BESS
VL3	430m (Substation)	PRoW Tivetshall St. Margaret FP12 junction with Station Road	Recreational users, road users	Site 1, BESS
VL4	240m (BESS)	PRoW Tivetshall St Margaret FP11 junction with Station Road	Recreational users, road users	Site 1, BESS
VL5	80m (BESS)	PRoW Tivetshall St. Margaret FP4	Recreational users	Site 1, BESS
VL6	465m (BESS)	PRoW Tivetshall St. Margaret FP5	Recreational users	BESS
VL7	1.2km (BESS)	Origin of PRoW Tivetshall St Margaret FP11/FP12	Recreational users	Site 1, BESS
VL8 (a/b)	210m (Substation)	PRoW Great Moulton RB19	Recreational users	Site 1, BESS
VL9	210m (BESS)	Property at Station Road	Residential, Road users	Site 1, BESS

### View Location Baseline Descriptions

#### *VL1 (a/b/c) PRoW Great Moulton RB19*

2.1.9 This location, situated along PRoW Great Moulton RB19 southeast of Sneath Common, provides oblique and framed views of three arable fields through trees and other vegetation on both sides of the PRoW.

- 2.1.10 VL1a looks west in the direction of travel along the PRow. Looking in the same direction, Broadgate Way Grade II LB from this view is obscured by woodland, however the neighbouring residential property is visible in the mid-range view. Individual trees-maintained hedges and woodland largely form the horizon with some glimpses of residential properties through gaps in vegetation. Looking southwest, the landscape can be seen partially obscured by trees and other vegetation lining the PRow, residential properties, and farm buildings amongst pockets of woodland, individual trees and hedges can be seen in the medium distance.
- 2.1.11 VL1b looks southeast through the tree belt, with views through these trees to the adjacent arable field where pockets of woodland are visible in the mid and close-range. Some views of residential properties can be made out through these trees in the mid-range.
- 2.1.12 VL1c looks north with views framed between the line of trees along the PRow and the close-range view of the hedge running north. Electrical infrastructure is notable within the view, being adjacent to pylons with overhead cables visible across the middle ground to the north. A drainage ditch is visible in the foreground following the hedge line and field margin. The southern edge of the village of Great Moulton is visible in the medium distance view beyond the arable field in the close-range view. Long-range views are predominantly curtailed by nearby hedgerows and woodland, although glimpses of distant woodland tree tops are possible.
- 2.1.13 In summer, the view is heavily screened when looking west, south, and east (VL1a and b), little can be discerned beyond the line of trees along the PRow. However, there is an opening in the vegetation when looking north (VL1c), revealing views of the electrical infrastructure, the drainage ditch and medium distance view towards the edge of Great Moulton.
- 2.1.14 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.15 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, forming part of the experience for recreational users who have a moderate interest in their visual environment.

*VL2 PRow Tivetshall St. Margaret FP1*

- 2.1.16 This view is located on PRow Tivetshall St. Margaret FP1, southeast of Sneath Common. It provides open views in the direction of travel across a large agricultural field with electrical infrastructure being notable, being adjacent to a series of pylons with overhead cables in the close and mid-range view. These run northeast and southwest through the view. Pockets of woodland, farm buildings, hedgerows and hedgerow trees are all visible in the mid-range view. A drainage ditch is visible running north to south from the short distance to the medium distance view in the middle ground. Simpsons

Malt maltings is visible through and in-between some tree groups to the south west. Long range views of woodland, trees and the arable fields form the horizon.

- 2.1.17 In summer, this view retains a similarly open character, except the crops are taller and the woodland in the background appears less permeable.
- 2.1.18 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.19 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, forming part of the experience for recreational users who have a moderate interest in their visual environment.

*VL3 PRow Tivetshall St. Margaret FP12 junction with Station Road*

- 2.1.20 This view is taken from the road at the junction with Station Road and PRow Tivetshall St. Margaret FP12. It provides a view of a well-maintained hedgerow and a drainage ditch running parallel to the road verge to the east and west. Looking northeast in the direction of travel, the view predominantly comprises a large agricultural field bisected by a drainage ditch, running north to south from the short distance to the medium distance view in the mid ground. The field is enclosed by hedgerows and pockets of woodland. A series of electrical pylons with overhead cables are notable in the close and mid-range view, running northeast and southwest and a farm building surrounded by mature vegetation can be seen here. Some very filtered views through the tree belt along Hundred Lane woodland of nearby residential buildings are possible to the northwest. Beyond the middle ground views are largely screened by mature vegetation.
- 2.1.21 The summer view from this location is similar to the winter view, except that the residential building to the northwest along Hundred Lane is completely screened by vegetation.
- 2.1.22 The view is representative of recreational users of the PRow and the road users on Station Road and is predicted to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.23 Overall, the visual sensitivity of this view is considered to be **Medium**. Although the views are unremarkable, they form part of the experience for recreational users who have a moderate interest in their visual environment.

*VL4 PRow Tivetshall St Margaret FP11 junction with Station Road*

- 2.1.24 The view at the junction with Station Road and the end of PRow Tivetshall St Margaret FP11 provides a close-range view above the intervening hedge to the arable field beyond. Looking northwest, filtered views through mature

trees of Fernleigh Farm can be seen with pockets of woodland, individual trees and hedgerows making up most of the horizon in this direction and obscuring long distance views. Electrical infrastructure in the form of pylons and overhead cables is present in the view, both in the field and crossing the road looking northwest.

- 2.1.25 Looking northeast some temporary earthworks are present in the foreground curtailing most long and mid-range views in this direction, however, there are some potential filtered views of residential properties and farm buildings through mature vegetation in this direction, views of woodland, individual trees and agricultural fields are possible in the mid-range and long-distance views. Looking east and southeast in the direction of travel, views are more open, there are a few residential buildings along station road in the short distance. Agricultural fields are present both in the short distance and mid-range view and some farm buildings are also present to the southeast with a backdrop of pockets of woodlands in the mid and long-range views.
- 2.1.26 In summer, the view from this location shows the intervening hedge along the north side of Station Road as taller, completely screening the arable field to the north. However, the upper halves of the pylons remain visible above the hedgerow. Views to the east and southeast remain open.
- 2.1.27 The view is representative of recreational users of the PRow and the road users on Station Road and is predicted to be experienced by a moderate number of receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.1.28 Overall, the visual sensitivity of this view is considered to be **Medium**. Although the views are unremarkable, they form part of the experience for recreational users who have a moderate interest in their visual environment.

#### *VL5 PRow Tivetshall St. Margaret FP4*

- 2.1.29 The view at this location on PRow Tivetshall St. Margaret FP4, and offers panoramic views across the arable landscape, with relatively open views in all directions. The short distance view to the southwest includes a close-range view of a drainage ditch lined with vegetation and some trees (which partially obstructs visibility beyond). Mid-range views to the southwest are somewhat curtailed by earthworks and residential properties, and some farm buildings along Station Road.
- 2.1.30 Electricity pylons are visible in the landscape in the mid-range view to the west along with small areas of woodlands, hedges, and hedgerow trees. The more industrial form of Simpsons Malt maltings can be made out, partially concealed by stands of trees in the mid-range view. The horizon is predominantly made up of woodland and hedgerows limiting long-range views.

- 2.1.31 To the northwest pockets of woodlands typically limit views to the short and mid-range, although electricity pylons with overhead cables can be seen against the skyline. The view northeast in the direction of travel, is more open with an agricultural field, individual trees, and small pocket of trees in the short distance and farm buildings and residential buildings partially hidden by fences, hedges, and mature trees. Looking southeast in the direction of travel, there is a view of an agricultural field bisected by an intermittent hedge with hedgerows and mature trees dominating the skyline and curtailing longer range views.
- 2.1.32 The view is slightly framed by foreground vegetation when looking southwest and northwest, though most residential properties along Station Road and the electricity infrastructure remain visible. The view to the northeast remains open, however, the residential buildings on the horizon are now screened by trees and hedgerow, making them difficult to discern.
- 2.1.33 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.34 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value and experienced by recreational users with a moderate interest in their surrounding visual environment.

*VL6 PRow Tivetshall St. Margaret FP5*

- 2.1.35 The view is taken from PRow Tivetshall St. Margaret FP5 and offers panoramic views across the surrounding arable landscape in all direction, albeit these are often filtered by intervening vegetation (hedgerows, individual mature trees, and small tree groups).
- 2.1.36 Immediately adjacent to the PRow a hedge forms the field boundary from north to south containing some hedgerow trees. Looking southeast in the direction of travel, the landscape is slightly more wooded, some of these areas partially screen nearby farm buildings and properties along Lodge Road. This wooded context curtails views beyond the short distance.
- 2.1.37 Looking southwest views become more open beyond the well-maintained hedge and hedgerow trees in the close-range view, with large agricultural fields segmented by well-maintained hedgerows, however, some gaps allow for longer range views. The mid-range view predominantly comprises of woodland. Electricity pylons are visible against the skyline but woodland in the mid-range and the long-range views are more dominant.
- 2.1.38 The view looking northwest is more enclosed by hedgerows and pockets of woodland. Farm buildings are visible in between these areas of vegetation in the short distance view and in the mid-range view framed views of agricultural fields can be seen. Electricity pylons and overhead cables are also visible in the mid-range view and more prominent features.

- 2.1.39 In summer, views to the northwest and southwest are screened by the hedgerow along the PRow in the foreground, limiting visibility beyond it. Views to the northeast and southeast reveal a more wooded landscape, with vegetation appearing less permeable; the view is largely confined to the immediate field.
- 2.1.40 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.41 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given the presence of recreational users of local PRow, who generally have a moderate interest in their surroundings.

*VL7 Origin of PRow Tivetshall St Margaret FP11/FP12*

- 2.1.42 This VL at the origin of PRow Tivetshall St Margaret FP11/FP12, provides relatively open views in the direction of travel, northeast of large agricultural fields separated by intermittent hedgerows with hedgerow trees and woodland that extends from the short distance view along a field boundary to the medium distance view.
- 2.1.43 In the medium distance view, between hedgerow trees, Fernleigh Farm and its associated buildings can be seen nestled amongst mature woodland. Other farm buildings and residential properties can also be glimpsed on nearby Station Road. Electricity pylons and overhead cables are present in the landscape in both the close-range and medium-range view. Long distance views are generally curtailed by woodland.
- 2.1.44 To the east farm buildings associated with Beck Green Farm can be seen between hedgerow trees with potential screened views of the Beck Green Farm LB through woodland. Glimpses of other residential buildings on Hall Road and Green Lane can be observed from this position to the southeast. Wooden electricity pylons extend along the hedgerow separating the two fields in the close-range view. There are potential long-range views between wooded areas of distant woodlands on the horizon.
- 2.1.45 In summer, the properties at Fernleigh Farm, Station Road, and Beck Green Farm are difficult to discern due to surrounding vegetation. However, properties along Hall Road and Green Lane remain visible despite the vegetation.
- 2.1.46 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.1.47 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity is regarded as medium given the moderate scenic value given its

typical rural characteristics, and the recreational users who generally have a moderate interest in their surroundings.

#### VL8 PRow Great Moulton RB19

- 2.1.48 This view is taken from PRow Great Moulton RB19 just south of the vegetation on Hundred Lane. Looking southeast the view is of a large agricultural field with a strip of woodland partially screening medium and long-distance views beyond. Either side of this woodland strip, medium range views of hedgerows and pockets of mature vegetation are visible. In the mid-range view the grade II LB Barn Cottages is visible beyond the field boundary and Station Road. The buildings associated with Beck Green Farmhouse are just about visible obscured by mature vegetation in the mid-range view and the Fernleigh Farm buildings are visible in the close-range view.
- 2.1.49 Looking south and southwest in the direction of travel, views become more open with woodlands, hedgerows, and electricity pylons visible in medium and long-range views. In the short distance a large agricultural field, pockets of woodland and electricity pylons with overhead cables dominate the view. In the mid distance view Simpsons Malt maltings is visible through and in between some small stands of trees to the southwest.
- 2.1.50 The summer view offers less long-distance visibility to the southwest due to the taller hedgerow and mid-distance woodland. Otherwise, the view remains largely unchanged.
- 2.1.51 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.1.52 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, although partly degraded. The view is experienced by recreational users with a moderate interest in their surrounding visual environment.

#### VL9 Property at Station Road

- 2.1.53 The view at this location taken near a property on Station Road provides relatively open views of a large agricultural field, temporary earthworks, and a large and small area of woodland in the close-range view. The farmhouse of Fernleigh Farm is clearly visible surrounded in the smaller area of woodland referred to above. Electrical infrastructure is notable within the view, being adjacent to a series of low-voltage timber pylons, and additional pylons with overhead cables visible across the landscape to the northwest in the direction of travel, in the mid-range view. In between the areas of woodland and earthworks, the long-distance views predominantly comprise woodland. A hedge and outbuilding block views looking northeast.
- 2.1.54 The summer view was taken near the property but closer to Station Road due to access constraints. Fernleigh Farm is screened by surrounding vegetation

in summer. Long- to mid-range views are similarly limited due to the presence of woodland.

2.1.55 The view is representative of nearby residents and the road users on Station Road and is predicted to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

2.1.56 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity assigned as a worst-case given the presence of residential receptors who experience static views from their properties.

## View Location and Visual Receptors Sensitivity

2.1.57 **Table 2.2** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for the BESS Site.

**Table 2.2 Summary of Visual Receptor Sensitivity (BESS Site)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>BESS Site</b>				
<b>VL1 (a/b/c)</b>	PRoW Great Moulton RB19	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Tivetshall St. Margaret FP1	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRoW Tivetshall St. Margaret FP12 junction with Station Road	Low	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Tivetshall St Margaret FP11 junction with Station Road	Medium	Medium	<b>Medium</b>
<b>VL5</b>	PRoW Tivetshall St. Margaret FP4	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Tivetshall St. Margaret FP5	Medium	Medium	<b>Medium</b>
<b>VL7</b>	Origin of PRoW Tivetshall St Margaret FP11/FP12	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Great Moulton RB1	Medium	Medium	<b>Medium</b>
<b>VL9</b>	Property at Station Road	Medium	High	<b>High</b>

## 2.2 Site 1

### Overview of the Visual Baseline and Visual Amenity

- 2.2.1 Site 1 is located within a large-scale rural landscape of general openness and exposure, with extensive arable farmland and large fields. It is part of a very flat, elevated plateau landform and hedgerows and hedgerows trees together with linear tree belts and woodland blocks are observable features. Overall, these serve to limit visibility to the surrounding landscape, however their remains a perception of the expansive skies which is a characteristic feature of the landscape. The existing 400kV OHL which is a prominent feature cutting diagonally across the Site.
- 2.2.2 There are views of isolated buildings including Three Gates Farm to the north east of Sub-Site 1A, Moulton Farm to the east of Sub-Site 1B, and Frith Farm to the south east of Sub-Site 1B, together with the settlement edge of Great Moulton which is located to the north of Sub-Site 1B. Likewise these receptors have views towards the Site.
- 2.2.3 Sub-Sites 1C and 1D are included to represent the Overhead Line Works. These Sub-Sites roughly follow the existing 400kV OHL to the northeast and southwest of Sub-Sites 1A and 1B. Sub-Site 1D is expected to have similar visual receptor as Sub-Sites 1A and 1B due to its location. Sub-Site 1C would be visible by receptors from Station Road and Hundred Lane.
- 2.2.4 The presence of PRow to the boundary of Site 1 and running centrally through the Site, together with those connecting to the wider landscape provide a good degree of ability for recreational users to experience views of Site 1 (albeit often limited by intervening field boundary features).

### Theoretical Visibility / Visual Envelope of the Scheme

- 2.2.5 Visibility analysis undertaken for Site 1 includes consideration of the National Grid Substation, 400kV Substation, and Solar development.
- 2.2.6 When considering the screening benefit of existing landscape features and built form (as represented by the DSM analysis as shown on **ES Figure: 7.5.10 Site 1 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.10]**), and as verified by site survey, identifies that for the solar development that visibility is generally limited to the medium distance. Visibility extends north towards Great Moulton, northeast towards Wacton Common, and south towards Tivetshall St Margaret and Mill Green but does not reach as far as the settlement of Gissing. Views to the west are partly restricted by the Greater Anglia railway

- 2.2.7 The graded visibility identifies that within the area of theoretical visibility there is increased visibility to the south and south western mid distant areas with reduced visibility to the east.
- 2.2.8 When considering the screening benefit of existing landscape features and built form (as represented by the DSM analysis as shown on **ES Figure: 7.5.10 Site 1 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.10]**), and as verified by site survey, identifies that for the National Grid Substation and 400kV Substation that visibility extends into the long distance. Visibility extends north beyond Great Moulton and to Bustand Green, northeast towards Long Stratton, south east towards Pulham Market, south to Tivetshall St Margaret and Mill Green and west towards Pristow Green including from Tibenham Airfield.
- 2.2.9 A comparative ZTV to consider theoretical changes in visibility as a result of the proposed OHL diversions to facilitate connection to the National Grid Substation identifies that there would be very minimal differences in visibility between the proposed overhead line pylons and the existing.

## Relevant Visual Receptors

- 2.2.10 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.7 Visual Receptors Plan [EN0110014/APP/6.2.7.7]**.

### Residential Receptors

- Properties on Glebe Road. Properties at the junction of Norwich Road/A140 and Rectory Road (including Grade II LB Mardel Farmhouse, Barn Immediately North-East of Mardel Farmhouse and Mardel Farm Cottages).
- Grade II LB Crowgreen Farmhouse on unnamed road just off Wood Lane.
- Properties on Salamanca Road
- Properties on Wellesley Road

### Recreational Receptors

- |                                     |                            |
|-------------------------------------|----------------------------|
| ■ PRow: Tivetshall St Margaret FP20 | ■ PRow: Forncett FP15      |
| ■ PRow: Pulham Market FP14          | ■ PRow: Tharston FP32      |
| ■ PRow: Tivetshall St Mary FP8      | ■ PRow: Wacton FP11        |
|                                     | ■ PRow: Long Stratton FP26 |

### Transport Receptors

- Glebe Road

### Other Receptors

- Paneltex on Salamanca Road
- Certas Energy Wellesley Road

## Representative View Locations

2.2.11 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 1 are set out in **Table 2.3**, along with their reason for inclusion. **ES Appendix: 7.5.2 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. Baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.3: Site 1 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 1</b>				
VL1	250m	PRoW Great Moulton FP16	Recreational users	Site 1, BESS
VL2 (a/b)	Adjacent	Junction of PRoW Great Moulton FP15/RB18	Recreational users	Site 1
VL3	Adjacent	SE of Great Moulton settlement & Via Beata Way recreational route	Residential, Recreational and Road users	Site 1
VL4	460m	PRoW Great Moulton FP12	Recreational users	Site 1, BESS, Site 2
VL5	2.5km	PRoW Wacton FP13 / Stratton Road	Recreational users, Road users	Site 1
VL6	2.4km	PRoW Wacton FP3	Recreational users	Site 1
VL7	1.5km	Woodstock Lane	Road users	Site 1
VL8	3.0km	Tibenham FP23	Recreational users	Site 1
VL9	2.0km	Aslacton FP13	Recreational users	Site 1

## View Location Baseline Descriptions

### *VL1 PRow Great Moulton FP16*

- 2.2.12 This view located on PRow Great Moulton FP16 and provides a close-range view in the direction of travel, looking east, of a medium sized agricultural field, demarcated by a fence and hedge with hedgerow trees. Residential properties amongst vegetation, a small area of mature woodland and buildings associated with Broadgate Lodge Farm are also visible in the short distance view. Electricity pylons and overhead cables can be seen in the mid-range view, whilst longer distance views are predominantly curtailed by woodland and vegetation. The Grade II LB Broadgate Way can be seen behind a well-maintained hedge and amongst mature trees. Looking southwest some outbuildings are located adjacent to the Greater Anglia Rail Route.
- 2.2.13 The summer view shows that the residential properties on Broadgate Lane and the Grade II LB Broadgate Way are more obscured by vegetation, though not completely screened. Long-distance views are reduced due to the density of the woodland.
- 2.2.14 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.2.15 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of moderate scenic value, although partly degraded due to the industrial nature of Broadgate Lodge Farm. The view is experienced by recreational users with a moderate interest in their surrounding visual and built environment.

### *VL2 Junction of PRow Great Moulton FP15/RB18*

- 2.2.16 VL2a is situated at the Junction of PRow Great Moulton FP15/RB18 and provides a view looking in the direction of travel, north of a medium sized agricultural field flanked on its western and northern side by a hedgerow and hedgerow trees. Looking northeast in the direction of travel, it is bound on its eastern side by a broken hedge which allows glimpses to the field beyond, and it is southern side by a drainage ditch in the close-range view. Nearby, a medium-sized field lies south of the drainage ditch, bordered by hedgerows is also visible.
- 2.2.17 Electricity pylons and overhead cables are a dominant feature in the close-range and mid distant views. Residential properties in Great Moulton can be seen at the northern field boundary. There is mid distance views filtered through trees of Grade II LB Wacton Hall and Barn south-east of Wacton Hall from this location as well as to Frith Farm and the Grade II LB Moulton Farmhouse situated on Frith Way. Long-range views are for the most part obstructed by hedgerows, vegetation, and trees nearby.

- 2.2.18 VL2b has been taken just west of the filed dividing hedgerow with hedgerow trees, with a large agricultural field visible looking south in the direction of travel. This is connected to another route to the east by a break in the hedgerow in the close-range view. Individual trees, pockets of vegetation and some small areas of mature woodland are also visible.
- 2.2.19 In the mid-range there are filtered views through vegetation of Fernleigh Farm and residential buildings on Station Road including Grade II LB Barn Cottages. Electricity pylons and overhead cables can also be seen here in the close and mid-range view. Broadgate Lodge Farm, Grade II LB Rosetree Tree Farmhouse and residential properties on Broadgate Lane are visible beyond the field boundary here looking northwest in the direction of travel. There are potential long-range views between breaks in the woodlands on the horizon to the south.
- 2.2.20 In summer, fewer residential properties in Great Moulton are visible due to in leaf vegetation. The Grade II LB Wacton Hall, the barn southeast of Wacton Hall, Frith Farm, and the Grade II LB Moulton Farmhouse are difficult to discern behind the tree belt when looking north and east. Similarly, in VL2b, only the rooflines of Fernleigh Farm and housing on Station Road are visible. Broadgate Lodge Farm and the Grade II LB Rosetree Farmhouse can be identified amongst the vegetation in the mid-range when looking west and north.
- 2.2.21 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.22 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence of the LBs and recreational users of local PRow, who generally have a moderate interest in their surroundings.

*VL3 SE of Great Moulton settlement & Via Beata Way recreational route*

- 2.2.23 This view is located on Frith Way which is also part of the Via Beata Way (a recreational and long-distance route) at this location and provides relatively open views of two agricultural fields enclosed by hedges and fences and separated by Frith way and hedgerows with hedgerow trees in the short and medium distance view looking southeast, in the direction of travel.
- 2.2.24 Although open, there are multiple areas of woodland of varying sizes visible in the close, mid, and distant range view with individual trees and hedgerow trees disrupting the skyline at irregular intervals. Electrical infrastructure is present in the landscape and wooden electricity pylons flank Frith Way on its eastern side with the larger transmission towers visible in the short and medium distance view. Residential properties of Great Moulton can be clearly seen in the close-range view, along the northern boundary of the agricultural field.

- 2.2.25 The view along Frith Way is more enclosed in summer, but the view towards Site 1 to the southwest remains largely open. Residential properties to the south of Great Moulton are further screened by vegetation during the summer months.
- 2.2.26 The view is representative of nearby residents, visitors of Via Beata Way and the road users on Frith Way and is predicted to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.27 Overall, the visual sensitivity of this view is considered to be **High**. This is high given the presence of residential receptors who experience static views from their properties and users of the recreational trail who are likely to focus on the scenic value.

*VL4 PRoW Great Moulton FP12*

- 2.2.28 This view is situated along PRoW Great Moulton FP12 and provides open views over a large agricultural field in the close-range view looking west (in the direction of travel), bounded by hedgerows, hedgerow trees and woodland. Looking southwest the landscape appears wooded in the medium and long-range views. Lostlands Farm is clearly visible in the short distance view above a hedgerow and between hedgerow trees and LB Moulton Farmhouse can be made out through trees filtering the view.
- 2.2.29 Electricity pylons and overhead cables are visible above the trees in the mid distant view. Looking northwest some residential properties at Great Moulton are visible in the mid distant view filtered through vegetation. A close-range view of the neighbouring field, with a pocket of woodland and farm buildings visible in this direction. Some long-distance views of the wooded horizon can be seen here.
- 2.2.30 Looking northeast in the direction of travel, there are potential views of Grade II\* LB Wacton Hall chimneys and rooftop and a clear view of Grade II Barn south-east of Wacton Hall beyond vegetation within the Wacton Conservation Area. Other residential properties and farm buildings are also visible in this view that fall within the Wacton Conservation Area. Looking southeast, filtered views of Willow farm can be seen beyond trees.
- 2.2.31 In summer, arable crops screen features along the horizon, including medium-range properties such as Lostland Farm to the south and Great Moulton to the northwest. Hedgerows and leafy vegetation in the foreground to the east also screen medium-distance settlements, including the Grade II LB barn southeast of Wacton Hall and much of the Wacton Conservation Area. Views beyond the immediate field to the south are not discernible due to the height of the vegetation.
- 2.2.32 The view is representative of recreational users of the PRoW and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.33 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given the presence of the LBs, the Conservation Area, and recreational users of local PRoW, who generally have a moderate interest in their surroundings.

*VL5 Stratton Road / Wacton FP13*

- 2.2.34 This view location is located at the junction of Stratton Road and Wacton Footpath 13. It is an open and expansive view comprising several agricultural fields in the foreground. Roadside vegetation is intermittent, resulting in largely unfiltered views to the south back dropped by field boundaries. A small number of residential properties, including Hill House and dwellings along Common Road, are visible amongst hedgerows and trees.
- 2.2.35 Human influences within the view are limited but include overhead cables along Stratton Road and across the arable field to the south. A series of electricity pylons are visible to the northwest, extending north to south towards Wacton. Properties within Wacton are discernible to the west and southwest, partially filtered by hedgerows and trees. To the east, properties on the western edge of Long Stratton are visible, although the majority of the settlement is screened by tree cover. Buildings associated with the industrial estate are also apparent adjacent to these properties.
- 2.2.36 The view is representative of recreational users of road users and recreational users along the PRoW and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.37 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence recreational users of local PRoW, who generally have a moderate interest in their surroundings.

*VL6 PRoW Wacton FP3*

- 2.2.38 This view location is located on Wacton FP3, west of Bustard's Green Farm. The location sits on a plateau, with the landform descending to the north, west and south, resulting in an expansive, long-distance view, over the surrounding arable fields. The PRoW extends west between two arable fields situated to the north and south, with a hedgerow lining its northern edge. Looking south, the landform appears gently undulating, intersected by hedgerows and scattered trees.
- 2.2.39 A series of electricity pylons and associated overhead lines are visible to the east of the view location, aligned north–south and continuing into the distance towards the south. Residential properties and farmsteads are discernible to the east, partially filtered by vegetation. A wooden telegraph pole and overhead line is also visible at the base of the plateau to the south, following Wash Lane.

- 2.2.40 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.41 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence recreational users of local PRow, who generally have a moderate interest in their surroundings.

*VL7 Woodstock Lane*

- 2.2.42 This view location is located on Woodstock Lane, east of Tibenham Airfield. The rural road runs east–west between Sneath Common and Tibenham Airfield.
- 2.2.43 The view whilst in a rural location is influenced by urbanising elements and is not considered scenic. To the north of the road, two plots are used for storage, containing a shed with poor visual appearance and scattered piles of tyres. These plots are surfaced with tarmac and rudimentary vegetation and appear neglected. A residential property is located adjacent to the storage plots. A series of wooden telegraph pole and overhead lines run along the northern edge of the road.
- 2.2.44 To the south of the road, the arable field allows for an open view, intersected by hedgerows, trees and overhead lines. The edge of Sneath Common is well vegetated, although glimpsed views of properties within Sneath Common are possible to the southeast. Traffic on Plantation Road is occasionally visible behind tree lines. Large sheds and aircraft hangars associated with Tibenham Airfield are visible to the west.
- 2.2.45 The view is representative of road users and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.2.46 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the as the route lead to the Tibenham Airfield and Gliding Club, who generally visit for recreational purposes and has moderate interest in their surroundings.

*VL8 PRow Tibenham FP23*

- 2.2.47 This view location is located on Tibenham FP23, a PRow running north–south to the south of the settlement of Tibenham. The view is set within a flat, open landscape dominated by arable fields which allow open and expansive view eastwards. A ditch runs along the eastern edge of the PRow but does not interrupt the view. Occasional small areas of vegetation are present within the field, but the view is largely curtailed by the tree line on the horizon, including woodland associated with Channons Hall.

- 2.2.48 Built form features are small in scale and appear along the horizon due to distance and the flat landform. Aircraft hangars associated with Tibenham Airfield are visible to the northeast. A series of overhead lines and pylons are seen traversing north–south in the background. A few properties along Plantation Road are discernible to the east, partially filtered by vegetation.
- 2.2.49 The view is representative of PRow users and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

2.2.50 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence recreational users of local PRow, who generally have a moderate interest in their surroundings.

*VL9 PRow Aslacton FP13*

- 2.2.51 This view is located on Aslacton Footpath 13, east of Tibenham Airfield and southwest of Aslacton. It lies within a flat and open landform along the eastern boundary of an arable field and adjacent to the airfield. The landform provides for open and expansive views. To the south, Tibenham Road and associated timber telegraph poles and overhead lines are visible, with Western Farm and its tree belt situated beyond the road. The tree belt partially curtails the view, although a few pylons are discernible above the tree line in the background. To the east, a tree line screens views towards Sneath Common, although glimpses of residential properties and farmsteads are visible amongst the trees.
- 2.2.52 The view is representative of PRow users and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

2.2.53 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence recreational users of local PRow, who generally have a moderate interest in their surroundings.

## View Location and Visual Receptors Sensitivity

2.2.54 **Table 2.4** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 1.

**Table 2.4 Summary of Visual Receptor Sensitivity (Site 1)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 1</b>				
<b>VL1</b>	PRow Great Moulton FP16	Medium	Medium	<b>Medium</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL2 (a/b)</b>	Junction of PRow Great Moulton FP15/RB18	Medium	Medium	<b>Medium</b>
<b>VL3</b>	SE of Great Moulton settlement	Medium	High	<b>High</b>
<b>VL4</b>	PRow Great Moulton FP12	Medium	Medium	<b>Medium</b>
<b>VL5</b>	Stratton Road / Wacton FP13	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRow Wacton FP3	Medium	Medium	<b>Medium</b>
<b>VL7</b>	Woodstock Lane	Low	Medium	<b>Medium</b>
<b>VL8</b>	PRow Tibenham FP23	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRow Aslacton FP13	Medium	Medium	<b>Medium</b>

## 2.3 Site 2 & CRC3

### Overview of the Visual Baseline and Visual Amenity

- 2.3.1 Site 2 is situated within a vast rural landscape characterized by openness and exposure, encompassing extensive arable farmland and large fields. It occupies a flat, elevated plateau landform, with hedgerows, hedgerow trees, linear tree belts, and woodland blocks being prevalent features. These elements collectively limit visibility to the surrounding landscape, although the perception of expansive skies remains a distinctive attribute of the area. The A140 and its vehicular movements are discordant and noticeable from various parts of the Site. Additionally, the water tower located on the A140, east of Sub-Site 2A, serves as a prominent feature and local landmark.
- 2.3.2 Views of isolated buildings, such as Hill House to the east of Sub-Site 2A, Walk Farm to the south of Sub-Site 2B, residential properties along Lodge Road, and The Old Millhouse to the north of Sub-Site 2C adjacent to Wacton Common, are visible. There are also views of more remote properties to the east of the A140. Similarly, these receptors have views towards the Site, though often limited by intervening field boundary features.
- 2.3.3 The presence of Public Rights of Way (PRow) along the boundaries of all Sub-Sites and through Sub-Site 2B, as well as those connecting to the broader landscape and Wacton Common to the north, provide considerable opportunities for recreational users to experience views of the Site, albeit often restricted by intervening field boundary features.
- 2.3.4 CRC3 is located immediately west of the A140 Norwich Road, between Sub-Sites 2A and 2B. It passes across two arable fields and cross Carpenter's Walk which is lined by a hedgerow and tree belt to its northern side.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.3.5 The visibility analysis for the Site, considering existing landscape and built features (as shown on **ES Figure: 7.5.9 Site 2 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.9]**), indicates that visibility is generally limited to the mid-range view, with some intermittent longer-range views available. Visibility extends north to Wacton Common, northwest towards but outside the settlement of Great Moulton, west over arable fields, south to Tivetshall Saint Margaret, and east beyond the A140 up to Common Road from Wacton Common to Colegate End.
- 2.3.6 The graded visibility identifies that within the area of theoretical visibility there is increased visibility to the north and east within the close range mid distant areas with reduced visibility to the south and west.

## Relevant Visual Receptors

- 2.3.7 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

### Residential Receptors

- Grade II LB Hill House and other nearby properties on Norwich Road/A140.
- Properties near the junction of the A140/Ipswich Road and Wood Lane (including Grade II LB Limetree Farmhouse, French's Farmhouse, Ashleigh Farmhouse & Wood Farmhouse) (as per Site 1).
- Properties on Lodge Road (including Grade II LB Friends Meeting House, Star Green Farmhouse, Prange Farmhouse, and the Lodge) (as per Site 1).
- Properties on Station Road (including Red House Farm which is just off it on an unnamed road and Grade II LB properties Chestnut Farmhouse, The Valley Farmhouse, Beck Green Farmhouse and Barn Cottages) (as per Site 1).
- Frith Farm, Lost Lands Farm, Willow Farm and Grade II LB Moulton Farmhouse on Frith Way (as per Site 1).
- Gore Lane Farm on Gore Lane (as per Site 1).
- Properties in Wacton Conservation Area (including Grade II\* LB Wacton Hall, Grade II LB Barn South-East of Wacton Hall, Pigeons Farmhouse, The Cottage, Bretts Manor and Quintons) (as per Site 1).
- Grade II LB Crowgreen Farmhouse on unnamed road just off Wood Lane.

- Properties on Common Road (including Grade II LB Parish Farmhouse, Walnut Farmhouse)
- Properties on unnamed road just off Common Road (including Grade II LB The Oakes and Barn north of The Oakes)
- Grade II LB Bales Farmhouse on Wood Lane.
- Grade II LB Foxholes Farm on unnamed road just off Colegate End Road and 345 metres east of The Oakes LB.
- Properties near the junction of Common Road and Colegate End Road.
- Properties at junction of Harry's Lane and Stony Lane (including Grade II LB Low Farmhouse and Cottage Immediately East of Limetree Farmhouse).
- Properties in Colegate End (including Grade II LB The Lodge, House North-West of the Lodge, Sunnyside, Fortunes Well, The Swallows and Tally Ho and Adjoining Cottage To West).
- Properties on Gray's Lane (including Grade II LB Julian House, Barn North-East of Julian House, Rookery Farmhouse and Stables Immediately in Front (South-East) of Rookery Farmhouse).
- Grade II LB Mill Lane Farmhouse and other nearby properties on Dunning's Lane.
- Grade II\* Manor Farmhouse and other nearby properties near the junction of Queen Anne's Way and Bullock Hill.
- Group of properties near junction of North Green and Bullock Hill.
- Properties just off North Green on PRow Pulham St Mary FP1 (including Elmtree Farmhouse, Barn North of Elmtree Farmhouse and Ashtree Farmhouse).
- Properties on Bush Green (including Grade II LB Ashmere, The Moat House, Blackthorn Farmhouse, Fair View, and Bush Green Farmhouse).
- Properties near the junction of Hardwick Road and Duck's Foot Road (including Grade II LB Glenrose, Duck's Foot House, Ducksfoot Farmhouse, Orchard Farmhouse and Barn Adjoining to East).
- Properties near the junction of Barne's Road and Poppy's Lane (including Grade II LB Lands Farm, Hill Farm, Barn Immediately South-West of Hill Farmhouse and Barn Immediately West of Hill Farmhouse).
- Properties on Colegate End (including Grade II LB The Elms, Grange Farm Cottage, Grange Farmhouse, Barn Immediately South of Grange Farmhouse).
- Properties on northern edge of Pulham Market (including Grade II LB Tattlepot Farmhouse).
- Properties on northern edge of Pulham Market Conservation Area (including Grade II LB Falkland House and Chestnut Farmhouse).

- Properties at the junction of Norwich Road/A140 and Rectory Road (including Grade II LB Mardel Farmhouse, Barn Immediately North-East of Mardel Farmhouse and Mardel Farm Cottages).
- Properties on Rectory Road (including Grade II LB Rose Farmhouse, Meadow Cottage, and The Cottage) (as per Site 1).
- Properties on The Street (including Grade II LB Croft House, Croft Cottage, Century House) (as per Site 1).
- Properties near the junction of School Road and Green Lane (including Grade II LB Woodlands, Willow Tree Farmhouse, Barn Immediately North of Willow Tree Farmhouse, Elm Tree Farmhouse, Barn Immediately South-East of Elm Tree Farmhouse and Schmetterling House) (as per Site 1).

### Recreational Receptors

- Via Beata Long Distance Path/Pilgrimage Route (as Site 1).
- Boudicca Way Long Distance Path
- PRoW: Wacton FP43
- PRoW: Wacton RB31 (as Site 1).
- Pulham Market FP6
- PRoW: Tivetshall St Margaret RB6
- PRoW: Tivetshall St Margaret FP5 (as Site 1).
- PRoW/Bridleway: Tivetshall St Margaret BR7
- PRoW/Bridleway: Tivetshall St Margaret BR9
- PRoW: Tivetshall St Margaret FP10
- PRoW: Tivetshall St Margaret FP4 (as Site 1).
- PRoW: Tivetshall St Margaret FP3 (as Site 1).
- PRoW: Great Moulton FP11(as Site 1).
- PRoW: Great Moulton FP12 (as Site 1).
- PRoW: Wacton RB34
- PRoW: Wacton RB40
- PRoW: Wacton RB39
- PRoW: Wacton RB33
- PRoW: Wacton RB35
- PRoW: Wacton RB36
- PRoW: Wacton FP27
- PRoW: Wacton FP37
- PRoW: Wacton RB42
- PRoW: Wacton RB17
- PRoW: Wacton RB20
- PRoW: Wacton RB41
- PRoW: Wacton RB38
- PRoW: Great Moulton FP13
- PRoW: Great Moulton RB19 (as Site 1).
- PRoW: Pulham Market FP5
- PRoW: Pulham Market FP4
- PRoW: Pulham Market FP17
- PRoW: Pulham Market FP2
- PRoW: Pulham Market FP10
- PRoW: Pulham St Mary FP4
- PRoW: Pulham St Mary FP1

- PRow: Tivetshall St Mary FP7 (as per Site 1).
- PRow: Tivetshall St Margaret FP20
- PRow: Tivetshall St Mary FP6 (as per Site 1).
- PRow: Tivetshall St Mary FP5
- PRow: Tivetshall St Margaret FP11 (as per Site 1).
- PRow: Tivetshall St Margaret FP2 (as per Site 1).
- PRow: Great Moulton RB18 (as per Site 1).
- PRow: Pulham Market FP1 (as per Site 1).
- PRow: Long Stratton FP25
- PRow: Pulham St Mary FP6
- PRow: Tivetshall St Mary FP8
- Area of CRow land immediately north of PRow/Restricted Byway RB38 and immediately east of Wacton Hall (as per Site 1).
- Area of CRow land 390 metres east of Crowgreen Farmhouse (on unnamed road near Wood Lane).
- Playing Field, Play Space and Activity Space on Mill Lane 85 metres west of Chestnut Farmhouse.

### Transport Receptors

- Norwich Road/A140 (as per Site 1).
- Frith Way (as per Site 1).
- Lodge Road (as per Site 1).
- Stony Lane
- Broadgate Lane (as per Site 1).
- Station Road/B1134 (as per Site 1).
- Gore Lane (as per Site 1).
- The Street
- Common Road (as per Site 1).
- Wood Lane (as per Site 1).
- Unnamed road between Wood Lane and PRow: Pulham Market FP1 near Crowgreen Farmhouse
- Rectory Road (as per Site 1).
- Sallow Lane (as per Site 1).
- Haynton's Lane
- Long Stratton Bypass
- North Green
- Hardwick Road
- Bullock Hill
- Queen Anne's Way
- Duck's Foot Road
- Bush Green
- Poppy's Lane
- Barnes' Road
- Mill Lane
- Colegate End Road
- Dunning's Lane
- Gray's Lane
- Tivetshall Road
- Star Lane

## Other Receptors

- High Performance Football Coaching on Frith Way (as per Site 1).
- Willow Farm Walkies on Frith Way (as per Site 1).
- GB Sprockers on Frith Way (as per Site 1).
- JP Demolition and Recycling on Frith Way (as per Site 1).
- Gore Farm Tyres on Gore Lane (as per Site 1).
- Hot Star Honey Ltd on Station Road (as per Site 1).
- Tivetshall Primary School on School Road (as per Site 1).
- The Banqueting Hire Service Ltd
- The Nest on Ipswich Road/A140 (as per Site 1).
- Davey P J on Ipswich Road/A140 (as per Site 1).
- Brauer Stained Glass on Ipswich Road/A140 (as per Site 1).
- Premier Playgrounds on Ipswich Road/A140 (as per Site 1).
- Tough Crates on Ipswich Road/A140 (as per Site 1).
- Olde Time antique clocks and barometers on Sallow Lane (as per Site 1).
- SP Roofing Contractors on School Road
- Red House Farm Bed & Breakfast on Station Road
- SLS Building & Plumbing on The Street
- Tivetshall St Mary Post Office
- R. Cole Plumbing Services Ltd
- R C M Vehicle Hire Within Rectory Road Garage
- Jap Retro Motorcycles on Station Road
- Norfolk Pamments Limited on Station Road
- ThermEco Windows and Doors on Station Road
- CTS DIY & Building Supplies on Mill Lane
- Tattlepot Publishing on Tattlepot Cottages
- Ducksfoot Barn Holiday Apartment Rental on Hardwick Road
- Athena Pilates on Common road
- Driftways Glamping & Camping on Wood Lane
- Rias Dog Grooming on Wood Lane
- Goodies Food Hall on Wood Lane
- The Pulham Patch Tourist Attraction on Unnamed road between Wood Lane and PRoW: Pulham Market FP1 near Crowgreen Farmhouse
- Uncapped People Performance on Unnamed road between Wood Lane and PRoW: Pulham Market FP1 near Crowgreen Farmhouse

- Sassy's Floral Design on Stony Lane
- Crown Chimney Sweep on Ipswich Road/A140
- Cherry Lane Pulham Market on Cherry Lane Pulham Market

## Representative View Locations

2.3.8 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 2 are set out in **Table 2.5**, along with their reason for inclusion. **ES Appendix: 7.5.3 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations, and baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided following.

**Table 2.5: Site 2 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 2</b>				
<b>VL1</b>	420m (Site 2)	PRoW Wacton RB31 (relocated from PRoW Wacton RB40) and Via Beata Way recreational route	Recreational users	Site 2, CRC, Site 1
<b>VL2</b>	270m (Site 2)	Junction of PRoW Wacton RB31/Wacton FP43	Recreational users	Site 2, CRC, Site 1
<b>VL3</b>	50m (Site 2)	A140 Ipswich Road south west of French's Farm	Road users	Site 2, CRC, Site 1
<b>VL4</b>	120m (Site 2)	PRoW Tivetshall St Margaret RB6	Recreational users	Site 2, CRC, Site 1
<b>VL5</b>	10m (Site 2)	PRoW Pulham Market FP6	Recreational users, Residential, Road users	Site 2
<b>VL6(a/b)</b>	40m (Site 2)	PRoW Tivetshall St Margaret BR9 a. Junction of PRoW Tivetshall St Margaret FP8 b. near access to Lodge Road	Recreational users	Site 2, BESS, CRC
<b>VL7</b>	1.1km (Site 2)	Junction of PRoW Tivetshall St Mary FP6/FP7	Recreational users	Site 2
<b>VL8</b>	230m (Site 2)	Carpenter Walk / PRoW Tivetshall St Mary BR7	Recreational users	Site 2, CRC

## View Location Baseline Descriptions

### VL1 PRow Wacton RB31 and Via Beata Way recreational route

- 2.3.9 This view located on PRow Wacton RB31 (relocated from PRow Wacton RB40) provides mostly open, short distance views in the direction of travel of two large agricultural fields separated by a drainage ditch, gappy hedgerow and individual trees.
- 2.3.10 The PRow follows the drainage ditch to the southeast and is visible in the close-range view. In the mid-range view farmhouses and residential properties within the Wacton Conservation Area / Common Land and along Ipswich Road can be seen including filtered views through trees of Grade II LB Limetree Farmhouse with potential glimpses through trees of Grade II LB Crowgreen Farmhouse, Ashleigh Farmhouse and French's Farmhouse.
- 2.3.11 Vehicles on nearby Ipswich/Norwich Road are visible beyond the field boundary through a hedgerow and hedgerow trees in the mid distance. Groups of trees and pockets of woodland obscure the majority of long-distance views to the southeast and southwest, however, there are glimpses on to some of the neighbouring fields in the medium distance.
- 2.3.12 Looking southwest, Lostlands Farm can be seen, partially screened by a hedgerow and hedgerow trees. Moulton Farmhouse LB is screened by pockets of woodland in the mid-range view. A tree in the close-range view obscures views of the agricultural field and vegetation beyond.
- 2.3.13 In summer, in leaf vegetation partially obscures the view of the A140, though the overall view remains open and expansive.
- 2.3.14 The view is representative of recreational users of the PRow and Via Beata Way, it is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.3.15 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity at this location has been assigned given the presence of the LBs, the recreational trail and Conservation Area and Common Land which provides some heightened importance and value at this location. Recreational users of the recreational trail, who generally have a higher interest in their surrounding's scenic value.

### VL2 Junction of PRow Wacton RB31 / Wacton FP43

- 2.3.16 This view located at the junction of PRow Wacton RB31 and Wacton FP43 is around 720m southwest of The Old Millhouse in the Wacton Conservation Area / Common Land. The view consists of a large agricultural field, bound in the close-range view to the west by a fence and a wooded area, the field opens out slightly beyond. The Old Millhouse in the Wacton Conservation Area and its associated out-buildings are clearly visible amongst mature trees in the medium-distance in the direction of travel.

- 2.3.17 Pockets of woodland, vegetation and hedgerows dominate the mid-range view looking northeast also in the direction of travel, however, some of the Oakside Light Industrial buildings on Ipswich Road can be made out beyond. Vehicles on the nearby Ipswich/Norwich Road are visible beyond the field boundary through a hedgerow and hedgerow trees in the medium distance.
- 2.3.18 The Grade II LB French's Farmhouse on Wood Lane can be glimpsed between hedgerows and wooded areas in the medium-range view. Some long-range views of woodland on the horizon are possible looking southeast in the direction of travel. The view looking southwest becomes less open due to a long strip of woodland beyond the agricultural field in the close-range view. In the direction of travel there are glimpses of the neighbouring field, areas of woodland and Lostlands Farm can be seen through trees. Some electricity pylons are discernible looking southeast in the mid and long-range view.
- 2.3.19 The summer view remains similarly open to the north and east looking across agriculture field. However, the tree belt to the south and southwest appears less permeable with in leaf vegetation, reducing visibility beyond. Lostlands Farm is difficult to discern during the summer season.
- 2.3.20 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.3.21 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, and the view is experienced by recreational users with a moderate interest in their surrounding visual environment.

*VL3 A140 Ipswich Road south west of French's Farm*

- 2.3.22 This view is situated on the A140 Ipswich Road, west of French's Farm, and provides a relatively open wide angled view of agricultural fields in the short and medium distance. These are in part restricted by intervening hedgerows, Ipswich Road and the lay-by running northeast and southwest. Woodland blocks, hedgerows, hedgerow trees and individual trees are all present in the medium and close-range view and Parish Farm is visible looking southeast in the mid-range view between these.
- 2.3.23 There is small area of earthworks visible in the foreground, minimally obscuring a nearby field. A water tower just off the A140 is visible southwest of the location in the direction of travel for road users. Lost Lands Farm is visible to the southeast partly screened by trees in the foreground.
- 2.3.24 Electricity pylons and their overhead lines are present in the landscape but not a dominant feature facing east, they are just visible on the long-range view between larger trees in the foreground. Some long-range views of woodlands are possible.

- 2.3.25 Looking north and northeast, in the direction of travel, residential properties on Wood Lane are visible, including French's Farmhouse which is clearly visible in the medium-distance view. A large area of woodland can be seen just behind this also in the medium distance view.
- 2.3.26 In summer, the view retains of open character. Whilst in leaf field boundaries and hedgerow trees interrupt sightlines into the further fields; there are still glimpses into adjacent fields in a mid-distance.
- 2.3.27 This view is representative of road users, expected to be many in number given the high volumes of traffic.

*Overall Judgment on Visual Sensitivity*

- 2.3.28 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity has been deemed within the medium range at this location given the moderate scenic value and nearby LB, although the views experienced by road users are fleeting.

*VL4 PRoW Tivetshall St Margaret RB6*

- 2.3.29 This view located on PRoW Tivetshall St Margaret RB6 offers panoramic views in all direction across the arable fields. Looking southeast a large agricultural field can be seen in the close-range view, bound by hedgerows, hedgerow trees and pockets of woodland. Vehicles travelling along the A140 Ipswich Road are visible beyond the field boundary looking southeast and beyond that an agricultural field and woodlands can be made out in the mid-distance view. A water tower on the A140 Ipswich Road can also be seen above woodland nearby.
- 2.3.30 Looking southwest in the direction of travel, there are filtered close-range views of Grade II LB Walk Farmhouse (Alymer's Hall) between trees. Other farm buildings are also visible, framed between two areas of woodland and partially obscured by a well-maintained hedge.
- 2.3.31 The PRoW can be seen extending towards the west, flanked on both sides by drainage ditches, hedgerows, and hedgerow trees. Electricity pylons and overhead cables are present in the landscape partially obscured by areas of woodland, looking northeast in the medium and long-range view.
- 2.3.32 There are potential filtered views through trees of Grade II\* LB Wacton Hall and the Grade II LB Barn South of Wacton Hall in the medium-range view. Some long-range views of woodlands are also possible in this direction. Looking northeast (also in the direction of travel), we can see the PRoW in the short distance view, bending out of sight behind a hedgerow and a small area of woodland. There are medium and long-range views of farm buildings and woodlands in this direction and potential glimpses of vehicles on the A140.
- 2.3.33 In summer, in leaf tree cover increasingly encloses the PRoW, though open views into the adjacent arable field remain. Features located behind the tree

belt, such as Wacton Farm, are fully concealed during this season, as in leaf vegetation significantly limits long-distance views.

- 2.3.34 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.3.35 Overall, the visual sensitivity of this view is considered to be **Medium**. This is given the presence of recreational users of local PRow, who generally have a moderate interest in their surroundings.

*VL5 PRow Wacton RB31 (relocated from PRow Wacton RB40)*

- 2.3.36 This view is situated on PRow Tivetshall St. Margaret FP8 and highlights views for road users of the A140 Norwich Road stretching southwest and northeast in the close-range view and those of n the recreational route.
- 2.3.37 A chapel building associated with the nearby Grade II LB Hill House can be seen in the close-range view immediately south of the PRow in the foreground with signage for the nearby garden centre and residential properties visible beyond this. At this location, the A140 Norwich Road is bordered by a hedge and hedgerow trees which filter most views to an agricultural field adjacent to the west. However, a gap in the hedge allows for short distance and medium-distance views (for users of the PRow) of hedgerows, woodlands, and a neighbouring field. Prangle Farmhouse, a Grade II LB is partially visible here, with the roof and chimney of the LB visible amongst the treeline in the mid distance view. Electricity pylons are just about discernible above trees in the long range-view.
- 2.3.38 Looking northeast in the direction of travel for road users, the view becomes more open to the east with a water tower visible surrounded by vegetation in the medium-range view. A large agricultural field bisected by a track can be seen in the close-range view with views of the bordering hedgerow and woodlands beyond also visible here.
- 2.3.39 The view looking west into the field adjacent to A140 is further screened in summer views as the hedgerow are taller and in leaf, but through gaps, views are still partially available into the field.
- 2.3.40 The view is representative of recreational users of the PRow, nearby residents and road users, this view is predicted to be experienced by many due to the high volumes of traffic.

*Overall Judgment on Visual Sensitivity*

- 2.3.41 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity is assigned given the presence of residential receptors who experience static views from their properties.

### VL6 PRow Tivetshall St Margaret BR9

*(a. Junction of PRow Tivetshall St Margaret FP8, b. near access to Lodge Road 1 PRow Pulham Market FP6)*

- 2.3.42 VL6a is located at the Junction of PRow Tivetshall St Margaret FP10/BR9 and provides close-range views of an agricultural field bounded on all sides by hedgerows. Break and gaps in the hedgerow allow for views beyond, particularly towards the northeast. Wooden electricity pylons are present in the short and medium distance views. The water tower on the A140 Norwich Road is also visible, and glimpses of vehicles can be seen through gaps in hedgerows or, in the case of larger vehicles, above the hedgerow.
- 2.3.43 The former chapel building associated with the nearby Grade II LB Hill House can be seen in the medium-range view looking east. LB Hill House and other residential buildings on the A140 Norwich Road are also visible in the medium distance in this direction, though partly filtered through nearby trees and partly screened by the hedgerow and hedgerow trees that follows the field boundary and PRow east. Long-range views through hedgerow trees of distant woodlands are also possible.
- 2.3.44 The view at VL6b looking northeast, is of a close-range view of a hedge with hedgerow trees with glimpses of the agricultural field beyond through the trees. Views looking southeast in the direction of travel, are more open and the water tower, vehicles on the A140 Norwich Road and LB Hill House are all visible in the medium distance view. Although the latter is partially filtered through field bounding hedgerow trees. Long-range views of woodlands and nearby fields in the medium and long-range view are also possible, despite the presence of hedgerows and trees in the close-range view at this location looking south.
- 2.3.45 During the summer although the view across the open agricultural fields in VL6a remains similar in character, features beyond the field boundaries—such as Hill House, the water tower, and the A140 Norwich Road—are difficult to discern due to in leaf vegetation. At VL6b, more distant features are similarly filtered, though from this location, Hill House and the water tower are more visible.
- 2.3.46 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.3.47 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given the recreational users of local PRow, who generally have a moderate interest in their surroundings.

### VL7 Junction of PRow Tivetshall St Mary FP6/FP7

- 2.3.48 This view is situated at the junction of PRow Tivetshall St Mary FP6/FP7 and provides views of two agricultural fields in the close-range view looking

northeast and north in the direction of travel. These are separated by Star Lane which is flanked on both sides by hedgerows and hedgerow trees that partially obscure a residential property also on Star Lane.

- 2.3.49 Looking east mid and long-distance views are partially obscured by a dense hedgerow in the short distance view. In the mid-range views agricultural fields can be seen segmented by hedgerows or punctuated by the odd individual tree. Wooden electricity pylons are visible in the mid-range view but are not a dominant feature. Areas of woodland are a noticeable feature in the landscape, and partially obscure the water tower, on the A140. The Grade II LB Hill House and residential buildings on the A140 Norwich Road are not readily visible. Longer range views are for the most part curtailed by wooded areas nearby.
- 2.3.50 The summer view from this view location is similar to the winter view, the top of Hill House and the Water Tower is still visible despite the in leaf vegetation.
- 2.3.51 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.3.52 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, forming part of the experience, and the view is experienced by recreational users with a moderate interest in their surrounding visual environment.

*VL8 Carpenter Walk / PRow Tivetshall St Mary BR7*

- 2.3.53 This view located on Carpenter Walk / PRow Tivetshall St Mary BR7 around 250m east of Grade II LB Walk Farmhouse (Alymer's Hall). It provides relatively open views looking southwest in the close-range view of a large agricultural field, bound to the north by a drainage ditch and occasional areas of vegetation. A water tower, Grade II LB Hill House and other residential properties on the A140 Norwich Road can also be seen in the close to mid-range southerly view, although these are partially filtered through vegetation. Pockets of woodland and hedgerow are present on the periphery of the field in this direction restricting some medium and long-range views.
- 2.3.54 Looking northwest and west in the direction of travel, the view is partially screened by a dense hedgerow with hedgerow trees that flanks Carpenter Walk / PRow on its northern side. Another agricultural field is visible in the close-range view to the north of this hedgerow, beyond it there are pockets of woodland and another hedgerow visible. The Old Millhouse which lies within the Wacton Conservation Area / Common Land is visible to the north between hedgerow trees. Vehicles travelling on the A140 Ipswich Road are apparent features in this direction, although partially screened by vegetation in the foreground. Further woodlands are visible beyond this in the medium-range view.

- 2.3.55 Looking east in the direction of travel, hedgerows, and vegetation partially screen views to Ipswich road and neighbouring fields. Wooden electricity pylons are also visible in the close-range view in this direction flanking Carpenter Walk / PRow. Some medium and long-range views of more distant woodlands are also possible in this direction.
- 2.3.56 Although features are more difficult to discern during summer due to in leaf vegetation, most landmarks and properties, including the water tower, the Hill House and the Old Millhouse are still noticeable in the landscape.
- 2.3.57 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.3.58 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given the recreational users of local PRow, who generally have a moderate interest in their surroundings.

## View Location and Visual Receptors Sensitivity

- 2.3.59 **Table 2.6** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 2.

**Table 2.6 Summary of Visual Receptor Sensitivity (Site 2)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 2</b>				
VL1	PRow Wacton RB31 (relocated from PRow Wacton RB40)	High	High	<b>High</b>
VL2	Junction of PRow Wacton RB31/Wacton FP43	Medium	Medium	<b>Medium</b>
VL3	A140 Ipswich Road south west of French's Farm	Medium	Low	<b>Low</b>
VL4	PRow Tivetshall St Margaret RB6	Medium	Medium	<b>Medium</b>
VL5	PRow Pulham Market FP6	Medium	High	<b>High</b>
VL6(a/b)	PRow Tivetshall St Margaret BR9 a. Junction of PRow Tivetshall St Margaret FP8 b. near access to Lodge Road	Medium	Medium	<b>Medium</b>
VL7	Junction of PRow Tivetshall St Mary FP6/FP7	Medium	Medium	<b>Medium</b>
VL8	Carpenter Walk / PRow Tivetshall St Mary BR7	Medium	Medium	<b>Medium</b>

## 2.4 Site 3

### Overview of the Visual Baseline and Visual Amenity

- 2.4.1 Site 3 is located within a large-scale rural landscape which is contained by a series of well-defined tree belts and woodland blocks (including Spring Wood Ancient Woodland). Linear tree belts and woodland blocks are more prevalent than hedgerows, generally limiting visibility of the surrounding landscape. However there remains the ability to experience mid distant framed views and perceive the expansive skies through gaps and across the large-scale fields.
- 2.4.2 Site 3 is absent of built form, but there are views of surrounding buildings including Grange Farm to the south east of Site 3, and Lundy Green to the north of the Site. Likewise, these receptors have views towards Site 3 (albeit often limited by intervening field boundary features).
- 2.4.3 The presence of PRow to the boundary and centrally through the Site, together with those connecting to the wider landscape, provide a good degree of ability for recreational users to experience views of Site 3 (albeit often limited by intervening field vegetation features).

### Theoretical Visibility / Visual Envelope of the Scheme

- 2.4.4 Visibility analysis of Site 3, considering existing landscape features and built form (shown in **ES Figure: 7.5.8 Site 3 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.8]**) and validated by site survey, indicates that visibility of Site 3 is very limited. Short-range visibility covers the south and southeast agricultural landscape. Northeast views reach Topcroft and Lundy Green, in the mid distance while western views are limited by Spring Wood. The visibility analysis identifies long range visibility in the west and north however site survey concludes this to be very restricted.
- 2.4.5 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within the Site, with the wider landscape experiencing reduced visibility.

### Relevant Visual Receptors

- 2.4.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

#### Residential Receptors

- Properties on Rookery Lane (including Grade II LB Thatched Cottage).

- Properties on unnamed road just off Lundy Green and 555 metres north of ancient woodland, Spring Wood.
- Properties on Lundy Green (including Grade II LB Three Feathers, Barn and Stable Range Adjoining Three Feathers to the South-West, Rose Cottage, Townhouse Farmhouse, Chestnuts Farmhouse and Hempnall House)
- Property on Workhouse Lane
- Properties near junction of Stepping Lane and Field Lane (including Grade II LB Grange Farmhouse).
- Grade II LB Grange Farmhouse on unnamed road just off Shelton Green 265metres southwest of ancient woodland, Spring Wood.
- Property on Room Lane 560 metres southeast of Spring Wood, ancient woodland.
- Properties on the Common (including Grade II LB The Cottage, Prospect Farmhouse and The Lodge).

### Recreational Receptors

- Via Beata Long Distance Path/Pilgrimage Route (as per Site 1&2).
- PRow: Hempnall FP25
- PRow: Hempnall FP28
- PRow: Hempnall FP24
- PRow: Hempnall FP16
- PRow: Topcroft FP7
- PRow: Shelton FP12
- PRow: Hempnall FP29
- PRow: Hempnall FP27
- PRow: Hempnall FP17

### Transport Receptors

- Spring Lane
- Lundy Green
- Workhouse Lane
- The Green
- Shelton Green
- Unnamed road just off Shelton Green 265metres southwest of ancient woodland, Spring Wood.
- Room Lane
- The Common
- Harris Green
- Barondole Lane
- Rookery Lane
- Alburgh Road
- Silver Green
- Stepping Lane
- Field lane
- Broad Road

### Other Receptors

- Berries Direct Farming Ltd on Spring Lane

- Three Horseshoes P.H on Lundy Green
- Roadtechs Group on Barondole Lane
- The Farm House at Shelton Hotel on unnamed road just off Shelton Green 265metres southwest of ancient woodland, Spring Wood.
- John Howkins Antiques on unnamed road just off Alburgh Road 960 metres north of Spring Wood, ancient woodland.
- Hardwick Airfield on unnamed road just off Barondole Lane 990 metres southeast of ancient woodland, Spring Wood.

## Representative View Locations

2.4.7 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 3 are set out in **Table 2.7**, along with their reason for inclusion. **ES Appendix: 7.5.4 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations, and baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided following.

**Table 2.7: Site 3 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site3</b>				
<b>VL1</b>	980m (Site 3)	Burntoak Lane (Access track)	Recreational users	Site 3, CRC
<b>VL2</b>	400m (Site 3)	PRoW Shelton FP7	Recreational users	Site 3, CRC
<b>VL3</b>	220m (Site 3)	PRoW Hempnall FP29	Recreational users	Site 3, CRC
<b>VL4</b>	Adjacent (Site 3)	PRoW Hempnall FP28	Recreational users	Site 3, CRC
<b>VL5</b>	100m (Site 3)	PRoW Hempnall FP25	Recreational users	Site 3
<b>VL6</b>	750m (Site 3)	PRoW Shelton FP11, and the Via Beata Recreational Route	Recreational users	Site 3, CRC
<b>VL7</b>	240m (Site 3)	Stepping Lane	Road users	Site 3
<b>VL8</b>	Adjacent (Site 3)	Spring Lane, PRoW Hempnall FP24	Road users, Recreational users	Site 3

## View Location Baseline Descriptions

### VL1 Burntoak Lane

- 2.4.8 This view located on Burntoak Lane (access track) provides close-range views looking north of Room Lane and two well maintained hedgerows either side with occasional hedgerow trees. Beyond the hedgerow, vegetation and two semi-mature trees can be seen rising above, all in the close-range view. Medium and long-distance views are not possible from this location due to screening provided by nearby hedgerows. The view is similar in summer.
- 2.4.9 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.4.10 Overall, the visual sensitivity of this view is considered to be **Medium**. This view contributes to the experience of recreational users along the PRow, who have a moderate interest in their surroundings.

### VL2 PRow Shelton FP7

- 2.4.11 This view located on PRow Shelton FP7 allows wide angled views to the east and south. Looking in these directions, a large agricultural field is visible in the close-range view, surrounded on all sides by vegetation and rows of trees. The PRow is visible on its northwest boundary. In the direction of travel, there are short distance views of the neighbouring fields filtered between trees with views of woodland possible through in the mid-range view. There is a small pocket of woodland looking southwest in the close-range view.
- 2.4.12 Looking west in the direction of travel, the PRow can be seen in the close-range view, however views looking in this direction and north are screened through a hedgerow. Some glimpses of the neighbouring field and nearby woodland in the mid-range view are possible through small gaps in the hedge.
- 2.4.13 In summer, the views into neighbouring fields to the east are limited due to the in-leaf vegetation. Occasional gaps between the trees and hedgerows, allow for increased visibility however further layering of hedgerows in the mid distant view provide further filtering to limit view further.
- 2.4.14 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.4.15 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

### VL3 PRow Hempnall FP29

- 2.4.16 This view on PRow Hempnall FP29 is restricted (looking west and north) by a hedgerow in the close-range view, with occasional glimpses of the neighbouring fields and hedgerows beyond possible. Medium and long-distance views are screened for the most part but looking north there are glimpses of more distant fields and woodlands in the mid and long-distance views.
- 2.4.17 Looking east views become more open, with a large agricultural field, flanked by trees and hedgerows, visible in the close-range view. Medium and long-range views are limited by the subtle undulation of the topography here. Looking south and southwest in the direction of travel the PRow is visible in the close-range view next to low lying vegetation. There are some very limited glimpses through trees of fields and woodlands beyond in the medium and long-range views in this direction.
- 2.4.18 In summer, views are more restricted, with the field of view reduced to the immediate foreground. Views towards the adjacent fields and woodland are largely obscured by in leaf vegetation.
- 2.4.19 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.4.20 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

### VL4 PRow Hempnall FP28

- 2.4.21 A wide angled view from PRow Hempnall FP28 looking east, south, and west is available from this location. Looking east in the direction of travel and south east, a large agricultural field and well-maintained hedgerow with hedgerow trees are visible in the close-range view. The PRow runs parallel to the hedgerow. The Ancient Woodland, Spring Wood, a large area of woodland is visible to the east and prevents any medium and long-distance views in this direction.
- 2.4.22 Looking southwest the view is less wooded, however, trees on the field edge still curtail the majority of medium and long-distance views, but glimpses beyond off further woodland and neighbouring fields are possible between trees. Looking west in the direction of travel, views are more open. The view northwest is restricted by a hedgerow although through gaps the arable field beyond is partially visible. Occasional glimpses of residential properties and farm buildings are visible between vegetation in the medium distance view.
- 2.4.23 In summer, views to the east, southeast and north remain similar to those in winter, confined by hedgerows and woodland. The view to the southwest is

more restricted due to denser in leaf foreground vegetation. Farm buildings visible in winter are now screened, although partial views into adjacent fields remain.

- 2.4.24 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.4.25 Overall, the visual sensitivity of this view is considered to be **Medium**. This view contributes to the experience of recreational users along the PRow, who have a moderate interest in their surroundings.

*VL5 PRow Hempnall FP25*

- 2.4.26 This view located on PRow Hempnall FP25 provides views southeast of a large agricultural field. A hedgerow in the foreground curtails most views into the neighbouring field to the east, however, two aerial masts are visible in the short distance beyond it. Spring wood is visible in the close to mid-range view, screening medium and long-distance views in this direction. Looking southwest in the direction of travel, a pocket of woodland is visible in the short distance view obscuring most medium and long-range views to the west from this position, although heavily filtered glimpses of buildings beyond are possible. The PRow is visible running parallel to a drainage ditch in the southerly view which bisects the field here with wooden electricity pylons visible where the view becomes more open in this direction.

- 2.4.27 The summer view is broadly similar to winter, although vegetation appears denser creating further filtering of views.

- 2.4.28 The view is representative of recreational users of the PRow and is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.4.29 Overall, the visual sensitivity of this view is considered to be **Medium**. The sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL6 PRow Shelton FP11 and Via Beata Way recreational route*

- 2.4.30 The view from Public Right of Way Shelton FP11 overlooks a large agricultural field to the east and northeast. A small woodland is visible at close range to the northwest, partially restricting medium and long-distance views in the direction of travel. A tree belt to the north limits' visibility beyond the field. To the northeast, the landscape is characterised by tree cover, with glimpsed views of distant woodland. Looking east, close range woodland restricts further views, with partial visibility of The Lodge Grade II LB, intermittently screened by intervening vegetation.

- 2.4.31 In summer, views are more restricted due to in leaf vegetation, and The Lodge is fully screened from the view.
- 2.4.32 The view is representative of recreational users of the PRow and Via Beata Way, it is predicted to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.4.33 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity at this location has been assigned as the views are of a moderate scenic value, and representative of recreational users of the recreational trail, who generally have a high interest in their surroundings.

*VL7 Stepping Lane*

- 2.4.34 This view located on Stepping Lane provides views oblique views to the direct of travel, looking northeast. Looking east, there is an agricultural field in the close-range view, partially screened by vegetation in the foreground. It is bound on its northern edge by a gappy hedgerow with mature hedgerow trees which screen most medium and long-distance views in this direction. Glimpses through gaps in the hedgerow of neighbouring fields and hedgerows are possible. Spring Wood is visible in the medium range view between small pockets of woodland and forms the backdrop to the view.
- 2.4.35 The summer view is similar in character, although Spring Wood is more difficult to identify, being only occasionally visible in the background.
- 2.4.36 The view is representative of road users along Stepping Lane travelling westward towards the A140 and northward toward the B1527. Although Stepping Lane is part of a local rural road network, its connection with the A140 is likely to result in a moderate number of users.

*Overall Judgment on Visual Sensitivity*

- 2.4.37 Overall, the visual sensitivity of this view is considered to be **Low**. Road users are generally considered to be of low sensitivity given the fleeting and often oblique nature of their views, and limited appreciation of focus upon views of their surroundings.

*VL8 Spring Lane, PRow Hempnall FP24*

- 2.4.38 This view is situated at the junction of Spring Lane and PRow Hempnall FP24 and allows views west through a break in the gappy road bounding hedgerow to two agricultural fields in the close-range view. Further north and south along the road, a dense hedgerow that partially obscures views. Wooden electricity pylons run parallel to the road on its eastern side, and these are readily visible. The Ancient Woodland Spring Wood can be seen beyond through gaps in the hedgerow.
- 2.4.39 In the mid distance view, residential properties of Lundy Green are visible, although these views are filtered through hedgerows and woodland. Looking

northwest and in the direction of travel of the PRow, these residential properties become more noticeable in the landscape despite being partially screened by vegetation.

- 2.4.40 Looking north in the direction of travel along the highway, a hedgerow and hedgerow trees curtail most medium and long-distance views, although some glimpses of nearby fields and woodland are possible in the medium-range view.
- 2.4.41 In summer, the hedgerow along the road obscures the view, though the agricultural field to the west remains mostly visible through gaps in the in-leaf vegetation.
- 2.4.42 The view is representative of recreational users of the PRow, and of road users along Spring Lane. This view is predicted to be experienced by a moderate number of users, predominantly from the road.

*Overall Judgment on Visual Sensitivity*

- 2.4.43 Overall, the visual sensitivity of this view is considered to be **Medium**. This view forms a contribution to the experience of recreational users along the PRow, who have a moderate interest in their surroundings.

## View Location and Visual Receptors Sensitivity

- 2.4.44 **Table 2.8** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 3.

**Table 2.8 Summary of Visual Receptor Sensitivity (Site 3)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 3</b>				
<b>VL1</b>	Burntoak Lane (Access track)	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRow Shelton FP7	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRow Hempnall FP29	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRow Hempnall FP28	Medium	Medium	<b>Medium</b>
<b>VL5</b>	PRow Hempnall FP25	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRow Shelton FP11	Medium	High	<b>High</b>
<b>VL7</b>	Stepping Lane	Medium	Low	<b>Low</b>
<b>VL8</b>	Spring Lane, PRow Hempnall FP24	Medium	Medium	<b>Medium</b>

## 2.5 Site 4

### Overview of the Visual Baseline and Visual Amenity

- 2.5.1 Site 4 is located along the A140 south of Tasburgh, set within a gently undulating to flat landscape. The area consists of medium to large open arable fields, divided by remnant hedgerows and individual trees. Vegetation around the fields and small to medium-sized woodland groups create framed open views across the landscape.
- 2.5.2 The influence of settlement and built form is limited to individual buildings, including St Michael's Church, a Grade I LB situated immediately south of Sub-Site 4B, and another LB on the A140. Additionally, an existing solar farm (Hall Farm) borders the western boundary of Sub-Site 4A.
- 2.5.3 Public Rights of Way (PRoW) in Sub-Site 4B connect to the wider landscape, including the River Tas Valley to the north and the settlement of Long Stratton to the south. These routes provide recreational users with access to and the ability to experience the Sub-Site. Sub-Site 4A has a lower level of connectivity.

### Theoretical Visibility / Visual Envelope of the Scheme

- 2.5.4 Visibility analysis of Site 4, considering existing landscape features and built form (shown in **ES Figures: 7.5.7 Site 4 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.7]**) and validated by a site survey, indicates that visibility of Site 4 is limited to mid-range views in the south and west including the settlement edge of Long Stratton and Tharston. Views to the east are limited to close range views (restricted beyond Brick Kiln Lane) and views to the north are intermittent with only glimpsed visibility from the River Tas Valley and the southern settlement boundary of Tasburgh. The visibility analysis identifies longer range visibility in the north however the site survey concludes this to be restricted due to intervening vegetation located within the River Tas Valley.
- 2.5.5 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 4 but also includes areas to the west near Thirston and to the north including from Fairstead Farm and within the River Tas Valley. As noted previously however the site survey concludes visibility to the north to be very restricted due to intervening vegetation located within the River Tas Valley. With increased distance from Site 4 areas of theoretical visibility generally experience reduced visibility.

### Relevant Visual Receptors

- 2.5.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor

type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

### Residential Receptors

- Grade I LB St Mary's Church on Hall Lane.
- Hall Farm and other nearby residential buildings on Hall Lane.
- Grade II LB The Old Rectory on Church Road.
- Grade II LB Mill Farmhouse on unnamed road just off Bungay Road 320 metres south of Quaker Lane
- Group of properties in Tharston (including Grade II LB Church Farm Cottage Church Farmhouse).
- Group of properties on The Street (including Grade II LB Willow Farmhouse and Ivy Farmhouse).
- Group of properties near the junction of Bungay Road and Low Road.
- Residential Properties on Brick Kiln Lane (including Grade II LB The Hollies).
- Property on Stratton Lane 645 metres southeast of St Michael's Church on Church Lane.
- Grade II LB Rhees Green Cottage, Greenwood Cottage on Edge's Lane.
- Properties on northern edge of Long Stratton (including Grade II LB The Rectory, Orchard Leigh, Cottage North of Orchard Leigh, Walnut Tree Cottage and Low Cottage and Pair of Cottages One Occupied by Mr and Mrs Groves Immediately South of Lower Cottages).
- Properties near junction of Norwich Road/A140 and Brand's Lane (including Grade II LB Pair of Houses Owned by Mr B R Weeden, Cottage Occupied by Mrs Rye, The Red Cottage, The Cedars).

### Recreational Receptors

- |  |                                    |
|--|------------------------------------|
| ■ Boudicca Way Long Distance Path (as per Site 2). | ■ PRoW: Long Stratton FP8          |
| ■ PRoW: Long Stratton FP3                          | ■ PRoW: Morningthorpe FP1          |
| ■ PRoW: Long Stratton FP4                          | ■ PRoW: Morningthorpe FP3          |
| ■ PRoW: Long Stratton FP5                          | ■ PRoW: Morningthorpe FP21         |
| ■ PRoW: Long Stratton FP1                          | ■ PRoW: Long Stratton FP14         |
| ■ PRoW: Long Stratton FP2                          | ■ PRoW: Long Stratton FP13         |
| ■ PRoW: Long Stratton FP6                          | ■ PRoW: Tasburgh FP2               |
| ■ PRoW: Long Stratton FP7                          | ■ PRoW: Saxlingham Nethergate FP26 |

- PRow: Tharston FP25
- PRow: Tharston FP35
- PRow: Tharston FP18
- Allotments and Community Growing Space on Norwich Road/A140, 30 metres northwest of Grade II LB Cottage North of Orchard leigh.
- Area of CRow land on Edge's Lane, immediately east of PRow Long Stratton FP13 and 35 metres northwest of Grade II LB Rhees Green Cottage.
- Play Space between Field Acre Way and Eastfield Road

### Transport Receptors

- Norwich Road/A140 (as per Site 1 and 2).
- Bungay Road/B1527
- Brick Kiln Lane
- Church Lane
- Devil's Loke
- Edge's Lane
- Stratton Lane
- Long Stratton Bypass (as per Site 2).
- Fairstead Lane
- Quaker Lane
- Unnamed road just off Bungay Road 320 metres south of Quaker Lane
- Unnamed road just off Norwich Road/A140 immediately northwest of Grade II LB The Rectory
- Fairfield Close
- St Michael's Road
- Swan Lane
- Picton Road
- Unnamed road just off Picton Road 255 metres south of Grade II LB Boden House
- Hall Road
- Brand's Lane
- Hall Lane
- Church Road
- Parkes Lane
- The Street (Tharston)
- Unnamed road 30 metres east of Grade I LB St Mary's Church on Hall Lane.

### Other Receptors

- Cemetery on Church Lane, immediately north of St Michael's Church.
- The Still Home Homewares Shop on Norwich Road/A140
- Colorcote (Norfolk) Ltd on Brick Kiln Lane.
- The Hollies Assisted Living Residence on Brick Kiln Lane.
- All Air Cooled on Brick Kiln Lane.
- Excalibur Auto Electrics on Norwich Road/A140.
- A D S Removals Couriers Mobile on Norwich Road/A140.

- Tidy Toys Toy Shop on Fairfield Close.
- Mindful Body Coach Life Coach on Norwich Road/A140.
- The Countryman Pub on Norwich Road/A140.
- Greenacres Firewood Ipswich Road/A140
- CMT Muscle Health and Well-being on Picton Road
- Cemetery on the grounds surrounding Grade I LB St Mary’s Church on Hall Lane.
- Cemetery immediately south of the junction of Hall Lane and Church Road, 55 metres southeast of Grade II LB Church Farm Cottage Church Farmhouse.

## Representative View Locations

2.5.7 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 4 are set out in **Table 2.9**, along with their reason for inclusion. **ES Appendix: 7.5.5 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.9: Site 4 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 4</b>				
<b>VL1</b>	450m (Site 4)	PRoW Long Stratton FP7	Recreational users, Residential	Site 4, CRC
<b>VL2</b>	Adjacent (Site 4)	PRoW Long Stratton FP3 junction with Church Lane	Recreational users, Road users	Site 4, CRC
<b>VL3</b>	500m (Site 4)	Brand's Lane north of Tharston Hall	Residents, Road users	Site 4
<b>VL4</b>	200m (Site 4)	Brand's Lane east of Shrublands	Residents, Road users	Site 4
<b>VL5</b>	200m (Site 4)	PRoW Long Stratton FP2	Recreational users, Road users	Site 4, CRC
<b>VL6</b>	175m (Site 4)	PRoW Morningthorpe FP3	Recreational users, Residential, Road users	Site 4, CRC
<b>VL7</b>	Internal (Site 4)	PRoW junction of Long Stratton FP3 and FP4	Recreational users	Site 4, CRC
<b>VL8</b>	Adjacent (Site 4)	PRoW Long Stratton FP1	Recreational users, Road users	Site 4
<b>VL9</b>	Adjacent (Site 4)	PRoW Long Stratton FP6, adjacent to St Michael Church	Recreational users, visitors of St	Site 4

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
			Michael Church, road users	
<b>VL10</b>	Adjacent (Site 4)	Southwest of A140/B1527 Roundabout	Road Users	Site 4
<b>VL11</b>	180m (Site 4)	Norwich Road/Brand's Lane bus stop	Road Users	Site 4
<b>VL12</b>	550m (Site 4)	Hall Lane, outside Church of St Mary, Tharston	Recreational users, Residential, Road users	Site 4

## View Location Baseline Descriptions

### VL1 PRow Long Stratton FP7

- 2.5.8 This location, situated on PRow Long Stratton FP7 northeast of Long Stratton, provides open views across a large arable field, with the A140 Norwich Road and the northern development extents of Long Stratton visible to the west. Looking north towards Church Lane, views beyond the middle-ground are largely screened by intervening earthworks (associated with the new *Long Stratton bypass*) and vegetation, however heavily filtered views towards the Grade I LB St Michael's Church and Grade II LB Old Rectory are possible.
- 2.5.9 Electrical infrastructure is notable within the view, being adjacent to a low-voltage *wooden* pylon, and additional pylons with overhead cables visible across the middle ground to the north and east.
- 2.5.10 The view in summer is similar in nature albeit views towards St Michaels and Old Rectory are more restricted.
- 2.5.11 The view is representative of recreational users of the PRow and nearby residents at Long Stratton and is predicted to be experienced by few receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.5.12 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, forming part of the experience of recreational users with a moderate interest in their surrounding visual environment.

### VL2 PRow Long Stratton FP3 junction with Church Lane

- 2.5.13 This view from the junction at Church Road and Stratton Lane adjacent to PRow Long Stratton FP3 provides relatively open views north across a medium field, with Church Lane extending east and west and Stratton Lane

behind the view. Long Stratton FP3 is seen meandering north along a curved hedgerow between fields.

- 2.5.14 The landform is undulating and descends to the north. Views are largely curtailed beyond the middle ground by existing established woodland blocks, linear woodland, and field boundary vegetation. However, some distant views are available as the landform descends towards the A140 and B1527, including woodland plantations north of the B1527, such as Alder Carr Plantation to the northeast. Low-voltage *wooden* pylons and overhead cables traverse the view southwest to northeast and are a notable feature.
- 2.5.15 Built form within the view is broadly limited to farm buildings associated with the Grade II LB The Cedars to the northwest, and the farmstead behind the view on Stratton Lane.
- 2.5.16 The view in summer is somewhat more framed, as the in-leaf field bounding vegetation east of Long Stratton FP3 is denser and taller. Some views northeast towards Alder Carr Plantation are screened, though long-distance views to the northwest remain. Farm buildings are less visible, as foreground vegetation filters the view.
- 2.5.17 The view is representative of recreational users heading towards the PRow to the north, and also broadly representative of nearby residents on Stratton Lane. The view is predicted to be experienced by few receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.5.18 Overall, the visual sensitivity of this view is considered to be **Medium**. The views are of a moderate scenic value, forming part of the experience of recreational users with a moderate interest in their surrounding environment.

#### *VL3 Brand's Lane north of Tharston Hall*

- 2.5.19 This view, taken from the roadside along Brand's Lane and adjacent to the boundary walls of the Grade II\* LB Tharston Hall is curtailed slightly by rising ground to the north and northeast, however more open but still contained view across a flat pastoral field are available to the southeast, (curtailed by intervening mature vegetation across the middle-ground). Where views are available northeast, they are typified by further undulating agricultural land, bounded by mature trees which form the skyline. Built form is sparse in these views, limited to rooftops of Hall Farm to the north, Shrubland to the east and residential development to the south at Long Stratton. Aside from the single-track Brand's Lane to the foreground, this view is typically rural in character.
- 2.5.20 The summer view includes views of the undulating landform to the north and northeast, and open pastoral land to the southeast. Built forms are more concealed due to the in-leaf vegetation, but some residential properties in Long Stratton remain visible to the southeast.
- 2.5.21 The view is representative of nearby residents of the Tharston Hall LB (and broadly of residents further west along Brand's Lane), and road users

travelling east towards the A140 Norwich Road. Although Brand's Lane is part of a local road network, its connection with the A140 is likely to result in a moderate number of users.

*Overall Judgment on Visual Sensitivity*

- 2.5.22 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity assigned to this location is high as worst-case given the presence of residential receptors who experience static views from their properties.

*VL4 Brand's Lane east of Shrublands*

- 2.5.23 This view, taken along Brand's Lane just east of Shrublands residential property, provides open views north and east across an agricultural field, which rises slightly to eventually form a partial horizon. Beyond the field boundary hedgerow in the middle-distance, lining the A140 Norwich Road, mature trees of varying height and occurrence filter or screen views beyond, forming a largely wooded backdrop. Running almost parallel to the roadside trees, low-voltage wooden electricity pylons and overhead cables are a notable distraction.
- 2.5.24 Built form within the view is limited to the Grade II LB The Cedars, directly east of the A140, which results in a predominantly rural outlook. Occasional gaps in the field boundary hedgerow provides glimpses towards moving traffic, reducing overall tranquillity.
- 2.5.25 Although the hedgerow along Brand's Lane is taller and has a more enclosed character, the summer view maintains the open outlook north and east across the agricultural field.
- 2.5.26 The view is representative of nearby residents of Shrublands, and road users along Brand's Lane travelling eastward towards the A140. Although Brand's Lane is part of a local rural road network, its connection with the A140 is likely to result in a moderate number of users.

*Overall Judgment on Visual Sensitivity*

- 2.5.27 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity assigned to this location is high as worst-case given the presence of residential receptors who experience static views from their properties.

*VL5 PRow Long Stratton FP2*

- 2.5.28 This view, taken on PRow Long Stratton FP2 / access road to the Grade II LB Mill Farmhouse, is curtailed to a degree by higher ground within an adjacent agricultural field to the south, and woodland associated with the Alder Carr Plantation to the east and Pecks Plantation to the west. Views towards the Mill Farmhouse LB are available along the access track to the west. The resulting view is rural in outlook, but the foreground features result in limited visibility overall. The location is moderately tranquil in nature,

however the proximity to the B1527 to the south and the A140 to the west does result in some filtered noise.

- 2.5.29 In summer, in leaf vegetation in the foreground, along with the landform, limits views to the south and west. The view is restricted to the short distance.
- 2.5.30 The view is representative of recreational users of the PRoW travelling south towards the B1527, and of road users accessing the local network and Mill Farm LB. The PRoW eventually leads north to connect with Boudicca Way and Fairstead Lane and may be experienced therefore by a moderate number of users.

#### *Overall Judgment on Visual Sensitivity*

- 2.5.31 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW have a generally moderate interest in their surroundings.

#### *VL6 PRoW Morningthorpe FP3*

- 2.5.32 The view at this location offers open panoramic views across agricultural landscape. To the southwest and northwest views are widespread across the agricultural land, with views northeast and southeast foreshortened to a degree by built form and / or vegetation. Taken at an intersection between PRoW Long Stratton FP4 and PRoW Morningthorpe FP3 (which connects with Boudicca Way) along Brick Kiln Lane and between the Grade II LB Hollies Farm and Holly Cottage residential property, the overall perception is of a rural character. Individual trees and woodland largely form the horizon, and these tend to foreshorten visibility to the middle ground, although views are more open and distant to the west and south where the landform gently undulates. Looking northeast, a tree belt is seen curtailing the view beyond the agricultural field, though some distant filtered views of woodland north of the B1527 are available.
- 2.5.33 A few residential properties are visible in the foreground, including Holly Cottage and Haycast Barn to the north. The built form of Grey Gables can be seen to the north, Grade II LB The Cedars is visible to the west, while Hollies Farm is partially visible directly southeast. The Grade I LB Church of St Michael is largely concealed by vegetation from this location. Wooden pylons and overhead lines are also present within the view, particularly towards Hollies Farm where there is a cluster.
- 2.5.34 The summer view shows a similar undulating agricultural landscape, although field boundaries are denser due to the in-leaf nature of the vegetation. Occasional long-distance views remain available to the west. Haycart Barn is concealed by in leaf vegetation to the north. Long-distance views to the northeast are more filtered.

- 2.5.35 This view is representative of recreational users of the PRoW, residents at Hollies Farm LB and Grey Gables, and road users along Brick Kiln Lane which connects the B1527 with Morningthorpe. Given the PRoW connection with Boudicca Way, residential properties and connecting road, this view is predicted to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.5.36 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity for receptors at this location has been allocated high given that residential receptors enjoy static views from properties, and although the views at this location are typical of the area, it ultimately forms part of the visual setting.

*VL7 PRoW junction of Long Stratton FP3 and FP4*

- 2.5.37 The view at this location offers panoramic views across the arable landscape. It is located on PRoW Long Stratton FP3 some 400m west of the Colorcote commercial properties on Brick Kiln Lane. The surroundings comprise large irregular arable fields with boundaries delineated by grassy margins, gappy hedgerows and occasional mature hedgerow trees, typical of the area.
- 2.5.38 Directly west of the view a triangular woodland block in the foreground screens views in the direction of travel. Aside from the woodland and where visibility is interrupted by boundary vegetation, views are relatively open and expansive given the flat or gently undulating landscape in all directions. To the northwest, moving traffic along the A140 and B1527 is visible, backdropped by woodland south of Tasburgh. To the east, individual properties such as The Hollies Grade II LB and Grey Gables which line Brick Kiln Lane can be seen relatively clearly. To the west, some buildings associated with the Grade II LB The Cedar is seen amongst vegetation. A low-voltage overhead line to the west is seen traversing from south to north, as a perceptible feature visible against the vegetated backdrop. Elsewhere the view is typically rural, with only the moving traffic along the A140 reducing perceptual tranquillity.
- 2.5.39 The road and buildings appear less prominent in the view in summer, but the overall the character of the view remains open and expansive.
- 2.5.40 This view is representative of recreational receptors on the PRoW travelling north to south or vice versa between the B1527 to the north and Church Lane to the south. This view is considered to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.5.41 Overall, the visual sensitivity of this view is considered to be **Medium**. This view forms a contribution to the experience of recreational users along the PRoW, who have a moderate interest in their surroundings.

### VL8 PRoW Long Stratton FP1

- 2.5.42 This view is located on PRoW Long Stratton FP1 at a junction with the B1527 Bungay Road. The B1527 and associated roadside signage and moving traffic are detracting elements within this view, which otherwise provides open views southeast and south across large arable fields which rise gently north to south. Moving traffic along the busier A140 is also visible in views west. The field boundaries south of the B1527 are relatively open, bounded by low-growing unmanaged grass strip, allowing views south as far as the triangular woodland north of The Cedars Grade II LB, which provides the backdrop.
- 2.5.43 The summer view is very similar, except that the view into the field south of the B1527 is slightly filtered by scrubby grassland in the foreground. Views across towards the woodland remain available.
- 2.5.44 The view is representative of recreational users of the PRoW, and of road users along the B1257 Bungay Road and the access road to Mill Farmhouse. This view is predicted to be experienced by a moderate number of users, predominantly from the road.

### *Overall Judgment on Visual Sensitivity*

- 2.5.45 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW have a generally moderate interest in their surroundings.

### VL9 PRoW Long Stratton FP6, adjacent to St Michael Church

- 2.5.46 The view at this location is located on Church Lane at PRoW Long Stratton FP6, adjacent to St Michael's Church Grade I LB and Barn North of the Old Rectory Grade II LB. The road is present in the foreground, and the view is framed to some degree by intervening roadside vegetation screening or filtering visibility along its northern edge. Where open views are possible, these are of agricultural land typical of the area, traversed by gappy hedgerows and, more noticeably by timber telegraph poles and overhead cables, back clothed by individual boundary trees and woodland copses associated with properties along Brick Kiln Lane. Beyond this, distant views towards the plantation woodlands north of the B1527 complete the wooded backdrop. Aside from the adjacent built form to the south and southeast, other built form is limited to glimpses of the rooftops along Brick Kiln Lane some 600-700m northeast.
- 2.5.47 Roadside vegetation is more prominent in summer and in leaf vegetation filters the view into the agricultural field to the north. Properties along Brick Kiln Lane are completely concealed by vegetation from this location.
- 2.5.48 This view is representative of recreational users of the PRoW, visitors to St Michael's Church LB, and road users along Church Road. Although there is likely a moderate number of road users along Church Lane, there is predicted

to be a smaller number of the more sensitive recreational users using the PRow and visiting the LB.

*Overall Judgment on Visual Sensitivity*

- 2.5.49 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow and visitors of the LB have a generally moderate interest in their surroundings.

*VL10 Southwest of A140/B1527 Roundabout*

- 2.5.50 The view is located southwest of the roundabout (Tasburgh Hill) which connects the A140 Norwich Road with the B1527 Bungay Road. The view is predominantly influenced by the highway infrastructure, including road signage and lighting columns. To the northwest, the roundabout and highway including the associated road signage are the key features, although the backdrop is largely wooded. Views to the northeast are similar in nature, while views southeast and southwest, although still heavily influenced by the highway, look across a large, open fields of arable farmland. Given the proximity of moving traffic at this location any perception of tranquillity is low.
- 2.5.51 In summer, vegetation limits medium-distance views along the B1527 to the east, but overall, the view is similar to winter, except that roadside wildflowers add interest to the roundabout.
- 2.5.52 This view is representative of road users, expected to be many in number given the high volumes of traffic.

*Overall Judgment on Visual Sensitivity*

- 2.5.53 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity has been deemed low at this location given the presence of detracting features and fleeting nature of views experienced by road receptors.

*VL11 Norwich Road/Brand's Lane bus stop*

- 2.5.54 This view location sits adjacent to the road junction with the A140 Norwich Road and Brand's Lane. The main feature within the view is the A140 carriageway to the east, however views northwest looks across agricultural land punctuated by copses of woodland and individual trees with field boundary hedgerows also present. The backdrop in these views is wooded, with views towards Peck's Plantation possible. Timber poles, and more distant larger electricity pylons also traverse the landscape broadly north to south. In views east and south, visibility is heavily filtered by roadside trees along the highway and along the access road leading to The Cedars Grade II LB. Glimpses beyond these trees are possible, but features are difficult to discern.
- 2.5.55 During summer, views to the east and south are more enclosed and screened by seasonal vegetation, with only a partial view of the roof of The

Cedars remaining visible. In contrast, the view to the northwest remains largely open and unchanged.

- 2.5.56 This view is representative of road users along the A140 and Brand's Lane, expected to be many in number given the high volumes of traffic on the A140.

*Overall Judgment on Visual Sensitivity*

- 2.5.57 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity has been deemed low at this location given the presence of detracting features and fleeting nature of views experienced by road receptors.

*VL12 Hall Lane, outside Church of St Mary, Tharston*

- 2.5.58 This view, taken adjacent to the entrance to the Church of St Mary, Tharston, provides open easterly views across extensive arable land. Hall Lane provides the foreground while beyond a field boundary ditch the arable land stretches to meet the linear woodland belt of Peck's Plantation, with glimpses of the existing solar farm available beyond. Built form within the view is limited, with glimpses towards Hall Farm to the south and Church Farm to the north possible. The presence of high-voltage electricity pylons and overhead cables in the middle-ground is notable as they traverse across the view in a north-easterly direction. Overall, however the view is largely rural in nature, typical of the wider landscape, with some detracting features.

- 2.5.59 In summer, roadside vegetation conceals Hall Farm from view, although the overall character of the view remains broadly unchanged.

- 2.5.60 The view is representative of recreational users visiting the church, nearby residents, and road users along Hall Lane. The road is rural in nature and subsequently predicted to be used by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.5.61 Overall, the visual sensitivity of this view is considered to be **High**. High sensitivity has been assigned to receptors at this location given their proximity to the nearby Church of St Mary and its setting, and the static views associated with residents.

## View Location and Visual Receptors Sensitivity

- 2.5.62 **Table 2.10** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 4.

**Table 2.10 Summary of Visual Receptor Sensitivity (Site 4)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 4</b>				
<b>VL1</b>	PRoW Long Stratton FP7	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Long Stratton FP3 junction with Church Lane	Medium	Medium	<b>Medium</b>
<b>VL3</b>	Brand's Lane north of Tharston Hall	Medium	High	<b>High</b>
<b>VL4</b>	Brand's Lane east of Shrublands	Medium	High	<b>High</b>
<b>VL5</b>	PRoW Long Stratton FP2	Low	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Morningthorpe FP3	Medium	High	<b>High</b>
<b>VL7</b>	PRoW junction of Long Stratton FP3 and FP4	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Long Stratton FP1	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Long Stratton FP6, adjacent to St Michael Church	Medium	Medium	<b>Medium</b>
<b>VL10</b>	Southwest of A140/B1527 Roundabout	Low	Low	<b>Low</b>
<b>VL11</b>	Norwich Road/Brand's Lane bus stop	Low	Low	<b>Low</b>
<b>VL12</b>	Hall Lane, outside Church of St Mary, Tharston	Medium	High	<b>High</b>

## 2.6 Site 5

### Overview of the Visual Baseline and Visual Amenity

- 2.6.1 Site 5 is situated northwest of the Fritton Conservation Area, and the Grade I LB St Catherine’s Church. The landscape features gently undulating terrain with sections that are flat and sloping, as well as small to medium-sized woodland groups. These elements create a series of framed open views across the area.
- 2.6.2 Several Public Rights of Way (PRoW) traverse Site 5, linking Fritton to the surrounding isolated properties within the landscape. A recreational route, the Boudicca Way, is located to the west and south of Site 5, approximately 500 meters at its closest point. These routes enable recreational users to access and experience the Site.
- 2.6.3 There is no settlement or built structure within Site 5 itself. However, there are individual farmsteads directly east along The Street, namely New Church Farm, Church Farm, and Beech Farm. The small settlement of Fritton Grange and a cluster of industrial developments are situated directly north of Site 5 along the B1527. The larger settlement of Fritton lies to the south of the Site, with its associated Conservation Area abutting the southern boundary of Sub-

Site 5B. The western outskirts of the town of Hempnall lie approximately 150 meters east of Sub-Site 5B. Furthermore, Sub-Site 5B is traversed and bounded to the east by low-voltage electricity timber pylons and overhead cables.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.6.4 Visibility analysis of the Site, considering existing landscape features and built form (shown in **ES Figure: 7.5.6 Site 5 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.6]**) and validated by a site survey, indicates that visibility of Site 5 is extensive within the mid-range views in all direction across the agricultural landscape and extending into the long-range views to the north east and south west. Visibility extends to the settlements of Long Stratton in the south west, Fritton to the south, Lundy Green to the south east, and Hempnall in the north east. Views to the north albeit being theoretically visible are restricted by a combination of distance and the River Tas Valley and its associated wooded characteristics.
- 2.6.5 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 5 and immediate setting including areas of agricultural landscape to the east towards Hempnall Green and south towards Fritton. As noted previously however the site survey concludes visibility to the north to be very restricted due to intervening vegetation located within the River Tas Valley. With increased distance from Site 5 areas of theoretical visibility generally experience reduced visibility.

## Relevant Visual Receptors

- 2.6.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

### Residential Receptors

- Properties on Bungay Road/B1527.
- Properties on The Krons.
- Properties on the southwestern edge of Hempnall (including Grade II LB Disused Windmill Now Part of Hempnall Mill Centre).
- Grade II LB Bush Farmhouse on unnamed road just off Field Lane, 725 metres northeast of Grade II LB Church Farmhouse.
- Group of properties on Field Lane 295 metres northeast of Grade II LB Bush Farmhouse).

- Group of properties near the junction of Alburgh Road and PRow Hempnall FP17 (including Grade II LB The Grange, Home Farmhouse and Sycamore Farmhouse).
- Group of properties near the junction of Alburgh Road and Silver Green (including Grade II LB Poacher's Cottage, Villa Farmhouse and The Firs).
- Lyncroft on Bungay Road/B1527, 285 metres west of the junction of Bungay Road/B1527 and Alburgh Road.
- Group of properties near the junction of Alburgh Road and PRow Hempnall FP12.
- Thetford Farmhouse on The Green 545 metres east of Saxlingham Grove.
- Properties on Fairfield Close.
- Roadgreen House on unnamed road just off Bungay Road/B1527 280 metres northeast of Grade II LB Moat Farmhouse.
- Properties near junction of Stepping Lane and Field Lane (including grade II Grange Farmhouse).
- Properties in Fritton Conservation Area near the junction of The Street (Fritton) and Morningthorpe FP13 (including Grade I LB Church of St Catherine and Grade II LB Church Farmhouse, Barn Immediately North-West of Church Farmhouse and Fritton Rectory).
- Properties near the junction of Brick Kiln Lane and Edge's Lane (including Grade II LB The Rectory and Barn Adjoining West of The Rectory)
- Property on Stratton Lane 645 metres southeast of St Michael's Church on Church Lane (as per Site 4).
- Properties on Brick Kiln Lane (including Grade II LB The Hollies) (as per Site 4).
- Properties on unnamed road just off Bungay Road/B1527 670 metres northeast of Grade II LB The Hollies.
- Properties on Fairstead Lane just west of Ancient Woodland Doylys Grove and just east of Ancient Woodland Popes Wood (including Grade II LB Grove Farmhouse and Wood Farmhouse).
- Grade II LB Fairstead Lane Farmhouse just off Fairstead Lane and PRow: Hempnall BR30
- Properties near the junction of Broaden Lane and Old Market Way.
- Grade I LB Church of St John the Babtist on Unnamed Road in Morningthorpe 345 metres southeast of the junction of Edge's Lane and School Road.
- Property on School Road 315 metres northeast of Grade I LB Church of St John the Babtist.
- Properties immediately north of Grade I LB Church of St John the Babtist in Morningthorpe (including Grade II LB Church Cottage and Church Farmhouse).

## Recreational Receptors

- Boudicca Way Long Distance Path (as per Site 2 & 4).
- PRoW: Morningthorpe FP5
- PRoW: Morningthorpe FP9
- PRoW: Morningthorpe FP11
- PRoW: Morningthorpe RB4
- PRoW: Morningthorpe FP21 (as per Site 4).
- PRoW: Morningthorpe FP3 (as per Site 4).
- PRoW: Morningthorpe FP2
- PRoW: Morningthorpe FP8
- PRoW: Morningthorpe FP7
- PRoW: Morningthorpe FP6
- PRoW: Morningthorpe FP32
- PRoW: Morningthorpe FP31
- PRoW: Morningthorpe FP13
- PRoW: Morningthorpe FP17
- PRoW: Morningthorpe FP18
- PRoW: Morningthorpe FP19
- PRoW: Hempnall FP9
- PRoW: Morningthorpe FP29
- PRoW: Morningthorpe FP30
- PRoW: Morningthorpe FP12
- PRoW: Hempnall FP2
- PRoW: Hempnall BR30
- PRoW: Saxlingham Nethergate FP12
- PRoW: Hempnall FP3
- PRoW: Hempnall FP4
- PRoW: Hempnall FP5
- PRoW: Woodton RB10
- PRoW: Woodton FP1
- PRoW: Hempnall FP11
- PRoW: Hempnall FP13
- PRoW: Hempnall FP12
- PRoW: Hempnall FP14
- PRoW: Hempnall FP18
- PRoW: Hempnall FP17 (as per Site 3).
- PRoW: Hempnall FP31
- PRoW: Hempnall FP28 (as per Site 3).
- PRoW: Hempnall FP22
- PRoW: Morningthorpe FP20
- PRoW: Long Stratton FP13 (as per Site 4).
- PRoW: Long Stratton FP5 (as per Site 4).
- Allotments and Community Growing Space on Mill Road 45 metres west of Grade II LB Disused Windmill (Now Part of Hempnall Mill Centre).
- Playing Fields on Bungay Road/B1527 15 metres south of Grade II LB Willow House.
- Area of CRoW land near junction of The Green and Bussey's Loke 730 metres east of Ancient Woodland Saxlingham Grove.
- Area of CRoW land on The Street (Fritton) immediately southwest of PRoW: Morningthorpe FP17.

## Transport Receptors

- Bungay Road/B1527 (as per Site 4).
- The Krons
- The Street (Fritton)
- Boylandhall Lane
- Brick Kiln Lane
- Edge's Lane
- School Road (Morningthorpe)
- Mill Road
- Fairstead Lane
- Broaden Lane
- The Green
- Bussey's Loke
- Alburgh Road
- Silver Green
- Unnamed road just off Bungay Road/B1527 280 metres northeast of Grade II LB Moat Farmhouse.
- Back Lane
- Lower Lane
- Field Lane
- Coronation Crescent
- Roland Drive
- Willow Drive
- Long Stratton Bypass
- Fairfield Close
- Church Lane
- Stratton Lane
- Devil's Loke
- Chestnut Loke
- Unnamed road just off Field Lane, 725 metres northeast of Grade II LB Church Farmhouse.
- Unnamed road just off Bungay Road/B1527 670 metres northeast of Grade II LB The Hollies.
- Old Market Way
- Unnamed Road in Morningthorpe 345 metres southeast of the junction of Edge's Lane and School Road.
- Millfield's

## Other Receptors

- Cemetery surrounding Grade I LB Church of St Catherine adjacent to PRow: Morningthorpe FP12 and Morningthorpe FP5.
- Cemetery surrounding Grade I LB Church of St John the Babtist immediately west of PRow: Morningthorpe FP19.
- Supreme Developments Ltd on Bungay Road/B1527.
- Beeches Bowls Club on The Street (Fritton).
- Aditi Travel on The Street (Fritton).
- Jambo Janes Petcare Services on unnamed road just off School Road 245 metres northeast of St John the Babtist's Church.
- The Mill Village Hall on Millfield's.

- Millgate's Surgery on Mill Road.
- Harvey Lane Garage on Alburgh Road.
- Allparts Motor Salvage on Alburgh Road.
- John Howkins Antiques just off Hardys Loke and Alburgh Road (as per Site 3).
- The Hollies Assisted living residence on Brick Kiln Road (as per Site 4).
- All Air Cooled on Brickkiln Road (as per Site 4).
- Colorcote (Norfolk) Ltd on Brick Kiln Road (as per Site 4).
- Tidy Toys Toy Shop on Fairfield Close (as per Site 4).
- Morningthorpe Recycling Centre on Bungay Road/B1527.
- Richardson Recycling on unnamed road just off Bungay Road/B1527.
- David Pointer SCS Ltd - AGA & Rayburn Service Engineer Norfolk & Suffolk just off Bungay Road/B1527.
- Jack in the Box Nursery just off Bungay Road/B1527.
- ES Motorsport just off Bungay Road/B1527.

## Representative View Locations

2.6.7 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 5 are set out in **Table 2.11**, along with their reason for inclusion. **ES Appendix: 7.5.6 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.11: Site 5 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>VL1</b>	Adjacent (Site 5)	PRoW Morningthorpe RB4	Recreational users, road users	Site 5, CRC
<b>VL2</b>	Adjacent (Site 5)	PRoW Morningthorpe RB4 at junction with B1527	Recreational users, Road users	Site 5, CRC
<b>VL3</b>	Adjacent (Site 5)	PRoW Morningthorpe FP5	Recreational users	Site 5
<b>VL4</b>	Internal (Site 5)	PRoW Morningthorpe FP5 north of junction with FP9	Recreational users	Site 5
<b>VL5(a/b)</b>	Adjacent (Site 5)	Origin of PRoW Morningthorpe FP9 on The Street	Recreational users, Residential, Road users	Site 5, CRC
<b>VL6</b>	Adjacent (Site 5)	PRoW Morningthorpe FP17	Recreational users	Site 5
<b>VL7</b>	750m (Site 5)	PRoW Morningthorpe FP18, near Fritton	Recreational users, Residential	Site 5, CRC
<b>VL8</b>	120m (Site 5)	Settlement edge of Hempnall	Residential	Site 5, CRC

## View Location Baseline Descriptions

### VL1 PRoW Morningthorpe RB4

- 2.6.8 This view, taken from PRoW Morningthorpe RB4 along Boylandhall Lane (track), looks northwest and northeast across large, open arable fields lined with formal hedgerows with occasional hedgerow trees or tree belts, typical of the surrounding area. Land rises either side of the track which stretches north in the foreground view, more so to the northeast than the northwest. This rising land foreshortens views to the middle ground, although more distant views towards the Devil’s Wood plantation to the northwest are still possible. To the northeast, Streetsend Plantation is discernible beyond a foreground tree belt. A filtered view of the Grade I LB Church of St Catherine is available to the east at medium distance. Overall, the view is rural in nature, made up of arable fields, hedgerow, individual trees, and woodland, with very limited development.
- 2.6.9 In summer, dense in leaf vegetation reduces visibility at medium distance, making Streetsend Plantation and the Grade I LB Church of St Catherine difficult to discern. The open agricultural view is otherwise largely similar.
- 2.6.10 This view is representative of recreational receptors utilising the PRoW travelling north, and very occasional users (local farmers) of Boylandhall

Lane. The view is therefore predicted to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.11 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL2 PRow Morningthorpe RB4 at junction with B1527*

- 2.6.12 This view, taken from PRow Morningthorpe RB4 along Boylandhall Lane (Track), offers wide angled views across the arable farmland landscape. Users travelling the route in a north or south orientation has open views to the west and contained and filtered views to the east due to the intervening hedgerow / tree belt which bounds the PRow. Land rises either side of the track which foreshortens views to the middle ground. Overall, the view is rural in nature, made up of arable fields, hedgerow, individual trees, and woodland, with limited development visible. Hall Farm is visible to the northwest of the view, in mid ground, albeit partially obstructed by undulating topography and intervening vegetation. Woodlands, including Devils Wood and Norwich Road Plantation are visible in the background to the west and southwest.
- 2.6.13 In summer, the hedgerows appear denser, resulting in further filtering of views into adjacent fields to the north and south.
- 2.6.14 This view is representative of recreational receptors utilising the PRow travelling north or south, and very occasional users (local farmers) of Boylandhall Lane. The view is therefore predicted to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.15 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL3 PRow Morningthorpe FP5*

- 2.6.16 Taken along the PRow Morningthorpe FP5 south of the B1527, this view looks southeast and southwest across arable land, with the PRow stretching south across the central view. Views southeast are curtailed by arable crop in the image, however glimpses towards a woodland block associated with Fritton Grange can be seen above this. Views southwest are more open, and although the slightly rising land curtails some of the view, distant wooded views are still possible. The view overall is rural in character, comprising arable land and woodland.

- 2.6.17 In summer following crop harvest, the view opens up to the southeast, although more distant views are limited by the Fritton Grange woodland block. The view to the southwest is largely consistent with that experienced in winter.
- 2.6.18 This view is representative of recreational users of the PRoW travelling south from the B1527 towards Fritton, likely to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.19 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

*VL4 PRoW Morningthorpe FP5 north of junction with FP9*

- 2.6.20 This view, taken from PRoW Morningthorpe FP5 just north of the junction with PRoW Morningthorpe FP9, presents a typically agricultural view across arable land divided by field boundary vegetation, the majority of which has developed into mature or semi-mature trees, resulting in reduced wider visibility. Views south are foreshortened by a hedgerow running east to west. The view is more open looking northwest towards an agriculture field, with the view northeast blocked by a hedgerow running parallel to the PRoW. Notable built form within the view includes residential properties along The Street to the east, such as City Cottage, and the roofline of ES Motor Sport is visible on the northern horizon. A wooden telegraph pole is seen traversing north to south, running parallel to The Street. Aside from these elements, the view is entirely rural in character.
- 2.6.21 The summer view is largely consistent with that experienced in winter, except that the roofline of ES Motor Sport is screened by seasonal crops.
- 2.6.22 This view is representative of recreational users of the PRoW Morningthorpe FP5, likely to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.23 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

*VL5 Origin of PRoW Morningthorpe FP9 on The Street*

- 2.6.24 This view encompasses two discrete locations along PRoW Morningthorpe FP9 and broadly represents the visual experience of recreational receptors travelling west from its origin on The Street.

- 2.6.25 VL5a provides views from The Street looking southwest across arable land adjacent to Clay Cottage. The view is contained by roadside vegetation to the left of the view which follows the carriageway of The Street, and by the boundary fencing / vegetation associated with the property. Middle-ground views comprise gappy linear tree belts which mark field boundaries and act to filter views beyond. Timber telegraph poles and overhead cables also traverse north to south across middle-ground views. Where there are gaps, distant views comprise other tree belts and woodland. The Grade I LB Church of St Catherine is barely visible behind a tree belt to the southwest, with its presence largely obscured by intervening vegetation.
- 2.6.26 VL5b, approximately 35m west of VL5a, presents views northwest across arable land. Views are similar to those experienced at 5a, largely comprising the large, arable field bounded by mature vegetation which filters or screens beyond much of the middle-ground, and timber pylons with overhead cables. A mixed woodland plantation is visible to the northwest, and although Clay Cottage remains within the wider view, The Street is behind the view. Overall, across both views the outlook is predominantly rural.
- 2.6.27 The summer view from View location VL5a is more restricted due to roadside vegetation and planting associated with the adjacent property. A gap between vegetation allows a partial view into the arable field to the southwest. The Grade I LB Church of St Catherine is concealed behind in leaf vegetation and is not visible in summer.
- 2.6.28 Summer view from VL5b is largely consistent with winter view.
- 2.6.29 The view is representative of recreational users of the local PRow, residents of the adjacent property, and in the case of VL5a, road users along The Street. This view is typically expected to be experienced by a small number of users.

#### *Overall Judgment on Visual Sensitivity*

- 2.6.30 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity for receptors at this location has been allocated given that residential receptors enjoy static views from properties, and although the views at this location are typical of the area, it ultimately forms part of the visual setting.

#### *VL6 PRow Morningthorpe FP17*

- 2.6.31 This view, taken on PRow Morningthorpe FP17 west of Fritton looking north and east, provides open views across irregular, large arable fields characteristic of the area, towards field boundary vegetation which largely comprises maintained hedgerows supported by occasional mature trees. To the east, wooden pole overhead cables traverse the landscape in a northeasterly direction, and dwellings associated with Fritton are also visible but often filtered by intervening trees. Where gaps appear in field boundary trees more distant views are possible, though these also comprise mature trees and woodland associated with agricultural land. Overall, the view is

rural in nature and is relatively tranquil given its location away from infrastructure and other built form.

- 2.6.32 The summer view from View location VL6 is largely consistent with that experienced in winter, overlooking the expansive arable field. However, the distance between layers of vegetation and hedgerows on the horizon are more difficult to distinguish due to seasonal growth. Views into adjacent fields are also more restricted in summer.
- 2.6.33 The view is representative of recreational receptors utilising the PRow and is expected to be used by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.34 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL7 PRow Morningthorpe FP18, near Fritton*

- 2.6.35 This view, taken along PRow Morningthorpe FP18 southwest of Fritton, looks north across agricultural land typical of the surrounding area. The view is located directly north of a large mixed woodland and approximately 180m south of School Road and the long-distance Boudicca Way. The flat landscape provides relatively distant views, although these are at times curtailed by intervening trees, woodland blocks, and residential properties along School Road. Overall, the wider view is relatively rural, although occasional traffic along School Road and the built form which lines it reduces the perception of openness.
- 2.6.36 In summer, seasonal in leaf vegetation further screens School Road and built form within Fritton, but the overall view remains broadly consistent with that experienced in winter.
- 2.6.37 The view is representative of recreational receptors utilising the PRow and is expected to be used by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.6.38 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL8 Settlement edge of Hempnall*

- 2.6.39 This view, taken from the settlement edge of Hempnall adjacent to the B1527 Bungay Road, looks south across relatively flat, arable land which provides relatively extensive views framed by field boundary hedgerows and trees to either side. Within the view, PRow Morningthorpe FP6 follows the eastern

boundary of the field, and The Street follows the western edge, lined by timber telegraph poles and overhead cables. In the distance (approximately 600m south) the rooftops of Beech Farm can be seen on slightly lower ground. Other built form at Fritton Grange and associated tree planting can be seen within the right of the view. The B1527 also exerts an influence at this location, and tranquillity is consequently low.

2.6.40 The summer view is largely consistent with the winter open character despite seasonal growth.

2.6.41 The view is representative of residents at the western extents of Hempnall and road users along the B1527 Bungay Road travelling to and from Hempnall. However, the view from residents is somewhat further limited due to the topographical variation with properties set at a lower elevation than the view location. The view is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

2.6.42 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity for receptors at this location has been allocated high given that residential receptors enjoy static views from properties, and although the views at this location are typical of the area, it ultimately forms part of the visual setting.

## View Location and Visual Receptors Sensitivity

2.6.43 **Table 2.12** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 5.

**Table 2.12 Summary of Visual Receptor Sensitivity (Site 5)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 5</b>				
<b>VL1</b>	PRoW Morningthorpe RB4	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Morningthorpe RB4 at junction with B1527	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRoW Morningthorpe FP5	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Morningthorpe FP5 north of junction with FP9	Medium	Medium	<b>Medium</b>
<b>VL5(a/b)</b>	Origin of PRoW Morningthorpe FP9 on The Street	Medium	High	<b>High</b>
<b>VL6</b>	PRoW Morningthorpe FP17	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRoW Morningthorpe FP18, near Fritton	Medium	Medium	<b>Medium</b>
<b>VL8</b>	Settlement edge of Hempnall	Medium	High	<b>High</b>

## 2.7 Site 6

### Overview of the Visual Baseline and Visual Amenity

- 2.7.1 Site 6 features a large, irregularly shaped field bordered by established tree belts, hedgerow, and hedgerow trees on the eastern, southern, and western sides. The northern part of the landscape is more open, with gently sloping farmland that rises to the north, offering wider distant views. Most of the land within Site 6 is flat.
- 2.7.2 Settlement influence is minimal, limited to individual farm buildings, with Hempnall Green situated to the south. Vegetation between these locations restricts intervisibility.
- 2.7.3 There are no public rights of way (PRoW) traversing the Site, although several PRoWs terminate at the nearby local road network.

### Theoretical Visibility / Visual Envelope of the Scheme

- 2.7.4 As no Solar or associated development is proposed for Site 6, no ZTV analysis has been prepared for this Site.

### Relevant Visual Receptors

- 2.7.5 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

#### Residential Receptors

- Properties on Bungay Road/B1527 east of Hempnall (as per Site 4 and 5).
- Thetford Farmhouse on The Green 545 metres east of Saxlingham Grove (as per Site 5).
- Property on Woodton Road 195 metres southwest of Oaks Farmhouse.
- Properties near the junction of Bungay Road and Road Green (including Grade II LB Moat Farmhouse and Road Green Farmhouse).
- Roadgreen House on unnamed road just off Bungay Road/B1527 280 metres northeast of Grade II LB Moat Farmhouse (as per Site 5).
- Properties on Oxnead Lane and Mill Road 380 metres southwest of Hill Farmhouse on Rectory Road.
- Properties on Road Green 200 metres northwest of Grade II LB Silver Green Farmhouse.

- Properties on Silver Green (including Grade II LB Poacher's Cottage, The Firs, The Haven, Silver Green Farmhouse, Chestnut Farmhouse and Yew Tree Farmhouse) (as per Site 5).
- Group of properties on Field Lane 295 metres northeast of Grade II LB Bush Farmhouse) (as per Site 5).
- Properties on the southeastern edge of Hempnall (including some properties within Hempnall Conservation Area).

### Recreational Receptors

- PRow: Hempnall FP14 (as per Site 5).
- PRow: Hempnall FP13 (as per Site 5).
- PRow: Hempnall FP35
- PRow: Hempnall FP11 (as per Site 5).
- PRow: Hempnall FP15
- PRow: Woodton RB10 (as per Site 5).
- PRow: Woodton FP1 (as per Site 5).
- PRow: Hempnall FP10
- PRow: Hempnall FP12 (as per Site 5).
- PRow: Hempnall FP7
- PRow: Hempnall FP8
- PRow: Hempnall FP3 (as per Site 5).
- PRow: Hempnall FP5 (as per Site 5).
- PRow: Hempnall FP4 (as per Site 5).
- Playing Fields, Play Space and Activity Space on Bungay Road/B1527 15 metres south of Grade II LB Willow House (as per Site 5).
- Area of CRow land near junction of The Green and Bussey's Loke 730 metres east of Ancient Woodland Saxlingham Grove (as per Site 5).

### Transport Receptors

- Bungay Road/B1527 (as per Site 4 and 5).
- Broaden Lane (as per Site 5).
- The Green (as per Site 5).
- Bussey's Loke (as per Site 5).
- Alburgh Road (as per Site 3 and 5).
- Silver Green (as per Site 3 and 5).
- Unnamed road just off Bungay Road/B1527 280 metres northeast of Grade II LB Moat Farmhouse. (as per Site 5).
- Back Lane (as per Site 5).
- Lower Lane (as per Site 5).
- Field Lane (as per Site 5).
- Coronation Crescent (as per Site 5).
- Roland Drive (as per Site 5).

- Willow Drive (as per Site 5).
- Old Market Way (as per Site 5).
- Oxnead Lane
- Mill Road
- Nobb's Lane
- Woodton Road
- Shotesham Road
- The Green (as per Site 5).

### Other Receptors

- Cemetery immediately east of Grade I LB Church of St Margaret adjacent to PRoW: Hempnall FP6 and Hempnall FP7.
- Harvey Lane Garage on Alburgh Road (as per Site 5).
- D T Dye Timber on Silver Green.
- Hempnall Village Hall on Bungay Road/B1527.
- Hempnall Parish Council on Bungay Road/B1527.
- LSB Web Design on Willow Drive.
- Cunninghams Auto on Bungay Road/B1527.
- Precision Cycles (Norfolk) on Willow Drive.

## Representative View Locations

2.7.6 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 6 are set out in **Table 2.13**, along with their reason for inclusion. **ES Appendix: 7.5.7 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. Baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.13: Site 6 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 6</b>				
<b>VL1</b>	540m (Site 6)	PRoW Hempnall FP12	Recreational users	Site 6, CRC
<b>VL2</b>	160m (Site 6)	PRoW Hempnall FP11	Recreational users	Site 6, CRC, Site 7
<b>VL3</b>	900m (Site 6)	Oxnead Lane north of Red House Farm	Road users	Site 6, CRC, Site 7

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
VL4	Adjacent (Site 6)	PRoW Hempnall FP14	Recreational users, Residential, Road users	Site 6

## View Location Baseline Descriptions

### VL1 PRoW Hempnall FP12

- 2.7.7 The view at this location offers panoramic views from PRoW Hempnall FP12, located southeast of Hempnall. It provides extended views southeast and southwest, with foreshortened views northeast and northwest as a result of built form within Hempnall and existing vegetation along Back Lane. Views southeast and southwest are open, although as land rises gently in a southeasterly direction visibility of built form within Hempnall Green is often restricted to rooftops or upper storeys. Similarly, in southwest-facing views, visibility of residential properties around Mill House Farm is restricted by landform and intervening vegetation. Wooden telegraph poles are visible, crisscrossing above the properties. A field ditch is seen in the foreground extends north to south along the PRoW.
- 2.7.8 In summer, views to the southeast and southwest towards Hempnall Green and Mill House Farm are more heavily filtered by seasonal in leaf vegetation growth. However, the overall composition and character of the view remains broadly consistent with that experienced in winter.
- 2.7.9 This view is representative of recreational users of the PRoW and is expected to be experienced by a small number of receptors travelling to Hempnall Green from Hempnall.

### *Overall Judgment on Visual Sensitivity*

- 2.7.10 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

### VL2 PRoW Hempnall FP11

- 2.7.11 The view at this location offers panoramic views and is located just north of the B1527 along PRoW Hempnall FP11. The gently undulating nature of the surrounding landscape typical of the area is evident at this location, with panoramic views available particularly to the northeast and northwest. The PRoW is seen traversing north within a large arable field. Views northeast are across an arable, gently rolling landscape with field boundaries demarcated by gappy hedgerows with occasional hedgerow trees, resulting in some limited filtering of more distant views. The substantial Little Wood Ancient

Woodland is visible approximately 750m northeast of the location. Views northwest is very similar, with individual trees and Saxlingham Gove Ancient Woodland visible across the horizon.

- 2.7.12 Southeast views are curtailed somewhat by intervening field boundary vegetation which comprises mainly trees, although glimpses of traffic along the B1527 Bungay Road are possible. Timber telegraph poles are a noticeable feature, following the course of the B1527 highway. Glimpses of property such as Lyncroft and Home Farm are possible southwest, with the B1527 and electricity infrastructure again noticeable detractors within the otherwise rural view.
- 2.7.13 In summer, seasonal in leaf vegetation makes some farm buildings and residential properties including Lyncroft and Home Farm, more difficult to discern. However, the view retains an open character, and most of the features previously described remain visible.
- 2.7.14 This view is representative of recreational users of the PRoW and is expected to be experienced by a small number of receptors travelling south from its origin on Bussey's Loke.

#### *Overall Judgment on Visual Sensitivity*

- 2.7.15 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

#### *VL3 Oxnead Lane north of Red House Farm*

- 2.7.16 This view, taken from Oxnead Lane some 120m south of the junction with the B1527 provides views westward across a large, mainly flat arable field, bounded by hedgerow with mature hedgerow trees which filter or screens views beyond the middle-ground, particularly southwest where arable land bounded in the same way continues, screening distant views entirely. Directly west glimpses of Road Green Farm are available between gaps in vegetation in addition to occasional moving traffic along Silver Green some 500m west of the view. An agri-industrial buildings is also seen behind trees to the southwest. The single-track Oxnead Lane runs broadly north to south from the B1527 towards Low Road behind the view. The presence of the B1527 and Silver Green to the north and west respectively, along with localised activity, acts to reduce tranquillity at this location. Nonetheless, the overall view is perceived as rural and generally tranquil in character.
- 2.7.17 In summer, agri-industrial activities to the southwest are completely screened by seasonal in leaf vegetation. However, glimpses of Road Green Farm remain visible.
- 2.7.18 The view is representative of road users along Oxnead Lane, considered to be few in number.

*Overall Judgment on Visual Sensitivity*

2.7.19 Overall, the visual sensitivity of this view is considered to be **Low**. Road users are generally considered to be of low sensitivity given the fleeting and often oblique nature of their views.

*VL4 PRow Hempnall FP14*

2.7.20 This view, taken along PRow Hempnall FP14 on Silver Green provides a contained view north towards arable fields. The view is adjacent to residential development, largely detached properties within their own grounds. The view itself is heavily filtered by intervening roadside vegetation along the northern carriageway of Silver Green, however gaps in this vegetation provide glimpsed views into the arable field towards its vegetated boundaries. The road itself is an obvious feature, broadly passing east to west to the foreground. Firs Farm and its associated residential property which lies north of the road can be glimpsed through the roadside trees / boundary hedgerows.

2.7.21 Firs Farm and its associated residential properties are largely screened by seasonal vegetation during summer. Views into the adjacent arable field to the north and northeast become more limited at this time, forming a narrowed vista. A dense tree belt along the northern field boundary further curtails views in that direction.

2.7.22 The view is representative of nearby residents, recreational users of the PRow and road users along Silver Green. A moderate number of receptors are predicted to experience the view.

*Overall Judgment on Visual Sensitivity*

2.7.23 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity for receptors at this location has been allocated high given that residential receptors enjoy static views from properties, and although the views at this location are typical of the area, it ultimately forms part of the visual setting.

**View Location and Visual Receptors Sensitivity**

2.7.24 **Table 2.14** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 6.

**Table 2.14 Summary of Visual Receptor Sensitivity (Site 6)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 6</b>				
<b>VL1</b>	PRow Hempnall FP12	Medium	Medium	<b>Medium</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL2</b>	PRoW Hempnall FP11	Medium	Medium	<b>Medium</b>
<b>VL3</b>	Oxnead Lane north of Red House Farm	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Hempnall FP14	Medium	High	<b>High</b>

## 2.8 Site 7, CRC5, CRC8, CRC10, CRC11, CRC12

### Overview of the Visual Baseline and Visual Amenity

- 2.8.1 Site 7 covers a broad geographical area extending from Tasburgh in the west towards Woodton in the east (2km south east of the Site), located within the agricultural landscape, south of Saxlingham Nethergate and Saxlingham Green, and north of Hempnall.
- 2.8.2 Site 7 can be broadly described as comprising irregular fields bordered by tree belts, hedgerows, and woodland groups. The deciduous woodlands, including Ancient Woodland of high ecological and visual quality, create varied and intimate wooded horizons. The land is predominantly flat and elevated, sloping westward and rising to the north. Vegetation aligns with the rural character, primarily consisting of field boundary hedgerows with trees.
- 2.8.3 The wider area includes hamlets and villages such as Saxlingham Green, Saxlingham Nethergate, Hempnall, and Tasburgh. A dense network of PRoW connects these settlements, with notable routes like the Boudicca Way lying within 100m of the Site.
- 2.8.4 CRC5 is located between Sub-Site 7H and Sub-Site 7J, within an arable field.
- 2.8.5 CRC8 is located immediately south of Sub-Sites 7I, 7J, 7K, and 7L, connecting Sites 6 to CRC9, stretching from Bungay Road (to the east of Hempnall) in the west, to Shotesham Road in the east.
- 2.8.6 CRC10 is located immediately north of Sub-Site 7G between this Sub-Site and Sub-Site 8A, crossing The Green.
- 2.8.7 CRC11 is located to the east of Sub-Site 7A, connecting this Sub-Site to Sub-Site 7C.
- 2.8.8 CRC12 is located to the northwest of Sub-Site 7C, connecting Sub-Site 7C and sub-Site 7D together.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.8.9 Visibility analysis of the Site, considering existing landscape features and built form (shown in **ES Figure: 7.5.5 Site 7 Zone of Theoretical Visibility Analysis [EN0110014/APP/6.2.7.5.5]**) and validated by a site survey, indicates that visibility of Site 7 is extensive within the mid-range views in all direction across the agricultural landscape and extending into the long-range views to the south, beyond the River Tas valley. Visibility includes the southern settlement edge of Saxlingham Green to the north (albeit often restricted by intervening vegetation) and also extends to the settlements of Long Stratton in the south west, Fritton to the south and Hempnall in the southeast. In these longer-range views visibility is often intermittent as a result of the landform and vegetation pattern including intervening vegetation located within the River Tas Valley.
- 2.8.10 Due to the geographical extent of Site 7, the graded visibility analysis has been subdivided into three distinct geographical areas, with Sub-Sites A-C, D-H and I-L analysis individually.
- 2.8.11 The graded visibility for Sub-Sites A-C identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 7 and immediate setting including areas of agricultural landscape to the east towards Hempnall Green and south towards Fritton. As noted previously however the site survey concludes visibility to the north to be very restricted due to intervening vegetation located within the River Tas Valley. With increased distance from Site 7, areas of theoretical visibility generally experience reduced visibility.
- 2.8.12 The graded visibility for Sub-Sites D-H identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 7 and immediate setting including areas of agricultural landscape to the east towards Hempnall Green and south towards Fritton. As noted previously however the site survey concludes visibility to the north to be very restricted due to intervening vegetation located within the River Tas Valley. With increased distance from Site 7, areas of theoretical visibility generally experience reduced visibility.
- 2.8.13 The graded visibility for Sub-Sites I-L identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 7 and immediate setting including areas of agricultural landscape to the east towards Hempnall Green and south towards Fritton. As noted previously however the site survey concludes visibility to the north to be very restricted due to intervening vegetation located within the River Tas Valley. With increased distance from Site 7, areas of theoretical visibility generally experience reduced visibility.

## Relevant Visual Receptors

2.8.14 Visibility analysis undertaken for Sites 4,5, and 6 identify an overlapping area of theoretical visibility to that for Site 7 especially to the areas that are located to the south of Site 7. Visual receptors that lie within the visual envelope to the south of Site 7 have therefore been previously identified for Sites 4, 5, and 6, and therefore the following section sets out visual receptors that have not been previously identified.

### Residential Receptors

- Woodhouse Farm adjacent to PRow Saxlingham Nethergate RB24 610 metres southeast of Ivy Farmhouse on Windy Lane.
- Properties on the southern edge of Saxlingham Nethergate some within the Saxlingham Nethergate Conservation Area (including Grade II LB Corner Cottage, 25 The Street, Beechview and The Old Bakery).
- Properties near the junction of Plummer's Lane/PRow Saxlingham Nethergate RB17 and Church Hill (including Grade II LB Hill House and Hill Cottages).
- Properties on The Green in Saxlingham Green Conservation Area (including Grade II LB Manor Cottage, Manor Farmhouse, Manor Farmhouse Barn, Queen Margaret Cottage, Orchard Cottage, Green Farmhouse, Hall Farmhouse, Cannon Cottage, and Adjoining Cottage, Saxlingham Hall and Holly Cottage).
- Properties in Shotesham Saint Mary on Wash Lane.
- Market Lane Farm on Market Lane.
- Scott Pasture just off Blackwood Lane and 200 metres east of PRow: Howe FP7
- Properties on Brooke Road (including Grade II LB Upgate Green Farmhouse and Outhouse Immediately to North of Upgate Green Farmhouse).
- Properties on Woodton Road (including Oldhouse Farmhouse and Barn at Oldhouse Farm).
- Property at the junction of Woodton Road and Fylands Road.
- Properties at the junction of Fylands Road and PRow Shotesham FP21.
- Properties on Baxter's Lane including the King's Farm and Ley Farm.
- Dawson's Farm on Wash Lane.
- Lathegreen Farm on Wash Lane.
- Properties on Springwood Lane (including Grade II\* Oaks Farmhouse).
- Properties near the junction of Shotesham Road and Church Road (including Grade II LB Hill House Farmhouse).
- Properties near the junction of Hempnall Road and PRow Woodton BR6.

- Properties on the eastern edge of Fritton Conservation Area (including Grade II LB Church Farmhouse, Barn Immediately North-west of Church Farmhouse, Fritton Rectory, The Cottage Wayside Cottages, Sunnyside, Fritton Hall, Stables Immediately North of Fritton Hall, Barn Immediately South of Fritton Hall, Barn South of Barn Immediately South of Fritton Hall, Island House and Fritton end Farmhouse.)

### Recreational Receptors

- PRow: Saxlingham Nethergate FP14
- PRow: Saxlingham Nethergate RB16
- PRow: Saxlingham Nethergate FP28
- PRow: Saxlingham Nethergate RB17
- PRow: Saxlingham Nethergate FP15
- PRow: Saxlingham Nethergate BR6
- PRow: Saxlingham Nethergate FP2
- PRow: Saxlingham Nethergate FP8
- PRow: Shotesham FP20
- PRow: Shotesham FP17
- PRow: Shotesham FP18
- PRow: Shotesham FP22
- PRow: Howe FP7
- PRow: Shotesham FP19
- PRow: Shotesham FP21
- PRow: Shotesham FP8
- PRow: Woodton BR6
- PRow: Morningthorpe BR27
- PRow: Saxlingham Nethergate RB24
- PRow: Saxlingham Nethergate FP29
- PRow: Saxlingham Nethergate FP25
- PRow: Saxlingham Nethergate FP10
- PRow: Woodton FP2
- PRow: Topcroft FP1
- PRow: Topcroft FP2
- PRow: Morningthorpe FP14
- PRow: Morningthorpe FP16
- PRow: Morningthorpe FP15
- Allotments and Community Growing Space at the junction of Hall Lane and Church Hill 120 metres southeast of Grade II LB The Lilacs.

### Transport Receptors

- Pitt's Hill.
- Hall Lane (Saxlingham Nethergate)
- Church Hill
- Wash Lane
- Baxter's Lane
- Brooke Road
- Market Lane
- Heath Road
- Backwood Lane
- Honeypot Lane
- Mill Lane (Brooke)
- Fylands Road
- Springwood Lane

- Shotesham Road
- Hempnall Road/B1527

### Other Receptors

- Lockwood Chartered Surveyors on Pitt’s Hill.
- Spire Building & Renovations on The Green.
- The Fresh Herb Salt Company on Wash Lane.
- Hengate Farm Campsite on Brooke Road.
- The Rustic Hare Salon just off Mill Lane on unnamed road.
- Fox Lodge Pool just off Mill Lane on unnamed road.
- Billet Bike Bits just off Mill Lane on unnamed road.
- Brooke View Barns on Mill Lane.
- Activ8 Driver Training on Shotesham Road.
- Period Property Services Ltd on Church Road.
- Plan to Garden on The Street (Fritton).

### Representative View Locations

2.8.15 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 7 are set out in **Table 2.15**, along with their reason for inclusion. **ES Appendix: 7.5.8 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations, and baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided following.

**Table 2.15: Site 7 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 7</b>				
<b>VL1</b>	Adjacent (Site 7)	Boudicca Way on Fairstead Lane	Recreational users, Road users	Site 7
<b>VL2</b>	180m (Site 7)	Junction with Boudicca Way/PRoW Saxlingham Nethergate FP26	Recreational users, Road users	Site 7, CRC
<b>VL3</b>	540m (Site 7)	Junction with PRoW Saxlingham Nethergate FP24 / FP25	Recreational users, Road users	Site 7
<b>VL4</b>	Adjacent (Site 7)	PRoW Saxlingham Nethergate FP25	Recreational users	Site 7

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>VL5</b>	Internal (Site 7)	Junction of PRow Saxlingham Nethergate FP12/FP14	Recreational users	Site 7
<b>VL6</b>	230m (Site 7)	Junction of PRow Saxlingham Nethergate RB17/FP15	Recreational users	Site 7
<b>VL7</b>	Adjacent (Site 7)	PRow Saxlingham Nethergate FP13 on The Green	Recreational users, Residential, Road users	Site 7
<b>VL8</b>	220m (Site 7)	PRow Saxlingham Nethergate FP10	Recreational users	Site 7
<b>VL9</b>	Adjacent (Site 7)	PRow Saxlingham Nethergate FP9	Recreational users	Site 7
<b>VL10</b>	Adjacent (Site 7)	Fylands Road	Road users	Site 7, CRC
<b>VL11</b>	40m (Site 7)	PRow Shotesham FP21	Recreational users (broadly residential Woodton Farm)	Site 7
<b>VL12</b>	Adjacent (Site 7)	Woodton Road north of Frog's Farm	Road users (broadly residential on Springwood Lane)	Site 7, CRC
<b>VL13</b>	Adjacent (Site 7)	PRow Woodton RB10	Recreational users	Site 7, CRC
<b>VL14</b>	Internal (Site 7)	Bussey's Loke (road)	Road users	Site 7, CRC
<b>VL15</b>	330m (Site 7)	Origin of PRow Hempnall FP5	Recreational users	Site 7, CRC
<b>VL16</b>	Internal (Site 7)	Junction of PRow Hempnall FP5/Saxlingham Nethergate FP27	Recreational users	Site 7
<b>VL17</b>	Adjacent (Site 7)	Junction of PRow Saxlingham Nethergate FP10/FP11	Recreational users	Site 7
<b>VL18</b>	Adjacent (Site 7)	PRow Saxlingham Nethergate FP12 on Broaden Lane	Recreational users, Road users	Site 7
<b>VL19</b>	Adjacent (Site 7)	PRow Hempnall BR30	Recreational users	Site 7
<b>VL20</b>	Adjacent (Site 7)	PRow Hempnall FP2 on Fairstead Lane	Recreational users, Road users	Site 7, CRC
<b>VL21</b>	Adjacent (Site 7)	PRow Saxlingham Nethergate FP10	Recreational users	LP7

## View Location Baseline Descriptions

### VL1 Boudicca Way on Fairstead Lane

- 2.8.16 This view, taken on the Boudicca Way long-distance trail along Fairstead Lane provides views north across gently rising arable land backdropped by mature field boundary trees. Boundary vegetation in the foreground is gappy and appears unmaintained, allowing views westward across the field beyond the immediate farmland. In views to the east glimpses of built form associated with Lime Tree Farm are available through gaps in vegetation, but this has little influence on the predominantly rural aspect of the view. Fairstead Lane lies behind the view location, and timber telegraph poles running along its northern edge are slight visual detractors within the predominantly rural scene. timber telegraph poles and overhead cables. The view is representative of recreational users of Boudicca Way and occasional road users along Fairstead Lane.
- 2.8.17 In summer, views towards the adjacent land to the west and Lime Tree Farm are further screened by seasonal vegetation, with Lime Tree Farm only partially visible as glimpses through the foliage. Otherwise, the view remains largely consistent with that experienced in winter.
- 2.8.18 This view is expected to be experienced by few receptors, although given its regional designation as a long-distance trail numbers may increase to moderate in a worst-case scenario.

### *Overall Judgment on Visual Sensitivity*

- 2.8.19 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is considered high at this location given the scenic nature attached to the Boudicca Way and the subsequent attention focused on the surrounding landscape.

### VL2 Junction with Boudicca Way/PRoW Saxlingham Nethergate FP26

- 2.8.20 This view, taken at the junction with Boudicca Way and PRoW Saxlingham Nethergate FP26, looks southeast across well-defined timber-fenced paddocks towards medium-scale pastoral farmland bounded by formal hedgerows with mature hedgerow trees and occasional timber sheds.
- 2.8.21 Although views are possible beyond the middle-ground, more distant views are screened by woodland and field boundary vegetation, thereby forming the skyline. The resulting view is typically rural, with little to detract from it aside from the access road to the foreground, timber fencing and the occasional timber shed.
- 2.8.22 The summer view is consistent with the winter view.
- 2.8.23 This view is broadly representative of recreational users of Boudicca Way and the local PRoW, and occasional road users. The view is likely to be

experienced by few receptors as they utilise the trail through the adjacent woodland.

*Overall Judgment on Visual Sensitivity*

- 2.8.24 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is considered high at this location for recreational receptors given the scenic nature attached to the Boudicca Way and the subsequent attention focused on the surrounding landscape.

*VL3 Junction with PRoW Saxlingham Nethergate FP24 / FP25*

- 2.8.25 This view, taken at the junction with PRoW Saxlingham Nethergate FP24 / FP25, provides fairly open views across slightly undulating, largely pastoral land, with foreground views comprising a timber-fenced paddock with timber stables. Middle-ground views are typified by more field boundary timber fencing, with hedgerows and mixed deciduous and coniferous trees. A dense tree belt is visible along Wash Lane to the west, with a small raised landform, where the remains of St Mary's Church and its associated woodland, rising behind it. Given the undulating nature of the landform in combination with boundary vegetation the majority of distant views are screened, and where more distant views are available, the character remains rural in nature, with no built form within the view.
- 2.8.26 In summer, dense seasonal vegetation along Wash Lane notably limit views towards to the east, and little can be seen of the adjacent fields. However, the overall open view towards the timber-fenced paddock remains broadly consistent with that experienced in winter.
- 2.8.27 This view is representative of recreational users of the local PRoW and is predicted to be experienced by a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.8.28 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

*VL4 PRoW Saxlingham Nethergate FP25*

- 2.8.29 This view, taken on PRoW Saxlingham Nethergate FP25 approximately 500m north of the Grade II LB Grove Farmhouse, looks southeast across pastoral land / horse paddock framed by strong field boundary hedgerows to either side. The southern field boundary is more open, demarcated by timber post and rail fencing, and this allows views further south, however distant visibility is curtailed by intervening field boundary trees and Doyly's Grove Ancient Woodland plantation within the next field. Built form within the view is limited to a partially screened timber barn to the east of the view.
- 2.8.30 The summer view is broadly similar with the winter view.

- 2.8.31 The view is representative of recreational users of PRow Saxlingham Nethergate FP25 and is likely to be experienced by few receptors.

*Overall Judgment on Visual Sensitivity*

- 2.8.32 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL5 Junction of PRow Saxlingham Nethergate FP12/FP14*

- 2.8.33 This view, taken from the junction of PRow Saxlingham Nethergate FP12 and FP14, looks north and northeast across a medium scale gently undulating arable field bound by overgrown hedgerow and occasional hedgerow trees. The view is framed by field boundary vegetation, and distant views are possible to the north towards woodland blocks and vegetation along The Green, resulting in a predominantly wooded skyline.
- 2.8.34 The presence of timber telegraph poles and overhead cables within the middle-distance disrupts this otherwise wooded backdrop, traversing the landscape north to south. The view is set within rural surroundings with little in the way of visual intrusion.
- 2.8.35 In summer, distant views are limited by hedgerows and blocks of woodland.
- 2.8.36 This view is representative of recreational users of the local PRow, predicted to be few in number.

*Overall Judgment on Visual Sensitivity*

- 2.8.37 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL6 Junction of PRow Saxlingham Nethergate RB17/FP15*

- 2.8.38 This view, located on the junction between PRow Saxlingham Nethergate FP15 and RB17 on Plummer's Lane, provides views southeast across gently rising arable farmland of medium scale, bounded by a combination of unmanaged hedgerow with occasional hedgerow trees to the east and linear woodland to the west.
- 2.8.39 The Grade II\* LB, Remains of Church of St Mary lies approximately 100m west of the view within woodland. Timber telegraph poles and overhead cables telegraph poles are noticeable detractors in the otherwise rural view, traversing the adjacent field broadly northwest to southeast. The rising landform and field boundary vegetation screens or filters views into the fields beyond, with the southern boundary of the field creating the skyline to the south.

2.8.40 In summer, foreground vegetation becomes denser, partially screening views to the east. However, the overall view across the immediate arable field remains broadly similar. Seasonal growth fills gaps in the hedgerow along the southern boundary of the field, resulting in reduced visibility of the adjoining southern field.

2.8.41 This view is representative of recreational users of the local PRow and road users along Plummer's Lane who may be visiting the LB, predicted to be few in number.

*Overall Judgment on Visual Sensitivity*

2.8.42 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow, and in this instance occasional visitors of the LB, generally have a moderate interest in their surroundings.

*VL7 PRow Saxlingham Nethergate FP13 on The Green*

2.8.43 This view, taken from a field entrance at the origin of PRow Saxlingham Nethergate FP13 on The Green, directly south of Low Farm. The view looks south across two arable field, framed by field boundary hedgerows, with the PRow traversing between it. Field boundary vegetation to the east, including mature trees, and a deciduous woodland block to the southeast results in views being largely foreshortened to the middle-ground, with some limited distant views available to the south. The view to the southwest encompasses another open arable field, with the extent of visibility contained by another deciduous woodland located to the west. Within distant views to the south, timber telegraph poles are noticeable, but not prominent.

2.8.44 In summer, the overall view remains consistent with that experienced in winter. However, increased vegetation in the foreground and background reduces visibility of distant features, such as electricity lines, which become more difficult to discern.

2.8.45 The view is representative of residents at Low Farm, users of the local PRow, and road users. Overall, a moderate number of receptors are considered to experience this view.

*Overall Judgment on Visual Sensitivity*

2.8.46 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL8 PRow Saxlingham Nethergate FP10*

2.8.47 This view, taken along PRow Saxlingham Nethergate FP10 south of The Green and Boudicca Way, provides partial views southeast across arable fields characteristic of the wider landscape. Visibility is framed by vegetation

either side of the location and by unmanaged vegetation between the adjacent field boundary and the PRow which can be seen continuing south within the view. Views are further curtailed by linear woodland blocks to the east which act to screen views beyond the middle-ground.

- 2.8.48 In summer, the gap in vegetation that allows views southeast across the arable field becomes further reduced. As a result, only a limited portion of the field and the adjoining woodland is visible from this location.
- 2.8.49 The view is representative of occasional recreational receptors along the PRow travelling south away from Saxlingham Green towards Hempnall.

*Overall Judgment on Visual Sensitivity*

- 2.8.50 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL9 PRow Saxlingham Nethergate FP9*

- 2.8.51 This view, taken along PRow Saxlingham Nethergate FP9 directly southwest of Saxlingham Green Conservation Area, provides views west across arable land bounded by post-and-wire fencing and field gates. The PRow is visible traversing south between the fencing and a linear woodland to the east, which restricts wider visibility. Views to the southeast and north are largely curtailed by vegetation and woodland in the foreground and mid-ground.
- 2.8.52 A linear woodland block to the west contains views beyond the arable field, and although more distant south-westerly views are possible, the backdrop remains wooded, resulting in little overall visual change.
- 2.8.53 The summer view is consistent with the view in winter.
- 2.8.54 The scenic quality is relatively high at this location given the absence of built form and local road network. This view is representative of occasional recreational receptors utilising the local PRow.

*Overall Judgment on Visual Sensitivity*

- 2.8.55 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL10 Fylands Road*

- 2.8.56 The view at this location is located at a field entrance along Fylands Road east of Bussey's Loke and provide panoramic views across the agricultural landscape. Aside from the built influence of the road within the foreground, the overall view is typically rural in character, comprising arable fields with

mixed boundary treatments – including maintained hedgerows and hedgerow trees, and linear woodland.

- 2.8.57 This view is located at the junction of four arable fields. The field to the north is bounded by a low hedgerow, allowing open views. Its northwestern and northeastern boundaries are enclosed by tree belts, which limit further visibility to the north.
- 2.8.58 The field to the east is bounded by Fylands Road and a farm track that leads southeast. It is enclosed by hedgerows with intermittent trees, and there are only glimpses into the field from this location.
- 2.8.59 Two large arable fields are visible to the south, divided by a hedgerow that runs directly south. The field to the southeast is lined by hedgerow trees, while the field to the southwest is enclosed by lower hedgerows with occasional hedgerow trees. As a result, views extend into fields further west and south.
- 2.8.60 Saxlingham Grove Ancient Woodland, located approximately 1 km to the west, and Little Wood Ancient Woodland, situated around 500 m to the south, are visible in the background. These woodlands contain longer-ranged views from this location.
- 2.8.61 In summer, seasonal growth on hedgerows and trees appears taller and provides increased screening. The field to the east is completely concealed by roadside vegetation. However, views across the remaining fields are broadly consistent with those experienced in winter.
- 2.8.62 The view is representative of road users along Fylands Road.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.63 Overall, the visual sensitivity of this view is considered to be **Low**. Road users are generally considered to be of low sensitivity given the fleeting and often oblique nature of their views, and experience by people with limited appreciation of, or focus upon, views of their surroundings.

#### *VL11 PRow Shotesham FP21*

- 2.8.64 This view, taken along PRow Shotesham FP21 some 400m southeast of Woodton Farm at the southern corner of Deal Plantation, looks broadly southeast across flat, arable land divided into a narrow strip to the foreground and two separate parcels beyond that. The fields are bounded by hedgerow, gappy in places, with hedgerow trees. Adjacent field boundary vegetation results in framed views, with wider views contained to the middle-ground or foreground by intervening scrub and tree belts. The ground rises to the east, allowing glimpses of more distant arable fields, with Spring Wood forming the background. Timber telegraph poles and overhead cables traverse the landscape broadly northwest to southeast and are a notable distraction in central views. Overall, the view is predominantly rural with the only man-made influence being the electrical infrastructure.

- 2.8.65 The summer view is largely consistent with that experienced in winter. However, vegetation in the midground screens views towards the more distant arable field located on a rising slope.
- 2.8.66 The view is representative of recreational users of the PRow, and also broadly representative of residents at Woodton Farm.

*Overall Judgment on Visual Sensitivity*

- 2.8.67 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

*VL12 Woodton Road north of Frog's Farm*

- 2.8.68 This view, taken along Woodton Road approximately 165m west of Oaks Farmhouse Grade II\* LB and 100m northwest of Frog's Farm, provides extensive views west across arable farmland bound by maintained hedgerows with occasional hedgerow trees typical of the area. Woodton Road can be seen to the foreground running broadly north to south, with adjacent field boundary hedgerow and trees following its course. Beyond the hedgerow, the medium-sized fields stretch towards gappy hedgerow and hedgerow trees along the middle-ground. Views beyond this are of a similar character, creating a wooded backdrop in the distance. Glimpses of residential property, Oakdene is seen to the south, behind the roadside hedgerow and its own tall hedge, Timber telegraph poles and overhead cables cross the road and traverse the adjacent field broadly southeast to northwest, and these along with the road are distracting features in the otherwise broadly rural setting, with the presence of the road also reducing tranquillity.
- 2.8.69 In summer, roadside hedgerows are taller and provide further screening of views into the adjacent arable field. Oakdene is entirely concealed behind the vegetation.
- 2.8.70 This view is representative of road users along Woodton Road, and whilst it is within close proximity to the residential receptors along Springwood Lane and at Frog's Farm, the view experienced from these receptors is restricted by vegetation to the curtilage boundary of the properties. Therefore, this view is not considered representative of the residential receptors.

*Overall Judgment on Visual Sensitivity*

- 2.8.71 Overall, the visual sensitivity of this view is considered to be **Low**. Road users are generally considered to be of low sensitivity given the fleeting and often oblique nature of their views, and experience by people with limited appreciation of, or focus upon, views of their surroundings.

### VL13 PRow Woodton RB10

- 2.8.72 This view location lies along PRow Woodton RB10 which passes through a boundary woodland belt looks northwest and southeast towards a medium-sized arable fields. Although the adjacent woodland belt acts to heavily filter views beyond, in views southeast farm outbuildings can be made out, back cloaked by further woodland including Winter's Grove Ancient Woodland to the south. Views northwest are similar, i.e. looking across an arable landscape, although vegetation restricts views further, with gaps less frequent.
- 2.8.73 In summer, the view becomes further restricted due to reduced gaps between trees, resulting in increased screening of the surrounding landscape.
- 2.8.74 The view is representative of occasional recreational users on the PRow.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.75 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

### VL14 Bussey's Loke (road)

- 2.8.76 The view at this location is located on Bussy's Loke, a single-track road leading from Hempnall in the southwest to The Green in the northeast. It offers expansive panoramic views across the landscape, and aside from the road to the foreground, the view in all directions comprises gently rising arable land bounded by hedgerows with hedgerow trees, or in the case of those nearest the road, open or gappy unmanaged vegetation.
- 2.8.77 The view is extensively rural, with the rising landform creating a false horizon back clothed by woodland including Saxlingham Grove to the northwest and Little Wood to the southeast.
- 2.8.78 The summer view remains consistent with that experienced in winter, as the view comprises largely open arable fields with minimal seasonal variation in screening.
- 2.8.79 The view is representative of occasional road users.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.80 Overall, the visual sensitivity of this view is considered to be **Low**. Road users are generally considered to be of low sensitivity given the fleeting and often oblique nature of their views, and experience by people with limited appreciation of, or focus upon, views of their surroundings.

#### VL15 Origin of PRow Hempnall FP5

- 2.8.81 This view, taken at the origin of PRow Hempnall FP5 approximately 400m east of the northern extents of Hempnall on Wood Lane, and provides views west and north across a large arable field generally bound by gappy unmanaged hedgerow with occasional hedgerow trees. Land rises gently from approximately 40m AOD to 45m AOD along PRow Saxlingham Nethergate FP27 some 800m north. In views west, the settlement edge of Hempnall can be seen between gaps in field boundary vegetation. Saxlingham Grove Ancient Woodland form the background to the northeast. Hempnall CA lies approximately 400m southwest of the view location at its nearest point.
- 2.8.82 The summer view is consistent with winter view.
- 2.8.83 The view here is representative of recreational users of the PRow.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.84 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

#### VL16 Junction of PRow Hempnall FP5/Saxlingham Nethergate FP27

- 2.8.85 This view, taken from the western extents of Saxlingham Grove woodland on PRow Saxlingham Nethergate FP9, provides framed views to the south across pastoral land towards a field boundary hedgerow with hedgerow trees, and more extensive views northwest across pastoral land bound by timber post and wire fencing, although these are partially screened by woodland associated with Saxlingham Green to the north. Views therefore are typical of the area and largely rural in nature with very limited intrusion by built form which is limited. In this instance, there is only a single property, Grade II LB Fox Wood, along The Green. The PRow stretches west to the foreground, bound by hedgerow to the south and becoming PRow Saxlingham Nethergate FP27, and the adjacent field gates associated with fields southwest and northwest are also evident.
- 2.8.86 The summer view is consistent with winter.
- 2.8.87 The view is representative of recreational users along the PRow.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.88 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

#### VL17 Junction of PRoW Saxlingham Nethergate FP10/FP11

- 2.8.89 This view, taken at the junction with PRoW Saxlingham Nethergate FP10 and FP11 lies some 200m east of Broaden Lane at the north-eastern corner of a woodland block associated with Manor Farm. The view is characteristic of the surrounding area; open, relatively flat pastoral land back clothed by woodland which provides the skyline. Views across the middle ground are filtered at times by field boundary hedgerows with hedgerow trees, but otherwise woodland including Saxlingham Grove to the east make up the remainder of the view. Glimpses of Wood End Cottage is seen to the northeast. There are also glimpses of a farmstead in the same direction, but no other buildings in Saxlingham Green could be seen due to the surrounding woodland blocks.
- 2.8.90 In summer, views towards Woods End Cottage are further filtered by seasonal growth and in leaf vegetation, resulting in increased filtering of views. The remainder of the view remains consistent with that experienced in winter.
- 2.8.91 The view is representative of occasional recreational receptors on the PRoW.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.92 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

#### VL18 PRoW Saxlingham Nethergate FP12 on Broaden Lane

- 2.8.93 Visibility at this location along Broaden Lane is contained by roadside vegetation which comprises informal hedgerow. The road itself lies to the foreground, passing north to south past the View Location which lies on PRoW Saxlingham Nethergate FP12. Recreational users at this location would most likely continue travelling west / east along the PRoW.
- 2.8.94 The summer view remains similarly restricted due to the presence of roadside vegetation, which continues to limit visibility in this direction.
- 2.8.95 The view is representative of occasional recreational users of the local PRoW, and of road users along Broaden Lane.

#### *Overall Judgment on Visual Sensitivity*

- 2.8.96 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned due to the recreational users of the local PRoW who generally have a moderate interest in their surroundings.

#### VL19 PRoW Hempnall BR30

- 2.8.97 This view, taken along PRoW Hempnall BR30 (Pymar's Lane) approximately 350m northwest of Fairstead Lane Farm, is largely contained by the

woodland and slightly raised embankments which it passes through. Some filtered views east of the adjacent pastoral field are available, but these are limited further by the rising landform.

- 2.8.98 The summer view is more restricted by the woodland vegetation.
- 2.8.99 The view is representative of occasional recreational users of the local PRoW.

*Overall Judgment on Visual Sensitivity*

- 2.8.100 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

*VL20 PRoW Hempnall FP2 on Fairstead Lane*

- 2.8.101 This view, taken along PRoW Hempnall FP2 which also provides access to Grove Farm and the associated Grove Farmhouse Grade II LB some 580m north from Fairstead Lane. The view looks south across Fairstead Lane towards a largely flat, arable medium sized field bounded by woodland to the west and southeast. The landform drops away relatively sharply before rising again to meet the B1527, forming a shallow valley. The opposite valley slope is partially visible through woodland, which contributes to the containment of views. Woodland areas along the valley retain a consistent wooded backdrop, with Stoneyhill Plantation visible to the southwest.
- 2.8.102 North of Fairstead Lane arable land rises gently, foreshortening views to the middle-ground, with a distant field boundary trees forming the skyline. Directly north of the view Grove Fram lies west of D'Oyly's Grove Ancient Woodland, which screens views beyond. Further west the Grade II LB Wood Farm is visible east of Pope's Wood Ancient Woodland.
- 2.8.103 In summer, foreground vegetation screens views north towards Grove Farmhouse and D'Oyly's Grove. Crops in the northeastern field, combined with the rising landform, restrict views to the northeast. As a result, the field boundary and woodland in the background are not visible during this season. Looking south, views towards the valley are largely obscured by dense vegetation, with the exception of a gap that allows a partial view across the valley.
- 2.8.104 The view is representative of recreational users of the local PRoW and road users along Fairstead Lane.

*Overall Judgment on Visual Sensitivity*

- 2.8.105 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRoW generally have a moderate interest in their surroundings.

### VL21 PRow Saxlingham Nethergate FP10

- 2.8.106 This view, taken along PRow Saxlingham Nethergate FP10 approximately 100m south of the southern extents of Saxlingham Green CA, provides open views southeast and southwest across a pastoral landscape bounded by timber post and wire fencing supported by woodland belts which screen views beyond. A field boundary hedgerow to the foreground, which the PRow follows north to south, results in only partial distant views to the south. The resulting view is rural and typical of the surrounding area, with woodland forming the backdrop to largely flat agricultural land.
- 2.8.107 The summer view remains consistent with that experienced in winter, with no notable change in visibility or screening.
- 2.8.108 The view is representative of occasional users of the local PRow.

### Overall Judgment on Visual Sensitivity

- 2.8.109 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are unremarkable, recreational users of local PRow generally have a moderate interest in their surroundings.

## View Location and Visual Receptors Sensitivity

- 2.8.110 **Table 2.16** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 7.

**Table 2.16 Summary of Visual Receptor Sensitivity (Site 7)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 7</b>				
<b>VL1</b>	Boudicca Way on Fairstead Lane	Medium	High	<b>High</b>
<b>VL2</b>	Junction with Boudicca Way/PRow Saxlingham Nethergate FP26	Medium	High	<b>High</b>
<b>VL3</b>	Junction with PRow Saxlingham Nethergate FP24 / FP25	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRow Saxlingham Nethergate FP25	Medium	Medium	<b>Medium</b>
<b>VL5</b>	Junction of PRow Saxlingham Nethergate FP12/FP14	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Junction of PRow Saxlingham Nethergate RB17/FP15	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRow Saxlingham Nethergate FP13 on The Green	Medium	High	<b>High</b>
<b>VL8</b>	PRow Saxlingham Nethergate FP10	Medium	High	<b>High</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL9</b>	PRoW Saxlingham Nethergate FP9	Medium	Medium	<b>Medium</b>
<b>VL10</b>	Fylands Road	Medium	Low	<b>Low</b>
<b>VL11</b>	PRoW Shotesham FP21	Medium	Medium	<b>Medium</b>
<b>VL12</b>	Woodton Road north of Frog's Farm	Medium	Low	<b>Low</b>
<b>VL13</b>	PRoW Woodton RB10	Medium	Medium	<b>Medium</b>
<b>VL14</b>	Bussey's Loke (road)	Medium	Low	<b>Low</b>
<b>VL15</b>	Origin of PRoW Hempnall FP5	Medium	Medium	<b>Medium</b>
<b>VL16</b>	Junction of PRoW Hempnall FP5/Saxlingham Nethergate FP27	Medium	Medium	<b>Medium</b>
<b>VL17</b>	Junction of PRoW Saxlingham Nethergate FP10/FP11	Medium	Medium	<b>Medium</b>
<b>VL18</b>	PRoW Saxlingham Nethergate FP12 on Broaden Lane	Medium	Medium	<b>Medium</b>
<b>VL19</b>	PRoW Hempnall BR30	Medium	Medium	<b>Medium</b>
<b>VL20</b>	PRoW Hempnall FP2 on Fairstead Lane	Medium	Medium	<b>Medium</b>
<b>VL21</b>	PRoW Saxlingham Nethergate FP10	Medium	Medium	<b>Medium</b>

## 2.9 Site 8

### Overview of the Visual Baseline and Visual Amenity

- 2.9.1 Site 8 is divided into two Sub-Sites, 8A and 8B, located northeast of Saxlingham Green and south of Shotesham. These Sub-Sites are positioned on opposite sides of a valley formed by an unnamed tributary of the River Tas. The tributary defines the general open valley landform of Site 8 and creates a series of framed views.
- 2.9.2 Site 8 is surrounded by various small woodlands, including Ancient Woodland. Vegetation within Site 8 mainly follows the field boundaries, which are mostly sparse with some scattered large trees. Overall, the landscape is gently undulating with an open character, although it is more enclosed within the valley and around the Ancient Woodlands.
- 2.9.3 Site 8 contains PRoW)which connect to the broader PRoW network in the surrounding landscape. Scattered buildings, including residential dwellings and farmsteads, are located near the site. The village of Saxlingham Green lies west of Site 8 and Shotesham is to the north, but these settlements are largely obscured from view due to the landform.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.9.4 Visibility analysis of the Site, considering existing landscape features and built form (shown in **ES Figure: 7.5.4 Site 8 Zone of Theoretical Visibility [EN0110014/APP/6.2.7.5.4]**) and validated by a site survey, indicates that visibility of Site 8 is limited to close range views with some mid-range views to the south east and north west. Visibility extends along the River Tas valley and is generally restricted to the north east and south west by the rising landform which create local ridges restricting long range views in these directions.
- 2.9.5 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 8 and immediate setting including areas of agricultural landscape in all directions.

## Relevant Visual Receptors

- 2.9.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.
- 2.9.7 Visibility analysis undertaken for Site 8 identifies an overlapping area of theoretical visibility to that for Sites 4, 5, 6 and 7 notably to the areas that are located to the north, east, south, and west of Site 8. Visual receptors set out below focus on those not previously identified for Sites 4, 5, 6 and 7.

### Residential Receptors

- Properties on unnamed road just of Market Lane in Stubb's Green.
- Properties in Shotesham Conservation Area on Hawes Green (including Grade II LB Old Hall Farmhouse, Barn Approximately 60 Metres South East of Old Hall Farmhouse, Barn Approximately 90 Metres South East of Old Hall Farmhouse and Grade II\* Church of St Mary).

### Recreational Receptors

- PRow: Shotesham FP11
- PRow: Shotesham FP10
- PRow: Shotesham FP9
- PRow: Shotesham FP15
- PRow: Shotesham FP16
- PRow: Shotesham FP8

- Area of CRoW land near junction of PRow Shotesham FP5 and Shotesham FP8 immediately east of Great Wood ancient woodland.

### Transport Receptors

- Unnamed road just of Market Lane in Stubb's Green.
- Hawes Green

### Other Receptors

- Cemetery immediately southeast of Grade II\* LB Church of St Mary (Shotesham Conservation Area) adjacent to PRow: Shotesham FP11.
- Highfield Lodge Holiday Home on Hawes Green.
- EH Haylage Veterinary Care on Brooke Road.

## Representative View Locations

2.9.8 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 8 are set out in **Table 2.17**, along with their reason for inclusion. **ES Appendix: 7.5.9 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations, and baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided following.

**Table 2.17: Site 8 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 8</b>				
<b>VL1</b>	800m (Site 8)	Junction of PRow Saxlingham Nethergate FP7/FP8/Boudicca Way	Recreational users	Site 8, CRC
<b>VL2</b>	160m (Site 8)	Origin of PRow Shotesham FP18 on Wash Lane	Recreational users, Residential, Road users	Site 8
<b>VL3</b>	Adjacent (Site 8)	PRow Shotesham FP16 on Market Lane	Recreational users, Road users	Site 8, CRC
<b>VL4</b>	Adjacent (Site 8)	Market Lane south of Market Lane Farm	Residents, Road users	Site 8, CRC
<b>VL5</b>	130m (Site 8)	Junction of PRow Shotesham FP16/FP17	Recreational users	Site 8, CRC

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
VL6	Adjacent (Site 8)	Origin of PRow Shotesham FP22 on Brooke Road	Recreational users	Site 8, CRC
VL7	40m (Site 8)	PRow Shotesham FP19 on southern Site boundary	Recreational users	Site 8, CRC
VL8	Adjacent (Site 8)	Dawson's Farm on Wash Lane	Residents, Road users	Site 8, CRC
VL9	400m (Site 8)	Junction of Boudicca Way and Wash Lane	Recreational users, Road users	Site 8, CRC
VL10	180m (Site 8)	Brooke Road, edge of Upgate Green Farm	Road Users, Residential approach	Site 8, CRC
VL11	130m (Site 8)	Brooke Road, edge of King's Farm	Road Users, Residential approach	Site 8, CRC

## View Location Baseline Descriptions

### VL1 Junction of PRow Saxlingham Nethergate FP7/FP8/Boudicca Way

2.9.9 This view is taken at the junction of Saxlingham Nethergate FP7, FP8, and the Boudicca Way, looking east and southeast into a gently sloping pastoral farmland. The footpath runs along the northern boundary of the field, bordered by a dense hedgerow and a post-and-wire fence. A gappy hedgerow, accented with a few large trees, lines the eastern and southern boundaries at the top of the field. To the south, a tree belt extends southeast along the field boundary, limiting the view, though some glimpses of the adjacent field remain.

2.9.10 In summer, seasonal growth and in leaf vegetation further limits views to within the immediate field, with reduced visibility of the surrounding landscape.

2.9.11 The view is representative of recreational users of Saxlingham Nethergate FP7, FP8, and Boudicca Way. The view is therefore expected to be experienced by a moderate number of receptors.

### Overall Judgment on Visual Sensitivity

2.9.12 Overall, the visual sensitivity of this view is considered to be **High**. Typically views with a high scenic value of people using scenic routes or national trails / walking routes.

### VL2 Origin of PRow Shotesham FP18 on Wash Lane

- 2.9.13 This view is taken from the junction of Shotesham FP18 and Wash Lane, across from Lathegreen Farm, looking east towards a small open valley. In the foreground, a gently undulating arable field slopes down to meet Market Lane, with a sparse hedgerow and scattered trees lining its northern boundary. To east, a small woodland known as Ringer's Grove is visible. Wash Lane is seen passing south of the woodland. In the midground, farmsteads on Market Lane Farm can be seen at the bottom of the valley, partially obscured by the hedgerow. Beyond the farmsteads, the opposite side of the valley is visible, divided into small fields by hedgerows. Some farm buildings, including Upgate Green Farm, can be seen along the slopes. Tree belts and woodlands form the horizon in the background, include the Ancient Woodland of Brookes Wood.
- 2.9.14 In summer, vegetation towards the bottom of the valley at Market Lane appears denser, providing partial screening of the opposite valley slope. However, the majority of the view remains consistent with that experienced in winter.
- 2.9.15 The view is representative of recreational users of Shotesham FP18, residents and road users of Wash Lane. The view is therefore expected to be experienced by a small number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.9.16 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

### VL3 PRow Shotesham FP16 on Market Lane

- 2.9.17 This view from Shotesham FP16 lies at the edge of two fields, overlooking gently undulating arable land within a small open valley. Landform rises to the east and west. A field is visible to the north loosely defined by a mix of trees, post-and-wire fence, and a ditch. Little Wood and hedgerow trees form the backdrop to the north.
- 2.9.18 To the northeast, Market Lane is lined with hedgerows and mature trees, with buildings at Market Lane Farm visible. Beyond, the landform rises to a gently undulating horizon of arable fields and hedgerows, with woodland blocks including Brooke Wood Ancient Woodland. A timber telegraph pole overhead line crosses Market Lane and continues along Baxter's Lane, partially filtered by trees. To the south, Ringer's Grove screens views in the midground.
- 2.9.19 In summer, the view appears more vegetated, with Market Lane Farm and Market Lane partially screened by seasonal growth. However, the overall composition of the view remains consistent with that experienced in winter.

- 2.9.20 The view is representative of recreational users of Shotesham FP16 and road users of Market Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.9.21 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given recreational users of local PRow generally have a moderate interest in their surroundings.

*VL4 Market Lane south of Market Lane Farm*

- 2.9.22 This view from Market Lane, adjacent to Market Lane Farm, looks from northeast to south. The two-storey farmstead is visible to the north. A hedgerow with trees lines the west side of the road, while an arable field rises eastward across the single carriageway. At the hilltop, a fragmented tree line and treetops form the horizon. Two timber telegraph poles ascend the slope to the north and southeast.
- 2.9.23 Market Lane meanders westward as it continues south. In the foreground, unevenly spaced trees line the road, partially blocking views to the southeast. However, in the background, the land to the south gently rises. Ringer's Grove is visible behind the line of tree, screening views beyond.
- 2.9.24 In summer, vegetation along Market Lane becomes denser, screening most of Market Lane Farm except for its roof. Views towards the fields south of Market Lane are also screened, with Ringer's Grove concealed by foreground vegetation.
- 2.9.25 The view is representative of road users and resident of Market Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.9.26 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL5 Junction of PRow Shotesham FP16/FP17*

- 2.9.27 This view is taken from junction of Boudicca Way and Shotesham FP16 and 17, on the edge of Little Wood ancient woodland and an arable field, looking northeast to southwest. Shotesham FP17 is seen to the northeast, traversing along a hedgerow towards Market Lane. Market Lane is lined by a dense hedgerow with some trees. Beyond, a small hill rises, covered with further arable fields and intermittent hedgerows, with scattered trees along the horizon.
- 2.9.28 Looking south, Shotesham FP16 traverses the field in a southerly direction. Several hedgerows with intermittent gaps form the southern boundary. Market Lane wraps around the adjacent arable fields, extending south and

west. Due to the undulating landform and gaps in vegetation, further arable fields are visible to the south. Glimpses of Market Lane Farm are seen behind a hedgerow to the southeast and filtered view of Lathegreen Farm is seen to the southwest. Larger scattered trees and woodland blocks, including Ringer's Grove, are visible in the background.

2.9.29 In summer, Market Lane Farm is largely concealed by seasonal in leaf vegetation. Views towards the adjacent field to the south are also more screened. However, the overall composition of the view remains broadly consistent with that experienced in winter.

2.9.30 The view is representative of recreational users of Shotesham FP16 and 17 and Boudicca Way. The view is therefore expected to be experienced by a moderate number of receptors.

#### *Overall Judgment on Visual Sensitivity*

2.9.31 Overall, the visual sensitivity of this view is considered to be **High**. Typically views with a high scenic value of people using scenic routes or national trails / walking routes,

#### *VL6 Origin of PRow Shotesham FP22 on Brooke Road*

2.9.32 This view is taken from origin of PRow Shotesham FP22 on Brooke Road, with view looking across an open arable field to the west. To the north, the roadside tree belt of Brooke Road and a wildlife pond is seen by the PRow. This tree belt extends along the eastern boundary of the arable field, screening the landscape beyond. There are glimpses of the field and woodland at Baxter's Grove, but little else is visible to the east.

2.9.33 To the south, a short hedgerow with scattered trees lines the southern boundary of the arable field, allowing views into adjacent fields as the land slopes downward. The field adjacent to King's Farm is visible, along with a red-roofed farmstead and associated buildings, partially glimpsed between the trees. Two woodland blocks and a line of trees are visible in the background along the horizon.

2.9.34 The landform drops along Market Lane, forming a shallow valley to the southwest of the field. The centre of the valley is concealed by the landform, with only the upper canopy of trees visible from this location. However, views across the valley, including Lathegreen Farm on Wash Lane, are available. Ringer's Grove and Little Wood Ancient Woodland frame the view to the south and west. Some timber telegraph poles are seen across the field and along Baxter's Lane, but the overall view is rural and tranquil.

2.9.35 The summer view is largely consistent with the winter view.

2.9.36 The view is representative of recreational users of Shotesham FP22. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.9.37 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned due to the recreational users of local PRow who generally have a moderate interest in their surroundings.

*VL7 PRow Shotesham FP19 on southern Site boundary*

- 2.9.38 This is a view taken from PRow Shotesham FP19, located on the northwestern edge of Oak Plantation, looking across two arable fields. The view is restricted to the southeast by the woodland. To the north, a hedgerow runs between two flat, open arable fields, with the PRow visible traversing northwest. At the far side of both fields, a sparse hedgerow with scattered large trees marks the boundary. Beyond this, Ringer's Grove is visible in the background to the field to the west.
- 2.9.39 To the east, the distant backdrop is defined by a gently undulating hill with arable farmland across its slopes. Brooke Wood and Baxter's Grove form a continuous horizon line, reinforcing the rural character of the wider landscape. Residential properties associated with King's Farm are perceptible from this location, though other built form is limited.
- 2.9.40 In summer, seasonal vegetation growth along field boundaries provides increased screening of adjacent fields, with more distant views towards residential properties becoming partially obscured.
- 2.9.41 The view is representative of recreational users of Shotesham FP22. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.9.42 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned due to the recreational users of local PRow who generally have a moderate interest in their surroundings.

*VL8 Dawson's Farm on Wash Lane*

- 2.9.43 This view looks northeast to southeast from Wash Lane, outside of Dawson Farm. This view extends northwest to southeast from Wash Lane, just outside Dawson Farm. In the foreground, the roadside hedgerow is seen running along an arable field, with partial views into the field. At the northwestern end of the road, Ringer's Grove is visible above the hedgerow. Beyond this, rolling hills with farmland on the slopes stretch to the north, with Brooke Wood seen atop raised landform on the horizon. Looking east and southeast, the view in the background is less discernible due to the flatter landform and dense hedgerow with trees along the southeastern boundary which screen views. Oak Plantation remains visible in the background.
- 2.9.44 VL 8a is an additional summer photograph taken from a break in the hedgerow northwest from the original view location, looking directly into the arable field east of Wash Lane. It demonstrates that a direct view is available

through the hedgerow gap; however, this is not representative of views from Wash Lane or Dawson Farm due to the screening provided by the hedgerow.

- 2.9.45 In summer, the hedgerow in the foreground provides increased screening as it grows taller, although the arable field remains partially visible above the hedge line.
- 2.9.46 The view is representative of road users at Wash Lane and the resident at Dawson Farm. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.9.47 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

#### *VL9 Junction of Boudicca Way and Wash Lane*

- 2.9.48 This is a view looking south east from the junction of Boudicca Way and Wash Lane. The scene features Wash Lane meandering southeast, flanked by ditches on both sides and situated between two large, flat arable fields. Hedgerows with occasional large trees line the southern boundaries of both fields. Through gaps in the boundary hedge, partial views of trees and adjacent fields can be seen; however, more distant views are limited due to the flat terrain.
- 2.9.49 In summer, the view is largely obscured by foreground vegetation, with limited visibility to the east.
- 2.9.50 VL 9a is an additional summer photograph taken from the junction of Boudicca Way, east of Wash Lane. The view encompasses a flat arable field enclosed by hedgerow and trees to the northeast, with Little Wood Ancient Woodland located to the north. Beyond the hedgerow, the landform descends into a shallow valley, screening Market Lane and adjacent fields from view. The opposite valley slope is visible, topped with woodland blocks including Brooke Wood and Baxter's Grove.
- 2.9.51 The view is representative of recreational users of Boudicca Way and road users of Wash Lane. The view is therefore expected to be experienced by a moderate number of receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.9.52 Overall, the visual sensitivity of this view is considered to be **High**. Typically views with a high scenic value of people using scenic routes or national trails / walking routes.

### VL10 Brooke Road, edge of Upgate Green Farm

- 2.9.53 In the foreground view looking south, Brooke Road extends southeast, featuring a wide grass verge that becomes more vegetated as it continues south. To the east of the road, a dense hedgerow with trees lines the front garden of Hengate Farm, allowing only glimpses of the farm and its associated buildings.
- 2.9.54 To the west, the view is open, a pasture field is seen in the foreground, the field slopes westward toward an open valley. A hedgerow marks the southern and western boundaries of the field, though it is partially eclipsed by the undulating landform. The open wide valley is seen in the midground to the west beyond the pasture field, with sloping arable fields, divided by hedgerows with trees. Atop the elevated landform across the valley, Little Wood and Ringer's Grove are visible, forming the horizon.
- 2.9.55 Although seasonal vegetation growth provides additional screening in summer, the overall composition and extent of the view remain broadly consistent with that experienced in winter.
- 2.9.56 The view is representative of the approach to the village of Seething and road users of Brooke Road. The view is therefore expected to be experienced by a moderate number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.9.57 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

### VL11 Brooke Road, edge of King's Farm

- 2.9.58 This is a view looking southeast to northwest from Brooke Lane, just north of King's Farm. To the south, Brooke Lane is seen lined with trees, with the farmstead of King's Farm visible to the west side of the road, obscuring the view further south. To the northwest, the view opens to a gently undulating arable field in the foreground, bordered by a hedgerow with trees along its northern boundary. Beyond this, adjacent arable fields is seen stretch further north up a hill. Both fields are seen sloping toward the valley to the west. Across the valley to the west, the landform rises with Little Wood Ancient Woodland forming the backdrop to the view. Further tree belts and Ringer's Grove Ancient Woodland can also be seen in the background to the west. A timber post overhead line is seen traversing from the valley east towards the Baxter's Lane, but the view is predominantly rural.
- 2.9.59 The summer view remains broadly consistent with that recorded in winter, with only minor variation due to seasonal vegetation growth.
- 2.9.60 The view is representative of the residents at King's Farm and road users of Brooke Road. The view is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

2.9.61 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

## View Location and Visual Receptors Sensitivity

2.9.62 **Table 2.18** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 8.

**Table 2.18 Summary of Visual Receptor Sensitivity (Site 8)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 8</b>				
<b>VL1</b>	Junction of PRow Saxlingham Nethergate FP7/FP8/Boudicca Way	Medium	High	<b>High</b>
<b>VL2</b>	Origin of PRow Shotesham FP18 on Wash Lane	Medium	High	<b>High</b>
<b>VL3</b>	PRow Shotesham FP16 on Market Lane	Medium	Medium	<b>Medium</b>
<b>VL4</b>	Market Lane south of Market Lane Farm	Medium	High	<b>High</b>
<b>VL5</b>	Junction of PRow Shotesham FP16/FP17	Medium	High	<b>High</b>
<b>VL6</b>	Origin of PRow Shotesham FP22 on Brooke Road	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRow Shotesham FP19 on southern Site boundary	Medium	Medium	<b>Medium</b>
<b>VL8</b>	Dawson's Farm on Wash Lane	Medium	High	<b>High</b>
<b>VL9</b>	Junction of Boudicca Way and Wash Lane	Medium	High	<b>High</b>
<b>VL10</b>	Brooke Road, edge of Ugate Green Farm	Medium	High	<b>High</b>
<b>VL11</b>	Brooke Road, edge of King's Farm	Medium	High	<b>High</b>

## 2.10 Site 9

### Overview of the Visual Baseline and Visual Amenity

2.10.1 The landscape of Site 9 is largely flat to gently undulating, with elevations between 40 and 45 metres AOD. Subtle terrain variations create a high point in the centre. Brooke Wood (Ancient Woodland) to the northwest and Park Plantation to the southeast provide some enclosure.

- 2.10.2 There are no buildings or infrastructure within the Site. The village of Brooke lies just north, with residential properties along the northern boundary. Scattered properties and farms are along High Ground and Woodton Road to the east, and Mill Lane and Littlebeck Lane to the south.
- 2.10.3 A PRow runs north to south west of a central ditch and gappy hedgerow.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.10.4 Visibility analysis of the Site, considering existing landscape features and built form (shown in **ES Figure: 7.5.3 Site 9 Zone of Theoretical Visibility Analysis [EN0110014/APP/6.2.7.5.3]**) and validated by a site survey, indicates that visibility of Site 9 is limited to close range views to the north, and east with mid distant views possible to the south across the agricultural landscape. Visibility extends to the eastern settlement edge of Brooke in the north and north east and Kirkstead Green in the south east.
- 2.10.5 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 9 and immediate setting including areas of agricultural landscape in the south and north up to the settlement edge of Brooke.

## Relevant Visual Receptors

- 2.10.6 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.7]**.
- 2.10.7 Visibility analysis undertaken for Site 9 identifies an overlapping area of theoretical visibility to that for Sites 8 especially to the areas that are located to the south and west of Site 9. Visual receptors that lie within the visual envelope to the south and west of Site 9 have therefore been previously identified for Sites 8 and the following section sets out visual receptors that have not been previously identified.

### Residential Receptors

- Properties on southern edge of Brooke Conservation Area (including Grade II LB 66, High Green, The Warren).
- Properties on High Green (Brooke) (including Grade II LB Waterfield Cottage).
- Properties on Norwich Road/B1332 500 metres northwest of Kirkstead House Farmhouse.
- Properties on Littlebeck Lane.

- Properties near the junction of Littlebeck Lane and unnamed road immediately southwest of Site 9 (including Grade II LB Littlebeck Farmhouse).
- Properties near the junction of Highfield Lane and Littlebeck Lane.

### Recreational Receptors

- PRow: Brooke FP6
- PRow: Brooke BR5
- PRow: Kirstead BR8
- PRow: Brooke FP10
- Playing Field on Norwich Road/B1332 200 metres southeast of the junction of Norwich Road/B1332 and The Street (Brooke).

### Transport Receptors

- High Green (Brooke).
- Norwich Road/B1332
- Littlebeck Lane
- Kirstead Green
- Unnamed road immediately southwest of Site 9.

### Other Receptors

- Cemetery 145 metres southeast of the junction of Norwich Road/B1332 and The Street (Brooke).
- T&N Equestrian on High Green (Brooke).
- The Fitted Furniture Company - Handmade Kitchens on High Green (Brooke).
- Found First Media on Norwich Road/B1332.
- Chapelfield Veterinary Partnership Norwich Road/B1332.
- T.G. Baker Sound Ltd on Littlebeck Lane.

### Representative View Locations

- 2.10.8 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 9 are set out in **Table 2.19**, along with their reason for inclusion. **ES Appendix: 7.5.10 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. Baseline

descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.19: Site 9 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 9</b>				
<b>VL1</b>	Internal (Site 9)	PRoW Brooke FP6	Recreational users	Site 9, CRC
<b>VL2</b>	Adjacent (Site 9)	Mill Lane at Brooke View Barns	Residents, Road users	Site 9, CRC
<b>VL3</b>	125m (Site 9)	Junction of Mill Lane and Woodton Road at Oldhouse Farm	Residents, road users	Site 9, CRC
<b>VL4</b>	130m (Site 9)	PRoW Brooke BR5 near Wood Farm	Recreational users, Residential, Road users	Site 9, CRC
<b>VL5</b>	Adjacent (Site 9)	PRoW Brooke FP6 south of High Green Gardens	Recreational users, Residential, Road users	Site 9, CRC
<b>VL6</b>	100m (Site 9)	Littlebeck Lane near Littlebeck Farm	Residential, Road users	Site 9
<b>VL7</b>	390m (Site 9)	Highfield Lane	Road users	Site 9, CRC

## View Location Baseline Descriptions

### VL1 PRoW Brooke FP6

- 2.10.9 This is a panoramic view from the centre of PRoW Brooke FP6. In the foreground, a ditch with a gappy hedgerow is seen along the east of the PRoW, traversing north to south. To the north, a broken line of trees forms the boundary, allowing view towards the three storey Brooke Manor, a gentle hill and some properties in the village of Brooke are visible to the north between gaps in the treeline, forming the backdrop to the view. Vegetation is relatively dense along the southern edge of Brooke, obscuring most of the village from view.
- 2.10.10 To the east, a gappy hedgerow with occasional trees lines the field boundary beyond the ditch, with partial views of Six Acre Plantation and Park Plantation above the hedgerow. Along the southern boundary of the western field, three residential properties on Mill Lane are visible. Nunn’s Grove is discernible in the background to the southwest. The view to the west remains open and expansive, with the field boundary marked only by scattered trees. Behind properties on Woodton Road and High Ground, a hedgerow is visible, with several residential properties partially visible, particularly rooflines. Brooke

Wood appears in the background to the west, extending towards the northwest.

2.10.11 In summer, fewer properties within Brooke are visible from this location due to seasonal vegetation growth. Views towards properties to the east are often obscured by intervening vegetation; however, the overall composition and extent of the view remain broadly consistent with that recorded in winter.

2.10.12 The view is representative of the recreational users of Brooke FP6. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

2.10.13 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that although views are rural and moderately scenic, recreational users of local PRow generally have a moderate interest in their surroundings.

#### *VL2 Mill Lane at Brooke View Barns*

2.10.14 This is a wide-angled panoramic view from Mill Lane at Brooke View Barns, looking north across an open, expansive field. A ditch with occasional trees and a fragmented hedgerow borders the field in the foreground along the northern edge of Mill Lane. The flat terrain allows for an unobstructed view to the north, where properties along the southern edge of Brooke are visible.

2.10.15 To the west, properties along Woodton Road and High Green are visible, with Brooke Wood forming a wooded backdrop. To the east, the woodland block of Park Plantation restricts more distant views in that direction. Timber telegraph poles are seen traversing along High Green and Mill Lane.

2.10.16 In summer, the ditch in the foreground is filled with seasonal in leaf vegetation, partially obscuring the edge of the field. Trees to the north of the field also screen parts of the view towards properties at Brooke. Other elements of the view remain consistent with those recorded in winter.

2.10.17 The view is representative of road users and residents of Mill Lane. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

2.10.18 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

#### *VL3 Junction of Mill Lane and Woodton Road at Oldhouse Farm*

2.10.19 This is a framed view from the Junction of Mill Lane and Woodton Road, at Oldhouse Farm. Woodton Road enters from the north and extends southward. Its northern section is lined with trees and hedgerows associated with the properties of Oldhouse Farm, limiting views to the northwest. Mill

Lane is seen extending eastward, flanked by two arable fields. In the foreground, there is an opening to the northern arable field where Mill Lane meets Woodton Road, allowing mid-range views up to the edge of Brooke, some properties are visible through the tree canopy. Low hedgerows and ditches mark the boundaries of the fields, whilst woodlands and trees enclose the distant view to the northeast.

- 2.10.20 To the southeast, the arable field south of Mill Lane is partially obscured by a low hedgerow and trees, this being flat, with hedgerows and small clusters of trees marking its southwestern boundary. Woodton Road continues southward, becoming more open as it is lined by low hedgerows on both sides and regularly spaced trees along its western edge. Timber telegraph poles are seen traversing along Woodton Road, High Green towards Brooke and Mill Lane.
- 2.10.21 In summer, foreground vegetation along Woodton Road and Mill Lane obscures views towards Brooke and Mill Lane, with properties in Brooke completely screened. The view to the south is also more vegetated, limiting visibility into the southern fields.
- 2.10.22 The view is representative of road users and residents of Woodton Road. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.10.23 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

#### *VL4 PRow Brooke BR5 near Wood Farm*

- 2.10.24 This view is taken from the junction of High Ground and PRow Brooke BR5 near Wood Farm. The view extends from east to west, facing south. High Ground is seen as the road bends around the arable field to the south looking east. High Ground is bordered by a hedgerow on both sides, with a farm building situated alongside the road. Across the road, a field is enclosed by a hedgerow interspersed with occasional trees. As the hedgerow continues southward, it becomes denser and taller with trees, restricting views to the southwest. In the foreground, a gap in the hedgerow reveals a flat arable field. Vegetation and properties could be seen lining the edge of the field on the horizon to the southeast through the gap. Looking southwest, the view is framed by the dense hedgerow and vegetation associated with properties along High Ground.
- 2.10.25 In summer, the gap in the hedgerow has closed due to seasonal growth. The distant horizon remains partially visible where the canopy is thinner, but the overall view is constrained.

2.10.26 This view is representative of road users and residents of High Ground, as well as recreational users of Brooke BR5. It is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

2.10.27 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL5 PRoW Brooke FP6 south of High Green Gardens*

2.10.28 This view is taken from Brooke FP6 to the south of High Green Garden, looking south. The view is taken from the edge of a farm access track running east to west.

2.10.29 In the foreground, two flat arable fields with expansive views are separated by a linear hedgerow extending south. Due to the rising landform to the south, the horizon is defined by vegetation and residential properties along Mill Lane. East of the hedgerow, the field is bordered by a hedgerow with sparse trees along its eastern edge, with Six Acre Plantation visible in the background. The flat terrain causes the hedgerow and woodland to visually merge, appearing as a single vegetated block.

2.10.30 To the west of the hedgerow, the adjacent field extends to the right. Nunn Grove and Brooke Wood enclose the view to the southwest and west, containing the view in that direction. The viewer also has partial glimpses of houses along High Green, seen through gaps in the hedgerows and trees.

2.10.31 In summer, views towards properties at High Green are filtered by seasonal vegetation growth. Aside from this, the overall composition and extent of the view remains consistent with that recorded in winter.

2.10.32 The view is representative of residents to the south of Brooke and recreational users of Brooke FP6. The view is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

2.10.33 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL6 Littlebeck Lane near Littlebeck Farm*

2.10.34 This view is taken from Littlebeck Lane to the west of Littlebeck Farm, looking west.

2.10.35 The view presents a perspective of Littlebeck Lane as it meanders westward, framed by hedgerows and field boundaries on either side. On the south side of the lane, the hedgerows are dense and regularly accented by trees,

limiting views into the pastoral field. To the north, the field boundary consists of a ditch with ruderal vegetation, alongside a post-and-wire fence. This allows for clearer views into the field and towards the tree belt marking the western boundary of the field north of the road.

- 2.10.36 In summer, the view is further constrained by roadside vegetation, with little visible beyond the hedgerow and the road corridor.
- 2.10.37 The view is representative of residents and road users of Littlebeck Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.10.38 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location results from the static nature of residential receptors who may experience permanent change in views.

*VL7 Highfield Lane*

- 2.10.39 This view is taken from Highfield Lane looking north. The view is located on a farm access track that travels north between two arable fields. To the west of the track, the field is flat and vegetated boundaries are absent, creating an open and expansive view. The only limitation is the field boundary to the northwest along Mill Lane and Brooke Wood in the background. The rooflines of properties on Mill Lane are partially visible amongst the hedgerow and tree canopy.
- 2.10.40 To the east, the field is enclosed by a dense hedgerow with trees, restricting visibility in that direction. A gap in the hedgerow, used for vehicular access, provides a partial view into the field, revealing a similarly flat landscape bordered by a tree belt.
- 2.10.41 The summer view remains broadly consistent with that recorded in winter, although seasonal vegetation growth has further obscured views of the rooflines of properties along Mill Lane.
- 2.10.42 The view is representative of recreational users of Highfield Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.10.43 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned as medium given that views are rural and moderately scenic, and recreational users of local PRow generally have a moderate interest in their surroundings.

## View Location and Visual Receptors Sensitivity

2.10.44 **Table 2.20** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 9.

**Table 2.20 Summary of Visual Receptor Sensitivity (Site 9)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 9</b>				
<b>VL1</b>	PRoW Brooke FP6	Medium	Medium	<b>Medium</b>
<b>VL2</b>	Mill Lane at Brooke View Barns	Medium	High	<b>High</b>
<b>VL3</b>	Junction of Mill Lane and Woodton Road at Oldhouse Farm	Medium	High	<b>High</b>
<b>VL4</b>	PRoW Brooke BR5 near Wood Farm	Medium	High	<b>High</b>
<b>VL5</b>	PRoW Brooke FP6 south of High Green Gardens	Medium	High	<b>High</b>
<b>VL6</b>	Littlebeck Lane near Littlebeck Farm	Medium	High	<b>High</b>
<b>VL7</b>	Highfield Lane	Medium	Medium	<b>Medium</b>

## 2.11 Site 10 & CRC14

### Overview of the Visual Baseline and Visual Amenity

- 2.11.1 Site 10 is located between Woodton and Seething, to the east of Norwich Road B1332 and comprises of several large, irregularly shaped arable fields. Site 10 is set within a gently undulating landscape, with landform ranging from 40m AOD to 30m AOD, and the land generally sloping from east to west.
- 2.11.2 Field boundaries typically feature dense, continuous hedgerows or tree belts, creating enclosure within the immediate Site and its setting. There is no built form within the Site, and the landscape is relatively sparsely settled, with occasional rural farmsteads visible in the immediate area, located along Norwich Road and Harvey's Lane.
- 2.11.3 Generally, the perception of this landscape is focused on the views which are often enclosed by the mix of field boundary features and mosaic woodland blocks.
- 2.11.4 CRC14 is located between Harvey's Lane and Sub-Sites 10B / 10D, in the south and Sub-Site 10E in the north, immediately west of Seething Road, and Seething Airfield.

## Theoretical Visibility / Visual Envelope of the Scheme

- 2.11.5 Visibility analysis of the Site, considering existing landscape features and built form (shown in **ES Figure: 7.5.2 Site 10 Zone of Theoretical Visibility Analysis [EN0110014/APP/6.2.7.5.2]**) and validated by a site survey, indicates that visibility of Site 10 covers a broad geographical area with views to the south west and north east extending into the mid distant and distant views. Views to the south east and north west are typically more restricted and typically limited to the close range. Views typically occur across the rural agricultural landscape with its PRow network and agricultural farmsteads, with some theoretical visibility from Seething to the north east, and Woodton to the south west.
- 2.11.6 The graded visibility identifies that within the area of theoretical visibility the areas of increased visibility are focused within Site 10 and its immediate setting including areas of agricultural landscape in all directions.

## Relevant Visual Receptors

- 2.11.7 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

### Residential Receptors

- Gerrin's Farm and other properties on unnamed road just off Swargate Lane.
- Manor Farm, Home Farm, and other properties on Ugate Road.
- Ugate Farm on Seething Road.
- Properties on the south and southwestern edge of Seething including some within the Seething Conservation Area (including Grade II LB The Walnuts, Breydon Cottage, Mere House, White Lodge, Barn at Mere Farm Approximately 22 Metres West South West of Mere House, Barn at Mere Farm Approximately 34 Metres South West of Mere House).
- Properties on Wheelers Lane.
- Group of properties on Grange Road just off Biggotts Lane (including Grade II LB Mundham Grange).
- Property on unnamed road just off Ugate Road 640 metres southwest of Grade II LB Mundham Grange.
- Birchways on unnamed road just off Birch Way.
- Frog's Hall Farm on unnamed road just off Toad Lane 325 metres east of Hedenham Wood Ancient Woodland.
- Nene Valley Farm and other properties on Harvey Lane.

- Properties on the northern edge of Woodton (including Grade II LB Woodton Lodge).
- Properties on Norwich Road/B1332 between Seething Road and The Street (Woodton) (including Grade II LB The Old Rectory, Manor Farmhouse, The Tumbledown Dick, Beulah House, and Beulah Barn).
- Properties near the junction of Seething Road and Norwich Road/B1332.
- Properties on the northern edge of Hedenham (including Grade II LB Wood Farmhouse).
- Properties near the junction of Hempnall Road and Woodton BR6.
- Properties at the junction of Snake's Lane and Topcroft FP4.
- Properties on Low Road between PRow Topcroft FP4 and Topcroft FP5.
- Properties on Springwood Lane and near the junction of Springwood Lane and Woodton Road (including Grade II\* LB Oaks Farmhouse).
- Properties on Norwich Road/ B1332 in Kirstead Green.
- Property on unnamed road near PRow Brooke FP10 410 metres southeast of Grade II LB Littlebeck Farmhouse.
- Bethel Farm on unnamed road just of Norwich Road/B1332.
- Properties near the junction of Church Road and PRow Woodton FP2 (including Grade II\* LB Church of All Saints and Grade II LB Woodton Park House).

### Recreational Receptors

- PRow: Seething RB13
- PRow: Mundham RB11
- PRow: Woodton RB3
- PRow: Seething FP11
- PRow: Woodton FP2
- PRow: Seething FP12
- PRow: Seething FP10
- PRow: Seething FP9
- PRow: Woodton BR5
- PRow: Woodton FP7
- PRow: Woodton BR6
- PRow: Topcroft FP4
- PRow: Bedingham FP3
- PRow: Bedingham BR5
- PRow: Woodton FP1
- PRow: Woodton FP2
- PRow: Brooke FP10
- PRow: Kirstead FP7
- PRow: Mundham FP9
- Playing Fields, Play Space and Activity Space on Wheelers Lane 95 metres southwest of Grade II LB Seething War Memorial.
- Playing Fields and Play Space at the junction of Norwich Road/B1332 and Church Road 50 metres southwest of Grade II LB Old Rectory.
- Play Space on unnamed road just off Hempnall Road in Woodton 550 metres west of Grade II LB Woodton Lodge.

## Transport Receptors

- Harvey Lane
- Pound Lane
- Seething Road (Upgate)
- Seething Road (Kirstead Green)
- Norwich Road/B1332
- Upgate Road
- Swargate Lane
- Wheelers Lane
- Seething Street
- Brooke Road
- School Road (Seething)
- Honeypot Lane (Seething)
- Biggotts Lane
- Church Road (Woodton)
- Shotesham Road
- Hempnall Road
- Springwood Lane
- Woodton Road
- King's Road
- Wash Lane (Woodton)
- Snake's Lane
- Low Road (Topcroft)
- The Street (Woodton)
- Suckling Place
- Tensing Street
- The Woodyard Square
- Unnamed road part of The Nurseries (Woodton) just off The Street (Woodton) 345 metres northeast of Woodton Lodge
- Dugate Road
- Hall Road
- Holland's Lane
- Wood Lane
- Owdall Lane
- Toad Lane
- Unnamed road just off Upgate Road 640 metres southwest of Grade II LB Mundham Grange.
- Grange Road

## Other Receptors

- Cemetery surrounding Grade II LB Church of All Saints on Church Road (Woodton).
- David Yarham Salvage on Harvey Lane.
- TTW Timber on Harvey Lane.
- James Fisher Fendercare on Harvey Lane.
- CarTakeBack on Harvey Lane.
- Seething and Mundham Village Hall on Wheelers Lane.
- ESP Chauffeur Ltd on Seething Road (Seething).
- Go Norfolk Cottages Well Cottage on Seething Road (Seething).
- Burrage & Associates Wild Deer Management on Upgate Road.
- Waveney Flying Group on Unnamed road just off Upgate Road 640 metres southwest of Grade II LB Mundham Grange.
- Seething Control Tower Museum on Toad Road.
- Seething Observatory (Norwich Astronomical Society) on Toad Lane.
- Homestead Nurseries on Seething Road (Kirstead Green).

## Representative View Locations

2.11.8 The selection of representative view locations has been informed by identification of the visual receptors within the visual envelope. View Locations for Site 10 are set out in **Table 2.21**, along with their reason for inclusion. **ES Appendix: 7.5.11 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. Baseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.21: Site 10 Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Site 10</b>				
<b>VL1</b>	Adjacent (Site 10)	Harvey Lane west of Nene Valley Farm	Road users	Site 10, CRC
<b>VL2</b>	120m (Site 10)	Harvey Lane at commercial estate	Road users	Site 10, CRC
<b>VL3</b>	280m (Site 10)	Unnamed road leading south of Swargate Lane towards The Bungalow	Residential	Site 10, CRC

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
VL4	Adjacent (Site 10)	Upgate Road at junction with Seething Airfield entrance	Road users	Site 10, CRC
VL5	Adjacent (Site 10)	PRoW Hedenham RB9 on Harvey Lane/Upgate Road	Recreational users, Road users	Site 10, CRC
VL6	380m (Site 10)	Low Road east of B1331 Norwich Road	Road users	Site 10
VL7	310m (Site 10)	Junction of B1332 Norwich Road and The Street	Residents, Road users	Site 10
VL8	Adjacent (Site 10)	PRoW Woodton RB3 on Pound Lane (Track)	Recreational users	Site 10, CRC
VL9	870m (Site 10)	PRoW Seething FP11 near residential property	Recreational users, Residential	Site 10, CRC
VL10	Internal (Site 10)	Wash Lane / Byway	Recreational users	Site 10

## View Location Baseline Descriptions

### VL1 Harvey Lane west of Nene Valley Farm

2.11.9 This view is taken from a field entrance on the edge of Harvey Lane and looks south. The view is largely restricted by a dense wide hedgerow along Harvey Lane, with the only opening through this access. Beyond the field access, a track extends south between two arable fields. The land is flat, offering little visual interest. Hedgerows with trees line the southern boundary of the fields, while the treetops of plantation woodland forming a dense visual barrier to the backdrop. Among the vegetation to the south, the roof of Woodton Barn is partially visible.

2.11.10 The summer view is consistent with that recorded in winter.

2.11.11 The view is representative of road users of Harvey's Lane. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

2.11.12 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity has been assigned given that the view is unremarkable, and road users is fleeting and incidental.

### VL2 Harvey Lane at commercial estate

2.11.13 This view is taken from the edge of Harvey Lane near TTW Timber, facing south. Harvey Lane is seen extending east to west, with a wide verge along

the southside of the road. An arable crop with tall cereal is seen to the south in the foreground, limiting the view south. Trees from field boundaries and surrounding woodland blocks are occasionally visible to the east and west.

- 2.11.14 The summer view is consistent with that recorded in winter.
- 2.11.15 The view is representative of road users of Harvey's Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.16 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity at this location has been assigned given that the view is unremarkable, and road users experience is fleeting and incidental.

*VL3 Unnamed road leading south of Swargate Lane towards The Bungalow*

- 2.11.17 This view is taken from the end of an unnamed road extending southwest from Swargate Lane towards Gerrin's Farm, looking south. This view is framed by a property to the east and a hedgerow with trees to the west. At the end of the road, fencing and a small group of trees provide a backdrop to the property and collectively screen views towards the southeast.
- 2.11.18 To the west, a low hedgerow interspersed with trees bound an arable field. Part of the flat field is visible beyond the hedgerow, whilst a tree belt in the mid distance marks its eastern extent and forms the backdrop of the view. There are no long-distance views beyond this point.
- 2.11.19 In summer, the hedgerow with trees provide further screening, limiting visibility to the south. Views into the arable field to the east are only available at a break in the hedgerow, with the remainder of the view enclosed by vegetation and built form.
- 2.11.20 The view is representative of residents at the unnamed road. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.21 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is given due to the static nature of residential receptors who may experience permanent change in view.

*VL4 Upgate Road at junction with Seething Airfield entrance*

- 2.11.22 This view is taken from Upgate Road at the entrance of Seething Airfield, looking west. At the entrance, business signs for Seething Airfield flank the gateway. Upgate Road is visible in the foreground, running southwest to northeast.
- 2.11.23 Across the road, an area of hardstanding used as a storage area is seen behind a small, vegetated earth mound and a gate. Ruderal vegetation grows

on the earth mound and around the edges of the storage area. An overgrown hedgerow defines the southern boundary of the storage area, while a small group of trees along the northern boundary. A smaller hedgerow runs along the western boundary, beyond which a portion of an arable field and a tree belt are visible, forming the background of the view.

- 2.11.24 The view is representative of road users at Upgate road. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.25 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity at this location has been assigned given that the view is unremarkable, and road users experience of the view is fleeting and incidental.

*VL5 PRow Hedenham RB9 on Harvey Lane/Upgate Road*

- 2.11.26 This view is a wide angled view taken from the junction of Seething Road and Harvey's Lane. Harvey's Lane is seen running west to east, while Seething Road travels north to south. At the junction, Harvey's Lane terminates and continues eastward as Toad Road, which is largely obscured by a foreground hedgerow. The junction is surrounded by four fields, all with flat terrain, creating an expansive and uninterrupted view, except for scattered trees and distant field boundaries.
- 2.11.27 To the northwest, an arable field is enclosed by a low hedgerow with scattered trees and a post-and-wire fence. Vegetation thickens at the junction, with linear tree groups partially screening views northward. A low hedgerow lines Harvey's Lane to the north, while trees are frequent along Seething Road to the east
- 2.11.28 To the northeast, Seething Airfield is visible across Seething Road, enclosed by a short hedgerow and ditch. Tree belts define its boundaries, with a neon orange flag and two small buildings among the trees indicating its airfield function.
- 2.11.29 Looking southwest, a large, flat pasture field dominates the view, with minimal interruption beyond its boundaries.. To the south, Tearcoat Plantation and New Delight Plantation form a wooded boundary. A portion of an adjacent field is visible to the southeast, bordered by a dense, well-maintained hedgerow behind a line of trees.
- 2.11.30 During summer, boundary planting at the junction partially screens views towards the arable fields, with the field to the southeast obscured. Otherwise, the view remains consistent with that experienced in winter.
- 2.11.31 The view is representative of road users at Harvey's Lane and Seething Road and recreational user of Seething FP11. The view is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.32 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity has been assigned given that although views are unremarkable, recreational users generally have a moderate interest in their surroundings.

*VL6 Low Road east of B1331 Norwich Road*

- 2.11.33 This view is taken from Low Road, looking north. The view is open and expansive, featuring an arable field that gently rises to the north. In this direction the horizon is largely flat, with only a few defining features. A hedgerow marks the northern boundary of the field and visible on the horizon, punctuated by occasional larger trees which break the skyline. To the east, Wooder Head Grove appears as a dense cluster of trees on the horizon. To the northeast, another tree group is visible, associated with a pond in the adjacent field. To the west, a property, Woodton Lodge, is partially obscured by the rising landform, nestled among a small group of trees, and crossed by overhead electricity lines. Otherwise, the view is dominated by the wide, expansive sky.
- 2.11.34 The summer view is largely consistent with that recorded in winter.
- 2.11.35 The view is representative of road users at Low Road. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.36 Overall, the visual sensitivity of this view is considered to be **Low**. Sensitivity at this location has been assigned given that the view is unremarkable, and road users experience of the view is fleeting and incidental.

*VL7 Junction of B1332 Norwich Road and The Street*

- 2.11.37 This view is taken from the junction of B1332 Norwich Road and The Street, looking east. In the foreground, the view captures the B1332 curving around the boundary of an arable field to the east. A gappy hedgerow, interspersed with large trees, separates the road from the field. The hedgerow is sparser near the junction but becomes dense and tall to the north and south, effectively screening most easterly views from the road. A ditch, filled with grass and rudimentary species, meanders between the arable fields before ending at the side of the B1332, behind a small white fence.
- 2.11.38 Beyond the hedgerow and fence, an arable field is visible. The terrain is generally flat and bordered by a tree belt to the east, with an unnamed woodland block seen in the background. An overhead line and associated equipment are visible extending across the road southwest ward from the field.
- 2.11.39 In summer, roadside vegetation appears denser, resulting in greater screening of the arable field, with the exception of the area around the ditch and the overhead line, which remains partially visible.

- 2.11.40 The view is representative of residents at The Street, Woodton, and road users at The Street and B1332. The view is therefore expected to be experienced by a moderate number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.41 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location is given the static nature of residential receptors who may experience permanent change in views.

*VL8 PRoW Woodton RB3 on Pound Lane (Track)*

- 2.11.42 This view is taken from Pound Lane which is a restricted byway. Pound Lane is seen curving around the plantation woodland. The view is restricted, as the footpath is lined by a dense hedgerow with trees, and the plantation woodland is located to its south. The viewer has some glimpses towards the arable field to the northeast, but detail is difficult to discern due to the dense vegetation.

- 2.11.43 The summer view is similarly restricted.

- 2.11.44 The view is representative of recreational users of Pound Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.11.45 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity at this location has been assigned given that views are moderately scenic, and recreational users of local PRoW generally have a moderate interest in their surroundings.

*VL9 PRoW Seething FP11 near residential property.*

- 2.11.46 This view is taken from PRoW Seething FP11, adjacent to the back garden of residential property at Seething which is bounded by a hedgerow. The remainder of the scene is open and expansive, of the flat arable farmland. In the foreground, a sparse hedgerow interspersed with trees lines the southern boundary of the field. Beyond it, another arable field extends into the distance, with Swargate Lane partially visible along its southern edge, where the road is sunken between the fields. In the background, further arable fields stretch toward the horizon. Tree groups and field boundaries are visible across the wider landscape. To the north amongst the vegetation, properties along Wheelers Lane is visible.

- 2.11.47 In summer, foliage in the foreground provides a degree of screening; however, the overall view remains broadly consistent with that experienced during winter months.

- 2.11.48 The view is representative of residents at south west of Seething Road and recreational user of Seething FP11. The view is therefore expected to be experienced by a small number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.11.49 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is given the static nature of residential receptors who may experience permanent change in views.

### *VL10 Wash Lane / Byway*

- 2.11.50 This view taken from Wash Lane; an unsurfaced road that runs west to east, with a varied outlook along its length.
- 2.11.51 VL10a illustrates Wash Lane as a sunken lane enclosed by dense, well-maintained hedgerows on both its northern and southern sides. Occasional gaps in the hedgerows allow glimpses of the surrounding arable fields, which lie within a flat landscape. Beyond these fields, views are limited to further farmland and field boundaries, with no notable features discernible. To the east, views are restricted as Wash Lane curves gently southward behind the hedgerow. At the western end, just beyond Pound Lane, a slight elevation reveals partial views of an arable field. In the background, a tree belt associated with the B1332 is visible to the west.
- 2.11.52 VL10b shows a section of Wash Lane that is level with the adjacent arable fields. This location affords open views north and south across the fields, both of which are enclosed by hedgerows with intermittent trees. A small group of trees is also visible in the foreground within the southern field.
- 2.11.53 VL10c captures an eastern section of Wash Lane, which remains densely vegetated. It is noted that some footpath users appear to follow the adjacent field boundary rather than the lane itself, west of this view location. The westward view encompasses two gently undulating arable fields divided by a hedgerow with scattered trees. A small woodland located off Harvey Lane is visible in the background of the north-western field.
- 2.11.54 No winter views are available for VL10b and VL10c, but for VL10a the winter and summer views are largely consistent.
- 2.11.55 The view is representative of recreational user of Wash Lane. The view is therefore expected to be experienced by a small number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.11.56 Overall, the visual sensitivity of this view is considered to be **Medium**. Sensitivity has been assigned given recreational users of local PRoW generally have a moderate interest in their surroundings.

## *View Location and Visual Receptors Sensitivity*

- 2.11.57 **Table 2.22** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for Site 10.

**Table 2.22 Summary of Visual Receptor Sensitivity (Site 10)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Site 10</b>				
<b>VL1</b>	Harvey Lane west of Nene Valley Farm	Low	Low	<b>Low</b>
<b>VL2</b>	Harvey Lane at commercial estate	Low	Low	<b>Low</b>
<b>VL3</b>	Unnamed road leading south of Swargate Lane towards The Bungalow	Medium	High	<b>High</b>
<b>VL4</b>	Upgate Road at junction with Seething Airfield entrance	Low	Low	<b>Low</b>
<b>VL5</b>	PRoW Hedenham RB9 on Harvey Lane/Upgate Road	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Low Road east of B1331 Norwich Road	Low	Low	<b>Low</b>
<b>VL7</b>	Junction of B1332 Norwich Road and The Street	Medium	High	<b>High</b>
<b>VL8</b>	PRoW Woodton RB3 on Pound Lane (Track)	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Seething FP11 near residential property	Medium	High	<b>High</b>
<b>VL10</b>	Wash Lane / Byway	Medium	Medium	<b>Medium</b>

## 2.12 Cable Route Corridor

2.12.1 The Cable Route Corridor (CRC) comprises a linear route that runs between the 10 Sites. The CRC is an area of land identified for the proposed underground cables between the Sites, Sub-Sites and the BESS. Given the extent of land and different geographies the CRC is located within, the following section provides an overview of the visual baseline for each individual section of the CRC.

2.12.2 As defined in **Appendix 7.2: Landscape Baseline [EN0110014/APP/6.3.7.2]**, there is overlap between a number of the CRC and Sites. For the purposes of establishing the visual baseline the following CRC sections have been considered previously as follows:

- CRC 1 and CRC 2 has been considered as part of the BESS Site.
- CRC3 have been considered as part of Site 2.
- CRC 5, CRC 8, CRC 10, CRC 11, and CRC 12 have been considered as part of Site 7.
- CRC 14 has been considered as part of Site 10.

2.12.3 The remaining CRC sections (CRC4, CRC 6, CRC 7, CRC 9, and CRC 13) are considered below.

## Overview of the Visual Baseline and Visual Amenity

### CRC 4

- 2.12.4 CRC4 is located to the south east of Long Stratton, connecting Site 2 in the south to Site 4 and Site 5 in the north. It is wholly located to the east of the A140 and the future baseline Long Stratton bypass route. Given the length the visual characteristics vary, with the southerly areas being within a large-scale landscape of openness and exposure, with expansive skies and distant views, to a landscape which has more framed views to the north a result of the deciduous woodland block which become more common features.
- 2.12.5 To the south hedgerows are sparse, and hedgerow trees marking the lines of former boundaries, whereas in the north small blocks of deciduous woodland of high visual quality create a series of wooded horizons which add variety to and create intimacy within the landscape.
- 2.12.6 Overall settlement is characterised by individual farmsteads and rural properties and small groupings of properties. The CRC interacts with multiple PRow as it passes through the rural landscape.

### CRC 6

- 2.12.7 CRC6 connects Site 3 with Sub-Site 5B to the northwest and Site 6 to the northeast. The route passes through agricultural land for some 1.2km to the west of Hempnall Green before splitting northwest and northeast south of Hempnall.
- 2.12.8 Its visual characteristics are influenced by the open large scale agricultural landscape often with framed views due to the vegetation pattern of woodland blocks.
- 2.12.9 The route passes close to Lundy Green and Hempnall and interacts with multiple PRow as it passes across the landscape.

### CRC 7

- 2.12.10 This short route (approximately 450m) connects Sub-Site 7B with Sub-Site 5B in a north to south orientation. The visual baseline is influenced by the woodland blocks and woodland belts which are associated with the river Tas tributaries which are recognised locally for its distinctive characteristics, and special qualities.

### CRC 9

- 2.12.11 CRC9 is located from the eastern edge of CRC8 up to Norwich Road in the east where it abuts Sub-Site 10C. Its visual characteristics are influenced by the open large scale agricultural landscape often with framed views due to the vegetation pattern of woodland blocks and well-defined field boundary hedgerows and hedgerow trees.

2.12.12 The CRC does not interact with any PRow but is within close proximity of nearby rural farmsteads such as Old Hall and Frogs Farm.

### CR 13

2.12.13 CRC13 connects Sub-Site 8B with Site 9 in an easterly direction over approximately 1.3km. The route crosses agricultural land of largely mid-sized fields bounded by hedgerows with hedgerow trees. The visual characteristics of the route are influenced by the open large scale agricultural landscape often with framed views due to the vegetation pattern of woodland blocks and well-defined field boundary hedgerows and hedgerow trees.

2.12.14 The route does not pass through any landscape designations or cross any PRow.

## Theoretical Visibility / Visual Envelope of the Scheme

2.12.15 Due to the CRC not resulting in any permanent above ground elements no theoretical visibility analysis has been undertaken for the CRC. A 1km Study Area has been defined for the CRC and has been used to identify potential visual receptors.

## Potential Visual Receptors

2.12.16 The following list provides an overview of the relevant visual receptor which lie within the visual envelope of the Scheme. It has been grouped by receptor type for ease of reference and identified on **ES Figure: 7.6 Visual Receptors Plan [EN0110014/APP/6.2.7.6]**.

### CRC 4

2.12.17 The study area for CRC4 overlaps with the areas of theoretical visibility identified for Sites 2, 4, 5, and 7 to the areas that are located to the northern and southern extents of CRC4. Visual receptors that lie within these areas have therefore been identified previously. The following section sets out visual receptors that have not been identified elsewhere.

#### Residential Receptors

- Mill Farm on Mill Lane (Long Stratton).
- Properties near the junction of Anson's Lane and Blacksmith's Lane (including Grade II LB Moor Farmhouse and Blacksmith's Cottage).
- Properties on unnamed road in Fritton, immediately west of Fritton Common, Morningthorpe (including Grade II LB Manor Farmhouse, Barn immediately North-East of Manor Farmhouse, Range of Cottages South of House Occupied by Mr Betts, Oak Tree Cottage, and Malthouse Farmhouse).

- Morningthorpe Farm on Anson's lane.
- Grade II LB Bale's Farmhouse near the junction of Anson's Lane and Wood Lane.
- Grade II LB Foxholes Farmhouse just off PRoW: Pulham Market FP2 625 metres northwest of Grade II\* LB Manor Farmhouse.
- Properties in Long Stratton Conservation Area and on northeastern, eastern and southern edge of Long Stratton (including Grade I LB Church of St Mary (Long Stratton) and Grade II LB Hayden House the Cottage, Shrub Cottage, Long Stratton Church School, Griffin Cottage, St Mary's Rectory, Corfe Cottage, Corfe Lodge and Belvedere Stores, 2 Adjoining Cottages and The Deals).
- Properties on Ipswich Road/A140 (including Grade II LB Cherry Tree Farmhouse, Poplars Farmhouse, Lodge Farmhouse, The Cottage, Wild Rose Farmhouse and Lime Tree Farmhouse).
- Grade II LB Crowgreen Farmhouse adjacent to PRoW: Pulham Market FP1.
- Properties on Parker's Lane (including Grade II Woodgreen Farmhouse, Farmhouse Owned by Mr Leeder, South-West of Wood Green).
- Properties near the junction of Wood Green and Wood Lane (including Grade II LB The Thatch, Woodgreen Cottage, Mr Cowan's Cottages (In Row of Cottages On South of Wood Green)).
- Properties on unnamed road in Morningthorpe (including Grade I LB Church of St John the Babtist and Grade II LB Friars Farmhouse, Little Friars, Manor House, Church Cottage, and Church Farmhouse).
- Properties adjacent to PRoW Morningthorpe RB25 (including Grade II LB Mayfield Farmhouse).
- The Orchards and Grove Farm just off North Green 545 metres southeast of Grade II LB Bale's Farmhouse.

#### Recreational Receptors

- PRoW: Morningthorpe FP23
- PRoW: Morningthorpe FP24
- PRoW: Morningthorpe RB22
- PRoW: Long Stratton FP17
- PRoW: Long Stratton FP16
- PRoW: Long Stratton FP15
- PRoW: Morningthorpe RB22
- PRoW: Long Stratton FP19
- PRoW: Long Stratton FP22
- PRoW: Long Stratton RB23

- PRow: Morningthorpe RB25
- PRow: Morningthorpe BR27
- PRow: Long Stratton FP21
- PRow: Long Stratton FP24
- PRow: Long Stratton FP26
- PRow: Long Stratton FP27
- PRow: Long Stratton FP20
- PRow: Morningthorpe FP28
- Play Space on Wheatfields Way (Long Stratton).
- Area of CRow land immediately adjacent to PRow Pulham Market FP1 390 metres east of Grade II LB Crowgreen Farmhouse.
- Wood Green Common Area of CRow land on Parker's Lane.
- Various areas of CRow land within the 1km study area.

#### Transport Receptors

- Mill Road (Morningthorpe)
- Hall Lane (Long Stratton)
- Parker's Lane
- Wood Green (Long Stratton)
- Wood Lane (Long Stratton)
- Anson's Lane
- Lime Tree Avenue
- Willow Close
- Baxter Close
- White House Drive
- Chapel Avenue
- Rectory Close
- Bourne Close
- Mill Lane (Hardwick)
- Coles Common
- Brookfield Close
- Field Acre Way
- Petersfield Close
- Poplar Close
- Churchfields Road

- Eastfield Road
- Holmes Close
- St Michael's Road
- Hill Farm Road
- Oakfield Road
- Springfield Chase

#### Other Receptors

- Various cemeteries and religious grounds within the 1km study area.
- Retail System Services on Hall Lane.
- Gutter Guru on Springfield Chase
- RTCAL on Oakfield Drive
- Arborpro Tree Services Ltd on Hall Lane
- Adroit Professional Dog Grooming on Parker's Lane.
- Andrea Piper on Ipswich Road/A140
- MIX-A-MAN LTD on Ipswich Road/A140

#### CRC 6

2.12.18 CRC6 overlaps with the areas of theoretical visibility identified for Sites 3, 4, 5, 6, and 7 to the areas located to the northern and southern extents of CRC6. Visual receptors that lie within these areas have therefore been identified previously for Sites 3, 4, 5, 6 and 7. The following section sets out visual receptors that have not been identified elsewhere.

#### Residential Receptors

- Properties in Hempnall Conservation Area and Hempnall Settlement including LBs.
- Properties on Alburgh Road (including LB properties mentioned previously).
- Grade II LB Meadow Farmhouse and nearby properties on Silver Green.
- Properties near the junction of Alburgh Road and Lundy Green.
- Grade II LB Manor Farmhouse and nearby properties just off The Green (Shelton Green).

#### Recreational Receptors

- PRow: Hempnall FP23
- PRow: Shelton FP7

### Transport Receptors

- Row's Meadow
- The Street (Hempnall)
- Nuttele Close
- Bainard Rise
- Broadway Close
- Knudsen Close
- Roberts Close

### Other Receptors

- Various cemeteries and religious grounds within the 1km study area.
- Paws Indoors Mobile Vet on Broaden Lane.
- [REDACTED], Decorator on Roberts Close.
- Woods Design on The Street (Hempnall).
- E & T Massage Therapies on The Street (Hempnall).
- Hempnall Group of Parishes on The Street (Hempnall).
- Hempnall Primary School on The Street (Hempnall).
- Morrisons Daily on The Street (Hempnall).
- Delfs Garage on The Street (Hempnall).
- W S Kilbourn & Son on Mill Road (Hempnall).
- Hyde Definition Ltd on Mill Road (Hempnall).
- Wellbeing Discovery & Personal Growth on Mill Road (Hempnall).
- Hempnall Honey Co. on Bungay Road/B1527.

### CRC 7

- 2.12.19 CRC 7 overlaps with the areas of theoretical visibility identified for Sites 4, 5, and 7. Visual receptors that lie within the visual envelope previously considered have therefore previously been identified and the following section sets out visual receptors that have not been identified elsewhere.

### Residential Receptors

- Keepers Cottage on Chestnut Loke.

### Recreational Receptors

- PRow: Hempnall FP34
- PRow: Morningthorpe FP34

## CRC 9

2.12.20 CRC9 overlaps with the areas of theoretical visibility identified for Sites 6, 7, and 10. Visual receptors that lie within the visual envelope identified for Sites 6, 7 and 10 have therefore been considered previously, and the following section sets out visual receptors that have not been identified elsewhere.

### Residential Receptors

- Properties near the junction of Kirstead Green and PRow Kirstead FP9.
- Properties near the junction of Seething Road (Kirstead Green) and Kirstead Green.
- Langhale House and other nearby properties on Seething Road (Kirstead Green).

### Recreational Receptors

- PRow: Kirstead FP9
- Playing Fields immediately south of PRow Kirstead FP9.

### Transport Receptors

- St Christophers Close

### Other Receptors

- The Bon Bakery on Seething Road (Kirstead Green).
- Mutlins Luxury Home Dog Boarding on Seething Road (Kirstead Green).
- The Kerries on Kirstead Green.
- Mayfield Business Support on Kirstead Green.
- Weatherley Buggies on The Street (Woodton).
- Godge Property Services on Norwich Road/B1332.
- Albion Nights on Norwich Road/B1332.

## CRC 13

2.12.1 CRC 13 overlaps with the areas of theoretical visibility identified for Sites 7 and 9. Visual receptors that lie within the visual envelope previously identified for Sites 7 and 9 have therefore been considered previously, and the following section sets out visual receptors that have not been identified elsewhere.

### Residential Receptors

- Properties in the southwest portion of Brooke Village.

### Transport Receptors

- Brecon Road

- Kingswood Close
- Coniston Road
- Broadcote Close
- Astley Cooper Place
- The Mallows Walk
- High Green Gardens

**Other Receptors**

- Gibsons Electrical on High Green.
- Brooke Panelcraft on High Green.

## Representative View Locations

2.12.2 The selection of representative view locations has been informed by identification of the visual receptors within the study area and potential visual envelope. View Locations for the CRC are set out in **Table 2.23**, along with their reason for inclusion. **ES Appendix: 7.5.12 Photosheets [EN0110014/APP/6.3.7.5]**, provides the baseline winter photos for the view locations. Vaseline descriptions and judgments provided for the overall sensitivity for each receptor are provided below.

**Table 2.23: CRC Proposed View Locations (VL) and Reasons for Inclusion**

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>Cable Route Corridor (CRC)</b>				
<b>VL1</b>	190m	Common Road near Parish Farm	Residents, Road users	CRC, Site 2
<b>VL2</b>	220m	Wood Lane near Ashleigh Farm, and the Via Beata Way recreational route	Residents, Recreational and Road users	CRC, Site 2
<b>VL3</b>	420m	Boudicca Way near Wood Green Farm	Recreational users	CRC
<b>VL4</b>	Adjacent	Hall Lane at junction of Long Stratton FP19	Recreational users, Residential	CRC
<b>VL5</b>	Adjacent	PRoW Morningthorpe RB22 / Morningthorpe FP24 near Friars Farm	Recreational users, Residential	CRC, Site 4
<b>VL6</b>	Internal	Brick Kiln Lane at junction of PRoW Morningthorpe FP21	Recreational users, Road users	CRC, Site 4, Site 5
<b>VL7</b>	Internal	PRoW Hempnall FP31	Recreational users	CRC, Site 3, Site 5

VL number	Distance from Site (nearest element)	Reason for Selection	Representative Receptors	Likely elements within view
<b>VL8</b>	Adjacent	PRoW Hempnall FP20	Recreational users	CRC, Site 5, Site 6
<b>VL9</b>	Adjacent	PRoW Morningthorpe FP2/Boudicca Way north of Devil's Wood	Recreational users	CRC, Site 5, Site 4
<b>VL10</b>	60m	PRoW Morningthorpe FP33/Boudicca Way	Recreational users	CRC, Site 5, Site 4
<b>VL11</b>	Internal	PRoW Hepingall FP34/Boudicca Way at Fairstead Lane	Recreational users, Road users	CRC, Site 4, Site 7
<b>VL12</b>	Internal	PRoW Hempnall FP11 on Bussey's Loke	Recreational users, Road users	CRC, Site 6, Site 7
<b>VL13</b>	500m	PRoW Woodton RB10/Nobb's Lane (Track) west of Winter's Grove	Recreational users, Road users	CRC, Site 6, Site 7
<b>VL14</b>	60m	PRoW Woodton FP1 near Ash's Beds (woodland)	Recreational users, Road users	CRC, Site 7
<b>VL15</b>	1.3km	Southern origin of PRoW Woodton BR5 west of Woodton	Recreational users, Residential, Road users	CRC, Site 7, Site 10
<b>VL16</b>	1.1km	PRoW Shelton FP1/Low Road	Recreational users, Road users	CRC
<b>VL17</b>	220m	Green Lane/ Springwood Lane	Recreational users, Road users	CRC

## View Location Baseline Descriptions

### VL1 Common Road near Parish Farm

2.12.3 This view is located on Common Road directly northeast of the Grade II LB Parish Farmhouse and looks northeast across arable farmland towards Wood Lane. Foreground views comprise Common Road as it continues north to form a junction with Wood Lane which features timber pylons with overhead cables along its eastern carriageway. Across the middle ground mature trees along Wood Lane associated with Parish Farm screens visibility beyond, while woodland associated with Big Wood to the northeast screens more distant visibility. The view is largely typical of the area, being open and of relatively flat farmland backdropped by mature woodland belts and blocks.

2.12.4 Seasonal vegetation growth during summer provides screening of views towards Wood Farm. Otherwise, the view remains consistent with that experienced in winter.

- 2.12.5 The view is representative of nearby residents at Parish Farm, and road users along Common Road as they travel north towards Wood Lane.

*Overall Judgment on Visual Sensitivity*

- 2.12.6 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location is given the static nature of residential receptors who may experience permanent change in views.

*VL2 Wood Lane near Ashleigh Farm*

- 2.12.7 At this location, views are panoramic and represent views from nearby residents at Oak View, road users along Wood Lane heading north towards Ipswich Road which is also part of the Via Beata recreational trail. Looking north, the road and electrical infrastructure are notable features, whilst built form is also visible to the foreground (Oak View), middle ground (Ashleigh Farmhouse), and in the distance (Crowgreen Farm and its associated outbuildings).
- 2.12.8 The occasional mature trees within roadside hedgerows partially screen views, although distant visibility across the flat agricultural landscape remains to the east of Crowgreen Farm. In this direction the outlook is predominantly rural, although again the presence of timber pylons and overhead lines is a notable distractor.
- 2.12.9 The built form of Wood Farm to the southeast, which includes the Grade II LB Wood Farmhouse, is partially visible through vegetation within the property boundaries. Woodland at Crow Green and Big Wood along the middle-ground foreshortens views beyond.
- 2.12.10 Looking south, Wood Lane again is prominent within the view, and the central view is curtailed by adjacent field boundary vegetation. Wider views are however available south-southwest across a large, flat arable field towards Parish Farm. Views are generally foreshortened however by intervening field boundary vegetation.
- 2.12.11 In views west, the hedgerows and hedgerow trees associated with Oak View and French's Farmhouse curtail some views however views over the flat arable field allows distant filtered views towards the A140 (Ipswich Road).
- 2.12.12 Views to the north and east are screened by the roadside hedgerow, which includes taller seasonal vegetation during the summer months. The remainder of the view reflects typical winter conditions, with reduced foliage and increased visibility through vegetation.
- 2.12.13 Views are representative of residents road users, and users of the Via Beta recreational trail and there are likely to be few users overall.

### *Overall Judgment on Visual Sensitivity*

- 2.12.14 Overall, the visual sensitivity of this view is considered to be **High**. This is high given the presence of residential receptors who experience static views from their properties and users of recreational trail who are likely to have focus on views.

### *VL3 Boudicca Way near Wood Green Farm*

- 2.12.15 This view, located along Parker's Lane, looks west comprising views across flat, arable land largely bound by hedgerows with occasional hedgerow trees. The route forms part of the Boudicca Way.
- 2.12.16 The view location was relocated from PRoW Long Stratton FP26 due to Parker Lane being closed for construction of Long Stratton bypass.
- 2.12.17 Views southwest are foreshortened by the robust field boundary vegetation along Parker's Lane; however more open views are available northwest towards the eastern settlement edge of Long Stratton approximately 1.1km away and the Long Stratton bypass that is southeast of it.
- 2.12.18 High-voltage pylons and OHL are visible west of Long Stratton traversing north to south but are indistinct. The view location lies adjacent to PRoW Long Stratton FP25 and the Grade II LB Farmhouse.
- 2.12.19 North and south of the view location lie areas of Countryside and Rights of Way (CRoW) land. North of the view, Parker's Lane extends north towards Wood Green Farm.
- 2.12.20 The view during summer is broadly consistent with that recorded in winter, with no notable seasonal variation in visibility or screening.
- 2.12.21 The view is representative of recreational users of the PRoW and residents and given the long distant route is considered to be experienced by a moderate number of users.

### *Overall Judgment on Visual Sensitivity*

- 2.12.22 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location is given the static nature of residential receptors who may experience permanent change in views and the and the people using scenic routes or national trails / walking routes, who have an interest in their view.

### *VL4 Hall Lane at junction of Long Stratton FP19*

- 2.12.23 At this location along Parker's Lane adjacent to the junction with Hall Lane and the nearby residential property, views look southwest and northwest across flat arable land with open boundaries to the foreground. South of the view Wood Green Farm is visible, with three small-scale wind turbines present directly north of the farm.

- 2.12.24 PRow Long Stratton FP19 cuts through the field within the view. Middle-ground views comprise sparse vegetation which allows more distant views towards the settlement edge of Long Stratton, although views of the associated built form are largely filtered or screened by intervening vegetation.
- 2.12.25 Views northwest is curtailed somewhat by linear vegetation along Hall Lane, however the timber pylons and overhead cables which line Hall Lane are prominent, and the built form of Hall Farm is also noticeable further west of the view.
- 2.12.26 Residential properties to Long Stratton experience increased screening during the summer months due to seasonal vegetation growth. However, most buildings remain visible, and the overall view remains broadly consistent with that recorded in winter.
- 2.12.27 Views are representative of road users along Parker's Lane and nearby residents, and is considered to be experienced a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.28 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity at this location is given the static nature of residential receptors who may experience permanent change in views.

*VL5 PRow Morningthorpe RB22 / Morningthorpe FP24 near Friars Farm*

- 2.12.29 This wide angled view, taken along Harvey's Lane on PRow Morningthorpe RB22 near the junction with Edge's Lane, provides views across medium to large-scale mixed farmland. The PRow extends south to connect with PRow Morningthorpe FP24 and connects further south with FP23. Views are largely contained by field boundary hedgerows with hedgerow trees; however some more distant visibility is possible towards Harvey's Barn woodland.
- 2.12.30 In views west across the arable field visibility is foreshortened by linear woodland along Edge's Lane. Partial views of the Grade II LB Greenwood Cottage are possible some 350m west, while Long Stratton Mill, which contains the Grade II LB Windmill, is also visible slightly further south at a distance of some 750m. Timber pylons and overhead cables are a detracting vertical feature as they traverse the adjacent field east to west.
- 2.12.31 In views north towards Edge's Lane, a medium-scale pastoral field stretches towards the coniferous Norwich Road Plantation which ultimately screens views beyond the middle-ground. Otherwise, the view is unremarkable, and broadly characteristic of the area.
- 2.12.32 The view during summer is broadly consistent with that recorded in winter, with no notable seasonal variation in visibility or screening.
- 2.12.33 Views are representative of recreational users of the PRow, and is considered to be experienced by a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.34 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

*VL6 Brick Kiln Lane at junction of PRow Morningthorpe FP21*

- 2.12.35 This view, taken on PRow Morningthorpe FP21 and adjacent to the Boudicca Way on Brick Kiln Lane, looks southwest, northwest and northeast across largely flat, medium-scale arable fields. Views southeast are foreshortened to a large degree by adjacent woodland at Norwich Road Plantation and the more distant coniferous woodland on Boylandhall Lane. Foreground views and middle-ground views to the southwest are curtailed by the woodland block and linear woodland associated with Norwich Road Plantation. Directly west and northwest views are more open but are contained to the middle-ground by the field boundary vegetation which marks the extents of the adjacent field.
- 2.12.36 To the northeast, the adjacent arable field is bounded by an avenue of mature trees which follow the western carriageway of Brick Kiln Lane, and these filter much of the visibility beyond. Devil's Wood to the north screen's distant views. Overall, the view has a largely rural feel, aside from the influence of nearby Brick Kiln Lane. Tranquillity is considered to be moderate as a result.
- 2.12.37 Vegetation appears denser during the summer months, providing increased screening. However, the view remains rural in character and is broadly consistent with that recorded in winter.
- 2.12.38 This view is representative of recreational users of the PRow and broadly representative of recreational users of Boudicca Way and road users of Brick Kiln Lane, and is considered to be experienced by a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.39 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is considered given that the view is broadly representative of users of the Boudicca Way who have a notable interest in their surroundings.

*VL7 PRow Hempnall FP31*

- 2.12.40 This view represents views from PRow Hempnall FP31 west of Lower Lane and north of Lundy Green. The view presents a large, flat arable field visually contained to the northeast by linear field boundary woodland (along Lower Lane), but more open to the northwest with views across to Field Lane and properties at the southern extents of Hempnall. Individual trees which line Field Lane are a feature within the backdrop.

- 2.12.41 Vegetation appears denser during the summer months, providing increased screening. However, the view remains rural in character and is broadly consistent with that recorded in winter.
- 2.12.42 The view is representative of recreational users of the local PRow network, and is considered to be experienced by a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.43 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

*VL8 PRow Hempnall FP20*

- 2.12.44 This view, located along PRow Hempnall FP20 some 130m north of the Grade II LB Bush Farmhouse, provides views northwest and northeast across medium-scale arable farmland. Views northwest are rural, although these are curtailed to some degree by an intervening woodland belt which forms part of an undesignated belt of lower lying land running broadly north to south from Hempnall to Shelton.
- 2.12.45 Views directly north are more open; however, these are foreshortened by field boundary vegetation associated with the southern extents of Hempnall. North east built form is more prominent and includes Mill House Farm and properties along Field Lane.
- 2.12.46 The surroundings of Hempnall is more vegetated and screening in summer, but the overall view is consistent with that recorded in winter.
- 2.12.47 The view is representative of recreational users of the local PRow network, and is considered to be experienced by a small number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.48 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

*VL9 PRow Morningthorpe FP2/Boudicca Way north of Devil's Wood*

- 2.12.49 This view is representative of recreational users on PRow Morningthorpe FP2 / Boudicca Way along Devil's Loke at the north-eastern corner of Devil's Wood. The panoramic view covers views to the northwest, northeast, and southeast across large and medium-scale arable land, with south-westerly views screened by the adjacent woodland block. The view is typical of the surrounding area, rural with a predominantly flat or gently undulating agricultural landscape bounded by hedgerows with occasional hedgerow trees.

- 2.12.50 In views northwest, land appears gently undulating, and trees form the skyline across middle-distance and long-distance views where available. The Grade II LB The Hollies can be glimpsed through boundary woodland, but otherwise no built form is visible.
- 2.12.51 In views northeast, views are similar to those northwest, however Hall Farm is a more noticeable built feature within the central middle-ground. Views southeast are a continuation of the previous views aside from the absence of built form; a large arable field backdropped by woodland and individual trees within hedgerows. The PRow / long-distance trail to the foreground stretches south past Devil's Wood towards Brick Kiln Lane from here.
- 2.12.52 Vegetation appears denser during the summer months, providing increased screening. However, the view remains rural in character and is broadly consistent with that recorded in winter.
- 2.12.53 The view is representative of recreational users of the local PRow network and Boudicca Way and is considered to be experienced by a moderate number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.54 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is considered high given that the view is representative of users of the Boudicca Way who have a notable interest in their surroundings.

*VL10 PRow Morningthorpe FP33/Boudicca Way*

- 2.12.55 This wide angled view, taken from the north-western corner of a mixed woodland block on Devil's Loke on PRow Morningthorpe FP33 also serves as the Boudicca Way and provides varying degrees of visibility to the north, south, east, and west.
- 2.12.56 Southerly views along the PRow / Boudicca Way extend towards Devil's Wood, with adjacent woodland and field boundary vegetation generally screening or filtering distant views. Glimpses of the neighbouring arable field are possible through gaps in the field boundary.
- 2.12.57 Views west are slightly more open due to a field entrance, revealing the arable field extending westward to a vegetated boundary approximately 200m away. Grey Gables, Apple Tree Cottage, and the Brick Kiln Works are partially visible through vegetation. Timber pylons and overhead cables form noticeable vertical features crossing the field east to west towards Brick Kiln Lane.
- 2.12.58 Views north retain a rural character, overlooking an arable field bounded by a gappy hedgerow with occasional trees. The B1527 crosses the middle-distance, backdropped by woodland linked to a historical landfill site, and forms a notable detractor. Easterly views are partially screened by adjacent woodland, though relatively open views remain across the arable field

towards Hall Farm. Electrical infrastructure passing north to south through the farm is also visible.

2.12.59 Vegetation in the foreground screens views to the west, blocking visibility of Devil's Wood, Grey Gables, Apple Tree Cottage, and the Brick Kiln Works. Views to the north and east remain broadly consistent with those recorded in winter.

2.12.60 The view is representative of recreational users of the local PRow network and Boudicca Way and is considered to be experienced by a moderate number of users.

#### 2.12.61 Overall Judgment on Visual Sensitivity

2.12.62 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is reflective of the view being representative of users of the Boudicca Way who have a notable interest in their surroundings. The view also represents recreational users of the local PRow who have a moderate interest in their surroundings.

#### VL11 PRow Hempingall FP34/Boudicca Way at Fairstead Lane

2.12.63 This view, looks west, north, and east from Fairstead Road adjacent to PRow Hempnall FP34 / Boudicca Way along Chestnut Loke. Views west, look along Fairstead Road, and are filtered or screened by intervening mature trees near the junction with the PRow / Boudicca Way. Glimpses of the rising landform of an arable field with the roofline of outbuildings associated with Limetree Farm are just visible to the north west.

2.12.64 Views to the north include a gappy hedgerow and a ditch bordering an arable field. Vegetation, including Popes Wood Ancient Woodland to the northeast, broadly contains views to the middle ground.

2.12.65 In views to the east, rising land curtails views beyond the middle ground, forming a partial horizon. Fairstead Road can be seen in the foreground extending east towards Hempnall, with the open boundaries of arable fields either side. The Cranny Hills woodland block is visible on the skyline. Glimpses of built form, including The Hay Barn are available, but do not detract from the view overall.

2.12.66 In summer, the height of seasonal vegetation screens parts of the built form to the east and west, including Hay Barn and Lime Tree Farm. As recorded in winter, views are contained by both vegetation and landform.

2.12.67 The view is representative of recreational users of the local PRow network and Boudicca Way, and is considered to be experienced by a moderate number of users.

*Overall Judgment on Visual Sensitivity*

- 2.12.68 Overall, the visual sensitivity of this view is considered to be **High**. Overall sensitivity is representative of users of the Boudicca Way who have a notable interest in their surroundings.

*VL12 PRoW Hempnall FP11 on Bussey's Loke*

- 2.12.69 This view taken from Hempnall FP11 junction with Bussey's Loke, covers the north east, south east, and south west. The view sees a gently undulating rural landscape with generally open views. The view is taken from a junction of four arable field. Bussey's Loke extends both north and west from the junction, curving around a corner. View of Bussey's Loke is partially obscured by a foreground tree. The field to the northeast is on a slight hill, with a gappy field boundary extending east. Little Wood is seen to the northeast of the field.
- 2.12.70 To the east and southeast, the view is largely open, a field is seen sloping slightly south. A few trees can be seen on the horizon, with tree belts in the background. To the south, a gappy hedgerow marks the southern boundary of the field. Bungay Road/ B1527 is seen crossing east to west further south. The landform is seen rising beyond the road, around the village Hempnall. A ditch with some tree interspersed in between could be seen meandering towards southwest.
- 2.12.71 In summer, the view remains similarly open to that recorded in winter. Although the height of crops slightly obscures the view into the distance, features up to the B1527 remain visible.
- 2.12.72 The view is representative of recreational user of Hempnall FP11 and road users of Bussey's Loke. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

- 2.12.73 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRoW who have a moderate interest in their surroundings.

*VL13 PRoW Woodton RB10 / Nobb's Lane (track) west of Winter's Grove*

- 2.12.74 This is a wide angled view taken from Nobb's Lane to the west of Winter's Grove, looking north west. The view is typical of the region, mainly of flat open, arable field and rural in character. The view sees Nobb's Lane travelling northeast, set against a dense line of tree with heavily filtered views beyond to the arable fields and Winter's Grove. Two flat arable fields are seen to the northwest and southwest, divided by an access track that traverses west. The view south is open and far reaching as the field does not have a field boundary. There are glimpses of farm buildings in Hempnall. Views southwest and northwest are limited by woodland blocks associated

with Roadgreen House and Little Wood in the midground. Some gappy field boundary is visible crossing the fields to the west and northwest.

2.12.75 In summer, Nobb's Lane is more enclosed, and glimpses towards the arable field and Winter Grove are completely screened. Views towards Hempnall are further obscured by seasonal vegetation, with only limited built form visible. Overall, the view remains similarly rural to that recorded in winter.

2.12.76 The view is representative of recreational user of Nobb's Lane. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

2.12.77 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

*VL14 PRow Woodton FP1 near Ash's Beds (woodland)*

2.12.78 This view is taken from Woodton FP1, near Ash's Beds woodland looking north. Woodton FP1 is seen traversing east to west within an arable field, a dense hedgerow lines the south side of the footpath and limit view south. The surrounding landform is flat, and views to the north, east and west are limited by surrounding field boundaries in the mid ground. A dense hedgerow that is interspersed with trees is seen surrounding the field to its north and west. To the west, buildings associated with a farmstead are visible, with the tree tops of Little Wood visible along the skyline above the farmstead.

2.12.79 A small tree group is seen to the northwest, surrounding a small pond in the middle of the field. To the east, a small tree belt extends north with a small opening is between the tree belt and the hedgerow where the footpath continues east and allowing a glimpsed view to the adjacent field and Ash Beds Woodland beyond.

2.12.80 In summer, the trees and hedgerows around the field boundary appear dense, resulting in the view being further contained within the immediate field.

2.12.81 The view is representative of recreational user of Woodton FP1. The view is therefore expected to be experienced by a small number of receptors.

*Overall Judgment on Visual Sensitivity*

2.12.82 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged to be medium given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

#### VL15 Southern origin of PRow Woodton BR5 west of Woodton

- 2.12.83 This view is taken from the southern end of Woodton BR5, to the west of Woodton, looking north. The view is rural and open in character. Woodton BR5 is set along an access track and raised slightly from the adjacent fields, lined by avenue trees, and traversing north towards Home Farm. The road is flanked by flat arable field to its east and west. The field to the west is larger, backdropped by vegetation including Becketts Wood and Privet Wood visible to the north, with the Church of All Saints and glimpses of some farmstead nestled within.
- 2.12.84 Views to the east are limited by a closer field boundary to the northeast and the vegetated edge of the Woodton. Woodton Village Hall is visible to the eastern edge of the view.
- 2.12.85 In summer, views towards Woodton and Woodton Village Hall are screened by seasonal vegetation. Otherwise, the view remains largely consistent with that recorded in winter.
- 2.12.86 The view is representative of recreational user of BR5. The view is therefore expected to be experienced by a small number of receptors.

#### *Overall Judgment on Visual Sensitivity*

- 2.12.87 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

#### VL16 PRow Shelton FP1/Low Road

- 2.12.88 This is a panoramic view taken from the junction of Shelton FP1 and Low Road, north of Shelton with Hardwick Community School. The view is rural, expansive, and open, across two large flat arable field, divided by a meandering ditch traversing northwest alongside Shelton FP1. The panorama is only limited by field boundaries and woodland blocks on the horizon.
- 2.12.89 A few properties in Shelton, including Church Farmhouse and Howes Farmhouse, can be seen nestled among trees to the southwest. To the north and northeast, woodlands and tree belts associated with Fritton Common and Miller's Close are visible.
- 2.12.90 Summer photography was not undertaken from this location.
- 2.12.91 The view is representative of recreational user of Shelton FP1 and Road User of Low Road. The view is therefore expected to be experienced by a small number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.12.92 Overall, the visual sensitivity of this view is considered to be **Medium**. Overall sensitivity is judged given the moderate scenic value and susceptibility of recreational users of local PRow who have a moderate interest in their surroundings.

### *VL17 Green Lane / Springwood Lane*

- 2.12.93 VL 17 is taken on the junction of Green Lane and Springwood Lane, as represented by VL17(a) looking south. The view is intimate, being at a junction with dense hedgerow and hedgerow trees surrounding the viewer. Northeast of the view sees an opening towards an undulating arable farm, but Spring Wood limits view further east. Springwood Lane is seen traversing east to west in the foreground, it is lined by dense tree belt and hedgerow, little could be seen to the south of the viewer, except for a small opening into the field to the south, revealing a flat arable field, bound by a tree belt to its southern boundary.
- 2.12.94 VL 17(b) is taken from the gap in hedgerow looking south from Springwood Lane. The view of an arable field is bounded by dense hedgerow to its east and west, and a tree belt along its southern boundary, resulting in restricted views to the south.
- 2.12.95 In summer, seasonal vegetation further restricts views in both VL17a and VL17b.
- 2.12.96 The view is representative of recreational user of Green Lane, and residents on Springwood Lane. The view is therefore expected to be experienced by a small number of receptors.

### *Overall Judgment on Visual Sensitivity*

- 2.12.97 Overall, the visual sensitivity of this view is considered to be **High**. Sensitivity accounts for the static nature of residential receptors who may experience permanent change in views and present the worst-case in terms of sensitivity.

## *View Location and Visual Receptors Sensitivity*

- 2.12.98 **Table 2.24** provides a summary of the judgements for value, susceptibility and sensitivity for all view locations and representative visual receptors for the CRC.

**Table 2.24 Summary of Visual Receptor Sensitivity (CRC)**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>Cable Route Corridor (CRC)</b>				
<b>VL1</b>	Common Road near Parish Farm	Medium	High	<b>High</b>
<b>VL2</b>	Wood Lane near Ashleigh Farm	Medium	High	<b>High</b>
<b>VL3</b>	Boudicca Way near Wood Green Farm	Medium	High	<b>High</b>
<b>VL4</b>	Hall Lane at junction of Long Stratton FP19	Low	High	<b>High</b>
<b>VL5</b>	PRoW Morningthorpe RB22 / Morningthorpe FP24 near Friars Farm	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Brick Kiln Lane at junction of PRoW Morningthorpe FP21	Medium	High	<b>High</b>
<b>VL7</b>	PRoW Hempnall FP31	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Hempnall FP20	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Morningthorpe FP2/Boudicca Way north of Devil's Wood	Medium	High	<b>High</b>
<b>VL10</b>	PRoW Morningthorpe FP33/Boudicca Way	Medium	High	<b>High</b>
<b>VL11</b>	PRoW Hempingall FP34/Boudicca Way at Fairstead Lane	Medium	High	<b>High</b>
<b>VL12</b>	PRoW Hempnall FP11 on Bussey's Loke	Medium	Medium	<b>Medium</b>
<b>VL13</b>	PRoW Woodton RB10/Nobb's Lane (Track) west of Winter's Grove	Medium	Medium	<b>Medium</b>
<b>VL14</b>	PRoW Woodton FP1 near Ash's Beds (woodland)	Medium	Medium	<b>Medium</b>
<b>VL15</b>	Southern origin of PRoW Woodton BR5 west of Woodton	Medium	Medium	<b>Medium</b>
<b>VL16</b>	PRoW Shelton FP1/Low Road	Medium	Medium	<b>Medium</b>
<b>VL17</b>	Green Lane/ Springwood Lane	Medium	High	<b>High</b>

### 3 Overall Summary of View Location and Visual Receptors Sensitivity

3.1.1 **Table 3.1** provides an overall summary of the judgements for value, susceptibility and sensitivity for all relevant view locations and representative visual receptors.

**Table 3.1 Overall Summary of Visual Receptor Sensitivity**

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>BESS Site</b>				
<b>VL1 (a/b/c)</b>	PRoW Great Moulton RB19	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Tivetshall St. Margaret FP1	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRoW Tivetshall St. Margaret FP12 junction with Station Road	Low	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Tivetshall St Margaret FP11 junction with Station Road	Medium	Medium	<b>Medium</b>
<b>VL5</b>	PRoW Tivetshall St. Margaret FP4	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Tivetshall St. Margaret FP5	Medium	Medium	<b>Medium</b>
<b>VL7</b>	Origin of PRoW Tivetshall St Margaret FP11/FP12	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Great Moulton RB1	Medium	Medium	<b>Medium</b>
<b>VL9</b>	Property at Station Road	Medium	High	<b>High</b>
<b>Site 1</b>				
<b>VL1</b>	PRoW Great Moulton FP16	Medium	Medium	<b>Medium</b>
<b>VL2 (a/b)</b>	Junction of PRoW Great Moulton FP15/RB18	Medium	Medium	<b>Medium</b>
<b>VL3</b>	SE of Great Moulton settlement	Medium	High	<b>High</b>
<b>VL4</b>	PRoW Great Moulton FP12	Medium	Medium	<b>Medium</b>
<b>VL5</b>	Stratton Road / Wacton FP13	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Wacton FP3	Medium	Medium	<b>Medium</b>
<b>VL7</b>	Woodstock Lane	Low	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Tibenham FP23	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Aslacton FP13	Medium	Medium	<b>Medium</b>
<b>Site 2</b>				
<b>VL1</b>	PRoW Wacton RB31 (relocated from PRoW Wacton RB40)	High	High	<b>High</b>
<b>VL2</b>	Junction of PRoW Wacton RB31/Wacton FP43	Medium	Medium	<b>Medium</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL3</b>	A140 Ipswich Road south west of French's Farm	Medium	Low	<b>Low</b>
<b>VL4</b>	PRoW Tivetshall St Margaret RB6	Medium	Medium	<b>Medium</b>
<b>VL5</b>	PRoW Pulham Market FP6	Medium	High	<b>High</b>
<b>VL6(a/b)</b>	PRoW Tivetshall St Margaret BR9 a. Junction of PRoW Tivetshall St Margaret FP8 b. near access to Lodge Road	Medium	Medium	<b>Medium</b>
<b>VL7</b>	Junction of PRoW Tivetshall St Mary FP6/FP7	Medium	Medium	<b>Medium</b>
<b>VL8</b>	Carpenter Walk / PRoW Tivetshall St Mary BR7	Medium	Medium	<b>Medium</b>
<b>Site 3</b>				
<b>VL1</b>	Burntoak Lane (Access track)	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Shelton FP7	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRoW Hempnall FP29	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Hempnall FP28	Medium	Medium	<b>Medium</b>
<b>VL5</b>	PRoW Hempnall FP25	Medium	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Shelton FP11	Medium	High	<b>High</b>
<b>VL7</b>	Stepping Lane	Medium	Low	<b>Low</b>
<b>VL8</b>	Spring Lane, PRoW Hempnall FP24	Medium	Medium	<b>Medium</b>
<b>Site 4</b>				
<b>VL1</b>	PRoW Long Stratton FP7	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Long Stratton FP3 junction with Church Lane	Medium	Medium	<b>Medium</b>
<b>VL3</b>	Brand's Lane north of Tharston Hall	Medium	High	<b>High</b>
<b>VL4</b>	Brand's Lane east of Shrublands	Medium	High	<b>High</b>
<b>VL5</b>	PRoW Long Stratton FP2	Low	Medium	<b>Medium</b>
<b>VL6</b>	PRoW Morningthorpe FP3	Medium	High	<b>High</b>
<b>VL7</b>	PRoW junction of Long Stratton FP3 and FP4	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Long Stratton FP1	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Long Stratton FP6, adjacent to St Michael Church	Medium	Medium	<b>Medium</b>
<b>VL10</b>	Southwest of A140/B1527 Roundabout	Low	Low	<b>Low</b>
<b>VL11</b>	Norwich Road/Brand's Lane bus stop	Low	Low	<b>Low</b>
<b>VL12</b>	Hall Lane, outside Church of St Mary, Tharston	Medium	High	<b>High</b>
<b>Site 5</b>				
<b>VL1</b>	PRoW Morningthorpe RB4	Medium	Medium	<b>Medium</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL2</b>	PRoW Morningthorpe RB4 at junction with B1527	Medium	Medium	<b>Medium</b>
<b>VL3</b>	PRoW Morningthorpe FP5	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Morningthorpe FP5 north of junction with FP9	Medium	Medium	<b>Medium</b>
<b>VL5(a/b)</b>	Origin of PRoW Morningthorpe FP9 on The Street	Medium	High	<b>High</b>
<b>VL6</b>	PRoW Morningthorpe FP17	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRoW Morningthorpe FP18, near Fritton	Medium	Medium	<b>Medium</b>
<b>VL8</b>	Settlement edge of Hempnall	Medium	High	<b>High</b>
<b>Site 6</b>				
<b>VL1</b>	PRoW Hempnall FP12	Medium	Medium	<b>Medium</b>
<b>VL2</b>	PRoW Hempnall FP11	Medium	Medium	<b>Medium</b>
<b>VL3</b>	Oxnead Lane north of Red House Farm	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Hempnall FP14	Medium	High	<b>High</b>
<b>Site 7</b>				
<b>VL1</b>	Boudicca Way on Fairstead Lane	Medium	High	<b>High</b>
<b>VL2</b>	Junction with Boudicca Way/PRoW Saxlingham Nethergate FP26	Medium	High	<b>High</b>
<b>VL3</b>	Junction with PRoW Saxlingham Nethergate FP24 / FP25	Medium	Medium	<b>Medium</b>
<b>VL4</b>	PRoW Saxlingham Nethergate FP25	Medium	Medium	<b>Medium</b>
<b>VL5</b>	Junction of PRoW Saxlingham Nethergate FP12/FP14	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Junction of PRoW Saxlingham Nethergate RB17/FP15	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRoW Saxlingham Nethergate FP13 on The Green	Medium	High	<b>High</b>
<b>VL8</b>	PRoW Saxlingham Nethergate FP10	Medium	High	<b>High</b>
<b>VL9</b>	PRoW Saxlingham Nethergate FP9	Medium	Medium	<b>Medium</b>
<b>VL10</b>	Fylands Road	Medium	Low	<b>Low</b>
<b>VL11</b>	PRoW Shotesham FP21	Medium	Medium	<b>Medium</b>
<b>VL12</b>	Woodton Road north of Frog's Farm	Medium	Low	<b>Low</b>
<b>VL13</b>	PRoW Woodton RB10	Medium	Medium	<b>Medium</b>
<b>VL14</b>	Bussey's Loke (road)	Medium	Low	<b>Low</b>
<b>VL15</b>	Origin of PRoW Hempnall FP5	Medium	Medium	<b>Medium</b>
<b>VL16</b>	Junction of PRoW Hempnall FP5/Saxlingham Nethergate FP27	Medium	Medium	<b>Medium</b>
<b>VL17</b>	Junction of PRoW Saxlingham Nethergate FP10/FP11	Medium	Medium	<b>Medium</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL18</b>	PRoW Saxlingham Nethergate FP12 on Broaden Lane	Medium	Medium	<b>Medium</b>
<b>VL19</b>	PRoW Hempnall BR30	Medium	Medium	<b>Medium</b>
<b>VL20</b>	PRoW Hempnall FP2 on Fairstead Lane	Medium	Medium	<b>Medium</b>
<b>VL21</b>	PRoW Saxlingham Nethergate FP10	Medium	Medium	<b>Medium</b>
<b>Site 8</b>				
<b>VL1</b>	Junction of PRoW Saxlingham Nethergate FP7/FP8/Boudicca Way	Medium	High	<b>High</b>
<b>VL2</b>	Origin of PRoW Shotesham FP18 on Wash Lane	Medium	High	<b>High</b>
<b>VL3</b>	PRoW Shotesham FP16 on Market Lane	Medium	Medium	<b>Medium</b>
<b>VL4</b>	Market Lane south of Market Lane Farm	Medium	High	<b>High</b>
<b>VL5</b>	Junction of PRoW Shotesham FP16/FP17	Medium	High	<b>High</b>
<b>VL6</b>	Origin of PRoW Shotesham FP22 on Brooke Road	Medium	Medium	<b>Medium</b>
<b>VL7</b>	PRoW Shotesham FP19 on southern Site 8 boundary	Medium	Medium	<b>Medium</b>
<b>VL8</b>	Dawson's Farm on Wash Lane	Medium	High	<b>High</b>
<b>VL9</b>	Junction of Boudicca Way and Wash Lane	Medium	High	<b>High</b>
<b>VL10</b>	Brooke Road, edge of Upgate Green Farm	Medium	High	<b>High</b>
<b>VL11</b>	Brooke Road, edge of King's Farm	Medium	High	<b>High</b>
<b>Site 9</b>				
<b>VL1</b>	PRoW Brooke FP6	Medium	Medium	<b>Medium</b>
<b>VL2</b>	Mill Lane at Brooke View Barns	Medium	High	<b>High</b>
<b>VL3</b>	Junction of Mill Lane and Woodton Road at Oldhouse Farm	Medium	High	<b>High</b>
<b>VL4</b>	PRoW Brooke BR5 near Wood Farm	Medium	High	<b>High</b>
<b>VL5</b>	PRoW Brooke FP6 south of High Green Gardens	Medium	High	<b>High</b>
<b>VL6</b>	Littlebeck Lane near Littlebeck Farm	Medium	High	<b>High</b>
<b>VL7</b>	Highfield Lane	Medium	Medium	<b>Medium</b>
<b>Site 10</b>				
<b>VL1</b>	Harvey Lane west of Nene Valley Farm	Low	Low	<b>Low</b>
<b>VL2</b>	Harvey Lane at commercial estate	Low	Low	<b>Low</b>
<b>VL3</b>	Unnamed road leading south of Swargate Lane towards The Bungalow	Medium	High	<b>High</b>
<b>VL4</b>	Upgate Road at junction with Seething Airfield entrance	Low	Low	<b>Low</b>

View Location	View Location Name	Value	Susceptibility	Sensitivity
<b>VL5</b>	PRoW Hedenham RB9 on Harvey Lane/Upgate Road	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Low Road east of B1331 Norwich Road	Low	Low	<b>Low</b>
<b>VL7</b>	Junction of B1332 Norwich Road and The Street	Medium	High	<b>High</b>
<b>VL8</b>	PRoW Woodton RB3 on Pound Lane (Track)	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Seething FP11 near residential property	Medium	High	<b>High</b>
<b>VL10</b>	Wash Lane / Byway	Medium	Medium	<b>Medium</b>
<b>Cable Route Corridor (CRC)</b>				
<b>VL1</b>	Common Road near Parish Farm	Medium	High	<b>High</b>
<b>VL2</b>	Wood Lane near Ashleigh Farm	Medium	High	<b>High</b>
<b>VL3</b>	Boudicca Way near Wood Green Farm	Medium	High	<b>High</b>
<b>VL4</b>	Hall Lane at junction of Long Stratton FP19	Low	High	<b>High</b>
<b>VL5</b>	PRoW Morningthorpe RB22 / Morningthorpe FP24 near Friars Farm	Medium	Medium	<b>Medium</b>
<b>VL6</b>	Brick Kiln Lane at junction of PRoW Morningthorpe FP21	Medium	High	<b>High</b>
<b>VL7</b>	PRoW Hempnall FP31	Medium	Medium	<b>Medium</b>
<b>VL8</b>	PRoW Hempnall FP20	Medium	Medium	<b>Medium</b>
<b>VL9</b>	PRoW Morningthorpe FP2/Boudicca Way north of Devil's Wood	Medium	High	<b>High</b>
<b>VL10</b>	PRoW Morningthorpe FP33/Boudicca Way	Medium	High	<b>High</b>
<b>VL11</b>	PRoW Hempingall FP34/Boudicca Way at Fairstead Lane	Medium	High	<b>High</b>
<b>VL12</b>	PRoW Hempnall FP11 on Bussey's Loke	Medium	Medium	<b>Medium</b>
<b>VL13</b>	PRoW Woodton RB10/Nobb's Lane (Track) west of Winter's Grove	Medium	Medium	<b>Medium</b>
<b>VL14</b>	PRoW Woodton FP1 near Ash's Beds (woodland)	Medium	Medium	<b>Medium</b>
<b>VL15</b>	Southern origin of PRoW Woodton BR5 west of Woodton	Medium	Medium	<b>Medium</b>
<b>VL16</b>	PRoW Shelton FP1/Low Road	Medium	Medium	<b>Medium</b>
<b>VL17</b>	Green Lane/ Springwood Lane	Medium	High	<b>High</b>