



- EXISTING**
- Site boundary
 - Drains / ponds
 - Woodland & hedgerows
 - - - PROW
- PROPOSED**
- ▲ Site access
 - Main roads
 - - - Secondary roads
 - ➔ Potential Access Link
 - Buffer planting
 - POS
 - GI corridors
 - Developable area
 - Primary / Sixth Form Secondary School
 - Local centre
 - - - ➔ Recreational route
 - ✦ NEAP/LEAP (400m walkable distance)
 - Proposed Bus Hub
- SuDS**
- Drain/swale
 - ▨ Potential Attenuation / Lower point

Rev.	Date	Details
H	11.03.20	Update graphics
G	27.02.20	Update graphics
F	20.06.19	Update graphics
E	11.06.19	Update road layout
D	29.05.19	Update RLB and schools location
C	02.05.19	Primary/ Secondary school
B	19.03.18	Update attenuation basins graphic

GENERAL
 Do not scale from this drawing.
 All dimensions to be checked on site.
 This plan is to be read with all accompanying documentation.
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**WELBECK LAND
 LAND AT TUTTLES LANE
 LANDSCAPE ANALYSIS
 MASTER PLAN STRATEGY**

Bar Scale: 1:5000 @ A3
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APPENDIX 2

LANDSCAPE & VISUAL APPRAISAL

Land North of Tuttle Lane East, Wymondham
Welbeck Strategic Land III Ltd
March 2020



LANDSCAPE AND VISUAL APPRAISAL LAND NORTH OF TUTTLES LANE EAST, WYMONDHAM



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Appendix A

MAPPING

Appendix B

DEVELOPMENT PROPOSALS

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VISUAL ASSESSMENT

1.0 Introduction

This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Welbeck Strategic Land III Ltd to inform the development strategy for, and the potential effects of, a residential development on the Land North of Tuttlles Lane East, Wymondham (the Site).

The aim of the appraisal is to:

- Assess the landscape and visual baseline conditions, including relevant planning policy, designations, key characteristics, important views and potential visual receptors;
- Assess the landscape and visual sensitivity to inform the development of a masterplan strategy;
- To make a qualitative assessment of the potential landscape and visual effects arising from the proposed development; and
- Make recommendations to avoid or mitigate potential adverse landscape or visual effects and inform ongoing refinement of the design proposals.

1.1 The Site

The Site covers an area of approximately 53 hectares of land north of Wymondham, off Tuttlles Lane East (the B1135), which leads to the A11 dual carriageway. It consists of largely agricultural land with a small woodland block to the south east and some sparse hedgerow trees.

Melton Road and Tuttlles Lane define the northern and southern boundary. On the southern boundary is where the Wymondham Garden Centre is located, outside the Site area. To the east, the Site is defined by mature hedgerows and trees.

There is one public footpath connecting Tuttlles Lane West to Melton Road that crosses the Site area.

2.0 Appraisal Methodology

The appraisal takes into account current best practice guidance, namely:

- 'Guidelines for Landscape and Visual Impact Appraisal', (GLVIA3) produced by the Landscape Institute with the Institute of Environmental Management and Appraisal (Third Edition, 2013); and
- 'An Approach to Landscape Character Appraisal' by Natural England (October 2014).

It considers two separate but inter-linked topics: 'Landscape effects' and 'Visual effects.'

Landscape effects relate to changes in the scale, pattern, character and quality of the landscape. These include direct impacts such as loss of vegetation, or less perceptible effects such as changes to tranquility. Landscape effects do not need to be visible.

Visual effects relate to specific changes in views and the effects on visual receptors (e.g. residents, users of public rights of way or recreational facilities). Changes to the visual setting of protected cultural heritage features are also considered (e.g. Scheduled Monuments, Listed Buildings and Conservation Areas).

The appraisal starts with the definition of the landscape and visual baseline which identifies key characteristics and constraints relating to the Site and its context. The baseline studies include landscape designations, published landscape character assessments, field observations (undertaken in September 2019 and February 2020) and representative viewpoints. The planning policy context is also taken into consideration to identified distinctive landscape qualities at a local scale.

The baseline findings provide the basis for the understanding of the value in landscape and visual terms of the area that will be affected by the proposed development. The assessment of both visual and landscape effects start with the definition of the relative sensitivities, which are defined by the identified value and susceptibility to change. The landscape effects will then be considered for a set of influencing factors relevant to the Site character. Similarly, assessment of the visual effects will be determined for critical visual receptors.

At this stage, a full landscape and visual impact assessment has not been undertaken, instead a qualitative appraisal of the key issues has been completed to inform the development proposals. Therefore, it should be noted that while relevant guidance is followed to define the applied parameters, this appraisal does not include judgement on the significance of landscape and visual effects.

2.1 Study Area

The study area for the appraisal is defined by a 2km radius from the Site which encompasses the settlement of Wymondham to the south (see Map 1 in Appendix A). The extent of the study area has been determined by the limited number of designations within the Site's context whilst including the open, rising landscape to the north of the Site.

2.2 Desk-Base Study

Information for the LVA was gathered from the following sources:

- National Planning Policy Framework (NPPF), February 2019;
- National Character Area Profile 83, South Norfolk and High Suffolk Claylands, Natural England;

- South Norfolk Landscape Assessment (June 2001);
- South Norfolk Local Landscape Designations Review – Landscape Character Areas & River Valleys in the Norwich Policy Area (September 2012);
- Core Strategy for Broadland, Norwich and South Norfolk (Adopted in January 2014);
- Development Management Policies Document (Adopted October 2015);
- Wymondham Area Action Plan (Adopted October 2015);
- The Multi-Agency Geographical Information for the Countryside (MAGIC) database;
- Ordnance Survey 1:25,000 scale site-centred digital raster map; and
- Aerial photography: Google Maps (<http://maps.google.co.uk/>).

2.3 Field Study

A field survey was undertaken on the 10th September 2019 to assess:

- Landscape characteristics;
- Views of the Site from the surrounding areas;
- The location of visual receptors; and
- The potential visual effects arising from the proposed development.

The survey was generally undertaken from publicly accessible locations such as roads, bridleways, tracks, footpaths and public open spaces. A second site visit was conducted the 04th February 2020 to undertake additional viewpoints photography as requested by South Norfolk Council's Landscape Officer (Robin Taylor).

2.4 Consultations

South Norfolk Council provided pre-application advice (reference ENQMAM/2019/0700) on the 19th of August 2019, stating some concerns on the potential landscape and visual impact of the proposals. The concerns are summarised as follows:

- Visual impact on long views afforded across the Site towards the open countryside and River Tiffey valley, particularly from the public footpath, FP6, and the northern urban edge of Wymondham (i.e. along Tuttle Lane).
- Visual impact and change of character of the setting of roads approaching Wymondham from the north.
- Impacts on the wider townscape and landscape character.

The Council's concerns are a key consideration for this LVIA, particularly in the definition of the relevant visual and landscape receptors that are associated to the potential impacts listed above.

Following the pre-application advice, we liaised with the Council's Landscape Officer (Robin Taylor) to agree the viewpoint selection. The Officer suggested the following:

- *'Viewpoint 3 [location as per ZTV map in Appendix C] also considers views to south and east.*
- *An additional viewpoint on Tuttle Lane West where housing starts on north side of road, looking eastwards to site.*
- *An additional viewpoint on Barnham Broom Road, nearer the houses (and on an un-hedged section)*

- *An additional viewpoint looking out northwards from the built-up area to the fields. Hewitts Lane appears to be the most appropriate.'*

3.0 Proposed Development

3.1 The Proposals

This LVA is based on the parameters set out within by the master plan strategy and indicative development brief available at this stage of the project. Therefore, assumptions of the massing and volumes of the proposals are made based on the proposed uses.

The master plan strategy (see Drawing UDS417666-A3-0102 in Appendix B) suggests a developable area of 33.84ha. The indicative development brief (see Appendix B) associated with the proposed strategy identifies the following subdivision of uses:

- Housing area - 22.85ha;
- Primary school - 2.5ha;
- Sixth form secondary school - 2.21ha;
- Local centre - 0.5ha;
- Public open space provision - 11.6ha; and
- Vegetative buffer - 6.04ha.

It is assumed that the proposed residential buildings will not be higher than three storeys, nor will the schools. The assessment is based on a worst-case scenario with a maximum height of 12m applied throughout the developable area.

The open spaces are scattered throughout the Site with a larger area to the north due to lower ground levels, where SuDS would be more appropriate. The major routes throughout the Site, which include recreational routes for cyclists and pedestrians, are defined by green corridors. A particularly pronounced green corridor isolates the existing public footpath from the built-up area.

Green buffers are proposed along the northern and southern boundaries, respectively Melton Road and Tuttlés Lane. The green corridor to the north provides a soft transition to the countryside as well as some visual screening of the proposed development. The tree's density varies along the corridor allowing strategic cross valley views. The landscape buffer along Tuttlés Lane aims to retain some of the open character of the road. Both corridors also reinforce the Green Infrastructure links suggested in the relevant planning policies (see Section 4 for further details).

3.2 Mitigation Measures

The proposals, as per the proposed master plan strategy, include the following measures to aid landscape and visual assimilation:

- Woodland corridors along the north-western and eastern boundary to screen the proposed development in views from the surrounding, elevated landscape;
- Scattered green open spaces across the developable areas and green corridors along roads to break the proposed urban fabric;
- Green buffer along the existing public footpath FP6 to mitigate effects on its setting while retaining strategic views to the west; and
- Open green corridor along Tuttlés Lane to limit sense of enclosure along the road.

4.0 Planning Context

4.1 National Planning Framework

The National Planning Policy Framework (NPPF, February 2019), sets out the overall economic, social and environmental objectives that the planning system should follow to achieve sustainable development. At the heart of the NPPF is a *'presumption in favour of sustainable development'* (Par. 10). More specifically, the NPPF policies relevant to the Site and proposed development are detailed below.

The NPPF requires care of the public rights of way setting and strategic vision. Par. 98 states that *'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'*.

The framework stresses the importance of high-quality design. It states that efficient use of land should take into account *'the importance of securing well-designed, attractive and healthy spaces'* (Par. 122). Par. 124 adds that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* Good architecture and master planning need to be supported by *'appropriate and effective landscaping'* (Par. 137) to enhance and promote a strong sense of place.

In defining the planning system obligations and scopes, the framework highlights the importance of protecting and enhancing the natural environment. In particular, *'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)* (Par. 170). The countryside has a particular value on its own for its intrinsic character and beauty.

It is noted that the new NPPF doesn't clearly define what constitutes a 'valued landscape'. Useful in the NPPF 2019 revision is the update to Par. 11 which provides some additional guidance through footnote 6. This defines, more thoroughly than before, *'areas or assets of particular importance'* as: *'habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.'* However, for the purposes of this LVA, it is believed that the 'Stroud DC v Gladman High Court Judgement (reference CO/4082/2014) is still appropriate and valid, therefore, to be valued in terms of the NPPF would require the landscape to show *"some demonstrable physical attribute rather than just popularity"* i.e. it has to be out of the ordinary.

Finally, the framework promotes a *'strategic approach to maintaining and enhancing networks of habitats and green infrastructures'* (Par 171). Habitat and biodiversity protection and enhancement is a fundamental point for sustainable development and should be considered not just at local scale but as an interaction with wider national and international ecological networks.

4.2 Local Planning Framework

The Site is located within South Norfolk Council and therefore subject to its planning policies. Also, South Norfolk is working with Broadland District Council, Norwich City Council and Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP).

The adopted South Norfolk Local Plan is made up of various documents, which along with the Supplementary Planning Documents and Advice Notes defines the planning policies concerned with the proposal of new developments. The following documents are of relevance for the assessment of the Site landscape planning context.

Joint Core Strategy for Broadland, Norwich and South Norfolk (Greater Norwich Development Partnership, Adopted March 2011, amendments adopted January 2014).

The currently adopted Joint Core Strategy (JCS) for this area was delivered as part of the GNLP. This sets out the long-term vision and objective for this area, including strategic policies for steering and shaping developments. Of particular relevance for the Site are the following policies.

Policy1: Addressing climate change and protecting environmental assets

The policy aims for the following objectives:

- *‘Make the most efficient appropriate use of land, with density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes;*
- *Minimise the need to travel and give priority to low impact modes of travel; and*
- *Improve the resilience of ecosystems to environmental change’.*

Furthermore, the policy states that *‘development and investment will seek to expand and link valuable open space and areas of biodiversity importance to create green networks.’*

Policy 1 stresses the importance of protecting designated sites and landscapes, but also lists new development requirements in case of un-designated sites:

- *‘Minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance. Where harm is unavoidable, it will provide for appropriate mitigation or replacement with the objective of achieving a long term maintenance or enhancement of the local biodiversity baseline.’*
- *‘Contribute to providing a multifunctional green infrastructure network, including provision of areas of open space, wildlife resources and links between them.’*
- *‘Help to make provision for the long term maintenance of the green infrastructure network.’*

Policy 2: Promoting good design

The policy aims to protect landscape and townscape character by advocating for good and appropriate design choices. *‘All development will be designed to the highest possible standards, creating a strong sense of place. In particular development proposals will respect local distinctiveness including as appropriate:*

- *the landscape setting of settlements including the urban/rural transition and the treatment of ‘gateways’;*
- *townscape, including the city and the varied character of our market towns and villages; and*
- *the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place.’*

Development management policies document (South Norfolk Local Plan, Adoption version October 2015).

'The Development Management Policies (DMP) will determine how the Council carries out its development management responsibilities to promote sustainable development and how it will determine planning applications.'

The following policies are of particular relevance for the Site's assessment.

Policy DM 1.4 Environmental Quality and Local Distinctiveness

The policy aims to prevent any harm to environmental assets caused by new development. In order to achieve this the policy reiterates the importance of local distinctiveness and *'all development proposals should demonstrate that full regard has been given to local circumstances and the distinctive local characters and qualities of the places found in South Norfolk.'*

'All development should take all reasonable opportunities to:

- Make a positive contribution to local character and distinctiveness;*
- ...*
- Work with the characteristics of the location to ensure that the necessary mitigation measures are not disproportionate to the benefits of the scale of development proposed.'*

Policy DM 3.8 Design Principles applying to all development

This policy reiterates the importance of good design as a key aspect of sustainable development. It highlights that any scale development should be considered *'importance of contributing to local distinctiveness, the historic environment and setting in the wider landscape'*.

The policy text states that:

'(1) The Council will work with applicants to achieve high quality design and positive improvement from all development, protect and enhance the environment and existing locally distinctive character and encourage innovation;

...

(4) Planning permission will be granted for development that has been designed to, where relevant to the proposed development: respect adjoining structures, spaces, routes and local landscape; provide an attractive, accessible and safe environment; and conform to the following criteria:

- The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings;*
- ...*
- Landscaping of the development is designed to retain important existing natural features, reflect the surrounding landscape characteristics of the area and contribute to relevant objectives of the local Biodiversity Action Plan...'*

Policy DM 4.5 Landscape Character and River Valley

The policy states that *'all development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment.'*

'All development proposals will be expected to demonstrate how they have taken the following elements (from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review) into account:'

- *'The key characteristics, assets, sensitivities and vulnerabilities;*
- *The landscape strategy; and*
- *Development considerations.'*

Policy DM 4.7 Strategic Gaps between settlements within the Norwich Policy Area

The policy aims to protect and maintain the rural character of the South Norfolk's villages context, while promoting sustainable growth. *'In order to ensure the protection and conservation of local landscape character (discussed in more detail in the South Norfolk Landscape Assessment) and the setting of urban areas, towns and villages, the Council has defined open land or 'Strategic Gaps' that maintain the segregation and individual identities of certain settlements in the Norwich Policy Area and so avoid areas of development 'sprawl' which would be detrimental to the rural character of the area.'*

'Development will be permitted in the Strategic Gaps identified on the Policies Map, between the development boundaries of the Settlements listed below, where it would not erode or otherwise undermine the openness of the Strategic Gap, and complies with other Development Plan policies.'

- *Cringleford – Hethersett*
- *Hethersett – Wymondham'*

Area Action Plan (South Norfolk Local Plan, Adoption Version October 2015).

The Area Action Plan (AAP) provides a specific planning framework for places where significant change or conservation is needed. Of particular relevance for the Site are the following policies.

Policy WYM 8: General Green Infrastructure requirements for new developments within Wymondham AAP Area

According to the policy *'new development in Wymondham will be required to maintain, protect and enhance green infrastructure.'*

'Where appropriate new developments will be required to provide ecological links to the nearest green infrastructure and provide effective ecological buffers, the design of which to be negotiated with South Norfolk Council and other relevant bodies to ensure adequate protection of important ecological sites and maintenance of habitat connectivity.'

Policy WYM 9: General Green Infrastructure requirements for new development in the north of Wymodham

The policy particularly refers to the Site context as it states that *'where appropriate new development in the north of Wymondham will be required to maintain, protect and enhance green infrastructure.'*

'In particular, where relevant, new development must consider the following:

- *Improved public access to the countryside;*
- *Improved recreational provision; and*
- *Planting of hedgerow/parkland trees along Tuttle Lane, from east to west creating an ecological corridor.'*

5.0 Landscape Baseline

5.1 Relevant Landscape Designations

Landscape designations and constraints, within 2km of the Site relevant to the appraisal of landscape and visual effects, are set out in Table 1. This should be read in conjunction with Map 4, Appendix A.

Table 1 Landscape Designations and Constraints

DESIGNATION/PROTECTION	PRESENT WITHIN THE SITE	PRESENT WITHIN THE STUDY AREA (2KM)
National Parks	None within the Site	None within the study area
Areas of Outstanding Natural Beauty (AONB)	None within the Site	None within the study area
Special Landscape Area (or other local designation)	None within the Site	Yes, seven County Wildlife sites are located within the study area, within 2km of the Site: Melton Road Meadow and Deep Road Meadow. One Local Nature Reserve (Toll's Meadow Wymondham) is located on the southern edge of the study area.
Green Belt	None within the Site	None within the study area
World Heritage Sites	None within the Site	None within the study area
Scheduled Monuments	None within the Site	Yes. Three Scheduled Monuments are located within the study area: Moot Hill, the Market Cross and Wymondham Abbey.
Conservation Areas	None within the Site	Yes. Wymondham Conservation Area is located to the south of the study area.
Listed Buildings	None within the Site	Yes. A number of Listed Buildings are located within the study area, mostly gathered within the Conservation Area.
Registered Parks and Gardens	None within the Site	None within the study area. However, Kimberley Hall is located on the edge of the study area to the north west.
Tree Preservation Orders (TPO)	None within the Site	Yes. There are a number of TPOs within the study area, but none located within close proximity of the Site
Recreational Trail	None within the Site	None within the study area.
Public Right-of-Way	Yes, footpath FP6 is located within the Site.	Yes. Footpaths: Wymondham FP31, FP5, FP26,

DESIGNATION/PROTECTION	PRESENT WITHIN THE SITE	PRESENT WITHIN THE STUDY AREA (2KM)
		FP28, FP7, FP11, FP8 and FP38. Bridleway: Wymondham BR27. Refer Map 4.

5.2 Landscape Character

To help identify the key characteristics and sensitivity of the landscape within which the Site is located, reference is made to the previously published Landscape Character Assessments. Those applicable to the study area are set out below.

(The published landscape character assessments do not quantify landscape sensitivity, nor do they assess the capacity of the landscape to accommodate further development. This is dealt with in Section 7 and 8 of this report).

National Character Area (NCA) Profile 83: South Norfolk and High Suffolk Claylands.

The Site is located on the north eastern edge of this NCA (see Map 6 in Appendix A). This is predominately flat clay plateau, incised by numerous, small-scale, wooded river valleys with unexpected complex slopes.

Woodlands are still a notable feature in the landscape, although quite sparse. Along with hedges and hedgerow trees, they restrict the typically open views. Within the valley the landscape is quite confined, and views are intimate.

The settlement pattern of this NCA is a mix of nucleated villages, dispersed hamlets and moated farmsteads. A common feature to all these settlement typologies are the interconnected village greens or commons.

Key characteristics of the NCA include:

- *‘Large plateau area of chalky glacial till that is generally flat or only gently undulating, but can be locally concave...’*
- *Views are frequently open, only sometimes confined by hedges and trees, with some woodland present. The small valleys support quite confined landscapes with intimate views.*
- *Scattered areas of ancient woodland, game copses, shelterbelts, valley floor plantation and carr woodland as well as hedgerow trees provide a treed landscape character, despite much boundary loss.*
- *Sinuuous field boundaries are formed by deep ditches, some with hedgerows and hedgerow trees.*
- *Extensive areas of arable land dominated by cereals with breakcropping of sugar beet and oilseed rape, and some pastures along valley floors. Intensive pig and poultry production is common.*
- *A dispersed settlement pattern of small nucleated market towns with architectural variety and colour, loosely clustered villages and scattered hamlets. Settlement is often focused around large medieval greens. Many of the market towns have modern extensions.*

- *Some major transport links including the Norwich to London main rail line but infrastructure routes are predominantly an extensive network of narrow lanes and byroads.*

Local Landscape Character Area

The South Norfolk Local Landscape Designation Review – Landscape Character Area & River Valleys in the Norwich Policy Area (2012) updates the South Norfolk Landscape Assessment (2001). The extent of the landscape character types and areas relevant to the Site remain the same in both documents, however, Chris Blandford Associates' report (2012) provides an update description for both areas. Therefore, the most up to date document is taken into consideration.

The Site is located largely in the Wymondham Settled Plateau Farmland, with some of the northern area within the Tiffey Tributary Farmland.

- Tiffey Tributary Farmland

Key characteristics of this landscape area relevant to the assessment of the Site and study area are:

- *'Limited woodland cover creating wooded horizons, but including a number of ecologically important woodlands, some of which are ancient.*
- *Large scale arable farmlands in large fields with sparse hedgerows and hedgerow trees with some pastoral farmland in the valleys.*
- *Framed and long-range views into adjoining Yare/Tiffey Rural River Valleys and towards important landmarks including Wymondham Abbey.*
- *Sparse settlement comprising villages and isolated dwellings but connected by a dense network of rural lanes.'*

The report also identifies key sensitivities and vulnerabilities of this landscape area, including:

- *'Further hedgerow loss particularly around settlements and loss of hedgerow trees leading to a sense of bleakness and loss of the pleasant framed quality of the views;*
- *Introduction of tall elements, in particular large agricultural warehouse buildings that may disturb the visual balance;*
- *Potential for new development to be sited on ridges/at the edges of settlements, which would be visually prominent within views from the character area and surrounding Landscape Character Areas.'*

Recommendations on how to maintain the character of the area are provided and this includes the following:

- *'Maintain the perception of the area as being predominantly rural and ensure that new development relates to the existing pattern of small villages with occasional scattered development;*
- *Respect and conserve the rural quality of the small and intricate network of roads;*
- *Ensure sensitive siting and design of new residential development (e.g. below skylines and avoiding ridgelines at the edges of settlements) to minimise visual impact on the landscape;*
- *Protect views to landmarks and their settings, in particular Wymondham Abbey...'*

- Wymondham Settled Plateau Farmland

Key characteristics of this landscape area relevant to the assessment of the Site and study area are:

- *‘A settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau;*
- *Large-scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character;*
- *Large town of Wymondham, with its strongly historic core and a high number of historic buildings from the 15th-19th centuries, dominates the western edge of this character area;*
- *Highly cohesive and well-preserved medieval settlement pattern within Wymondham;*
- *Poor hedgerows generally, which accentuates the openness of the landscape... Areas of more intact hedgerow network sometimes occur around settlements;*
- *Sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape.’*

The report also identifies key sensitivities and vulnerabilities of this landscape area, including:

- *‘Erosion of historic buildings and features/loss of historic settlement pattern as a result of infill development, particularly within Wymondham and Hethersett;*
- *New large-scale developments at the north-eastern edges of Wymondham which extend urban influences into the surrounding landscape and are potentially visible in views from the surrounding plateau landscape;*
- *Imposition of insensitive developments and tall structures such as masts/grain silos and other large scale farm or industrial/commercial buildings that break up the skyline and intrude upon the sense of openness;*
- *Loss of vernacular character, particularly as a result of sprawl from the edge of the existing plateau top settlements;*
- *Developments that intrude upon the view to important landmarks e.g. Wymondham Abbey...’*

Recommendations on how to maintain the character of the area are provided and this includes the following:

- *‘Respect the distinctive settlement pattern comprising concentrations of development at plateau edge locations, and smaller nucleated village settlements and dispersed buildings across the plateau;*
- *Maintain the nucleated clustered character of the settlements and limit edge sprawl out into the adjacent landscape; well-planned infill and edge development may be acceptable;*
- *Consider the visual impact of new large-scale settlement edge developments in views from adjacent landscapes and Landscape Character Areas.’*

5.3 Local Landscape Context

The local landscape character of the Site and study area is substantially consistent and well established. The landscape is predominantly divided into agricultural land, with medium to large scale fields, and the urban area of Wymondham. Hedgerows and tree belts are locally well established although sparse in the wider landscape character area context.

Distinctive landscape features within the study area include woodland blocks. In addition to those located within or in proximity of the Site, woodlands scattered through the wider landscape character of the Tiffey Tributary Farmland contribute to the definition of the wooded horizons to the north of Wymondham. Borrowed views outward of the study area are, therefore, important to the settings of the Site.

Views from Tuttlés Lane and the Site are characterised by an undulating and wooded landscape. However, the enclosure that woodlands provides to the north and east of the Site restricts the majority of the open, cross valley views to the west of the Site and off Tuttlés Lane.

The urban influence of Wymondham over the local landscape character is substantial and relates to the road infrastructure system.

The following text provides a detailed description of the main factors that define the local landscape.

Land use

The Site and land to the north are largely characterised by rural landscape with a pattern of medium to large fields. The majority of the fields are used for agricultural purposes with very few grazing areas.

To the south of the study area is Wymondham which is largely contained between Tuttlés Lane, the River Tiffey and the railway line. Recent expansion along Norwich Common includes new residential areas and sports facilities (rugby football club). The urban pattern of Wymondham is quite dense along Tuttlés Lane with less dense areas along the other settlement's boundaries (source the Consumer Data Research Centre). The historic core is located to the south of the study area, at the edge of Wymondham.

Landform

The river valley is clearly identifiable from the topographical map of the Site, see Map 2 in Appendix 1. The plateau is incised by the River Tiffey and associated land drains. The river wraps around the southern edge of Wymondham and branches out into a number of drains that collect water from surrounding arable fields.

The Site is located at the edge of the plateau and it is sloping towards the northern boundary edge.

Vegetation Cover

Within the study area there are a several woodlands and tree belts. The hedgerows along field boundaries and roads are fairly established in the countryside, while less frequent or fragmented in proximity of Wymondham

The Site itself is not characterised by any notable hedgerow but does include few hedgerow trees with two woodland blocks on the north and south boundaries.

Flood Risk and Drainage

As noted on Map 03, the Flood Zones surrounding the Site relate to the River Tiffey, Dyke Beck and main drains across arable land. The north western edge of the Site is approximately 200 metres away from Flood Zone 2, which extends along the field drain. This is the closest point of the Site to a Flood Zone.

Historic Context

Maps 8,9 and 10 show the evolution of the Site and its context in the early 20th century. Within these 50 years, no changes appear within the Site boundary, which has been retained as agricultural fields with a traditional enclosure pattern. Similarly, the study area has maintained an agricultural character and unvaried fields scale through time.

By 1957 Wymondham settlement had not reached Tuttlés Lane, but some initial urban expansion is notable to the south west and south east of the Site.

6.0 Visual Baseline

6.1 Visual receptors

The Site is enclosed by the urban edge to the south, by hedgerows and woodland to the west. The southern, eastern and northern boundaries present a more open character with a discontinued hedgerow and few trees only along Tuttle Lane. Overall, the Site is well screened by Wymondham urban area to the south, therefore, the majority of the views are afforded from the north. However, within the study area there is a limited network of public rights of way. The Site is mostly visible from the surrounding countryside roads.

Views of the Site from within Wymondham are virtually none, as the urban fabric is too dense.

In conclusion, the following visual receptors will be considered for the assessment:

- Pedestrians on public footpaths within the study area;
- Road users to the north of Wymondham; and
- Residents along Tuttle Lane.

6.2 Representative Viewpoints

Twelve viewpoints were selected to represent 'typical views' for each of the identified receptors at varying distances and orientation from the Site.

For each viewpoint the following information is provided:

- Representative panorama or photograph;
- A description of the existing view; and
- A qualitative assessment of the predicted visual effect.

Viewpoints locations 1 – 12 are shown on ZTV map in Appendix C.

7.0 Assessment of Landscape Effects

7.1 Landscape Sensitivity

The landscape within the study area has a mixed aesthetic appeal. The undulating agricultural landscape of the River Tiffey Valley to the north provides an attractive rural context, while the urban extent of Wymondham disrupts the landscape continuity and sense of tranquillity. The Site is substantially unattractive, but it is enhanced by some distinctive features such as woodland blocks and borrowed views of the landscape to the north west. Wymondham settlement creates visual distraction to the south. The Site is representative of the dichotomy of the study area's landscape where the rural area is contrasted by the dense, urban expansion of Wymondham.

Besides the County Wildlife Sites, there are no local designations contributing to the landscape value of the study area. On the other hand, the historic value of the landscape is enhanced by the conservation area in Wymondham and the retained medieval pattern. Listed buildings concentrate in the core of the conservation area as the characteristic historic centre gravitates surrounding the Grade I buildings and Scheduled Monument associated with Wymondham Abbey.

The Site is not a designated wildlife site, nor are there nationally protected landscapes within its immediate surroundings. However, the green infrastructure strategy identified in the Wymondham Area Action Plan includes links along the northern and southern Site boundaries respectively associated with the Local Green Infrastructure Corridor and the Neighbourhood Green Infrastructure Corridor. It is, therefore, noted that the established vegetative structure carries some ecological and biodiversity potential.

The woodland block and hedgerows to the west are the most distinctive landscape features on the Site, and they are particularly rare in the regional or local context. The Site's enclosed views to the north and east due to the substantial woodlands in the surrounding landscape are relatively unique when considered in the context of the wider setting, which is typical of an open landscape as experienced to the west of the Site.

Within the study area, there is limited means for pedestrians to experience the tranquil, rural landscape with only a few pedestrian routes leading out of Wymondham. Some recreational opportunities are afforded along the country lanes for cyclists. However, the scarce connectivity to the countryside affects the value that the landscape in the study area affords for the local community.

Overall the landscape within the Site and the study area is considered to be of limited value as the few distinctive landscape attributes contrast with the urban influence and lack of unique designations. The landscape has a good ability to accommodate the proposed development and is not particularly susceptible to change. Due care should, however, be taken to maintain and enhance the woodland features located adjacent to the Site as these bear some landscape value and considerable potential for connectivity with the wider green infrastructure network. Protection and enhancement of the woodlands and green corridors are also important in terms of landscape planning policy compliance.

7.2 Predicted Landscape Effects

Table 2 below sets out the key landscape effects, which are likely to result from the proposed development (Visual effects are assessed separately in Section 9).

The predicted landscape effects assume the proposals consist of the master plan presented in UDS417666-A3-0102 in Appendix B.

Table 2 - Predicted Landscape Effects

INFLUENCING FACTORS	PREDICTED LANDSCAPE EFFECTS
Change to the landform	The development would be located on a plateau with water features relating to the implementation of a Sustainable Drainage System (SuDS) located according to the existing topography. The proposal would not effect the landform, or the surrounding levels.
Change to the type and extent of vegetation cover	The proposed development would retain and enhance existing, established vegetative structures. Proposed trees would augment hedgerow density and the woodland character would be extended into the Site with the buffer planting to the north. The developable area is within land currently in arable use. In these areas existing vegetation is temporary in nature and of scarce habitat diversity due to intense farming methods.
Change in land use	The development would result in the loss of agricultural land. The effect would be permanent and limited to the Site.
Effects on water course/bodies	The development would not physically affect any existing water-courses; however, the new hard surface would create an increased strain on the existing field drains. The proposed SuDS will mitigate this. There is one existing, small water body within the Site which would be incorporated into the drainage strategy for the development.
Effects on notable landscape features	The most notable landscape features within the Site are the woodlands and the field's hedgerows to the east. The proposals would retain and enhance both. Views towards the open rural landscape are also a distinctive feature of the local landscape character and will be considered in the assessment of visual effects in Section 8.
Effects on established footpaths, public right of ways and access	The proposals would change the setting of PRow FP6 incrementing the urban character but maintaining a green buffer to retain some tranquillity along the route and mitigate the effects of urban detracting features.
Effects on cultural association and historic settings	The Site does not directly abut Wymondham conservation area, nor are the listed buildings or scheduled monuments in close proximity. In fact, effects would be of a cumulative nature as the settings of the historic assets have evolved considerably over the long and short-term history with the expansion of Wymondham.
Changes to the character, pattern, and scale of the landscape or built form	The development proposals are consistent with the scale, character and pattern of Wymondham, although clearly there will be a change to the character of the Site itself which will

INFLUENCING FACTORS	PREDICTED LANDSCAPE EFFECTS
	<p>result in an overall increase in the sense of enclosure along Tuttle Lane and in an urban expansion towards the countryside. However, the proposed development is bounded by existing roads and will provide a definitive settlement boundary to the north with the proposed buffer planting.</p> <p>Furthermore, the proposal will enhance and implement the green infrastructure corridors along the currently unvegetated roads.</p>

8.0 Assessment of Visual Effects

The visual assessment considers the effects on visual receptors who currently afford views towards the Site and, therefore, may be affected by the proposed development. The assessment is based on:

- Site observations made during the Site visits undertaken in August 2019, and
- Zone of Theoretical Visibility (ZTV) analysis.

8.1 Site Visibility

A computer-generated zone of theoretical visibility (ZTV) was produced showing the areas from which it would be theoretically possible to view the proposed development, based on the topography and taking into account the major visual barriers in excess of 5 m high (Refer ZTV map – Appendix C). It does not take into account the screening effects of woodlands, trees, buildings or any other vertical elements in the landscape, less than 4m high. Also, it does not account for the proposed planting (i.e. buffer planting along the north and east boundary). Consequently, the ZTV analysis presents a ‘worst case’ scenario in terms of visibility and the actual extent of the envelope from which the proposals would be visible is likely to be much smaller when taking into account the screening effects of the lower level vegetation and buildings.

The ZTV was produced using ‘OS Terrain 5’ data at 5 m resolution and assumes the maximum proposed building height of 12.5 m above existing ground level and a viewer height of 1.7 m. It is presented on a 1:25,000 scale Ordnance Survey base and the findings are verified by Site observations.

Wymondham settlement prevents views of the Site from the south. Woodland blocks and field hedgerows also shelter some Site’s views, however, vantage points on the higher ground to the north of the Site is likely to afford some views of the Site.

Site visibility, as confirmed by the Site visit, is largely limited to a 2km distance from the Site and fades as the distance increases. Due care should, however, be applied to the design of areas of the Site that affords high visibility for receptor on publicly accessible areas, with high susceptibility to change.

8.2 Predicted Visual Effects

The assessment of visual effects on each of the identified viewpoints is detailed in Appendix C.

Table 3 below sets out the key visual effects as a result of the proposed development on the identified groups of visual receptors.

Table 3 - Predicted Visual Effects

VISUAL RECEPTORS	PREDICTED VISUAL EFFECTS
View from Public Rights of Way (PRoW)	The ZTV identified PRoWs to the east of the Site and within it that would afford theoretical views of the proposals. However, a site visit proved that existing hedgerows and ongoing development would substantially screen views of the Site at FP26 (Viewpoint 4), with a complete screening achieved as the proposed planting buffer matures on the eastern boundary.

VISUAL RECEPTORS	PREDICTED VISUAL EFFECTS
	<p>On the other hand, the proposal would cause substantial change to the view experience along FP6, within the Site (Viewpoint 1). A loss of rural character for a more urban context and associated diminish of tranquillity are typical effects. In addition, the long cross valley view across the River Tiffey to the west would also be disrupted.</p>
Views from Roads	<p>The ZTV identifies theoretical views available from a number of roads approaching Wymondham from the north. The Site visit, however, suggested that the proposal has greater effects on roads in proximity to the Site.</p> <p>Tuttles Lane (Viewpoint 2) and Melton Road (Viewpoint 3) would experience a substantial loss of rural character with an increased sense of enclosure to the latter. The proposed green corridor along Tuttlés Lane will preserve some sense of openness, but there will be a loss of some long views to the River Tiffey valley from Tuttlés Lane West.</p> <p>A visit to the roads further away from the Site (Viewpoints located over the 0.5km radius and Viewpoint 5) suggest that views of the development are less likely due to distance and intervening vegetation. Where the Site is currently partially visible (Viewpoints 7,8,9,10 and 11), the proposed development would afford substantial screening once the buffer planting along the northern and eastern boundary matures.</p>
Views from Residential Properties	<p>The ZTV indicates that theoretical views of the development would be available to residents on the northern edge of Wymondham, along Tuttlés Lane. The site visit confirmed that this would be the case, although the proposed green corridor along the Site's southern boundary will somewhat break views of the proposed buildings.</p> <p>As shown in the ZTV, few receptors from within the residential area afford visual connection to the surrounding countryside through the Site, but views are largely framed by the existing buildings (Viewpoint 12). The proposal would cause a loss of the distant skyline and open field views, however, proposed buffer planting will soften the proposed built form.</p>

9.0 Summary of Effects

9.1 Summary of Landscape Effects

The predicted landscape effects appear to largely relate to the change that the development would cause in terms of land use and landscape character. The proposals would result in a loss of some agricultural land (Grade 3 of the Agricultural Land Classification) that contributes to the definition of the rural and open landscape setting of Wymondham. As a result of the development the urban character would extend further into the countryside and create a new settlement edge.

Such change would be particularly notable in the setting of the Public Footpath FP6, which crosses the Site north to south, as well as on Tuttle Lane and Melton Road. The open, rural landscape currently characterising the setting of the footpath and roads would substantially change, causing a decrease of tranquillity.

Two distinctive landscape features were identified for the Site, local woodland blocks and borrowed views across the River Tiffey valley. While the proposed buffer planting along the northern and eastern Site's boundaries would preserve and, indeed, enhance the woodland character of the Site, with an added benefit of promoting strategic green corridors, this will also cause a partial loss of long open views that are distinctive of the local and wider landscape character.

9.2 Summary of Visual Effects

The ZTV area mostly extends to the north of Wymondham, as the existing, dense, settlement screens the Site from the south. However, the majority of the publicly accessible locations consists of country road as only few public footpaths are included within the ZTV.

The visual receptors mostly effected by the proposal are those in close proximity of the Site. These include pedestrians on public footpath FP6, road users on Tuttle Lane and Melton Road, as well as residents on the northern edge of Wymondham. These receptors would largely suffer the loss of rural landscape and an increased sense of enclosure. Furthermore, the proposals would lessen long, cross valley views that are currently afforded towards the north west, across the River Tiffey landscape.

On the other hand, less substantial is the change experienced in views that are further away from the Site. As visual receptors on country roads look towards the Site, distance and intervening vegetation would mitigate visual effects. Furthermore, the extension of urban character in the countryside would be perceived in the context of an already urbanised landscape. In any case, as the proposed buffer planting matures any residual visual effect would be mitigated.

10.0 Conclusion

10.1 Design Recommendations

The aim of the Landscape and Visual Appraisal is to identify adverse landscape and visual effects associated with the proposed development and proposed appropriate mitigation measurements to create a healthy, secure and attractive environment for future inhabitants, that also contributes to local and regional strategic objectives. The following design recommendations are made to help meet this aim:

1. Notable landscape features within the Site are to be preserved and enhanced due to their visual and ecological value. Also, woodlands improvement through additional planting would implement visual screening of the development from publicly accessible locations to the north of Wymondham and provide ecological connectivity through the Site which would support the overarching Green Infrastructure Strategy within the Area Action Plan. Similarly, augmenting existing hedgerows within the Site through additional planting would aid visual integration and landscape benefits of the development.
2. Opportunities to retain some of the open views from the public footpath, FP6, towards the open landscape of the river valley should be considered, without aggravating visibility of the development in views towards Wymondham from the north west. In order to achieve this the planting buffer along Melton Road should be designed with a decreasing density towards the south west corner of the Site. The school's sites should be strategically placed, allowing opportunities to locate the associated open ground in correspondence of the open views.
3. The Site boundary along Tuttle Lane should include a green corridor aiming to retain some sense of openness, as well as contributing to the Green Infrastructure Strategy of the Area Action Plan. Planting design of this corridor should also consider opportunities to filter views of the proposed development experienced by residents on the northern edge of Wymondham.
4. The setting of the existing footpath across the Site is important to promote the local community engagement with the landscape and recreational activities. Linear open space should be designed to provide a spatial buffer improving social and nature connectivity.
5. The detailed design of proposed hard surfaces should prioritise water permeability and Sustainable Drainage Strategy (SuDS) should be creatively combined with the design of multifunctional open space within the Site. They should be strategically located to respond to the natural Site topography and provide green corridors to support ecological connectivity to a local and regional scale, in line with the Area Action Plan.
6. The proposed development pattern should be sympathetic to the settlement edge location and congruous with Wymondham townscape character. Lower densities of dwellings per hectare should be considered towards the Site's boundaries, and open green space should be strategically scattered to allow accessibility and break the urban fabric. Building height should not exceed the 2.5 storey for residential and 2 for the schools to contain visual impact on skylines.

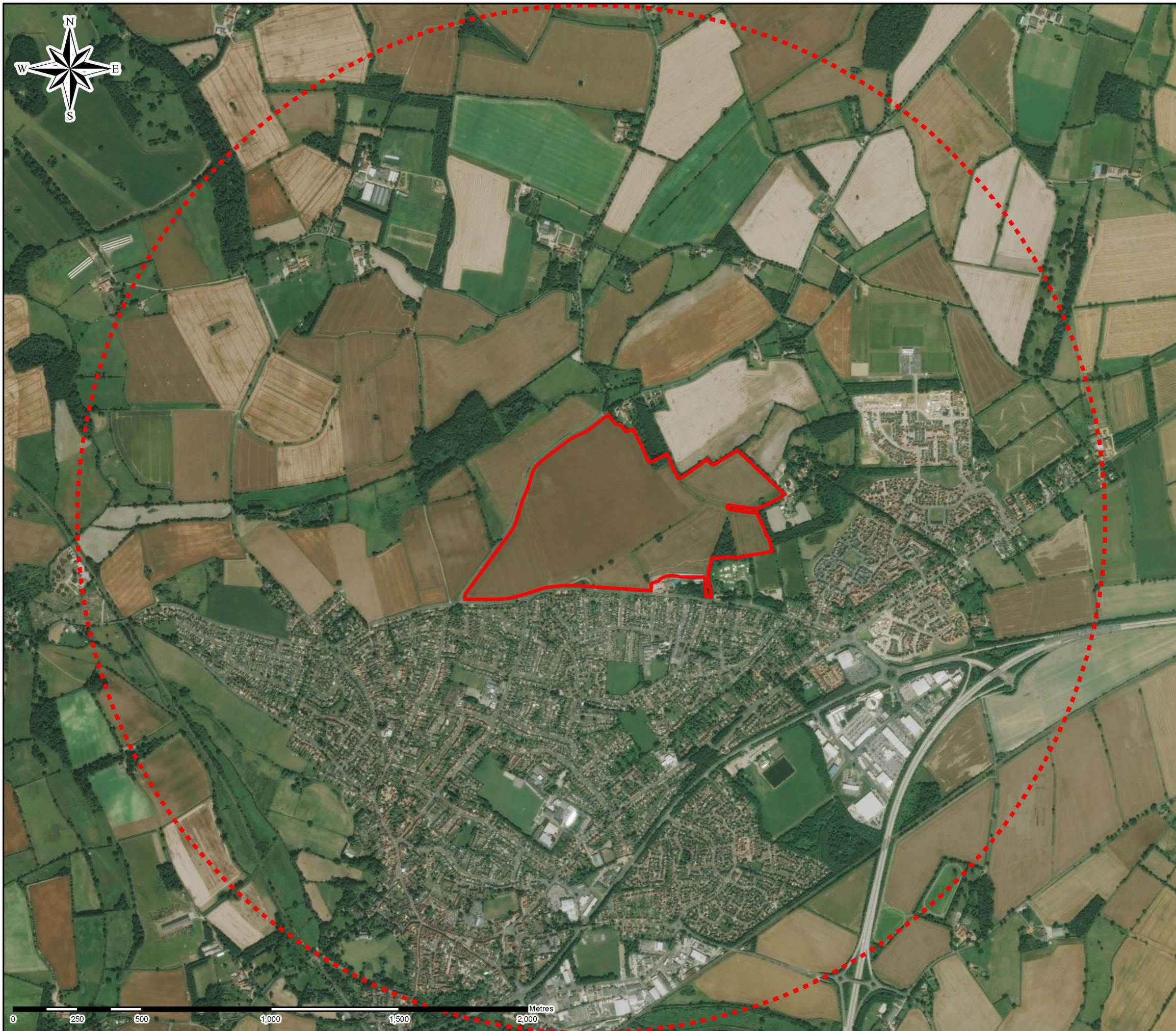
10.2 Conclusion

The LVA found that the proposed development would cause some adverse effects in visual and landscape terms on critical receptors identified within the study area. These are largely associated with the loss of countryside and the consequential increase of urbanisation on the northern edge of Wymondham. However, it should be noted that there are no statutory landscape designations within the Site that would be adversely effected by the proposal and, on the other hand, distinctive features such as the woodland cover is enhanced by the proposed green infrastructure strategy. Furthermore, adverse visual effects are largely localised to the Site proximity, with changes decreasing as the distance increases.

It is believed that the above design principles (see section 10.1) provide suitable guidance to mitigate the residual effects and achieve appropriate expansion to Wymondham settlement. The resulting master plan strategy (Drawing UDS417666-A3-0102 in Appendix B) provides a congruous design response, which is sympathetic to the existing landscape and townscape character.



APPENDIX A

MAPPING



Land at Tuttle Lane Aerial

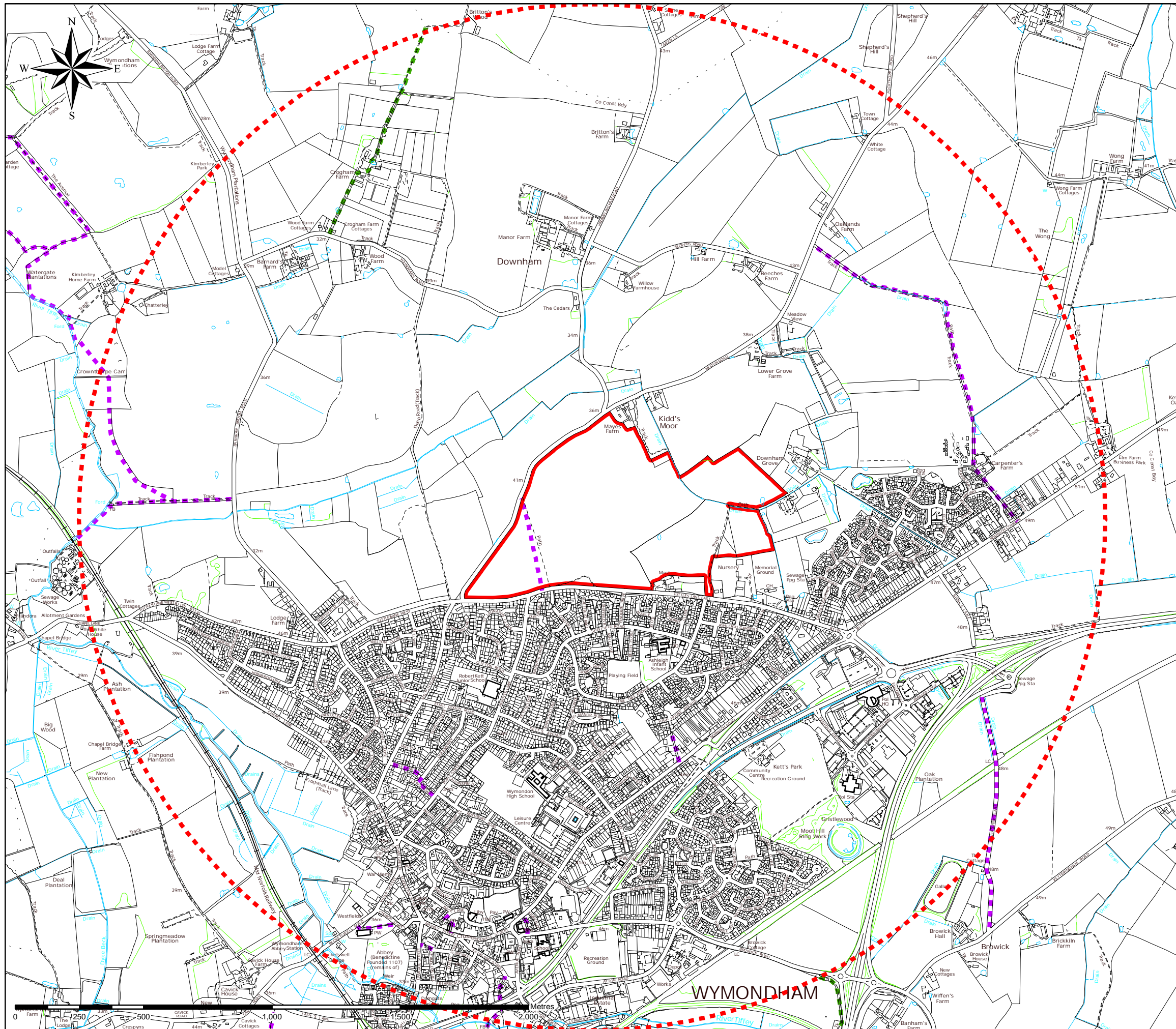
Legend

-  Proposed Development Site
-  2km Radius



OS Licence No. ES 100017734 Trumpington Road, Cambridge, CB2 9LD 01223 841841 - bidwells.co.uk

Scale: 1:15,000 @ A3 Drawing Number: B.14,740
O.S. Ref: TG 1103 Date: 02/03/2020



Land at Tuttle Lane Site Location

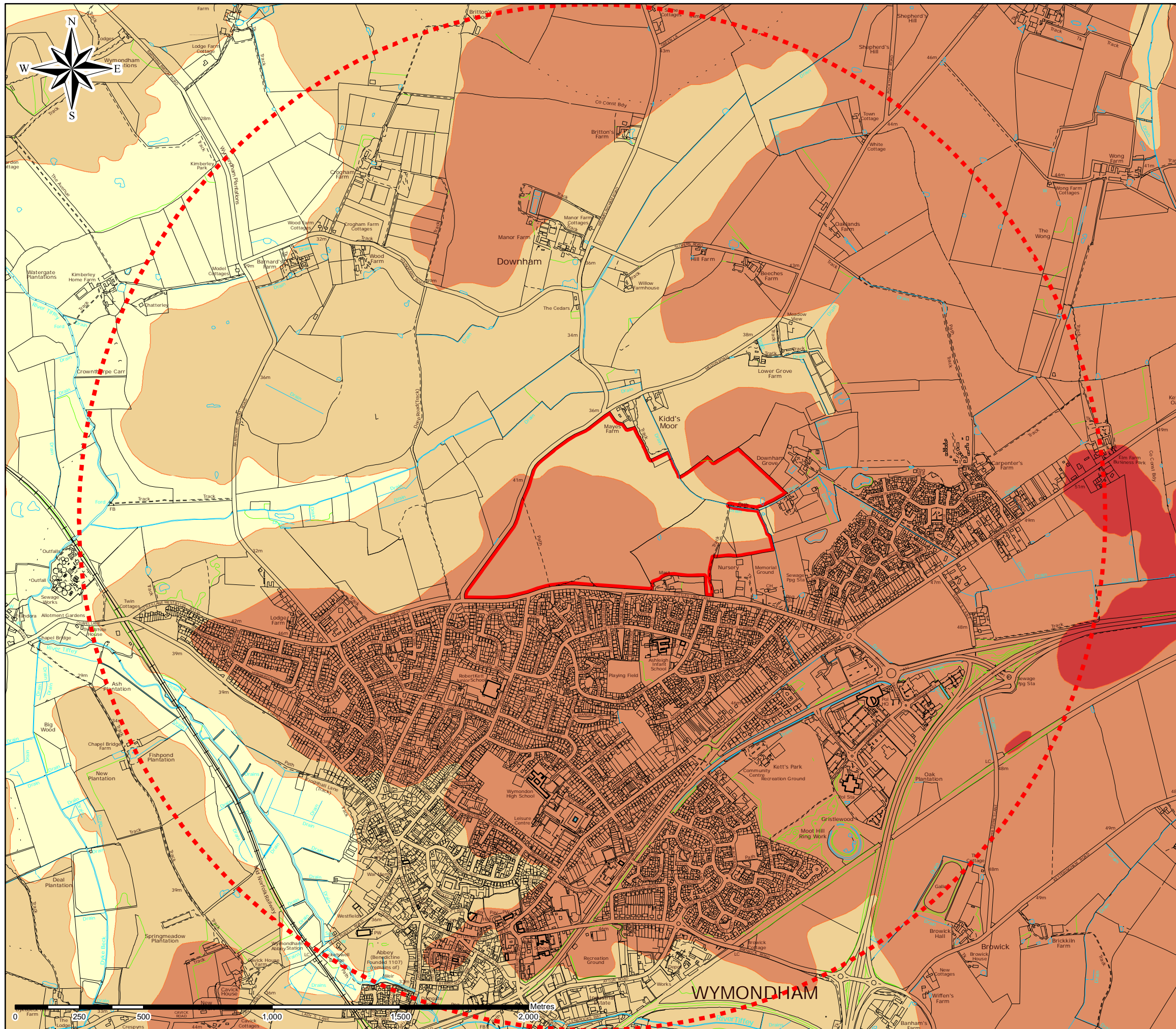
Legend

- Proposed Development Site
- 2km Radius
- Footpath
- Bridleway









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Land at Tuttle Lane Topography

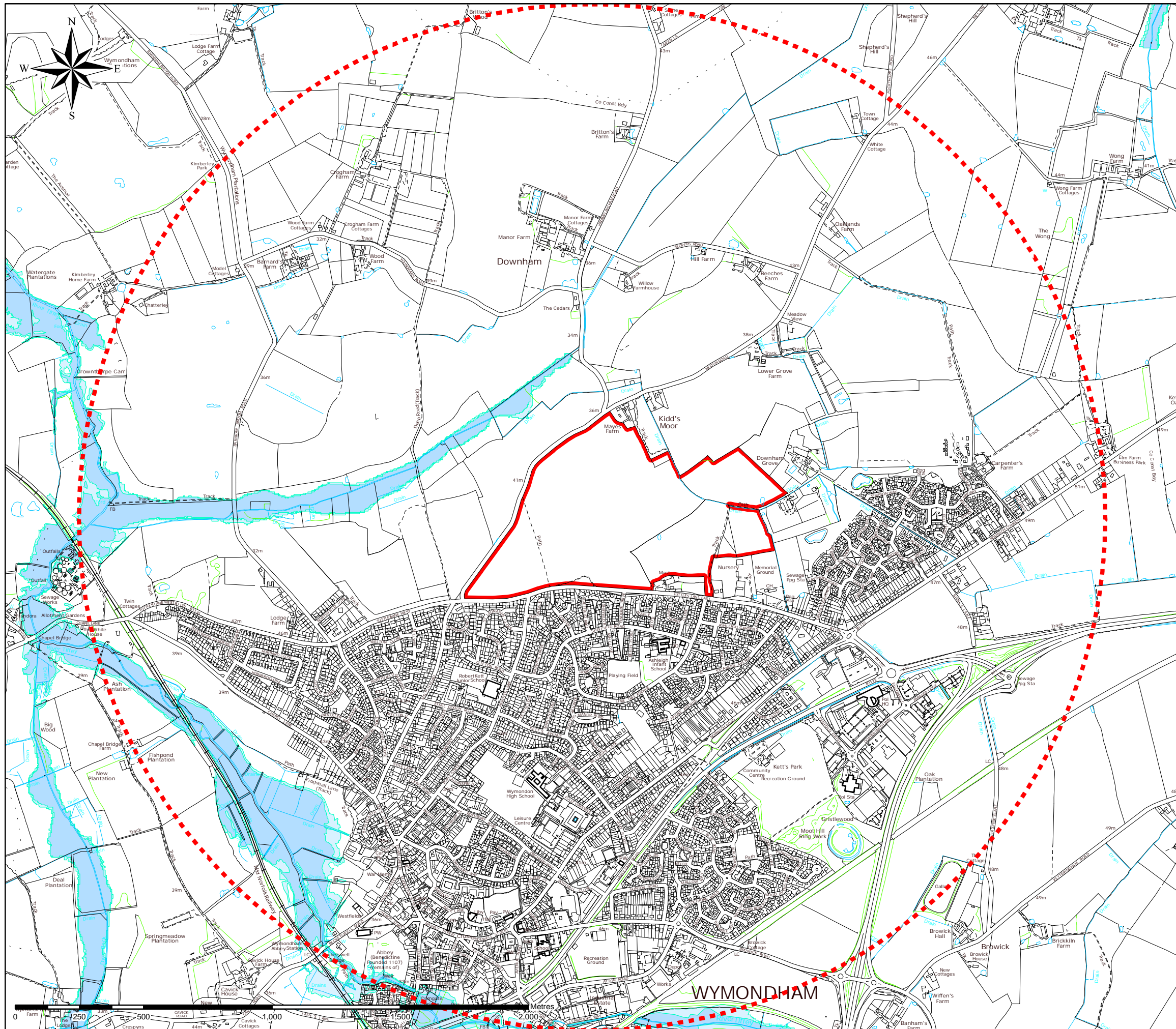
Legend

-  Proposed Development Site
-  2km Radius
-  20m - 30m
-  30m - 40m
-  40m - 50m
-  50m - 60m



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Land at Tuttle Lane Flood Risk

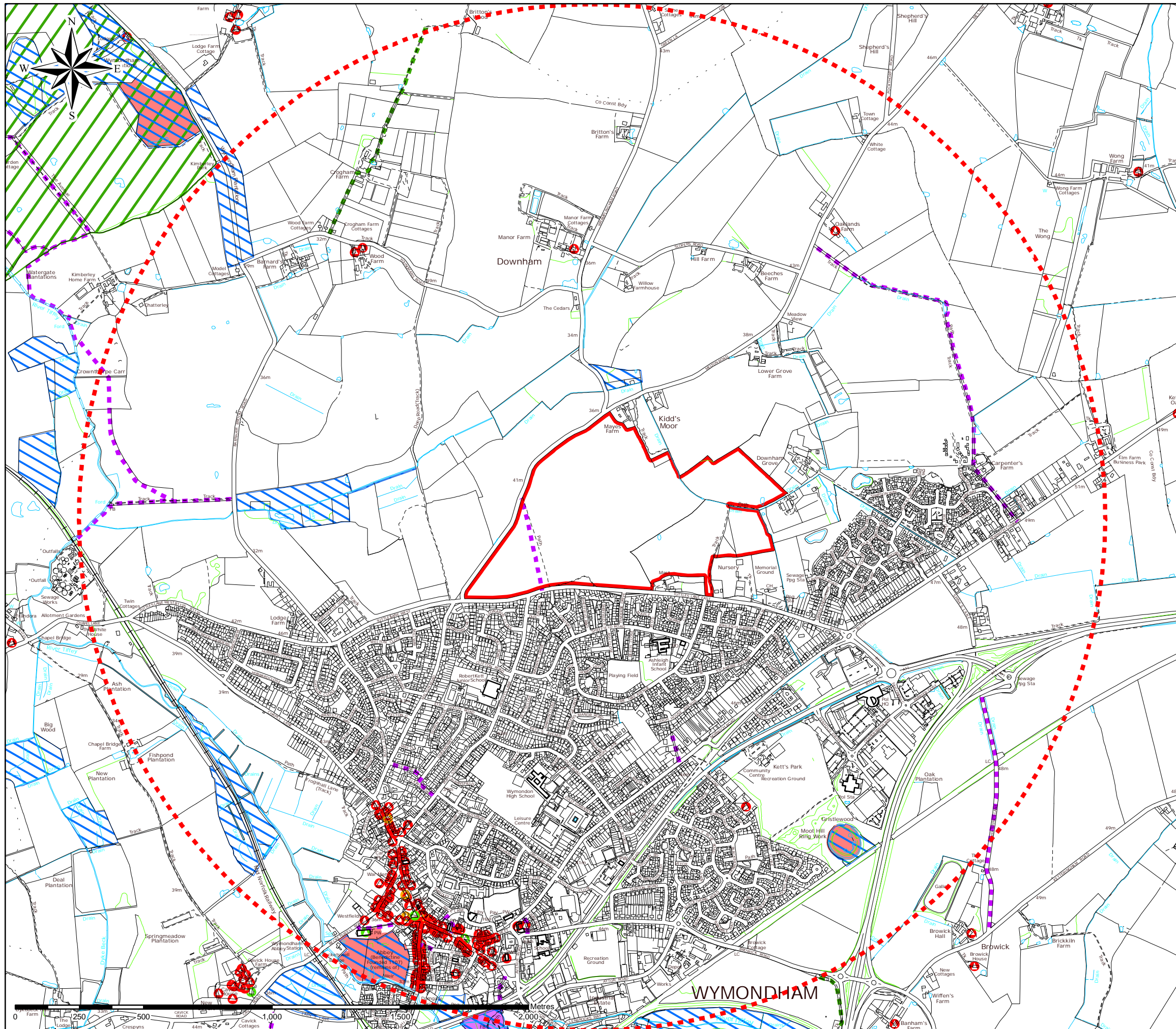
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- Proposed Development Site
- 2km Radius
- Flood Zone 2
- Flood Zone 3



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Land at Tuttle Lane Landscape Designations

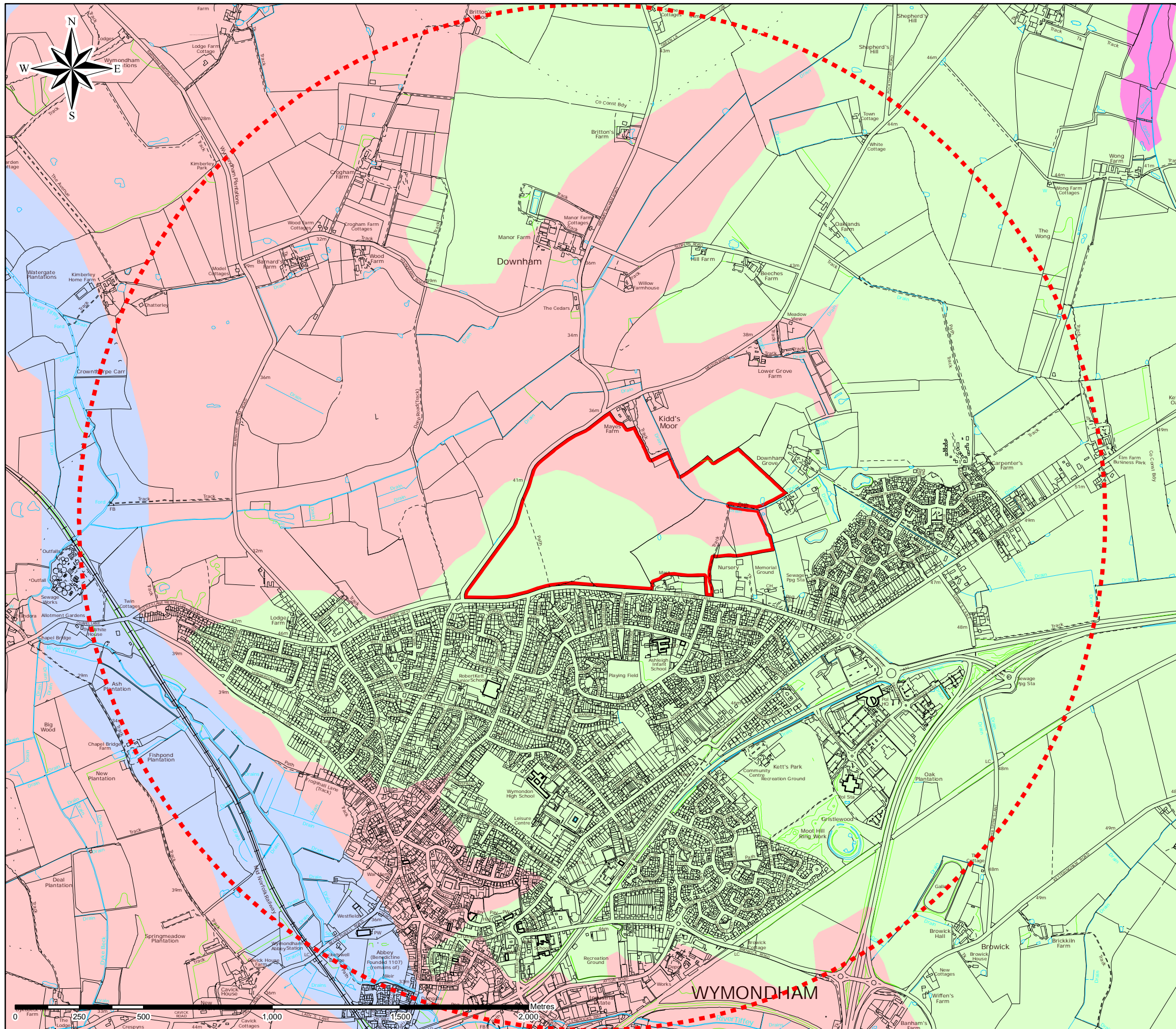
Legend

- Proposed Development Site
- 2km Radius
- Scheduled Ancient Monuments
- Local Nature Reserve
- Parks and Gardens
- County Wildlife Sites
- Footpath
- Bridleway
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



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Land at Tuttle Lane

Local Landscape Character

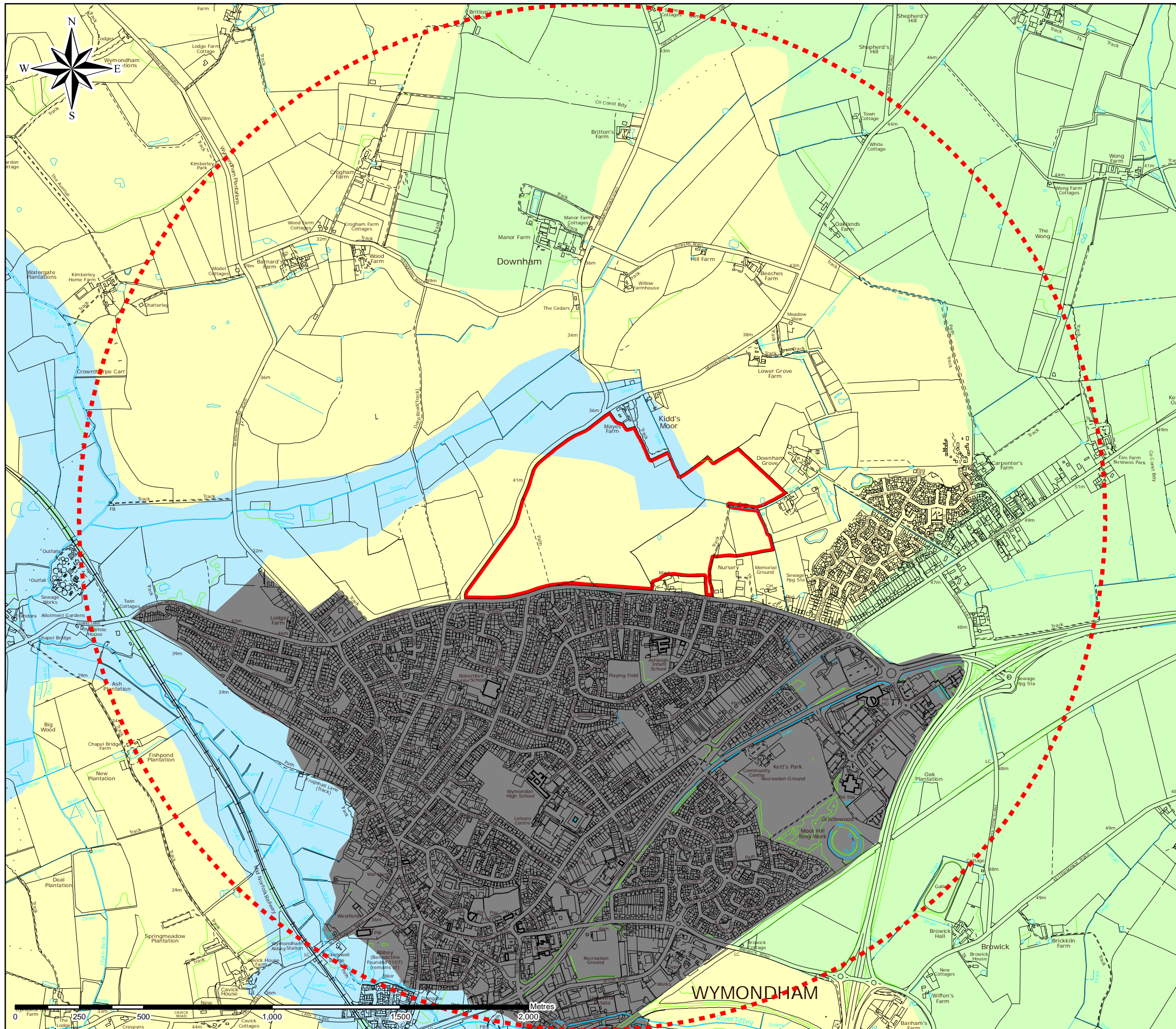
Legend

- Proposed Development Site
- 2km Radius
- Tiffany Tributary Farmland
- Wymondham Settled Plateau Farmland
- Yare Tributary Farmland With Park
- Yare/Tiffany Rural River Valley



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Land at Tuttle Lane

Regional Landscape Character

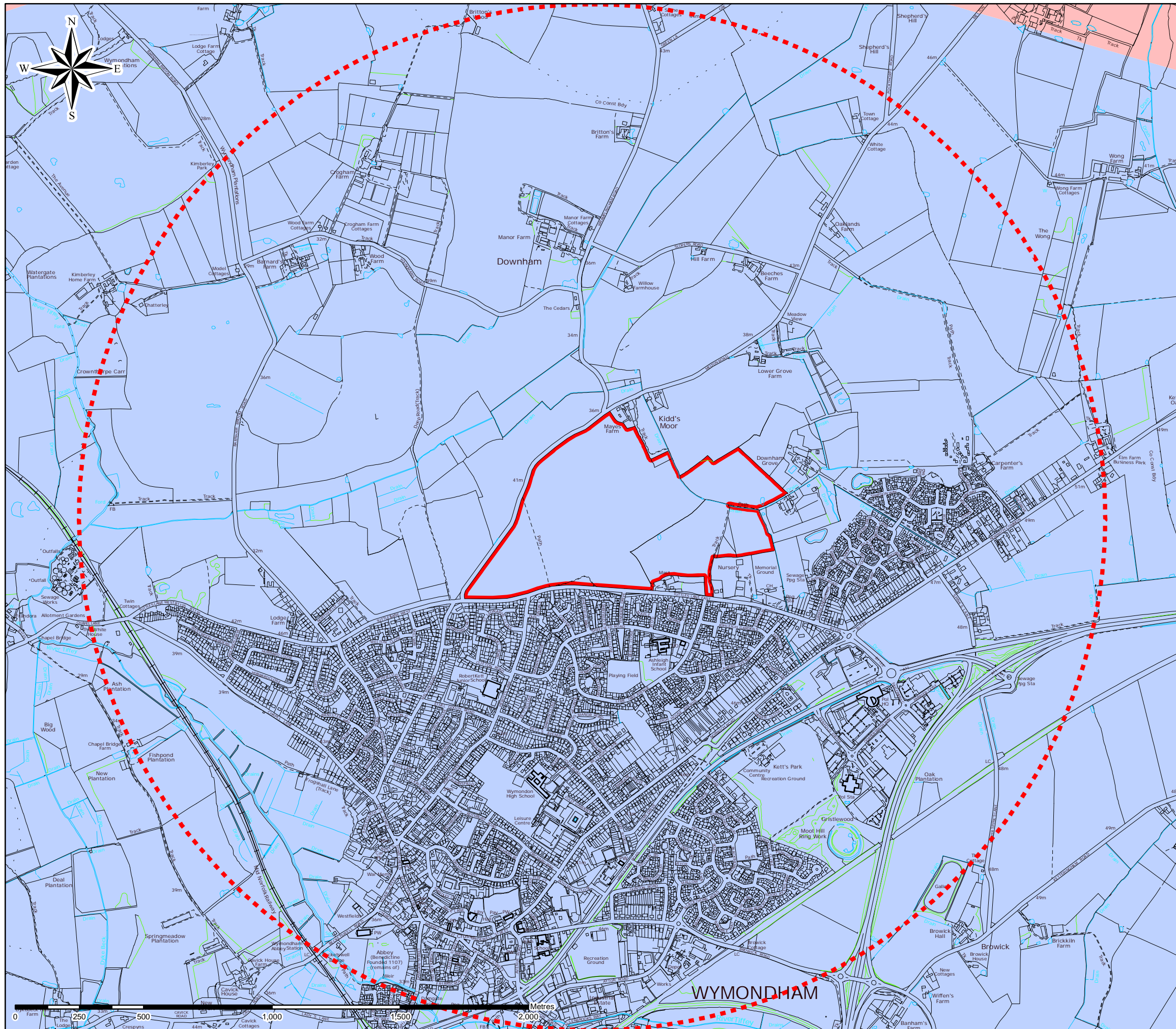
Legend

- Proposed Development Site
- 2km Radius
- Valley Settled Farmlands
- Urban Area
- Valley Meadowlands
- Wooded Plateau Claylands



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Land at Tuttle Lane

National Landscape Character

Legend

- Proposed Development Site
- 2km Radius
- South Norfolk and High Suffolk Claylands
- Mid Norfolk



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