

**E21850 – Norwich Road, Morley St Peter, Wymondham, Norfolk**

For Collins Project Delivery

**Technical Note 01: Technical note regarding landscape and visual matters**

28<sup>th</sup> July 2021

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## Background

1. The Landscape Partnership has been commissioned by Collins Project Delivery to provide an initial summary of the likely landscape and visual sensitivities of residential development at Norwich Road, Morley St. Peter, Norfolk, close to the A11 corridor to the south-west of Wymondham.
2. The findings of the initial summary, as presented in this technical note, will be used to support an allocation within the emerging South Norfolk District Plan. They will also help guide the design and layout of the proposed development, and would be used as the basis of a Landscape and Visual Appraisal (LVA) to support any future planning application.
3. The technical note also addresses landscape and visual-related comments made in South Norfolk's Village Clusters Housing Allocations Document: Morley & Deopham Site Assessment Forms, in relation to Site Reference SN4041: Land to the east of Hill Road, Morley.
4. This technical note should be read in conjunction with the Proposed Site Allocation Masterplan, as prepared by Feilden + Mawson and dated July 2021.
5. The site consists of a single arable field which is situated at the eastern edge of the settlement of Besthorpe, Norfolk. It is located outside the settlement boundary and therefore forms part of the countryside. Its character is, however, somewhat influenced by its proximity to the edge of Besthorpe. The site abuts the public highway on two sides. The southern site boundary fronts onto Norwich Road, which is the principal road, while the eastern site boundary fronts onto Golf Links Road, which provides access to Wymondham College and the main village of Morley. Both these boundaries are defined by grass verges, deep ditches and occasional trees. The site is currently accessed via a field access off Golf Links Road.
6. The client is seeking to promote the site for residential development through the emerging South Norfolk Local Plan. This technical note sets out the likely landscape and visual sensitivities, as well as the potential for mitigation and the potential landscape enhancements which could be accommodated at the site.

## Site Context

7. Morley St Peter and Morley St Botolph are sister villages (each with a fine medieval church) that are often referred to simply as Morley. The site is located at the southern edge of the parish of Morley where it adjoins Besthorpe. Morley is contained within South Norfolk District, while Besthorpe lies within Breckland District. Morley St Botolph to the north forms the main centre of habitation but is only a small village. The parish of Morley also accommodates Wymondham College, a coeducational secondary school with boarding facilities set in parkland to the north-east of the site. The site is approximately 2.0km north-east of Attleborough, and 4.0km south-west of Wymondham.

8. There are no major watercourses within the vicinity of the site. The nearest rivers are the Thet which rises near Attleborough and flows westwards to join the Little Ouse, and the River Tiffey which rises near Ashwellthorpe and flows northwards through Wymondham to join the River Yare. The land is drained locally by a series of artificial ditches which provide drainage to the fields. The site lies close to a watershed; land to the west drains towards the Fens, whilst land to the east drains towards Yarmouth.
9. The A11, linking London and Norwich via Cambridge in a north-eastward direction, follows a line to the north of Attleborough and south of Wymondham; at its closest it is c.200m to the south-east of the site. In times past, Norwich Road on the site's south-eastern boundary was part of the main route connecting Attleborough and Wymondham to the city. The Breckland Line railway connecting Cambridge and Norwich, with stations at Attleborough and Wymondham, passes c.1.2km to the south of the site.
10. The site consists of a single arable field, extending to c.3.96ha, which is located adjacent to the rather scattered settlement of Besthorpe. Existing houses, cottages and bungalows within the settlement lie immediately to the west of the site, and there are further private dwellings on the southern side of Norwich Road which overlook the southern corner of the site. These properties lie at the eastern edge of the settlement.
11. Norwich Road defines the south-eastern edge of the site and the two are separated by a grass verge and deep ditch with occasional established oak trees on the road-ward side. Beyond the road to the south is an arable field that separates the site from the A11 dual carriageway. The A11 at this point is situated in a shallow cutting which limits views to and from the site. This situation also allows uninterrupted views across the road to the open countryside beyond. Views extend over a long distance to the south; however, the countryside is sparsely settled and there are few visual receptors.
12. The eastern boundary is defined by Golf Link Road and again the two are separated by a ditch and grass verge with occasional trees. Open countryside, consisting of arable farmland interspersed with woodland, extends away to the east of the site. Views in this direction are more contained by woods (particularly the dense woodland around Wymondham Collage) and there are very few visual receptors affording views back to the site.
13. The north-western boundary is formed by a native hedge with some taller sections of outgrown trees. Beyond this to the west is a field of rough grassland bound by wooded belts and to the east is Morley village hall, car park and sports field. Further north, and accessed from Golf Links Road, are a light industrial premises and residential dwelling set in large and well vegetated plots.
14. The south-western boundary is defined by the rear gardens of bungalows fronting the northern side of Hill Road: No.1, Cherry Wood and South Lodge, and by the side boundary of the older one and a half storey property Homeside. Further one and two storey properties front the southern side of Hill Road.

## Site features

### Geology

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15. In terms of geology the site is underlain by Glacial Till (Bolder Clay). This Glacial Till forms part of a sheet of superficial deposits of glaciogenic origin which extends across much of East Anglia.

### Soils

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16. The soils are described as “*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*”<sup>1</sup> with impeded drainage to a stream network and a moderate fertility. Typical habitats are noted to include seasonally wet pastures and woodlands and typical land cover, grassland and arable with some woodlands.

#### Land use

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17. The site is in agricultural use and is currently used for growing arable crops. It is unfenced, contains no built structures and is accessed via a field entrance on Golf Links Road.

#### Landform

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18. The site is located on an extensive low plateau. The height of this plateau rises from around 40m AOD in the vicinity of the site to 70m AOD at Bunwell to the south-east.
19. The landform of the site is generally level, with a very gentle slope towards the north-western boundary. It appears to follow the natural contours of the ground, with no obvious artificial landforms present on the site, except for the ditches.

#### Vegetation

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20. The site is in agricultural use. Woody vegetation is limited to the field boundaries:
- south-eastern boundary – 2No. established oak trees, no hedge
  - north-eastern boundary – 4No. established trees, including oaks, no hedge
  - north-western boundary – eastern section: managed native hedge, western section: outgrown native hedgerow trees
  - south-western boundary – mixed native hedge and garden vegetation, including trees

#### Public access

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21. The site is in private ownership. There is no public access to the site.

## Landscape character

22. The following paragraphs should be read in conjunction with Appendix 01, and in particular Figure 02: Landscape typology.

#### National Character Areas

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23. In the mid-1990s, English Nature and the Countryside Commission jointly produced The Character Map of England – a single map that identified and described 159 Joint Character Areas (JCA) covering the whole of England. (The Landscape Partnership undertook the mapping and character assessment work on behalf of Natural England for the east of England). Each distinct area was defined following consideration of its landscape, biodiversity, geodiversity, and cultural and economic activity. The boundaries of the areas followed natural rather than administrative boundaries. The various volumes of the map were published between 1998 and 2000.
24. More recently, Natural England has undertaken a review of the JCAs in order to fulfil, in part, responsibilities set out in the Natural Environment White Paper 2011, Biodiversity 2020, and the

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<sup>1</sup> <http://www.landis.org.uk/soilscapes/>, accessed 19.07.2021

European Landscape Convention 2007, creating National Character Area (NCA) profiles that are based on the original JCA profiles.

25. The site falls within **NCA 83: South Norfolk and High Suffolk Claylands**.
26. The South Norfolk and High Suffolk Claylands occupy a large area of central East Anglia between the Yar Valley in the north and the Gipping Valley in the south. The area is defined by the underlying clay soils which contrast with the sandy soils of Breckland (to the west) and the Sandlings (to the east). The area was formerly well-wooded and was dominated by wood-pasture and dairy farming. The Napoleonic Wars, at the turn of the nineteenth century, coincided with the introduction of underdrainage. Because of the war, wheat prices rose dramatically, and the area switched to arable farming. Many of the woodlands and individual trees were removed in the nineteenth century, and the twentieth century has seen further hedgerow loss.
27. Given the extensive footprints of the NCAs, and thus the range of sub landscape characters they encompasses, the NCAs are better used to inform identification of landscape sensitivities at the sites and within its surroundings, rather than as receptor in their own right. The more detailed district level Landscape Character Assessments provide a more useful baseline from which to assess the likely effects of the proposed development on landscape character.

#### District-level Landscape Character Assessments

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28. The South Norfolk Landscape Character Assessment (LCA) was prepared for South Norfolk Council by Land Use Consultants in June 2001. The site is contained within LCA B2: Tiffey Tributary Valley Farmland, as defined within this assessment. The slightly higher land to the north (and including much of Wymondham College) is included within LCA E1: Ashwellthorpe Plateau Farmland, and the slightly higher land to east (in the vicinity of Dinah's Lane and the A11 junction) fall within LCA E3: Hingham – Mattishall Plateau Farmland.
29. The parish of Besthorpe falls within Breckland District and the relevant Landscape Character Assessment is the Breckland LCA which was published in May 2007. This assessment was also prepared by Land Use Consultants. Land to the south of the site falls within LCA E3: Old Buckenham Plateau, while land to the west of the site is included within LCA B3: River Thet Tributary Farmland and to the south-west, beyond the A11, within LCA B2: The Buckenhams Tributary Farmland.
30. The visual analysis has demonstrated that development at the site would have a physical effect on LCA B2: Tiffey Tributary Valley Farmland, and have the potential to influence the perceived character of LCA E3: Old Buckenham Plateau, and potentially LCA B3: River Thet Tributary Farmland.

#### **LCA B2 – Tiffey Tributary Valley Farmland**

31. The Tiffey Tributary Farmland occurs in the south-west of district. The upper limits are defined by the edges of the Plateau Farmland Landscape Type (at 50m AOD) and the Settled Plateau Farmland (at 40m AOD), while the lower limits are defined by the Yar/Tiffey Rural River Valley.
32. The key characteristics of the LCA, as relevant to the site, are described as follows:
  - *Flat, shelving to gently undulating landscape incised by small hidden tributary streams and their small-scale, shallow valleys.*
  - *Pleasant rural working landscape of farmland with sparse settlement.*
  - *Limited woodland cover creating wooded horizons, 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 in to 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.*
- *Elements of vernacular interest including isolated churches, timber-framed building, stepped gable and aa windmill.*
- *Presence of important transportation links including the A11 which makes the area an important gateway into South Norfolk.*

### *Settlement and built character*

33. *Although the LCA has a long history of settlement, “settlement is currently sparse comprising a small number of nucleated villages – Morley St. Botolph, Spooner Row, Wicklewood and Kimberley – and interspersed farm buildings.” It is noted that a number of the more industrial farm buildings feature prominently within the landscape, and that villages are a mix of old and newer residences.*
34. *The overall character of the LCA is rural; however, “there are some important transportation corridors passing through here including the railway and the A11 which affect the rural ambience. These make the area strategically important, since this is one of the main points of entry into South Norfolk District.”*

### *Sensitivities and vulnerabilities*

35. The principal sensitivities and vulnerabilities of the LCA are noted to include:
  - *pleasant quality of rural views which are framed by woodland/hedgerows which are sensitive to further hedgerow loss, particularly around settlements, and loss of hedgerow trees leading to a more open landscape;*
  - *introduction of tall elements, in particular large agricultural warehouse buildings, that may disturb the visual balance;*
  - *sensitivity of areas with positive views into surrounding areas, in particular views of landmarks such as Wymondham Abbey;*
  - *presence of important buildings, such as isolated churches, SAMs and other features of vernacular or archaeological interest or their settings which require protection from disturbance or visual intrusion; and*
  - *the rural setting of the A11 road which is sensitive to further development creating a more continuous linear developed corridor.*

### *Landscape strategy*

36. *The strategy for the Tiffey Tributary Farmland is to “conserve the character of the working farmed landscape with its sparsely settled character and distant views over open arable fields”.*
37. *Landscape enhancement should include:*
  - *conservation and restoration of remaining hedgerows, particularly around settled areas; and*
  - *management of the woodlands to encourage ecological richness and, where appropriate, creation of new woodlands to enhance the framed quality of views.*

### *Development considerations*

38. Any development in this area should respect the character and assets of the Tiffey Tributary Farmland and in particular (amongst other things):
- maintain the perception of the area as being predominantly rural and ensure 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;
  - consider the setting of the A11 and avoid linear developments associated with this important transportation corridor;
  - protect views to landmarks and their settings, in particular Wymondham Abbey, Wicklewood Windmill and the isolated churches and ensure these are not adversely affected by development proposals.

### **LCA E3: Old Buckenham Plateau**

39. Key characteristics of the Old Buckenham Plateau, as relevant to the site, include:
- An elevated, gently undulating plateau landscape informed by underlying thick deposits of glacial Lowestoft Till.
  - Topography ranges from approximately 45-66m AOD.
  - Landcover is predominantly arable with some blocks and clumps of woodland/coverts, sometimes associated with former marl pits, in addition to a number of plantation blocks.
  - Field pattern is irregular and large in scale, fields being bounded by hedgerows and occasional hedgerow trees.
  - Although commons are referred to in place names e.g. Burgh's Common, common land is generally no longer present in the character area, with the exception of isolated remnants.
  - Settlement pattern is of linear formation and low density, being limited to two main hamlets at Black Carr and Burgh Common and scattered farmsteads related to the narrow rural road network.
  - This is a large-scale landscape in terms of its landscape elements and is relatively open in aspect. An essentially tamed arable landscape of unified character.
40. In terms of its perceptual and visual qualities, it is noted:
- This is an open landscape, which is of a large scale due to its comparatively sparse land cover and field pattern. The elevated landform allows for occasional distant views into surrounding character areas. It is essentially a simple, tamed agricultural landscape of muted colour and smooth texture due to the arable land use.*
41. It is also noted that *"The landscape has a peaceful rural character due to the active arable land use, absence of main roads and low settlement density"*, although it should be noted that the portion of the LCA in the vicinity of the site contains a section of the A11 corridor.
42. Visual sensitivities are *"primarily the elevated and open aspect, resulting in intervisibility with adjoining character areas."*

### **LCA B3: River Thet Tributary Farmland**

43. Key characteristics of the River Thet Tributary Farmland, as relevant to the site, include:
- Lowestoft till glacial deposits creates a gently undulating landform interrupted by occasional shallow dry valleys and tributaries carved by glacial meltwaters.
  - Alluvium and River Terrace deposits are a feature of the tributary valleys contributing to the loamy and clayey Argillic brown earths.
  - A gently undulating topography throughout the character area, ranging from 30 metres AOD in the tributary valleys to 50 metres AOD in the elevated areas.
  - Views are generally intermittent and frequently contained by landform, field boundary vegetation and areas of wet woodland, although views to church towers in adjacent character areas are a feature, e.g. Great Ellingham.
  - Land cover is predominantly arable, interspersed with numerous smaller scale elements e.g. wet woodland (at Thompson Carr), blocks of mixed woodland and meadows e.g. Swangey Shetland Meadows.
  - Common land was once an extensive land use. Whilst diminished in area, some common land remains e.g. Thompson and Stow Bedon Commons (SSSIs).
  - Variable field pattern, ranging from small to medium-large scale arable fields of both irregular and geometric pattern.
  - Distinctive features include the minor tributary watercourses and drainage channels to field boundaries, in addition to historic green lanes.
  - Pingo pools, created by contraction of frozen pockets of ground water during the thaw following the last Ice Age, are a characteristic feature.
  - A generally linear settlement pattern e.g. Caston and Stow Bedon focused around the narrow rural roads, in addition to scattered farmsteads.
  - A medium scale, semi enclosed landscape, defined by the arable agricultural land use and settled, though peaceful character, albeit with localised interruption by the A11 along the eastern boundary of the area.

44. In terms of its perceptual and visual qualities, it is noted:

*This is generally a medium scale and semi enclosed landscape, with views essentially contained by landform and field boundary vegetation. The areas of wet woodland and carr woodland associated with narrow tributaries crossing the landscape create a smaller scale, more intimate and enclosed character, with interest and colour provided by the variety of vegetation cover. Historic green lanes provide recreational access into the landscape*

*Further visual variety is produced through the fairly settled character. The low density of settlement and the pattern of narrow rural roads create an essentially peaceful, contained and intimate character. As such it is generally unified in appearance, albeit with localised interruption due to the A11.*

45. The key visual sensitivities within this character area are “the variety of views, ranging from relatively long range views across arable fields where hedgerows have been degraded or lost, to small scale views within the enclosed areas of wet woodland. Although the undulating landform allows only occasional

*views out of the character area, glimpses of church towers in adjacent character areas provide a visual focus."*

46. It should be noted that the portion of the LCA closest to the site has a settled character, being part of Besthorpe village, and affords limited opportunities for views out of the character area in the direction of the site.

## Visual sensitivity

47. Photographs representing views from key publicly accessible visual receptors in the vicinity of the site are reproduced at Appendix 01. See in particular Figure 05: Key views and Plates A to D.
48. Although this is a relatively flat and open landscape, the site affords a relatively limited zone of theoretical visual influence (ZTVI).
49. Views of the site from points to the north-west and west are screened by established vegetation in small woodland blocks, field boundaries and garden plots.
50. There are views open into the site from Golf Links Road in the vicinity of the site, but views from points further north are prevented by the established grounds of Wymondham College and there is a lack of publicly accessible visual receptors in the more open landscape to the north-east.
51. From Norwich Road/London Road to the east of the site, views to the site are interrupted by Homelands, Pear Tree Cottage, Advent Cottage and Turnpike Farm that front London Road.
52. From the south, open views are available into the site from Norwich Road.
53. Longer distance glimpses to the site are available from points to the south, over the sunken A11, but these views are heavily filtered by intervening vegetation (including that along the A11 corridor) and buildings (e.g. at Rookery Business Park).

## Landscape-related designations

54. The following paragraphs should be read in conjunction with Appendix 01, and in particular Figure 04: Landscape-related designations.

### AONB

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55. There are no AONBs in the vicinity of the site.

### Ancient Woodland

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56. There are no Ancient Woodlands in the immediate vicinity of the site, or whose landscape setting could be influenced by development at the site. The closest is Morley Wood, 3.1ha of Ancient & Semi-Natural Woodland 1.7km to the north-west of the site.

### Listed Buildings

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57. Listed buildings (all Grade II) in the vicinity of the site include:
- Morley Hall, c.886m to the north-east of the site and separated by built form at Wymondham College.
  - Turnpike Farmhouse, c.447m to the east of the site, with intervening buildings fronting London Road, and a commemorative stone roadside pier (the dial) beyond the farmhouse.
  - Hill Farmhouse, c.257m to the west of the site, with intervening built form fronting Hill Road.



58. There is very limited intervisibility between the site and Turnpike Farmhouse, and no intervisibility with other assets. There are few if any points where the site and the listed buildings can be appreciated in the same view.

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#### Conservations Areas

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59. There are no Conservation Areas in the vicinity of the site whose landscape setting could be influenced by development of the type proposed.

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#### Scheduled Monuments

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60. There are no Scheduled Monuments in the vicinity of the site whose landscape setting could be influenced by development of the type proposed.

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#### Registered Parks and Gardens

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61. There are no Registered Parks and Gardens in the vicinity of the site whose landscape setting could be influenced by development of the type proposed.

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#### Country Parks

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62. There are no Country Parks in the vicinity of the site whose landscape setting could be influenced by development of the type proposed.

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#### Registered Common Land

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63. There are no Registered Common Lands in the vicinity of the site whose landscape setting could be influenced by development of the type proposed.

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#### Long-distance footpaths

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64. There are no long-distance footpaths in the vicinity of the site.

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#### Public rights of way

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65. Public rights of way in the vicinity of the site include:
- Public footpath Morley FP4 that links Hill Road and Golf Links Road to the north of the site. Views to the site are blocked by intervening established vegetation and buildings.
  - Public footpath Besthorpe FP11 that follows a line on the southern side of the A11 corridor. Views to the site from the route are largely screened or heavily filtered by associated planting.
  - Public footpath Besthorpe FP2 that follows a line south-eastward from the eastern end of Besthorpe FP11. Views to the site from the route are generally heavily filtered by intervening vegetation.
  - Public footpath Wymondham FP16 that follows a line south-eastwards from the A11 in the direction of Spooner Row. Views to the site are interrupted by vegetation and built form.

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### Key landscape and visual receptors

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66. Key sensitive receptors in the vicinity of the site are listed in Table 1 below, together with a brief outline of initial observations as to the likely effect of the proposed development and notes as to potential mitigation measures that might be appropriate to negate or offset such effects to within acceptable thresholds. It should be noted that such receptors and mitigation measures have been identified as

part of the baseline assessment and without recourse to an appropriate impact assessment or scheme proposals, thus they may not be exhaustive.

Table 1: Key landscape and visual receptors

Landscape and visual receptors	Likely effect	Recommendations
<b>Site features</b>		
Landform	The site is relatively flat and residential development could be accommodated with nominal changes to levels.	Retain general character of the landform. Careful levels design to negate the need for extreme, abrupt changes in level or gradient, or the need for bunds or retaining structures. Any variations in levels to follow the general gradient, e.g. to follow the contours.
Land-use	Development would result in a wholesale change in land use at the site through loss of agricultural field and introduction of residential areas and areas of open space.	Proposed development should extend out from existing settlement edge. Significant portions of the site to be retained as open space and for habitat creation.
Vegetation	Existing woody vegetation limited to boundary hedgerows/woodland on south-western and north-western boundaries, and individual established trees along Norwich Road and Golf Links Road frontage.  It is important to note that the proposed access would be located so that neither the proposed junction nor the associated visual splays would require the removal of the existing oak trees on the site boundaries. <b>[This is contrary to comments made in South Norfolk DC's site assessment forms].</b>  Assumed that careful design would result in very limited adverse effect on existing woodland and hedgerow network.  Potential for loss of appreciation of vegetation on edges of site.  Potential for locally appropriate planting which would likely result in a net beneficial effect on vegetation.	Existing trees and hedges to be retained within the design. Allow suitable offset. No development within root protection areas (RPAs) of existing trees. Retained vegetation to be suitably protected during the construction period. Opportunities to reinforce planting along the edges of the site and re-introduce native boundary hedges. Substantial green buffer likely to be required at northern end of the scheme. Explore opportunities for improved linkage of habitats and green spaces. Potential for locally appropriate planting which would likely result in a net beneficial effect on vegetation.

Landscape and visual receptors	Likely effect	Recommendations
Landscape-related historic features	Assumed that layout could be accommodated without comprising existing boundaries and drains.	No specific mitigation required.
Public access	<p>No existing public access onto the site.</p> <p>The proposed development would have no physical effect on any PRoW, nor necessitate any permanent or temporary diversions. Any effects of the proposed development on the visual experience of users of the PRoWs are considered below.</p> <p>Layout to include a range of pedestrian links and new public open space, resulting in a net benefit in access.</p>	<p>Emerging layout to include a range of pedestrian access links.</p> <p>Explore opportunities to link the site into the surrounding public footpath network.</p> <p>Potential for net beneficial enhancement in public access.</p>

#### Landscape Character

South Norfolk Landscape Character Assessment  
LCA B2 – Tiffey Tributary Valley Farmland

The character of the site itself would inevitably change as a result of development.

The new development would extend into arable farmland and so would have an adverse effect on the open countryside.

However, the development would extend eastward from the existing settlement edge and so would be well related to the existing settlement and could be considered to have some relationship with the existing settlement pattern.

It would also link with the rather sporadic scattered development present to the north of the site and accessed from Golf Links Road.

Further, the layout as proposed would reflect that currently existing within Besthorpe village, with development fronting the main roads through the village – Norwich Road, Hill Road, etc. The addition of dwellings to the rear of these frontages would represent a natural rounding off and allow for the inclusion of generous open space, so avoiding the undesirable effects

Delivery of a high-quality landscape scheme in association with the proposed development, as illustrated on the scheme master plan.

New homes should be limited to two and two and a half storeys.

Use locally appropriate building forms and materials. Create a positive frontage to Norwich Road and Golf Links Road.

Development should front roads, as opposed to being inward facing, so echoing surrounding patterns.

Layout should provide a positive relationship with countryside beyond, i.e. not turn its back to it.

Ensure that new planting is designed to enhance landscape character and that species composition reflects local character.

Landscape and visual receptors	Likely effect	Recommendations
	<p>associated with ribbon development extending into the countryside along transport routes.</p> <p>The existing village edge is reasonably well vegetated; however most of the properties present rear gardens (and associated ephemera) to the wider landscape. The proposed development would be oriented to provide a positive frontage.</p> <p>Planting on the edges of the site – native hedges and hedgerow standard trees – would provide the opportunity to create a new robust edge to the village, with dwellings experienced set within a well-vegetated framework, supplemented by the backdrop of the existing wood blocks to the north and west of the site.</p> <p>Regarding the key characteristics of this landscape, the development would have no material effect on:</p> <ul style="list-style-type: none"> <li>• the form of the gently undulating topography or the tributary streams and their valleys;</li> <li>• field patterns;</li> <li>• elements of vernacular interest such as isolated churches; and</li> <li>• the presence of important transport links such as the A11.</li> </ul> <p>It would have a small and localised adverse effect on:</p> <ul style="list-style-type: none"> <li>• the rural working landscape;</li> <li>• the sparse settlement pattern; and</li> <li>• the character of rural lanes.</li> </ul> <p>And it would have a positive or enhancing effect on:</p> <ul style="list-style-type: none"> <li>• woodland cover; and</li> <li>• the sparse hedgerows and hedgerow trees.</li> </ul> <p>Regarding the noted sensitivities and vulnerabilities, the development would have:</p>	

Landscape and visual receptors	Likely effect	Recommendations
	<ul style="list-style-type: none"> <li>• A nominal effect on the pleasant quality of rural views framed by woodland/hedgerows, but would provide opportunities to rectify hedgerow loss, (noted as being particularly important around settlements), and loss of hedgerow trees. It would not include the introduction of tall elements, in particular large agricultural warehouse buildings, that may disturb the visual balance.</li> <li>• No effect on sensitive areas with positive views to landmarks, such as to Wymondham Abbey;</li> <li>• No effect on the landscape setting of important buildings, such as isolated churches, SAMs and other features of vernacular or archaeological interest or their settings which require protection from disturbance or visual intrusion.</li> <li>• No material effect on the rural setting of the A11 road which is sensitive to further development creating a more continuous linear developed corridor.</li> </ul> <p>The new development would provide opportunities to deliver stated landscape enhancements:</p> <ul style="list-style-type: none"> <li>• conservation and restoration of remaining hedgerows, particularly around settled areas; and</li> <li>• management of the woodlands to encourage ecological richness and, where appropriate, creation of new woodlands to enhance the framed quality of views</li> </ul> <p>Regarding the stated development considerations that any development in the Tiffy Tributary Farmland should respect, it would:</p> <ul style="list-style-type: none"> <li>• have only a small, and very localised, adverse effect on maintain the perception of the area as being predominantly rural;</li> <li>• deliver new development that relates to the existing pattern of</li> </ul>	

Landscape and visual receptors	Likely effect	Recommendations
	<p>small villages with occasional scattered development;</p> <ul style="list-style-type: none"> <li>• respect and conserve (by means of additional planting) the rural quality of the small and intricate network of roads;</li> <li>• no material effect on the setting of the A11 and not result in linear developments associated with this important transportation corridor; and</li> <li>• have no effect on views to landmarks and their settings.</li> </ul> <p>In summary, the proposed development would have a limited and localised effect on landscape character, and would provide opportunities to deliver landscape enhancements at the site as promoted in the South Norfolk Landscape Character Assessment.</p>	
<p>Breckland Landscape Character Assessment LCA E3: Old Buckenham Plateau</p>	<p>The proposed development would have no physical effect on the Old Buckenham Plateau.</p> <p>Any change to the LCA's setting would be perceived only from its edge, where it abuts Norwich Road; see View A.</p> <p>The assessment makes reference to longer distance views into neighbouring character areas, but the proposed development would have no effect on such assets.</p> <p>As such, the development would have a minimal influence on the character of this area.</p>	<p>No specific mitigation required.</p>
<p>Breckland Landscape Character Assessment LCA B3: River Thet Tributary Farmland</p>	<p>The proposed development would have no physical effect on the River Thet Tributary Farmland.</p> <p>Any change to the LCA's setting would be a result of the influence of the proposed development on views towards the site.</p> <p>In the vicinity of the site, the LCA encompasses the built up portion of</p>	<p>No specific mitigation required.</p>

Landscape and visual receptors	Likely effect	Recommendations
	<p>Besthorpe village either side of Norwich Road.</p> <p>There is only nominal intervisibility with the site and minimal intervisibility.</p> <p>The assessment makes reference to occasional views to landmark features, but the proposed development would have no effect on such assets.</p> <p>As such, the development would have a minimal influence on the character of this area.</p>	
Views from public viewpoints		
<p>Views from Norwich Road into the southern corner of the site (View A)</p>	<p>From the southern corner of the site, open views are available into and across the site.</p> <p>The view is framed to the left by the build-up of vegetation within the residential plots fronting Hill Road, and to the right by boundary hedges on the southern side of Norwich Road.</p> <p>The foreground of the view, beyond the road, comprises an arable field.</p> <p>The established oaks on the Norwich Road frontage are prominent features in the view, as are the trees on Golf Links Road.</p> <p>Established hedges and woodland on and beyond the north-western boundary combine to provide a well vegetated backdrop in the middle distance of the left-hand side of the view.</p> <p>The roof of Morley Village and Sports Hall is visible in the centre of the view, beyond the site.</p> <p>Further to the right, longer distance views are available out across Golf Links Road to the parkland vegetation in the vicinity of Wymondham College.</p> <p>The proposed development would be visible in the foreground. Built form would be set back from the edge of</p>	<p>The oak trees on the site's frontage are important landscape features and would be retained in the scheme layout and protected during the construction works.</p> <p>To help mitigate the effects of the proposed scheme, development on the Norwich Road frontage would be orientated to address the wider landscape in a positive manner and a hedge, with standard hedgerow trees, would be established along the site's frontage.</p>

Landscape and visual receptors	Likely effect	Recommendations
<p>Views from London Road, to the east of the site (View B)</p>	<p>the site with sufficient space to provide a landscaped edge.</p> <p>Expansive and open views towards the site are available from points on London Road to the east of the site. The foreground comprises an agricultural field, currently in arable use, with London Road, becoming Norwich Road, visible to the left. Between the road and the field are individual oak trees.</p> <p>Views to the site are interrupted by the established trees, including oaks, that line Golf Links Road, which crosses the view.</p> <p>Views into the site are available between the trees.</p> <p>The backdrop to the site is well-vegetated, comprising the hedges and woodland blocks on and beyond the north-western boundary of the site, together with the build-up of further garden vegetation within the village itself.</p> <p>There are views of the residential edge of Besthorpe village, with houses visible within the vegetated edge in summer months; built form would be more prominent in winter months when deciduous trees were devoid of leaves.</p> <p>Morley Village Hall and Sports Hall is clearly visible to the right of the view.</p> <p>The proposed development would be visible in the middle distance, through the gaps between the intervening trees.</p>	<p>The proposed dwellings would be orientated to address the wider landscape in a positive manner.</p> <p>The oak trees on the site's frontage are important landscape features and would be retained in the scheme layout and protected during the construction works.</p> <p>A native hedge would be established along the Golf Links Road frontage and additional hedgerow standard trees would be planted. The aim would be to re-create the existing green edge to Besthorpe village, with occasional views of dwellings set within a green framework.</p>
<p>Views from Golf Links Road on the northern corner of the site</p>	<p>Open views into the site are available from its northern corner on Golf Links Road.</p> <p>To the right, the view is framed by vegetation on the north-western boundary.</p> <p>To the left, it is more open, with expansive views across open arable</p>	<p>The proposed dwellings would be orientated to address the wider landscape in a positive manner.</p> <p>The oak trees on the site's frontage are important landscape features and would be retained in the scheme layout and protected during the construction works.</p>



Landscape and visual receptors	Likely effect	Recommendations
	<p>land, intercepted only by the oak trees lining Golf Links Road.</p> <p>The foreground comprises Golf Links Road and the site</p> <p>The backdrop to the site is the edge of Besthorpe village, with individual properties set within relatively well vegetated plots, clearly visible in summer months. Such built form would be more prominent still in winter months when deciduous trees were devoid of leaves.</p> <p>The proposed public open space at the northern end of the scheme would be visible in the foreground with built form beyond.</p> <p>The new development would be set back from the Golf Links Road frontage in order to provide sufficient space to accommodate a new landscaped edge.</p>	<p>A native hedge would be established along the site frontage and additional hedgerow standard trees would be planted.</p> <p>Within the public open space, a copse of trees would be planted which, in time, would help screen some views of the new housing beyond.</p> <p>Further trees would be planted within the open space, and the grass managed under varying regimes to enhance its ecological value.</p> <p>The aim would be for the new dwellings to be seen within a vegetated framework.</p>
<p>Views from Golf Links Road to the north of the site, at junction with public footpath Morley FP4</p>	<p>From Golf Links Road, rural and well vegetated views are available in a southward direction.</p> <p>There are limited references to built forms in the view.</p> <p>To the left, there are wide views across arable fields, interrupted only by the intermittent roadside trees and planting.</p> <p>Most views of the site are screened by vegetation, in particular, by the hedges bounding Beacon Lodge.</p> <p>Only a narrow cone of the eastern portion of the site is visible.</p> <p>In the distance, and beyond the A11 (in cutting), one of the large sheds within Rookery Business Park is visible.</p> <p>The proposed built development would be set back behind the portion of site in the view, and thus would be screened by the foreground hedge, leaving only views of new access arrangements and planting.</p>	<p>The oak trees on the site's frontage are important landscape features and would be retained in the scheme layout and protected during the construction works.</p> <p>A native hedge would be established along the site frontage and additional hedgerow standard trees would be planted.</p> <p>The aim would be to reinforce the vegetated character of the lane.</p>

Landscape and visual receptors	Likely effect	Recommendations
Views from private properties	<p>Views of the proposed development from private properties would be limited to:</p> <ul style="list-style-type: none"> <li>views from side and rear elevations of properties on the south-western edge, where localised views into the proposed development would be available, where not screened or filtered by existing garden vegetation.</li> <li>Views from the front elevations of properties fronting Norwich Road on the opposite side of the southern corner of the site. Such views would be limited to foreground boundary planting and the proposed development would be seen in the context of traffic on Norwich Road.</li> </ul>	<p>To reduce the effects of the proposed development on private views:</p> <ul style="list-style-type: none"> <li>development would be set back from the south-western boundary and the existing vegetation reinforced with additional native hedge planting.</li> <li>development on the Norwich Road frontage would be orientated to address the view in a positive manner and a hedge, with standard hedgerow trees, would be established along the site's frontage.</li> </ul>
<b>Views from publicly accessible viewpoints</b>		
Ancient Woodland	<p>The site does not contain any Ancient Woodlands.</p> <p>Limited intervisibility and intravisibility between the closest Ancient Woodland (Morley Wood) and site.</p> <p>Proposals unlikely to have a material effect on the landscape setting of Ancient Woodland.</p>	No specific mitigation required.
Listed Buildings	<p>The site does not contain any listed buildings or structures.</p> <p>Limited intervisibility and intravisibility with the Grade II listed Turpike Farmhouse and the site.</p> <p>Proposals unlikely to have a material effect on the landscape setting of Listed Buildings.</p>	<p>No specific mitigation required.</p> <p>Sympathetically designed scheme to safeguard any remaining views from the east.</p>
Public Rights of Way	<p>No public access at the site.</p> <p>Development would have no temporary or permanent physical effects on public rights of way or long-distance routes.</p> <p>Effects limited to any changes in the visual amenity of those using public rights of in the surrounding landscape.</p>	<p>No specific mitigation required.</p> <p>A scheme layout that addresses the wider landscape in a positive manner would help safeguard longer-distance views from points to the south.</p>

<b>Landscape and visual receptors</b>	<b>Likely effect</b>	<b>Recommendations</b>
	<p>Such effects considered as part of the visual assessment.</p> <p>Views of the proposed development from public rights of way would be limited to localised and heavily filtered glimpses across the (sunken) A11 corridor from public footpaths to the south.</p>	

Norwich Road, Morley St Peter, Norfolk

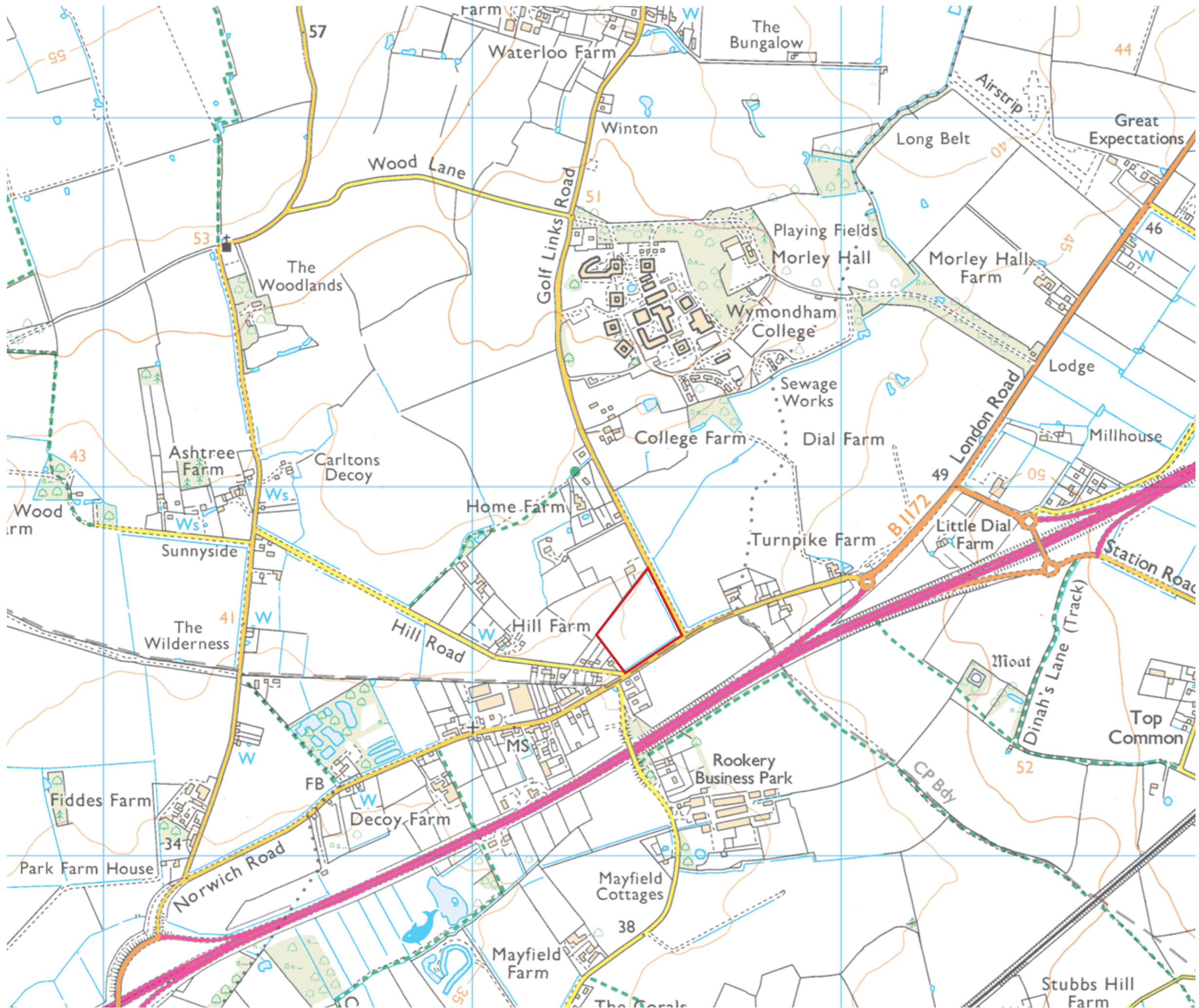
**Technical Note**

for

**Collins Project Delivery**

Planning | July 2021

Appendix 01: Figures and Photographs



**Key**  
 Site boundary

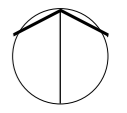
E21850 Norwich Road, Morley

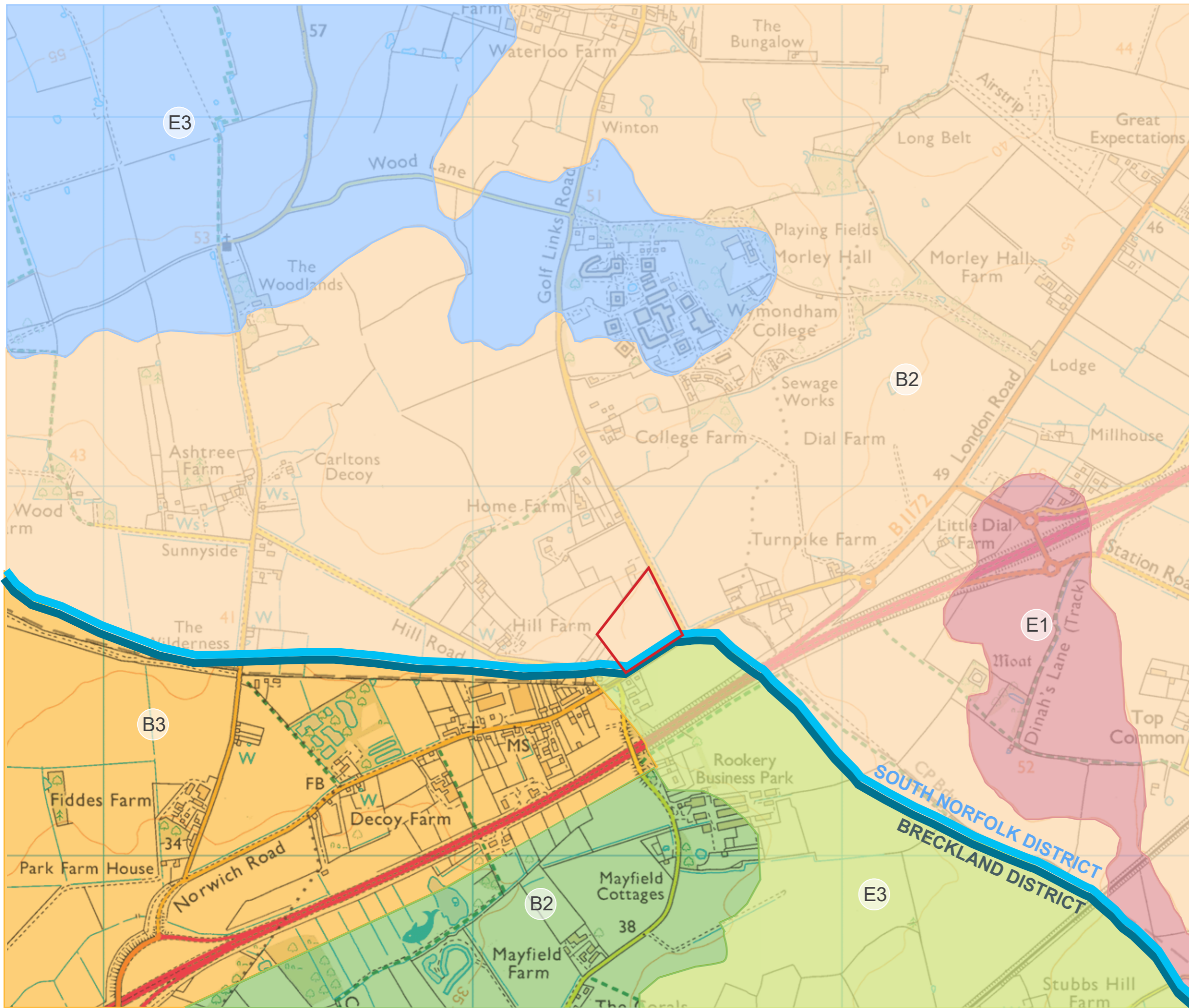
**Site location**

**Figure 01**

Scale: 1:10,000 @ A3

July 2021





**Key**

Site boundary

**South Norfolk Landscape Character Assessments 2001**

**B - Tributary Farmland**

B2: Tiffey Tributary Farmland

**E - Plateau Farmland**

E1: Ashwellthorpe Plateau Farmland

E3: Mattishall Plateau Farmland

**Breckland District Landscape Character Assessment May 2007**

**B - Settled Tributary Farmland**

B2: The Buckenham Tributary Farmland

B3: River Thet Tributary Farmland

**E - Plateau Farmland**

E3: Old Buckenham Plateau

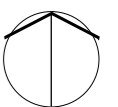
E21850 Norwich Road, Morley

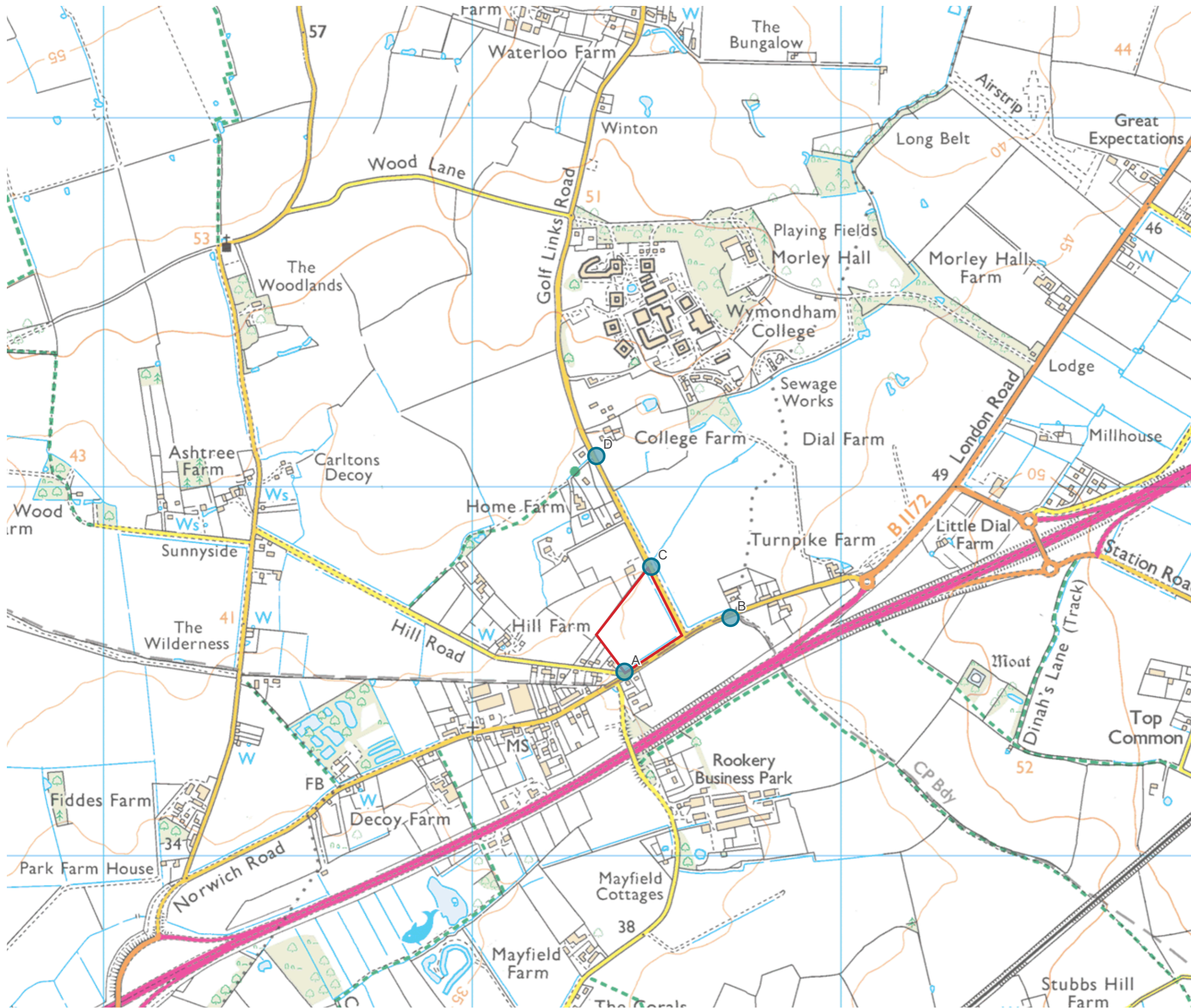
**Landscape typology**

**Figure 02**

Scale: 1:10,000 @ A3

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**Key**

- Site boundary
- A Key views

**Note**

To be read in conjunction with Plates A to D

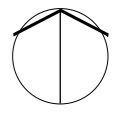
E21850 Norwich Road, Morley

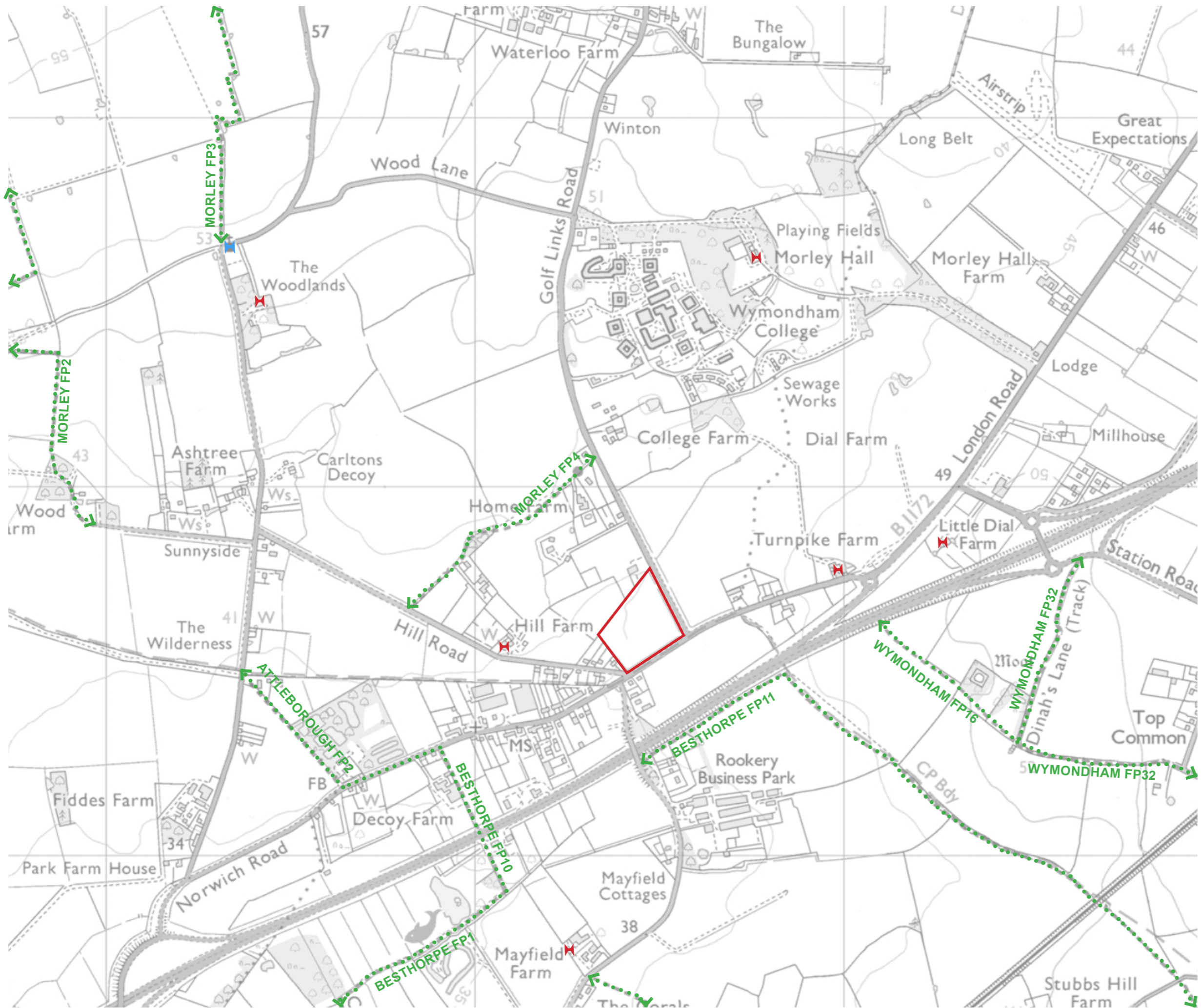
**Key views**

**Figure 03**

Scale: 1:10,000 @ A3

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**Key**

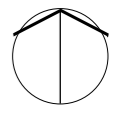
- Site boundary
- Public Rights of Way
- ↔ Footpath
- Listed Buildings
- ✦ Grade II Listed Building
- ✦ Grade II\* Listed Building

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**Landscape-related designations**

**Figure 04**

Scale: 1:10,000 @ A3

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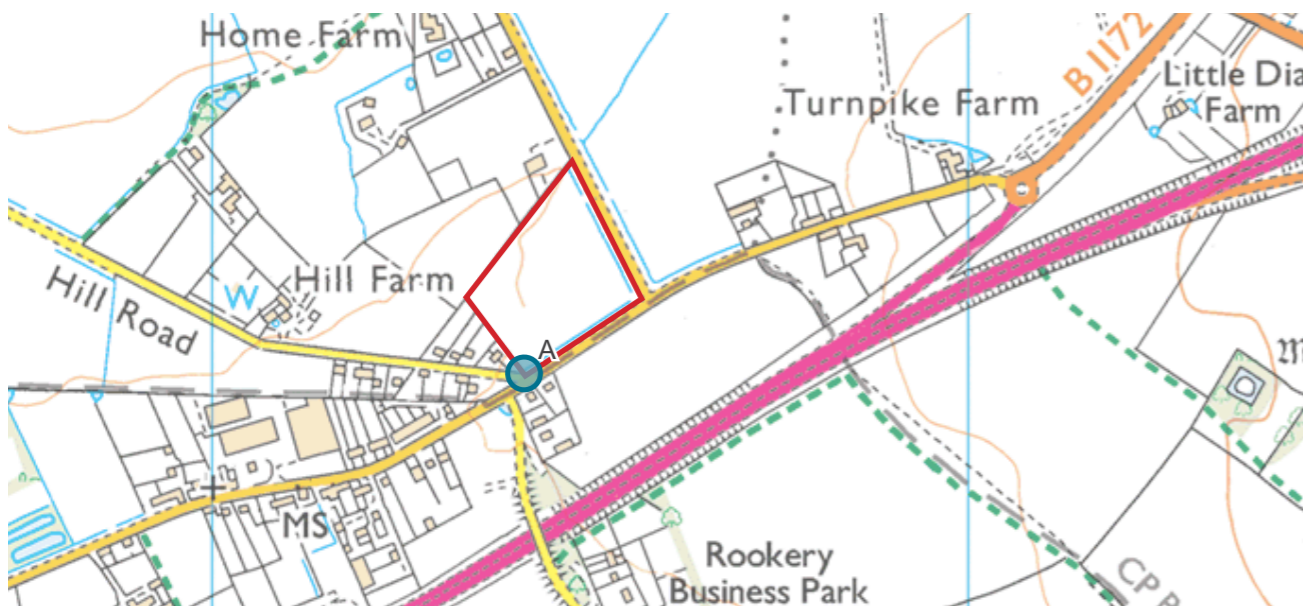


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Site extent



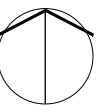
View from south-western corner of the site. Norwich Road frontage

**Key for approximate extent of site**

- Proposed development fully visible ————
- Proposed development only visible as a filtered view through vegetation - - - - -
- Proposed development not visible | ······ |

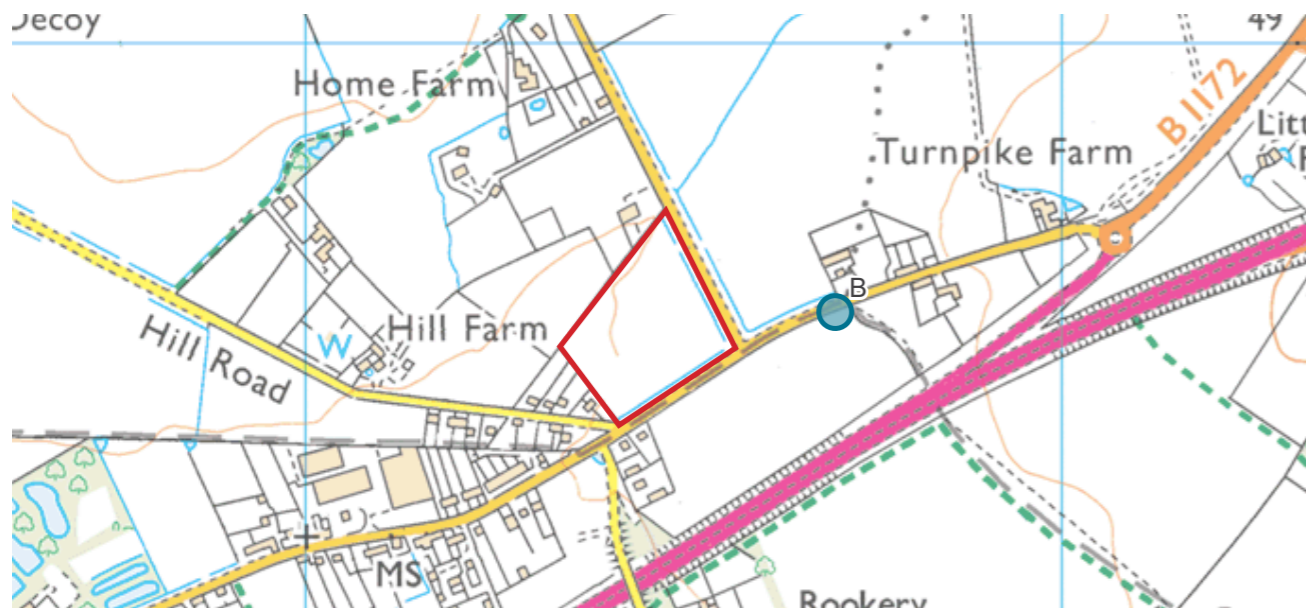
E21850 Norwich Road, Morley

Plate A



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View from Norwich Road looking west

**Key for approximate extent of site**

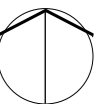
Proposed development fully visible ————

Proposed development only visible as a filtered view through vegetation - - - - -

Proposed development not visible | ······ |

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Plate B



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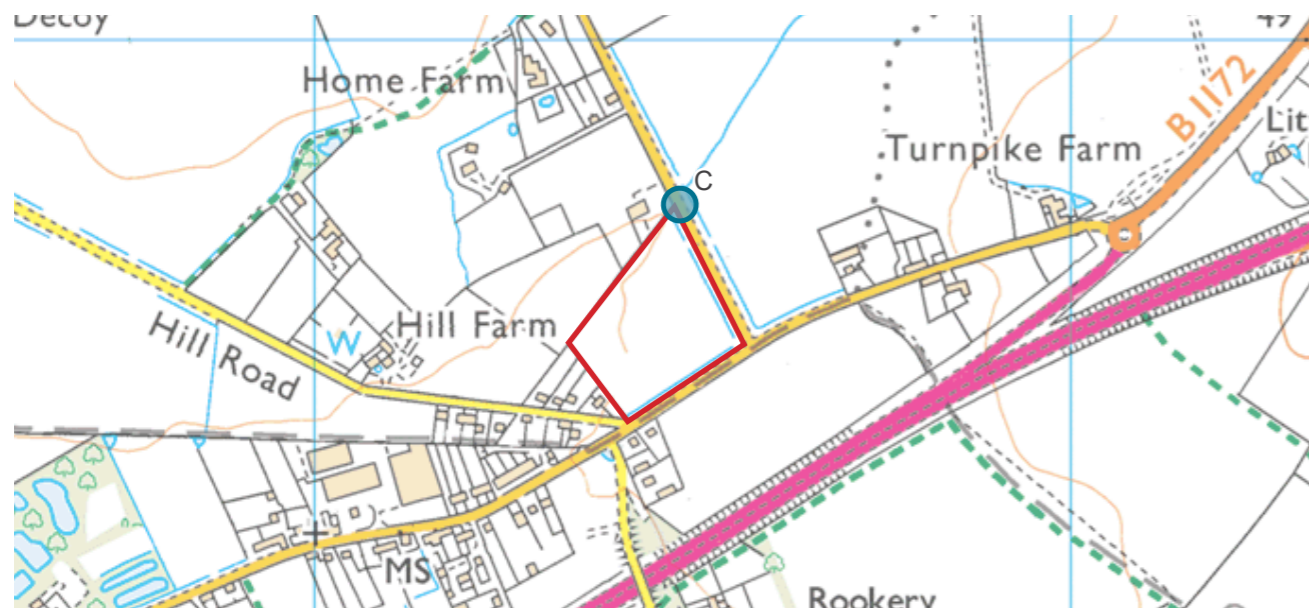


Golf Links Road

Properties fronting Hill Road



Site extent



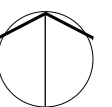
View from North-Eastern corner of the site. Golf Links Road frontage

Key for approximate extent of site

- Proposed development fully visible ————
- Proposed development only visible as a filtered view through vegetation - - - - -
- Proposed development not visible | ······ |

E21850 Norwich Road, Morley

Plate C



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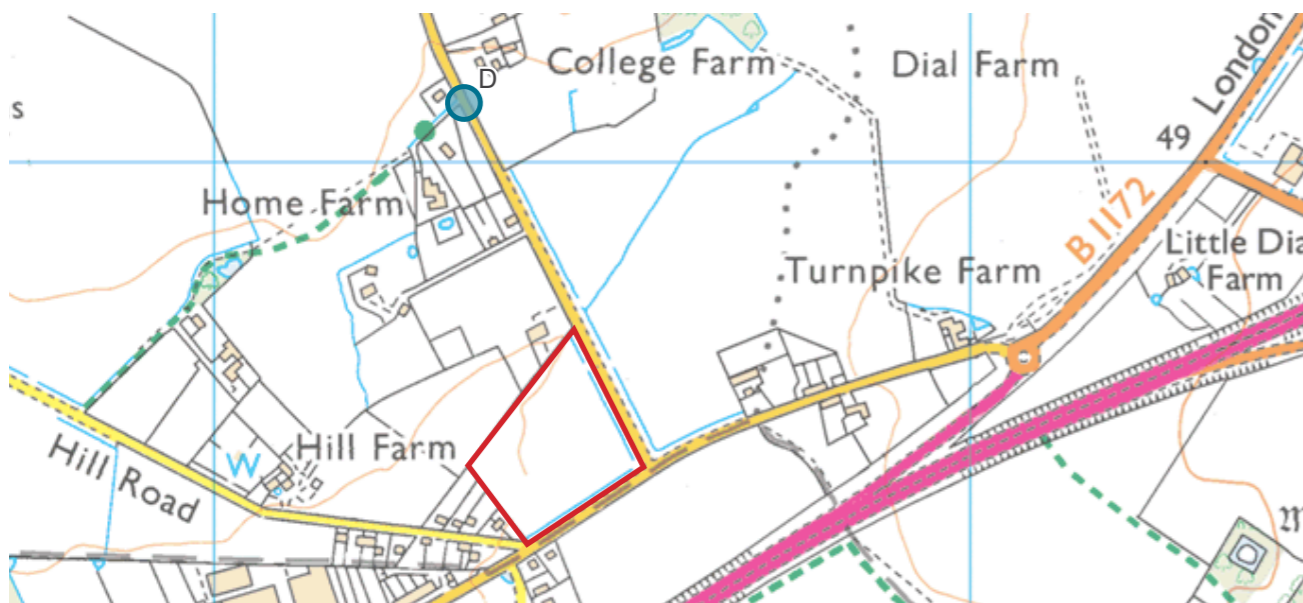
Homelands

Rookery Business Park

Golf Links Road



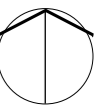
Site extent



Middle-distance view south from Golf Links Road

E21850 Norwich Road, Morley

Plate D



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