

# Landscape and Visual Appraisal

Sheringham Recycling Centre



January 2023



## Office Locations

### Cambridge

50-60 Station Road,  
Cambridge, CB1 2JH  
01223 776740

### London

8 Devonshire Square,  
London, EC2M 4YD  
020 3011 0820

### Manchester

One St Peter's Square  
Manchester, M2 3DE  
0161 7111740

### Norwich

Brettingham House,  
98 Pottergate,  
Norwich, NR2 1EQ  
01603 631319

### York

Stanley Harrison House,  
The Chocolate Works,  
Bishopsthorpe Road,  
York, YO23 1DE  
01904 803800

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## Landscape and Visual Appraisal

**Prepared by:**

**Name:** Wendy Wright

**Title:** Associate Director

**Date:** December 2022

**Approved by:**

**Signature:**



**Name:** Mark Topping

**Title:** Director

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## **1 Introduction**

### **1.1 Summary**

1.1.1 Lanpro have been appointed by Stantec to prepare a landscape and visual appraisal (LVA) to advise on the landscape and visual implications of a proposed relocated recycling centre (the 'Development') at land north of Holt Road, East Beckham, near Sheringham (the 'Site'). The information within this LVA will be used to support a full planning application for the Development. Norfolk County Council (the 'Council') provides recycling centres for the disposal of household waste under section 51 of the Environmental Protection Act 1990. The Council is proposing to relocate an existing facility, Sheringham Recycling Centre, to land to the north of Holt Road.

1.1.2 This LVA sets out the baseline conditions of the Site and its surroundings and identifies potentially susceptible landscape and visual receptors which are likely to be affected and any cumulative effects that may occur. The geographical extent within which landscape and visual receptors will be affected by the Development has been used to establish the area of study for this assessment. An appraisal of the landscape and visual effects is made for the proposals during construction, following completion (operation years 1 and 15) and decommissioning of the Development.

1.1.3 This LVA is supported by the following figures and drawings that are found within Appendices A and B:

- Figure 1: Study Areas
- Figure 2: Aerial Photography
- Figure 3: Figure 3: Landform
- Figure 4: Figure 4: Agricultural Land Class
- Figure 5: National Character Areas
- Figure 6: Landscape Character Areas
- Figure 7: Landscape Receptors
- Figure 8: Visual Receptors
- Figure 9: Bare Earth Zone of Theoretical Visibility (ZTV)
- Figure 10: Augmented Zone of Theoretical Visibility (ZTV)
- Figures 11-18: Illustrative Viewpoint Photography
- Drawing 2735-00-201: Landscape Mitigation Plan

### **1.2 Study Areas**

1.2.1 A baseline desktop study identified that an initial study area (Figure 1, Appendix A) up to 2.5km (the '2.5km Study Area') was appropriate in order to include Beeston Hill (aka Beeston Bump), a local scenic viewpoint. A Zone of Theoretical Visibility (ZTV) mapping (Figure 9 Appendix A), desk-based study along with local knowledge subsequently identified that a refined study area of 1 km radius from the boundary of the Site (the '1km Study Area') is a suitable and appropriate distance to consider interconnectivity with the surrounding landscape character and intervisibility with its surroundings. Potential viewpoints were identified within the 1km Study Area and 2.5km Study Area.

- 1.2.2 Due to the scale and context of the Site and the existing woodland, tree and hedgerow vegetation surrounding the Site (Figure 2, Appendix A) the Augmented Zone of Theoretical Visibility (ZTV) mapping (Figure 10, Appendix A), it is considered that the Development would be unlikely to give rise to any landscape and visual effect beyond the 1km Study Area.
- 1.2.3 One exception is Beeston Hill, which – whilst outside of the 1km but within the 2.5km Study Area - was not excluded from being a viewpoint location on account of its known status as a recognised scenic viewpoint on an established and promoted National Trail.
- 1.2.4 The relevant planning authority (Norfolk County Council's planning services) was consulted for an Environmental Impact Assessment (EIA) screening request for the scheme. The Council issued a screening opinion, which concluded that an Environmental Impact Assessment was not required for the application. A response on the landscape and visual implications of the Development was not provided with the screening opinion from Norfolk County Council.
- 1.2.5 The Site survey and fieldwork was undertaken in October 2022, when the proposed viewpoints were micro-sited in response to the on-ground situation at each viewpoint location (Figure 8, Appendix A).
- 1.2.6 The methodology for the LVA is based on current best practice guidance, set out in The Landscape Institute's GLVIA3 (2013)<sup>1</sup>. The LVA sets out the baseline conditions of the Site and surrounding context and identifies the relevant landscape and visual effects applicable to the Development. A detailed description of the methodology used has been provided in Appendix C, which comprises the principles and the process for – LVA Assessment, ZTV and Illustrative Viewpoint Photography.
- 1.2.7 The aim of the Landscape and Visual Appraisal (LVA) has been to establish the following:
- The nature of the Development and proposed mitigation measures;.
  - An overview of the planning policy background to the proposal;.
  - Identification of the landscape receptors (Figure 7, Appendix A) that form the landscape baseline;.
  - Assessment of a 1 km Study Area, including identification of key viewpoints (locations to be agreed with Local Planning Authority (LPA)), desk-based analysis and site assessment;.
  - Undertake ZTV analysis to enable the assessment to focus on likely landscape and visual effects within a 1 km Study Area;.
  - To develop a clear understanding of the baseline landscape character of the Site and the surrounding 1 km Study Area (Figures 5 and 6, Appendix A) where landscape and visual effects are most likely to occur;.
  - Identification of landscape and visual receptors and their sensitivity to change, the magnitude of change as a result of the Development and the nature of such changes in landscape and visual receptors likely to arise from the Development, and.

<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Routledge, London.

- Identification of the predicted residual effects on the landscape character and visual receptors as well as any cumulative effects, taking into consideration any potential mitigation measures where these have been identified during the iterative design process.



## **2 The Development**

### **2.1 Summary**

- 2.1.1 The Development covers an area of approximately 0.34 hectares to provide a new recycling centre (RC) to complement the Norfolk County Council (NCC) upgrading of the network of recycling centres across the county. The improvements to this location near Sheringham will increase the size of the Site to improve recycling and access for the collection and temporary storage of household waste and a small element of trade waste. The Development includes the provision of a concrete pad and erection of a new Site office and welfare facility. In addition, a reuse shop (with photovoltaic panels) will be provided for on Site sale of items suitable for reuse and ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks). There will be improvement to the existing junction between A148 Holt Road and layby accessing the recycling centre. The reuse shop aims to divert material from disposal or recycling in line with the waste hierarchy.
- 2.1.2 The site will have concrete hard standing and recycling containers that are up to 2.65m in height. These containers are moveable, and will be located within the rectangular areas around the edge of the proposed service area within the Site.
- 2.1.3 The Site office, welfare building and reuse shop will be fixed structures, and have a height of 2.65m.
- 2.1.4 CCTV will be provided, along with canopies and other required infrastructure including connections to existing services, such as foul sewage, water, electricity and telephone line.
- 2.1.5 Access will be via a single entrance point off Old Holt Road with segregated entrance and exit lanes of sufficient size to accommodate traffic within the Site to reduce the likelihood of queuing onto the highway.
- 2.1.6 There will be fencing around the perimeter of the Site comprising 2.5m high chain-link fence with three pronged barbed wire on top cranked in towards the Site.
- 2.1.7 Set inside the northern boundary will also be an acoustic green barrier fence, with living willow. This will be 2.5m tall.
- 2.1.8 There will be appropriate treatment and drainage of surface water run-off feeding to a new drainage ditch along the northern and eastern boundary of the Site.
- 2.1.9 As well as the proposed infrastructure, the Development will include embedded landscape mitigation measures which are outlined in Section 6 of this LVA and shown within Drawing 2735\_00\_201 Landscape Mitigation Plan, Appendix A.
- 2.1.10 The construction period of the Development is anticipated to last approximately 6-9 months and is anticipated to be operational in 2024.

### 3 Landscape Legislation and Policies

#### 3.1 Legislation and Policies

3.1.1 This assessment has taken into account the current legislation, policy and guidance relevant to the LVA. In landscape and visual terms, the local development framework policies of relevance to the Development are outlined below along with the relevant sections of the National Planning Policy Framework, which is a material consideration in the determination of this application.

3.1.2 The key planning policies relevant to the Site and the 1km and 2.5km Study Areas are outlined in **Table 1** below.

**Table 1: Relevant Planning Policies**

Planning Document / Guidance	Policy No.	Policy Name (where applicable) and key elements
National Planning Policy Framework (2021)	NPPF	<p><b>Paragraph 174</b>                      Planning policies and decisions should contribute to and enhance the natural and local environment by:                      a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);                      b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p><b>Paragraph 176</b>                      Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p>
North Norfolk Local Development Framework Core Strategy (September 2008)	SS2	<p><b>Development in the Countryside</b></p> <p>In areas designated as Countryside development will be limited to that which requires a rural location and is for one or more of the following:                      [list including] waste management facilities</p> <p>Proposals which do not accord with the above will not be permitted.</p>

	<p><b>EN1</b></p>	<p><b>Norfolk Coast Area of Outstanding Natural Beauty and The Broads</b></p> <p>The impact of individual proposals, and their cumulative effect, on the Norfolk Coast AONB, The Broads and their settings, will be carefully assessed. Development will be permitted where it;</p> <ul style="list-style-type: none"> <li>• is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area;</li> <li>• does not detract from the special qualities of the Norfolk Coast AONB or The Broads; and</li> <li>• seeks to facilitate delivery of the Norfolk Coast AONB management plan objectives.</li> </ul> <p>Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.</p> <p>Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts.</p> <p>Development proposals that would be significantly detrimental to the special qualities of the Norfolk Coast AONB or The Broads and their settings will not be permitted</p>
	<p><b>EN2</b></p>	<p><b>Policy EN 2 Protection and Enhancement of Landscape and Settlement Character</b></p> <p>Proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies.</p> <p>Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance:</p> <ul style="list-style-type: none"> <li>• the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character)</li> <li>• gaps between settlements, and their landscape setting</li> <li>• distinctive settlement character</li> <li>• the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife</li> <li>• visually sensitive skylines, hillsides, seascapes, valley sides and geological features</li> <li>• nocturnal character</li> <li>• the setting of, and views from, Conservation Areas and Historic Parks and Gardens.</li> <li>• the defined Setting of Sheringham Park, as shown on the Proposals Map.</li> </ul>

	<p><b>Policy EN 4</b></p>	<p><b>Design</b></p> <p>All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.</p> <p>Development proposals, extensions and alterations to existing buildings and structures will be expected to:</p> <ul style="list-style-type: none"> <li>• Have regard to the North Norfolk Design Guide;</li> <li>• Incorporate sustainable construction principles contained in policy EN6;</li> <li>• Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;</li> <li>• Be suitably designed for the context within which they are set; Retain existing important landscaping and natural features and include landscape enhancement schemes that are compatible with the Landscape Character Assessment and ecological network mapping; Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;</li> <li>• Make a clear distinction between public and private spaces and enhance the public realm;</li> <li>• Create safe environments addressing crime prevention and community safety;</li> <li>• Ensure that places and buildings are accessible to all, including elderly and disabled people;</li> <li>• Incorporate footpaths, green links and networks to the surrounding area;</li> <li>• Ensure that any car parking is discreet and accessible; and</li> <li>• Where appropriate, contain a variety and mix of uses, buildings and landscaping.</li> </ul> <p>Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.</p> <p>Development proposals along entrance routes into a settlement should have particular regard to their location. Important Approach Routes are identified on the Proposals Map which should be protected and enhanced through careful siting, design and landscaping of any new development.</p>
	<p><b>Policy EN 9</b></p>	<p><b>Biodiversity &amp; Geology</b></p> <p>All development proposals should:</p>

		<ul style="list-style-type: none"> <li>• protect the biodiversity value of land and buildings and minimise fragmentation of habitats;</li> <li>• maximise opportunities for restoration, enhancement and connection of natural habitats; and</li> <li>• incorporate beneficial biodiversity conservation features where appropriate.</li> </ul> <p>Development proposals that would cause a direct or indirect adverse effect to nationally designated sites or other designated areas or protected species will not be permitted unless;</p> <ul style="list-style-type: none"> <li>• they cannot be located on alternative sites that would cause less or no harm;</li> <li>• the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and</li> <li>• prevention, mitigation and compensation measures are provided.</li> </ul> <p>Development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted.</p> <p>Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.</p> <p>Where there is reason to suspect the presence of protected species applications should be accompanied by a survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs.</p>
<p><b>Norfolk County Council Core Strategy and Minerals and Waste Development Management Policies Development Plan Document (2011)</b></p>	<p><b>DM8 – Design, local landscape and townscape character</b></p>	<p>Development will be permitted if it will not harm the conservation of, or prevent the enhancement of, key characteristics of its surroundings with regard to the character of the landscape and townscape, including consideration of its historic character and settlement pattern, taking into account any appropriate mitigation measures.</p> <p>In line with PPS1, new development, including ancillary landscaping and car parking areas, must promote good design which is compatible with the existing or planned built form of the local area and the surrounding landscape.</p> <p>Applicants will be expected to show how their proposals will address impacts on landscape and townscape. This would normally be undertaken through a study and evaluation of local landscape and townscape character and an assessment of how the proposal will impact on it, with reference to any relevant landscape character assessment or design guide. Alternatively it could be carried out through a local assessment using a suitable methodology, appropriate to the scale of the development proposed. In particular the potential individual and cumulative effects on the following issues must be addressed:</p>

		<ul style="list-style-type: none"> <li>- landscape and townscape character, e.g. visual intrusion, the layout and scale of buildings and designated spaces, the built fabric, public access; and</li> <li>- landscape and townscape sensitivity and capacity, e.g. local distinctiveness, condition, historic patterns of development, semi-natural habitats, remoteness and tranquillity, and noise and light pollution.</li> </ul> <p>Development will only be permitted where it would be within, or could affect the setting of, nationally or locally registered Historic Parks or Gardens, registered battlefields, conservation areas, listed buildings or the North Norfolk Heritage Coast, where the applicant can demonstrate that the development would not adversely impact on the historic form, character and/or setting of these locations, taking into account any mitigation measures.</p>
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## 4 Baseline Conditions

### 4.1 Summary

4.1.1 This section describes the existing environment in terms of landscape character and visual amenity, the baseline against which the impacts of the Development will be assessed.

### 4.2 The Site and its Immediate Context

4.2.1 The land for the proposed Sheringham Recycling Centre is located to the north of the Holt Road in the parish of Beeston Regis, which is near to the north Norfolk coastal town of Sheringham. The Site is adjacent to a section of Holt Road that, while still operational as public highway, is bypassed by a re-aligned section that is now the main Holt Road (A148); it is essentially a long layby. The existing Sheringham Recycling Centre lies on the 'island' created by this original line of Holt Road and the current alignment of the A148.

4.2.2 The Site falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is within the district of North Norfolk and the county of Norfolk as shown on Figure 7, Appendix A.

4.2.3 Allocated from part of an arable field on agricultural land (Figure 4, Appendix A) supporting cereal crop and bramble scrub during the Site survey and fieldwork, the Site has no existing boundary or on-Site features.

4.2.4 The most elevated point is 90.49m Above Ordnance Datum (AOD) on western extent of the Site. The land falls gently towards the east and the lowest point is 88.78m AOD. Outside the boundary of the Site, the landform (Figure 3, Appendix A) is generally at 90-100m AOD and forming a local area of higher ground to the west and then falling to 80-90m AOD towards the east. Towards the north, the landform falls towards the settlement of Sheringham at around 40m AOD and to the south, the landform falls towards the River Bure Valley and its associated minor tributaries.

4.2.5 To the north, the Site has an open boundary with the remaining part of the agricultural field, with the land beyond being an area of woodland forming part of Old Wood.

4.2.6 To the south, the Site is bounded by the Old Holt Road and defined by the remnant shrubs of a defunct hedgerow. The land beyond to the south side of the Old Holt Road, supports an area of young plantation woodland with a margin of scrub and bramble.

4.2.7 To the east, the Site is bounded by a hawthorn hedgerow, maintained at an approximate height of 1m at the time of the Site survey and fieldwork.

4.2.8 To the west, the Site is bounded in part by a wider expanse of interconnecting woodland blocks, including Old Wood, Sheringham Wood and Pretty Corner Woods. Adjacent to the current recycling facility and to the south of the A148 is further woodland that is part of Marlpit Plantation that runs westward to Gibbet Lane.

4.2.9 For details of species and quality of vegetation on Site please refer to the Preliminary Ecological Assessment Report, and Arboricultural Survey and Assessment, prepared by Geosphere Environmental.

4.2.10 The closest residential receptors are located to the north of the Site comprising the 'plotland' settlement known as 'Sheringwood' with the closest being the Hilltop Outdoor Centre located within Old Wood, which is approximately 300m from the north-western boundary of the Site. The next closest residential receptors are off Briton's Lane

comprising Hilltop, Brackendale and Wellsdale Farm, approximately 330m from the north eastern boundary of the Site.

**4.3 Designated Landscapes and Cultural Heritage**

4.3.1 This section should be read in conjunction with Figure 7, Appendix A, which identifies the designated landscapes that are relevant to this LVA. The section also addresses the links to cultural heritage, but the sharing of this relevant baseline information should not be confused with the need for separate assessment by heritage experts, where applicable. The links to historic landscape characterisation are also complimentary to Landscape Character Assessment and are therefore explored in section 4.3.

4.3.2 The Site is located within the Norfolk Coast AONB (the ‘AONB’), but there are no other statutory Landscape Designations within the 1km and 2.5km Study Areas. There are, however, other non-statutory landscape designations and protected features which have been considered as part of the desk-based assessment for the Development. **Table 2** below, summarises the designations and constraints relating to the 1km Study Area.

**Table 2: Landscape Designations**

<b>Landscape Designations &amp; Protected Heritage Assets</b>	<b>Present Within Site</b>	<b>Present within the Study Area(1 km radius)</b>
Area of Outstanding Natural Beauty (AONB)	Yes	Yes
Ancient Woodland	No	No
Conservation Area	No	No
Scheduled Monuments	No	No
Listed Buildings	No	No

**Ancient Woodland**

4.3.3 The nearest Ancient and Semi-natural Woodland and Ancient Replanted Woodland is Sheringham Wood at Sheringham Park approximately 2km to the north-west. No likely visual effects have been found and therefore this designation is not considered further within this LVA.

**Scheduled Monuments and Listed Buildings**

4.3.4 There are neither Scheduled Monuments nor Listed Buildings within the 1 km Study Area and no likely visual effects have been found and therefore these designations are not considered further within this LVA.

**Conservation Area**

4.3.5 The eastern limit of Upper Sheringham Conservation Area is just outside the 1 km Study Area to the west of the Site.

**4.4 Landscape Character Areas**

4.4.1 A summary of published landscape character assessments in the context of the Site are outlined below.



**National Character Areas (NCA)**

4.4.2 At a national scale, the Site and the 1km and 2.5km Study Areas are located within NCA 78 Central North Norfolk<sup>2</sup>. Figure 5, Appendix A shows that the Site is wholly located within NCA 78 which is the ‘host’ NCA for the Site. Key Characteristics of the NCA, relevant to understanding the character of the Site and 1km and 2.5km Study Areas, are outlined in **Table 3** below.

**Table 3: National Character Areas (NCA)**

National Character Area	Key Characteristics
NCA 78: Central North Norfolk	<ul style="list-style-type: none"> <li>• <i>A gently undulating, sometimes flat, landscape dissected by river valleys, with the glacial landform of the Cromer Ridge and dramatic coastal cliffs providing distinctive features to the north.</i></li> <li>• <i>Gravels, sands, chalk erratics and glacial till left behind by the retreating ice of Pleistocene glaciations, and the resulting complexity of soils, determine natural vegetation patterns.</i></li> <li>• <i>Physically dynamic coastline of geomorphological importance, providing a main source of sediment recharge elsewhere along the coast, with internationally important Pleistocene sediment and fossil deposits exposed in eroding coastal cliffs.</i></li> <li>• <i>Underlying chalk aquifer, small fast-flowing chalk rivers and biodiversity rich, wide, lush river valleys with wooded valley slopes, including the internationally important chalk-fed River Wensum.</i></li> <li>• <i>Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors.</i></li> <li>• <i>Ancient countryside, much of it enclosed by the 16th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.</i></li> <li>• <i>Relatively well-wooded landscape, with ancient oak and beech woodland and areas of conifer plantation.</i></li> <li>• <i>Important species, maritime cliff habitats and slopes, alkaline valley fen communities and areas of remnant heathland.</i></li> <li>• <i>Dense network of public rights of way including the Peddars Way and Norfolk Coast Path National Trail, with main recreational activity centred on coastal areas</i></li> </ul>

4.4.3 Given the scale of the NCA, its characteristics are likely to be represented over a wide area of the NCA. Any changes at the Site level relative to the NCA would be extremely small in scale and are anticipated to have a negligible effect upon key landscape characteristics and the NCA overall. As such, the NCA is not considered further in the LVA.

<sup>2</sup> National Character Area profile: 78 Central North Norfolk available online at: [NCA Profile: 78 Central North Norfolk](https://naturalengland.org.uk) (naturalengland.org.uk) (Accessed 27/10/2022).

**Norfolk Coast AONB**

- 4.4.4 The Norfolk Coast Area of Outstanding Natural Beauty (AONB) was designated in 1968 in recognition of its scenic beauty, remarkable landscape and cultural diversity, and unique and special wildlife. The Norfolk Coast Partnership has published guidance<sup>3</sup> for the landscape character types within the AONB.
- 4.4.5 The Site is situated within the Wooded with Parkland landscape character type (LCT), and specifically within the WP2 Holt to Cromer landscape character area (LCA). Key Characteristics of the LCT and LCA most relevant to understanding the character of the Site and 1km and 2.5km Study Areas are summarised in **Table 4** below.

**Table 4: AONB Landscape Character**

Landscape Character Type	Key Characteristics, Distinctive character
LCT Wooded with Parkland	<p><b>KEY CHARACTERISTICS</b></p> <p><i>Parkland belts around and within formal great house parks. The planning of these parklands tends to be associated with the early to late C18th (in the general style of either Capability Brown or Repton)</i></p> <p><i>Commercial woodlands planted by landowners and the Forestry Commission.</i></p> <p><i>Ancient woodlands. Portions of parkland belts, reforested commercial woodlands may also be ancient woodlands.</i></p> <p><i>Wood pasture – in small areas scattered through the parklands. There is a larger assemblage of veteran trees in wood pasture at Sheringham Park.</i></p> <p><b>Shooting woodlands and breaks</b></p> <p><i>Within the mosaic of woodland landscapes, areas of remnant heathland, veteran trees, ancient multi-species hedgerows, coppiced woodland, glades, semi-natural grassland, ponds and ancient woodlands all contribute to a rich ecological diversity.</i></p> <p><i>Between the blocks of woodland, arable farmland predominates, but there are also extensive areas of pasture associated with parklands and some smaller areas of pasture and settlement.</i></p> <p><i>The character of the arable fields typically reflects that of the surrounding farmland, with medium to large fields hedged with banks.</i></p> <p><i>Hedgerows are generally more mature and species-rich close to areas of ancient woodland.</i></p> <p><i>Settlement is very varied. Holt is the only major town, but the heathy Cromer Ridge landscapes form the inland setting to the towns of Sheringham, Cromer, West Runton and East Runton</i></p> <p><i>Another distinctive type of settlement was created during the C20th with the selling off ‘plotlands’ within woods for those seeking a woodland</i></p>

<sup>3</sup> Norfolk Coast Partnership, Norfolk Coast AONB Integrated Landscape Guidance. Available online at: <https://www.norfolkcoastaonb.org.uk/wp-content/uploads/2021/01/Integrated-landscape-character-Intro-section-1.pdf>  
Accessed 25/01/22

	<p><i>lifestyle (particularly the period 1914 to 1960). This has formed the distinctive settlements of High Kelling, Sheringwood and Aylmerton</i></p> <p><b>Landscape sensitivity and change</b></p> <p><i>Key environmental assets which are sensitive to change are:</i></p> <p><i>Areas of lowland heathland and semi-natural ancient woodland, which are priority BAP habitats.</i></p> <ul style="list-style-type: none"> <li>• <i>The diverse mosaic of woodland landscapes (including coppiced woodland and areas of wood pasture), curvilinear mature species-rich hedgerows, hedgerow trees and older tree assemblages, which is of high ecological value and characteristic of the landscape type.</i></li> <li>• <i>Remaining woodlands which form the setting for the Cromer Ridge plotlands, which are critically important to conserve the distinctive character and historic layout of these unique settlements (High Kelling, Aylmerton and Sheringwood).</i></li> <li>• <i>Woodland edges, which form a backdrop to views and enclose parts of the landscape – particularly important in views from or to the more open adjacent landscape types.</i></li> <li>• <i>The Cromer Ridge itself - as a uniquely important example of a glacial terminal moraine - and views where the distinctive, hummocky landform can be understood and appreciated.</i></li> <li>• <i>Sites which are of national importance for geology and geomorphology, including Beeston Regis Gravel Pit, an exposure of Pleistocene glacial and glaciofluvial sediments of the Cromer Ridge.</i></li> </ul>
<p>LCA WP2</p> <p>Holt to Cromer</p>	<p><b>DISTINCTIVE CHARACTER</b></p> <p><i>Wide mix of woodland types, jumbled together to form a cohesive area stretching along the Cromer Ridge (terminal glacial moraine).</i></p> <p><i>Long views from and to the ridge are characteristic and contrast with enclosure within wooded areas.</i></p> <p><i>Woodland types include parkland, older mixed woodland, C20th conifer plantations, and natural woodland colonisation of former heath and scrub lands.</i></p> <p><i>Settlements such as High Kelling and Sheringwood, which have been ‘planted’ within the woodland and former common land during the early C20th and have subsequently grown.</i></p> <p><i>Good visitor access – public access land, National Trust properties, Woodland Trust and land owned by North Norfolk District Council</i></p> <p><b>Inherent Sensitivity</b></p> <p><i>Long views from parts of the ridge out to the north (seaward) and inland – up to 20 miles in places</i></p> <p><i>Woodland which forms a setting to the wide mix of villages in the area, many of which have a dispersed character</i></p>

	<p><i>The vernacular character of the original plotland developments, which has been eroded by infill and the introduction of suburban elements</i></p> <p><i>The specific combinations of woodland, open farmland and heathland which forms the distinctive landscape settings of Holt and Sheringham</i></p> <p><i>Mature trees and woodlands which form the distinctive wooded landscape setting to the unique C20th 'plotland' settlements of High Kelling, Aylmerton and Sheringwood</i></p> <p><i>Remnant areas of heathland and semi-natural ancient woodland</i></p>
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**Local Landscape Character Areas (LCAs)**

- 4.4.6 At a local scale, the Site lies wholly within WGR1: Wooded Glacial Cromer Ridge as defined in the North Norfolk Landscape Character Assessment Supplementary Planning Document (January 2021)<sup>4</sup>. Two other LCAs are also located within the 1 km Study Area: TF1: North Norfolk Tributary Farmland and CS1: Weybourne to Mundesley Coastal Shelf.
- 4.4.7 Key Characteristics of these character areas, relevant to understanding the character of the Site and 1km and 2.5km Study Areas, are outlined in **Table 5** below.

**Table 5: Local Landscape Character Areas (LCA)**

Local Character Area	Key Characteristics and Key Issues <del>Sensitivities &amp; Guidance</del>
GR1: Wooded Glacial Cromer Ridge	<p><b>KEY CHARACTERISTICS</b></p> <p><b><i>Dramatic and distinctive topography and geomorphology</i></b></p> <p><i>The Wooded Glacial Cromer Ridge is a terminal moraine rising to 103m above sea level at Beacon Hill / Roman Camp and comprising glacial deposits of till, sands and gravels, which meets the sea in a series of dramatic cliffs within the Coastal Shelf type. It forms an important landmark which is visible on the horizon in many parts of the District. The north face of the ridge comprises a relatively steep scarp slope with irregular undulations. The south face of the Ridge slopes inland more gradually into a high level, expansive, plateau-like landscape within the neighbouring Tributary Farmland type, before gradually descending into lower-lying areas, including the River Valleys Type.</i></p> <p><b><i>Woodland is the dominant land cover</i></b></p> <p><i>Woodland is the dominant land cover along the top of the ridge and its scarp slope, comprising a combination of 20th century Forestry Commission conifer and mixed woodland plantations (more suited to the poor sandy and acidic soils than agriculture), and many areas of deciduous woodland likely to be the result of natural succession from heathland and scrub. The wooded ridge forms a strong landscape backdrop to coastal settlements, frames the inland town of Holt and is an influential landscape feature within large areas of the Tributary Farmland</i></p>

<sup>4</sup> Norfolk Landscape Character Assessment Supplementary Planning Document (January 2021). Available online at: <https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf> Accessed 21/10/2022).

	<p><i>Type to the south. Arable farmland occupies most of the flatter margins and lower slopes of the Ridge.</i></p> <p><b>Panoramic views of the coast and inland</b></p> <p><i>Views within the Type vary significantly, depending on the degree of elevation and enclosure provided by landform and land cover, but there are locations offering extensive panoramas either out to the sea over the Coastal Shelf type such as at Sheringham Park, or inland across the Tributary Farmland, e.g. views south from the A148 main tourist route between Cromer and Holt.</i></p> <p><b>Historic estates are important features</b></p> <p><i>A range of 18th – early 20th century historic estates and associated parkland and woodland are present within the Wooded Glacial Cromer Ridge, including Grade II* registered landscapes at Sheringham Park, Felbrigg Hall and Voewood.</i></p> <p><b>A range of semi-natural habitats including ancient woodland and remnant heathland</b></p> <p><i>The extensive and diverse woodland areas, including some substantial blocks of ancient woodland around Sheringham Park, Felbrigg and Holt, provide strong habitat connectivity for a range of woodland species. Lowland heath also occurs amongst some of this woodland, e.g. the National Trust land at Beeston Regis Heath and Roman Camp, at Holt Lowes and within Sheringham Wood. Other habitats present include dry acid grassland, and smaller isolated areas of good quality semi-improved grassland, lowland meadow and lowland fen. Some of these habitats are subject to statutory designations including SSSIs at Felbrigg Woods, Sheringham and Beeston Regis Commons and Holt Lowes; the latter two of which are also part of the Norfolk Valley Fens SAC.</i></p> <p><b>Relatively busy road network</b></p> <p><i>The A148 Holt to Cromer road travels along the general line of the ridge and is a busy tourist route with minor roads extending north and south into the Type from this arterial route. Intermittent long-range panoramic views of the coast and inland are a feature of moving through this elevated landscape. WGR: Wooded Glacial Ridge North Norfolk Landscape Character Assessment, 2021 233 Contents Page</i></p> <p><b>Plotland developments within the woodland around High Kelling</b></p> <p><i>Settlements such as High Kelling and Sheringwood ‘evolved’ within the woodland and former common land during the early 20th century and have subsequently expanded.</i></p> <p><b>VALUED FEATURES AND QUALITIES</b></p> <p><b><i>The distinctive and prominent landform and land cover</i></b></p>
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	<p><i>The Wooded Glacial Cromer Ridge forms a dominant landform feature, providing a strong sense of place, particularly to the settlements it encloses (e.g. Holt) and those within the Coastal Shelf type to which it forms a backdrop (e.g. Sheringham). It also provides a wooded horizon and frames distant views from the South across neighbouring Landscape Types such as Tributary Farmland. Tree cover plays an important role in screening intrusive landscape elements such as leisure-related development.</i></p> <p><b>Parkland Estates</b></p> <p><i>Parklands are an important element of the Wooded Glacial Ridge landscape, most notably Sheringham Park and Felbrigg Hall which are important historic estates and Grade II* Registered landscapes managed by the National Trust. Occupying the northern slopes of the Wooded Glacial Cromer Ridge, Sheringham Park has strong associations with Humphry Repton, who designed and laid out the park and garden in the early 1800s. The estate affords fine views of the surrounding landscape and the coastline to the north, and contains an extensive collection of rhododendrons which was begun in the 1850s. Felbrigg Hall is an C18th landscape developed from an earlier deer park surrounding a C17th Jacobean mansion. Repton made sketches of the estate and may have influenced design changes.</i></p> <p><b>Important semi-natural habitats</b></p> <p><i>The extensive and diverse woodland areas, including some substantial blocks of ancient woodland around Sheringham Park, Felbrigg and Holt, provide strong habitat connectivity for a range of woodland species. Rare lowland heath also occurs amongst some of this woodland, e.g. the National Trust land at Beeston Regis Heath and Roman Camp, at Holt Lowes and within Sheringham Wood. Other habitats present include dry acid grassland, and smaller isolated areas of good quality semi-improved grassland, lowland meadow and lowland fen. Some of these habitats are subject to statutory designations including SSSIs at Felbrigg Woods, Sheringham and Beeston Regis Commons and Holt Lowes; the latter two of which are also part of the Norfolk Valley Fens SAC.</i></p> <p><b>A strong sense of remoteness and tranquillity, and dark skies</b></p> <p><i>The comparative lack of settlement relative to neighbouring areas combined with the extensive woodland creates areas with a strong sense of remoteness and tranquillity. Away from Holt this landscape also benefits from minimal light pollution, to the extent that Kelling Heath Holiday Park has been awarded Dark Sky Discovery Site status.</i></p> <p><b>Recreational and leisure opportunities</b></p> <p><i>The extensive recreational opportunities provided by Holt Country Park and the network of footpaths, tracks, National Trust and Open Access Land throughout the Type, providing good access along the Cromer Ridge and to neighbouring coastal and inland landscapes. Sheringham Park and the North Norfolk Railway at Holt are popular visitor attractions. WGR:</i></p>
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	<p><i>Wooded Glacial Ridge North Norfolk Landscape Character Assessment, 2021 235 Contents Page</i></p> <p><i>Many of the Valued Features and Qualities of the Wooded Ridge are considered to contribute positively to Key Qualities of Natural Beauty of the Norfolk Coast AONB, as set out within the current AONB Management Plan. These Key Qualities include:</i></p> <ul style="list-style-type: none"> <li>• <i>Strong and distinctive links between land and sea</i></li> <li>• <i>Diversity and integrity of landscape, seascape and settlement character</i></li> <li>• <i>Exceptionally important, varied and distinctive biodiversity, based on locally distinctive habitats</i></li> <li>• <i>Nationally and internationally important geology • Sense of remoteness, tranquillity and wildness</i></li> <li>• <i>Richness of archaeological heritage and historic environment, particularly that relating to the coast and its character.</i></li> </ul>
<p>TF1: North Norfolk Tributary Farmland</p>	<p><b>KEY CHARACTERISTICS</b></p> <p><b><i>Undulating terrain dissected by small river valleys with elevated, and occasionally expansive, open plateau areas</i></b></p> <p><i>The topography and drainage pattern of the Type were produced by glacial depositional landforms and meltwaters. Thick glacial deposits of sand, gravel and till overlie the solid geology which is chalk in the west and Norfolk crag in the east. Streams are the headwaters for major rivers such as the Stiffkey, Glaven and Bure. Ponds are also a feature of the landscape. Historic airfields are present on some of the plateau areas.</i></p> <p><b><i>A rural landscape in which arable land use predominates with pasture more common around the edges of villages and in proximity to the river valleys</i></b></p> <p><i>The thick glacial deposits give rise to deep, well drained and generally loamy soils of good to very good agricultural quality (including some pockets Graded 1 – Excellent – in the east). Many of the fields result from 20th century enclosure, but there are also areas of 18-19th century enclosure as well as some notable areas of remnant ancient pre-enclosure field boundaries associated with settlements (e.g. Wood Norton, Bale and Briston). Whilst fields are typically medium to large in scale, there is a greater presence of small fields around settlements than in other Types. Pasture tends to be improved and of limited ecological value.</i></p> <p><b><i>Hedgerows and mature hedgerow trees are frequent features within the landscape</i></b></p> <p><i>Hedgerows define the field pattern which has been influenced by the history of smaller tenanted and owner-occupier landholdings based loosely around villages, resulting in a less regulated landscape than the Rolling Open Farmland Type. Hedges tend to be single species although</i></p>

	<p><i>there are areas with multi-species and high hedges, and some hedgerows are banked.</i></p> <p><b>Woodland cover is locally prominent across the area in a variety of forms</b></p> <p><i>This comprises some notable areas in the heavier loamy and clayey soils around Swanton Novers and the woodlands in this area are associated with historic parks (see below). The variety includes older (some ancient) woodlands, plantation woodland often associated with estates, as well as younger geometric shelter belts and modest game copses. Ancient woodland sites are of nature conservation interest, reflected by SSSIs at Swanton Novers Woods, Felbrigg Woods and Edgefield Little Wood and the Swanton Novers National Nature Reserve. Veteran trees and traditional orchards are also present.</i></p> <p><b>Historic parks and estates are a distinctive feature of the Landscape Type</b></p> <p><i>Historic estates are common throughout the Type, and often have associated parkland and woodland which encloses the park boundary. Examples include Melton Constable Hall, Barningham Hall, Wolterton Hall, Hanworth Hall, Gunton Park and part of Raynham Park (all of which are on Historic England’s Register of Parks and Gardens), as well as Gunthorpe Park and Briningham Park which are un-registered. The extensive woodlands around estate boundaries are prominent features within the Tributary Farmland, and result in a much greater sense of enclosure in their vicinity than in the remainder of the Type. Many of the estates include designed landscapes which are the work of Lancelot ‘Capability’ Brown (Melton Constable Hall) and Humphry Repton (Barningham, Wolterton, Mannington, Gunton, Northrepps and Hanworth Halls).</i></p> <p><b>A network of quiet rural lanes linking settlements</b></p> <p><i>The network of lanes is a feature of this area, linking the historic villages and often bounded by mature hedgerows. There are also main roads running through the Type which are key tourist routes.</i></p> <p><b>VALUED FEATURES AND QUALITIES</b></p> <p><b>Strong rural character with a sense of remoteness and tranquillity</b></p> <p><i>The rural settlement pattern means there are areas of quiet rural farmland and dark skies at night in between the villages.</i></p> <p><b>Historic parklands</b></p> <p><i>Historic parks and their designed landscapes with associated woodlands are of historical, recreational and biodiversity value.</i></p> <p><b>Historic field patterns</b></p>
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	<p><i>Remnant historic field patterns, such as the pre-enclosure field boundaries associated with settlements (e.g. Wood Norton, Bale and Briston), are rare and important historic components of the landscape structure which contribute to the strong local identity in these areas.</i></p> <p><b>Woodland cover, hedgerows and hedgerow trees</b></p> <p><i>Woodland cover (especially ancient woodland and veteran trees), hedgerows and hedgerow trees contribute to the habitat network as well as contributing to visual amenity and adding time depth to the landscape.</i></p> <p><b>Remnant semi-natural habitats</b></p> <p><i>In addition to deciduous woodland, remnants of wood pasture, grassland, heathland, traditional orchards, species-rich hedgerows and wildflower roadside verges are relatively rare and provide variety as well as biodiversity.</i></p> <p><b>Rural lanes</b></p> <p><i>Rural lanes contribute to the perception of a rural landscape and provide historical continuity. TF: Tributary Farmland North Norfolk Landscape Character Assessment, 2021 219 Contents Page</i></p> <p><b>Long range views and prominent landscape features</b></p> <p><i>Long range, expansive views over undeveloped skylines are possible from many elevated locations within the Type, e.g. looking north from Corpusty Church, which allow an appreciation of the scenic qualities and varied character of the landscape. The elevated wooded horizon of the Wooded Glacial Ridge defines the northern boundary and is an influential visual feature.</i></p> <p><i>Many of the Valued Features and Qualities of the Tributary Farmland are considered to contribute positively to Key Qualities of Natural Beauty of the Norfolk Coast AONB, as set out within the current AONB Management Plan. These Key Qualities include:</i></p> <ul style="list-style-type: none"> <li>• <i>Strong and distinctive links between land and sea</i></li> <li>• <i>Diversity and integrity of landscape, seascape and settlement character</i></li> <li>• <i>Sense of remoteness, tranquillity and wildness</i></li> <li>• <i>Richness of archaeological heritage and historic environment, particularly that relating to the coast and its character.</i></li> </ul>
<p>CS1: Weybourne to Mundesley Coastal Shelf</p>	<p><b>KEY CHARACTERISTICS</b></p> <p><b><i>Dramatic and distinctive topography</i></b></p>

	<p><i>The Coastal Shelf occupies a ledge of elevated, undulating land which meets the sea in a series of dramatic cliffs between Weybourne and Mundesley, and is enclosed on the inland side by the generally steep scarp slope of the Wooded Ridge type, which rises to 103m AOD at Roman Camp. The topography is highly irregular and undulating, resulting in intimate areas often screened from one another by fingers of higher land, formed of superficial glacial deposits, reaching towards the coast. The sense of enclosure created by the landform emphasises views seawards.</i></p> <p><b>Tourism and leisure-related settlement and land use along the coast</b></p> <p><i>Tourism has had a significant impact on this coastal area over a long period of time. Settlements which developed with nucleated cores (usually associated with the fishing industry) have subsequently expanded so that distances between them are small – i.e. the Sheringham – Beeston Regis – West Runton – East Runton – Cromer stretch. Large areas of caravan parks dominate many cliff top sites between and adjoining settlements, and there are a number of golf courses and fields used for camping. There is a fairly extensive network of public rights of way, with the Norfolk Coast Path National Trail and a number of other footpaths linking the coast with the Wooded Ridge and further inland, together with areas of Open Access Land, e.g. Beeston Regis Common.</i></p> <p><b>Differing settlement character of Cromer and Sheringham</b></p> <p><i>Cromer is the major settlement, which developed during the 19th century as a resort, whereas Sheringham, which is not much smaller, developed from its fishing village origin to become a different type of resort with a distinctly different architecture. Cromer appears to have been more distinctly ‘planned’ (especially the western grid streets) and has a rich historic environment with 85 Listed Buildings, including landmark assets such as the Hotel de Paris, the Parish church and the pier, and many other buildings of local interest or historic significance. Sheringham’s growth was slightly later, and whilst it is has retained a more vernacular appearance, reflecting its fishing village origins, it has very few Listed Buildings.</i></p> <p><b>Open farmland and semi-natural habitats provide important biodiversity and visual separation between settlements</b></p> <p><i>Despite the concentration of settlement in this area, the presence of sizeable areas of predominantly arable farmland, together with isolated areas of deciduous and mixed woodland, heathland, dry acid grassland, meadows and traditional orchards help to soften settlement edges and maintain a degree of separation between settlements. Where farmed land remains, this plays a vital role in maintaining rural gaps. A number of settlements also retain areas of common land within the settlement form which contribute to retaining rural character (e.g. Beeston Common, which is also a SSSI, and East and West Runton Commons). The extensive cliffs along the coast also provide important maritime cliff and slope habitats, with the majority of the coast designated as SSSIs for its ecological and/or geological interest.</i></p>
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	<p><b>Busy road network</b></p> <p><i>The A149 coast road is the main route running throughout much of this landscape, which connects with the A148 at Cromer and the Mundesley/Cromer</i></p> <p><i>Road running further east along the coast. These routes are busy, and it is unusual to be far from road noise, but minor roads in some areas retain a stronger rural character and are associated with thick tall hedges / trees and biodiverse verges. Others have suffered loss of hedges / verges and have little character.</i></p> <p><b>Panoramic views of the coast and Wooded Glacial Ridge</b></p> <p><i>Views within the Type vary significantly, depending on the degree of elevation and enclosure provided by landform and land cover, but there are many locations offering extensive panoramas either out to the sea, along the coastal cliffs or inland to the wooded ridge which provides a green backdrop to the busy coastal strip – e.g. Inceborough Hill between East and West Runton, and Beeston Bump near Sheringham.</i></p> <p><b>VALUED FEATURES AND QUALITIES</b></p> <p><b>Coastal character</b></p> <p><i>The dynamic and visually striking cliffs stretching along the coastline of the Type, which vary between strongly eroding and non or low eroding, provide a strong sense of place and elevated long views, as well as internationally important biodiversity and geodiversity (a number of geological SSSIs are designated along this coastline). The presence of the sea defines views throughout much of the Type, providing a sense of openness and particular quality of coastal light to contrast with the enclosure provided by the backdrop of the mostly wooded Cromer Ridge.</i></p> <p><b>The separate identity of coastal settlements</b></p> <p><i>The distinctive character and historical value of individual settlements provides a sense of place, historic and visual interest, and is recognised in numerous Conservation Area designations throughout the Type. Small areas of arable farmland, woodland and other seminatural habitats are important in providing visual separation, reinforcing each settlement's individual sense of place and setting.</i></p> <p><b>Distinctive skyline features</b></p> <p><i>Distinctive skyline features such as the Weybourne windmill, Cromer lighthouse and numerous church towers provide visual landmarks and visual interest.</i></p> <p><b>Recreational opportunities</b></p>
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	<p><i>The extensive recreational opportunities provided by the network of footpaths, tracks and Open Access Land throughout the Type, including the Norfolk Coast Path National Trail, which provide good access along the coast and inland to the Cromer Ridge. The North Norfolk Railway, which runs from Sheringham to Holt via Weybourne, is a popular attraction.</i></p> <p><i>Many of the Valued Features and Qualities of the Coastal Shelf are considered to contribute positively to Key Qualities of Natural Beauty of the Norfolk Coast AONB, as set out within the current AONB Management Plan. These Key Qualities include:</i></p> <ul style="list-style-type: none"> <li>• <i>Dynamic character and geomorphology of the coast</i></li> <li>• <i>Strong and distinctive links between land and sea</i></li> <li>• <i>Diversity and integrity of landscape, seascape and settlement character</i></li> <li>• <i>Nationally and internationally important geology</i></li> <li>• <i>Sense of remoteness, tranquillity and wildness.</i></li> </ul>
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**4.5 Baseline Landscape Character Areas**

- 4.5.1 The Site is situated on the Cromer Ridge, a glacial feature formed from terminal moraine. It is currently part of a larger agricultural field and the Development would constitute a sub-division of this.
- 4.5.2 Whilst part of the Ridge, with its sometimes steep scarp slopes and irregular undulations, the Site and its immediate surround is relatively flat, with a difference of approximately 1.7m AOD from west to east across the Site. The topography is dissected by the river valleys and their small tributaries with the landform of the Cromer Ridge and coastal cliffs providing a distinctive change in landform and important landmark to the north. The ridge slopes inland into a high-level, expansive, plateau-like landscape comprising mixed farmland before descending towards the river valleys in the south.
- 4.5.3 The Site is adjacent to the original alignment of the Holt Road, which remains open to vehicular use; the realigned Holt Road (A148) is nearby and the activity associated with it is both visible and audible. There is also a framework of sinuous lanes with mixed hedges where hedgerow oaks are a feature.
- 4.5.4 The existing Sheringham Recycling facility is opposite the Site, and opens daily (except Christmas Day, Boxing Day and New Year’s Day).
- 4.5.5 Whilst the immediate context of the Site is agricultural, there is also a strong presence of woodland that create visual enclosure in contrast with longer views from the Site. The views are limited in particular by woods and plantations to the west, north and east of the Site. The river valleys and their small tributaries provide wooded valley slopes that also contribute to the dominance of woodland cover in between the agricultural land use. Woodland cover is also attributed to the belts around and within the formal great house parks, including Sheringham Park to the northwest of the Site, which also includes a large collection of veteran trees and wood pasture. Felbrigg Hall to the southeast of the Site also provides a strong presence of parkland woodland belts. The woodland to the north of the Site forms an almost continuous belt along the top of the ridge and scarp slope and

is an influential feature in containing the coastal towns to the north and in containing visibility across the area.

4.5.6 To the south, the existing recycling facility is bounded by woodland and vegetation (part of the Marlpit plantation which continues to the west along the south side of the A148). Following along the A148 easterly from Marlpit Plantation is a more recent – albeit established – tree belt which adds to the visual containment of this major highway. To the south of the plantations along the A148 the landscape is primarily mixed agricultural with medium to large fields that are mainly rectangular and creating a patchwork pattern

4.5.7 Within the 1km Study Area, recreational uses are apparent with public access woods collectively known as Pretty Corner and there is a well-connected network of PROWs within the locality, including the Peddars Way and Norfolk Coast Path National Trail. The Hilltop Outdoor Centre is situated within woodland approximately 300m to the northwest of the Site, offering outdoor activities on both day visit and residential basis. Access is also provided to the National Trust properties such as Sheringham Park and land owned by the Woodland Trust and North Norfolk District Council. Further afield, the local nearby towns of Sheringham and Cromer - for which the A148 is a main connector route – are established holiday and day-trip destinations. Other distinctive type of settlement include plotlands within woods and includes an are to the northeast of the Site at Hill Top.

## **4.6 Landscape Receptors**

4.6.1 The Landscape receptors considered within this report that define aspects of the landscape resource that have potential to be affected by the Development are listed as the Landscape Receptors below:

- Landscape Character Area GR1: Wooded Glacial Cromer Ridge
- AONB Landscape Character Area WP2: Holt to Cromer Woodland with Parkland

## **4.7 Cumulative Sites**

4.7.1 Cumulative effects are considered in an LVA where there are likely to be additional effects on key characteristics of landscape character and/or on views and visual amenity in combination with the Development.

4.7.2 As part of the baseline, a search was undertaken of North Norfolk District Council’s online planning records for any development sites that are approved or subject of a valid planning application within the 1km Study Area which are likely to result in additional effects. No relevant cases were identified and therefore no effects are considered other than to the baseline situation.

## **4.8 Visual Envelope**

4.8.1 This section should be read in conjunction with Figures 8, 9 and 10, at Appendix A, which identify the bare-earth ZTV, augmented ZTV and potential visual receptors relevant to this LVA.

4.8.2 The bare earth Zone of Theoretical Visibility (ZTV) shown in Figure 9, Appendix A was computer generated using a digital terrain model of the Study Areas and illustrates the theoretical visibility of the Development based on the average eye height (1.7 m) of an adult person. The bare-earth ZTV illustrates theoretical visibility of the Development without the benefit of screening afforded by buildings and vegetation and, as such, it represents a ‘worst-case scenario’. Please refer to Appendix C for the methodology used for production of the ZTVs presented as part of this assessment.

- 4.8.3 The field study, undertaken in October 2022, verified that what is shown within the ZTV is representative of likely visibility of the Development, with potential for further reduction in visibility resulting from hedgerows which are not captured within the screened ZTV. Visibility varies significantly across the Study Area depending on the degree of elevation and the enclosure provided by the woodland and hedgerow network. There are locations offering extensive panoramas out to the sea such as Sheringham Park and inland views are extensive from the A148 between Cromer and Holt.
- 4.8.4 The key areas with theoretical visibility indicated by the ZTV are described below:
- The Bare Earth ZTV shown in Figure 9 at Appendix A, demonstrates how theoretical visibility is predominantly limited to areas to the south and east of the Site;
  - Theoretical visibility is primarily limited to land occupied by agricultural and woodland uses that have a network of PRoWs and the A148 main Cromer to Holt road.
  - There is no theoretical visibility for the more densely populated settlement areas, but there are scattered residential properties within the ZTV, the nearest of which is approximately 360m from the Site.
- 4.8.5 The ZTV does not consider proposed mitigation which will reduce the theoretical visibility of the Development further once tree and hedgerow planting have matured.

## 4.9 Visual Receptors

- 4.9.1 The visual assessment draws from the ZTV, Site survey and fieldwork undertaken in October 2022 and from viewpoint analysis to assesses the potential visual effects on views and visual amenity likely to be experienced by receptors (people) within the landscape. Visual receptors likely to see some change resulting from the Development are identified below, alongside specific viewpoints which provide representative views from a range of receptors at varying distances within the Study Area.
- **Residential Receptors** - The potential key residential receptors within the 1km Study Area are primarily limited to the area known as 'Sheringwood' to the north of the Site, properties on Britons Lane, the cluster of dwellings along the A148 from Aylmerton Hall eastwards.
  - **Recreational Receptors** – There are several PRoWs within the study areas. Within the 1km Study Area the Upper Sheringham FP2 runs approximately north/south through Old Wood to the west of the Site; Old Wood is a Woodland Trust site with open access, and it links with Pretty Corner Woods - a North Norfolk District Council site – again with open access. To the east are Beeston Regis Bridleway BR10, which runs from Britons Lane and follows the edge of the woodland to connect with further PRoWs forming a network towards West Runton and Aylmerton. To the south East Beckham FP4 runs from the A148 opposite the Britons Lane junction, southwards past Field Barn (holiday letting) towards East Beckham. Further east, Bennington's Lane Beeston Regis RB15 (restricted bridleway) is approximately parallel to FP4 and runs from A148 southwards to connect with further PRoW network.
  - Much of the woodland in the local area to the west of the Site has open public access, with car parks, marked trails, and promoted viewpoints encouraging

regular and frequent visitor activity. This woodland cover provides a strong sense of place and also plays an important role in screening obtrusive landscape elements such as leisure related development.

- Within 2.5km of the Site, in addition to several PRoWs, is the Norfolk Coast Path National Trail including Beeston Hill (aka Beeston Bump) a locally promoted and recognised scenic viewing opportunity.
- **Transport Receptors** –Transport receptors are primarily located on roads that surround and approach the Site which are the A148 (Holt Road), which runs to the south of the Site. The A148 travels along the general line of the ridge and is a busy tourist route. Britons Lane to the east of the Site forms part of the pattern of minor roads extending north and south from the arterial route of the A148. Intermittent long-range views are a feature of the A148 where it moves through the more elevated parts to the west of the Site between Pretty Corner and High Kelling.

4.9.2 Figure 8, Appendix A, illustrates the key visual receptors and selected viewpoint locations within the Study Area. There are eight selected viewpoints from surrounding receptors, which are outlined in **Table 6** below.

Table 6: Selected Viewpoints

Viewpoint Number	Viewpoint	Reason for selection	Distance to the Development
V1	PRoW Bridleway, Beeston Regis BR10	Viewpoint illustrates the landscape context and is also representative of views available from the nearby PRoW footpath and bridleway network	816m
V2	PRoW Bridleway, Britons Lane	Viewpoint illustrates the landscape context and is also representative of views available from the road and the start/finish of the bridleway PRoW with Britons Lane.	270m
V3	A148	Viewpoint illustrates the landscape context and is also representative of views to users of the A148	288m
V4	PRoW Footpath, East Beckham FP4	Viewpoint illustrates the landscape context and is also representative of views available from	470m

		the footpath PRoW at a point of relative higher elevation.	
V5	Holt Road	Viewpoint illustrates the landscape context and is also representative of views available from the original alignment of Holt Road leading to the current recycling centre.	108m
V6	PRoW Footpath, Upper Sheringham FP2	Viewpoint illustrates the landscape context and is also representative of views available from the PRoW footpath within public access woods at Old Wood.	420m
V7	Pretty Corner Woods	Viewpoint illustrates the landscape context and is at a specific promoted viewpoint within public access woods at Pretty Corner.	875m
V8	Beeston Hill	Viewpoint illustrates the wider landscape context and is a recognised specific viewpoint on the route of a National Trail. Beeston Bump is a local landmark.	2.3km

4.9.3 Further to the information presented above, landscape and visual receptors which do not fall within the ZTV and confirmed through Site survey and fieldwork as having no visibility towards the Site have been scoped out of this assessment as there would be no visual effects resulting from the Development.



## 5 Embedded Mitigation Measures

### 5.1 Summary

5.1.1 Landscape and visual mitigation relate to measures embedded within the location and layout of the Development and the proposed treatment of the land around the perimeter of the Site. Drawing 2735\_00\_201 Landscape Mitigation Plan, Appendix A illustrates the proposed landscape mitigation measures which seek to both limit potential views of the Development and reinforce and augment the existing green infrastructure and character of the Site and local context. Proposed mitigation includes:

- Retention, establishment, and augmentation of the existing hedgerow with new small native tree and shrub species to the eastern boundary of the Site. This new planting will enhance tree and shrub cover in the landscape and soften/screen potential views of the Development. New tree species would include crab apple and hazel with dogwood as the shrub species, which will be planted in groups of 1, 3 and 5 to provide substantial cover and robustness at the time of planting.
- Proposed hedgerows to western, eastern and southern boundaries of the Site to soften/screen potential views of the Development. New hedgerow species would include dogwood, field maple, field rose, hawthorn and holly.
- Proposed areas of shrub mix to augment the existing hedgerows and provide a strong vegetated framework to the eastern boundary and to the northwest corner of the Site. New shrub species would include dogwood, field maple, field rose, hawthorn, holly and dog rose).
- Proposed grass verge and swale areas, with appropriate wildflower elements; and
- Proposed native tree planting in and around the boundaries of the Site to soften and screen potential views of the Development. Species would include crab apple and hazel.

## 6 Assessment of Likely Landscape and Visual Effects

### 6.1 Summary

6.1.1 The likely landscape and visual effects resulting from the Development during the construction and operational periods (Years 1 and 15) are assessed in the following sections of this LVA. The Level of effect has been determined by combining levels of receptor 'sensitivity' with the predicted levels of 'magnitude of change' that are likely to arise from the Development. This is set out in detail in Appendix C (Methodology) of the LVA. Potential effects that could arise as a result of the Development can be attributed to either the short-term construction and decommissioning works or the long-term presence of the completed Development.

### 6.2 Landscape Sensitivity

6.2.1 Landscape sensitivity at the immediate context of the Site is considered to be **High** due its location within the AONB.

6.2.2 Landscape sensitivity at Site level is considered to be **Medium**, since despite its location within the AONB there are no defining features present that contribute to the distinctive character of the designation. The immediate context of the Site supports key features which are characteristic of the AONB such as rolling arable land divided by native hedgerows and a wide mix of woodland types that form a cohesive area of woodland. In contrast, the Site itself is an open agricultural field enclosed by remnant and defunct hawthorn hedgerows.

### 6.3 Visual Sensitivity

6.3.1 Visual sensitivity of the residential receptors is considered as being **High** due to the importance that individuals place on the view from their homes, albeit residential receptors have no right to a view in planning terms.

6.3.2 Visual sensitivity of the recreational receptors is considered as being **High** due the location within the AONB. However, where the visual amenity of the location is affected by urban influences such as built development or road infrastructure, the sensitivity would be reduced to a **Medium** level.

6.3.3 Visual sensitivity of the transport receptors is considered as being of **Low to Medium**, as the views are generally fleeting and incidental to the journey with the attention focussed on the road.

### 6.4 Effects of Construction

6.4.1 The effects of the construction phase are assumed to be localised, short-term and partly reversible.

6.4.2 The principal activities / elements that will give rise to potential landscape and visual effects during the construction stage include:

- Site clearance and removal of small sections of roadside vegetation to accommodate the Development and any associated access points;
- Import and erection of 2.5m high security fencing and acoustic green barrier fence with living willow;
- Setting up of construction compound and welfare facilities.
- Excavation and trenching for on-Site drainage features and services.

- Excavation for implementation of concrete hardstanding areas.
- Installation of hardstanding areas.
- Import and erection of structures/buildings/containers/lighting associated with the Development; and
- Import and implementation of Site landscape mitigation measures.

6.4.3 It is anticipated that construction activities will be carried out over approximately 6-9 months and therefore these effects will be short term and mostly of a temporary nature. Disturbance of the landscape will be generally small scale, limited to the area within the Site boundary and the localised high works to achieve a replacement access junction.

**Magnitude of Landscape Change**

6.4.4 For the immediate context to the Site, the level of likely effects on the landscape resource are anticipated to result in a **Negligible** magnitude of change as the construction activities would occupy a limited geographical area within the wider AONB. The changes would have a barely discernible effect and the key characteristics of the landscape such as landform, woodland blocks, trees and hedgerows would not be altered. There would be a barely perceptible change to the character of the baseline and the aesthetic or perceptual qualities of the landscape.

6.4.5 For the Site, the level of likely effects on the landscape resource are anticipated to result in a **Small** magnitude of change as there would be the removal of cereal crops and the loss of an agricultural field. The boundary hedgerows would however remain intact, but there would be the loss of individual trees along the old Holt Road frontage. These trees lost would comprise field maple from a group (G2) forming part of the defunct hedgerow defining the south boundary of the Site and a single tree from the group (G1), which forms a small part of the triangular parcel of land between the existing highway (A148) and the old Holt Road. Group G1 comprises ash, pedunculate oak, field maple and wild cherry and there would also be the loss of a small area of bramble scrub within this group to create the new Site access. These tree removals are shown on the Geosphere Tree Removals Plan (Ref: 6985\_EC\_AR\_002) within the Geosphere Arboricultural Impact Assessment.

**Overall Landscape Effects: Construction**

6.4.6 For the immediate context of the Site, the overall level of effect is considered to be **Negligible**.

6.4.7 For the Site, the overall level of effect is considered to be **Minor Adverse**.

**Magnitude of Visual Change**

6.4.8 For the immediate context of the Site, the level of likely effects on the visual resource are anticipated to result in a **Small** magnitude as this would be mostly attributed to the visual effects of plant being used on the Site and the built structures of the (such as welfare cabins and containers) being visible above the Site hedgerows as they are erected. These effects would be confined to a limited area in the immediate context of the Site due to the presence of woodland cover that would help curtail any wider visibility across the 2.5km Study Area.

6.4.9 For the Site, the level of likely effects on the visual resource are anticipated to result in a **Medium** magnitude of change as the removal of the trees (G1 and G2) and bramble scrub would open up the Site frontage such that changes would be immediately visible but not

a key feature of the view, since the remaining vegetation associated with the Site and its immediate boundaries would be retained and already form a prominent feature of the views from the south.

#### Overall Visual Effects: Construction

6.4.10 For the immediate context of the Site, the overall level of effect is considered to be **Minor-Moderate Adverse**.

6.4.11 For the Site, the overall level of effect is considered to be **Moderate Adverse**.

### 6.5 Effects of Operation

6.5.1 The effects of the operation phase (Years 1 and 15) are assumed to be of a long-term duration, permanent and irreversible.

6.5.2 Potential effects during the operation of the Development would arise from the presence of the Development which includes the concrete pad, the recycling containers and the new Site office and welfare facilities that are up to 2.65m in height. In addition, there would be the reuse shop (with photovoltaic panels), also 2.65m in height. The activity of both visitors and on-Site personnel during operational hours would also give rise to changes the perception of the Site as being part of an agricultural landscape with extensive areas of arable land amongst expanses of woodland. The changes would also include lighting to support the CCTV, the fencing around the Site perimeter comprising a chain link fence, the acoustic green barrier set inside the northern boundary and the modifications to create appropriate and safe system of access and egress to the Site.

#### Magnitude of Landscape Change

6.5.3 For the immediate context of the Site, the effects on the landscape resource are likely to result in a **Small** magnitude of change. When compared to the construction phase, the massing and form and nature of the Development would become more 'settled' in this immediate context during the operational period when construction activity ceases since changes would be permanent. At Year 15, with embedded mitigation measures, the effects on the landscape resource are likely to result in a **Small-Negligible** magnitude of change. The mitigation measures would be present for the lifetime of the Development and would help provide an appropriate landscape framework to supplement the existing Site boundaries and to tie in with the landscape character of the surrounding area. This mitigation would also help contribute with small native tree cover to the wide mix of woodland types that form a cohesive area of woodland in the surrounding landscape. In contrast, the Site itself is an open agricultural field enclosed by remnant and defunct hawthorn hedgerows and although this would be occupied by the new buildings and structures, the boundaries would be strengthened by the new planting, including standard tree planting at 2.5-3 m tall and increasing as other planting matures.

6.5.4 For the Site, the level of likely effects on the landscape resource are anticipated to result in a **Medium** magnitude of change as there would be the addition of new buildings, containers and structures reaching up to 2.65m along with extensive areas of hardstanding that would change the existing agricultural characteristics of the Site to give the perception of a developed parcel of land. The hedgerows bordering the Site would however remain intact, but the loss of individual trees along the old Holt Road frontage would change some of the key characteristics of this section of the former road that has become naturalised in parts. The new boundary fencing and acoustic barrier would also be evident as incongruous features in the context of this distinctive inland farmed landscape where hedgerows and earth banks are typical features in dividing the field

systems. At Year 15, with embedded mitigation measures, the effects on the landscape resource are likely to result in a **Medium-Small** change, since although a small extent of the existing landscape elements such as the boundary trees would be lost/adjusted, the proportion that this represents in the wider landscape is low. The addition of the new planting as mitigation would also bring new components, such as the native small trees, native shrubs and species rich grassland, that would be in keeping with the landscape that occupies the ridge slopes and the neighbouring farmland that descends into the low-lying farmed areas surrounding the Site.

**Overall Landscape Effects: Operation Year 1**

6.5.5 For the immediate context of the Site, the overall level of effect is considered to be **Minor Adverse**.

6.5.6 For the Site, the overall level of effect is considered to be **Moderate Adverse**.

**Overall Landscape Effects: Operation Year 15**

6.5.7 For the immediate context of the Site, the overall level of effect is considered to be **Minor Adverse-Negligible**.

6.5.8 For the Site, the overall level of effect is considered to be **Moderate-Minor Adverse**.

**Magnitude of Visual Change**

6.5.9 For the immediate context of the Site, the level of likely effects on the visual resource are anticipated to result in a **Small** magnitude of change. These changes would occur across a limited geographical area and would not affect the visual amenity of any defining landscape features such as landform, woodland blocks, trees and hedgerows. Only a small portion of the views across the landscape would be affected and there would only be slight, but detectable impacts. With embedded mitigation at Year 15, the changes to the baseline elements would not be readily noticeable, giving rise to a **Small-Negligible** change.

6.5.10 For the Site, the level of likely effects on the visual resource are anticipated to result in a **Medium** magnitude of change. These changes would be mostly attributed to the visual effects of built structures at 2.65m tall, the machinery and vehicles being used on the Site and activity associated with the users, and vehicles entering and leaving of the recycling facility. These changes would occupy much of the visibility across the Site but would not be immediately visible or be a key feature of the views in the context of the old Holt Road and its established vegetation. With embedded mitigation at Year 15, the level of likely effects on the visual resource would give rise to a **Medium-Small** magnitude of change.

**Overall Visual Effects: Operation Year 1**

6.5.11 For the immediate context of the Site, the overall level of effect is considered to be **Minor Adverse**.

6.5.12 For the Site, the overall level of effect is considered to be **Moderate Adverse**.

**Overall Visual Effects: Operation Year 15**

6.5.13 For the immediate context of the Site, the overall level of effect is considered to be **Minor Adverse-Negligible**.

6.5.14 For the Site, the overall level of effect is considered to be **Moderate-Minor Adverse**.

## 7 Assessment of Residual Landscape Effects

### 7.1 Overview

7.1.1 This section considers the potential effects of the Development on the landscape character of the Site itself and wider landscape setting within the 1 km Study Area, during its operational phase at Year 15.

### 7.2 Residual Effects on Character of the Site and its Immediate Context

7.2.1 The landscape within the Site is agricultural land within the AONB. There is a young hedge on the eastern boundary of the Site, part of a longer feature running northwards.

7.2.2 For the immediate context of the Site, although the effects would be large in scale across the Site itself, key features and characteristics of the surrounding landscape such as woodland blocks and hedgerows would not be affected. The changes to the fabric of the Site would introduce new native planting, and hedgerows would be retained and improved through introduction of additional tree and shrub planting. These changes, with the addition of this planting, would contribute to the immediate context of the Site as a positive enhancement to the overall landscape character of the AONB

7.2.3 For the Site itself, as the Development would be implemented within a framework of new and existing field margins and utilise existing landform, it would be able to accommodate the specific proposed change without undue adverse effects to its physical landscape components such as topography and vegetation. Susceptibility to the Development is therefore considered to be low, as the relevant characteristics of the landscape are generally able to accommodate the Development with little or no undue consequences on the existing character and quality of the landscape of the Site.

#### Magnitude of Residual Landscape Change

7.2.4 For the immediate context of the Site, the magnitude of residual change arising from the Development is considered to be **Small-Negligible**, as the surrounding land use is capable of some change. This ability to accept change is due to the wide mix of woodland types that are jumbled together to form a cohesive area of woodland that extends along the Cromer Ridge. The presence of this woodland in the farmed landscape, along with the low-level nature of the Development would have a key role in reducing the magnitude of residual change and in mitigating the presence of the Development in the landscape to a more acceptable level in planning terms.

7.2.5 Settlements such as High Kelling and Sheringwood have been 'planted' within these jumbled woodland areas and over former common land during the early C20<sup>th</sup>. These settlements have subsequently grown, but their diminished presence in the farmed landscape is testament to the woodland that forms the setting to these settlements, but also helps with their assimilation into the landscape. The Development would bring forward proposed mitigation, that over time would have beneficial effects through creating new landscape features such as hedgerows and tree groups. These features would assimilate with the cohesive areas of woodland and in same manner as the 'planted' settlements and 'plotlands' have in the past, the Development would benefit from having a comfortable presence in the wider context of the open farmland and

heathland due to the wide expanse of woodland. This woodland and mature tree cover forms part of the distinctive landscape settings of Holt and Sheringham as well as the unique C20th 'plotland' settlements of High Kelling, Alymerton and Sheringwood and the Development would not affect the function and purpose of this woodland and its inherent sensitivity as a key feature of the AONB.

7.2.6 For the Site, the magnitude of residual change arising from the Development is considered to be **Medium-Small**, as the Site is capable of some change. This ability to accept change is due to the containment of the boundaries. Although there is an open boundary to the north with the remaining part as an open agricultural field, the Development would bring forward a new reinforced boundary with select groups of small tree planting comprising native species. To the south, the boundary with the old Holt Road would be subject to some tree removal to facilitate the Development, but the new tree and shrub planting would comprise a native hedgerow and occasional tree cover in place of the original defunct hedgerow. The east boundary would retain its existing hedgerow with the addition of some new small trees and the west boundary would support a new hedgerow and some small trees to link in with the existing hedgerows bordering the old Holt Road.

7.2.7 Despite the Site being part of a rural landscape in which arable land use predominates, its ability to be comfortably assimilated into this setting is attributed to the retention and enhancement of its boundaries and enhancement with new planting mitigation. The Site is also set in close proximity to the busy road network of the A148 that is not far from road noise and the visual intrusion of passing vehicles and so the presence of a recycling facility would not be discordant in this context. These busy road networks do however retain a strong rural character associated with their bordering thick, tall hedges, trees and biodiverse verges, especially where sections are 'by-passed' such as this section of old Holt Road. The bordering vegetation associated with this 'by-pass' section also helps to assimilate the Development into the landscape to a more acceptable level in planning terms.

#### Overall Residual Landscape Effects on Character of Site and Immediate Context

7.2.8 For the immediate context of the Site, the overall level of residual effect is considered to be **Minor Adverse-Negligible**.

For the Site itself, the overall level of residual effect is considered to be **Moderate-Minor Adverse**.

### **7.3 Residual Effects on Landscape Type or Character Areas**

7.3.1 The landscape type or character area which is likely to see a legible change resulting from the Development is the host landscape character area known as LCA GR1: Wooded Glacial Cromer Ridge, within which the Site is located.

7.3.2 For the immediate context of the Site, the magnitude of residual change arising from the Development is considered to be **Small-Negligible**, as the surrounding land use is capable of some change. The physical elements of the landscape such as the dramatic topography of the ridge, which meets the sea in a series of distinctive cliffs would not be altered. The woodland as a dominant land cover would also not be affected and instead this woodland would serve to assimilate the Development, with the Development (in turn) adding small tree cover to compliment this wooded characteristic, including the woodlands of the historic estates at nearby Felbrigg and Sheringham Park, which are important features of the LCA.

- 7.3.3 For the Site, the magnitude of residual change arising from the Development is considered to be **Medium-Small**, as the Site is capable of some change. This ability to accept change is due to the containment of the boundaries. The main change to the landscape character within the LCA would be introduction of manmade influences including infrastructure and buildings however they would not be completely alien in as the context of the existing recycling facility, which is directly opposite the Site since the Development would comprise features and structures of a similar nature. The presence of the Development would not interfere with the panoramic views of coast and inland since the Site occupies a low-lying location where these important views are not afforded. Views from the main tourist route of the A148 between Cromer and Holt would be shielded by the existing vegetation that clothes this 'by-pass' location.

**Overall Residual Landscape Effects on Landscape Type of Character Area**

- 7.3.4 For the immediate context of the Site, the overall level of residual effect is considered to be **Minor Adverse-Negligible**.
- 7.3.5 For the Site itself, the overall level of residual effect is considered to be **Moderate-Minor Adverse**.



## 8 Assessment of Residual Visual Effects

### 8.1 Overview

8.1.1 Visual effects are concerned wholly with the effect of the Development on views, and the general visual amenity as experienced by people.

8.1.2 Visual effects are assessed by considering the sensitivity of the receptor (people) against the proposed magnitude of change to determine a level of visual effect. The acceptability of this effect largely relates to the activity and the experience of the viewer and the visual composition, character, context, and the overall ability of the landscape in that view to accommodate the Development in design terms. Visual effects are assessed in relation to the agreed viewpoints, properties and settlements, tourist and recreational destinations including tourist routes as well as main transport routes.

### 8.2 Viewpoint Assessment

8.2.1 Taking account of the baseline assessment and site survey field work carried out in October 2022, it has been determined that visibility of the Development across the Study Area will be limited primarily to the east of (and in close proximity to) the Site. Views of the Development within immediate context of the Site would be limited to views from the old Holt Road, the A148 and Britons Lane.

#### Selected Viewpoints

8.2.2 Eight viewpoints were selected from surrounding receptors that could potentially experience visual change resulting from the Development and/or were pertinent to local recreational access. The selected viewpoints were proposed to Norfolk County Council (as the relevant planning authority) for comment (12/10/2022). No response has been received to date from Norfolk County Council over the selection of the viewpoints. All viewpoints were selected as being in publicly accessible location within the public realm and with a focus on the location of the Development.

8.2.3 The subsequent field work identified that from four of the proposed viewpoints (V1, V6, V7 and V8) there would be no visibility of the Site and its boundaries (due to extensive areas of intervening woodland cover).

8.2.4 Site photography was undertaken at two stages: the first stage was during a period of fine weather with localised cloud and clear visibility; the second stage was during light drizzle, but with sufficient visibility. Refer to Figure 8, Appendix A for viewpoint locations, Figures 11 – 18, Appendix B for the Illustrative Viewpoint Photography and **Tables 7 – 14** below for the viewpoint assessment.

Table 7: Viewpoint Assessments


Viewpoint V1 – PRoW Bridleway, Beeston Regis BR10					
<p><b>Viewpoint Baseline:</b> The view is from the bridleway within the wooded zone near the sand workings to the east of Britons Lane looking south-west towards the Site. The view is of mature woodland and the Site cannot be seen.</p> <p><b>Receptors:</b> This viewpoint is chosen to be specific for visitors of the Beeston Regis Heath, the wooded zone at Row Heath, and representative of users of the bridleway.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
<p>Receptors are users of the public bridleway, comprising riders and walkers and visitors to Beeston Regis Heath . The proximity of mineral workings to the route means that there is a sense of transition in the landscape with man-made influences. Also, at times, there is heavy plant activity that is a distractor to the quality and visual amenity of the bridleway.</p> <p>Susceptibility to change is therefore considered to be <b>Medium</b> .</p>	<p>The Site is within the AONB and is therefore assessed as <b>High</b>.</p>	<p>On balance, the sensitivity of the view is considered to be <b>medium</b>, as the rural setting of the PRoW contributes to the receptors experience along the route, but there are some detracting features within view.,</p>	<p>The site will not be visible , so there will be <b>No Change</b> to the existing view.</p>	<p>The Site will not be visible , so there will be <b>No Change</b> to the existing view.</p>	<p>The Site will not be visible , so there will be <b>No Change</b> to the existing view.</p>
Medium	High	Medium	No Change, Neutral	No Change, Neutral	No Change, Neutral
<b>Level of Effect</b>			<b>No Effect</b>	<b>No Effect</b>	<b>No Effect</b>

Table 8: Viewpoint Assessments


Viewpoint V2 – PRow Bridleway, Britons Lane					
<p><b>Viewpoint Baseline:</b></p> <p>The view is from the start/finish of the public bridleway as it emerges from woodland onto Britons Lane looking west towards the Site. The view looks across agricultural land which in general is flat. There is no significant vegetation between the viewpoint and the Site and bracken grows within the roadside verge in the foreground. Whilst there is a relatively new hedge along the east boundary of the Site, this is not discernible from this viewpoint.</p> <p>Beyond the Site to the west, the skyline is defined by woodland at Sheringham Wood and Old Wood and woodland associated with the Hilltop Outdoor Centre, which provides a strong backdrop to the view.</p> <p><b>Receptors:</b></p> <p>This viewpoint is primarily representative of views available to public bridleway users. Users of the Britons Lane travelling in vehicles will experience a similar view, albeit obliquely and the main focus of the car passengers will be perpendicular to this view.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Views would be experienced by users of the public bridleway, but only on their emergence from the woodland. The close proximity to the roadside is likely to be a detractor, as PRow users are likely to be focussed on road safety rather than their experience of the landscape.	The Site is within the AONB and is therefore assessed as <b>High</b> .	On balance, the sensitivity of the view is considered to be <b>medium</b> , as the rural setting of the PRow contributes to the receptors experience along the route. but due to the close proximity to Briton's Lane, there are some detracting features within view.	During the construction phase there will be some visual disturbance to the skyline with larger vehicles/plant which will be visible across the field above the Site boundary hedgerows.  The construction activities associated with the Development will be readily noticeable and change the view's composition but, due to being in the middle distance, will not dominate the experience and the extended appreciation of Sheringham Wood and Old Wood as background features..	At Year 1 the structures, buildings and tall features of the Development at 2.65m will be visible in the view. The existing hedgerows and new planting around the boundaries of the Site will be barely discernible, as this has yet to mature.  There will be vehicle activity, including noise and disturbance associated with the Site's operation which will be perceptible from the viewpoint.	By Year 15 the existing hedgerow along the east boundary of the Site will have established and the new small tree planting within this section of hedgerow will provide screening of the Development during the summer season. In the winter season, the tall structures such as the containers and Site welfare buildings may be visible through the open branch structure of the small tree cover. The line of new trees along the east boundary of the Site will also be discernible features above the line of the existing hedgerow, and will be progressing to full maturity.  The mature/maturing vegetation will complement that already in the scene, and will be appropriate to the character of the area.
Medium	High	Medium	Medium, Adverse	Medium, Adverse	Small-Negligible, Beneficial
<b>Level of Effect</b>			<b>Moderate</b>	<b>Moderate</b>	<b>Minor-Negligible</b>

Table 9: Viewpoint Assessments


Viewpoint V3 – A148					
<p><b>Viewpoint Baseline:</b></p> <p>The view is located on the verge of the A148 looking towards the Site in a north-westerly direction. The carriageway of the A148 is clearly visible in the foreground to the left of the view.</p> <p>There will be visibility of the Site from this location, however there is intermittent existing vegetation along the northern verge of the old Holt Road which will provide some screening of the Site, especially in the summer season.</p> <p>Along the skyline, and in the background, the Site is set in the context of woodland at Marlpit Plantation, Old Wood and the Hilltop Outdoor Centre. This woodland is a prevalent characteristic of the landscape.</p> <p>The existing recycling facility is not visible in the view.</p> <p><b>Receptors:</b></p> <p>This viewpoint is representative of views available to people travelling westward along the A148. Those traveling east will have the Site behind them.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
<p>Motorists travelling along the A148 are typically a range of road users travelling between Cromer, Sheringham and Holt. Views would be experienced by users of the road and typically travelling at the speed limit (50mph), where focus is on the road ahead and the view would be seen obliquely as part of the wider landscape. Whilst motorist using the junction (or waiting behind others to do so) will be stationary, they will be focussed on the traffic, not the view. Susceptibility to change is therefore considered to be <b>Low</b> for road users.</p>	<p>The Site is within the AONB and is therefore assessed as <b>High</b>.</p>	<p>The sensitivity of the view is considered to be <b>Medium</b>, as although there is a rural quality to the view the main road and the proximity to the junction with Britons Lane significantly reduces the receptors' sensitivity.</p>	<p>During the construction phase there may be some visual disruption to the skyline with larger vehicles/plant which may be glimpsed across the field through the existing open hedgerow.. This view, however, will be fleeting as vehicles will be travelling at speed and concentrating on road conditions and other traffic.</p> <p>Whilst the construction activities would be a noticeable feature of the view, it would not constitute an extensive proportion. The construction activities would be noticeable in the context of the wooded backdrop, albeit relatively fleetingly. The magnitude of change is considered to be <b>Small</b>.</p>	<p>At Year 1, there will be views of the Development through the intermittent roadside vegetation and above the eastern boundary hedgerow to the Site. The associated structures, buildings, containers and features of the Development will contrast with the background of the woodland. There will be activity associated with the daily operation of the Development.</p> <p>It is considered the Development would result in a <b>Medium</b> magnitude of change.</p>	<p>By Year 15 the existing hedgerow along the east boundary of the Site will have established and the new tree planting within this section of hedgerow will provide screening of the Development during the summer season. In the winter season, the tall structures such as the containers and Site welfare buildings may be visible through the open branch structure of the tree cover.</p> <p>Furthermore there will be trees which will have exceeded this and will continue to grow to provide a new landscape feature to complement the generally wooded character surrounding the Site.</p> <p>It is considered that with the effect of the mature and maturing vegetation, will compliment that already in the scene at Year 15.</p>
Low	High	Medium	Small, Adverse	Medium, Adverse	Small-Negligible, Beneficial
<b>Level of Effect</b>			<b>Minor</b>	<b>Moderate</b>	<b>Minor-Negligible</b>

Table 10: Viewpoint Assessments


Viewpoint V4 – PRow Footpath, East Beckham FP4					
<p><b>Viewpoint Baseline:</b></p> <p>The view is located on the public footpath East Beckham FP4 looking north towards the Site from a higher elevation (approximately 90m AOD) in the landform. In the foreground is an agricultural field, currently used for pig rearing with its associated various structures and sties.</p> <p>The view is bisected by the A148, the line marked by hedging and plantation, however the vegetation is not continuous and vehicles can be seen passing east/west and west/east across the view.</p> <p>Part of the Site can be seen through the gap in the vegetation, and in the photograph this is seen as a light-coloured field area.</p> <p>The skyline is defined by woodland backdrop at Old Wood and the Hilltop Outdoor Centre, which appears to envelop the Site.</p> <p>The existing recycling facility is not visible in the view.</p> <p><b>Receptors:</b></p> <p>This viewpoint is representative of views available to public footpath users. At times the views are direct, but more generally they are oblique since the footpath takes a ‘dog-leg’ alignment.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Views would be experienced by users of the public footpath within a protected landscape where views of the surroundings are an important contributor to the experience. Susceptibility to change is therefore considered to be <b>High</b> .	The Site is within the AONB and is therefore assessed as <b>High</b> .	Overall, the sensitivity of the view is considered to be <b>Medium</b> as, whilst in the AONB, the presence of the A148 is a discordant feature with both visual and aural distractions from movement and noise.	<p>Activity related to the construction phase will be visible, but only through the gap in the existing plantations that border the A148.</p> <p>The Site will form only a small portion of the view, and there is already vehicular activity along the A148 which is a detractor.</p> <p>Magnitude of change is considered to be <b>Small</b>, temporary and reversible.</p>	<p>At Year 1, once constructed there will be glimpses of the Development through the gap between the plantations that border the A148.</p> <p>It may be possible to see some on-Site activity, but the existing vehicular movements along the A148 will continue to be a distraction from this location.</p> <p>It is considered that the Development would constitute a <b>Small</b> magnitude as, whilst it only occupies a small portion of the view, it would introduce a new discordant feature that is not currently typical to this landscape.</p>	<p>By Year 15, the younger plantation along the A148 will have matured further and will be more prominent in the mid view. This plantation will reduce the visibility of the Development slightly, but not completely. Due to the arrangement of the Development there will be planting along the frontage that will be able to grow up to screen the Development, and reduce its presence in the view..</p> <p>It is considered that the Development would constitute a <b>Negligible</b> magnitude as, it only occupies a small portion of the view. The Development would introduce a new discordant feature, the new planting along the southern boundary will assist with mitigation..</p>
High	High	Medium	Small, Adverse	Small, Adverse	Negligible, Neutral
<b>Level of Effect</b>			<b>Minor</b>	<b>Minor</b>	<b>Negligible</b>

Table 11: Viewpoint Assessments


Viewpoint V5 – Holt Road					
<p><b>Viewpoint Baseline:</b></p> <p>The view is located on the former line of the Holt Road, which is by-passed by the new alignment of the A148 and looks towards the Site in an easterly direction.</p> <p>Part of the Site can be seen along the ‘tunnel’ of woodland vegetation that borders the former Holt Road.</p> <p>Beyond the Site small sections of fields and further woodland is just visible.</p> <p>The existing recycling facility is not visible in the view.</p> <p><b>Receptors:</b></p> <p>This viewpoint is representative of views available to road users accessing the existing recycling facility or users of the Hilltop Outdoor Centre which has its access from this section of road.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
<p>Views would be experienced primarily by users of the existing recycling facility, or the activity centre. Susceptibility to change is therefore considered to be <b>Low</b>.</p> <p>Any pedestrians along the former Holt Road will also be aware of the distracting influence of the noise from traffic using the A148.</p>	<p>The Site is within the AONB and is therefore assessed as <b>High</b>.</p>	<p>Overall, the sensitivity of the view is considered to be <b>Medium</b> as, whilst in the AONB, the view is not the reason for receptors to be there and to appreciate the landscape.</p>	<p>Activity related to the construction phase will be visible at the end of the tunnel of vegetation and will become a framed vista, especially with the removal of roadside vegetation to facilitate the works.</p> <p>The Development will form only a small portion of the view, but it will be a focus due to the tunnelling effect of the existing vegetation.. It is considered therefore that the magnitude of change is considered to be <b>Medium</b>.</p>	<p>At year 1, the Development will result in uncharacteristic elements within the framed view. The nature of the Development layout is such that the frontage will be planted, but the new trees and hedgerow will have not yet had time to establish and mature.</p> <p>The Site will form only a small portion of the view, but it will be a focus and be framed by the tunnelling effect of the existing vegetation– although only briefly. It is considered therefore that the magnitude of change is considered to be <b>Medium</b>.</p>	<p>By Year 15, the planting on the Site will have established. Whilst there is some planting along the Site frontage the trees planted in the biofiltration units will have established and will provide some screening. It will not be possible to fully screen the Development from this view, but the new trees along the Site frontage will assist with screening and the development will occupy only a small portion of the view.</p> <p>In light of the trees’ anticipated contribution, the magnitude is expected to remain as <b>Small</b>.</p>
Low	High	Medium	Medium, Adverse	Medium, Adverse	Small, Adverse
<b>Level of Effect</b>			<b>Moderate</b>	<b>Moderate</b>	<b>Minor</b>

Table 12: Viewpoint Assessments




Viewpoint V6 – PRow Footpath, Upper Sheringham FP2					
<p><b>Viewpoint Baseline:</b></p> <p>The view is situated on the public footpath within Old Wood close to the Hilltop Outdoor Centre and is looking in an south-east direction towards the Site.</p> <p>The Site is not visible from this view due to the woodland vegetation.</p> <p><b>Receptors:</b></p> <p>This viewpoint is representative of views available to users of the public footpath and recreational visitors to Old Wood, a Woodland Trust woodland open to the public at all times.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
Views would be experienced primarily by recreational users of the woodland. Susceptibility to change is therefore considered to be <b>High</b> .	The Site is within the AONB and is therefore assessed as <b>High</b> .	Overall, the sensitivity of the view is considered to be <b>Medium</b> as, whilst in the AONB, the view is not the reason for receptors to be there.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.
High	High	Medium	No Change, Neutral	No Change, Neutral	No Change, Neutral
<b>Level of Effect</b>			<b>No Effect</b>	<b>No Effect</b>	<b>No Effect</b>

Table 13: Viewpoint Assessments

Viewpoint V7 - Pretty Corner Woods					
<p><b>Viewpoint Baseline:</b> This view is taken from a locally promoted vantage point, that has views to the North Sea. The view to the Site is in a south east direction, and is opposite to the sea view.</p> <p>The Site is not visible from this view due to the woodland vegetation.</p> <p><b>Receptors:</b> This viewpoint is representative of views available to visitors leaving the promoted scenic view.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
View will be experienced by users of the National Trail, and visitors specifically to Beeston Bump, a locally-promoted point of interest and recognised viewpoint and as such the susceptibility to change is considered to be <b>High</b> .	Whilst the Site is outside of the local AONB designation, it is situated on a National Trail and is recognised as a scenic viewpoint; as such the value is considered to be <b>High</b> .	Overall, the sensitivity of the view is considered to be <b>High</b> due to the due to the high susceptibility, high value, and for the fact that the view is an important reason for many people being there.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.
High	High	High	No Change, Neutral	No Change, Neutral	No Change, Neutral
<b>Level of Effect</b>			<b>No Effect</b>	<b>No Effect</b>	<b>No Effect</b>



**Table 14: Viewpoint Assessments**

Viewpoint V8 – Beeston Hill					
<p><b>Viewpoint Baseline:</b></p> <p>This view is from Beeston Hill, also known as Beeston Bump. It a recognised viewpoint along the Norfolk Coast Path, a national trail. The viewpoint offers 360° panoramic views. The view is looking southwards and includes the settlement of Beeston Regis along with the eastern fringe of Sheringham and the land rising towards the Site, which is just beyond the skyline.</p> <p>The Site is not visible from this view due to the woodland vegetation on the skyline.</p> <p><b>Receptors:</b></p> <p>This specific viewpoint illustrates the view from the recognised viewpoint on the national trail.</p>					
Receptor susceptibility to change	Value of view	Sensitivity	Construction Magnitude of Change	Operation Magnitude of Change Year 1	Operation Magnitude of Change Year 15
View will be experienced by users of the National Trail, and visitors specifically to Beeston Bump, a locally-promoted point of interest and recognised viewpoint and as such the susceptibility to change is considered to be <b>High</b>	Whilst the Site is outside of the local AONB designation, it is situated o a National Trail and is recognised as a scenic viewpoint; as such the value is considered to be <b>High</b> .	Overall, the sensitivity of the view is considered to be <b>High</b> due to the due to the high susceptibility, high value, and for the fact that the view is an important reason for many people being there.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.	The Site will not be visible , so there will be <b>No Change</b> to the existing view.
High	High	High	No Change, Neutral	No Change, Neutral	No Change, Neutral
<b>Level of Effect</b>			<b>No Effect</b>	<b>No Effect</b>	<b>No Effect</b>

### 8.3 Appraisal of Visual Effects on Residential Receptors

8.3.1 Based on the baseline assessment, Site survey and field work carried out, it has been determined that there will be no visibility of the Development across the 1 km Study Area from residential receptors. The sensitivity of the residential receptors is assessed as **High** in each case and the Level of Visual Effects are assessed in **Table 15** below.

**Table 15 – Residential Receptor Assessments**

Residential Receptor	Magnitude of Change	Level of visual effect
Dwellings at 'Sheringwood' to the north of the Site,	Due to intervening vegetation, there will be no visibility of the Development from properties at 'Sheringwood'. There is therefore <b>No Change</b> to the existing view.	No Effect
Dwellings at Britons Lane, to the north east of the Site.	Due to intervening landform and vegetation, there will be no visibility of the Development from properties at Britons Lane. There is therefore <b>No Change</b> to the existing view.	No Effect
Dwellings along the A148 from Aylmerton Hall eastwards to the Sandy Lane junction,	Due to intervening vegetation, there will be no visibility of the Development from properties along the A148. There is therefore <b>No Change</b> to the existing view.	No Effect

## 9 Conclusions

### 9.1 Summary

- 9.1.1 The Development comprises a new recycling centre to complement the Norfolk County Council (NCC) expanding network of recycling centres across the county. This LVA is prepared to support a full planning application and includes an appraisal of the landscape and visual effects during the operation, following completion (operation Years 1 and 15) and decommissioning of the Development.
- 9.1.2 The Zone of Theoretical Visibility (ZTV) mapping and supporting desk and field-based survey work has identified a study area of 1km radius from the boundary of the Site (the '1km Study Area'), with an initial study area of up to 2.5km (the '2.5km Study Area') in order to include Beeston Hill/Beeston Bump.
- 9.1.3 The Development includes a reuse shop (with photovoltaic panels) to divert material from disposal or recycling in line with the waste hierarchy and upgrade access will be provided to reduce the likelihood of queuing on to the highway.
- 9.1.4 As well as the proposed infrastructure, the Development will include embedded landscape mitigation measures to help with the assimilation of the recycling facility within the surrounding landscape. The Site falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the landscape mitigation will be designed and managed to address any potential effects on this designated landscape.
- 9.1.5 In terms of effects on the Landscape Receptors (Landscape Character Area GR1: Wooded Glacial Cromer Ridge and AONB Landscape Character Area WP2: Holt to Cromer Woodland with Parkland), the impacts of the Development for the Site would give rise to **Moderate Adverse** effects at Year 1, reducing to **Moderate-Minor Adverse** effects at Year 15. This is due to the relatively low-level nature of the Development within a surrounding flat landscape which supports a strong structure of landscape features such as woodland, trees and hedgerows. It is anticipated that landscape effects resulting from the Development would be limited to areas in close proximity to the Development at a localised level.
- 9.1.6 In terms of effects on the Visual Receptors, eight viewpoints were selected and the subsequent fieldwork identified from four of these viewpoints (V1, V6, V7 and V8) there would be no visibility. With V2: Public Bridleway, Beeston Regis BR10/Britons Lane there would be **Moderate Adverse** effects, but this would reduce to **Minor-Negligible Beneficial** effects with the embedded mitigation. It is anticipated that visual effects resulting from the Development would be limited to areas in close proximity to the Development at a localised level from the remaining viewpoints V3: A148, V4: PRow Footpath, East Beckam FP4 and V5: Holt Road.
- 9.1.7 The immediate context to the Site is capable of some change. This ability to accept change is due to the wide mix of woodland types that are jumbled together to form a cohesive area of woodland that extends along the Cromer Ridge. The presence of this woodland in the farmed landscape, along with the low-level nature of the Development would have a key role in reducing the magnitude of change and in mitigating the presence of the Development in the AONB to an acceptable level in planning terms.
- 9.1.8 Settlements such as High Kelling and Sheringwood have been 'planted' within these jumbled woodland areas and over former common land during the early C20<sup>th</sup>. These settlements have subsequently grown, but their diminished presence in the farmed landscape is testament to the woodland that helps with their assimilation into the surrounding AONB. The Development would bring forward proposed mitigation, that over time would have beneficial effects through creating new landscape features such as hedgerows and tree groups. These features would

assimilate with these cohesive areas of woodland and in same manner as the 'planted' settlements and 'plotlands', the Development would benefit from having a comfortable presence in the landscape. This woodland and mature tree cover forms part of the distinctive landscape settings of Holt and Sheringham as well as the unique C20th 'plotland' settlements of High Kelling, Alymerton and Sheringwood and the Development would not affect the function and purpose of this woodland and its inherent sensitivity as a key feature of the AONB.

**Appendix A**

**LVA FIGURES 1 TO 10 & LANDSCAPE MITIGATION PLAN**

**Appendix B ILLUSTRATIVE VIEWPOINT PHOTOGRAPHY FIGURES 11 TO 18**



