



West Winch Housing Access Road

Environmental Statement Chapter 9: Landscape and Visual Impact Assessment

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Document Reference: NCC/3.09.00

Version Number: 01

Date: November 2023



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Glossary of Abbreviations and Defined Terms

Abbreviation	Description
EA	Environment Agency
ELC	European Landscape Convention
GLVIA3	Guidelines For Landscape and Visual Impact Assessment 3rd edition
LVIA	Landscape and Visual Impact Assessment
PSS	Proposed Scheme Site
CDS	Cumulative Development Site
IEMA	Institute for Environmental Management and Assessment
EIA	Environmental Impact Assessment
ES	Environmental Statement
NPPF	National Planning Policy Framework
ZTV	Zone of Theoretical Visibility
DTM	Digital Terrain Model
HAR	Housing Access Road



1 Introduction

- 1.1.1 This chapter reports the outcome of the assessment of likely significant effects upon the landscape and visual receptors arising from the construction and operation of the Proposed Scheme.
- 1.1.2 This chapter (and its associated figures and appendices) is intended to be read as part of the wider Environmental Statement (ES), with particular reference to **Chapter 7: Archaeology and Heritage** and **Chapter 8: Ecology**.
- 1.1.3 Additional supporting information is presented in **Appendices 9.1 – 9.5**.

2 Legislative Framework, Policy and Guidance

2.1 Legislative Framework

- 2.1.1 The UK is a signatory to the European Landscape Convention (ELC) (Council of Europe, 2000) which was ratified in 2006 and became binding in the UK from 1 March 2007. The Convention is not an EU Directive, rather countries that ratify the Convention make a commitment to upholding the principles it contains within the context of their own domestic legal and policy frameworks.
- 2.1.2 There is no UK legislation specifically covering Landscape or Visual Amenity, but the spirit of the ELC is carried through in planning policy.
- 2.1.3 Landscape is defined in the ELC as:
- 2.1.4 *‘an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.’*
- 2.1.5 Furthermore, it recognises that all landscapes are potentially important, irrespective of location or condition – signatories acknowledge:
- ‘... that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well*



as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday area’.

Policy

2.1.6 A brief summary of relevant planning policy follows below.

National Planning Policy Framework

2.1.7 A revision of the National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023) was published in December 2023.

2.1.8 The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides an overarching framework within which locally prepared plans should be produced.

2.1.9 Section 9 of the NPPF specifically deals with sustainable transport.

2.1.10 Para 108 states:

‘Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) the potential impacts of development on transport networks can be addressed;

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

c) opportunities to promote walking, cycling and public transport use are identified and pursued;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and



e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'

2.1.11 Additional relevant paragraphs are listed below.

2.1.12 Para 106 states:

Planning policies should:

a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;

b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;

c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;

d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

e) provide for any large scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements.'

2.1.13 Section 15 of the NPPF deals specifically with the conservation and enhancement of the natural environment.

2.1.14 Para 180 states:



'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;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

2.2 Regional Planning Policy

2.2.1 The *King's Lynn and West Norfolk Borough Council Local Development Framework – Core Strategy* (King's Lynn and West Norfolk Borough Council , 2011) sets out the spatial and planning framework for all development within the Borough until 2026.

Policy CS06: Development in Rural Areas

2.2.2 The strategy for rural areas is to:

- promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;
- maintain local character and a high quality environment;
- focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02;
- ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.



Policy CS11: Transport

'The Council will work with partner organisations (including the Regional Transport Board, Highways Agency, public transport operators, Network Rail, Norfolk County Council and neighbouring authorities) to deliver a sustainable transport network which improves connectivity within and beyond the borough, and reinforcing the role of King's Lynn as a regional transport node, so as to:

- facilitate and support the regeneration and development priorities as identified in Policy CS01 Spatial Strategy;
- foster economic growth and investment;
- improve accessibility for all.

2.2.3 Priority will be given to:

- Improving the strategic networks serving passenger and freight movements to, from and through the borough (including via the port) and including the introduction of measures to reduce congestion, and improve reliability and safety of travel within the A10, A17, A134, and A47(T)/A148/9 corridors. This will include seeking:
 - Bypasses for Middleton and East Winch, and West Winch; and junction improvements at key interchanges including A47(T)/A149;
 - Improvements to rail infrastructure, facilities, and services on the King's Lynn to Cambridge/King's Cross rail line, aimed at achieving better frequency and quality of travel (potential environmental impacts will be assessed as part of the development of any scheme).'

Policy CS12: Environmental Assets

'Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity Proposals to protect and enhance our historic



environment and landscape character, biodiversity and geodiversity will be encouraged and supported.

2.2.4 The Borough Council will work with partners to ensure an integrated network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to:

- meet the environmental, social and economic needs of local communities and the wider borough;
- create a high quality environment for biodiversity and geodiversity to flourish;
- provide opportunities for species to adapt to the impacts of climate change;
- contribute to an improved quality of life for current and future residents and visitors;
- areas identified as being deficient in multi-functional green space will be targeted;
- the incorporation of Sustainable Drainage Systems with new development will also be promoted to encourage new habitats.'

Character Assessment

'Proposals for development will be informed by, and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.'



2.3 Local Planning Policy

2.3.1 Policies from North Runcton and West Winch Neighbourhood Plan

(2017) (West Norfolk Borough Council, 2007)

2.3.2 The *North Runcton and West Winch Neighbourhood Plan* sets out future planning policy within the North Runcton and West Winch areas.

2.3.3 The Plan sets out a number of overarching policy objectives that must be considered in all planning applications within the area. These are listed below:

- 'retain views to open farmland and the wider countryside
- ensure new development provides for access to 'rural' paths and 'natural' landscapes
- ensure 'rural' elements in the landscape including large trees, native hedgerows, grass road verges and managed ditches are sustainably retained
- ensure that new development is sensitively integrated into the existing rural setting – with special consideration for development boundaries adjacent to open countryside.'

2.3.4 The report goes on to set out a number of more specific policies that are of relevance to the landscape and visual aspects of the Proposed Scheme, excerpts from a selection of these are listed below:

Policy WA01: Protecting sites of local value

'Where development proposals come forward that could directly or indirectly impact on these assets, a sequential approach shall be applied to their protection:

- *first, and most preferable, retain, enhance and create sustainable features of these assets;*



- *second, mitigate potential adverse impacts to them – including consideration of secondary impacts such as pollution, changes to drainage, visitor pressures and severance of ecological corridors;*
- *as a last resort, adequately compensate for the loss or degradation of these features and their ecological value, where it is concluded that such losses and adverse impacts are inevitable and unavoidable.'*

Policy WA03: Protecting and replacing natural features

'Where a site includes trees, hedges, ponds, ditches, banks, established grassland or other natural landscape features, planning applications shall be supported when they are accompanied by:

- *Professional survey reports undertaken to the appropriate standards (e.g. in 2016 – arboricultural reports to BS5837:2012 and ecological reports to BS42020:2013) identifying the landscape and biodiversity features of value on and adjoining the subject site.*
- *Plans showing how the subsequent layout and design of the development has been informed by the survey.*
- *Management plans to show how these features will be protected and sustained for the long term in the new environment, or indicate how features to be lost will be adequately compensated.*

Where features will be lost, compensatory provision will be required. Where the developer cannot replace such features within the application site, a negotiated contribution shall be made to a BCKLWN administered fund that will provide for habitat provision and open space management within the Neighbourhood Plan area.

New landscaping schemes should provide a varied, robust and sustainable species selection – considering factors such as the impact of future climate change and new pests and diseases. Provision for biodiversity such as bat and bird boxes will be strongly supported.'



Policy WA05: Providing GI management resources.

'Applications will be supported where they provide robust arrangements for the future maintenance of all new green infrastructure areas and features (including, but not necessarily limited to, public open space, new habitat provision, surface drainage infrastructure, landscape mitigation areas, pedestrian and cycle paths and related furniture and structures). Where necessary there will be a requirement for future maintenance to be funded for 15 years.'

Policy WA07: Design to protect and enhance local character

'Development proposals shall recognise, sustain and develop the distinctive village characteristics of the existing neighbourhoods in relation to building design, spatial layout, height, density, scale, lighting and use of materials.'

This means:

- New residential development shall generally be no more than 2 storeys in height, unless justified by the immediate surroundings and setting, and of exemplary design.*
- Materials used in the construction of dwellings, including boundary design, shall be high quality and respond positively to the characteristics of existing properties. The use of traditional local building materials (local brick types, carrstone, pantile) will be strongly supported. Proposals will be supported when they demonstrate how design detail has been fully considered to ensure good visual outcomes, e.g. that the potential impact of parked cars, meter boxes, downpipes, aerials and dishes, overhead services and the like have all been minimised.*
- Boundary demarcation should embrace 'rural' character, e.g. by using hedging consisting of mixed native species (hawthorn, blackthorn, field maple, hazel, holly, etc.). Unsympathetic boundary design (e.g. unmitigated security railings or Leylandii hedging) will not be supported.*



- *Where possible, adequate space should be made for the establishment of larger tree species (as opposed to smaller trees and shrubs) so as to provide more significant amenity value over time.*
- *Night lighting should be restricted to essential public spaces, corridors and road junctions. All street lighting and other external building and space lighting should be designed to minimise light spillage and energy wastage.*
- *Demonstrating an adequate level of privacy and protection from noise in relation to neighbouring properties and public spaces..'*

Policy GA03: Ensuring transport infrastructure

'For the purpose of the West Winch Growth Area, infrastructure will be delivered in line with an Infrastructure Delivery Plan adopted by the Borough Council to which all major development proposals will be required to adhere to by planning condition and/or Section 106 Legal Agreement.

- *Development proposals coming forward as part of the West Winch Growth Area will be supported, subject to the proposals being consistent with the Infrastructure Delivery Plan and/or a comprehensive transport strategy which should include:*
- *The detailed route and design of the new 'relief road' and associated required improvements to the Hardwick interchange.*
- *A programme for delivery of the 'relief road' and other required local road improvements that will maintain a functioning, safe local road system throughout development of the 'growth area', whilst minimising congestion and disruption to local residents and the local economy.'*

Policy GA04: Design of 'relief road'

'In designing the proposed relief road, the following design elements should be included where possible:



- *A roundabout or similar 'free flow' junction at Gravelhill Lane to eradicate congestion and queues and to provide safe local access to the A10/relief road.*
- *Rectory Lane and Chequers Lane to remain as through roads and incorporate safe cycle and pedestrian crossings.*
- *Cycle and/or pedestrian paths to be provided on both sides of the relief road corridor and these should be generally separated from the road carriageway by a sustainable soft landscape strip (grass verge, hedge, tree planting – or preferably a mix of all three).*
- *Appropriate safe cycle and pedestrian crossing points to be provided at regular intervals along the road – and specially to link desire lines between local centres, recreational facilities and public transport nodes. Safe wildlife crossings should also be considered.*
- *The design should fully integrate environmental impact mitigation features – especially ensuring that existing and proposed settlement is mitigated from traffic noise and night lighting impacts. Night lighting should be minimised, especially in sections adjacent to an agricultural backdrop. The road surface should be designed to minimise tyre noise.*
- *A maximum speed of 40 mph for the relief road – but a 30 mph limit may be appropriate and desirable in some sections. The carriageway design should discourage speeding.'*

2.4 Guidance

2.4.1 This Landscape and Visual Assessment (LVIA) has been undertaken in accordance with best practice guidelines for Landscape and Visual Impact Assessment as set out in the following documents:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition, 2013) (The Landscape Institute and The Institute of Environmental Management and Assessment, 2013)



- Design Manual for Roads and Bridges (DMRB) - LA 107 - Landscape and visual effects (Highways England, 2020)
- An Approach to Landscape Character Assessment (Natural England, 2014)

2.5 Consultation, Scope, Methodology and Significance Criteria

Consultation Undertaken to Date

2.5.1 Table 2-1 provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

Table 2-1 – Summary of consultation undertaken

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
GIS & AMT Manager at Borough Council of King's Lynn & West Norfolk	Jason Littleboy	28/04/2023 Email request for latest GIS dataset detailing locations of Tree Preservation Orders.	Dataset supplied by email from Jason Littleboy on 02/05/2023
Natural Environment Team at Norfolk County Council	Emily Smith, Green Infrastructure and Landscape Officer	14th April 2021 Formal request for Scoping Opinion	Confirmation of acceptance of Representative LVIA Viewpoint Locations and 2km Study area
Planning Department at Borough Council of King's Lynn & West Norfolk	Hannah Wood-Handy Principal Town Planner	March 2019 Email indicating proposed Representative LVIA Viewpoint Locations	Email confirmation of Representative LVIA Viewpoint Locations



2.6 Scope of the Assessment

2.6.1 The scope of this assessment has been established through an ongoing scoping process and is in accordance with the Scoping Opinion SCO/2021/0001. Further information can be found in **Chapter 5: Approach to EIA**.

2.6.2 This LVIA considers the following key elements:

- Features of the Proposed Scheme and its context;
- Landscape character, the character of the Proposed Scheme, and its relationship to its surroundings
- Landscape-related planning designations;
- Views towards the Proposed Scheme from a range of local visual receptors; and
- Changes to landscape features, landscape character and views arising as a result of the Proposed Scheme during the Construction Phase and at years 1 and 15 of the Operational Phase.

2.7 Supporting Documents

2.7.1 To provide supporting information for the Assessment process, the following plans have been prepared. These are presented in Chapter 9 - Landscape and Visual - App 1 Landscape Figures - Accessibility:

- Figure 9-1: Site Location Plan;
- Figure 9-2: Landscape Character;
- Figure 9.3: Planning Designations;
- Figure 9.4: Topography;
- Figure 9.5: Zone of Theoretical Visibility and Viewpoint Locations;
- Figure 9.6: Neighbouring Consented Development; and



- Figures 9.7 - 9.14: Viewpoint Photographs.

Extent of the Study area

- 2.7.2 The area of study for the visual assessment is the area from which the Proposed Scheme may be seen (by definition, visual effects can only occur where at least some part of the development is visible). The study area for the landscape assessment is also defined by the area from which the Proposed Scheme may be seen, but the landscape assessment also considers potentially affected landscapes in terms of the character area or unit as a whole, not just the part from which there may be visibility.
- 2.7.3 The first step in the assessment process is therefore to establish this area of visibility, or the 'Zone of Theoretical Visibility' (ZTV). This is informed by the appraiser's understanding of the landform and vegetation of the Proposed Scheme and surrounding area, and professional experience gained from other assessments for this type of development, as well as production of a digital ZTV.
- 2.7.4 The digital ZTV has been produced by computer modelling. The high point of the Proposed Scheme is overlain on a digital terrain model (DTM) and computer generated 'lines of sight' are created to show what can be seen from this point and thus the places from which the Proposed Scheme may be theoretically visible.
- 2.7.5 **Figure 9.5: Zone of Theoretical Visibility and Viewpoint Locations** shows the ZTV: the theoretical visibility of the Proposed Scheme. The ZTV shows a 'worst case scenario' i.e. in a 'bare ground' situation (no allowance for screening from buildings or vegetation).
- 2.7.6 The ZTV has been produced from the notional centre line of the proposed route of the West Winch Housing Access Road (WWHAR), viewed from a typical eye-height of 1.6m above ground level.
- 2.7.7 In line with the findings set out in the Scoping Report (**Appendix 1.1**), it is considered that landscape and visual effects arising from the Proposed



Scheme could be discerned up to 2km from the PSS; but beyond that, those effects would be difficult to perceive and therefore the study area for this LVIA has been defined as a 2km radius from the Proposed Scheme boundary.

2.8 Representative Viewpoints

2.8.1 The results of the ZTV and desk-based analysis of the study area have been used to identify a number of publicly accessible representative viewpoints, from a range of distances and directions to offer a representative sample of visibility of the Proposed Scheme from key visual receptors. The actual level of visibility has then been verified during the site visit and potential viewpoints retained or discarded accordingly, leaving fourteen viewpoints to be taken forward for the assessment. These viewpoints have been agreed with the Natural Environment Team at Norfolk County Council and the Planning Department at Borough Council of King's Lynn & West Norfolk during the Scoping process.

2.9 Method of Baseline Data Collation

Desk Study

2.9.1 The desktop study comprises the collation and review of published background information relating to the Proposed Scheme and surrounding context. This includes a review of landscape planning policy and the landscape character of the study area, as well as information on statutory and non-statutory landscape designations, and any consented neighbouring development that might contribute to cumulative landscape effects.

Sources of baseline information

2.9.2 Sources of baseline data are summarised in Table 2-2 below:

Table 2-2 – Baseline information sources

Baseline Topic	Data Source
Guidance	<p><i>European Landscape Convention</i> (Council of Europe, 2000) Available at: European Landscape Convention [Accessed 22.02.23]</p> <p><i>Design Manual for Roads and Bridges - LA 107 Landscape and visual effects</i> (Highways England, 2020) Available at: Design Manual for Roads and Bridges - LA 107 Landscape and visual effects [Accessed 22.02.23]</p> <p><i>Technical Guidance Note 6/19 Visual Representation of Development Proposals</i> (The Landscape Institute, 2019) Available at: Technical Guidance Note 6/19 Visual Representation of Development Proposals [Accessed 22.02.23]</p> <p><i>Guidelines for Landscape and Visual Impact Assessment (GLVIA)</i> (3rd edition ed.) (The Landscape Institute and The Institute of Environmental Management and Assessment, 2013) Not available on-line</p> <p>An Approach to Landscape Character Assessment, Second Version. (Natural England, 2014) Available at: An Approach to Landscape Character Assessment, Second Version [Accessed 22.02.23]</p>
National Planning Policy	<p>UK Government - <i>National Planning Policy Framework (NPPF)</i> (Department for Levelling Up, Housing and Communities, 2023) Available at: National Planning Policy Framework (NPPF) [Accessed 20.12.23]</p>

Baseline Topic	Data Source
Local Planning Policy	<p><i>Local Development Framework - Core Strategy</i> (2011) (King's Lynn and West Norfolk Borough Council , 2011) Available at: Local Development Framework - Core Strategy [Accessed 22.02.23]</p> <p><i>Local Development Framework – Local Plan (review)</i> (Borough Council of Kings Lynn and West Norfolk, 2021) Available at: Local Development Framework – Local Plan (review) [Accessed 22.02.23]</p> <p>North Runcton and West Winch Neighbourhood Plan (West Norfolk Borough Council, 2007) Available at: North Runcton and West Winch Neighbourhood Plan [Accessed 22.02.23]</p> <p>Growth Area Framework Masterplan - Supplementary Planning Document. (Borough Council of King's Lynn and West Norfolk, 2022) Available at: Growth Area Framework Masterplan - Supplementary Planning Document [Accessed 22.02.23]</p>

Baseline Topic	Data Source
Registered Parks and Gardens, Listed Buildings and Scheduled Monuments	<p>Natural England, 2023. '<i>Magic</i>' [online] Available at: 'Magic' [online] [Accessed 22.02.23]</p> <p>Historic England, 2023. '<i>Search the List</i>' [online] Available at: 'Search the List' [online] [Accessed 22.02.23]</p> <p>Listed Buildings and Scheduled Ancient Monuments in King's Lynn and West Norfolk 11th Edition, July 2022 Available at: Listed Buildings and Scheduled Ancient Monuments in King's Lynn and West Norfolk 11th Edition [Accessed 22.02.23]</p>
Conservation Areas	<p>Norfolk County Council '<i>Conservation Areas</i>' [online] Available at: Norfolk County Council 'Conservation Areas' [online] [Accessed 22.02.23]</p>
Ancient Woodland	<p>Natural England, 2022. '<i>Magic</i>' [online] Available at: 'Magic' [online] [Accessed 22.02.23]</p>

Baseline Topic	Data Source
Public Rights of Way	<p>Norfolk County Council Interactive Map</p> <p>Available at:</p> <p>Norfolk County Council Interactive Map</p> <p>[Accessed 22.02.23]</p> <p>GIS dataset downloaded from:</p> <p>Rowmaps</p> <p>[Accessed 22.02.23]</p>
National Cycle Network	<p>Sustrans, 2022. '<i>National Cycle Network Map</i>' [online]</p> <p>Available at:</p> <p>'National Cycle Network Map' [online]</p> <p>[Accessed 22.02.23]</p>
Local Cycle Network	<p>Norfolk County Council</p> <p>Available at:</p> <p>http://maps.norfolk.gov.uk/highways/#</p> <p>[Accessed 22.02.23]</p>
Landscape Character	<p>National - Natural England, 2023. '<i>National Character Areas</i>' [online]</p> <p>Available at:</p> <p>'National Character Areas' [online]</p> <p>[Accessed 22.02.23]</p> <p>Regional – King's Lynn and West Norfolk Borough Council, 2007 – '<i>King's Lynn and West Norfolk Landscape Character Assessment</i>'</p> <p>Available at:</p> <p>King's Lynn and West Norfolk Landscape Character Assessment</p> <p>[Accessed 22.02.23]</p>

Baseline Topic	Data Source
Tree Preservation Orders	<p>King's Lynn and West Norfolk Borough Council – Tree Preservation Orders [online]</p> <p>Available at:</p> <p>Tree Preservation Orders [online]</p> <p>[Accessed 22.02.23]</p> <p>GIS dataset sourced from King's Lynn and West Norfolk Borough Council</p> <p>Email address: borough.planning@West-Norfolk.gov.uk</p> <p>[Accessed 05.05.2023]</p>



Field Survey

2.9.3 A site visit has been undertaken by a suitably qualified Landscape Architect in March 2023. Weather conditions were clear, with visibility adequate for photography and site work within the study area.

2.9.4 The purpose of the fieldwork is to:

- Gain an understanding of the landscape character of the Proposed Scheme and its context;
- Determine the extent of visibility of the Proposed Scheme, including any existing built structures, and the potential visibility of Proposed Scheme - the actual extent of which is determined by landform, vegetation, and existing / proposed built form;
- Survey and photograph the Study Area to confirm and illustrate visibility of the Proposed Scheme; and
- Identify relevant sensitive receptors.

2.10 Nature of landscape and visual effects

2.10.1 This assessment considers two distinct but closely related aspects: landscape character and visual amenity, as outlined below.

Landscape

2.10.2 The character of the landscape derives from a combination of physical factors, natural processes and human intervention.

2.10.3 Landscape effects are a combination of the physical changes to the fabric of the landscape arising from the Proposed Scheme and from perceptual changes – the way these physical changes alter how the landscape is perceived. The landscape assessment considers the effect of the Proposed Scheme on the landscape as a whole, as well as effects on significant individual elements of the landscape, and effects on characteristic combinations or patterns of elements and how the Proposed Scheme is perceived to affect their character and quality.



2.10.4 Landscape character is generally considered to be a resource in its own right, which exists whether or not there are people present to experience it.

Visual

2.10.5 Visual assessment is concerned with the views that are available to people who may be affected by the Proposed Scheme, and their perception and responses to changes in these views.

2.10.6 Visual effects arise from changes in the composition and character of views available in the area affected. The assessment considers the likely change that would be experienced, including the effects both on specific views and on general visual amenity.

2.10.7 For the purposes of assessment, whilst it is the people living, working, passing through or enjoying recreational activities in the area who actually see the views and enjoy the visual amenity, it is the places they may occupy that are mapped and described as the 'receptors' of the views.

2.11 Assessment Methodology

2.11.1 This LVIA has been carried out in accordance with best practice guidance in relation to LVIA, specifically with reference to the Landscape Institute and IEMA's *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (GLVIA3) (The Landscape Institute and The Institute of Environmental Management and Assessment, 2013)

2.11.2 This assessment has been informed by a desktop study, supplemented by a field survey of the PSS and its surroundings, undertaken by a suitably qualified Landscape Architect in March 2023.

2.11.3 The assessment considers potential effects upon landscape and visual amenity during the following phases of the scheme:

- Construction phase – effects typically associated with loss of vegetation opening up views of incongruent features within the landscape arising from construction activity;



- Year 1 of the operational phase – effects arising from the as-built scheme without the presence of proposed mitigation planting.
- Year 15 of the operational phase - residual effects once proposed mitigation planting has reached a level of maturity where it becomes effective.

2.11.4 A detailed methodology is presented in **Appendix 9.4**.

Sensitivity of Receptors

2.11.5 The sensitivity of landscape and visual receptors is arrived at by separately considering the receptor value and the susceptibility of the receptor to the change proposed.

Landscape Sensitivity

2.11.6 The value of a landscape may be indicated by its designation or recognition through national or local consensus, and/or its quality including cultural associations, scenic or aesthetic qualities, as is indicated through designations such as National Parks, Areas of Outstanding Natural Beauty (AONB) and National Scenic Areas (NSA). The absence of a landscape designation does not preclude an area being considered important. The European Landscape Convention, to which the UK is a signatory, promotes a people-centred approach and the need to take account of all landscapes, not just those that might be considered special. Local value may be indicated by local cultural or natural heritage records, works of art or levels of use.

2.11.7 Landscape susceptibility considers the ability of the receptor to accommodate the specific proposed change and the resulting consequences on the maintenance of the baseline situation. Susceptibility and value are combined such that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity. As noted in GLVIA3, there can be complex relationships between the value attributed to a landscape and its susceptibility to change, which can be particularly important when considering change in designated landscapes.



2.11.8 Landscape sensitivity is graded on a scale of **High**, **Medium** and **Low**, as set out in **Appendix 9.4 - Methodology**.

Visual Sensitivity

2.11.9 Value attributed to visual amenity relates to the level of recognition of the view, from highly celebrated nationally known views to views of no particular recognition. Susceptibility to the proposed change for visual receptors relates to the location of the person and their occupation, such as residents at home being highly susceptible, to low or negligible susceptibility for people using indoor facilities where the nature of the surroundings is irrelevant to their activity.

2.11.10 As with landscape, susceptibility and value are combined to form a judgement about the visual sensitivity of a given receptor. Whilst a valued view may serve to increase the overall sensitivity of a visual receptor, a low value would not necessarily reduce sensitivity. Visual receptors considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are features associated with the value of the view that lead to a reduction in sensitivity.

Assessing Magnitude of Change

2.11.11 The magnitude of landscape and visual change depends on a combination of factors including:

- Size, scale and nature of change in relation to the context;
- The geographical extent of the area influenced; and
- Its duration or reversibility.

2.11.12 Magnitude of change is graded on a scale of **High**, **Medium** and **Low**, **Negligible** and **No Change**, as set out in **Appendix 9.4 - Methodology**.

Level of Effect and Significance

2.11.13 Professional judgement is used to combine sensitivity and magnitude to gauge the level of effect and determine whether it is significant or not, with



a clear rationale for the overall judgement provided. The level of effect (and thus significance) will vary depending on the circumstances, the type and scale of development proposed, the baseline context and other factors.

2.11.14 Effects can be either beneficial or adverse and, in some cases, neutral (neither beneficial nor adverse) and effects assessed as moderate or greater are considered to be significant in terms of the EIA Regulations.

Effect Significance

2.11.15 The following terms have been used to define the significance of the effects identified and apply to both beneficial and adverse effects:

- **Major effect:** effects at this level are material in the decision-making process;
- **Major to Moderate effect:** effects at this level are generally considered to be significant in the decision-making process;
- **Moderate effect:** effects at this level can be considered to be material to decision-making depending on the context;
- **Moderate to Minor effect:** effects at this level are generally considered to not be material in the decision-making process;
- **Minor, Minor to Negligible and Negligible effect:** effects at this level are not material in the decision-making process; and
- **Neutral effect:** no effects or those that are beneath levels of perception.

2.11.16 The matrix in Table 2-3 below illustrates how sensitivity and magnitude of change combine to produce a level of effect.

Table 2-3 – Level of landscape and visual effect

Magnitude	High Sensitivity	Medium Sensitivity	Low Sensitivity
High	Major	Major to Moderate	Moderate to Minor



Magnitude	High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium	Major to Moderate	Moderate	Minor
Low	Moderate to Minor	Minor	Minor/negligible
Negligible	Minor	Minor/negligible	Negligible
No Change	Neutral	Neutral	Neutral

2.12 Landscape and Visual Baseline Context

2.12.1 Statutory and Non-Statutory Designations are shown in **Figure 9.3: Planning Designations**.

2.12.2 Table 2-2 outlines sources of information used. All distances stated in the following section are approximate.

2.13 Baseline Context

Cultural Heritage Assets

2.13.1 Effects on cultural heritage assets are covered separately in **Chapter 7: Archaeology and Heritage**. They are noted here purely in relation to impacts to their setting and as an indicator of aesthetic quality and cultural value. They may be included as visual receptors where they are also visitor attractions.

Register of Historic Parks and Gardens

2.13.2 There are no listed Historic Parks within the Proposed Scheme boundary.

2.13.3 There is one Grade II listed Historic Park within the 2km study area, namely

- The Walks – King's Lynn, 1400m to the north-west.

Conservation Areas

2.13.4 The Proposed Scheme does not lie within a Conservation Area.

2.13.5 There is one Conservation Area within the 2km study area, namely the:

- King's Lynn Conservation Area, 1400m to the north-west.



Scheduled Monuments

2.13.6 There are no Scheduled Monuments within the Proposed Scheme boundary.

2.13.7 There are three Scheduled Monuments located within the 2km study area as listed below:

- King's Lynn Medieval Town Walls, 1400m to the north-west;
- King's Lynn Post Medieval Defences, 1450m to the north-west; and
- Middleton Mount motte and bailey castle, 1800m to the east.

Listed Buildings

2.13.8 There are no Listed Buildings within the Proposed Scheme boundary.

2.13.9 There are a large number of Listed Buildings within the 2km study area. For the purposes of this assessment, those that are located outside the urban context of King's Lynn (with less contained urban setting) are listed in order of proximity below:

- The Old Rectory, North Runcton – Grade II, 20m to the east;
- North Runcton Lodge – Grade II, 350m to the east;
- Church of St Mary, North Runcton – Grade II*, 400m to the west;
- West Winch War Memorial – Grade II, 400m to the west;
- The Gables, Setchey – Grade II, 525m to the south;
- Church of All Saints, North Runcton – Grade I, 650m to the east;
- War Memorial, North Runcton – Grade II, 650m to the east;
- The Mill at TF 6314 1678, West Winch – Grade II, 800m to the west;
- Bull Cottage and Ale House – Grade II, 800m to the south
- Old Dairy Farmhouse at TF 6282 1636, West Winch – Grade II, 900m to the west;



- Bridge House – Grade II, 1100m to the south;
- The Grange – Grade II, 1300m to the south;
- The Old Hall and Dovecote, Middleton – Grade II, 1700m to the east;
and
- Middleton Hall, Lodge, Orangery and Pergola, Grade II – 2000m to the east.

Land Cover

Ancient Woodland

2.13.10 There are no areas of Ancient Woodland within the study area.

Tree Preservation Orders (TPOs)

2.13.11 Whilst there are no TPO's within the PSS boundary, there are a large number of TPO's across the study area. For the purposes of this assessment only those that are located within close proximity to the Proposed Scheme are included. These are listed below:

- 2/TPO/00032 – The Old Rectory, Rectory Lane, North Runcton, adjacent to the eastern Site Boundary;
- 2/TPO/00418 – West Of Lodge Cottage And North Of North Runcton Lodge Cottage, Rectory Lane, North Runcton, 215m to the east;
- 2/TPO/00138 - Land North Of Orchard Cottage South Of North Runcton Lodge, Rectory Lane, North Runcton, 400m to the east;
- 2/TPO/00446 – Woodside, 37 New Road, North Runcton, 375m to the east;
- 2/TPO/00260 – Rosendell, Rectory Lane, West Winch, 150m to the west;
- 2/TPO/00497 - Land North of 48 & 49 Coronation Avenue West Winch, 365m to the west.



Allotments

2.13.12 There are no allotments within the 2km study area.

Green Belt

2.13.13 The Proposed Scheme and study area do not include any Green Belt land.

2.14 Access

2.14.1 Public Rights of Way, Countryside and Rights of Way (CRoW) Act / Common land and Cycle Routes are shown in **Figure 9.3: Planning Designations**.

2.14.2 Access routes are considered within this assessment as visual receptors where there are key views for users of the routes.

CRoW Act Open Access Land and Common Land

2.14.3 There are several areas of registered Common Land within the 2km study area, these are listed below along with their closest proximity to the Proposed Scheme:

- CL110 - Hardwick Narrows, partially within the Proposed Scheme boundary;
- CL311 – Land additional to Hardwick Narrows, partially within the Proposed Scheme boundary;
- CL433 – Land abutting the A47, partially within the Proposed Scheme boundary;
- CL111- Sheepscourse, partially within the Proposed Scheme boundary;
- CL112 – North Runcton Common, adjacent to the eastern boundary;
- CL58 – West Winch Common, 200m to the south-west;
- CL59 – The Pound, 550m to the west;



- CL60 - The piece of land adjacent to the east side of the King's Lynn to Downham Market Road.
- CL113 – Setchey Common to the south of Setch Road, 650m to the south-east; and
- CL434 - Land situated in the Village of North Runcton, 700m to the east.

National Trails

2.14.4 There are no National Trails within the study area.

Long Distance Routes

2.14.5 There are three Long Distance Routes that run through the study area, these are listed below:

- The Nar Valley Way which runs for 33 miles between King's Lynn and Gressenhall Farm, passes approximately 1km to the west of the PSS at its closest point;
- The Cross Norfolk Trail which runs for 96 miles between King's Lynn and Great Yarmouth, passes approximately 1km to the west of the PSS at its closest point; and
- The Fen Rivers Way which runs for 50 miles between King's Lynn and Cambridge, which passes approximately 1950m to the west of the PSS at its closest point.

Public Rights of Way (PRoW)

2.14.6 There are two PRoW that lie partly within the Proposed Scheme boundary, these are:

- North Runcton Bridleway BR4 – which runs north-south between Rectory Lane and Chequers Lane; and
- North Runcton Restricted Byway RB3 – which runs north-south between the A47 Constitution Hill and Rectory Lane.



2.14.7 There are numerous other PRow within the 2km study area. These are listed below, with their closest proximity to and direction from the Proposed Scheme:

- North Runcton Restricted Byway RB6 – which runs between Common Lane and Setch Road, 700m to the east;
- West Winch Restricted Byway RB1 – which runs between Hall Lane and West Winch FP2, 750m to the west;
- West Winch Footpath FP2 – which runs between the A10 at Setchey and Footpath FP1, 500m to the west;
- North Runcton Footpath FP1 - which runs between Beveridge Way and Footpath FP2, 150m to the west;
- North Runcton Restricted Byway RB2 – which runs between the A10 and the junction of Footpath FP1 and Footpath FP2, 500m to the south-west;
- West Winch Footpath FP5 – which runs east-west along the north bank of the River Nar from the A10 at Setchey to the edge of the study area, 1075m to the south;
- Wormegay Footpath FP4 – which runs east-west along the south bank of the River Nar, , 1200m to the south;
- Wormegay Footpath FP5 – which runs east-west along Priory Chase, 1500m to the south;
- King's Lynn Footpath FP26 (forming part of the Nar Valley Way and Cross Norfolk Trail)– which runs north-south along the east bank of the River Nar from Mill Road to Wisbech Road, 1450m to the west;
- King's Lynn Footpath FP27 – which runs north-south along the west bank of the River Nar from Mill Road to Wisbech Road, 975m to the west;;



- King's Lynn Bridleway BR28 – which runs north-south between King's Lynn FP26 and Mill Road 1700m to the west;
- King's Lynn Restricted Byway RB30 – which runs north-south between the A47 and Horsely's Fields, 900m to the west;
- King's Lynn Footpath FP44 – which runs north-south adjacent to Hardwick Industrial Estate, King's Lynn, 950m to the north; and
- King's Lynn Restricted Byway RB31 – which runs north-south between the A149 and Chase Avenue, 850m to the north-west.

Cycle Routes

2.14.8 There are no cycle routes within the Proposed Scheme boundary.

2.14.9 Sustrans National Route 1 - runs along the bank of the River Great Ouse at King's Lynn, 1900m to the west of the Proposed Scheme and there are several National Cycle Network (NCN) link routes connecting with it, mainly centred around King's Lynn.

Highways

2.14.10 There are numerous highways that cross the 2km study area. These are listed below, with their direction from the Proposed Scheme shown.

- A10 which connects King's Lynn with Ely and passes through West Winch to the west, and connects with the Proposed Scheme at the Hardwick Interchange to the north and Setchey to the south;
- Gravelhill Lane, West Winch, which connects with the Proposed Scheme to the south;
- Westland Chase, West Winch, which connects with Gravelhill Lane 15m to the west;
- Long Lane, West Winch 150m to the west;
- Hall Lane, West Winch 550m to the west;
- Watering Lane, West Winch 250m to the north-west;



- Highways within West Winch (south), including Oak Avenue, Southfield Drive, Poplar Road, Pine Tree Chase, Old Kiln, Row Hill, Eller Drive, Blick Close, Orford Place, Sandover Close, Cholmondley Way, Leete Way, Pell Place, Walpole Way, Dohamero Lane, all roads connecting with Hall Lane to the west;
- Highways within West Winch (north), including Orchard Grove, Back Lane, Common Close and Archdale Close;
- Chapel Lane, West Winch, which connects with the A10 575m to the west;
- Rectory Lane, which passes east-west through the Proposed Scheme;
- Chequers Lane, which passes east-west through the Proposed Scheme;
- Coronation Avenue and Freebridge Haven, which connects with Rectory Lane 250m to the west;
- Mill Lane and Millfield Lane to the east of the A10, 600m to the west;
- Regent Avenue and other unnamed roads adjoining the west of the A10;
- Hunters Rise and Willow Drive to the east of the A10;
- A47 at Hardwick, which connects with the Proposed Scheme from the west;
- Hardwick Road, which connects with the Proposed Scheme from the north-west;
- A149, which connects with the Proposed Scheme from the north-east;
- Beveridge Way, which connects with the Proposed Scheme from the west;



- Roads within Hardwick Industrial Estate (south) including Hereford Way, Friesian Way, Enterprise Way, Hodgson Way and Hamlin Way;
- Campbell's Meadow;
- Scania Way;
- Roads within Hardwick Industrial Estate (north) including Hansa Road, Paxman Road, Oldmedow Road, Greenyard Way, Rollesby Road and Denney Road;
- Roads within King's Lynn to the west of Hardwick;
- Roads along the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close;
- All other roads in King's Lynn, within study area;
- Roads in New Road, North Runcton; and
- Roads in North Runcton including Cedar Grove, School Lane and Hall Drive.

Residential Receptors

2.14.11 There are numerous residential receptors within the 2km study area. These are listed below, with their direction from the Proposed Scheme shown.

- Properties along the western side of the A10 at West Winch, between Babingley Place and Mill Lane;
- Properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise;
- Properties on Mill Lane and Millfield Lane to the east of the A10;
- No's 139 – 221 along the eastern side of the A10 / Main Road through West Winch;



- No's 217 – 221 along the eastern side of the A10 / Main Road through West Winch;
- 263 Lynn Road along the eastern side of the A10 through West Winch;
- No's 269 - 271 Lynn Road along the eastern side of the A10 through West Winch;
- No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch;
- Properties on Willow Drive to the east of the A10 / Lynn Road;
- Fern Farm and Fern End Farm to the west of the A10 / Lynn Road;
- No's 380 – 404 along the western side of the A10 / Lynn Road;
- Yew Tree Barn, The Gables and The Bungalow on Setch Road;
- Sunnyside Farm and Beech Farm on Setch Road;
- Properties on the A10 / Lynn Road between Setch Road and Priory Chase;
- Properties to the west of the A10 / Lynn Road to the south of Priory Chase;
- Properties at the eastern end of Gravelhill Lane, Poplar Road and Westland Chase, West Winch;
- 320 Main Road, West Winch;
- Properties on Long Lane, West Winch;
- Properties on Hall Lane, West Winch;
- Properties on Watering Lane, West Winch;
- Properties within West Winch (south), including Oak Avenue, Southfield Drive, Pine Tree Chase, Old Kiln, Row Hill, Eller Drive, Blick Close, Orford Place, Sandover Close, Cholmondley Way, Leete Way,



Pell Place, Walpole Way, Dohamero Lane, all roads connecting with Hall Lane to the west;

- Properties within West Winch (north), including Orchard Grove, Back Lane, Common Close and Archdale Close;
- Properties on Chapel Lane, West Winch;
- Winchley Home on Rectory Lane;
- No's 1 and 2 Rectory Lane;
- No's 19 - 24 Rectory Lane;
- Rosendell on Rectory Lane;
- Glendawn on Rectory Lane;
- Orchard House on Rectory Lane;
- Brook Farm on Rectory Lane;
- Ivy Cottage on Rectory Lane;
- Burwick House on Rectory Lane;
- Properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect;
- Field View on Rectory Lane;
- 48 and 50 Rectory Lane;
- 44 Rectory Lane;
- 42 Rectory Lane;
- 40 Rectory Lane;
- 'The Old Rectory', Rectory Lane;
- 'Gigha', Rectory Lane;



- 32 Rectory Lane;
- 28 and 28a Rectory Lane;
- 57 and 59 Rectory Lane;
- 'Headlands', 55 Rectory Lane;
- 28 and 28a Rectory Lane;
- 26 Rectory Lane;
- 24 - 22 Rectory Lane;
- 'The Rectory', Rectory Lane;
- Properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage;
- Garden House, Lodge Cottage, Red Oaks, Woodside and North Runcton Lodge, on Rectory Lane;
- Properties on the western side of New Road, to the north of Rectory Lane;
- Properties on Cedar Grove, Hall Drive and the eastern side of New Road, to the north of the Cedar Road junction;
- Properties at Fair Green, including those on Hill Road, Paul Drive, Arlington park Road and Station Road;
- Properties within Hall Farm Barns estate to the east of Fair Green;
- Properties to the west of the A10/West Winch Road, north of Willow Drive;
- Properties on Regent Avenue and other unnamed roads adjoining the west of the A10/West Winch Road;
- Properties and residential cul de sacs to the east of the A10, including Babingley Place, Willow Drive and Hunters Rise;



- Properties on Willow Drive to the east of the A10;
- Properties within King's Lynn to the west of Hardwick Industrial Estate and Retail Park;
- Properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close;
- Properties in all other areas of King's Lynn, within study area;
- High Orchard on Chequers Lane;
- Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farm House;.
- Manor Farm Cottages;
- No's 6 – 26 Chequers Lane;
- Southfork Manor, Chequers Lane;
- No's 52 - 56 Common Lane;
- cottages that comprise No's 42 - 50 Common Lane;
- No's 30 - 40 Common Lane;
- No's 35 - 43 Common Lane;
- No's 1 - 33 Common Lane;
- Properties to the east of New Road between School Lane and Cedar Grove;
- Properties on School Lane; and
- Properties on the A47 / Lynn Road to the east of Hill Road.

Leisure and Community Receptors

2.14.12 There are a number of leisure receptors across the 2km study area, these are listed below.



- Users of North Runcton Scout Hut, adjacent to the eastern PSS boundary;
- Users of Buttercups Pre-School, School Lane, North Runcton which is located approximately 800m to the east;
- Users of the King's Lynn Caravan and Camping Park, New Road, North Runcton which is located approximately 425m to the south-east;
- Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn, which is approximately 50m to the west;
- Players and spectators at North Runcton Cricket Club, 425m to the south-east;
- Visitors to Plymouth Brethren Meeting House, West Winch, 175m to the south;
- Visitors to William Burt Social Club, West Winch, 500m to the west;
- Visitors to St Mary's Church, West Winch, approximately 400m to the west;
- Visitors to All Saints Church, North Runcton, approximately 625m to the east; and
- Students and staff at West Winch Primary School, approximately 600m to the west.

Business Receptors

2.14.13 There are several business receptors within the 2km study area, these are listed below.

- Employees at Cool Stak, West Winch, adjacent to the western boundary;



- Employees at businesses within the Garage Lane Industrial Estate, Setchey, 375m to the south;
- Employees at businesses within Hardwick Industrial Estate to the north of the A47, adjacent to the northern boundary;
- Employees at businesses within Hardwick Industrial Estate to the south of the A47, approximately 125m to the west; and
- Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Penguin Foods.

2.15 Designated Landscapes (AONB, AGLV, National Park)

2.15.1 There are no designated landscapes within the study area.

2.16 Landscape Character Areas

2.16.1 The study area has been the subject of a number of Landscape Character Assessments. These are set out in **Figure 9.2 – Landscape Character** and listed below, along with some of their key characteristics.

National Character Areas

2.16.2 The National Character Area (NCA) profiles produced by Natural England provide a classification of landscape character at the national scale.

2.16.3 The study area is located within the following two national character areas:

- NCA 46 – The Fens (Natural England, 2015), which encompasses land to the west of West Winch and Setchey ; and
- NCA 76 – The North West Norfolk (Natural England, 2014), within which Proposed Scheme would be situated.

2.16.4 These areas are characterised as follows:



NCA 46 – The Fens

‘Expansive, flat, open, low-lying wetland landscape influenced by the Wash estuary, and offering extensive vistas to level horizons and huge skies throughout, provides a sense of rural remoteness and tranquility.

Overall, woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts of poplar, willow and occasionally leylandii hedges around farmsteads, and numerous orchards around Wisbech. Various alders, notably grey alder, are also used in shelterbelts and roadside avenues.

The predominant land use is arable – wheat, root crops, bulbs, vegetables and market gardening made possible by actively draining reclaimed land areas. Associated horticultural glasshouses are a significant feature. Beef cattle graze narrow enclosures along the banks of rivers and dykes and on parts of the salt marsh and sea banks.

Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern. The structures create local enclosure and a slightly raised landform, which is mirrored in the road network that largely follows the edges of the system of large fields. The drains and ditches are also an important ecological network important for invertebrates, fish including spined loach, and macrophytes.

The area is very rich in geodiversity and archaeology, with sediments containing evidence for past environmental and climate changes and with high potential for well-preserved waterlogged site remains at the fen edge, within some of the infilled palaeo-rivers and beneath the peat.

Large, built structures exhibit a strong vertical visual influence, such as the 83 m-high octagonal tower of ‘Boston Stump’ (St Botolph’s Church), Ely Cathedral on the highest part of the Isle of Ely dominating its surrounding fen, wind farms and other modern large-scale industrial and agricultural buildings,



while drainage and flood storage structures and embanked rail and road routes interrupt the horizontal fen plain.

Settlements and isolated farmsteads are mostly located on the modestly elevated 'geological islands' and the low, sinuous roddon banks (infilled ancient watercourses within fens). Elsewhere, villages tend to be dispersed ribbon settlements along the main arterial routes through the settled fens, and scattered farms remain as relics of earlier agricultural settlements. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.'

NCA 76 – North West Norfolk

- *'Open, rolling arable landscape, accentuated by the large geometric field pattern of the 18th century and offering frequent long views.*
- *Extensive arable cropping and some areas of mixed farming. Fertile and versatile light soils known as the 'Good Sands' in the east. The arable habitats support nationally important assemblages of farmland birds, including grey partridge and turtle dove.*
- *The shallow dip slope of a low chalk escarpment containing important aquifers slopes west to east, separated from the coastal strip along The Wash by a distinctive scarp slope.*
- *Smaller-scale, intimate pastoral character within river valleys.*
- *Significant belts of mixed woodland and plantation and some remnant heath on the Greensand in the west.*
- *Dominant pattern of large-scale rectangular fields, with well-trimmed hawthorn hedges and mature hedgerow trees (predominantly oak and beech) away from the northern area. Scots pine rows are striking field boundary features in the west.*
- *Rivers are prominent in the west and north of the area where they contribute to a more intimate, pastoral character, with small areas of flood plain grazing marsh.*



- *Evidence of rich archaeological remains and surviving heritage features include barrows, Roman villas and the Roman fort at Blakeney, and medieval moated sites, as well as the ruins of a significant number of priories or abbeys.*
- *Small villages and outlying farms with flint, usually clay-tiled, buildings but some built from distinctive orange sandstone (carstone) and sometimes chalk on the western escarpment, with clunch – an impure variety of chalk - sometimes used further east.*
- *Large estates and country houses, often concealed by tree belts fringing parkland, bring a unified and well-managed quality to the landscape – such as Holkham, Sandringham, Houghton and Raynham.*
- *There is a dispersed settlement pattern, often clustered around a green, common or pond, and linked by a few roads, straight and often with very wide verges, especially in the northern part of the area.'*

2.17 Local Character Types and Areas

2.17.1 At the local scale, the Borough Council of King's Lynn and West Norfolk has undertaken its own Landscape Character Assessment which was published in 2007 (King's Lynn and West Norfolk Borough Council, 2007)

2.17.2 The study area falls within three local character types, which are in turn subdivided into character areas.

- D - The Fens – Settled Inland Marshes
 - D2 - Walpole, Terrington and ClenchWarton, which lies approximately 1950m to the west;
- E – The Fens – Open Inland Marshes,
 - E2 – Saddlebow and Wormegay, which lies approximately 700m to the west;
- G – Farmland with Woodland and Wetland



- *G1 – Bawsey and Leziate, which lies approximately 1200m to the north-east;*
- *G2 – Middleton, which encompasses the northern half of the Proposed Scheme; and*
- *G4 – West Winch, which encompasses the southern half of the Proposed Scheme.*

2.17.3 Key characteristics associated with each of these Character Types are set out below:

D – The Fens – Settled Inland Marshes

- *A large-scale, low-lying landscape offering distant, panoramic views that evoke a sense of openness. This open character is less evident where settlements, shelterbelts and orchards occur.*
- *Simplistic terrain characterised by a distinctly flat landform providing wide horizons. Earthworks in the form of rivers and creek embankments bring topographic change and strong, straight lines of contrast.*
- *An intensively farmed arable landscape comprising predominantly geometric fields divided by straight drainage channels and dykes and underlain predominantly by silts. Field size is variable in places with small units defining settlement edges.*
- *Fruit orchards are a relatively common (yet declining) feature with rectangular plots ordered into rows. These rows often channel views and where orchards occur alongside roads, views across the landscape are more restricted. Conifer planting is also a relatively common feature.*
- *Buildings and storage associated with horticulture and food production industries, as well as power stations, pumping stations and sluices, provide visible human built elements.*



- *Well served by a network of rural roads that follow an irregular path.*
- *The landscape appears well settled – with villages, town edges, large houses, individual farms and properties generally in view. Settlement is predominantly found aligning secondary roads and has a linear arrangement with villages often merging through ribbon development.*
- *The skyline appears cluttered in places due to the varied heights, forms and textures of vertical elements including trees, pylons and buildings.*
- *Lines of pylons are dominant features slicing diagonally across the field system. The pylons and posts carrying overhead wires are frequently in view.*
- *Views can be gained to the edge of King's Lynn and Wisbech.*
- *The change to the adjacent Coastal Marshes and Open Inland Marsh landscapes is transitional and not always obvious.*
- *Large churches (which are often situated in an elevated position) within villages are key landmark features - visible from long distances.*
- *The main roads – the A17(T) and A47(T) are busy through routes and the operation of farm machinery brings constant movement to the landscape.*
- *The sense of remoteness and tranquility varies and is largely dependent on proximity to roads and settlement edges.*

E – The Fens – Open Inland Marshes

- A large scale landscape with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation.
- The elevation of the landscape ranges between 1m AOD to -2m AOD resulting in a strikingly flat, low-lying terrain.
- Strong geometric and linear landscape patterning defined by large scale intensive arable farming with extensive field units divided by a



regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels.

- A largely unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.
- Isolated farmsteads are often surrounded by wind break trees that provide points of focus in a landscape largely devoid of landmarks or strong focal points.
- A simple but strong skyline – uninterrupted and smooth with expansive horizons giving way to huge skies.
- Posts carrying overhead wires are frequently in view.
- Pylons cross the landscape. These are conspicuous due to the lack of other vertical elements (other than large sheds) and form a strong contrast with the flat open horizontal plane.
- Drainage channels and dykes flanked with golden rushes and bright green grass banks draw the eye and contrast with the dark predominantly peaty soils.
- Views into the adjoining Fens landscape – Settled Inland Marshes – are clear however the distinction between the landscape types is not obvious – appearing as one continuous landscape type where settlements are not in view.
- Long straight roads cut through the landscape and are important transport routes. These and the operation of large agricultural machinery bring a constant source of movement to the landscape.
- However, these do not dominate and the landscape, for the most part, feels empty and peaceful.
- The landscape does not feel remote because although largely unsettled, is dominated by human influences including the consistent presence of artificial drainage channels, ditches and dykes.



- Visible landmarks include Denver sluice and the large silos of the Wissington sugar beet factory.

G – Farmland with Woodland and Wetland

- *Mixed agricultural fields, interspersed with woodland and areas of open water create a medium scale landscape with a varied sense of enclosure.*
- *This landscape is flat to gently undulating - falling away towards the River Nar (on the southern boundary) and the Gaywood River (occurring to the north of the landscape).*
- *Much of the surface geology is defined by Sand and Gravel and previous and present day mineral extraction sites characterise much of the landscape.*
- *Restored workings are important for both recreation and biodiversity.*
- *Fields are irregular both in terms of size and shape and are bound by hedgerows that vary in terms of height, thickness and overall condition – evoking an inconsistent character.*
- *Settlement is concentrated on areas of higher ground and characterised by small-scale villages and hamlets of a linear arrangement. To the north west, views can be gained of the urban edge of King's Lynn.*
- *Wooded horizons frequently characterise the skyline views. Pylons are also prominent features on the – occurring within the north and south of the landscape. Masts and posts carrying overhead wires are also frequently in view.*
- *The landscape has very few points of focus - churches associated with settlement are the most prominent landmark features.*



- *Although some views into the landscape can be gained from adjacent character types, these are largely broken or filtered by the tree cover and landform.*
- *Away from main transport corridors the landscape has a peaceful character.*

2.18 Future baseline

2.18.1 The absence of any clear design/scale/layout information in relation to the proposed housing development to the west of the PSS (beyond outline planning) means that undertaking a reasonable assessment of likely visual effects in the future baseline scenario is not feasible at this stage. It would be fair to say that views towards the Proposed Scheme from the west are likely to be at least partially obscured by the introduction of 4000 homes to the west of the PSS, however the extent to which this will affect individual receptors cannot reasonably be assessed given the lack of detailed design information at this stage, hence it is not included in the Assessment.

2.18.2 An assessment of cumulative landscape effects is included in Section 9.9.

2.19 Design and Embedded Best Practice Mitigation Measures

2.19.1 The proposed landscape scheme has been designed to deliver greater structural and species diversity than is currently provided by the largely intensive agricultural management that exists within and adjacent to the boundary of the Proposed Scheme, with significant contributions towards BNG made locally within the PSS.

2.19.2 For detail on the location and specification of landscape mitigation measures, refer to the Soft Landscape Design Proposals shown in the following suite of drawings: 70100518_WSP_ELS_WW_DR_LS_0001 – 0011 contained within **Appendix 9.5**.

2.19.3 The following specific landscape mitigation measures are embedded within the Proposed Scheme:



- Retention, protection and enhancement of existing trees, hedgerows and woodland where possible, to maintain the existing landscape character of the local area;
- Provision of new native tree belts to provide visual enclosure and to screen views from sensitive receptors in close proximity to the Proposed Scheme;
- Provision of new lengths of native hedgerow, some with native trees, surrounding the Proposed Scheme, to provide visual enclosure and mitigate effects upon the setting of nearby residential properties and public rights of way within or in close proximity to the Proposed Scheme;
- Provision of scattered native tree planting to break up the massing of the Proposed Scheme; and
- Planting/landscaping of site boundary margins, through proposed species rich grassland in line with ecological requirements.

2.19.4 Additional measures that could be secured by planning condition:

- Management of existing and proposed landscape features during the lifetime of the Proposed Scheme.

2.20 Sensitive Receptors

Table 2-4 – Landscape receptors

Landscape Receptor	Scoped In/ out	Reason
NCA 46 – The Fens	Out	The scale of the Proposed Scheme relative to the much larger scale of the Character Area, means that it is unlikely to influence Landscape Character.



Landscape Receptor	Scoped In/ out	Reason
NCA 76 – North-west Norfolk	Out	The scale of the Proposed Scheme relative to the much larger scale of the Character Area, means that it is unlikely to influence Landscape Character.
D2 – Walpole, Terrington and Clench Warton	Out	The Proposed Scheme lies outside of the Character Area, so there will be no direct landscape effects. The distance of the Proposed Scheme from the Character Area means there is not likely to be any significant intervisibility.
E2 – Saddlebow and Wormegay	In	The Proposed Scheme lies outside of the Character Area, so there will be no direct landscape effects. The distance of the Proposed Scheme from the Character Area means intervisibility is possible.
G1 – Bawsey and Leziate	In	The Proposed Scheme does not lie within the Character Area, so direct landscape effects are not possible, however there is the possibility of intervisibility.
G2 - Middleton	In	The Proposed Scheme lies within the Character Area, so direct landscape effects are possible.
G4 – West Winch	In	The Proposed Scheme lies within the Character Area, so direct landscape effects are possible.

Table 2-5 – Visual Receptors

Long Distance Routes	Scoped In/ out	Reason
Users of the Nar Valley Way 1000m to the south	In	Possibility of distant glimpsed views through vegetation.
Users of the Cross Norfolk Trail 1000m to the west / south	In	Possibility of distant glimpsed views through vegetation.
Fen Rivers Way	Out	Intervening built form and vegetation obscure views.
Users of CRoW Land and Common Land	Scoped In/ out	Reason
CL433 - Land abutting the A47, within the Proposed Scheme boundary	In	Close proximity means views are likely to be unavoidable
CL110 - Hardwick Narrows within and adjacent to the Proposed Scheme boundary	In	Close proximity means views are likely to be unavoidable
CL311 – Land additional to Hardwick Narrows within and adjacent to the Proposed Scheme boundary	In	Close proximity means views are likely to be unavoidable
CL111- Sheepscourse, partially within the Proposed Scheme boundary.	In	Close proximity means views are likely to be unavoidable
CL112 – North Runcton Common, adjacent to the eastern boundary.	In	Close proximity means views are likely to be unavoidable
CL58 – West Winch Common, 200m to the south-west.	In	Possibility of easterly views
CL59 – The Pound, 550m to the west.	In	Possibility of easterly views
CL60 - The piece of land adjoining the east side of the King's Lynn to Downham Market Road.	In	Likely to have easterly views
CL113 – Setchey Common	In	Possibility of north-westerly views
CL434 - Land situated in the Village of North Runcton, 700m to the east	Out	Views are obscured by existing buildings and vegetation
Users of PRow - Footpaths	Scoped In/ out	Reason
Users of North Runcton Footpath FP1, 150m to the west.	In	Close proximity means easterly views are likely
Users of West Winch Footpath FP2, 750m to the west.	In	Possibility of easterly glimpses
Users of West Winch Footpath FP5, 1075mm to the south.	In	Possibility of northerly glimpses
Users of Wormegay Footpath FP4, 1100mm to the south.	In	Possibility of northerly glimpses
Users of Wormegay Footpath FP5, 1500mm to the south.	In	Possibility of northerly glimpses
Users of King's Lynn Footpath FP26, 1450m to the west	In	Possibility of easterly glimpses
Users of PRow - Bridleways	Scoped In/ out	Reason
Users of North Runcton Bridleway BR4, within the Proposed Scheme Boundary	In	Close proximity means views are likely

Long Distance Routes	Scoped In/ out	Reason
Users of King's Lynn Bridleway BR28, 1700m to the west	Out	Intervening built form and vegetation obscure views.
Users of PRow - Byways	Scoped In/ out	Reason
Users of North Runcton Restricted Byway RB3, within the Proposed Scheme Boundary	In	Close proximity means views are likely.
Users of West Winch Restricted Byway RB1, 750m to the west	Out	Intervening built form and vegetation obscure views.
Users of North Runcton Restricted Byway RB6, 700m to the east	In	Possibility of westerly glimpses
Users of North Runcton Restricted Byway RB2, 700m to the west	In	Possibility of easterly and northerly glimpses
Users of King's Lynn Restricted Byway RB30, 900m to the west	Out	Intervening built form and vegetation obscure views.
Users of King's Lynn Restricted Byway RB33, 900m to the north-west	Out	Intervening built form and vegetation obscure views.
Users of PRow – Cycle Routes	Scoped In/ out	Reason
Users of Sustrans National Route 1, 1900m to the west.	Out	Intervening built form and vegetation obscure views.
Users of Highways	Scoped In/ out	Reason
Users of the A10 through West Winch which runs to the west into the PSS, connecting with the Proposed Scheme at Hardwick to the north and Setchey to the south.	In	Close proximity means views are likely to be unavoidable.
Users of Gravelhill Lane, West Winch, which connects with the Proposed Scheme from the west	In	Close proximity means views are likely to be unavoidable.
Users of Westland Chase, West Winch, which connects with Gravelhill Lane 15m to the west	In	Close proximity means views are likely from the northern extents.
Users of Long Lane, West Winch 150m to the west	In	Close proximity means views are likely from the eastern extents.
Users of Hall Lane, West Winch 550m to the west	In	Possible views from the northern section of the route.
Users of Watering Lane, West Winch 250m to the north-west	In	Possible views from the eastern section of the route.
Users of Highways within West Winch (south), including Oak Avenue, Southfield Drive, Poplar Road, Pine Tree Chase, Old Kiln, Row Hill, Eller Drive, Blick Close, Orford Place, Sandover Close, Cholmondley Way, Leete Way, Pell Place, Walpole Way, Dohamero Lane, all roads connecting with Hall Lane to the west.	Out	Intervening built form and vegetation obscure views.
Users of Highways within West Winch (north), including Orchard Grove, Back Lane, Common Close and Archdale Close	Out	Intervening built form and vegetation obscure views.

Long Distance Routes	Scoped In/ out	Reason
Users of Chapel Lane, West Winch, which connects with the A10 575m to the west.	In	Possible views from the eastern section of the route.
Users of Rectory Lane, which passes east-west through the Proposed Scheme	In	Close proximity means views are likely to be unavoidable.
Users of Chequers Lane, which passes east-west through the Proposed Scheme	In	Close proximity means views are likely to be unavoidable.
Users of Setch Road, 350m to the south-east	In	Possibility of northerly views
Users of Coronation Avenue and Freebridge Haven, which connects with Rectory Lane 250m to the west	Out	Intervening built form and vegetation obscure views.
Users of Mill Lane and Millfield Lane to the east of the A10, 600m to the west	In	Possible views from the eastern extents of the routes
Users of Regent Avenue and other unnamed roads adjoining the west of the A10	Out	Intervening built form and vegetation obscure views.
Users of Hunters Rise and Willow Drive to the east of the A10	Out	Intervening built form and vegetation obscure views.
Users of the A47 at Hardwick, which forms part of the Proposed Scheme from the west	In	Close proximity means views are likely to be unavoidable.
Users of the Hardwick Road, which connects with the Proposed Scheme from the north-west	In	Close proximity means views are likely to be unavoidable.
Users of the A149, which connects with the Proposed Scheme from the north-east	In	Close proximity means views are likely to be unavoidable.
Users of Beveridge Way, which connects with the proposed Scheme from the west	In	Close proximity means views are likely to be unavoidable.
Users of roads within Hardwick Industrial Estate (south) including Hereford Way, Friesian Way, Enterprise Way, Hodgson Way and Hamlin Way	Out	Intervening built form and vegetation obscure views.
Users of Campbell's Meadow	Out	Intervening built form and vegetation obscure views.
Users of Scania Way	In	Possible views from the southern section of the route.
Users of roads within Hardwick Industrial Estate (north) including Hansa Road, Paxman Road, Oldmedow Road, Greenyard Way, Rollesby Road and Denney Road	Out	Intervening built form and vegetation obscure views.
Users of roads within King's Lynn to the west of Hardwick	Out	Intervening built form and vegetation obscure views.
Users of roads along the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close	Out	Views towards the PSS are obscured by the elevated embankment and roadside vegetation of the A149 Queen Elizabeth Way.
Users of all other roads in King's Lynn, within study area	Out	Intervening built form and vegetation obscure views.

Long Distance Routes	Scoped In/ out	Reason
Users of roads in New Road, North Runcton	In	Possible westerly views from the northern section of the route
Users of roads in North Runcton including Cedar Grove, School Lane and Hall Drive	Out	Intervening built form and vegetation obscure views.
Residential receptors	Scoped In/ out	Reason
Residents in properties along the western side of the A10 through West Winch, between Babingley Place and Mill Lane	Out	Intervening vegetation and built form to the east of the A10 obscure views.
Residents of properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise.	In	Likely to have easterly views
Residents of properties on Mill Lane and Millfield Lane to the east of the A10	In	Likely to have easterly views
Residents of No's 139 – 221 along the eastern side of the A10 / Main Road through West Winch	In	Likely to have easterly views
Residents of No's 217 – 221 along the eastern side of the A10 / Main Road through West Winch	In	Likely to have easterly views
Residents of 263 Lynn Road along the eastern side of the A10 through West Winch	In	Intervening vegetation obscures views
Residents of No's 269 - 271 Lynn Road along the eastern side of the A10 through West Winch.	Out	Intervening vegetation obscures views
Residents of No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch.	In	Likely to have westerly and northerly views
Residents of properties on Willow Drive to the east of the A10 / Lynn Road	In	Likely to have easterly views
Residents of Fern Farm and Fern End Farm to the west of the A10 / Lynn Road	Out	Intervening built form and vegetation obscures views.
Residents of No's 380 – 404 along the western side of the A10 / Lynn Road	Out	Intervening built form and vegetation obscures views.
Residents of Yew Tree Barn, The Gables and The Bungalow on Setch Road	Out	Intervening vegetation obscures views
Residents of Sunnyside Farm and Beech Farm on Setch Road	Out	Intervening vegetation obscures views
Residents of properties on the A10 / Lynn Road between Setch Road and Priory Chase	Out	Intervening vegetation obscures views
Residents of properties to the west of the A10 / Lynn Road to the south of Priory Chase	Out	Intervening built form and vegetation obscures views

Long Distance Routes	Scoped In/ out	Reason
Residents of properties at the eastern end of Gravelhill Lane, Poplar Road and Westland Chase, West Winch.	In	Close proximity means views are unavoidable.
Residents of 320 Main Road, West Winch.	Out	Existing boundary vegetation obscures views
Residents of properties on Long Lane, West Winch	In	Possible views from properties towards the eastern section of the route.
Residents of properties on Hall Lane, West Winch	Out	Intervening built form and vegetation obscure views.
Residents of properties on Watering Lane, West Winch	Out	Intervening built form and vegetation obscure views.
Residents of properties within West Winch (south), including Oak Avenue, Southfield Drive, Pine Tree Chase, Old Kiln, Row Hill, Eller Drive, Blick Close, Orford Place, Sandover Close, Cholmondley Way, Leete Way, Pell Place, Walpole Way, Dohamero Lane, all roads connecting with Hall Lane to the west.	Out	Intervening built form and vegetation obscure views.
Residents of properties within West Winch (north), including Orchard Grove, Back Lane, Common Close and Archdale Close	Out	Intervening built form and vegetation obscure views.
Residents of properties on Chapel Lane, West Winch	In	Possible views from the eastern section of the route.
Residents of Winchley Home on Rectory Lane	In	Possible views from the east-facing elevation
Residents of No's 1 and 2 Rectory Lane	In	Likely to have easterly and southerly views
Residents of No's 19 - 24 Rectory Lane	In	Likely to have easterly and southerly views
Residents of Rosendell on Rectory Lane	In	Likely to have easterly and southerly views
Residents of Glendawn on Rectory Lane	In	Likely to have easterly and southerly views
Residents of Orchard House on Rectory Lane	In	Likely to have easterly and southerly views
Residents of Brook Farm on Rectory Lane	In	Likely to have easterly and southerly views
Residents of Ivy Cottage on Rectory Lane	In	Likely to have easterly and southerly views
Residents of Burwick House on Rectory Lane	In	Likely to have easterly and southerly views
Residents of properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect	In	Likely to have easterly and southerly views
Residents of Field View on Rectory Lane	In	Likely to have westerly views
Residents of 48 and 50 Rectory Lane	In	Likely to have westerly views
Residents of 44 Rectory Lane	In	Likely to have westerly and southerly views
Residents of 42 Rectory Lane	In	Likely to have south-westerly views
Residents of 40 Rectory Lane	Out	Views are obscured by boundary vegetation
Residents of 'The Old Rectory', Rectory Lane	Out	Views are obscured by boundary / roadside vegetation

Long Distance Routes	Scoped In/ out	Reason
Residents of 'Gigha', Rectory Lane	Out	Views are obscured by boundary vegetation
Residents of 32 Rectory Lane	Out	Views are obscured by boundary vegetation
Residents of 28 and 28a Rectory Lane	Out	Views are obscured by boundary / roadside vegetation.
Residents of 57 and 59 Rectory Lane	In	Likely to have south-westerly views
Residents of 'Headlands', 55 Rectory Lane	In	Possible south-westerly views
Residents of 28 and 28a Rectory Lane	Out	Views are obscured by boundary / roadside vegetation.
Residents of 26 Rectory Lane	In	Possible south-westerly glimpses
Residents of 24 - 22 Rectory Lane	In	Possible south-westerly glimpses
Residents of 'The Rectory', Rectory Lane	Out	Views are obscured by boundary vegetation and by buildings and vegetation associated with
Residents of properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage	In	Likely to have south-westerly views
Residents of Garden House, Lodge Cottage, Red Oaks, Woodside and North Runcton Lodge, on Rectory Lane	Out	Views are obscured by boundary / roadside vegetation.
Residents of properties on the western side of New Road, to the north of Rectory Lane.	Out	Views are obscured by woodland and boundary vegetation
Residents of properties on Cedar Grove, Hall Drive and the eastern side of New Road, to the north of the Cedar Road junction.	Out	Intervening built form and vegetation obscure views.
Residents of properties at Fair Green, including those on Hill Road, Paul Drive, Arlington Park Road and Station Road	Out	Intervening landform, woodland blocks and vegetation within Middleton Hall Golf Club obscure westerly views.
Residents of properties within Hall Farm Barns estate to the east of Fair Green	Out	Intervening woodland blocks and vegetation obscure westerly views.
Residents of properties to the west of the A10/West Winch Road, north of Willow Drive	In	Likely to have northerly and easterly views
Residents of properties on Regent Avenue and other unnamed roads adjoining the west of the A10/West Winch Road	Out	Intervening built form and vegetation obscure views.
Residents of properties and residential cul de sacs to the east of the A10, including Babingley Place, Willow Drive and Hunters Rise	In	Possibility of northerly, easterly and southerly views
Residents of properties on Willow Drive to the east of the A10	In	Likely to have northerly and easterly views
Residents of properties within King's Lynn to the west of Hardwick Industrial Estate and Retail Park	Out	Intervening built form obscures view

Long Distance Routes	Scoped In/ out	Reason
Residents of properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close	In	Possible southerly views across the A149
Residents of properties in all other areas of King's Lynn, within study area	Out	Intervening built form and vegetation obscure views.
Residents of High Orchard on Chequers Lane	In	Close proximity means that easterly views are likely to be unavoidable
Residents of Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farm House.	In	Close proximity means that westerly views are likely to be unavoidable
Residents of Manor Farm Cottages	In	Westerly views are likely to be unavoidable
Residents of No's 6 – 26 Chequers Lane	In	Westerly and south-westerly views are likely
Residents of Southfork Manor, Chequers Lane	In	Westerly and south-westerly views are likely
Residents of No's 52 - 56 Common Lane	In	Westerly and south-westerly views are likely
Residents of cottages that comprise No's 42 - 50 Common Lane	In	Westerly views are likely
Residents of No's 30 - 40 Common Lane	In	Westerly views are likely
Residents of No's 35 - 43 Common Lane	In	South-westerly views are possible
Residents of No's 1 - 33 Common Lane	Out	Intervening built form and vegetation obscure views.
Residents of properties to the east of New Road between School Lane and Cedar Grove	In	Possible glimpses across North Runcton Cricket Club
Residents of properties on School Lane	Out	Intervening built form and vegetation obscure views.
Residents of properties on the A47 / Lynn Road to the east of Hill Road	Out	Intervening built form and vegetation obscure views.
Leisure and Community	Scoped In/ out	Reason
Users of North Runcton Scout Hut, New Road, North Runcton	In	Close proximity means westerly glimpses are possible through vegetation.
Users of the King's Lynn Caravan and Camping Park, New Road, North Runcton	Out	Dense boundary vegetation completely obscures views
Users of Buttercups Pre-School, School Lane, North Runcton	Out	Built form and vegetation obscures views
Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn	In	Close proximity means easterly views are likely.
Players and spectators at North Runcton Cricket Club	In	Westerly views are possible from the open aspect at the northern boundary of the playing field.
Visitors to Plymouth Brethren Meeting House, West Winch	Out	Boundary vegetation combined with oblique angle of view and intervening built form obscure views.
Visitors to William Burt Social Club, West Winch	In	Easterly views are possible

Long Distance Routes	Scoped In/ out	Reason
Students and staff at West Winch Primary School	Out	Built form and vegetation obscures views
Visitors to St Mary's Church, West Winch	Out	Built form and vegetation obscures views
Visitors to All Saints Church, North Runcton	Out	Built form and vegetation obscures views
Businesses	Scoped In/ out	Reason
Employees at Cool Stak, West Winch	In	Close proximity means easterly views are likely.
Employees at businesses within the residential area of West Winch to the west of the A10.	Out	Built form and vegetation obscures views
Employees at businesses within the Garage Lane Industrial Estate, Setchey	Out	Built form and vegetation obscures views
Employees at businesses within Hardwick Industrial Estate to the south of the A47	Out	Built form and vegetation along the eastern boundary of the industrial area obscures views
Employees at businesses within Hardwick Industrial Estate to the south of the A47	Out	
Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Pinguin Foods	In	Southerly views are possible.



2.20.1 To help assess the impact of the Proposed Scheme on these visual receptors, 14.no. representative viewpoints have been identified which are shown on Figure 9.5. These viewpoints have been agreed during Scoping and have generally been selected from locations where the greatest effects are anticipated.

2.20.2 The viewpoint description, description of effects, sensitivity to change and magnitude of change for each viewpoint is set out in **Appendix 9.3**. A brief description of the reasoning behind the selection of each of these viewpoints is set out in Table 2-6 below:

Table 2-6 – Representative viewpoints

Viewpoint (VP) No and Grid Ref	Location	Reason for Selection	Distance and direction from PSS
1. E563929, N313327	Nar Valley Way, Footpath West Winch FP5, Setchey	Viewpoint to illustrate site context, landscape character and views from a regionally promoted Long Distance Route. It is representative of views available for local recreational receptors along the Nar Valley Way, following the River Nar, south of the Proposed Scheme. Viewpoint facing due north.	1275m to the south
2. E563485, N314245	A10, Setchey	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties north of Setchey on the A10. It is representative of views available for local residential and road receptors along the A10, south-west of the PSS. VP facing north-east.	250m to the south
3. E563442, N314895	A10, West Winch at junction with Gravelhill Lane	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties at the junction of the A10 and Gravelhill Lane, West Winch. It is representative of views available for local residential and road receptors along the A10, west of the PSS. VP facing north east.	Within PSS boundary
4. E563312, N315465	A10, West Winch at junction with Chequers Lane	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties at the junction of the A10 and Chequers Lane, West Winch. It is representative of views available for local residential and road receptors along the Chequers Lane near the junction with the A10, west of the PSS.	100m to the west
5. E563943, N315611	Chequers Lane, North Runcton	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties on Chequers Lane, North Runcton. It is representative of views available for local residential and road receptors along Chequers Lane, and also recreational users of a local PROW & North Runcton Common. VP facing west.	125m to the east
6. E564718, N315319	PRoW (Restricted Byway RB6) between North Runcton and Setch Road	Viewpoint to illustrate site context, landscape character and views from the local PRoW network located halfway between North Runcton and Setch Road. The viewpoint is representative of the views available for local recreational receptors east of the PSS (21m AOD – as identified on the OS Map). VP facing west – north-west.	875m to the east
7. E563713, N316147	Rectory Lane (west) Brook Farm	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties on Rectory Lane, east of West Winch. It is representative of views available for local residential and road receptors west of the PSS. VP facing east.	Within PSS boundary
8. E564027, N316157	Rectory Lane (east)	Viewpoint to illustrate site context, landscape character and views from the local road network residential properties on Rectory Lane on western edge of North Runcton, and on local PROWs adjacent to the Proposed Scheme boundary (RB3 and BR4 (if diverted)). It is representative of views available for local residential, recreational and road receptors east of the PSS. VP facing west.	Within PSS boundary

Viewpoint (VP) No and Grid Ref	Location	Reason for Selection	Distance and direction from PSS
9. E564585, N316546	A47 (east) at junction with New Road, North Runcton	Viewpoint to illustrate site context, landscape character and views from the local road network east of the PSS. It is representative of views available for local road receptors, east of the PSS. VP facing north-west.	450m to the south-east
10. (A and B) E563753, N317646	A47 (north) Constitution Hill	Viewpoint to illustrate site context, landscape character and views from the local road network within the PSS. Viewpoint is located within a safe parking area on this busy A47 trunk road. It is representative of views available for road receptors at this location, VP10a facing south – south-east, VP10b facing north-west.	Within PSS boundary
11. E563813, N318611	A149 (north)	Viewpoint to illustrate site context, landscape character and views from the local road network north of the PSS. Viewpoint is located within a layby to the south of the A149.	425m to the north-east
12. E563203, N317318	A10 (West Winch Road) opposite Esso petrol station (west)	Viewpoint to illustrate site context, landscape character and views from the local road network and residential properties off West Winch Road. It is representative of views available for local residential and road receptors, west of the PSS. VP facing south-east.	475m to the south-west
13. E563933, N314420	Setch Road	Viewpoint to illustrate site context, landscape character and views from the local road network from Setch Road. It is representative of the views available for local road receptors. VP facing west to north.	400m to the south-east
14. E561783, N317037	Nar Valley Way (Footpath FP26), in the vicinity of White House Farm	Distant Viewpoint from sensitive Long-Distance Route to establish possible visibility from the lower ground to the west of the PSS	2000m to the west



2.21 Assessment of Potential Effects, Mitigation and Residual Effects - Landscape Receptors

Landscape Character Area (LCA) E2: Saddlebow and Wormegay

Sensitivity – Medium

2.21.1 The section of the LCA within the study area is predominantly rural, wrapping around the west and south of the Proposed Scheme and encompassing the floodplain and catchment of the River Nar, around 500m from the Proposed Scheme at its closest point. There will be no direct effects, however some indirect effects are likely due to intervisibility with neighbouring LCA's (G3 and to a lesser degree G2), although these will be limited to some degree by drainage earthworks and field boundary vegetation.

Construction Phase

2.21.2 Whilst there will be no direct effects during the construction phase, the presence of construction traffic, plant and machinery will be noticeable, introducing discordant elements into an otherwise largely rural setting. The effects would be temporary and limited in nature due to the network of intervening field boundary hedgerows and the influence of the nearby urban edge of West Winch and King's Lynn, as well as localised in terms of the scale of the wider character area.

2.21.3 Magnitude of change **Medium-Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.21.4 At year 1, the notably discordant elements associated with the construction phase are no longer present, and although mitigation planting has not become fully effective at this point, the presence of existing development, earthworks and field boundary vegetation continue to combine to reduce intervisibility.

2.21.5 Magnitude of change **Low**, level of effect **Minor adverse** (not significant).



Operational Phase Year 15 (Residual effects)

2.21.6 At year 15, planting has reached a level of maturity where is able to deliver it's intended screening function, softening the presence of development within the landscape considerably and further reducing intervisibility.

2.21.7 Magnitude of change **Low-Negligible**, level of effect **Minor-Negligible adverse** (not significant).

LCA G1: Bawsey and Leziate

Sensitivity – Low

2.21.8 The section of the LCA within the study area is located approximately 1000m to the north-east of the Proposed Scheme, it is largely rural in nature except for the King's Lynn urban edge. The wider LCA beyond the study area has a distinctly more industrial feel due to the presence of mineral extraction workings. There will be no direct effects, however some indirect effects are possible due to intervisibility, although these are limited considerably by existing plantation woodland and field boundary vegetation.

Construction Phase

2.21.9 The presence of construction traffic, plant and machinery will be a noticeable, albeit distant discordant feature. Effects will be temporary and localised in terms of the scale of the wider character area, in addition to being limited by existing woodland planting and field boundary hedgerows and the influence of the urban edge of King's Lynn,

2.21.10 Magnitude of change **Medium-Low**, level of effect **Minor adverse** (not significant).

Operational Phase Year 1

2.21.11 At year 1, discordant elements associated with the construction phase are no longer present. Mitigation planting has not become fully effective at this point; however, the presence of existing development, earthworks and field boundary vegetation continue to combine to reduce intervisibility.



- 2.21.12 Magnitude of change **Low**, level of effect **Minor-Negligible adverse**
(not significant)

Operational Phase Year 15 (Residual effects)

- 2.21.13 At year 15, woodland and hedgerow planting towards the north-eastern boundary of the Proposed Scheme will have reached a level of maturity where it can deliver effective screening, largely obscuring intervisibility.

- 2.21.14 Magnitude of change **Negligible**, level of effect **Negligible adverse**
(not significant)

LCA G2: Middleton

Sensitivity – Medium-Low

- 2.21.15 The Proposed Scheme is located towards the south-western edge of the LCA, so effects will be direct. The existing character across the wider LCA is largely rural in nature, however the presence of the A47 and the King's Lynn urban edge, as well as residential development at Fair Green create a notable variation to this in close proximity to the Proposed Scheme.

Construction Phase

- 2.21.16 The construction phase will remove existing roadside vegetation to the east of the A47 and introduce numerous discordant features into the landscape. Whilst construction activity is temporary in nature, the scale of the Proposed Scheme in relation to the LCA is such that effects are likely to be unavoidable, adversely affecting both character and tranquility, most notably in the immediate vicinity of the Proposed Scheme but also across the wider LCA to the east to a lesser degree.

- 2.21.17 Magnitude of change **Medium-high**, level of effect **Major-Moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

- 2.21.18 Although landscape planting has not matured to a level where it is able to deliver effective mitigation at this point, the removal of discordant elements



associated with the construction phase reduces the magnitude of change considerably, particularly in relation to tranquility.

- 2.21.19 Magnitude of change **Medium**, level of effect **Moderate-minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.21.20 At year 15, landscape planting across the Proposed Scheme will have reached a level of maturity where it can deliver its intended screening function, this will be particularly apparent in the areas to the east and north-east of the PSS, where substantial belts of woodland are proposed. This will have the effect of screening the highway from the wider character area to the east, reducing the perception of development considerably.

- 2.21.21 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

LCA G4: West Winch

Sensitivity – Medium-Low

- 2.21.22 Much of the Proposed Scheme is located within the West Winch LCA, so effects will be direct. The existing character across the wider LCA is slightly less rural and tranquil than neighbouring character areas to the north, with the A10 running north-south through the area, as well as existing development at Setchey, West Winch, North Runcton, and to a lesser degree, the urban edge of King's Lynn to the north.

Construction Phase

- 2.21.23 The construction phase will introduce discordant features into the landscape, most noticeably in previously undeveloped areas between settlements. Construction activity whilst temporary in nature, will be noticeable across much of the LCA, to the extent that effects upon both character and tranquility are will be unavoidable.

- 2.21.24 Magnitude of change **Medium-high**, level of effect **Major-Moderate adverse** (significant, albeit temporary)



Operational Phase Year 1

2.21.25 At year 1 of operation, the removal of discordant elements associated with the construction phase serves to reduce effects considerably, however landscape planting will not yet have matured to the extent where it can deliver effective mitigation, so the Proposed Scheme will still be noticeable across the wider LCA.

2.21.26 Magnitude of change **Medium**, level of effect **Moderate-minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.21.27 At year 15, proposed mitigation planting will have matured to the point where it can deliver effective screening across the wider LCA, softening views and helping to embed the Proposed Scheme within its landscape setting.

2.21.28 Magnitude of change **Low**, level of effect **Minor adverse**.

2.22 Summary of Predicted Landscape Effects

2.22.1 Table 2-7 below summarises predicted effects upon landscape receptors during the construction phase, and at years 1 and 15 of the operation phase.

Table 2-7 – Summary of predicted landscape effects

Landscape receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Construction	Medium	Medium-Low	Moderate-Minor	Not Significant



Landscape receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Year 1	Medium	Low	Minor	Not Significant
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Year 15	Medium	Low-Negligible	Minor-Negligible	Not Significant
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Construction	Low	Medium-Low	Minor	Not Significant
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Year 1	Low	Low	Minor-Negligible	Not Significant
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Year 15	Low	Negligible	Negligible	Not Significant



Landscape receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: G2: Middleton	Construction	Medium-Low	Medium-high	Major-Moderate	Significant
West Norfolk Landscape Character Assessment: G2: Middleton	Year 1	Medium-Low	Medium	Moderate	Not Significant
West Norfolk Landscape Character Assessment: G2: Middleton	Year 15	Medium-Low	Low	Minor	Not Significant
West Norfolk Landscape Character Assessment: G4: West Winch	Construction	Medium-Low	Medium-high	Major-Moderate	Significant
West Norfolk Landscape Character Assessment: G4: West Winch	Year 1	Medium-Low	Medium	Moderate	Not Significant
West Norfolk Landscape Character Assessment: G4: West Winch	Year 15	Medium-Low	Low	Minor	Not Significant



2.23 Assessment of Potential Effects, Mitigation and Residual Effects – Visual Receptors

Long Distance Routes

Sensitivity - High

Users of the Nar Valley Way / Cross Norfolk Trail

2.23.1 The Nar Valley Way and the Cross Norfolk Trail follow the same route. The route starts in King's Lynn and follows the course of the River Nar, which encloses the study area on two sides approximately 1000m to the south and 2000m to the west. The route is very open, often with long views across fields, however views towards the Proposed Scheme are largely obscured by the existing development at Hardwick to the north and West Winch further to the south, as well as by intervening field-boundary vegetation.

Construction Phase

2.23.2 Construction phase activity on a scheme such as this typically involves the use of heavy plant and cranes, so it is possible that taller plant will be visible over intervening buildings and vegetation. However, the intermittent nature of these views, coupled with the distance, means that construction phase activity is unlikely to be readily noticeable. Effects arising from these views will be temporary.

2.23.3 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant).

Operational Phase Year 1

2.23.4 At year 1, construction phase activity will no longer be a feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can provide any screening at this point, the Proposed Scheme is likely to be visible only in distant glimpses between buildings and through existing vegetation, hence not readily noticeable.

2.23.5 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant).



Operational Phase Year 15 (Residual effects)

2.23.6 At year 15, mitigation planting surrounding the southern roundabout and pond access routes will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of residual glimpses of the Proposed Scheme, to the point where it will be barely perceptible.

2.23.7 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant).

CRoW Land and Common Land

Sensitivity – Medium

Users of CL433 - Land abutting the A47

2.23.8 These areas of Common Land are split across two locations within the Proposed Scheme boundary, immediately adjacent to the east and west of the A47. They comprise a mixture of roadside verges, vegetation and two highway laybys. The close proximity to the Proposed Scheme means views will be unavoidable. Changes to the highway layout in this area will involve the removal of parts of these areas of land.

Construction Phase

2.23.9 Construction phase activity will be highly noticeable, occupying much of the view from any location within these receptors, with little or no intervening vegetation to obscure views.

2.23.10 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

2.23.11 At year 1, construction phase activity will no longer be a feature in the view. Whilst the Proposed Scheme will undoubtedly increase the scale of the highway infrastructure present in the view, it will not be markedly different to the existing situation in terms of overall composition, hence effects will be diminished.



- 2.23.12 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.13 At year 15, mitigation planting adjacent to the highway will have reached the level of maturity where it can combine with existing vegetation to obscure views of the wider development beyond the highway boundary. This contributes to a softening of the effect of the proposed changes to the highway and helps to embed the scheme within the wider setting.

- 2.23.14 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Users of CL110 - Hardwick Narrows and CL311 – Land additional to Hardwick Narrows (considered together due to proximity)

- 2.23.15 These areas of Common Land are predominantly located adjacent to the west of the Hardwick Interchange, they comprise a mixture of grassland, scrub and informal tracks. Changes to the highway layout in this area are not likely to materially affect the integrity of these areas.

Construction Phase

- 2.23.16 With little existing intervening vegetation to obscure views, construction phase activity will be highly noticeable, adding a large discordant feature and changing the composition of the view from all locations within these receptors. Effects arising from these views will be temporary.

- 2.23.17 Magnitude of change **High**, level of effect **Major-Moderate adverse** (Significant, albeit temporary)

Operational Phase Year 1

- 2.23.18 At year 1, construction phase activity will no longer be a feature in the view. Whilst the Proposed Scheme will undoubtedly increase the scale of the highway infrastructure present in the view, the overall view will not be markedly different in terms of composition, hence effects will be diminished.



2.23.19 Magnitude of change **Medium-low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.20 At year 15, mitigation planting will have reached the level of maturity where it can combine with existing vegetation to obscure views of the wider development. This contributes to a softening of the effect of the proposed changes to the highway and helps to embed the scheme within its wider landscape setting.

2.23.21 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Users of CL111- Sheepscourse

2.23.22 This area of Common Land is located immediately adjacent to the Proposed Scheme at the point where the A47 meets the Proposed WWHAR. North Runcton RB3 bisects the area north-east to south-west. Woodland covers much of the area, limiting views in and out, however views are possible from the southern and eastern boundaries.

Construction Phase

2.23.23 The heavy woodland cover restricts views throughout much of the area, however the southern and eastern boundaries correspond with the woodland edge, so in these locations views of construction phase activity will be close and largely unobstructed, particularly in relation to the large construction compound, which will add a large and highly noticeable discordant feature to the view to the south. Westerly views remain obscured by woodland. Effects arising from these views will be temporary.

2.23.24 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 1

2.23.25 At year 1, construction phase activity will no longer be a feature in the view. The former construction compound to the south will have been returned



to grassland, so it will only be the eastern boundary of the area that will experience changes to the view. These changes will comprise an increase in the presence of highway infrastructure associated with the uprating of the A47, visible through immature proposed mitigation planting. Whilst noticeable, the change to the overall composition of the view will remain broadly unchanged.

2.23.26 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.27 At year 15, mitigation planting will have developed to the point where it can combine with existing vegetation to obscure views of the wider development. Views of the uprated A47 to the east are effectively mitigated by woodland planting, which helps to embed the scheme within its wider landscape setting.

2.23.28 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Users of CL58 – West Winch Common

2.23.29 This area of Common Land broadly follows the route of Puny Drain to the west of the Proposed Scheme, connecting a number of land parcels over a distance of approximately 3250m, predominantly to the west of West Winch. Easterly views are often obscured by a mixture of intervening vegetation and built-form at West Winch, however there are likely to be a number of areas which may experience glimpses through gaps.

Construction Phase

2.23.30 Glimpses of construction phase activity may be possible from areas where there are gaps however they will be temporary, distant, and intermittent to the extent that they will not be readily noticeable for the majority of the area.



2.23.31 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.32 At year 1, glimpses of construction phase activity will no longer be visible. The Proposed Scheme is likely to be obscured by existing buildings and vegetation for the majority of the area, however it is possible that intermittent glimpses will be possible from sections with a more open easterly aspect, although these glimpses are likely to be barely perceptible.

2.23.33 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.34 At year 15, woodland and hedgerow planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of residual views, to the extent that they will essentially no longer be visible.

2.23.35 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of CL59 – The Pound

2.23.36 This area of Common Land is located adjacent to Watering Lane in West Winch, it comprises a medieval pound and an area of adjacent scrubland. Easterly views are largely obscured by a mixture of intervening vegetation and development adjacent to the A10 through West Winch.

Construction Phase

2.23.37 Glimpses of construction phase activity and the temporary construction compound may be possible towards the eastern extents of the area, however they will be filtered considerably by existing roadside and field boundary vegetation, to the extent that it will not be readily noticeable.

2.23.38 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)



Operational Phase Year 1

2.23.39 At year 1, construction phase activity and the temporary construction compound will no longer feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can deliver screening at this stage, the Proposed Scheme will be obscured by existing vegetation to the extent that it will be barely perceptible.

2.23.40 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.41 At year 15, mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to effectively screen remaining views of the highway beyond to the extent that it is essentially no longer visible.

2.23.42 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of CL112 – North Runcton Common

2.23.43 This area of Common Land connects a number of land parcels over a length of approximately 1350m, to the east of the Proposed Scheme. The part to the north of Chequers Lane lies immediately adjacent to the Proposed Scheme boundary, views from this location are largely obscured by existing field boundary vegetation to the west. Views from the area to the south of Chequers Lane are initially partially obscured by buildings and vegetation associated with the Manor Farm Estate (Manor Farm, Manor Farm House and Manor Farm Bungalow), before westerly views towards the Proposed Scheme open up from the area further to the south and east of Setch Road.

Construction Phase

2.23.44 The absence of intervening vegetation and buildings to the south of the Manor Farm Estate means that construction phase activity is likely to be highly visible from these areas. The scale and proximity of the Proposed



Scheme means that it will add a large and very noticeable discordant feature to the view. Effects arising from these views will be temporary.

- 2.23.45 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

- 2.23.46 At year 1, construction phase activity will no longer be a feature in the view, however proposed mitigation planting will not have reached a level of maturity where it can perform its intended screening function, hence the Proposed Scheme will still be noticeable through existing vegetation from the areas to the south of the Manor Farm Estate, adding a noticeable, albeit filtered incongruent element to the previously largely rural outlook.

- 2.23.47 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.48 At year 15, mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where it can perform its intended screening function, combining with existing vegetation to effectively obscure views of the Proposed Scheme beyond. Glimpses of traffic moving along the route may still be possible, although they will not be readily noticeable.

- 2.23.49 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Users of CL60 - The piece of land adjoining the east side of the King's Lynn to Downham Market Road.

- 2.23.50 Easterly views towards the Proposed Scheme are partially obscured by existing vegetation along the eastern boundary. There is a gap between existing buildings and vegetation associated with No's 263, 269 and 271 Lynn Road which affords easterly views across farmland. These views are restricted by vegetation surrounding 'High Orchard' to the north of Chequers Lane, narrowing the aperture of visibility considerably.



Construction Phase

2.23.51 Where there are gaps in intervening buildings and vegetation, temporary construction phase activity is likely to be noticeable due to the proximity of a large construction compound to the south of Chequers Lane. Intermittent views of construction phase activity associated with the Proposed Scheme and Chequers Lane crossing are also likely between existing vegetation beyond.

2.23.52 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 1

2.23.53 At year 1, the removal and reinstatement of the large construction compound greatly reduces effects arising from easterly views, however in the absence of mature mitigation planting, the proposed HAR will still be a noticeable discordant element, albeit viewed through a relatively narrow aperture between existing vegetation, hence occupying only part of the overall view.

2.23.54 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.55 At year 15, proposed mitigation planting to the west of the HAR will have reached the level of maturity where it is able to perform its intended screening function, filtering views of the highway beyond. Intermittent glimpses of traffic moving along the HAR may still be possible, however they will not be readily noticeable.

2.23.56 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Users of CL113 – Setchey Common

2.23.57 This area of Common Land is located to the south of Setch Road. It comprises an open area of agricultural grassland bisected by electrical



transmission infrastructure and surrounded on all sides by gappy hedgerows, partially restricting views towards the Proposed Scheme. A number of large poultry sheds are located to the west, partially obscuring views from the southern part of the area.

Construction Phase

2.23.58 Where there are gaps in boundary vegetation, intermittent north-westerly views of construction phase activity associated with the proposed WWHAR are likely across the largely open farmland beyond, adding glimpses of a noticeably discordant element to a previously largely rural view.

2.23.59 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 1

2.23.60 At year 1, construction phase activity will no longer be a feature in the view, however proposed mitigation planting will not have reached a level of maturity where it can perform its intended screening function. When coupled with the limited existing vegetation, it is likely that the Proposed Scheme will remain visible, albeit intermittently.

2.23.61 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.62 At year 15, mitigation planting to the east of the Proposed Scheme will have matured to the point where it can effectively mitigate views of the Proposed Scheme beyond. It is possible that glimpses of traffic moving along the HAR may still be visible, however they will be largely obscured and are not likely to readily noticeable.

2.23.63 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)



PRoW – Footpaths

Sensitivity - Medium

Users of North Runcton Footpath FP1

2.23.64 North Runcton Footpath FP1 is located 150m to the west of the Proposed Scheme, running parallel to the northernmost section of the A10 (West Winch Road) and connecting into Hardwick Industrial Estate via Hardwick Narrows. The southern section of the path is enclosed by hedgerow which limits easterly views, while the northern section has vegetation to the west, with open CRoW land to the east. Easterly views beyond the CRoW land towards the Proposed Scheme are filtered by vegetation and private dwellings to the west of the A10. The final section of the path runs along Hardwick Narrows is enclosed by screening vegetation making views of the Proposed Scheme unlikely.

Construction Phase

2.23.65 Filtered glimpses of construction phase activity may be possible through vegetation and buildings, particularly towards the northern extents of the route at Hardwick Narrows. These glimpses will be temporary and would only form a very small part of the view, hence they are not likely to be readily noticeable.

2.23.66 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.67 At year 1, with construction phase activity no longer be visible, the Proposed Scheme is likely to be largely obscured by existing buildings and vegetation to the west of the A10. Occasional glimpses might be possible; however, they would be barely perceptible.

2.23.68 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)



Operational Phase Year 15 (Residual effects)

2.23.69 At year 15, woodland and hedgerow planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of residual views, to the extent that they will no longer be noticeable.

2.23.70 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of West Winch Footpath FP2

2.23.71 West Winch Footpath FP2 is located approximately 750m to the west of the PSS, running parallel to the A10 (Main Road) in the north, then widening out to skirt the western edge of West Winch, before finally connecting to Garage Lane and the A10 (Lynn Road) to the south. The majority of the footpath follows the route of Puny Drain, through open CRoW land, with open fields to the west. Whilst easterly views towards the PSS are largely screened by buildings and vegetation, glimpses may be visible from sections of the route where there is more open ground between the path and the PSS.

Construction Phase

2.23.72 Glimpses of construction phase activity may be possible from sections of the route with a more open easterly aspect; however, these glimpses are temporary, distant, and intermittent to the extent that they will not be readily noticeable for the majority of the route.

2.23.73 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.74 At year 1, glimpses of construction phase activity will no longer be visible. The Proposed Scheme is likely to be obscured by existing buildings and vegetation for the majority of the route, however it is possible that intermittent glimpses will be possible from sections of the route with a more



open easterly aspect, although these glimpses are likely to be barely perceptible.

- 2.23.75 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.76 At year 15, woodland and hedgerow planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of residual views, to the extent that they will essentially no longer be visible.

- 2.23.77 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of West Winch Footpath FP5 and Wormegay FP4

- 2.23.78 West Winch Footpath FP5 is located 1075m to the south of the PSS, following the northern bank of the river Nar. Wormegay Footpath 4 follows largely the same route, but to the south of the river, so views from both routes are likely to be the same.

- 2.23.79 Northerly views across the flat topography towards the PSS are filtered by existing roadside and field boundary vegetation, as well as being at least partially obscured by several large poultry houses to the south of Setch Road. Glimpses of the Proposed Scheme may be possible beyond this; however, these glimpses would be quite distant, partially obscured by North Runcton and viewed along the length of the PSS, hence occupying a relatively small part of the overall view from this location.

Construction Phase

- 2.23.80 Glimpses of construction phase activity are likely across the open, flat terrain; however, these glimpses will be temporary, distant, and partially obscured. Nonetheless they are still likely to be noticeable in the context of the predominantly rural setting.



2.23.81 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.82 At year 1, construction activity will no longer feature in the view. Although mitigation planting will not provide screening at this point, views towards the Proposed Scheme will be filtered by existing roadside and field boundary vegetation, as well as being partially obscured by agricultural buildings to the south of Setch Road and by buildings and vegetation at North Runcton further to the north.

2.23.83 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.84 At year 15, proposed mitigation planting to the east and south of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to effectively screens views of the HAR beyond, reducing visibility to the extent where it is essentially no longer noticeable at this distance.

2.23.85 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of Wormegay Footpath FP5

2.23.86 Wormegay Footpath FP5 is located 1500m to the south of the PSS, following the route of Priory Chase, approximately 300m south of the River Nar. Northerly views across the largely flat terrain towards the PSS are filtered by existing roadside and field boundary vegetation, as well as being at least partially obscured by several large poultry houses to the south of Setch Road as well as landform and vegetation along the River Nar embankment.

2.23.87 Distant glimpses of the Proposed Scheme may be possible beyond this, however, these glimpses would be partially obscured by North Runcton



and viewed along the length of the PSS, hence occupying only a small part of the overall view from this location.

Construction Phase

2.23.88 Glimpses of construction phase activity are possible across the open, flat topography; however, these glimpses will be temporary, distant, and largely obscured.

2.23.89 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.90 At year 1, construction activity will no longer be present. Whilst mitigation planting will not have matured to provide screening at this point, views towards the Proposed Scheme will be filtered by existing riverside, roadside and field boundary vegetation, as well as being partially obscured by landform adjacent to the river Nar and by agricultural buildings to the south of Setch Road and buildings and vegetation at North Runcton further to the north.

2.23.91 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.92 At year 15, proposed mitigation planting to the east and south of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to effectively screen views of the Proposed Scheme beyond, reducing visibility to the extent where it is essentially no longer noticeable at this distance.

2.23.93 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of King's Lynn Footpath FP26

2.23.94 King's Lynn Footpath FP26 is located 1450m to the west of the PSS. It starts at Wisbech Road in King's Lynn and follows the west bank of the River



Nar until it meets Mill Road. Easterly views towards the PSS are obscured by buildings at the urbanised northern section of the route, then filtered by established vegetation along the length of the opposite bank of the river and by existing development to the west of the A10 until it crosses the railway line further to the south. From this point, more open views across fields are possible, however the PSS beyond is obscured by development at West Winch.

Construction Phase

2.23.95 Glimpses of construction phase activity may be possible across the open, flat topography; however, these glimpses will be temporary, distant, and largely obscured by existing vegetation and buildings.

2.23.96 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Years 1 and 15

2.23.97 At years 1 and 15, with the presence of construction phase activity no longer a feature in the view, glimpses of the Proposed Scheme will be reduced to the point where they will be barely perceptible.

2.23.98 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

PRoW – Bridleways

Sensitivity - Medium

Users of North Runcton Bridleway BR4

2.23.99 North Runcton Bridleway BR4 connects Rectory Lane in the north with Chequers Lane in the south and is partly within the boundary for the Proposed Scheme. The northern section of the bridleway sits within the Site Boundary, then runs adjacent to it through an open field with clear views of the PSS. The southern section becomes more enclosed, running adjacent to some wooded CRoW land which filters views towards the PSS.



Construction Phase

2.23.100 The close proximity and open aspect mean that construction phase activity from this route will be highly noticeable, occupying a large portion of the view to the west with little intervening vegetation along much of the route to screen views. Effects arising from these views will be temporary.

2.23.101 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.23.102 At year 1, with construction activity no longer present in the view, effects arising from the Proposed Scheme are reduced, however mitigation planting has not reached a level of maturity where it can deliver any of its intended screening function, so views of a major road where there was previously open farmland, remain largely unobstructed.

2.23.103 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.23.104 At year 15, proposed mitigation woodland planting to the east of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to fulfil its intended function, effectively screening westerly views of the Proposed Scheme beyond. Views may still be possible from the northern and southern extents of the route where it meets Rectory lane and Chequers Lane respectively, but these will be glimpsed and transient.

2.23.105 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)



PRoW - Byways

Sensitivity - Medium

Users of North Runcton Restricted Byway RB3

2.23.106 North Runcton Restricted Byway RB3 leads from the A47 (Constitution Hill) in the north and connects to Rectory Lane in the south. The northern section of the byway sits outside the Site Boundary and traverses a block of wooded CRoW land, so views into the PSS would be filtered to some degree. The route then turns and heads south, entering the PSS boundary and running parallel to the Proposed Scheme until it reaches Rectory Lane to the south.

Construction Phase

2.23.107 The close proximity and open aspect mean that construction phase activity will be highly noticeable from this route, occupying a large portion of westerly views, with little intervening vegetation along much of the route to provide screening. Effects arising from these views will be temporary.

2.23.108 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.23.109 At year 1, with construction activity no longer a feature, effects arising from the Proposed Scheme are slightly reduced. Mitigation planting has not matured to deliver its intended screening function at this point however, so close and largely unobstructed views of the proposed HAR remain, adding a large discordant feature to the previously largely rural westerly views.

2.23.110 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.23.111 At year 15, mitigation planting will have reached a level of maturity where it can combine with existing vegetation to deliver much of its intended screening function. The more enclosed wooded character of the northern



section of the route will now continue as it heads southwards towards Rectory Lane, effectively screening westerly views of the Proposed Scheme for much of the route, although there will be intermittent gaps between woodland blocks through which glimpses of the Proposed Scheme will be possible.

- 2.23.112 Magnitude of change **High**, level of effect **Major-Moderate (neutral)** (not significant)

Users of North Runcton Restricted Byway RB6

- 2.23.113 North Runcton Restricted Byway RB6 is located approximately 900m to the east of the PSS. The route initially follows the route of School Lane eastwards through North Runcton, before turning and heading southwards, beyond a row of residential properties. Views are largely obscured from this section of the route by a mixture of buildings and vegetation. The southern section of the route is much more open, with westerly views towards the PSS possible, albeit at some distance and filtered through existing field boundary vegetation.

Construction Phase

- 2.23.114 The open aspect of the southern section of the route means that westerly views of construction phase activity to the south of Chequers Lane will be possible, however these views will occupy only a part of the overall view from this location and will be substantially filtered by existing vegetation along the eastern boundary of North Runcton Common. Taller structures and plant are likely to be visible over/through trees. Effects on these views will be temporary.

- 2.23.115 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 1

- 2.23.116 At year 1, construction phase activity will no longer feature in the view, greatly reducing visibility of the Proposed Scheme. Although proposed mitigation planting will not have reached maturity at this stage, views of the WWHAR will be largely obscured by existing field boundary vegetation.



2.23.117 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.118 At year 15, mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of the Proposed Scheme beyond. It is possible that intermittent glimpses of vehicles moving beyond may be possible, however these glimpses would not be readily noticeable at this distance.

2.23.119 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Users of North Runcton Restricted Byway RB2

2.23.120 North Runcton Restricted Byway RB2 is located 700m to the west of the PSS. It runs east-west from the A10 (West Winch Road), permitting access to a number of houses to the west of the A10 and connecting with the North Runcton Footpath FP1. The route is enclosed by boundary hedges and fences, with views to the east towards the PSS largely obstructed by existing development. Glimpses of the PSS may be possible from where the route meets the A10, however these views are filtered by existing field boundary vegetation.

Construction Phase

2.23.121 Glimpses of construction phase activity may be possible from the eastern extent of the route where it meets the A10, however they would be heavily filtered by existing field boundary vegetation, with only intermittent glimpses of taller structures or plant visible above the intervening vegetation. Views will be temporary and not readily noticeable for the majority of the route.

2.23.122 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)



Operational Phase Year 1

2.23.123 At year 1, construction phase activity will no longer be visible. Although proposed mitigation planting will not have reached the stage where it can deliver any screening function at this stage, views of the WWHAR will be largely obscured by existing field boundary vegetation, to the extent that they will not be readily noticeable.

2.23.124 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.125 At year 15, mitigating planting to the west of the Proposed Scheme will have reached a level of maturity where it can perform its intended screening function, combining with existing vegetation to obscure remaining glimpses of the proposed HAR beyond to the extent that it will no longer be perceptible.

2.23.126 Magnitude of change **No change**, level of effect **Neutral** (not significant)

Highways

Sensitivity - Low

Users of the A10 through West Winch

2.23.127 The A10 runs north-south through West Winch, connecting with the PSS at Hardwick to the north and Setchey to the south. The route is lined by intermittent residential development for much of its length, which partially obscures easterly views towards the PSS. Views towards the Proposed Scheme are oblique to the direction of travel except for where the route joins the PSS to the north and south.

Construction Phase

2.23.128 Construction phase activity is likely to be noticeable intermittently along the route, particularly in places where there is less development or roadside vegetation. Where there are views, they will mostly be oblique to the direction



of travel and filtered by intervening field boundary vegetation, with taller structures and items of plant most noticeable.

- 2.23.129 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

- 2.23.130 At year 1, construction phase activity will no longer be visible and temporary traffic management measures will have been removed. Whilst proposed mitigation planting will not deliver any screening function at this stage, views of the WWHAR beyond will be intermittent and largely obscured by existing field boundary vegetation.

- 2.23.131 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.132 At year 15, mitigation planting to the west of the proposed HAR will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening, to the extent that views of the highway beyond will no longer be readily noticeable.

- 2.23.133 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Users of Gravelhill Lane, West Winch

- 2.23.134 Gravelhill Lane is a residential street, with housing on both sides. It runs east-west and connects with the Proposed Scheme from the west. Narrow views of the PSS are possible between housing along the length of the route, with wider views possible towards the east of the route where it meets the A10.

Construction Phase

- 2.23.135 Given the close proximity, views of temporary construction phase activity will be unavoidable, particularly towards the east of the route, where



wider, largely unobstructed views across the PSS will occupy a large proportion of the view.

- 2.23.136 Magnitude of change **High**, level of effect **Moderate-Minor adverse**
(not significant)

Operational Phase Year 1

- 2.23.137 At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying much of the view.

- 2.23.138 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.139 At year 15, proposed mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it can effectively screen easterly views of the wider scheme beyond the obvious changes to Gravelhill Lane in the foreground.

- 2.23.140 Magnitude of change **Low**, level of effect **Minor-Negligible adverse**
(not significant)

Users of Westland Chase, West Winch

- 2.23.141 Westland Chase is a small residential road with housing on both sides, located 15m to the west of the PSS. Views of the Proposed Scheme are largely obscured by existing residential properties, however oblique views of the Proposed Scheme are possible from the junction of Westland Chase and Gravelhill Lane, which connects directly into the Proposed Scheme.

Construction Phase

- 2.23.142 Oblique glimpses of construction phase activity and traffic management measures are likely from the junction with Gravelhill Lane, however views



from the remainder of the route to the south are obscured by existing buildings.

- 2.23.143 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

- 2.23.144 At year 1, construction phase activity and temporary traffic management measures are no longer present. Although proposed mitigation planting will not have matured to the extent that it can provide any screening, views of the Proposed Scheme are oblique to the direction of travel, limited to the north of the route and partially obscured by existing buildings.

- 2.23.145 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.146 At year 15, mitigation planting will have matured to the extent that it can combine with existing vegetation to deliver effective screening of the Proposed Scheme beyond the immediate extension to Gravelhill Lane visible in the foreground.

- 2.23.147 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

2.23.148 **Users of Long Lane, West Winch**

- 2.23.149 Long Lane runs east-west at the northern urban fringe of West Winch, 150m to the west of the PSS. It connects with the A10 (Lynn Road) to the east and Hall Lane to the west. It is flanked by residential houses to the south and a playing field and arable field to the north with established trees and hedgerows along their respective boundaries. Views from the eastern end of the route are more open so glimpses of the PSS are possible.



Construction Phase

2.23.150 Given the close proximity to the PSS and temporary compound and limited roadside vegetation along the A10, construction phase activity is likely to be quite noticeable from the eastern section of the route, particularly for users of vehicles travelling eastwards, where it will occupy quite a large part of the view.

2.23.151 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.23.152 At year 1, construction phase activity will no longer be present, and the temporary construction compound will have been reinstated to farmland. Although mitigation planting will not have reached a level of maturity where it can fulfil a screening function at this stage, the Proposed Scheme will be largely obscured by existing buildings and vegetation.

2.23.153 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.154 At year 15, mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening, to the extent that views of the highway beyond will no longer be readily noticeable.

2.23.155 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Users of Hall Lane, West Winch

2.23.156 Hall Lane runs north-south parallel to the A10 550m to the west of the PSS. The southern section passes through West Winch and is flanked by residential development which obscures views towards the PSS. The northern section, adjacent to the west of the West Winch Football Club has a more open easterly aspect, which affords possible views of the PSS to the east.



Construction Phase

2.23.157 Filtered glimpses of construction phase activity are possible through existing field boundary and roadside vegetation. Glimpses will be partially obscured and oblique to the direction of travel, so they are not likely to be readily noticeable.

2.23.158 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 1

2.23.159 At year 1, construction phase activity will be absent, and the temporary construction compound will have been reinstated to farmland. Mitigation planting will not have reached a level of maturity where it can fulfil a screening function at this stage, however the Proposed Scheme will be obscured by existing vegetation to the extent that it will be barely perceptible.

2.23.160 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.161 At year 15, mitigation planting to the west of the proposed HAR will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of any remaining views of the highway beyond.

2.23.162 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of Watering Lane, West Winch

2.23.163 Watering Lane runs east-west, between Hall Lane and the A10 (Lynn Road). It is flanked by housing and William Burt Social Club to the west, before turning and continuing east-west, at which point roadside vegetation thins to permit easterly glimpses towards the PSS.



Construction Phase

2.23.164 Glimpses of construction phase activity and the temporary construction compound are possible towards the eastern extents of the route, however they are filtered considerably by existing roadside and field boundary vegetation, becoming most noticeable at the junction with the A10.

2.23.165 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.166 At year 1, construction phase activity and the temporary construction compound will no longer feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can deliver screening at this stage, the Proposed Scheme will be obscured by existing vegetation to the extent that it will not be readily noticeable.

2.23.167 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.168 At year 15, mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to effectively screen remaining views of the highway beyond.

2.23.169 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of Chapel Lane, West Winch

2.23.170 Chapel Lane is a residential road in two sections. The first section runs east-west approximately 575m to the west of the PSS, with views to the north and south obscured by residential properties, however easterly views are possible where it meets the A10. The second section runs north-south, parallel to the A10. Easterly views towards the PSS are firstly limited by roadside vegetation along the A10 and subsequently by residential development at Freebridge Haven to the north of Rectory Lane. Intermittent



south-easterly glimpses are possible from both sections of the road through gaps in roadside vegetation.

Construction Phase

2.23.171 South-westerly glimpses of construction phase activity are possible although they will be intermittent and filtered by roadside vegetation along the A10 and Rectory Lane, only occupying a small portion of the view.

2.23.172 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 1

2.23.173 At year 1, construction phase activity will no longer feature in the view. Although proposed mitigation planting will not be effective at this point, the Proposed Scheme will be largely obscured by existing vegetation, to the extent that it will not be readily noticeable.

2.23.174 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.175 At year 15, mitigation planting to the west of the Proposed Scheme will have matured to the point where it can combine with existing vegetation to effectively screen remaining views of the highway beyond.

2.23.176 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Users of Mill Lane and Millfield Lane

2.23.177 Mill Lane and Millfield Lane are residential cul-de-sacs, located approximately 600m to the west of the PSS. Residential development encloses views to the north and south of each road, but from the eastern end of each street, limited views towards the PSS to the east will be possible across arable fields with little intervening vegetation.



Construction Phase

2.23.178 The absence of intervening vegetation means construction phase activity will be highly visible from the eastern extent of both roads, particularly given the location of a temporary construction compound to the west of the proposed HAR. Views towards the PSS from the western sections of these routes will be restricted by housing to the north and south and largely obscured.

2.23.179 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.180 At year 1, whilst construction phase activity will no longer be a feature in the view and the temporary construction compound will have been reinstated, the open aspect and absence of mitigation planting means that limited views of the Proposed Scheme will be likely, adding a noticeably discordant element where there was previously a predominantly rural outlook.

2.23.181 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.182 At year 15, mitigation planting to the west of the Proposed Scheme will have matured to the extent that it can combine with existing vegetation to deliver effective screening of the highway beyond. Intermittent glimpses of traffic moving along the route may still be possible, however they will largely be obscured and not readily noticeable.

2.23.183 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Users of Rectory Lane

2.23.184 Rectory Lane passes east-west through the boundary of the Proposed Scheme connecting the A10 to the west and New Road (at North Runcton) to the east. Pockets of residential development feature mainly to the north of the



route. The southerly aspect is largely open, with little roadside vegetation, offering largely uninterrupted views towards the PSS.

- 2.23.185 To permit the construction of the WWHAR, the central part of Rectory Lane is elevated, crossing the HAR via an overbridge.

Construction Phase

- 2.23.186 The combination of close proximity and lack of existing vegetation means that construction phase activity will be highly visible from all parts of the route, occupying a large portion of the view and only becoming partially obscured towards the eastern extent of the route, as it approaches the junction with New Road.

- 2.23.187 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.23.188 At year 1, although construction phase activity will no longer be a feature in the view, the scale of the highway scheme and the close proximity is such that in the absence of effective mitigation planting, views from the sections of the route to the west and east will be dominated by the presence of the Proposed Scheme, occupying a large proportion of the overall view from these locations, where there was previously a predominantly rural setting.

- 2.23.189 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.190 At year 15, mitigation planting to the east and west of the HAR and on the embankments to the north and south of Rectory Lane, will have matured to the point where it can combine with existing vegetation to screen views of the HAR from much of the route. Unobstructed northerly and southerly views along the length of the HAR are unavoidable from the apex of the Rectory



Lane overbridge where it crosses the highway, albeit oblique to the direction of travel.

- 2.23.191 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Users of Chequers Lane

- 2.23.192 Chequers Lane passes east-west through the PSS, connecting the A10 to the west and Common Lane (at North Runcton) to the east. Residential development is largely limited towards the section of the route to the east of the PSS. The western section of the route has little roadside vegetation, offering largely uninterrupted northerly and southerly views towards the PSS.

- 2.23.193 To permit the construction of the WWHAR, the central part of Chequers Lane will be closed to vehicles.

Construction Phase

- 2.23.194 The combination of close proximity and lack of existing vegetation means that construction phase activity will be highly visible from much of the western and central parts of the route, particularly given the location of the large construction compound to the south of Chequers Lane. The presence of construction phase activity will occupy a large portion of the view, becoming partially obscured towards the eastern extent of the route, as it joins Common Lane.

- 2.23.195 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.23.196 At year 1, although construction phase activity will no longer feature in the view, the scale of the highway scheme and the close proximity is such that in the absence of effective mitigation planting, views from the sections of the route to the west and to a lesser degree immediately to the east will be dominated by the presence of the Proposed Scheme, occupying a large



proportion of the overall view from these locations, where there was previously a predominantly rural setting.

- 2.23.197 Magnitude of change **High**, level of effect **Moderate-Minor adverse**
(not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.198 At year 15, mitigation planting to the east and west of the WWHAR will have matured to the point where it screens views from much of the route, with the central section of the route (where views would be likely) no longer open to motor vehicles.

- 2.23.199 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Users of the A47 at Hardwick

- 2.23.200 The A47 at Hardwick connects with the Proposed Scheme from the west. It is a major road lined with grass verges and established vegetation, filtering views of the industrial estates to the north and south. The existing view to the east is dominated by the presence of highway infrastructure, including Hardwick Roundabout and overbridge. The PSS will be clearly visible approaching the point where the existing highway connects with it.

Construction Phase

- 2.23.201 Views of construction phase activity will be unavoidable, particularly in relation to the major works associated with the removal of Constitution Hill Roundabout and the construction of the new eastbound and westbound access slip roads. Works associated with Hardwick Roundabout will be partially obscured by the difference in level with the A47, however construction activity will be highly noticeable.

- 2.23.202 Magnitude of change **High**, level of effect **Moderate-Minor adverse**
(not significant)



Operational Phase Year 1

2.23.203 At year 1, the absence of construction phase activity will remove a highly noticeable incongruent feature from the view. Changes to the highway layout to the east of Hardwick Roundabout will be noticeable from the eastern extent of the route, however views are set in the context of existing major highway infrastructure, which greatly reduces effects.

2.23.204 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.205 At year 15, proposed mitigation planting to the east of the Hardwick Roundabout and the A10 will have reached a level of maturity where it is able to combine with existing vegetation to at least partially screen views of the Proposed Scheme to the south-east towards Constitution Hill. Whilst the changes to the highway will still be noticeable in the foreground, longer views will be filtered or obscured.

2.23.206 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Users of the A47/Constitution Hill

2.23.207 The A47 Constitution Hill connects with the Proposed Scheme from the south-east. It is a single carriageway road lined with established vegetation, which encloses the road and largely obscures easterly and westerly views. The existing view is dominated by the presence of highway infrastructure, including Constitution Hill Roundabout.

Construction Phase

2.23.208 Construction phase activity will dominate the view for much of the route, with numerous changes to the highway layout contributing to a highly noticeable sense of travelling through a large-scale construction project.

2.23.209 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)



Operational Phase Year 1

- 2.23.210 At year 1, construction activity will no longer be present in the view.

Mitigation planting has not reached maturity at this stage, and whilst there will undoubtedly be an increase in the overall scale of the highway infrastructure present in the view, it is set against the backdrop of existing an existing major highway, so will not appear incongruous.

- 2.23.211 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.212 At year 15, mitigation planting to the east and west of the highway will have matured to the extent that it contains views, limiting visibility of the wider development and helping to embed the scheme into its landscape setting.

- 2.23.213 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Users of A149 (Hardwick Road)

- 2.23.214 Hardwick Road is a major highway with multiple lanes of traffic. It passes through an industrial area, connecting with the Proposed Scheme from the north-west. Views from the route are contained by vegetation to the north and south and dominated by the presence of existing highway infrastructure including Hardwick Roundabout and overbridge and eastbound and westbound slip roads. The PSS will be clearly visible approaching the point where they connect into each other.

Construction Phase

- 2.23.215 Construction phase activity will be clearly visible from this route, adding an additional layer of plant and activity to an already busy highway setting.

- 2.23.216 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)



Operational Phase Year 1

- 2.23.217 At year 1, construction activity will no longer feature in the view. Proposed planting will not have reached a level of maturity where it can deliver any visual screening at this stage. Whilst there will undoubtedly be an increase in the overall scale of the highway infrastructure present in the view, it is set against the backdrop of an existing major highway, so will not appear incongruous.

- 2.23.218 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.219 At year 15, mitigation planting to the east of Hardwick Roundabout will have reached a level of maturity where it can combine with existing vegetation to deliver some visual screening and filtering of views. The increase in the presence of woodland and hedgerows in the view will contribute to a softening of the effect of the proposed changes to the highway, helping to embed the scheme within its setting.

- 2.23.220 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Users of the A149 (Queen Elizabeth Way)

- 2.23.221 The A149 (Queen Elizabeth Way) connects with the Proposed Scheme at Hardwick from the north-east. It is a major road, lined by large buildings on Hardwick Industrial Estate to the north and generally open arable fields to the south. The open southerly aspect permits south-westerly views of the PSS.

Construction Phase

- 2.23.222 The absence of roadside vegetation to the south of the A149, coupled with the predominantly open nature of the landscape beyond and the removal of existing vegetation to the east of Constitution Hill, means that south-westerly views towards the PSS are largely unobstructed. The presence of construction phase activity at Hardwick, as well as along the route of the



highway at Constitution Hill, will form a large and noticeably incongruent feature within the overall view.

- 2.23.223 Magnitude of change **High**, level of effect **Moderate-Minor adverse**
(not significant)

Operational Phase Year 1

- 2.23.224 At year 1, construction activity will no longer feature in the view, however proposed mitigation planting will not have matured to the extent where it is able to effectively screen the extensive highway works beyond, which will continue to be a noticeably discordant element in the view.

- 2.23.225 Magnitude of change **High**, level of effect **Moderate-Minor adverse**
(not significant)

Operational Phase Year 15 (Residual effects)

- 2.23.226 At year 15, extensive woodland and hedgerow planting to the east of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to deliver effective visual mitigation of the highway scheme beyond, essentially replacing the vegetated screen to the east of the highway that existed previously.

- 2.23.227 Magnitude of change **Negligible**, level of effect **Negligible adverse**
(not significant)

Users of Beveridge Way

- 2.23.228 Beveridge Way is an access road for the Hardwick Narrows Industrial Estate, connecting with the Proposed Scheme from the west. Views towards the PSS are obscured by industrial buildings towards the west of the route and by a mixture of roadside vegetation and vegetation adjacent to Hardwick Narrows (North Runcton FP1) further to the east. The Proposed Scheme becomes only becomes visible at the point where Beveridge Way approaches and connects with the PSS.



Construction Phase

2.23.229 Construction phase activity will be temporary, but highly noticeable from the eastern extents of Beveridge Way only and obscured for the majority of the route. This limited visibility reduces the magnitude of change considerably when considered across the entirety of the route.

2.23.230 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.231 At year 1, construction phase activity will no longer be a feature in the view. Proposed mitigation planting will not provide any screening function at this stage, so the proposed changes to the highway layout will undoubtedly be noticeable but will be viewed in the context of existing major highway infrastructure, which serves to reduce effects considerably.

2.23.232 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.233 At year 15, woodland planting to the east of Hardwick Roundabout and the A10, will have reached a level of maturity where it can combine with existing vegetation to deliver effective visual mitigation of the highway scheme beyond, limiting wider views of the Proposed Scheme to the east and south-east.

2.23.234 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Users of Scania Way

2.23.235 Scania Way runs north-south through Hardwick Industrial Estate, between Oldmeadow Road and Hardwick Road. Views towards the PSS from the northern section of the route are obscured by large industrial/commercial buildings. The large buildings give way to car parking as the route approaches Hardwick Road, opening up possible southerly views towards the PSS.



Construction Phase

2.23.236 Construction phase activity is likely to be noticeable towards the southern extent of the route, particularly taller items of plant and machinery. Views will be temporary and partially obscured by existing highway infrastructure and vehicles and vegetation in and around Sainsbury's Car Park.

2.23.237 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 1

2.23.238 At year 1, with construction phase activity no longer a feature in the view, it will be difficult to discern the changes to the highway layout, which are largely obscured by existing highway infrastructure and vehicles and vegetation in and around Sainsbury's Car Park.

2.23.239 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.240 At year 15, proposed mitigation planting to the east of Hardwick Roundabout and the A10 will have reached a level of maturity where it can combine with existing vegetation to deliver additional screening of views of the highway to the east, to the point where they are essentially imperceptible.

2.23.241 Magnitude of change **No change**, level of effect **Neutral** (not significant)

Users of New Road, North Runcton

2.23.242 New Road runs broadly north-south between the A47 and Common Lane. Westerly views towards the PSS are largely obscured by a mixture of vegetation and buildings to the west of the route and by intervening vegetation, however there is a section toward the north of the route where it approaches the A47, where there are open north-westerly views towards the PSS.



Construction Phase

2.23.243 Whilst much of the route has no westerly views, construction phase activity will be visible from the section of the route to the north, where north-westerly views of construction activity are likely to be largely unobstructed and quite noticeable, albeit temporary and oblique to the direction of travel.

2.23.244 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.23.245 At year 1, construction phase activity will no longer feature, removing a large incongruent feature from the views to the north-west, greatly reducing effects from this route. Some evidence of the Proposed Scheme will still be noticeable in oblique views, in the absence of mature mitigation planting.

2.23.246 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.23.247 At year 15, extensive woodland and hedgerow planting to the east of the HAR and to the west of the A47/Constitution Hill will have reached a level of maturity where it can combine with existing vegetation to effectively screen the highway beyond.

2.23.248 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

2.24 Residential Receptors

Sensitivity - High

Residents of properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise.

2.24.1 Views towards the PSS from properties in these locations are largely obscured by existing boundary vegetation, however it is possible that those



located towards the east, may have intermittent views where there are gaps in vegetation. Vegetation to the west of the existing highway at Constitution Hill obscures the road beyond. The removal of this vegetation, coupled with the close proximity and scale of the Proposed Scheme is such that it is likely to be highly noticeable.

Construction Phase

2.24.2 Where there are gaps in vegetation along the eastern boundary facing the PSS, construction phase activity is likely to be highly noticeable, adding a large discordant feature to a previously largely rural view. Whilst it is likely that views will be filtered to some degree, the scale of the Proposed Scheme is such that it will occupy a large portion of the view when it is visible, albeit only temporarily.

2.24.3 Magnitude of change **High**, level of effect **Major adverse** (significant, albeit temporary)

Operational Phase Year 1

2.24.4 At year 1, construction phase activity will no longer feature, removing a large incongruent feature from the views to the east, greatly reducing effects upon receptors with easterly views. The scale of the Proposed Scheme and the requirement for lighting on the roundabouts is such that it will still be highly noticeable in the absence of mature mitigation planting, especially given the previously rural outlook.

2.24.5 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.6 At year 15, proposed mitigation planting to the east of the A10/Hardwick Roundabout and to the west of the A47 will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening of the highway beyond. Intermittent glimpses of traffic moving along the road may still be possible where vegetation is thinner, however they will not be readily noticeable.



2.24.7 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Residents of properties on Mill Lane and Millfield Lane and no's 95-131 to the east of the east of the A10

2.24.8 Views towards the PSS from properties at the west of these locations are largely obscured by boundary vegetation other buildings within the development, however it is likely that those located towards the east will experience easterly and south-easterly views across open arable fields, that are largely unobstructed by intervening vegetation.

Construction Phase

2.24.9 For those properties that have easterly views, construction phase activity will be highly noticeable, particularly given the location of a temporary construction compound to the west of the HAR. It will occupy much of the view, forming a large discordant element in a previously rural setting, albeit only temporarily.

2.24.10 Magnitude of change **High**, level of effect **Major adverse** (significant, albeit temporary)

Operational Phase Year 1

2.24.11 At year 1, construction phase activity will no longer feature in the view, however mitigation planting to the west of the HAR will not have reached a level of maturity where it can deliver any screening of the highway beyond. The scale of the Proposed Scheme and the requirement for lighting on the roundabouts is such that it will be a highly noticeable incongruent feature, especially given the previously rural outlook.

2.24.12 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.13 At year 15, proposed mitigation planting to the east of the HAR will have reached a level of maturity where it can combine with existing vegetation



to provide some screening of the highway beyond. Intermittent glimpses of lighting on roundabouts and traffic movements are still possible where vegetation is thinner, however they are not likely to be readily noticeable.

- 2.24.14 Magnitude of change **Low**, level of effect **Moderate-Minor adverse**
(not significant)

Residents of No's 139 – 163 along the eastern side of the A10 / Main Road through West Winch

- 2.24.15 Views towards the PSS from this row of mainly single-storey properties are likely to be at least partially obscured by boundary fencing and vegetation, however it is possible that some will experience easterly views across open arable fields, that are largely unobstructed by intervening vegetation.

Construction Phase

- 2.24.16 For those properties that have easterly views, construction phase activity will be highly noticeable, particularly given the location of a temporary construction compound to the west of the HAR. It will occupy much of the view, forming a large discordant element in a previously rural setting, albeit only temporarily.

- 2.24.17 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

- 2.24.18 At year 1, construction phase activity will no longer feature in the view, however mitigation planting to the west of the HAR will not have reached a level of maturity where it can provide any screening of the highway beyond. The Proposed Scheme and the requirement for lighting on the roundabouts will be a highly noticeable incongruent feature, within a previously predominantly rural setting.

- 2.24.19 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

- 2.24.20 At year 15, mitigation planting to the west of the WWHAR, will have matured to the level where it can combine with existing vegetation to filter



views of the WWHAR beyond. Intermittent glimpses of traffic movements and lighting on roundabouts are still possible where vegetation is thinner, however they are not likely to be readily noticeable.

- 2.24.21 Magnitude of change **Low**, level of effect **Moderate-Minor adverse**
(not significant)

Residents of No's 217 – 221 along the eastern side of the A10 / Main Road through West Winch

- 2.24.22 Easterly views towards the PSS are partially obscured by existing vegetation surrounding these properties and by field boundary vegetation and buildings associated with Freebridge Haven scheme to the east. South-easterly views are partially obscured by buildings and vegetation to the south of Rectory Lane, but views may still be possible from some east-facing windows, however these would be limited.

Construction Phase

- 2.24.23 Construction phase activity is likely to be noticeable from windows with an easterly aspect, however it would be limited to a relatively narrow aperture between intervening vegetation and buildings so would only occupy a small proportion of the overall view.

- 2.24.24 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

- 2.24.25 Once operational, construction traffic will no longer be a feature in the view, reducing noticeable signs of development considerably. The absence of mitigation planting means that some views are still possible, however they will be partially obscured and limited to a relatively small proportion of the overall view.

- 2.24.26 Magnitude of change **Low**, level of effect **Moderate-Minor adverse**
(not significant)



Operational Phase Year 15 (Residual effects)

2.24.27 At year 15, proposed mitigation planting to the west of the HAR will have matured to the extent that it can perform its intended screening function, largely obscuring remaining views of the highway beyond. Intermittent glimpses of traffic moving along the HAR and over Rectory Lane overbridge may still be possible, however they will not be readily noticeable.

2.24.28 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of 'Winchley Home' to the south of Rectory Lane

2.24.29 Easterly views towards the PSS are partially obscured by field boundary vegetation and buildings associated with Freebridge Haven scheme to the north-east. South-easterly views are partially obscured by buildings and vegetation to the south of Rectory Lane, but views are likely east-facing windows.

Construction Phase

2.24.30 Construction phase activity is likely to be noticeable from windows with an easterly aspect, however it would be restricted to a relatively narrow aperture between intervening vegetation and buildings so would only occupy a small proportion of the overall view.

2.24.31 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.24.32 Once operational, construction traffic will no longer be a feature in the view, reducing noticeable signs of development considerably. The absence of mitigation planting means that some views will still be possible, particularly of the Rectory Lane overbridge, however they will be partially obscured and limited to a relatively small proportion of the overall view.

2.24.33 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)



Operational Phase Year 15 (Residual effects)

2.24.34 At year 15, proposed mitigation planting to the west of the WWHAR will have matured to the extent that it can perform its intended screening function, combining with exiting vegetation to obscure remaining views of the highway beyond. Intermittent glimpses of traffic moving along the HAR and over Rectory Lane overbridge may still be possible, however they will not be readily noticeable.

2.24.35 Magnitude of change **Negligible**, level of effect **Negligible adverse** (not significant)

Residents of 263 Lynn Road to the east of the A10 through West Winch.

2.24.36 Easterly views towards the PSS are partially obscured by existing vegetation surrounding 'High Orchard' to the north of Chequers Lane and by existing vegetation to the east of No's 269 and 271 Lynn Road to the south, narrowing the aperture of visibility considerably.

Construction Phase

2.24.37 Construction phase activity, although temporary, is likely to be particularly noticeable from east-facing windows due to the proximity of a large construction compound to the south of Chequers Lane and the absence of intervening vegetation to provide any screening. Largely unobstructed views of construction phase activity associated with the proposed HAR and Chequers Lane crossing are available between existing vegetation beyond. North-easterly views across arable fields are also possible between gaps in vegetation.

2.24.38 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.39 At year 1, the removal and reinstatement of the large construction compound greatly reduces effects arising from easterly views, however in the absence of mature mitigation planting, the proposed HAR will still be a noticeable discordant element, albeit viewed through a relatively narrow



aperture between existing vegetation, hence occupying only part of the overall view.

- 2.24.40 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

- 2.24.41 At year 15, proposed mitigation planting to the west of the HAR will have reached the level of maturity where it is able to perform its intended screening function, filtering views of the highway beyond. Intermittent glimpses of traffic moving along the HAR may still be possible, however they will not be readily noticeable.

- 2.24.42 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Residents of No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch.

- 2.24.43 This row of properties is located to the east of the A10 at the point where the proposed highway connects to the existing road. The properties face west on to the A10, with rear windows facing east and away from the Proposed Scheme. Views of the wider PSS are likely to be limited to properties towards the north, with northerly views. Some westerly views of the connection point between the proposed and existing routes are likely, however these would again largely be restricted to properties at the north.

Construction Phase

- 2.24.44 The close proximity to the PSS means construction phase activity is likely to be highly noticeable from properties to the north of the row, with the connection point between the existing and proposed routes likely to be of particular note, due to the presence of traffic control measures and noise and activity associated with both the demolition of the existing road and the construction of the new route. This activity would be temporary, and not likely to last for the duration of the construction phase of the project.



2.24.45 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

2.24.46 Once operational, with construction phase activity no longer feature in the view to the west and north, effects arising from the Proposed Scheme would be greatly reduced. Although mitigation planting will not have reached the level of maturity where it can deliver any screening at this point, effects arising from the Proposed Scheme would generally be limited to oblique views of the proposed attenuation feature, roundabout and street lighting and highway to the north and would be restricted to properties to the north of the row. Northerly views would be partially obscured by boundary vegetation.

2.24.47 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.48 At year 15, proposed mitigation planting to the south and west of the roundabout will have matured to the extent that it can perform its intended screening function, obscuring views of the roundabout and the HAR as it continues northwards, as well as changes to the route of the A10 and connecting roads into West Winch to the west. Views of the Proposed Scheme at this point will be limited to the attenuation feature in the foreground.

2.24.49 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of properties at the eastern end of Gravelhill Lane, West Winch

2.24.50 These properties are typically orientated obliquely to the wider development to the east, with views largely limited to the point at which meets the existing, however there are a number of properties that flank the entrance to the road to the north and south, which are orientated towards the east and are likely to have views of the wider Proposed Scheme. The properties to the south of Gravelhill Lane (possibly on Westland Chase) are bungalows and are



set back from the A10, so easterly views are at least partially obscured. The two storey buildings to the north of the road (possibly on Poplar Road) are likely to have unobstructed easterly views from first floor windows.

Construction Phase

2.24.51 Given the close proximity, views of temporary construction phase activity will be unavoidable, particularly for two storey properties that are orientated eastwards towards the A10. Wide, largely unobstructed views across the PSS will occupy a large proportion of the view, with demolition and construction works on the proposed highway connections and roundabout dominating the view in the absence of intervening vegetation.

2.24.52 Magnitude of change **High**, level of effect **Major adverse** (significant, albeit temporary)

Operational Phase Year 1

2.24.53 At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook beyond the A10, will now be dominated by highway infrastructure, with roads, a roundabout with street lighting and attenuation features occupying much of the view in the foreground and midground.

2.24.54 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.55 At year 15, proposed mitigation planting between the proposed highway connection to Gravelhill Road and the proposed roundabout to the east, will have reached a level of maturity where it can effectively screen views of highway infrastructure and lighting beyond, although longer rural views beyond the highway to the east will be lost due to this enclosure.

2.24.56 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)



Residents of properties on Long Lane, West Winch

2.24.57 Long Lane is located at the northern urban fringe of West Winch.

Properties line the southern side of the road, oblique to the PSS and typically comprise single storey bungalows, facing north. The absence of properties on the northern side of the road, coupled with limited roadside vegetation means that north-easterly glimpses of the Proposed Scheme may be possible across the playing field and arable field to the north, however these views would be oblique and largely obscured by intervening vegetation to the east of the A10 and north of Chequers Lane.

Construction Phase

2.24.58 Where properties have an open northerly aspect, oblique north-easterly glimpses of construction phase activity may be possible through intervening vegetation, however these glimpses would only occupy a small proportion of the overall view and are not likely to be readily noticeable.

2.24.59 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.60 At year 1, construction phase activity will no longer be present.

Although mitigation planting will not have reached a level of maturity where it can fulfil a screening function at this stage, the Proposed Scheme will be largely obscured by existing vegetation to the east of the A10 and north of Chequers Lane.

2.24.61 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.62 At year 15, mitigation planting to the west of the proposed HAR will have reached a level of maturity where it can combine with existing vegetation to deliver effective screening, to the extent that views of the highway beyond will be barely perceptible.



2.24.63 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Residents of properties on Chapel Lane, West Winch

2.24.64 Properties along the section of the route that runs east-west are single storey bungalows and are set back from the road to the extent that they are not likely to experience easterly views towards the Proposed Scheme. Those that are located on the section of the route that runs north-south, parallel to the A10 are two-storey properties likely to have easterly views towards the PSS, although views are firstly limited by roadside vegetation along the A10 and subsequently by residential development at Freebridge Haven to the north of Rectory Lane. Intermittent south-easterly glimpses may be possible through gaps in roadside vegetation.

Construction Phase

2.24.65 South-westerly glimpses of construction phase activity are possible although they will be intermittent and filtered by roadside vegetation along the A10 and Rectory Lane, only occupying a small portion of the view.

2.24.66 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.67 At year 1, construction phase activity will no longer feature in the view. Although proposed mitigation planting will not be effective at this point, the Proposed Scheme will be largely obscured by existing vegetation, to the extent that it will not be readily noticeable.

2.24.68 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.69 At year 15, mitigation planting to the west of the Proposed Scheme will have matured to the point where it can combine with existing vegetation to effectively screen remaining views of the highway beyond.



2.24.70 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Residents of No's 1 and 2 Rectory Lane

2.24.71 These 2 storey semi-detached properties are located to the north of Rectory Lane and west of the Proposed Scheme. Existing roadside vegetation to the east and the combination of vegetation and buildings associated with Freebridge Haven mean that views are obscured to the north and east. Southerly views are partially obscured by existing vegetation surrounding properties to the east of the A10, to the south of 'Ivy Cottage' and 'Burwick House', and to the north of 'High Orchard', narrowing the aperture of visibility considerably.

Construction Phase

2.24.72 The close proximity to the PSS means that south-easterly views of construction phase activity and southerly views of the construction compound to the south of Chequers Lane, are likely to be highly noticeable, albeit partially obscured by existing vegetation and occupying a limited portion of the overall view.

2.24.73 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.24.74 At year 1, construction phase activity will no longer feature in the view. Although proposed mitigation planting will not have become effective at this point, views of the Proposed Scheme will be partially obscured by existing vegetation and limited to a relatively small portion of the overall view.

2.24.75 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.76 At year 15, mitigation planting to the west of the HAR will have reached the level of maturity where it can deliver it's intended screening function,



combining with existing vegetation to obscure views of the highway beyond to the extent that it is no longer readily noticeable.

- 2.24.77 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of No's 19-24 Rectory Lane

- 2.24.78 These two storey properties are located on the northern side of Rectory Lane, approximately 300m to the west of the Proposed Scheme. Existing roadside vegetation to the north of Rectory Lane obscures views to the east and northerly views are obscured by properties within Freebridge Haven. Southerly views are possible due to the absence of roadside vegetation to the south of Rectory Lane, however they will be partially obscured by existing field boundary vegetation, as well as vegetation to the south of 'Ivy Cottage' and 'Burwick House', and to the north of 'High Orchard', narrowing the aperture of visibility somewhat.

Construction Phase

- 2.24.79 The close proximity to the PSS means that south-easterly views of construction phase activity and southerly views of the construction compound to the south of Chequers Lane, are likely to be highly noticeable, albeit partially obscured by existing vegetation, hence occupying a limited portion of the overall view.

- 2.24.80 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

- 2.24.81 At year 1, construction phase activity will no longer feature in the view. Although proposed mitigation planting will not have become effective at this point, views of the Proposed Scheme will be partially obscured by existing vegetation, limiting them to a relatively small proportion of the overall view.

- 2.24.82 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)



Operational Phase Year 15 (Residual effects)

2.24.83 At year 15, mitigation planting to the west of the HAR will have reached the level of maturity where it can deliver its intended screening function, combining with existing vegetation to obscure views of the highway beyond to the extent that it is no longer readily noticeable.

2.24.84 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of Lilac Cottage and Rosendell, to the north of Rectory Lane

2.24.85 These linked two storey properties are located to the north of Rectory Lane and approximately xxxm from the xxern boundary of the Proposed Scheme.. The properties are set slightly back from the road, with fencing and boundary vegetation that is likely to partially obscure views from ground floor windows however southerly views are possible from first floor windows due to the absence of roadside vegetation to the south of Rectory Lane. These views will be partially obscured by existing field boundary vegetation, as well as vegetation to the south of 'Ivy Cottage' and 'Burwick House', and to the north of 'High Orchard', narrowing the aperture of visibility slightly.

Construction Phase

2.24.86 The close proximity to the PSS means that south-easterly views of construction phase activity and southerly views of the construction compound to the south of Chequers Lane, are likely to be highly noticeable, albeit slightly filtered and obscured by existing vegetation, hence occupying a reduced portion of the overall view.

2.24.87 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.24.88 At year 1, construction phase activity will no longer feature in the view. Although proposed mitigation planting will not have become effective at this point, views of the Proposed Scheme will be filtered and partially obscured by



existing vegetation, reducing the overall proportion of the Proposed Scheme visible within the view slightly.

- 2.24.89 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.24.90 At year 15, mitigation planting to the west of the HAR will have reached the level of maturity where it can deliver its intended screening function, combining with existing vegetation to obscure views of the highway beyond to the extent that it is no longer readily noticeable.

- 2.24.91 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of The Coach House on Rectory Lane

- 2.24.92 This detached property is set back a considerable distance from the road, with mature boundary vegetation adjacent to Rectory Lane filtering and partially obscuring southerly views towards the Proposed Scheme. Views to the south-east are initially more open, however they too become partially obscured by roadside vegetation to the south of Rectory Lane. Easterly views are partially obscured by neighbouring properties and buildings and vegetation associated with 'Ivy Cottage' and 'Burwick House', however oblique glimpses of construction phase activity associated with the Rectory Lane overbridge will be possible.

Construction Phase

- 2.24.93 Construction phase activity is likely to be highly noticeable. Whilst southerly views towards the HAR are filtered and obscured by existing vegetation to some degree, easterly views of the major works constructing the Rectory Lane Overbridge (which will involve tall cranes and large-scale plant and machinery in relatively close proximity), are only partially obscured.
- 2.24.94 Magnitude of change **High**, level of effect **Major adverse** (significant)



Operational Phase Year 1

2.24.95 At year 1, construction phase activity will no longer feature in the view. Whilst proposed mitigation planting will not have become effective at this point, views of the Proposed Scheme will be filtered and partially obscured by existing vegetation, to the extent that it will not be readily noticeable. Views along Rectory Lane towards the overbridge will be noticeable in the absence of mitigation planting.

2.24.96 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.97 At year 15, mitigation planting to the west of the HAR will have reached the level of maturity where it can deliver its intended screening function, combining with existing vegetation to obscure views of the highway beyond to the extent that it is likely to be barely perceptible. Views along Rectory Lane towards the overbridge will be possible, however they are likely to be largely obscured by woodland planting on the embankments.

2.24.98 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Residents of Glendawn and Orchard House on Rectory Lane

2.24.99 Glendawn and Orchard House are both detached properties set well back from the road, with a generally open frontage on to Rectory Lane. Whilst southerly and south-easterly views are partially obscured by roadside vegetation to the south of Rectory Lane and by buildings and vegetation associated with 'Ivy Cottage' and 'Burwick House', easterly views along Rectory Lane towards the proposed overbridge are largely unobscured.

Construction Phase

2.24.100 Construction phase activity will be temporary but highly noticeable. Whilst southerly views towards the Proposed Scheme are filtered and obscured by existing buildings and vegetation to some degree, easterly views



of the major works constructing the Rectory Lane Overbridge, which will involve tall cranes and large-scale plant and machinery in relatively close proximity, are largely unobstructed. A large temporary construction compound is located to the south of Rectory Lane, although views are likely to be largely obscured by buildings and vegetation associated with 'Burwick House'.

2.24.101 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.102 At year 1, construction phase activity will no longer feature in the view. Whilst proposed mitigation planting will not have become effective at this point, views of the Proposed Scheme will be filtered and partially obscured by existing vegetation, to the extent that it will not be readily noticeable. Easterly views along Rectory Lane towards the overbridge will be highly noticeable in the absence of mitigation planting.

2.24.103 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.104 At year 15, mitigation planting to the west of the Proposed Scheme will have reached the level of maturity where it can deliver its intended screening function, combining with existing vegetation to obscure views of the highway beyond, to the extent that it is likely to no longer be readily noticeable. Views along Rectory Lane towards the overbridge will remain, however they are likely to be partially obscured by woodland planting on the embankments.

2.24.105 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of Brook Farm on Rectory Lane

2.24.106 Brook Farm is a detached property set back from the road, adjacent to the PSS boundary. The property is notable for its open easterly and southerly aspect, affording clear and unobstructed views of the PSS.



Construction Phase

2.24.107 Construction phase activity although temporary, will involve tall cranes and large-scale plant and machinery in very close proximity and will be almost entirely unobscured. There will also be largely unobstructed southerly views of a large temporary construction compound to the south of Rectory Lane.

2.24.108 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.109 At year 1, construction phase activity will no longer feature in the view, however the proximity to the PSS is such that the Proposed Scheme will occupy the entirety of the view to the north-east, east and south, replacing the existing open rural views with major highway infrastructure and a bridge. This will be particularly onerous in the absence of effective mitigation planting.

2.24.110 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.111 At year 15, proposed mitigation planting will have matured to the extent that it is able to deliver its intended screening function, however, the scale and proximity of the Proposed Scheme is such that the Rectory Lane Overbridge will still dominate easterly views, for which no further mitigation is possible.

2.24.112 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of Ivy Cottage on Rectory Lane

2.24.113 Ivy Cottage is a single-storey dwelling, linked to Burwick House to the east. It is set some way back from the road, with easterly views towards the PSS entirely obscured by boundary vegetation adjacent to the road and by vegetation associated with Burwick House.



Construction Phase

2.24.114 Views of construction phase activity will be limited to vehicle movements along Rectory Lane to the west. Views of construction activity within the PSS itself will be obscured by vegetation associated with Burwick House.

2.24.115 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Years 1 and 15

2.24.116 At years 1 and 15, with construction phase activity no longer a feature in views towards Rectory Lane, views of the Proposed Scheme will be entirely obscured by vegetation associated with Burwick House.

2.24.117 Magnitude of change **No change**, level of effect **Neutral** (not significant)

Residents of Burwick House on Rectory Lane

2.24.118 Burwick House is a two-storey dwelling, connected to Ivy Cottage to the west. It is set well back from the road and is surrounded by mature boundary vegetation except for part of its eastern boundary which is likely to have views towards the PSS from first floor windows.

Construction Phase

2.24.119 Construction phase activity is likely to be highly noticeable through the gap in boundary vegetation, with easterly views of major works associated with the construction the Rectory Lane Overbridge and the HAR, which will involve tall cranes and large-scale plant and machinery, as well as the large temporary construction compound immediately to the east.

2.24.120 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.121 At year 1, construction phase activity will no longer feature in the view, however in the absence of mitigation planting, the proximity to the PSS is



such that the Proposed Scheme will occupy a large proportion of the view to the east, adding very large incongruent elements to the previously open rural views.

2.24.122 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.123 At year 15, mitigation planting to the west of the HAR and on the embankments of the Rectory Lane Overbridge will have reached a level of maturity where it can deliver its intended screening function, filtering views towards the Proposed Scheme and reducing the visual presence of highway infrastructure. Rectory Lane Overbridge will still be a visible incongruent feature in the view.

2.24.124 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect.

2.24.125 The properties on Coronation Avenue and Freebridge Haven are a mix of one and two-storey residential properties situated in a pocket of development off Rectory Lane. The properties face east and west. Properties with an eastern aspect towards the northern ends of each road are likely to have views across open arable fields of the Proposed Scheme. Towards the south, intervening built form and vegetation largely obscures views of the PSS.

Construction Phase

2.24.126 Given the proximity, views of temporary construction phase activity will be highly noticeable from northern properties, particularly those along the eastern edge and from two-storey properties within the pocket of development, temporarily occupying a significant proportion of the previously rural view.

2.24.127 Magnitude of change **High**, level of effect **Major adverse** (significant)



Operational Phase Year 1

2.24.128 At year 1, construction phase activity will no longer be present in the view. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural eastern outlook will now be dominated by incongruent highway infrastructure.

2.24.129 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.130 At year 15, proposed mitigation planting to the east of the HAR will have reached a level of maturity where it can provide some screening of the highway beyond. Intermittent glimpses of traffic movements are still possible due to its close proximity.

2.24.131 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Residents of Field View on Rectory Lane

2.24.132 Field View is a two-storey dwelling on North Runcton Restricted Byway 3, off Rectory Lane. It has westerly views over an open arable field which will be dissected by the Proposed Scheme. Views of the PSS to the north through to the west and south will be unavoidable.

Construction Phase

2.24.133 Given the close proximity and absence of intervening vegetation, temporary construction phase activity will be highly visible, occupying a large portion of the previously largely view.

2.24.134 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.135 At year 1, although construction phase activity will no longer be a feature in the view, in the absence of established mitigation planting, the



presence of the Proposed Scheme will dominate a large proportion of the overall view where there was previously a predominantly rural setting.

2.24.136 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.137 At year 15, mitigation planting to the east of the HAR and on the embankments to the north of Rectory Lane will have matured to the point where it can offer the desired screening function, filtering views towards the Proposed Scheme and reducing the visual presence of highway infrastructure. Rectory Lane Overbridge will still be a visible incongruent feature in the view, and traffic may still be glimpsed moving along the HAR where vegetation is thinner.

2.24.138 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of No's 48 and 50 Rectory Lane

2.24.139 No's 48 and 50 Rectory Lane are a pair of semidetached, two-storey dwellings on North Runcton Restricted Byway 3, off Rectory Lane. They have westerly views over an open arable field and uninterrupted views of the Proposed Scheme from north through west to south.

Construction Phase

2.24.140 Given the close proximity and absence of intervening vegetation, temporary construction phase activity will be unavoidable, dominating the majority of the previously largely view.

2.24.141 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.142 At year 1, construction phase activity will no longer be a feature in the view, however in the absence of established mitigation planting, the presence of the Proposed Scheme will impact a large proportion of the overall view where there was previously a predominantly rural setting.



2.24.143 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.144 At year 15, mitigation planting to the east of the HAR and on the embankments to the north and south of Rectory Lane will have reached the level of maturity where it can deliver its intended screening function, filtering views towards the Proposed Scheme and reducing the visual presence of highway infrastructure. However, Rectory Lane Overbridge will still be a visible incongruent feature in the view, and traffic may still be glimpsed moving along the HAR where vegetation is thinner.

2.24.145 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of 44 Rectory Lane

2.24.146 44 Rectory Lane is a two-storey residential property located on the eastern edge of the PSS on Rectory Lane, slightly set back from North Runcton Restricted Byway 3. Northly views of the PSS are shielded by adjacent property, however views west through south are unobstructed.

Construction Phase

2.24.147 Given the close proximity to the PSS, views of construction phase activity will be unpreventable in the absence of intervening vegetation and with the removal of the field boundary hedges along Rectory Lane.

2.24.148 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.149 At year 1, although construction phase activity will no longer feature in the view, proposed mitigation planting will not have become effective at this point, therefore the Proposed Scheme will occupy the entirety of the view from the north-east, through to south, replacing the existing largely rural views with major highway infrastructure and a bridge.

2.24.150 Magnitude of change **High**, level of effect **Major adverse** (significant)



Operational Phase Year 15 (Residual effects)

2.24.151 At year 15, proposed mitigation planting will have matured to the extent that it is able to deliver its intended screening function, however, the scale and proximity of the Proposed Scheme is such that the Rectory Lane Overbridge will still dominate easterly views, and traffic movement associated with the HAR is likely to be glimpsed.

2.24.152 Magnitude of change **High**, level of effect **Major adverse** (significant)

Residents of 42 Rectory Lane

2.24.153 42 Rectory Lane is a two-storey dwelling with a number of established trees, some of which are under TPO, around its borders. Westerly views towards the PSS are limited by the adjacent property, but south-westerly views over open arable fields afford clear views of the PSS.

Construction Phase

2.24.154 Construction phase activity will be prominent in the form of tall cranes and large-scale plant and machinery in very close proximity as well as vehicle movements along Rectory Lane. This will be a noticeable disturbance across the west and south view.

2.24.155 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.156 At year 1, construction phase activity will no longer feature in the view, however proposed mitigation planting will not yet have reached a level of maturity at which it effectively offers a screening function. The HAR and Rectory Lane Overbridge will become an incongruous element in the south-westerly view, replacing the previously largely rural views.

2.24.157 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.158 At year 15, mitigation planting to the west of the HAR and on the embankments of the Rectory Lane Overbridge will have reached a level of



maturity where it can deliver its intended screening function, filtering views towards the Proposed Scheme and reducing the visual presence of highway infrastructure. Rectory Lane Overbridge will still be a visible incongruent feature in the view.

- 2.24.159 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of No's 57 and 59 Rectory Lane

- 2.24.160 No's 57 and 59 Rectory Lane are a pair of semidetached, two-storey dwellings located approximately to the east of the PSS. Northerly views are enclosed by vegetation and built form, while the westerly and southerly views open out over flat arable fields towards the PSS.

Construction Phase

- 2.24.161 Due to the proximity of the Proposed Scheme, construction phase activity will be highly noticeable and dominate the views from west through to south-west in the absence of intervening vegetation.

- 2.24.162 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

- 2.24.163 Once operational, construction phase activity will no longer feature in the view, however mitigation planting will not have matured to a point where it can provide effective screening and consequentially, the HAR will become a brusque feature in the formerly rural south-westerly view.

- 2.24.164 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

- 2.24.165 At year 15, proposed mitigation planting to the east of the HAR will have matured to the extent that it can perform its intended screening function to obscure views of the highway beyond. Intermittent glimpses of traffic moving along the HAR may still be possible, however they will not be readily noticeable.



2.24.166 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Residents of 'Headlands', 55 Rectory Lane

2.24.167 'Headlands', 55 Rectory Lane is a single-storey residential property located to the east of the PSS. Westerly views towards the PSS are obstructed by the adjacent properties, the shape of the road and roadside vegetation. South-westerly views open out over flat arable fields towards the PSS.

Construction Phase

2.24.168 Construction phase activity will be noticeable across the south-westerly aspect as there is a lack of intervening vegetation or built form to filter the view.

2.24.169 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.170 At year 1, the construction phase activity will no longer be present, however without mature mitigation planting to provide screening effects, the highway will be a highly visible feature in the formerly rural south-westerly view.

2.24.171 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.172 At year 15, once the proposed mitigation planting to the east of the HAR has matured enough to provide screening functions, views of the highway beyond will be effectively filtered. However, intermittent glimpses of traffic moving along the HAR may still be possible, though not readily noticeable.

2.24.173 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)



Residents of 26 Rectory Lane

- 2.24.174 26 Rectory Lane is a two-storey dwelling with residential properties to the west and east south. Southerly views are largely obscured by the residential properties to the south, however, south-westerly glimpses of the PSS may be possible.

Construction Phase

- 2.24.175 South-westerly glances of construction phase activity are possible, though through a relatively narrow aperture and only occupying a small portion of the view.
- 2.24.176 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.24.177 At year 1, the construction phase activity will no longer be visible, however mitigation planting will not be providing sufficient screening functions at this stage, therefore the highway will be an incongruous feature in the otherwise rural south-westerly view.
- 2.24.178 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.24.179 At year 15, mitigation planting to the east of the HAR will have matured to the point of providing effective screening, largely obscuring views of the highway to the south-west. However, intermittent glimpses of traffic moving along the HAR may still be possible, though not readily noticeable.
- 2.24.180 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of No's 24-22 Rectory Lane

- 2.24.181 No's 24 and 22 Rectory Lane are a pair of semidetached, two-storey residential properties located to the east of the PSS. Views are enclosed by



adjacent properties to the west through to south, however south-westerly glimpses of the PSS may be possible from the second floor over the single-storey 'Headlands' bungalow across the road.

Construction Phase

2.24.182 South-facing windows on the second floor may afford glimpses of distant construction phase activity to the south-west, but this would only be distant, temporary and occupy a fraction of the view.

2.24.183 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.24.184 Once operational, construction phase activity will no longer be visible, greatly reducing noticeability of the Proposed Scheme. Although proposed mitigation planting will not have reached maturity at this stage, views of the HAR will be largely obscured by surrounding built form.

2.24.185 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.186 At year 15, mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where, along with intervening built form, it can deliver effective screening of the proposed HAR beyond. Glimpses of vehicle movement beyond may be possible but not likely or readily noticeable at this distance.

2.24.187 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Residents of properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage

2.24.188 The residential properties at Grange Farm, Rectory Lane are located approximately 250m to the east of the PSS. The properties have a small block of woodland and a lightly wooded field to the east, residential properties along



Rectory Lane to the north, and an open arable field to the west which gives way to views of the PSS.

Construction Phase

2.24.189 The combination of close proximity and lack of existing vegetation means that construction phase activity will be highly visible from these properties, occupying a large portion of the view.

2.24.190 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.191 At year 1, although construction phase activity will no longer be a feature in the view, the scale of the highway scheme and its close proximity is such that, in the absence of effective mitigation planting, views from these properties to the west will be dominated by the presence of the Proposed Scheme, occupying a large proportion of the overall view, where there was previously a predominantly rural setting.

2.24.192 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.193 At year 15, mitigation planting to the east of the highway and on the embankments to the north and south of Rectory Lane, will have matured to the point where it screens views of the highway from these properties.

2.24.194 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Residents of properties to the west of the A10/West Winch Road, north of Willow Drive

2.24.195 The residential properties to the west of the A10 (Lynn Road), north of Willow Drive are located approximately 250m to the west of the PSS. The properties are enclosed by arable fields to the north and CRoW land to the south, and each have a boundary of established vegetation limiting views out. North-easterly views towards the PSS are further filtered by development and vegetation to the west of the A10, however glimpses may be possible.



Construction Phase

2.24.196 Filtered glimpses of construction phase activity may be possible in the case of heavy plant and cranes looking north-east beyond the built form and vegetation flanking the A10, however these glimpses are temporary and distant and will not occupy a significant portion of the overall view.

2.24.197 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.198 At year 1, glimpses of construction phase activity will no longer be visible. The Proposed Scheme is likely to be obscured by existing buildings and vegetation, however glimpses may be possible as mitigation planting will not provide any screening benefits at this stage.

2.24.199 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.200 At year 15, proposed mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where it effectively screens views of the HAR beyond, reducing visibility to the extent where it is essentially no longer noticeable from these properties.

2.24.201 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of properties on Willow Drive to the east of the A10

2.24.202 The properties along Willow Drive are two-storey residential properties located approximately 230m to the west of the PSS. The properties back onto CRoW land to the west and have the PBCC Brethren Meeting House and associated hard standing to the east, with an open field to the north of that, which may afford north-easterly glimpses of the PSS.



Construction Phase

2.24.203 Glimpses of construction phase activity temporary traffic management measures may be possible from windows with an easterly aspect; however, views would be limited to a narrow aperture between intervening buildings either side of the A10 and would not occupy a significant portion of the overall view.

2.24.204 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.205 At year 1, glimpses of construction phase activity and temporary traffic management measures will no longer be visible. The Proposed Scheme is likely to be obscured by existing buildings and vegetation.

2.24.206 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.207 At year 15, proposed mitigation planting at the southern end of the Proposed Scheme will have matured enough to offer additional screening benefits and may make up part of the backdrop beyond the intervening buildings.

2.24.208 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Residents of properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close

2.24.209 The properties along the southern edge of Fairstead are generally two- to three-storey residential properties located approximately 1,275m to the north-east of the PSS. Views of the PSS from the ground floors of these properties are unlikely due to the position of the elevated A149 (Queen Elizabeth Way) running north-east to south-west and intercepting. However,



there may be clearer views towards the PSS from the second or third floors of these properties, with reaching views across arable fields.

Construction Phase

2.24.210 From the upper floors of these properties with a south-westerly view, construction phase activity including heavy plant and cranes may be noticeable along the A47 (Constitution Hill), as existing screening vegetation to the east of Constitution Hill will be removed. However, this would make up a distant and moderate portion of the view.

2.24.211 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.24.212 At year 1, construction activity will no longer feature in the view, however proposed mitigation planting will not have matured to the extent where it is able to effectively screen the extensive highway works beyond, which will continue to be a distant feature in a moderate portion of the view.

2.24.213 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.214 At year 15, extensive woodland and hedgerow planting to the east of the Proposed Scheme will have reached a level of maturity where it is able to deliver effective visual mitigation of the highway scheme beyond, essentially replacing the vegetated screen to the east of the highway that existed previously.

2.24.215 Magnitude of change **No Change**, level of effect **Neutral**. (not significant)

Residents of High Orchard on Chequers Lane

2.24.216 High Orchard is a two-storey residential property on Chequers Lane, located on the western edge of the PSS and faces directly out to the alignment of the Proposed Scheme south of Chequers Lane. It is enclosed by



a vegetational border; however, the eastern boundary has some gaps and does not effectively screen the adjacent PSS. The southern boundary with Chequers Lane is open, but there is some roadside vegetation to along the southern edge, which transitions to a low hedge, offering stretching south-easterly views across arable fields and the PSS.

Construction Phase

2.24.217 Construction phase activity, although temporary, will be unavoidable due to the close proximity of a large construction compound to the west of the property and the lack of intervening vegetation to provide screening. Unobstructed views of construction phase activity associated with the proposed HAR and Chequers Lane crossing are also available to the east and south.

2.24.218 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.219 At year 1, the removal and reinstatement of the large construction compound greatly reduces effects arising from westerly views, however in the absence of mature mitigation planting, the proposed HAR and Chequers Lane crossing to the east and south will still be a dominating element occupying the majority of the previously rural view.

2.24.220 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.221 At year 15, proposed mitigation planting to the west of the HAR and either side of Chequers Lane crossing will have reached the level of maturity where it is able to perform its intended screening function, filtering views of the highway beyond. However, intermittent glimpses of traffic moving along the HAR are still possible due to the immediate proximity.

2.24.222 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)



Residents of Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farmhouse

2.24.223 The residential properties on the Manor Farm Estate are located approximately 125m to the east of the PSS. The estate is encircled by CRoW land to the north and east, and arable fields to the south and west, and a small block of deciduous woodland at the north-west edge. The estate has established border vegetation in places, however westerly and north-westerly views of the PSS are unavoidable, particularly from the upper floors of the properties.

Construction Phase

2.24.224 Construction phase activity is likely to be highly noticeable from north and west-facing elevations, adding a large discordant feature to, and occupying a large proportion of, a previously largely rural view.

2.24.225 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 1

2.24.226 At year 1, construction phase activity will no longer feature in the view, however mitigation planting to the west of the HAR will not have reached a level of maturity where it can deliver any screening of the highway beyond. The scale of the Proposed Scheme is such that it will be a highly noticeable incongruent feature, especially given the previously rural outlook.

2.24.227 Magnitude of change **High**, level of effect **Major adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.24.228 At year 15, proposed mitigation planting to the east of the HAR will have reached a level of maturity where it can provide some screening of the highway beyond. Intermittent glimpses of traffic movements are still possible due to close proximity.

2.24.229 Magnitude of change **Medium**, level of effect **Major-Moderate adverse** (significant)



Residents of Manor Farm Cottages

2.24.230 Manor Farm Cottages is a small terrace of two-storey residential properties located approximately 360m to the east of the PSS, overlooking a block of flat and open CRoW land to the north and west. There is a small block of deciduous woodland at the far end of the CRoW land, which filters views of the PSS to the north-west. The Manor Farm Estate and associated vegetation obscures westerly views of the PSS, therefore only glimpses are likely.

Construction Phase

2.24.231 Construction phase activity is not likely to be visible from this point due to intervening vegetation, however some heavy plant may be visible through gaps or above the vegetation. This would only be temporary and occur in a small section of the view.

2.24.232 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.233 At year 1, construction phase activity will no longer be present in the view, however mitigation vegetation will not have matured to a point where it provides effective screening, meaning glimpses of the HAR may be possible.

2.24.234 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.235 At year 15, proposed mitigation planting to the east of the HAR will have matured enough to offer additional screening benefits and may make up part of the backdrop beyond the pre-existing intervening vegetation.

2.24.236 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of No's 6 – 26 Chequers Lane

2.24.237 No's 6 – 26 Chequers Lane are single- and two-storey residential properties located approximately 200m to the east of the PSS. They have open southerly views across CRoW land which are then limited by the structures and vegetation on the Manor Farm Estate. Westerly views are also buffered by the small block of deciduous woodland along the western edge of the CRoW land, therefore only south-westerly glimpses of the PSS are likely.

Construction Phase

2.24.238 Intervening vegetation filters most views of construction phase activity; however, glimpses may be possible through gaps in the vegetation. This would only be a temporary effect and occupy a small portion of the view.

2.24.239 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.240 At year 1, construction phase activity will no longer feature in the view, however intermittent glimpses of the HAR and associated traffic may still be possible as mitigation planting will not be established to a point where screening effects are provided.

2.24.241 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.242 At year 15, proposed mitigation planting to the east of the highway will have matured to a point where it provides efficient screening of the HAR beyond. Intermittent glimpses of traffic movements may still be possible where vegetation is thinner, however they are not likely to be readily noticeable.

2.24.243 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of Southfork Manor, Chequers Lane

2.24.244 Southfork Manor is a residential property located 315m to the east of the PSS. It has open southerly views across CRoW land which are then limited by the structures and vegetation on the Manor Farm Estate. Westerly views are also buffered by the small block of deciduous woodland along the western edge of the CRoW land, therefore only south-westerly glimpses of the PSS are likely.

Construction Phase

2.24.245 Construction phase activity is not likely to be visible from Southfork Manor due to intervening vegetation which buffers most views, however glimpses may be possible through gaps in the vegetation, although this would be temporary and only occupy a small portion of the view.

2.24.246 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.247 At year 1, construction phase activity will no longer feature in the view, however the proposed mitigation planting to the east of the HAR will not yet have the desired screening effect, therefore fragmented glimpses of the highway and associated traffic may still be possible.

2.24.248 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.249 At year 15, proposed mitigation planting to the east of the highway will have reached maturity and effectively screen the highway beyond. Associated highway traffic may be glimpsed through vegetation gaps, however they are not likely to be readily noticeable.

2.24.250 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of No's 52 - 56 Common Lane

- 2.24.251 No's 52 – 56 Common Lane are single- and two-storey residential properties located approximately 375m to the east of the PSS. They have westerly and southerly views across open CRoW land which are limited by the structures and vegetation on the Manor Farm Estate to the south-west, although glimpses of the PSS may be possible beyond this.

Construction Phase

- 2.24.252 From this point on Common Lane, most construction phase activity would be obstructed by intervening buildings and vegetation; however glimpses of heavy plant and cranes may be possible over and beyond, albeit through a narrow aperture, hence occupying only part of the overall view.

- 2.24.253 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.24.254 At year 1, construction phase activity will no longer feature in the view, however intermittent glimpses of the HAR and associated traffic may still be possible as mitigation planting will not yet provide the desired screening effects.

- 2.24.255 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.24.256 At year 15, mitigation planting to the east of the HAR, will have matured to the level where it is able to filter views of the HAR beyond. Intermittent glimpses of traffic movements are still possible where vegetation is thinner, however they are not likely to be readily noticeable.

- 2.24.257 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of cottages that comprise No's 42 - 50 Common Lane

2.24.258 No's 42 – 50 Common Lane are a terrace of two-storey cottages located approximately 425m to the east of the PSS. From the western elevation there are westerly and southerly views across open CRoW land which are limited by the structures and vegetation on the Manor Farm Estate, although glimpses of the PSS may be possible beyond this.

Construction Phase

2.24.259 From the west facing windows, glimpses of construction phase activity such as heavy plant and cranes may be noticeable over and beyond the intervening buildings and vegetation, albeit through a narrow aperture, hence occupying only part of the overall view.

2.24.260 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.24.261 At year 1, construction phase activity effects will no longer be a factor in the view, however mitigation planting will not yet provide the desired screening effects meaning fragmented glimpses of the HAR and associated traffic may still be possible.

2.24.262 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.263 At year 15, mitigation planting to the east of the highway will have matured to a point where it can perform its intended screening function. Intermittent glimpses of traffic movements are still possible where vegetation is thinner, however they are not likely to be readily noticeable.

2.24.264 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of No's 30-40 Common Lane

- 2.24.265 No's 42 – 50 Common Lane are a mix of single- and two-storey residential properties located approximately 475m to the east of the PSS. Northward views of the PSS are enclosed by established garden vegetation and an intervening field boundary. Views to the south and along the lane to the west are enclosed by the residential properties and associated vegetation, so views of the PSS are unlikely.

Construction Phase

- 2.24.266 Due to the enclosed aspect of this section of Common Lane, glimpses of construction phase activity to the west are unlikely. North-westerly glimpses of taller plant may be possible from upper floors of northern aspects of these properties, but effects would be temporary and occupy a small portion of the view.

- 2.24.267 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.24.268 At year 1, construction phase activity will no longer feature in the northerly view, however mitigation planting to the east of the HAR will not have reached a point where it can deliver effective screening, therefore glimpses of the Rectory Lane crossing and associated traffic may be possible beyond intervening vegetation.

- 2.24.269 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.24.270 At year 15, mitigation planting to the east of the HAR and Rectory Lane crossing will be established and providing efficient screening. Glimpses of traffic movements may still be possible between thin vegetation, however not likely to be readily noticeable.



2.24.271 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

Residents of No's 35-43 Common Lane

2.24.272 No's 35 – 45 Common Lane are a mix of single- and two-storey residential properties located approximately 475m to the east of the PSS. Views to the north and along the lane to the west are enclosed by intervening built form and vegetation, restricting views of the PSS. To the south, views are filtered by garden border vegetation, but south-westerly glimpses across the open CRow land may be possible, particularly from upper floors.

Construction Phase

2.24.273 From the southern elevations of these properties, glimpses of construction phase activity such as heavy plant and cranes may be noticeable over and beyond the intervening buildings and vegetation, although only through a narrow passage of view either side of the Manor Farm Estate, hence occupying a fraction of the overall view.

2.24.274 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.24.275 At year 1, construction phase activity will no longer be visible, however mitigation vegetation will not have matured to a point where it provides effective screening, meaning glimpses of the HAR may be possible.

2.24.276 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.24.277 At year 15, proposed mitigation planting to the east of the HAR will have matured enough to offer additional screening benefits and buffer any remaining glimpses towards the scheme.

2.24.278 Magnitude of change **No Change**, level of effect **Neutral** (not significant)



Residents of properties to the east of New Road between School Lane and Cedar Grove

- 2.24.279 The properties to the east of New Road between School Lane and Cedar Grove are a mix of single- and two-storey residential dwellings located approximately 700m to the east of the PSS. They have westerly views across the flat open playing field of North Runcton Cricket Club which are then limited by a line of trees along its western edge. Glimpses of the PSS may be possible across the field to the north of the cricket club, particularly from upper floors, although the field contains several trees that filter the view.

Construction Phase

- 2.24.280 Construction phase activity may be noticeable by properties with a westerly aspect looking north-west towards the HAR and Rectory Lane crossing between gaps in vegetation, although likely only through a narrow aperture. These effects would be temporary and filtered.
- 2.24.281 Magnitude of change **Low**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.24.282 At year 1, construction phase activity will no longer feature in the view, however mitigation planting to the east of the HAR will not have reached a point where effective screening is provided, therefore glimpses of traffic movement along the highway and Rectory Lane crossing may be possible beyond intervening vegetation.
- 2.24.283 Magnitude of change **Negligible**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.24.284 At year 15, mitigation planting to the east of the HAR and Rectory Lane crossing will have reached a point where it can provide effective screening. Glimpses of traffic movements may still be possible, however not likely to be readily noticeable.



2.24.285 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

2.25 Leisure Receptors

Sensitivity - Medium

Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn

2.25.1 The Dragonfly Hotel is located 70m to the west of the PSS with a small strip of CRoW land in between. There is some low screening vegetation along the hotel's eastern boundary, but the PSS is clearly visible from east facing windows.

Construction Phase

2.25.2 Views of construction phase activity will be unavoidable from rooms with an easterly aspect, occupying much of the view due to the close proximity.

2.25.3 Magnitude of change **High**, level of effect **Major-Moderate adverse** (significant)

Operational Phase Year 1

2.25.4 At year 1, construction phase activity will no longer feature in the view. Easterly views towards the PSS will largely return to how they were prior to the construction phase.

2.25.5 Magnitude of change **Negligible**, level of effect **Neutral** (not significant)

Operational Phase Year 15 (Residual effects)

2.25.6 At year 15, the mitigative planting on the eastern side of Hardwick Roundabout will be established and may become a feature in the backdrop of this view, which would otherwise remain largely unchanged.

2.25.7 Magnitude of change **No Change**, level of effect **Neutral**.

Players and Spectators at North Runcton Cricket Club

2.25.8 The North Runcton Cricket Club is located 600m to the east of the PSS and is enclosed by established vegetation along the western edge and residential



properties to the south which obscure views toward the PSS for users of this space, however views may be possible to the north-west across the adjacent field which is dotted with trees.

Construction Phase

2.25.9 North-westerly views of construction phase activity may be possible through gaps in vegetation, albeit through quite a narrow aperture. These effects would be temporary and heavily filtered.

2.25.10 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 1

2.25.11 At year 1, construction phase activity will no longer feature in the view, however mitigation planting to the east of the HAR will not have reached a point where effective screening is provided, therefore glimpses of traffic movement along the highway and Rectory Lane crossing may be possible beyond intervening vegetation.

2.25.12 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.25.13 At year 15, mitigation planting to the east of the HAR and Rectory Lane crossing will have reached a point where it can provide effective screening. Glimpses of traffic movements may still be possible, however not likely to be readily noticeable.

2.25.14 Magnitude of change **Negligible**, level of effect **Minor-Negligible adverse** (not significant)

Visitors to William Burt Social Club, West Winch

2.25.15 William Burt Social Club consists of several indoor and outdoor sport pitches and function rooms. It has a boundary of establish trees to the east, south and west. Beyond these trees to the east, views open out across arable fields, however the roadside vegetation of the A10 and the elongated block of



established vegetation to the north of 'High Orchard' further filter glimpses towards the PSS.

Construction Phase

2.25.16 Glimpses of construction phase activity such as tall plant are possible from the playing fields, however they are filtered considerably by existing roadside and residential vegetation.

2.25.17 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant)

Operational Phase Year 1

2.25.18 At year 1, construction phase activity will no longer feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can deliver screening at this stage, the Proposed Scheme will be obscured by existing vegetation to the extent that it will not be readily noticeable.

2.25.19 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.25.20 At year 15, mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it can combine with existing vegetation to effectively screen remaining views of the highway beyond.

2.25.21 Magnitude of change **No Change**, level of effect **Neutral** (not significant)

2.26 Business Receptors

Sensitivity - Low

Employees at Cool Stak, West Winch

2.26.1 Cool Stak is an industrial warehouse building located on the western edge of the PSS. It has established screening vegetation around its western, southern and lower section of its eastern boundary, which limits views of the PSS. The



upper section of its eastern boundary consists of wire mesh fence, affording clear views of the PSS to the north-east.

Construction Phase

2.26.2 North-easterly views of construction phase activity will be largely unavoidable given the close proximity. The major works would be oblique and not occupy a large portion of the view, however the PSS boundary extends along the eastern boundary, meaning construction phase activity would dominate the majority of the view.

2.26.3 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.26.4 At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed, greatly reducing the visibility of the Proposed Scheme. Proposed mitigation planting will not have matured to the extent where it can deliver effective screening at this stage, meaning that this previously rural section of view to the north-east will now be dominated by highway infrastructure, including roads, a roundabout and attenuation features.

2.26.5 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

2.26.6 At year 15, proposed mitigation planting around the proposed roundabout and new Gravelhill Road connection will have matured to a point where it can provide effective screening to obscure views of the highway beyond to the extent that it is no longer readily noticeable.

2.26.7 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)



Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Penguin Foods

2.26.8 The businesses along the southern boundary of Hardwick Industrial Estate / Retail Park are located just to the north of the Proposed Scheme at Hardwick Roundabout. There is some landscaped vegetation between the Sainsbury's car park and the roundabout, which effectively screens the PSS. This green space continues as a strip between the estate and the north edge of the A149 (Queen Elizabeth Way) containing roadside vegetation that varies in height, filtering some, but not all views towards the PSS.

Construction Phase

2.26.9 Due to the close proximity, filtered views of temporary construction phase activity will be unavoidable, and much clearer in some places than others, such as through gaps in vegetation, adding an additional layer of plant and activity to an already busy highway setting.

2.26.10 Magnitude of change **High**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

2.26.11 At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, however it is set against the backdrop of an existing major highway, so will not appear incongruous.

2.26.12 Magnitude of change **Negligible**, level of effect **Negligible** (not significant)

Operational Phase Year 15 (Residual effects)

2.26.13 At year 15, mitigation planting to the east of Hardwick Roundabout will have reached a level of maturity where it can combine with existing vegetation to deliver some visual screening and filtering of views. The increase in the



presence of woodland and hedgerows in the view will contribute to a softening of the effect of the proposed changes to the highway, helping to embed the Proposed Scheme within its setting.

2.26.14 Magnitude of change **Negligible**, level of effect **Negligible** (not significant)

2.27 Summary of Predicted Visual Effects

2.27.1 Table 2-8 below summarises predicted effects upon visual receptors during the construction phase, and at years 1 and 15 of the operational phase. Where effects are considered to be significant, they are highlighted in red.

Table 2-8 – Summary of predicted visual effects

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of the Nar Valley Way	Construction	High	Low	Moderate-Minor adverse	Not Significant
Users of the Nar Valley Way	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Users of the Nar Valley Way	Year 15	High	Negligible	Minor adverse	Not Significant
Users of the Cross Norfolk Trail	Construction	High	Low	Moderate-Minor adverse	Not Significant
Users of the Cross Norfolk Trail	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Users of the Cross Norfolk Trail	Year 15	High	Negligible	Minor adverse	Not Significant
Users of the Cross Norfolk Trail	Construction	Medium	High	Major-Moderate adverse	Significant
Users of the Cross Norfolk Trail	Year 1	Medium	Medium	Moderate adverse	Not Significant
Users of the Cross Norfolk Trail	Year 15	Medium	Low	Minor adverse	Not Significant
Users of CL110 - Hardwick Narrows and CL311 – Land additional to Hardwick Narrows	Construction	Medium	High	Major-Moderate adverse	Significant
Users of CL110 - Hardwick Narrows and CL311 – Land additional to Hardwick Narrows	Year 1	Medium	Medium-Low	Moderate-Minor adverse	Not Significant
Users of CL110 - Hardwick Narrows and CL311 – Land additional to Hardwick Narrows	Year 15	Medium	Low	Minor adverse	Not Significant
Users of CL111- Sheepscourse	Construction	Medium	Medium	Moderate adverse	Not Significant
Users of CL111- Sheepscourse	Year 1	Medium	Low	Minor adverse	Not Significant
Users of CL111- Sheepscourse	Year 15	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of CL58 – West Winch Common	Construction	Medium	Low	Minor adverse	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of CL58 – West Winch Common	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of CL58 – West Winch Common	Year 15	Medium	No Change	Neutral	Not Significant
Users of CL59 – The Pound	Construction	Medium	Low	Minor adverse	Not Significant
Users of CL59 – The Pound	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of CL59 – The Pound	Year 15	Medium	No Change	Neutral	Not Significant
Users of CL112- North Runcton Common	Construction	Medium	High	Major-Moderate adverse	Significant
Users of CL112- North Runcton Common	Year 1	Medium	Medium	Moderate	Not Significant
Users of CL112- North Runcton Common	Year 15	Medium	Low	Minor	Not Significant
Users of CL60 – The piece of land adjoining the east side of the King's Lynn to Downham Market Road.	Construction	Medium	Medium	Moderate	Not Significant
Users of CL60 – The piece of land adjoining the east side of the King's Lynn to Downham Market Road.	Year 1	Medium	Low	Minor	Not Significant
Users of CL60 – The piece of land adjoining the east side of the King's Lynn to Downham Market Road.	Year 15	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of CL113 – Setchey Common	Construction	Medium	Medium	Moderateadverse	Not Significant
Users of CL113 – Setchey Common	Year 1	Medium	Low	Minor	Not Significant
Users of CL113 – Setchey Common	Year 15	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of North Runcton Footpath FP1	Construction	Medium	Low	Minor adverse	Not Significant
Users of North Runcton Footpath FP1	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of North Runcton Footpath FP1	Year 15	Medium	No Change	Neutral	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of West Winch Footpath FP2	Construction	Medium	Low	Minor adverse	Not Significant
Users of West Winch Footpath FP2	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of West Winch Footpath FP2	Year 15	Medium	No Change	Neutral	Not Significant
Users of West Winch Footpath FP5	Construction	Medium	Low	Minor adverse	Not Significant
Users of West Winch Footpath FP5	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of West Winch Footpath FP5	Year 15	Medium	No Change	Neutral	Not Significant
Users of Wormegay Footpath FP4	Construction	Medium	Low	Minor adverse	Not Significant
Users of Wormegay Footpath FP4	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of Wormegay Footpath FP4	Year 15	Medium	No Change	Neutral	Not Significant
Users of Wormegay Footpath FP5	Construction	Medium	Low	Minor adverse	Not Significant
Users of Wormegay Footpath FP5	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of Wormegay Footpath FP5	Year 15	Medium	No Change	Neutral	Not Significant
Users of King's Lynn Footpath FP26	Construction	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of King's Lynn Footpath FP26	Year 1	Medium	No Change	Neutral	Not Significant
Users of King's Lynn Footpath FP26	Year 15	Medium	No Change	Neutral	Not Significant
Users of North Runcton Bridleway BR4	Construction	Medium	High	Major-Moderate adverse	Significant
Users of North Runcton Bridleway BR4	Year 1	Medium	High	Major-Moderate adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of North Runcton Bridleway BR4	Year 15	Medium	Low	Minor adverse	Not Significant
Users of North Runcton Restricted Byway RB3	Construction	Medium	High	Major-Moderate adverse	Significant
Users of North Runcton Restricted Byway RB3	Year 1	Medium	High	Major-Moderate adverse	Significant
Users of North Runcton Restricted Byway RB3	Year 15	Medium	High	Major-Moderate neutral	Not Significant
Users of North Runcton Restricted Byway RB6	Construction	Medium	Medium	Moderate adverse	Not Significant
Users of North Runcton Restricted Byway RB6	Year 1	Medium	Low	Minor adverse	Not Significant
Users of North Runcton Restricted Byway RB6	Year 15	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of North Runcton Restricted Byway RB2	Construction	Medium	Low	Minor adverse	Not Significant
Users of North Runcton Restricted Byway RB2	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Users of North Runcton Restricted Byway RB2	Year 15	Medium	No Change	Neutral	Not Significant
Users of the A10 through West Winch	Construction	Low	Medium	Minor adverse	Not Significant
Users of the A10 through West Winch	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of the A10 through West Winch	Year 15	Low	Negligible	Negligible	Not Significant
Users of Gravelhill Lane, West Winch	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of Gravelhill Lane, West Winch	Year 1	Low	Medium	Minor adverse	Not Significant
Users of Gravelhill Lane, West Winch	Year 15	Low	Low	Minor-Negligible adverse	Not Significant
Users of Westland Chase, West Winch	Construction	Low	Medium	Minor adverse	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of Westland Chase, West Winch	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of Westland Chase, West Winch	Year 15	Low	Negligible	Negligible	Not Significant
Users of Long Lane, West Winch	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of Long Lane, West Winch	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of Long Lane, West Winch	Year 15	Low	Negligible	Negligible	Not Significant
Users of Hall Lane, West Winch	Construction	Low	Low	Minor-Negligible adverse	Not Significant
Users of Hall Lane, West Winch	Year 1	Low	Negligible	Negligible	Not Significant
Users of Hall Lane, West Winch	Year 15	Low	No Change	Neutral	Not Significant
Users of Watering Lane, West Winch	Construction	Low	Medium	Minor adverse	Not Significant
Users of Watering Lane, West Winch	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of Watering Lane, West Winch	Year 15	Low	No Change	Neutral	Not Significant
Users of Chapel Lane, West Winch	Construction	Low	Low	Minor-Negligible adverse	Not Significant
Users of Chapel Lane, West Winch	Year 1	Low	Negligible	Negligible	Not Significant
Users of Chapel Lane, West Winch	Year 15	Low	No Change	Neutral	Not Significant
Users of Mill Lane and Millfield Lane to the east of the A10	Construction	Low	Medium	Minor adverse	Not Significant
Users of Mill Lane and Millfield Lane to the east of the A10	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of Mill Lane and Millfield Lane to the east of the A10	Year 15	Low	Negligible	Negligible	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of Rectory Lane, North Runcton	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of Rectory Lane, North Runcton	Year 1	Low	High	Moderate-Minor adverse	Not Significant
Users of Rectory Lane, North Runcton	Year 15	Low	Medium	Minor adverse	Not Significant
Users of Chequers Lane	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of Chequers Lane	Year 1	Low	High	Moderate-Minor adverse	Not Significant
Users of Chequers Lane	Year 15	Low	Medium	Minor adverse	Not Significant
Users of the A47 at Hardwick	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of the A47 at Hardwick	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of the A47 at Hardwick	Year 15	Low	Negligible	Negligible	Not Significant
Users of the A47 (Constitution Hill)	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of the A47 (Constitution Hill)	Year 1	Low	Medium	Minor adverse	Not Significant
Users of the A47 (Constitution Hill)	Year 15	Low	Low	Minor-Negligible adverse	Not Significant
Users of A149 (Hardwick Road)	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of A149 (Hardwick Road)	Year 1	Low	Medium	Minor adverse	Not Significant
Users of A149 (Hardwick Road)	Year 15	Low	Low	Minor-Negligible adverse	Not Significant
Users of the A149 (Queen Elizabeth Way)	Construction	Low	High	Moderate-Minor adverse	Not Significant
Users of the A149 (Queen Elizabeth Way)	Year 1	Low	High	Moderate-Minor adverse	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Users of the A149 (Queen Elizabeth Way)	Year 15	Low	Negligible	Negligible	Not Significant
Users of Beveridge Way	Construction	Low	Medium	Minor adverse	Not Significant
Users of Beveridge Way	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of Beveridge Way	Year 15	Low	Negligible	Negligible	Not Significant
Users of Scania Way	Construction	Low	Low	Minor-Negligible adverse	Not Significant
Users of Scania Way	Year 1	Low	Negligible	Negligible	Not Significant
Users of Scania Way	Year 15	Low	No Change	Neutral	Not Significant
Users of roads in North Runcton including Common Lane and New Road	Construction	Low	Medium	Minor adverse	Not Significant
Users of roads in North Runcton including Common Lane and New Road	Year 1	Low	Low	Minor-Negligible adverse	Not Significant
Users of roads in North Runcton including Common Lane and New Road	Year 15	Low	Negligible	Negligible	Not Significant
Residents in properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise	Construction	High	High	Major adverse	Significant
Residents in properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise	Year 1	High	Medium	Major-Moderateadverse	Significant
Residents in properties and residential cul de sacs to the east of the A10 through West Winch, including Babingley Place, Willow Drive and Hunters Rise	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties on Mill Lane and Millfield Lane and no's 95-131 to the east of the A10	Construction	High	High	Major adverse	Significant
Residents of properties on Mill Lane and Millfield Lane and no's 95-131 to the east of the A10	Year 1	High	Medium	Major-Moderateadverse	Significant
Residents of properties on Mill Lane and Millfield Lane and no's 95-131 to the east of the A10	Year 15	High	Low	Moderate-Minor adverse	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of No's 139 – 163 along the eastern side of the A10 / Main Road through West Winch	Construction	High	High	Major adverse	Significant
Residents of No's 139 – 163 along the eastern side of the A10 / Main Road through West Winch	Year 1	High	High	Major adverse	Significant
Residents of No's 139 – 163 along the eastern side of the A10 / Main Road through West Winch	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 217 - 221 along the eastern side of the A10 through West Winch.	Construction	High	Medium	Major-Moderate adverse	Significant
Residents of No's 217 - 221 along the eastern side of the A10 through West Winch.	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 217 - 221 along the eastern side of the A10 through West Winch.	Year 15	High	Negligible	Negligible	Not Significant
Residents of Winchley Home to the south of Rectory Lane	Construction	High	Medium	Major-Moderate adverse	Significant
Residents of Winchley Home to the south of Rectory Lane	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of Winchley Home to the south of Rectory Lane	Year 15	High	Low	Minor adverse	Not Significant
Residents of 263 Lynn Road along the eastern side of the A10 through West Winch	Construction	High	High	Major adverse	Significant
Residents of 263 Lynn Road along the eastern side of the A10 through West Winch	Year 1	High	Medium	Major-Moderate adverse	Significant
Residents of 263 Lynn Road along the eastern side of the A10 through West Winch	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch.	Construction	High	Medium	Major-Moderateadverse	Significant
Residents of No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch.	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 331 - 365 along the eastern side of the A10 / Main Road through West Winch.	Year 15	High	Negligible	Minor	Not Significant
Residents of properties at the eastern end of Gravelhill Lane, West Winch	Construction	High	High	Major adverse	Significant
Residents of properties at the eastern end of Gravelhill Lane, West Winch	Year 1	High	High	Major adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of properties at the eastern end of Gravelhill Lane, West Winch	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of properties on Long Lane, West Winch	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties on Long Lane, West Winch	Year 1	High	Negligible	Minor	Not Significant
Residents of properties on Long Lane, West Winch	Year 15	High	No Change	Neutral	Not Significant
Residents of properties on Chapel Lane, West Winch	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties on Chapel Lane, West Winch	Year 1	High	Negligible	Minor	Not Significant
Residents of properties on Chapel Lane, West Winch	Year 15	High	No Change	Neutral	Not Significant
Residents of No's 1 and 2 Rectory Lane	Construction	High	Medium	Major-Moderate adverse	Significant
Residents of No's 1 and 2 Rectory Lane	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 1 and 2 Rectory Lane	Year 15	High	Negligible	Minor	Not Significant
Residents of No's 19 - 24 Rectory Lane	Construction	High	Medium	Major-Moderate adverse	Significant
Residents of No's 19 - 24 Rectory Lane	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 19 - 24 Rectory Lane	Year 15	High	Negligible	Minor	Not Significant
Residents of Lilac Cottage and Rosendell on Rectory Lane	Construction	High	Medium	Major-Moderate adverse	Significant
Residents of Lilac Cottage and Rosendell on Rectory Lane	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of Lilac Cottage and Rosendell on Rectory Lane	Year 15	High	Negligible	Minor	Not Significant
Residents of The Coach House on Rectory Lane	Construction	High	High	Major adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of The Coach House on Rectory Lane	Year 1	High	Medium	Major-Moderate adverse	Significant
Residents of The Coach House on Rectory Lane	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of Glendawn and Orchard House on Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of Glendawn and Orchard House on Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of Glendawn and Orchard House on Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of Brook Farm on Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of Brook Farm on Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of Brook Farm on Rectory Lane	Year 15	High	Medium	Major-Moderateadverse	Significant
Residents of Ivy Cottage on Rectory Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of Ivy Cottage on Rectory Lane	Year 1	High	No Change	Neutral	Not Significant
Residents of Ivy Cottage on Rectory Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of Burwick House on Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of Burwick House on Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of Burwick House on Rectory Lane	Year 15	High	Medium	Major-Moderateadverse	Significant
Residents of properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect	Construction	High	High	Major adverse	Significant
Residents of properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect	Year 1	High	High	Major adverse	Significant
Residents of properties on Coronation Avenue and Freebridge Haven, which have an easterly or southerly aspect	Year 15	High	Low	Moderate-Minor adverse	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of Field View on Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of Field View on Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of Field View on Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of 48 and 50 Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of 48 and 50 Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of 48 and 50 Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of 44 Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of 44 Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of 44 Rectory Lane	Year 15	High	High	Major adverse	Significant
Residents of 42 Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of 42 Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of 42 Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of 57 and 59 Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of 57 and 59 Rectory Lane	Year 1	High	High	Major adverse	Significant
Residents of 57 and 59 Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of 'Headlands', 55 Rectory Lane	Construction	High	High	Major adverse	Significant
Residents of 'Headlands', 55 Rectory Lane	Year 1	High	High	Major adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of 'Headlands', 55 Rectory Lane	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of 26 Rectory Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of 26 Rectory Lane	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of 26 Rectory Lane	Year 15	High	Negligible	Minor adverse	Not Significant
Residents of 24 - 22 Rectory Lane	Construction	High	Negligible	Minor adverse	Not Significant
Residents of 24 - 22 Rectory Lane	Year 1	High	Negligible	Minor adverse	Not Significant
Residents of 24 - 22 Rectory Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage	Construction	High	High	Major adverse	Significant
Residents of properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage	Year 1	High	High	Major adverse	Significant
Residents of properties at Grange farm, Rectory Lane, Including Grange Farm, Grange Farm Bungalow, The Cottage	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties to the west of the A10/West Winch Road, north of Willow Drive	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties to the west of the A10/West Winch Road, north of Willow Drive	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties to the west of the A10/West Winch Road, north of Willow Drive	Year 15	High	Negligible	Minor	Not Significant
Residents of properties on Willow Drive to the east of the A10	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties on Willow Drive to the east of the A10	Year 1	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties on Willow Drive to the east of the A10	Year 15	High	Negligible	Minor	Not Significant
Residents of properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close	Construction	High	Medium	Major-Moderate adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close	Year 1	High	Low	Moderate-Minor	Not Significant
Residents of properties at the southern edge of Fairstead, including Savage Close, Beechan Drive, Anthony Nolan Road, Fred Ackland Drive, Clement Atlee Way, Dukes Place and Tasburgh Close	Year 15	High	No Change	Neutral	Not Significant
Residents of High Orchard on Chequers Lane	Construction	High	High	Major adverse	Significant
Residents of High Orchard on Chequers Lane	Year 1	High	High	Major adverse	Significant
Residents of High Orchard on Chequers Lane	Year 15	High	Low	Moderate-Minor adverse	Not Significant
Residents of Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farm House.	Construction	High	High	Major adverse	Significant
Residents of Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farm House.	Year 1	High	High	Major adverse	Significant
Residents of Manor Farm Estate on Chequers Lane, including Manor Farm Bungalow, Manor Farm and Manor Farm House.	Year 15	High	Medium	Major-Moderate adverse	Significant
Residents of Manor Farm Cottages	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of Manor Farm Cottages	Year 1	High	Negligible	Minor	Not Significant
Residents of Manor Farm Cottages	Year 15	High	No Change	Neutral	Not Significant
Residents of No's 6 – 26 Chequers Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 6 – 26 Chequers Lane	Year 1	High	Negligible	Negligible	Not Significant
Residents of No's 6 – 26 Chequers Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of Southfork Manor, Chequers Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of Southfork Manor, Chequers Lane	Year 1	High	Negligible	Minor	Not Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Residents of Southfork Manor, Chequers Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of No's 52 - 56 Common Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 52 - 56 Common Lane	Year 1	High	Negligible	Minor	Not Significant
Residents of No's 52 - 56 Common Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of cottages that comprise No's 42 - 50 Common Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of cottages that comprise No's 42 - 50 Common Lane	Year 1	High	Negligible	Minor adverse	Not Significant
Residents of cottages that comprise No's 42 - 50 Common Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of No's 30 - 40 Common Lane	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of No's 30 - 40 Common Lane	Year 1	High	Negligible	Minor adverse	Not Significant
Residents of No's 30 - 40 Common Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of No's 35 - 43 Common Lane	Construction	High	Negligible	Minor adverse	Not Significant
Residents of No's 35 - 43 Common Lane	Year 1	High	Negligible	Minor adverse	Not Significant
Residents of No's 35 - 43 Common Lane	Year 15	High	No Change	Neutral	Not Significant
Residents of properties to the east of New Road between School Lane and Cedar Grove	Construction	High	Low	Moderate-Minor adverse	Not Significant
Residents of properties to the east of New Road between School Lane and Cedar Grove	Year 1	High	Negligible	Minor adverse	Not Significant
Residents of properties to the east of New Road between School Lane and Cedar Grove	Year 15	High	No Change	Neutral	Not Significant
Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn	Construction	Medium	High	Major-Moderate adverse	Significant

Visual Receptor	Development phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn	Year 1	Medium	Negligible	Minor-Negligible adverse	Not Significant
Visitors to The Dragonfly Hotel, Beveridge Way, King's Lynn	Year 15	Medium	No Change	Neutral	Not Significant
Players and spectators at North Runcton Cricket Club	Construction	Medium	Low	Minor adverse	Not Significant
Players and spectators at North Runcton Cricket Club	Year 1	Medium	Low	Minor adverse	Not Significant
Players and spectators at North Runcton Cricket Club	Year 15	Medium	Negligible	Minor- Negligible adverse	Not Significant
Visitors to William Burt Social Club, West Winch	Construction	Medium	Medium	Moderate adverse	Not Significant
Visitors to William Burt Social Club, West Winch	Year 1	Medium	Low	Minor adverse	Not Significant
Visitors to William Burt Social Club, West Winch	Year 15	Medium	No Change	Neutral	Not Significant
Employees at Cool Stak, West Winch	Construction	Low	High	Moderate-Minor adverse	Not Significant
Employees at Cool Stak, West Winch	Year 1	Low	Medium	Minor adverse	Not Significant
Employees at Cool Stak, West Winch	Year 15	Low	Low	Minor- Negligible adverse	Not Significant
Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Pinguin Foods	Construction	Low	High	Moderate-Minor adverse	Not Significant
Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Pinguin Foods	Year 1	Low	Negligible	Negligible	Not Significant
Employees at businesses along the southern boundary of Hardwick Industrial Estate / Retail Park to the north of the A47 / A149, including Argos, Sainsbury's, Pinguin Foods	Year 15	Low	Negligible	Negligible	Not Significant



2.28 Cumulative Effects

2.28.1 Other developments in the vicinity of the site which are currently in planning, or consented but yet to be constructed, have been considered as part of this assessment in terms of the potential for cumulative effects to arise.

2.28.2 Consented neighbouring development considered to be of a sufficient scale to contribute to a potentially significant cumulative effect are considered in

Chapter 17: Cumulative Effects and shown on **Figure 17.1: Committed Developments**. These are listed below in Table 9-9.

2.28.3 Many of the cumulative development schemes mentioned within Chapter 17 lie outside of the 2km LVIA Study Area, so are not considered within this Assessment.

Table 2-9 – Summary of committed development

Cumulative Development Reference	Description	Address	Approximate Distance from the Proposed Scheme	Status	Scoped in/out of LVIA
23/00269/F	Proposed product display area and factory retail outlet	LeisureGrow Products Ltd (Old Gardam Site) Clenchwarton Road West Lynn King's Lynn Norfolk	2km north west	Application permitted (Tue 23 May 2023)	Out Lies outside of 2km LVIA Study Area
23/00269/F	Proposed product display area and factory retail outlet	LeisureGrow Products Ltd (Old Gardam Site) Clenchwarton Road West Lynn King's Lynn Norfolk	2km north west	Application permitted (Tue 23 May 2023)	Out Lies outside of 2km LVIA Study Area
20/01957/FM	Construction of 78 affordable dwellings and associated access, infrastructure and landscaping	Land E of Losinga Road W of Waterside And N of Salters Road King's Lynn Norfolk	3km north	Application Permitted (Thu 02 Sep 2021)	Out Lies outside of 2km LVIA Study Area
17/01151/OM	Outline Major Application: Sustainable mixed-use urban extension comprising: up to 450 dwellings, a mixed use local centre comprising Class A uses (including retail facilities and public house) and Class D1 (such as creche/day centre/community centre) and B1 uses (such as offices), open space and landscaping, wildlife area, childrens play areas, sustainable urban drainage infrastructure, access and link road and associated infrastructure	Land NW of South Wootton School Off Edward Benefer Way King's Lynn Norfolk	3.9km north	Application Permitted (Mon 15 Apr 2019)	Out Lies outside of 2km LVIA Study Area
23/00195/F	Retrospective: Warehouse extension associated with the existing building to the Southern side of the site	Coolstak Lynn Road West Winch King's Lynn Norfolk PE33 0PD	Adjacent to the south boundary	Application permitted (Thu 27 Jul 2023)	In Immediately adjacent to PSS

Cumulative Development Reference	Description	Address	Approximate Distance from the Proposed Scheme	Status	Scoped in/out of LVIA
21/01873/FM	Construction of 226 new homes and associated green space, landscaping and ancillary infrastructure	Land SE of 60 Queen Mary Road N of Railway Line And S of Parkway Gaywood King's Lynn Norfolk	1.4km north	Application permitted (Wed 30 Mar 2022)	Out Although within Study Area, it is constrained within the urban setting of Kings Lynn and will not contribute to a cumulative effect upon landscape character areas
14/01690/OM	Construction of up to 81 dwellings with access road	Land South of Russett Close King's Lynn Norfolk	3.3km north	Application permitted (Thu 26 Mar 2015)	Out Lies outside of 2km LVIA Study Area
14/01114/OM	Outline Application: mixed use development comprising business / industrial / storage and distribution floorspace (Class B1 / B2 / B8), DIY superstore and garden centre (Class A1), limited assortment of discount supermarket (Class A1), Drive-Thru Restaurant (Class A3 / A5), Family Public House (Class A4), Hotel (Class C1), Car Showroom (Sui Generis) and associated access, car parking, road infrastructure, servicing and associated works.	Morston Point Hardwick Industrial Estate King's Lynn Norfolk	800m north	Application Permitted (Fri 06 Nov 2015)	In Extends the urban edge of Kings Lynn eastwards into previously undeveloped land within LCA G2

Cumulative Development Reference	Description	Address	Approximate Distance from the Proposed Scheme	Status	Scoped in/out of LVIA
16/02231/OM	Residential development of the land to provide up to 600 dwellings, incorporating affordable housing, together with a local centre for uses A1, A2, A3 and/or A5 (600m ²) with the total quantum of A1 net sales area not to exceed 279m ² in the alternative, D2 community floorspace (up to 500m ²), open space, formal sport pitches, a car park to serve Reffley Wood and associated development to include substations, drainage features, roads, cycle and pedestrian paths and other such works.	Land West of Knights Hill Village Grimston Road South Wootton Norfolk	4.7km north east	Application Permitted (Appeal Allowed) – 14th July 2020	Out Lies outside of 2km LVIA Study Area
17/01106/OM	Residential development for up to 125 dwellings together with associated works.	Land on the West Side of Nursery Lane South Wootton Norfolk	4.6km north	Application Permitted 3rd April 2019	Out Lies outside of 2km LVIA Study Area



2.28.4 The methodology used to assess cumulative effects is in accordance with the principles set out in Chapter 7 of The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). It is important to note in particular that at GLVIA para 7.5, states that such an assessment is to be kept 'reasonable and in proportion to the nature of the project under consideration'.

Scope of Cumulative Assessment

2.28.5 The absence of detailed design information in relation to the above-mentioned scheme makes assessing cumulative visual impacts difficult to predict with any degree of accuracy at this stage. For this reason, the assessment of cumulative effects arising from the combination of the Proposed Scheme and the above-mentioned scheme will be limited to landscape effects only.

2.28.6 An assessment of cumulative effects arising from the Cumulative Development Site (CDS) upon landscape character areas follows below.

2.28.7 Those schemes that lie within the 2km LVIA Study Area and have been scoped in, are shown on Figure 9.6 - Neighbouring Consented Development.

2.28.8 The cumulative assessment assumes that all development will take place concurrently, with construction phase activity giving way to operational phase simultaneously.

LCA E2: Saddlebow and Wormegay

Sensitivity – Medium

2.28.9 The section of the LCA within the study area is predominantly rural, encompassing the floodplain and catchment of the River Nar, around 50m from the western extents of the CSS boundary at its closest point. Whilst there will be no direct effects, the close proximity and the large scale of the development mean that indirect effects are likely due to intervisibility with neighbouring LCA's (G4 and G2), although these views are likely to be limited to the eastern extents of the LCA, with the foreground still largely characterised by agricultural fields.



Construction Phase

- 2.28.10 Whilst there will be no direct effects during the construction phase, the scale of the Cumulative Development is such that the presence of construction traffic, plant and machinery will be noticeable across a wide area. Established rural buffers between West Winch and King's Lynn will be eroded and replaced with large-scale construction activity, greatly increasing the overall presence of development in longer views eastwards from the LCA.
- 2.28.11 Magnitude of change **Medium**, level of effect **Moderate adverse** (not significant as temporary and not direct effects)

Operational Phase Year 1

- 2.28.12 At year 1, the notably discordant elements associated with the construction phase will no longer present, however the scale of the cumulative development is such that there will be a very noticeable increase in the presence of development visible in longer easterly views from the LCA. Rural buffers between King's Lynn and West Winch will be reduced considerably and replaced by housing, resulting in the overall outlook becoming noticeably more urbanised.
- 2.28.13 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)

Operational Phase Year 15 (Residual effects)

- 2.28.14 At year 15, it is anticipated that planting associated with the cumulative development will have reached a level of maturity where it is able to provide some screening function of the wider development, however the overall increase in the presence of built form within the landscape is likely to be unavoidable, diminishing rural character in easterly views from the LCA .
- 2.28.15 Magnitude of change **Low**, level of effect **Minor adverse** (not significant)



LCA G1: Bawzey and Leziate

Sensitivity – Low

- 2.28.16 The section of the LCA within the Study area is located approximately 1000m to the north-east of the CDS, it is largely rural in nature except for where it meets the King's Lynn urban edge. The wider LCA beyond the Study area has a distinctly more industrial feel due to the presence of mineral extraction workings. Whilst there will be no direct effects, some indirect effects are possible due to intervisibility with neighbouring LCA's (G4 and G2), although views are limited by existing plantation woodland and field boundary vegetation.

Construction Phase

- 2.28.17 The presence of construction traffic, plant and machinery associated with the Cumulative Development will be a noticeable discordant feature. Effects will be temporary and localised in terms of the scale of the wider character area, in addition to being limited by existing woodland planting and field boundary hedgerows and the influence of the existing urban edge of King's Lynn.

- 2.28.18 Magnitude of change **High-Medium**, level of effect **Moderate-Minor adverse** (not significant)

Operational Phase Year 1

- 2.28.19 At year 1, discordant elements associated with the construction phase will no longer feature in the view. Mitigation planting to the east of the CDS will not have become effective at this stage, views of development along the Kings Lynn urban fringe associated with 14/01114/OM, will combine with longer south-westerly views of the highway and the housing scheme beyond, which when considered cumulatively, will increase the overall sense of urbanisation considerably.
- 2.28.20 Magnitude of change **Medium**, level of effect **Minor adverse** (not significant)



Operational Phase Year 15 (Residual effects)

2.28.21 At year 15, woodland and hedgerow planting towards the north-eastern boundary of the CDS will have reached a level of maturity where it can deliver effective screening, largely obscuring intervisibility of both the highway scheme and the housing development beyond. Views of development along the Kings Lynn urban fringe associated with 14/01114/OM are likely to remain visible however.

2.28.22 Magnitude of change **Low**, level of effect **Minor-Negligible adverse** (not significant)

LCA G2: Middleton

Sensitivity – Medium-Low

2.28.23 The CDS is located within the west of the LCA, so effects will be direct. The existing character across the wider LCA to the east is predominantly rural in nature, however the presence of the A47 and the King's Lynn urban edge, as well as residential development at Fair Green and Middleton, add notable elements of urbanisation to the otherwise largely rural setting.

Construction Phase

2.28.24 The scale of the cumulative development is such that construction phase activity will be highly noticeable. It will be particularly apparent at the local scale, but will also be visible across much of the wider LCA to the east to a lesser degree. A substantial area of previously undeveloped land between the A10 and the A47 and along the existing Kings Lynn urban fringe will be dominated by the presence of construction phase activity, altering the character and tranquility of the area considerably, albeit temporarily.

2.28.25 Magnitude of change **High**, level of effect **Major-moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

2.28.26 At year 1, the cessation of activity associated with the construction phase will remove a large discordant feature from the landscape, however



mitigation planting to the east of the CDS will not have become effective at this stage, so the highway and the housing scheme beyond, will remain highly noticeable. When considered cumulatively, the King's Lynn urban edge will be extended southwards and eastwards, connecting with the previously separate settlements of North Runcton and West Winch, increasing the overall sense of urbanisation within the western extent of the LCA considerably, with views likely across the wider LCA to the east in the absence of mature mitigation planting.

- 2.28.27 Magnitude of change **High-Medium**, level of effect **Moderate adverse** (Significant)

Operational Phase Year 15 (Residual effects)

- 2.28.28 At year 15, landscape planting across the Cumulative Development will have reached a level of maturity where it can deliver its intended screening function, this will be particularly apparent in the areas to the east and north-east of the PSS, where substantial belts of woodland are proposed. Whilst this will have a limited effect in the immediate vicinity of the Cumulative Development, where baseline character will be fundamentally altered, it will greatly reduce the noticeable presence of urbanisation across the wider LCA to the east, reducing effects considerably.

- 2.28.29 Magnitude of change **Medium-Low**, level of effect **Moderate-Minor adverse**. (not significant)

LCA G4: West Winch

Sensitivity – Medium-Low

- 2.28.30 The CDS is located towards the west of the LCA, so effects will be direct. The existing character across the wider LCA is slightly less rural and tranquil than neighbouring character areas to the north, with the A10 running north-south through the area, as well as existing development at Setchey, West Winch, North Runcton, and to a lesser degree, the urban edge of King's Lynn to the north.



Construction Phase

2.28.31 The Construction Phase will introduce highly noticeable discordant elements into the landscape, most notably in previously undeveloped areas between settlements. Whilst construction activity will be temporary in nature, the scale of the Cumulative Development in relation to the LCA is such that effects upon both character and tranquility will be highly noticeable, altering the character of the western extent of the LCA to the extent that it will also be noticeable across the wider LCA to the east.

2.28.32 Magnitude of change **High**, level of effect **Major-moderate adverse** (significant, albeit temporary)

Operational Phase Year 1

2.28.33 At year 1 of operation, the removal of discordant elements associated with the construction phase reduces effects to some degree, particularly with regards to tranquility. The scale of the Cumulative Development in relation to the LCA is such that it will noticeably alter the character of the western extent of the character area, increasing the sense of urbanisation locally and across the wider LCA to the east to a lesser degree, in the absence of mature mitigation planting.

2.28.34 Magnitude of change **High-Medium**, level of effect **Moderate adverse** (significant)

Operational Phase Year 15 (Residual effects)

2.28.35 At year 15, landscape planting across the Cumulative Development will have reached a level of maturity where it can perform its intended screening function. Whilst this will have a limited effect in the immediate vicinity of the Cumulative Development where baseline character will be fundamentally altered, it will reduce the noticeable presence of urbanisation across the wider LCA to the east considerably.

2.28.36 Magnitude of change **Medium-Low**, level of effect **Minor adverse** (not significant)



2.29 Summary of Predicted Cumulative Landscape Effects

2.29.1 **Table 2-10** below summarises predicted effects upon landscape receptors during the construction phase, and at years 1 and 15 of the operation phase.

Table 2-10 – Summary of predicted cumulative landscape effects

Landscape Receptor	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Construction	Medium	Medium	Moderate adverse	Not Significant
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Year 1	Medium	Low	Minor adverse	Not Significant
West Norfolk Landscape Character Assessment: E2: Saddlebow and Wormegay	Year 15	Medium	Low	Minor adverse	Not Significant
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Construction	Low	High-Medium	Moderate -Minor adverse	Not Significant



Landscape Receptor	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Year 1	Low	Medium	Minor adverse	Not Significant
West Norfolk Landscape Character Assessment: G1: Bawzey and Leziate	Year 15	Low	Low	Minor-Negligible adverse	Not Significant
West Norfolk Landscape Character Assessment: G2: Middleton	Construction	Medium-Low	High	Major-Moderate adverse	Significant
West Norfolk Landscape Character Assessment: G2: Middleton	Year 1	Medium-Low	High-Medium	Moderate adverse	Significant
West Norfolk Landscape Character Assessment: G2: Middleton	Year 15	Medium-Low	Medium-Low	Moderate-Minor adverse	Not Significant
West Norfolk Landscape Character Assessment: G4: West Winch	Construction	Medium-Low	High	Major-Moderate adverse	Significant



Landscape Receptor	Development Phase	Sensitivity	Magnitude of Change	Level of Effect	Significance
West Norfolk Landscape Character Assessment: G4: West Winch	Year 1	Medium-Low	High-Medium	Moderate adverse	Significant
West Norfolk Landscape Character Assessment: G4: West Winch	Year 15	Medium-Low	Medium-Low	Moderate -Minor adverse	Not Significant

2.30 Opportunities for Environmental Enhancement

2.30.1 Significant opportunities exist to enhance public access provision, biodiversity and habitat networks; these have been incorporated into the Soft Landscape Design Proposals, which are illustrated in the suite of drawings 70100518_WSP_ELS_WW_DR_LS_0001 – 0011 contained within **Appendix 9.5**.

2.31 Difficulties and Uncertainties

2.31.1 The key uncertainties within this assessment are in relation to the assessment of potential visual receptors in the future baseline scenario, taking into consideration the outline proposals associated with the Growth Area Framework Masterplan.

2.31.2 The lack of fixed design information such as layouts, building heights, proposed vegetation/visual mitigation, fencing, lighting mean that an assessment of the likely effects upon visual receptors is not feasible at this stage.



2.32 Tranquility

2.32.1 There is a distinct sense of tranquility in locations away from the A47 and the A10, which will be diminished to some degree by the introduction of the WWHAR. The close proximity to residential receptors through North Runcton in particular will result in a noticeable increase in traffic noise and activity, which will contribute to an erosion of the existing sense of tranquility. This will be further diminished when considered in the context of Cumulative Development within the study area.

2.33 References

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