



High Grove Solar

Preliminary Environmental Information Report

Chapter 10 Landscape and Visual

April 2025

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10 Landscape and visual

10.1 Introduction

- 10.1.1.1 This chapter of the Preliminary Environmental Information Report (PEIR) is a Landscape and Visual Impact Assessment (LVIA), which presents the findings of the preliminary assessment of the likely significant effects arising from the construction, operation and decommissioning of the Proposed Development on the landscape and people's views of the landscape.
- 10.1.1.2 The Applicant has employed a landscape-led approach to the design of the Proposed Development from the outset, strongly influenced by the LVIA. This has informed the design approach, vision and principles for Proposed Development, which are set out in the Design Approach Document (DAD), a draft of which accompanies this PEIR.
- 10.1.1.3 This chapter sets out the relevant legislation, policy, standards and guidance applied to the assessment process; consultation undertaken to inform the assessment; assessment methodology; the relevant baseline conditions upon which the assessment is based; embedded and good practice mitigation considered in place before the assessment is undertaken; the likely significant effects that may arise as a result of the Proposed Development considering embedded and good practice mitigation; and any further mitigation requirements to avoid or reduce the likely significant effects; the remaining residual effects following further mitigation; and any monitoring required for remaining significant effects.
- 10.1.1.4 There are clear differences between landscape effects and visual effects and the following distinctions have been made:
- Landscape effects relate to changes to the landscape as a resource, including physical changes to the fabric or individual elements of the landscape, its aesthetic or perceptual qualities, and landscape character.
 - Visual effects relate to changes to existing views of identified visual receptors ('people'), from the loss or addition of landscape features within their view due to the Proposed Development.
- 10.1.1.5 The following matters have been assessed as part of this chapter:
- Construction, including the presence and activity relating to vegetation clearance, construction compounds, materials storage, excavation for underground cables and the erection of solar PV modules, substations, battery storage and other associated infrastructure described in Chapter 2 of this PEIR.
 - Operation of the Proposed Development relating to the introduction of infrastructure into the landscape and people's views, maintenance and night time lighting.

- Decommissioning of the Proposed Development, including activities relating to removal of structures and returning the land to its previous use and condition.

10.1.1.6 Understanding intra-project effects between topics is an integral part of the Environmental Impact Assessment (EIA) process and these have been considered within this chapter. The conclusions of the following topic assessments are considered relevant to the receptors considered within this assessment, and as such are taken into account in the overall assessment for Landscape and Visual:

- Chapter 5: Agricultural Land and Soils
- Chapter 6: Biodiversity
- Chapter 8: Cultural Heritage and Archaeology
- Chapter 9: Glint and Glare
- Chapter 14: Water Resources and Flood Risk

10.1.1.7 This chapter is supported by the following figures:

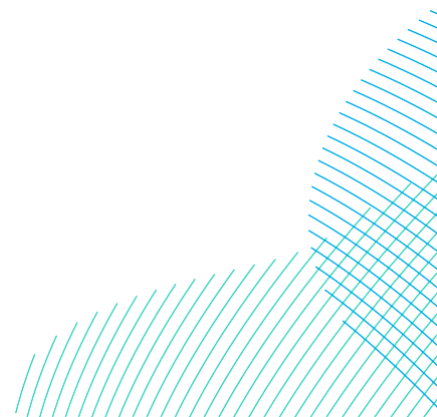
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10.1.1.8 This chapter is supported by the following appendices:

- Appendix 10.1: Legislation and Planning Policy
- Appendix 10.2: Landscape Baseline and Effects
- Appendix 10.3: Visual Baseline and Effects
- Appendix 10.4: Draft Arboricultural Impact Assessment

10.2 Relevant legislation, policy, standards and guidance

- 10.2.1.1 This section provides a summary of the relevant legislation (Table 10-1, planning policy (Table 10-2), standards and guidelines (Table 10-3) which have informed this assessment, including the methodology and identification of mitigation.



10.2.2 Legislation

Table 10-1 Landscape and visual – Legislation

Legislation	Relevance to assessment
European Landscape Convention (ELC) [1] The European Landscape Convention (ELC) is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe and to put people at the heart of this process. The United Kingdom instrument of ratification was deposited in 2006. The ELC defines landscape as: <i>“...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”</i>	The ELC includes the need to recognise landscapes in law, to establish policies aimed at landscape planning, protection and management and the integration of landscape into other policy areas. This filters directly into UK legislation and policy which has influenced the assessment and design of the Proposed Development.
Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 No. 572 [2] <i>Regulation 5. Environmental impact assessment process</i> (2) <i>The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors—</i> (d) <i>material assets, cultural heritage and the landscape;</i> <i>Schedule 4. Information for inclusion in environmental statements</i> 4. <i>A description of the factors specified in regulation 5(2) likely to be significantly affected by the development...</i> This includes landscape.	These regulations outline the EIA process and provide details for inclusion in an EIA. In accordance with the regulations, landscape and visual effects have been assessed in this PEIR chapter and will be included within the ES. Assessment of landscape and visual effects is included in section 10.8 of this chapter and has been undertaken in accordance with the methodology described in section 10.5 of this chapter.
Countryside and Rights of Way (CRoW) Act 2000 [3] The CRoW Act sets out the legal basis for the definition of public rights of way (PRoW).	Users of PRoW may be visual receptors of the Proposed Development and have been considered in the assessment of visual impacts.

Planning (Listed Building and Conservation Areas) Act 1990 [4] This Act provides specific protection for buildings and areas of special architectural or historic interest.	Features which contribute to the heritage of an area and an understanding of historic landscape, are referred to within the definition of Landscape Character Areas (LCA) and Local Landscape Character Areas (LLCA).
Town and Country Planning (Tree Preservation) (England) Regulations 2012 [5] These regulations provide powers to local planning authorities to make and administer Tree Preservation Orders (TPO).	TPOs have been considered within the design and the assessment of landscape effects.
Hedgerows Regulations 1997 [6] These regulations provide protection for Important Hedgerows, which are hedgerows that meet certain criteria in respect of their length, location and importance.	Details of vegetation protection and reinstatement strategy have been set out in the draft Outline Landscape and Ecology Management Plan (oLEMP) which will be updated and submitted with the Development Consent Order (DCO) application.

10.2.3 Policy

Table 10-2 Landscape and visual - policy

National Policy	Relevance to assessment
Overarching National Policy Statement for Energy (NPS EN-1), 2024 [7] Sets broad national policy approach. Section 4.6 of NPS EN-1 sets out polices with respect to environment and Biodiversity Net Gain. It requires applicants to submit a statement with applications for development consent, demonstrating how opportunities for delivering wider environmental net gains have been considered, and where appropriate, incorporated into proposals as part of good design of the project.	The LVIA has informed the iterative design through the design development process described in Chapter 3 of this PEIR on Alternatives and Design Iteration from the outset. The team of landscape architects leading the LVIA has also led the development of the Design Principles, which are set out in in the draft DAD. An assessment of landscape and visual effects is included in section 10.8of this chapter and has been

National Policy	Relevance to assessment
Section 4.7 notes the need for careful siting and criteria for good design which takes account of potential impacts on landscape and visual amenity in order to minimise negative effects and recognising opportunities for enhancement. Section 5.10 recognises that virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape. It sets out the requirements for applicants to carry out a landscape and visual impact assessment, including cumulative effects in accordance with relevant guidance. Content should include effects on landscape character, landscape components and visibility during construction and operation.	undertaken in accordance with the methodology described in section 10.5 of this chapter.
NPS for Renewable Energy Infrastructure (EN-3), 2024 [8] This document establishes policy specific to renewable energy schemes, including solar in Section 2.10. EN-3 aims to streamline the consenting process for large-scale solar developments by allowing decisions on solar applications to be made under section 104 of the Planning Act 2008. Solar energy is considered low carbon infrastructure and crucial for achieving net-zero goals, therefore designated Critical National Priority Infrastructure under Paragraphs 2.1.7, 2.1.8, and Section 3. Therefore, provided assessment principles and legal requirements are met, and the mitigation hierarchy has been applied to avoid, reduce and mitigate significant adverse effects, the benefits [of the infrastructure] will generally be considered to outweigh residual effects. NPS EN-3 sets out relevant considerations for applicants with regards to renewable energy infrastructure, including solar farm development and its potential impacts on landscape and visual amenity, including visual impacts from PRow, visual impacts of security and lighting measures and the need to mitigate these as far as possible. In the cases of solar farm development, it states in Paragraph 2.10.95 that whilst it may be the case that the development covers a significant surface area, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography, the area of a zone of visual influence could be appropriately minimised.	A hierarchical approach has been undertaken to avoid, reduce and mitigate significant adverse effects and the iterative design process is described in Chapter 3 of this PEIR Alternatives and Design Iteration. Residual landscape and visual effects are described in section 10.10 of this chapter. An assessment of landscape and visual effects is included in section 10.8 of this chapter and this has been undertaken in accordance with the methodology described in section 10.5 of this chapter. The assessment of visual effects includes impacts from PRow. Through iterative design and assessment and development of Design Principles, which are set out in in the draft DAD, the area of a zone of visual influence has been minimised. The design process shall continue to be influenced by the assessment to the submission of the ES.
NPS for Electricity Networks infrastructure (EN-5), 2024 [9]	An assessment of landscape and visual effects, including impacts of new cables and substations

National Policy	Relevance to assessment
NPS EN-5 addresses policy for energy transmission. EN-5 acknowledges that new substations and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may give rise to adverse landscape and visual impacts (Paragraph 2.9.9) and outlines the requirements for ‘good design’ (Section 2.4) for the routing of new cables and design and siting of substations in accordance with the Holford and Horlock Rules (Paragraphs 2.9.16 – 2.9.19).	included within the Proposed Development, is included in section 10.8 of this chapter and has been undertaken in accordance with the methodology described in section 10.5 of this chapter.
National Planning Policy Framework, December 2024 [10] Paragraph 5 provides context on the extent to which the NPPF applies to infrastructure projects. It states that <i>“the Framework does not contain specific policies for NSIP. These are determined in accordance with the decision making framework in the PA 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the NPPF). National policy statements form part of the overall framework of national planning policy and may be a material consideration in preparing plans and making decisions on planning applications”</i>. The importance of landscape in establishing strategic policies in development plans is recognised in paragraph 20, which states that these should “set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for... (d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation”. Paragraph 135 goes on to state that <i>“planning policies and decisions should ensure that developments... (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”</i>. Paragraph 187 states that <i>“planning policies and decisions should contribute to and enhance the natural and local environment by... (a) protecting and enhancing valued landscapes, sites</i>	The LVIA includes an assessment of the likely effects on the landscape at different scales, drawing distinctions between areas of valued landscape and other areas. An assessment of landscape effects is included in section 10.8 of this chapter and has been undertaken in accordance with the methodology described in section 10.5 of this chapter.

National Policy	Relevance to assessment
<i>of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)".</i>	
Paragraph 188 further states that <i>"plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"</i> .	
Local Policy	Relevance to assessment
Local plan policies of relevance to Landscape and Visual have been reviewed as outlined below. These have and will continue to inform the design of the Proposed Development where relevant. In the event that there is any conflict between these and the relevant NPSs, the NPS would prevail.	
Breckland Local Plan, September 2023 [11]	Policies which are relevant to Landscape and Visual are outlined in Appendix 10.1 Legislation and policy.
Saham Toney Neighbourhood Development Plan 2019 – 2036 [12]	Policies which are relevant to Landscape and Visual are outlined in Appendix 10.1 Legislation and policy.
Swaffham Neighbourhood Plan 2016 -2036 [13]	Policies which are relevant to Landscape and Visual are outlined in Appendix 10.1 Legislation and policy.

10.2.4 Standards and guidance

Table 10-3 *Landscape and Visual - Standards and guidance*

Standards	Relevance to assessment
Landscape Institute and Institute of Environmental Management and Assessment (2013) 'Guidelines for Landscape and Visual Impact Assessment', Third edition (GLVIA3) [14], and subsequent statements of clarification.	Underpins the methodology for the LVIA set out in section 10.5 of this chapter.

Standards	Relevance to assessment
Landscape Institute (2024) Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition.	These notes and clarifications have been considered in developing and applying the LVIA methodology set out in in section 10.5 of this chapter.
Landscape Institute (2021) Technical Guidance Note 02/21: Assessing landscape value outside national designations [15].	This guidance has informed the approach and factors applied in determining the value attached to the landscape.
Landscape Institute (2020) Technical Guidance Note 04/20: Infrastructure [16].	This guidance has informed the environment-led design approach, underpinned by the character of the landscape, and technical aspects such as landscape integration and planting.
Landscape Institute (2019) Technical Guidance Note 06/19: Visual Representation of Development Proposals [17].	The standards set out in this guidance have been applied in the preparation and presentation of visualisations used to inform the assessment of visual effects in section 10.8 of this chapter.
Landscape Institute (2017) Technical Information Note 05/17: Townscape Character Assessment [18].	The definition and description of the LLCAs which cover urban areas, summarised in section 10.6 of this chapter and described in detail in Appendix 10.2 Landscape Baseline and Effects of the PEIR, have been informed by this Technical Information Note.
Landscape Institute (2017) Technical Information Note 01/2017: Tranquillity – An Overview [19]	This note provides information on the definition of tranquillity and consideration of perceptual qualities that influence tranquillity within LVIA.
Landscape Institute Technical Guidance Note 02/19: Residential Visual Amenity Assessment (RVAA) [20]	This guidance has informed the approach to assessing the impacts on the views of residents of local communities as set out within the methodology set out in in section 10.5 of this chapter.
Natural England (2014) An Approach to Landscape Character Assessment [21].	This guidance has informed the definition of LLCAs, summarised in section 10.6 and described in detail in Appendix 10.2 Landscape Baseline and Effects, of this PEIR.
Planning Inspectorate (2025) Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents [22].	This advice note has informed the preparation of the LVIA, the oLEMP and the Outline Environmental Masterplan published as part of the consultation documentation.

Standards	Relevance to assessment
Planning Inspectorate (2024) Nationally Significant Infrastructure Projects: Advice on Good Design [23]	The Planning Inspectorate’s advice on good design has been considered in developing the design vision and principles, which are set out in the draft DAD. These have been informed by the LVIA from the outset.

10.3 Consultation

10.3.1 Scoping opinion

10.3.1.1 An EIA Scoping Report was submitted to Planning Inspectorate on 6 September 2024, and an EIA Scoping Opinion was published by the Planning Inspectorate on 17 October 2024. A summary of the key comments received and how these have been addressed in this assessment or will be addressed in the ES is presented below:

- The Planning Inspectorate agrees that on the basis that statutory landscape designations are located approximately 25km from the draft Order Limits, that significant effects are unlikely and therefore these receptors can be scoped out of the ES for all phases of the Proposed Development.
- The Planning Inspectorate has stated that the ES should present an assessment of impacts on National Character Area (NCA) 85: The Brecks, or information demonstrating agreement with the relevant consultation bodies that significant effects are not likely. This PEIR includes an assessment of the likely effects on NCA 85: The Brecks for all phases of the Proposed Development. This will be reviewed and if necessary updated in the ES.
- The Planning Inspectorate agrees that significant effects to NCA76 are unlikely and that it can be scoped out of the assessment.
- With respect to the susceptibility to change of visual receptors, the Planning Inspectorate noted a discrepancy in the low and very low criteria and this has been corrected in this PEIR and will be addressed in the ES.

10.3.1.2 Full responses to comments received as part of the EIA Scoping Opinion will be provided as part of the ES submitted with the application for development consent.

10.3.2 Stakeholder engagement

10.3.2.1 The following stakeholders have been engaged with regards to Landscape and Visual as part of the assessment process so far:

- A meeting was held with representatives of Norfolk County Council and Breckland District Council on 23 September 2024 to present and discuss the scope of the LVIA and the landscape and visual receptors upon which it will be based.

10.3.2.2 The outputs of the engagement undertaken are presented in Table 10-4.

Table 10-4 Landscape and Visual - Engagement undertaken

Stakeholder	Date engaged	Matters raised	Response
Norfolk County Council	23 September 2024	Scope of LVIA and landscape and visual receptors and representative viewpoints	Comments on suggested additional viewpoints were received from Breckland District Council on 27 November 2024.
Breckland District Council	23 September 2024	Scope of LVIA and landscape and visual receptors and representative viewpoints	
Norfolk County Council	19 February 2025	Review of suggested additional viewpoints to agree in advance of further winter fieldwork. Review of suggested viewpoints for preparation of visualisations for the ES.	A further meeting was held on 19 February 2025 to confirm the approach and agree which viewpoints should be included. Consideration of these additional viewpoints and fieldwork undertaken is outlined in Table 10-5 below. Viewpoints to be presented as visualisations were also agreed during the meeting on 19 February 2025.
Breckland District Council	19 February 2025	Review of suggested additional viewpoints to agree in advance of further winter fieldwork. Review of suggested viewpoints for preparation of visualisations for the ES.	

Table 10-5 Consideration of additional viewpoints

Suggested additional viewpoint	Response
Views at junction of Downham Road (A1122) and A47 – east of VP1	The road is enclosed by vegetation and views towards the draft Order Limits are limited by Swaffham Heath woodland. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 03.03.25).
Views along Downham Road (A1122) to the west of site on approach towards site	VP01 already represents the worst-case for road users along Swaffham Road / Downham Road. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 03.03.25).
Views from Narford Road to north west of site on approach towards site	Visibility towards the draft Order Limits is limited from Narford Road due to intervening landform and woodland cover. VP16 already represents views from the north-west. An additional viewpoint at this location has therefore not been included. (approach was

Suggested additional viewpoint	Response
	confirmed during fieldwork surveys w/c 03.03.25).
Views from West Acre Road within the site	Viewpoint VP74 has been added along West Acre Road as requested.
Views from A1065 north of Swaffham – between 19 and 3	VP03 already considers the transient nature of receptors in the assessment of effects. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 03.03.25).
Views from southern edge of Sporle	VP77 has been added at the southern edge of Sporle as requested.
Views along A47 between 8 and 47 - West of junction with The Street (Sporle)	There is a large amount of intervening vegetation which limits views from the A47 towards the draft Order Limits in the north-west. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 03.03.25).
Views north from Beachamwell Road to southwest of Swaffham;	There are no views of the draft Order Limits from this location due to intervening landform, vegetation and built form. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 03.03.25).
View from junction of Dunham Road and A47, and Tuns Road and A47 (Necton)	Viewpoint VP75 has been added to the north of Necton as requested.
Viewpoints from north side of Necton	Viewpoint VP75 has been added to the north of Necton as requested.
Viewpoints in the area east and west of Necton – land slopes upwards on northside of A47 in this area	Views to the west of Necton are limited due to intervening woodland cover. Views to the east are restricted due to the distance and intervening landform and vegetation. An additional viewpoint at this location has therefore not been included. (approach was confirmed during fieldwork surveys w/c 17.03.25).
Viewpoints from eastern edge of Ashill towards site	Viewpoint VP76 has been added on Hale Road, representing views of the community of Ashill.

10.4 Study area

- 10.4.1.1 The study area for the LVIA is illustrated in Figure 10.1 of this PEIR. The geographical extent of the study area proposed is sufficiently wide to enable the assessment of potentially significant landscape and visual effects.
- 10.4.1.2 The first stage of defining the study area was informed by detailed desk study, including the preparation of a computer-generated Zone of Theoretical Visibility (ZTV). A ZTV is defined in GLVIA3 [14] as “a map, usually digitally produced, showing areas of land within which, a development is theoretically visible.” ZTVs do not indicate how much of the Proposed Development will be visible. The purpose of the ZTV is to:
- Identify the theoretical extents of visibility of the Proposed Development, i.e. areas from which it would not be visible and areas from which it could potentially appear in existing views.
 - Assist in the identification of the study area.
 - Identify areas of landscape and visual receptors likely to be affected by the Proposed Development.
 - Identify locations that are representative of the views experienced by visual receptors at different locations within the study area (representative view-points).
 - Inform the design, including the extent and type of proposed mitigation.
- 10.4.1.3 Two ZTVs have been modelled using the ‘Viewshed’ tool in ESRI ArcGIS Pro GIS Software.
- 10.4.1.4 A bare earth ZTV was first prepared using digital terrain model (DTM) data with a resolution of 2m. This ZTV represents a worst-case scenario as it does not include features such as existing buildings or vegetation which can screen or filter views. It is based on the current maximum parameters of the proposed solar PV modules and assumes that they would be built out to their full extent and to a height of 3m above ground level. The location of 132kV sub-stations has also been included and is based on maximum parameters of 8m above ground level for electrical equipment and 15m above ground level for a communications tower at each substation location.
- 10.4.1.5 A second ZTV was then prepared using a Digital Surface Model (DSM) with a resolution of 2m as the base. This includes surface features including buildings and vegetation. The DSM ZTV shows a reduced extent of visibility, particularly for views from the north-west and south-west of the study area where there is substantial woodland cover.
- 10.4.1.6 Review of the ZTVs has identified an initial area of search extending to approximately 5km. The results are illustrated in Figure 10.13 Zone of Theoretical Visibility (bare earth) and Figure 10.14 Zone of Theoretical Visibility (with screening), which shows areas from which the Proposed Development would theoretically be visible or not visible. An assumed viewing height of 1.7m above

ground level has been used to simulate the eye level of a person at the top of the range set out in paragraph 6.11 of GLVIA3 [14] to represent the worst-case scenario.

- 10.4.1.7 Fieldwork, described in more detail in section 10.5 below, has been used to validate the ZTVs and to refine the study area. This fieldwork demonstrates that existing vegetation not picked up in the DSM further limits the extent of views across the landscape.
- 10.4.1.8 The detailed desk study and fieldwork carried out to date show that intervening landform, buildings and vegetation generally limit the extent of views to within 3km of the draft Order limits. The study area extends further to include views from Castle Acre to the north, approximately 3.5km from the draft Order limits. Beyond this distance, significant landscape and visual effects are not likely. This judgement is informed by an understanding of the wider landscape character and views and experience of working on similar solar farm projects.
- 10.4.1.9 The geographical extent of the study area is sufficiently wide to enable the assessment of potentially significant landscape and visual effects, in accordance with GLVIA3 [14]. The study area may be further refined as more detailed analysis is undertaken and following fieldwork, consultation with local planning authorities (LPAs) and other relevant stakeholders. The justification for its final extent will be set out in the ES.

10.5 Assessment methodology

10.5.1 Overview

- 10.5.1.1 The approach for assessing the likely landscape and visual effects of the Proposed Development has been based on the principles set out in GLVIA3 [14] and has involved the following stages:
- Review published landscape character assessments, studies, relevant supporting evidence base documents, aerial photography and mapping, and undertake fieldwork to define the baseline and to define the extent of the study area within which there is potential for landscape and visual effects.
 - Define the landscape and visual receptors and describe the landscape and visual baseline.
 - Embed mitigation measures into the Proposed Development to avoid or minimise adverse landscape and visual effects and maximise opportunities for landscape integration and enhancement.
 - Determine the sensitivity of landscape and visual receptors, by considering the value attached to the landscape or views and susceptibility to change of the receptor.
 - Assess the magnitude of impact of the Proposed Development in relation to size or scale, geographical extent, duration and reversibility.

- Assess the significance of effect by considering the relationship between the sensitivity of the receptor and the magnitude of impact and determine which effects are significant in EIA terms.

10.5.2 Assessment scenarios

10.5.2.1 The assessment of the likely landscape and visual effects of the Proposed Development has been undertaken for the following scenarios:

- Current baseline (winter and summer) – reflective of the conditions which exist at the time of gathering baseline environmental data and undertaking the LVIA.
- Future baseline (winter and summer) – reflective of the conditions that will be experienced in the future, immediately prior to construction of the Proposed Development.
- The peak of construction activity, in winter.
- Year 1 of operation, in winter, to reflect a worst-case assessment scenario.
- Year 15 of operation, in summer, to reflect the entirety of the Proposed Development in operation, when proposed vegetation has matured or achieved its design intention.
- The peak of decommissioning activity, in winter.

10.5.3 Baseline sources of information

Desktop sources

10.5.3.1 The following desktop sources have been used to inform the existing baseline conditions of the study area:

- Ordnance Survey mapping and aerial imagery
- LiDAR DTM – 2m resolution
- LiDAR DSM – 2m resolution
- NCAs
- East of England Landscape Framework
- Brecks and Fen Edge Historic Landscape Characterisation (Draft)
- Breckland District Landscape Character Assessment
- King's Lynn and West Norfolk Borough Landscape Character Assessment

Fieldwork surveys

10.5.3.2 The following surveys have been undertaken and used to inform the existing baseline conditions described in this PEIR.

- Initial fieldwork was carried out in April 2024 to test the assumptions made through the detailed desk study, appraise the local landscape character and the extent of views and to inform the EIA Scoping Report. This identified further existing features including built development and vegetation, which limit

potential landscape and visual interactions with the Proposed Development. This initial fieldwork also informed an appraisal of potential locations for the 132kV substations within the draft Order Limits.

- Further, detailed fieldwork was carried out in late November 2024 and in February and March 2025, during which each of the proposed viewpoints was visited. This fieldwork has been used to capture photography and inform the winter baseline description for each LLCA and each representative viewpoint. Further fieldwork is planned during the summer of 2025 and this will be reported in the ES.
- A tree survey was undertaken between November 2024 and January 2025. The findings of the survey are located with Appendix 10.4 Draft Arboricultural Impact Assessment.

10.5.4 Assessment of landscape effects

- 10.5.4.1 The assessment of landscape effects addresses the effects of the Proposed Development on the landscape as a resource in its own right. Judging landscape effects requires consideration of the sensitivity of the receptor and the magnitude of impact.

Assigning landscape receptor sensitivity

- 10.5.4.2 Paragraph 5.39 of GLVIA3 [14] states that “*landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*”.

- 10.5.4.3 Judging landscape sensitivity is thus a two-part process of:

- **Value attached to the landscape** – relates to the existing landscape and this has been determined at the baseline stage in line with paragraph 5.19 of GLVIA3 [14], which states that “*as part of the baseline description the value of the potentially affected landscape should be established*”.
- **Susceptibility to change** – which has been considered in relation to the Proposed Development.

Value attached to the landscape

- 10.5.4.4 Landscape Institute Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations [24] defines landscape value as “*the relative value or importance attached to different landscapes by society on account of their landscape qualities*”.

- 10.5.4.5 For assessing landscape value outside national designations, TGN 02/21 is now the primary source of guidance. The approach to assessing the value attached to the landscape has followed a three-stage process:

- **Stage 1:** identify if the landscape is covered by any landscape designations;

- **Stage 2:** consider each of the factors listed in Table 10-6, which have been developed with reference to Table 1 of TGN 02/21 and are pertinent and most important to understanding its value; and
- **Stage 3:** make an assessment the value attached to the landscape and assign value based on a five-point scale, clearly articulating the reasons for these judgements.

10.5.4.6 An overall conclusion is drawn on the value attached to the landscape for each landscape receptor considering the overall weight of evidence.

Table 10-6 Establishing the value attached to the landscape

Stage 1 – Landscape designations	Receptor or receptor group	Criteria
Landscape with statutory status or national policy protection: National Park, National Landscape, or World Heritage Site.	Natural heritage - Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Very high A designated landscape with statutory status (National Park or National Landscapes ¹). Valued landscape in the context of NPPF paragraph 187 (a)
	Cultural heritage - Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	High A locally designated landscape supported by a detailed evidence base or with other strong indicators of value, which may include other relevant designations such as ancient woodland or conservation areas, with identified quality in the development plan or evidence base. May be considered valued landscape in the context of NPPF paragraph 187(a) with strong supporting evidence.
	Landscape condition - Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Medium Unlikely to be a designated for landscape quality but may exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level.
	Associations - Landscape which is connected with notable people, events and the arts. Distinctiveness - Landscape that has a strong sense of identity.	
Local landscape designation, such as Special Landscape Area or Area of Great Landscape Value, supported by policy and a detailed evidence base.	Recreational - Landscape offering recreational	

¹ Following the government's Landscapes review of 2019, Areas of Outstanding Natural Beauty (AONB) became National Landscapes as of November 2023. A number of documents including legislation still refer to these as AONB. The statutory status of National Landscapes remains.

Stage 1 – Landscape designations	Receptor or receptor group	Criteria
No relevant designations.	opportunities where experience of landscape is important.	Low
	Perceptual (Scenic) - Landscape that appeals to the senses, primarily the visual sense.	Not designated for landscape quality and likely to exhibit few indicators of value which are identified in the development plan or evidence base.
	Perceptual (wildness and tranquillity) - Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies Functional - Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Very low A landscape dominated by industry or infrastructure or which is damaged or degraded landscape, not designated for landscape quality and not likely to exhibit indicators of value which are identified in the development plan or evidence base.

Valued landscape

- 10.5.4.7 The principle of ‘valued landscape’ in England is supported by the NPPF 2024 (Chapter 15). Paragraph 187 requires that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, (a) *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”*. Paragraph 5.10.12 of NPS EN-1 acknowledges that *“outside nationally designated areas, there are local landscapes that may be highly valued locally.”* It stresses that particular attention should be paid to policies in local development documents on landscape or waterscape character assessment but that *“locally valued landscapes should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.”*
- 10.5.4.8 According to paragraph A4.2.11 of TGN 02/21, a ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes. There is therefore a high bar for an area to be considered valued landscape in the context of the NPPF.
- 10.5.4.9 Paragraph A4.2.5 of TGN 02/21 states that, *“where a landscape has a statutory status, such as a National Park or AONB, it is self-evident that it is a valued landscape”*. There are no landscapes with statutory status within the study area.
- 10.5.4.10 A different approach has been taken to determine whether landscapes outside of nationally designated landscapes can be considered valued landscape in the context of the NPPF. Paragraph A4.2.6 of TGN 02/21 states that the interpretation of ‘identified quality in the development plan’ is not clear and that there are two

fundamentally different interpretations that have been adopted by inspectors, which are considered below in more detail:

- It means non-statutory, locally designated landscapes.
- It means any landscape where there is evidence to justify the identification of a 'valued landscape'. Local designation alone may not be sufficient evidence.

10.5.4.11 For a landscape without statutory status to be considered valued landscape in the context of the NPPF it must be supported by strong evidence. The LVIA has therefore considered each of the criteria set out in Table 10-6, references in Local Plan policy and evidence base, including whether there are existing local landscape designations, in forming an overall judgement on value. Landscapes with high value may also be considered valued landscapes in the context of the NPPF.

Susceptibility of landscape receptors to change

10.5.4.12 GLVIA3 [14] paragraph 5.40 defines the susceptibility to change of landscape receptors as:

"the ability of the landscape receptor (whether it be overall character or condition of a particular landscape type or area, or an individual element and/or features, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (paragraph 5.40).

10.5.4.13 The features and characteristics which are more or less susceptible to the type of changes proposed have been set out for each LCA. The narrative provides a clear explanation based upon analysis of the landscape receptor and the extent to which it is able to accommodate the type of change arising from the specific proposal.

10.5.4.14 Table 10-7 sets out examples of characteristics and features of landscapes which may indicate higher and lower susceptibility in respect of solar farm development.

Table 10-7 Considerations for landscape susceptibility

Landscape features or characteristics	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Field pattern, scale and enclosure	• Small scale fields. • Complex or irregular field pattern. • Ancient field patterns. • Field boundaries formed by low fences or walls or hedges with few hedgerow trees.	• Large scale fields. • Simple, regular or rectilinear field pattern. • Uniform field pattern. • High field boundaries.
Landform	• Steep topography.	• Flat landscapes.

Landscape features or characteristics	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
	- Exposed hillsides. - Irregular or complex landform. - Narrow valleys and ridges. - Distinctive landform features.	- Expansive lowland landscapes. - Uniform landform. - Landscapes with no or minimal distinctive landform features.
Land cover	- Pastures, particularly where grazing forms key characteristic of the landscape. - Significant woodland cover. - Parkland or designed landscapes. - Natural or semi-natural land cover, particularly where conservation or restoration is a priority.	Large-scale arable land, particularly monoculture or with evidence of intensive farming practices.
Tranquillity/ human influences	- Absence of human influences/natural landscapes. - Infrequent built form. - Overarching rural character. - Remote, tranquil, spiritual or peaceful landscape. - Sense of wilderness.	- Major infrastructure (transport, utilities, industry). - Large concentrations of residential, commercial, industrial development. - Character affected by urban development. - Noisy, settled landscapes. - Modern and developed landscapes with signs of human activity.
Condition / intactness	Intact landscapes with natural or historic features in good condition.	- Degraded landscapes (likely to have evidence of human influences/modern intensive farming practices). - Degraded / intermittent boundary treatments.

Landscape features or characteristics	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Historic features and cultural heritage	• Ancient / historic field patterns. • Important, distinctive or remnant features of the landscape. • Cultural associations with a particular landscape.	• Modern/developed landscape with limited historic features.
Scenic quality and character	• High scenic quality. • Strong sense of place.	• Low scenic quality. • Weak sense of place.
Intervisibility	• Open landscapes with exposed or far-reaching views. • Sparse woodland and vegetative cover. • Field systems defined by fences or managed low boundaries. • Strong intervisibility with sensitive landscapes.	• Confined or enclosed landscape with few inward or outward views. • Limited invisibility with sensitive landscapes, key views, or landmarks. • Intact, overgrown or tall vegetated boundaries with high proportion of hedgerow trees. • High proportion of woodland blocks, copses, connected woodlands and belts.

10.5.4.15 The susceptibility to change for each landscape receptor has been categorised with reference to the criteria in Table 10-8.

Table 10-8 Landscape susceptibility criteria

Landscape susceptibility	Typical description
Very high	The type of change arising from the specific proposal are very likely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
High	The type of change arising from the specific proposal are likely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

Landscape susceptibility	Typical description
Medium	The type of change arising from the specific proposal may lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Low	The type of change arising from the specific proposal are unlikely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Very low	The type of change arising from the specific proposal are very unlikely to lead to undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

Combining judgements to define sensitivity

10.5.4.16 The sensitivity of each LCA has been defined by combining professional judgements on the value attached to the landscape and its susceptibility to change and is be supported by a clear narrative. Reference has been made to the criteria set out in Table 10-9 below.

Table 10-9 Sensitivity of landscape receptors criteria

Sensitivity	Typical description
Very high	Landscapes with statutory status or national policy protection with very limited ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
High	Landscapes which may be locally designated or otherwise supported by a detailed evidence base or landscape with other strong indicators of value with limited ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Medium	Landscapes which are unlikely to be a designated for landscape quality but may exhibit some indicators of value and which may have some ability to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Low	Not designated for landscape quality and likely to exhibit few indicators of value and likely to accommodate the type of change no or limited undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

Sensitivity	Typical description
Very low	Landscapes of very low value able to accommodate the type of change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

Assigning magnitude of landscape impacts

- 10.5.4.17 Paragraph 3.28 of GLVIA3 [14] notes that magnitude is informed by combining considerations relating to the “*scale, extent and duration*” of impacts. This includes the geographical extent of influence, the spatial extent of the impact, the level of integration of new features with existing elements, its duration and degree to which the impact is reversible. Point 3(3) of LI TGN-2024-01 clarifies that for the magnitude of impact, “*it is likely that the size/scale of effect will be the most important factor, with geographical extent and duration/ reversibility considered as ‘modifiers’.*”
- 10.5.4.18 In summarising the magnitude of landscape impacts, reference has been made to the following:
- **Size or scale** - the degree to which key characteristics or features identified in the baseline would change judgements on size or scale of change depend on the extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape. It is also influenced by the degree to which aesthetic or perceptual aspects of the landscape are altered through removal or addition of components such as solar panels, buildings, roads, paths and vegetation; and whether the effect changes the key characteristics of the landscape which are critical to its distinctive character;
 - **Geographical extent** – the area over which the change would occur. For example, whether the effects of the Proposed Development are perceived over a large or very localised area;
 - **Duration** – the time over which the change would occur, set out on the following scale: short term (0-5 years), medium term (5-15 years), or long term (over 15 years); and
 - **Reversibility** - related to whether the change can be reversed and is reported as reversible, partially reversible or permanent, e.g. effects arising from presence of construction traffic will cease at the end of construction and therefore is considered to be reversible, whereas effects arising from presence of new built development could be partially reversible or permanent.
- 10.5.4.19 The Landscape Institute clarified the guidance on the weighting of the components of magnitude of impact in Technical Guidance Note LITGN-2024-01. This states in 3(3) that “*for magnitude of effect [defined as magnitude of impact in this LVIA], it is likely that the size/scale of effect will be the most important factor, with geographical extent and duration/ reversibility considered as ‘modifiers’.*” Therefore,

the size and scale of likely impacts has been considered first in this assessment in drawing conclusions on the likely magnitude of impact.

10.5.4.20 The criteria set out in Table 10-10 has been referred to in determining the magnitude of landscape impacts.

Table 10-10 Magnitude of landscape impacts criteria

Magnitude of impact	Typical description
Very high	Substantial changes to key characteristics across most of the area or to unique and distinctive features at a local level. May be longer term impacts, permanent or reversible.
High	Changes to the character of the landscape across large parts of the area or to distinctive features at a local level. May be longer term impacts, permanent or reversible
Medium	Changes to the character of the landscape across parts of the area or to some existing features at a local level. May be medium term impacts, permanent or reversible.
Low	Slight change to landscape character or landscape features across a small area. May be short to medium term impacts, permanent or reversible.
Very low	Barely perceptible change to the landscape receptor or may impact a limited area or no key characteristics. May be short term impacts, permanent or reversible.

10.5.4.21 There may be cases where there will be no impacts on a receptor, for example where the design has been changed to avoid such impacts. In such cases this is recorded as no change.

10.5.5 Assessment of visual effects

10.5.5.1 The assessment of visual effects considers the likely changes that the Proposed Development would cause to the views available to people and their visual amenity. Judging visual effects requires consideration of the sensitivity of the receptor and the magnitude of the impact. The criteria against which judgements have been made are provided below.

Assigning visual receptor sensitivity

10.5.5.1 Paragraph 6.31 of GLVIA3 [14] states that “*each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.*” The sensitivity of visual receptors results from a combination of parameters, such as:

- The activity/occupation/pastime of the receptors at particular locations
- The extent to which their attention or interest may be focused on the views
- The visual amenity they experience

10.5.5.2 Consideration has also been given to the:

- Location, focus and orientation
- Features or characteristics of value within the view
- Principal or secondary interests
- Static or kinetic nature of views
- Duration of the view

Value attached to views

10.5.5.3 A three-stage process has been used to determine the value attached to views. This relates to the features and characteristics of the baseline landscape within the view and other indicators of value, for example reference in policy, guide books, literature or art.

- **Stage 1:** identify if the view or the landscape within the view is covered by any relevant policy or designations and note features and characteristics of value with reference to the landscape baseline.
- **Stage 2:** identify if the view is identified on maps, is likely to be from a popular visitor location or has historical or cultural importance or associations.
- **Stage 3:** Determine the value attached to the view with reference to the criteria provided in Table 10-11 using the evidence from Stages 1 and 2.

Table 10-11 Value attached to views criteria

Value	Typical description
Very high	Views within or across a nationally or internationally designated landscapes and/or specific views designated in national or regional policy. Views are likely to have few or no detracting features and which may also have strong cultural associations supported by evidence, which could include links to historical events or people, representation in art or literature, for example.
High	Views within or across regionally or locally designated landscapes, other or landscapes with strong indicators of value, or views identified in the development plan or evidence base. Views are likely to have few or no detracting features and may also have some cultural associations supported by strong evidence.
Medium	Views across landscapes which are unlikely to be designated but may exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level. Views may have some detracting features and cultural associations supported by evidence.
Low	Views across landscapes which are not designated for landscape quality and likely to exhibit few indicators of value which are identified in the development plan or evidence base. Views are likely to have some detracting features and lack cultural associations supported by evidence.
Very low	View across landscapes which are neither designated, nor identified in the development plan or evidence base, and without cultural associations. The

Value	Typical description
	landscape in the view is in poor condition or notably detracts from the experience of the view.

Susceptibility of visual receptors to change

- 10.5.5.4 The sensitivity of visual receptors is also dependent upon their susceptibility to changes in views and the visual amenity they experience.
- 10.5.5.5 Paragraph 6.32 of GLVIA3 [14] explains that “*the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*”
- *The occupation or activity of people experiencing the view at particular locations; and*
 - *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.”*
- 10.5.5.6 GLVIA3 [14] notes that visual receptors “*most susceptible to change*”, include residents and visitors engaged in outdoor recreation “*whose attention or interest is likely to be focused on the landscape and on particular views*” (para 6.33). Residential visual amenity is addressed in section 10.5.5.14 below.
- 10.5.5.7 Table 10-12 sets out the criteria that have been referred to in determining the susceptibility of visual receptors to the Proposed Development.

Table 10-12 Susceptibility of visual receptors criteria

Susceptibility	Typical description
Very high	Visitors to nationally or internationally designated landscapes, particularly at specific viewpoints or viewing places, where views of the landscape are fundamental to the experience. People engaged in specific activities for enjoyment of dark skies.
High	Residents at home. Visitors to tourist hotspots, heritage assets or other attractions outside of nationally or internationally designated landscapes, particularly at specific viewpoints or viewing places, where views of the landscape are important to the experience. People engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views, for example those using promoted walking and cycling routes, for example those named on Ordnance Survey maps. People travelling along promoted scenic routes.
Medium	People engaged in outdoor recreation or travelling along PRow or local roads, which are not promoted routes but where an appreciation of the surrounding landscape are relevant to the experience. People working outdoors.

Susceptibility	Typical description
Low	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. People travelling on major road, rail or other transport routes which are not recognised as scenic routes.
Very low	People working indoors.

Summarising the sensitivity of visual receptors

10.5.5.8 The sensitivity of visual receptors is based on professional judgement and has been informed by the criteria in Table 10-13, considering the value attached to views and susceptibility of visual receptors to the changes proposed.

Table 10-13 Sensitivity of visual receptors criteria

Criteria	Description
Very high	Activity where views are fundamental to the experience and are related to landscapes with national or international designation and with few or no detracting features and which may also have strong cultural associations supported by evidence.
High	Activity resulting in a particular interest or appreciation of the view and/or views within or across regionally or locally designated landscapes, other or landscapes with strong indicators of value, or views identified in the development plan or evidence base with few or no detracting features and may also have some cultural associations supported by strong evidence.
Medium	Activity resulting in a general interest or appreciation of the and/or a view, likely to exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level.
Low	Activity where interest or appreciation of the view is secondary to the activity or the period of exposure to the view is limited, and/or views across landscapes which are not designated for landscape quality and likely to exhibit few indicators of value and likely to have some detracting features and lack cultural associations supported by evidence.
Very low	Activity where interest or appreciation of the view is inconsequential to their activity, and/or across landscapes which are neither designated, nor recognised in policy, and without cultural associations or is in poor condition or notably detracts from the experience of the view.

Assigning magnitude of visual impacts

10.5.5.9 The magnitude of visual impacts relates to the extent to which the baseline view would change as a result of the Proposed Development. This assessment has been made with reference to fieldwork observations, photographs and photomontages where relevant from the representative viewpoints identified.

10.5.5.10 Paragraph 3.28 of GLVIA3 [14] notes that magnitude is informed by combining considerations relating to the “*scale, extent and duration*” of impacts. This includes the geographical extent of influence, the spatial extent of the impact, the level of integration of new features with existing elements, its duration and degree to which the impact is reversible. Point 3(3) of LI TGN-2024-01 clarifies that for the magnitude of impact, “*it is likely that the size/scale of effect will be the most important factor, with geographical extent and duration/ reversibility considered as ‘modifiers’.*”

10.5.5.11 Reference has been made to the following in summarising the magnitude of visual impacts:

- **Size and scale** – loss of existing features or addition and integration of new features and the time over which it will be experienced and whether views will be full, partial or glimpsed.
- **Geographical extent** – the angle of view in relation to the main activity of the receptor, the distance of the viewpoint from the Proposed Development and the extent of the area over which the changes would be visible.
- **Duration and reversibility** – the time over which the change would occur, set out on the following scale: short term (0-5 years), medium term (5-15 years), or long term (over 15 years).

Combining judgements to define magnitude of visual impact

10.5.5.12 The magnitude of impact has been defined by combining judgements on size or scale, geographical extent, duration and reversibility, with reference to Table 10-14, based on guidance from GLVIA3 [14].

Table 10-14 Magnitude of visual impacts criteria

Criteria	Typical description
Very high	The Proposed Development will result in extensive changes to the character and composition and will become the dominant feature of the landscape within the view. There may be longer term impacts, permanent or reversible.
High	The Proposed Development will change the character and composition of large parts of the landscape within the view. There may be longer term impacts, permanent or reversible.
Medium	The Proposed Development will change the character and composition of discrete parts of the landscape within the view. There may be medium term impacts, permanent or reversible.
Low	The Proposed Development will cause small changes to the character and composition of the landscape within the view. There may be short to medium term impacts, permanent or reversible.
Very low	The Proposed Development will cause barely perceptible changes in the character and composition of the landscape within view. May be short term impacts, permanent or reversible.

- 10.5.5.13 There may be cases where there will be no impacts on a receptor, for example where the design has been changed to avoid such impacts. In such cases this has been recorded as no change.

Residential Visual Amenity

- 10.5.5.14 The Landscape Institute published Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) (LITGN-2024-01) [15] in August 2024. This confirmed that *“an LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change.”* It goes on to state that *“views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view”*. Views of communities and groups of properties, or in some cases individual properties, have been considered within the LVIA with reference to publicly accessible, representative viewpoints.
- 10.5.5.15 Paragraph 5.10.22 of NPS EN-1 [7] states that *“the assessment should also address the landscape and visual effects of noise and light pollution, and other emissions (see Section 5.2 and Section 5.7), from construction and operational activities on residential amenity and on sensitive locations, receptors and views, how these will be minimised.”*
- 10.5.5.16 With respect to private views, LITGN-2024-01 states that *“a residential visual amenity assessment (RVAA) should consider effects on private amenity for people in their homes and gardens in more detail (as set out in TGN 02/2019 Residential Visual Amenity Assessment (RVAA))”*. Paragraph 2.1 of TGN 02/2019 explains that the purpose of RVAA is to *“provide an informed, well-reasoned answer to the question: ‘is the effect of the development on Residential Visual Amenity of such nature and/or magnitude that it potentially affects ‘living conditions’ or ‘Residential Amenity’?”*, which is referred to as the ‘Residential Visual Amenity Threshold’. It explains in paragraph 2.5 that RVAA may be appropriate for *“properties in (relatively) close proximity to a development proposal, and which experience a high magnitude of visual change”*. RVAA is a four-step process, with the first three steps being consistent with the methodology set out for the LVIA. The fourth step of RVAA would be carried out *“only for those properties where the largest magnitude of effect has been identified”*, after mitigation has been applied (i.e. residual effects at year 15 of operation).
- 10.5.5.17 The design of the Proposed Development has sought to avoid significant adverse residual effects on residents through the application of the Design Principles. This includes providing a minimum 50m offset where practicable from the façades of residential properties to avoid situations where the living conditions of properties could be affected.
- 10.5.5.18 The LVIA has identified the potential for residual significant adverse visual effects on residents living in proximity to the draft Order Limits and visits to the following private properties were made between September and November 2024 to understand the nature of views.

Table 10-15 Potential RVAA receptors

Residential property	Proximity from property façade to nearest part of the draft Order Limits (As described in Chapter 2 of this PEIR and shown on Figures 2.2 to 2.6 Preliminary Design, a 50m buffer has been applied where practicable in relation to solar PV modules)
Greenbanks Hotel, Dereham Road, Wendling	Approximately 15m
High House Farm, Dereham Road, Wendling	Approximately 15m
High House Farm, Bradenham	Approximately 60m
Mill Farm, Sporle Road, Swaffham	Approximately 30m
Wood Farm House, Coggles Lane, Little Fransham	Approximately 25m
Oakleigh, Bradenham Lane, Scarning	Approximately 15m
High House Cottage, Hulver Street, Wendling	Approximately 25m
The Old Chequers, Beeston Road	Approximately 15m

10.5.5.19 The nature of baseline views from these properties is described in detail in Appendix 10.3 and is summarised in section 10.6 of this chapter.

10.5.5.20 Following these design changes, the LVIA has not identified the likelihood of significant adverse effects at Year 15 of operation on residents. As such the Residential Visual Amenity Threshold has not been reached and therefore a RVAA has not been carried out.

10.5.6 Significance criteria

10.5.6.1 The approach to determining the significance of landscape effects and visual effects and whether these effects are considered significant in EIA terms is the same.

10.5.6.2 Judgements on the sensitivity of each receptor and the magnitude of impact have been combined to establish the significance of effect and whether effects are considered significant in EIA terms. There are important distinctions between these two terms:

- Significance of effect relates to the level recorded for any effect, with reference to the matrix set out in Table 10-16 below.
- An effect is considered significant in EIA terms if it is of major or moderate significance. All other effects have been categorised as not significant.

10.5.6.3 Table 10-16 has been used to guide judgements on the relationship between the sensitivity of a visual receptor, the magnitude of impact, and the resulting significance of effect. Where there are two significance categories, a judgement has been made and this is supported by a clear narrative to justify the choice. Where

conclusions differ from this guide, a reasoned explanation is provided in the assessment text.

Table 10-16 Significance of landscape and visual effects

		Magnitude of impact				
		Very high	High	Medium	Low	Very low
Sensitivity	Very high	Major	Major	Major or Moderate	Moderate	Moderate or Minor
	High	Major	Major or Moderate	Moderate	Moderate or Minor	Minor
	Medium	Major or Moderate	Moderate	Moderate or Minor	Minor	Minor or Negligible
	Low	Moderate	Moderate or Minor	Minor	Minor or Negligible	Negligible
	Very low	Moderate or Minor	Minor	Minor or Negligible	Negligible	Negligible

10.5.6.4 The identification of the likely significant effects on landscape and visual receptors relies on detailed analysis and the professional judgement of competent experts, and consultation with stakeholders. Table 10-17 defines what the significance of effect terms mean.

Table 10-17 Typical descriptions of landscape and visual effects

Significance of effect	Landscape effects	Visual effects
Major beneficial	Effects that result in a considerable improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the development.	Effects that result in a substantial improvement in the existing view.
Moderate beneficial	Effects that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.	Effects that result in a noticeable improvement in the existing view.
Minor beneficial	Effects that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.	Effects that result in a limited improvement in the existing view.
Negligible beneficial	Effects that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.	Effects that result in a barely perceptible improvement in the existing view.

Significance of effect	Landscape effects	Visual effects
Negligible adverse	Effects that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.	Effects that result in a barely perceptible deterioration in the existing view.
Minor adverse	Effects that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.	Effects that result in a limited deterioration in the existing view.
Moderate adverse	Effects that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.	Effects that result in a noticeable deterioration in the existing view.
Major adverse	Effects that result in a considerable deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.	Effects that result in a substantial deterioration in the existing view.

- 10.5.6.5 There may be cases where there is a balance between adverse and beneficial effects. In such cases, these have been recorded as neutral effects. Whether effects are adverse, beneficial or neutral has been determined by considering the way in which the changes are likely to affect the baseline.
- 10.5.6.6 Adverse effects are likely to occur where the Proposed Development introduces new elements or changes which are discordant or intrusive resulting in a deterioration to existing character or valued features of the landscape or of views and visual amenity.
- 10.5.6.7 Beneficial effects are likely to occur where the Proposed Development enhances the character of the landscape or existing views.
- 10.5.6.8 Paragraphs 5.37 and 6.29 of GLVIA3 [14] state that it is possible for effects to be neutral in their consequences for landscape and for visual receptors. Where a judgement of neutral effects has been reached, reference has been made to the contribution of the Proposed Development to the baseline and acknowledging the positive and negative aspects which have been considered.
- 10.5.6.9 Where the assessment has concluded that there will be no change on a receptor, this has been reported as no effect. This may, for example, be a consequence of changes to the design which has avoided impacts on receptors identified at the scoping stage.
- 10.5.6.10 Residual effects are those which remain even with embedded or primary mitigation at construction and year 15 of operation and which cannot be further mitigated by design or other measures in this time period.

10.5.7 Assumptions and limitations

- 10.5.7.1 This section sets out the assumptions which have been made and the limitations which inform the LVIA.
- 10.5.7.2 All fieldwork has and will continue to be undertaken from publicly accessible locations. Professional judgement has been used to assess residents' views, aided by maps, aerial photography and fieldwork observations.
- 10.5.7.3 Agreement has been sought on viewpoints through consultation with Norfolk County Council and Breckland District Council. Verifiable photomontages (Landscape Institute Type 4) will be prepared from a select number of the viewpoints proposed and these will be presented in the ES.
- 10.5.7.4 For the construction phase assessment, the assumptions are that construction activity will be undertaken across the draft Order Limits at the same time and during winter. This assumes that existing deciduous vegetation is not in leaf, thereby representing a worst-case assessment scenario.
- 10.5.7.5 For the assessment of effects at year 15 of operation, the assumption is that all new planting would have successfully established, having increased in height by 4.5 metres since year 1 of operation (i.e. 30cm of growth per year).
- 10.5.7.6 For decommissioning, it is assumed that the Proposed Development would no longer be operational. The exception would be the 132kV substations, which would remain in-situ and would be the responsibility of the Distribution Network Operator (DNO) and access tracks, which may remain in-situ, subject to agreement with landowners. A summary of potential residual significant effects as a result of the proposed 132kV substations and access tracks remaining in-situ has been provided in section 10.10.2. Should this assumption change, this will be assessed appropriately for the operational and decommissioning stages and the results of the assessment will be set out in the ES.
- 10.5.7.7 The solar PV modules and associated structures and equipment would be removed in a manner similar to the construction phase, requiring machinery and localised excavation. The proposed green infrastructure would not be removed as part of decommissioning. Therefore, the significance of effects on landscape and visual receptors would be the same or not greater than the construction phase. The conclusions of the construction assessment stand for the decommissioning effects as a reasonable worst-case scenario and there is therefore no separate decommissioning assessment. See section 10.10.2 for further information.
- 10.5.7.8 The PEIR has assumed a worst-case scenario on a case-by-case basis for each receptor regarding the location of the proposed 132kv substations which would remain in-situ and access tracks which may remain in-situ.
- 10.5.7.9 The assessment is based on the maximum parameters of the Proposed Development, taking account of embedded mitigation and Design Principles, to represent a reasonable worst-case.

10.6 Baseline conditions

10.6.1 Existing baseline conditions

10.6.1.1 To provide an assessment of the significance of any new development proposal in terms of landscape and visual effects, it is necessary to identify and understand the baseline conditions in and around the study area. This provides a reference state against which any potential changes can be assessed.

10.6.1.2 This section provides:

- An overview of the landscape and visual context within the study area for the LVIA.
- Summaries of the landscape baseline and the sensitivity of landscape receptors.
- Summaries of the visual baseline and the sensitivity of visual receptors.

Landscape designations

10.6.1.3 The location of the Proposed Development has been selected to intentionally avoid designated landscapes, in accordance with NPS EN-1 [7] section 5.10.

10.6.1.4 There are no statutory landscape designations (i.e. National Parks or National Landscapes) within the draft Order Limits or the study area. The Norfolk Coast National Landscape is located approximately 25km north of the draft Order Limits and the Broads National Park is located approximately 25km to the east. Due to the distance and intervening features, there are unlikely to be any impacts on these designated landscapes and an assessment and these receptors have therefore been scoped out of the LVIA as confirmed by the Planning Inspectorate in the Scoping Opinion.

10.6.1.5 There are no local landscape designations within the draft Order Limits or the study area. This does not discount the potential for parts of the landscape to be considered 'valued landscape' in the context of NPPF [10] paragraph 187(a), and this is addressed further in section 10.5 of this chapter.

Other relevant designations

10.6.1.6 Natural and cultural heritage designations that contribute to landscape character and visual amenity are listed in Table 10-18 and are shown in Figure 10.9 of this PEIR. Further detail regarding these designations is provided in Chapter 6 Biodiversity and Chapter 8 Cultural Heritage and Archaeology of this PEIR.

10.6.1.7 Other relevant designations and are referred in the descriptions of LLCAs set out in Appendix 10.2 of this PEIR. These designations have informed the assessment of the value attached to the landscape and people's views of the landscape relating to specific features of the landscape and factors such as cultural heritage and associations.

Table 10-18 Other relevant designations

Other designations and key landscape features within the study area	Direction and approximate nearest distance from the draft Order Limits
Registered Common Land	• Potters Fen, approximately 1.8km to the east. • The Fen, approximately 1.7km to the east. • Wells Green, approximately 2km to the north.
Land dedicated as 'access land' under the Countryside and Rights of Way Act, 2000 [3], to the west of Swaffham	• Woodland plantation, approximately 2km to the east of Swaffham.
Registered Parks and Gardens	• Narford Hall, approximately 1.6km to the north-west. • Pickenham Hall, approximately 3km to the south-west.
Scheduled Monuments	• Castle Acre Priory ('1015870') and Castle Acre Castle, town defences and Bailey Gate ('1017909'), approximately 3km to the north. • Deserted medieval village, Great Palgrave ('1002894'), directly adjacent to the north. • Site of Panworth Hall and medieval settlement ('1002892'), approximately 300m to the south-west. • Wendling Abbey ('1003964'), approximately 300m to the north-east. • Roman enclosure 1.2km north east of Panworth Hall ('1003965'), within the draft Order Limits to the south.
Conservation Areas	Conservation areas within the study area are located within the following settlements: • Swaffham, • Necton, • Castle Acre, • South Acre, • Little Dunham, • Shipdham, • Dereham, and • Watton. There are no conservation areas located within the draft Order Limits.
Listed Buildings	Grade I • Castle Acre Castle, approximately 3km to the north. Grade II* • Dunham Lodge, in Little Dunham, approximately 1.4km away. • The Old Hall, approximately 800m away at Little Fransham. Grade II • Canister Hall, in Little Dunham, approximately 1.4km away. • Little Palgrave Hall, approximately 1.5km to the north.. • Bradenham Hall, approximately 600m away at Bradenham. •
Sites of Special Scientific Interest (SSSI)	• Breckland Forest SSSI, directly adjacent, to the west of Swaffham. • The River Nar SSSI, approximately 4.2km to the north.

Other designations and key landscape features within the study area	Direction and approximate nearest distance from the draft Order Limits
	Honeypot Wood SSSI, approximately 820m to the north-east.
Breckland Special Protection Area (SPA)	Breckland SPA, directly adjacent to the Western Panel Area to the west of Swaffham.
Norfolk Valley Fens Special Area of Conservation (SAC)	Norfolk Valley Fens SAC, approximately 1.7km to the south-west.
Semi-natural ancient woodland sites	- High Grove Wood, directly adjacent the draft Order Limits to the south-west. - Necton Wood, directly adjacent to the draft Order Limits, to the north-east of Necton. - Honeypot Wood, approximately 820m to the north-east.
Peddars Way and Norfolk Coast Path National Trail	Intersects the Central Panel Area, connecting Castle Acre and North Pickenham.
Nar Valley Way long distance trail	The Nar Valley Way intersects the study area at Castle Acre and runs east to west along the River Nar valley.
National Cycle Network (NCN) Route 13	Route 13 of the NCN intersects the study area in the east and south connecting the settlements of Dereham and Bradenham.

Current baseline

- 10.6.1.8 This section provides an overview of the different aspects which inform the landscape character and visual context within the study area, the development of which is described in section 10.4. This includes baseline information on relevant landscape designations at the national and local level. It then provides a summary of the landscape character baseline, with reference to published studies and LLCAs defined by the Applicant, and the visual receptor groups and representative viewpoints which have informed the assessment of effects. This section considers the baseline conditions for the Proposed Development as a whole, rather than for each individual component of the Proposed Development.

Topography and hydrology

- 10.6.1.9 Figure 10.2 of this PEIR shows the topography and hydrology across the study area.
- 10.6.1.10 Topography across the study area is defined by watercourses to the north, south, east and west, with associated tributaries running through the study area. The rivers and tributaries have influenced the development of the landscape with flatter areas between tributaries which comprise predominantly arable land use with medium to large-scale fields of regular and often rectilinear form. The narrow valley landform along tributaries typically comprises smaller fields of pasture with more complex field patterns, linear woodland features, increased woodland cover overall and sparse settlement.
- 10.6.1.11 The study area includes some of the highest points above sea level in Norfolk which is reflected in place names such as High Green located to the north west of Wendling at around 74m AOD and High Green located to the south east of

Bradenham at around 82m AOD. High Grove woodland is located to the south of Bradenham at around 94m AOD.

- 10.6.1.12 The River Nar valley is located north of the study area and intersects its boundary at the north western edge where the valley floor is around 30m AOD. The topography rises from the River Nar valley floor southwards towards the centre of Swaffham at around 77m AOD at its highest point.
- 10.6.1.13 The River Wissey is located to the south of the study area with a substantial part of the central study area forming the catchment for the river and land falling to the valley formation with a network of tributaries throughout. There are high points at Little Dunham at around 100m AOD, Little Fransham at around 76m AOD and High Green, to the south east of Bradenham, at around 82m AOD. The land falls towards the valley floor of the River Wissey at around 30m AOD as it flows through South Pickenham and Great Cressingham in the south western parts of the study area.
- 10.6.1.14 Landform at the north eastern edge of the study area is influenced by tributaries of the River Wensum and the River Tud. The land surrounding the High Green property located to the north west of Wendling is around 74m AOD and falls away to the valley floor of the River Wensum, which is around 34m AOD at the north western edge of Dereham.
- 10.6.1.15 Landform across the southern and south eastern edge of the study area comprises a plateau which extends from Ashill at around 75m AOD to Whinburgh at around 60m AOD. The plateau extends across Shipdham, Thorpe Row and Daffy Green in the south-eastern parts of the study area.
- 10.6.1.16 Landform at the western edge of the study area falls away from Swaffham at around 77m AOD to the west towards the River Ouse which is located approximately 10km from the boundary of the study area. The landform at the western edge of the study area is around 20m AOD at RAF Marham.

Geology and soils

- 10.6.1.17 Figure 10.3 of this PEIR shows the geology across the study area.
- 10.6.1.18 Geology and soils are fundamental to the character of the landscape. As identified on British Geological Survey mapping [25] and Figure 10.3 of this PEIR, the underlying geology across the majority of the study area is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation. This is sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period. This band of bedrock extends from Drymere in the western part of the study area, to the eastern edge of Dereham and extent of the study area. The bedrock band covers the study area from north to south, extending beyond Fakenham to the north, approximately 18km from the study area and Sudbury to the south, approximately 60km from the study area.
- 10.6.1.19 The western part of the study area, from Drymere to Marham, is located across Holywell Nodular Chalk Formation and New Pit Chalk Formation. This is sedimentary bedrock formed between 100.5 and 89.8 million years ago during the

Cretaceous period. This band of bedrock covers the western part of the study area from north to south, extending to the coast to the north, approximately 30km from the study area and to Dullingham to the south, approximately 50km from the study area.

- 10.6.1.20 The porosity of underlying chalk formations has resulted in minimal permanent waterbodies across the study area. The natural erosion of bedrock over time has resulted in smooth and gently rolling topography and shallow valleys into rivers.
- 10.6.1.21 As identified on British Geological Survey mapping [25], the majority of the study area is located across an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. Alluvium deposits exist along watercourses through the study area.
- 10.6.1.22 As identified on LandIS mapping [26], loamy and sandy soils with naturally high groundwater and a peaty surface cover watercourses across the study area. This includes the River Wissey and associated tributaries in the central and southern parts of the study area, tributaries of the River Wensum and River Tud in the eastern parts of the study area and the River Nar in the northern part of the study area.
- 10.6.1.23 Swaffham is located on freely draining, sandy Breckland soils which extend to the north-west and south-west of the settlement. Further to the west, shallow, lime-rich soils extend to the edge of Beachamwell and Upper Marham.
- 10.6.1.24 Across the central and eastern parts of the study area there is a band of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. This extends across higher parts of the study area including Beeston, Little Dunham, Little Fransham, Shipdham and Saham Waite. Slightly acidic loamy and clayey soils with impeded drainage are present across lower areas of the study area, beyond watercourses. This includes Sporle, Saham Hills, Wendling and Dereham and seasonal flooding is therefore common at these locations, which was noted during winter fieldwork.
- 10.6.1.25 Further details of the underlying bedrock and soils across the study area, including quality of agricultural soils, are outlined in Chapter 5 of this PEIR on Agricultural Land and Soils. The soil type and drainage characteristics will influence the selection of appropriate plant species for seeding and planting as part of the Proposed Development. This is addressed in the draft oLEMP. The management of soils to protect characteristics during construction is outlined in the outline Construction Environmental Management Plan (oCEMP).

Land cover

- 10.6.1.26 Figure 10.4 of this PEIR shows land cover and vegetation patterns across the study area.
- 10.6.1.27 The study area is predominantly arable agricultural land with boundaries formed by hedgerows and small scattered woodland blocks. To the west of Swaffham, the study area is predominantly wooded, forming part of the extensive Drymere forest

within the Brecks. The forest plantation at Drymere typically follows field boundaries and is therefore rectilinear in form.

- 10.6.1.28 The disused Lynn and Dereham railway line runs through the study area from east to west, close to Swaffham, Sporle, Little Dunham and Wendling. The A47 now runs along its route from Wendling towards the centre of Dereham. The disused Bury and Thetford railway line also runs through the study area, heading south east from Swaffham to the centre of Watton. Large parts of both disused railway lines now form linear belts of woodland through the study area.
- 10.6.1.29 Areas of pasture and an increase in woodland cover is notable within the valley of the River Nar to the north, the River Wissey, and associated tributaries in the southern and eastern parts of the study area and the River Wensum and associated tributaries in the north east.

Land use and settlement

- 10.6.1.30 Figure 10.5 of this PEIR shows land use and settlement across the study area.
- 10.6.1.31 The study area includes the market towns of Swaffham in the west and Dereham in the east. The town of Watton is located at the southernmost edge of the study area. These are the largest and most densely populated settlements within the study area with settlement elsewhere comprising rural villages and scattered farms and houses. Further detail is provided on the character of individual settlements within Appendix 10.2 Landscape Baseline and Effects.
- 10.6.1.32 The study area is largely rural, predominantly comprising arable agricultural land. Fields of pasture are generally located at settlement fringes or along watercourses. West of Swaffham land use comprises substantial areas of forestry at Drymere, managed by the Forestry Commission and with public access. RAF Marham is located at the western edge of the study area and former RAF North Pickenham is located centrally and is now being used as a wind farm. There is a further wind farm located at the northern fringe of Swaffham.

Movement and connectivity

- 10.6.1.33 Figure 10.6 of this PEIR shows movement and connectivity across the study area.
- 10.6.1.34 The A1065 runs north to south through the centre of Swaffham in the west of the study area, connecting to South Acre and Castle Acre in the north. The A47 is a trunk road which runs east to west passing by Narborough in the north west, Swaffham in the west and Dereham at the eastern edge of the study area. The A47 provides connectivity between villages of Sprole, Necton, Little Fransham, High Green, Wendling, Bushy Common and Scarning which are all located along its route.
- 10.6.1.35 Movement and connectivity across the rest of the study area comprises a network of rural lanes between villages.
- 10.6.1.36 There are no operational railway lines within the study area, but disused railway lines now form wooded corridors across the area. The disused Lynn and Dereham

railway heads east to west, close to Swaffham, Sporle, Little Dunham and Wendling and the disused Bury and Thetford railway line heads south-east from Swaffham to Watton.

- 10.6.1.37 The study area includes a comprehensive network of PRoW across the western part around Swaffham, Beachamwell, Narborough and Castle Acre. The eastern part of the study area has very few PRoW, which are generally at the fringes of Little Dunham, Little Fransham, Ashill and Dereham.
- 10.6.1.38 There is registered common land at Potters Fen and The Fen, at the western edge of Dereham and Wells Green approximately 1.5km north of Sporle.
- 10.6.1.39 Dereham Forest in the west of the study area is dedicated 'access land' under the Countryside and Rights of Way Act, 2000 and provides users with pathways through large areas of woodland plantation.
- 10.6.1.40 The Peddars Way and Norfolk Coast Path National Trail intersects the centre of the study area from north to south, through Castle Acre, east of Swaffham and through North Pickenham.
- 10.6.1.41 The Nar Valley Way is a long-distance trail which intersects the study area at Castle Acre and runs east to west along the River Nar Valley.
- 10.6.1.42 NCN Route 13 intersects the eastern and south-eastern parts of the study area, along Watery Lane, Shipdham Lane, New Lane and Hills Road.

Tranquillity

- 10.6.1.43 Figure 10.7 of this PEIR shows the levels of relative tranquillity across the study area. These descriptions are based on fieldwork observations and CPRE, The Countryside Charity's tranquillity mapping.
- 10.6.1.44 Tranquillity generally increases away from the towns of Swaffham, Dereham and Watton and away from the A47 and A1065 corridors. RAF Marham influences lower levels of tranquillity in the west of the study area with low flying military aircraft a common occurrence.
- 10.6.1.45 The majority of the study area is a productive agricultural landscape. Activity and the presence of large machinery and equipment is therefore commonplace within fields and on local roads.
- 10.6.1.46 400kV pylons cross the study area from the north west to the east, just south of Dereham and there are wind turbines north of Swaffham at North Pickenham wind farm, in the central part of the study area. These tall features are often visible in longer distance views, reducing the sense of wildness, remoteness and tranquillity across the study area.
- 10.6.1.47 Higher levels of tranquillity are experienced away from settlement and close to watercourses where the landscape has maintained a greater sense of wildness and remoteness and has intact natural features.

- 10.6.1.48 Overall, the study area has varying levels of tranquillity with relative higher levels experienced in more remote areas away from settlement and infrastructure. The lowest levels are experienced at the largest settlements of Dereham in the east, and Swaffham in the west and these settlements are connected by the A47 which forms a corridor of lower tranquillity. The presence of tall urban features within views and low flying military aircraft affects the levels of wildness experienced across some of the relative more tranquil parts of the study area away from settlements.
- time baseline

Night time lighting

- 10.6.1.49 Figure 10.8 of this PEIR shows the night time darkness levels across the study area. Descriptions are based on fieldwork observations and CPRE, The Countryside Charity's Tranquillity Map of England [27].
- 10.6.1.50 CPRE, The Countryside Charity's England's Light Pollution and Dark Skies Map [28] shows light levels across England, which range from colour band 1 (>32 (Brightest)) to colour band 9 (< 0.25 (Darkest)) and are expressed as NanoWatts/cm²/steradian (sr).
- 10.6.1.51 The main sources of lighting within the study area include street lighting, vehicles travelling along roads, residential lighting and lighting associated with commercial and industrial uses. Light levels across the study area range from colour band 8 (16 – 32) to colour band 1 (<0.25 (Darkest)). The brightest areas coincide with the towns and villages within the study area and the darkest areas across arable land and woodland away from settlement. Areas identified as the darkest colour band are generally small pockets of land rather than continuous bands through the landscape. The lack of street lighting along rural lanes and large sections of the A47 which are not lit, contribute to low levels of night time lighting across the study area.
- 10.6.1.52 The draft Order Limits fall predominantly within colour bands 1, 2 and 3, which indicates low levels of artificial lighting and brightness.

Landscape character

- 10.6.1.53 This section summarises the information gathered and assessed to describe the landscape character across the study area at the national, regional, district and local scales. It defines which landscape receptors form the basis of the assessment and summarises the value attached to these receptors, with reference to the criteria set out in Table 10-6 of this PEIR.
- 10.6.1.54 The study area is large and diverse and has been studied at various scales by different bodies. This LVIA has assessed the likely impact and effects on landscape character according to the following hierarchy:
- National, with reference to NCA profiles.
 - District, with reference to LCA defined by Breckland District Council and Borough Council of Kings Lynn and West Norfolk.

- Local, with reference to LLCA defined by the Applicant, which have been informed by published landscape character assessments at the national, regional and district level.

10.6.1.55 Detailed descriptions of each landscape character receptor, its key characteristics, the value attached to the landscape and the likely impacts and effects of the Proposed Development are reported in Appendix 10.2 Landscape Baseline and Effects. This identifies the position of each receptor in the hierarchy and its relationship with other receptors at each scale with a summary provided at the end of this section.

Published Landscape Character Assessments

10.6.1.56 Relevant national, regional and district level published landscape character assessments have been reviewed to identify the key features and characteristics across the study area.

National Character Areas

10.6.1.57 Natural England has divided the country into 159 NCAs. Paragraph 5.14 of GLVIA3 [14] states that “*broad-scale assessments at national or regional level can be helpful in setting the landscape context, but are unlikely to be helpful on their own as the basis for LVIA – they may be too generalised to be appropriate for the particular purpose*”.

10.6.1.58 As shown in Figure 10.10 National Character Areas, the draft Order Limits are of such a scale that the draft Order Limits and the majority of the study area lies within two NCAs. These NCA have therefore been scoped into the assessment of landscape effects.

NCA 84: Mid Norfolk

10.6.1.59 The key characteristics of NCA 84 are summarised as a broadly flat, glacial till plateau dissected by river valleys. The landscape is a tranquil agricultural landscape with extensive areas of arable land and much of the arable land is ancient countryside, enclosed in the 14th century forming a patchwork field system, sinuous lanes and mixed hedges with hedgerow trees.

10.6.1.60 The NCA Profile [29] notes that there is “*A mix of villages and many isolated farmsteads within a complex minor road network, with a traditional pattern of market towns connected by main roads, and the city of Norwich providing a centre for cultural and economic activity*” and a “*Dense network of public rights of way including bridleways and the Peddars Way and Norfolk Coast Path National Trail*”.

10.6.1.61 The NCA Profile includes the following relevant Statements of Environmental Opportunity (SEO):

- SEO 1: Work with the local farming community to safeguard future food production, while conserving and enhancing the traditional rural character, long views and strong sense of tranquillity in this area of long-settled, ancient

countryside. Manage and enhance farmland habitats – including hedgerows and woodland, field margins and pastoral river corridors – to enhance the area for farmland species (including pollinators), improve water quality and availability in the rivers and aquifer, manage soil erosion and quality, and address the impacts of climate change.

- SEO 2: Maintain, enhance and restore priority habitats including woodlands, areas of remnant heathland, and the nationally and internationally important Norfolk Valley Fens and chalk river systems (including the River Wensum), and seek opportunities to connect fragmented sites, improving the area for biodiversity, geodiversity and recreation, and enhancing landscape character and resilience to climate change.
- SEO 3: Encourage a sympathetic approach to development that maintains traditional Norfolk character and improves sustainable recreational use, while protecting historic assets, geodiversity and biodiversity.

NCA 85: The Brecks

- 10.6.1.62 The key characteristics of NCA 85 are summarised as a largely open, gently undulating landscape with subtle long slopes that lead to alluvial flats containing shallow, meandering wooded river valleys. The landscape includes vast commercial conifer plantations that form a forest landscape. The regular and geometric shape and form of woodland forms wooded horizons and often framed views into adjacent landscapes.
- 10.6.1.63 The NCA Profile [30] notes *“The main population centre is Thetford with road and rail links radiating out from the town. The settlement pattern is sparse with nucleated villages scattered along the river valleys. Farm buildings and churches have considerable impact, but elsewhere the landscape is very empty. Large military air bases are a feature”* and that *“Away from the main A-road transport corridors where traffic is consistently busy including the A11, A1065 and A134, the area remains still and peaceful. On the approach roads to Swaffham, Watton and Thetford, vertical structures, including communications masts and the Swaffham and North Pickenham wind turbines, dominate the landscape”*.
- 10.6.1.64 The NCA Profile includes the following relevant SEOs:
- SEO 1: Conserve, enhance and increase public awareness of the distinctive historic landscape of the Brecks, which is of national and international significance, through securing and expanding its unique and varied habitat mosaic, protecting and managing its sensitive periglacial landscape and rich historic environment.
 - SEO 2: Manage the Brecks’ distinctive agricultural landscape to benefit biodiversity and soil and water quality, by promoting sustainable but productive farming practices that are able to adapt to changing agricultural economics, the considerable challenge of climate change and the increasing water stress within the NCA.

- SEO 3: Manage the Brecks' forest plantations and woodlands to combine commercial forestry and fuel production with a mix of habitats for rare and endangered plants and animals, enhancing both their capacity and capability as a national recreational resource and their role in climate change adaptation and regulation.
- SEO 4: Encourage measures which lead to the enhancement of landscape character and the historic environment, the sense of place and tranquillity, and the conservation of historic features when considering the design and location of new development and infrastructure and land management options, securing multiple benefits through the provision and management of high-quality green infrastructure networks.

10.6.1.65 In addition, NCA 76: North West Norfolk covers the north western corner of the study area and is located within 1.5km at its closest point. It is unlikely that there would be likely significant effects on NCA 76 as a result of the construction, operation or decommissioning of the Proposed Development. This is due to the large scale and small proportion of these NCAs which coincide with the study area and the draft Order Limits. NCA 76 is not therefore considered further within this LVIA.

Regional

10.6.1.66 At a regional scale, the East of England Landscape Framework identifies a series of Landscape Types (LT). These LTs are intended to provide a framework within which county and district character assessments are prepared. They are too broad to assess the effects of the Proposed Development and they have been reviewed to understand how they influence the LCAs identified at a local level. There is no landscape character assessment at the county scale for Norfolk.

10.6.1.67 The following LTs cover the study area:

- Lowland Village Chalklands
- Valley Meadowlands
- Wooded Peat Fen
- Forested Estate Sandlands
- Plateau Estate Farmlands
- Wooded Plateau Claylands
- Valley Settled Farmlands

District

10.6.1.68 The Breckland District Landscape Character Assessment, which was published in 2007 [31], describes landscape character at the district level. The report presents six landscape character types, defined as areas with a relatively homogeneous character, which are subdivided into geographically defined LCA. LCAs defined within this document which cover the study area are shown on Figure 10.11 of this PEIR.

- 10.6.1.69 The information within the Breckland Landscape Character Assessment has been reviewed, updated and expanded to determine the value attached to the landscape at this scale in line with current best practice.
- 10.6.1.70 The review of the Breckland District Landscape Character Assessment has identified 14 LCAs which coincide with the study area. This information is set out in detail in Appendix 10.2 Landscape Baseline and Effects. Table 10-19 summarises the value attached to the landscape for each of the 14 LCAs which coincide with the study area.

Table 10-19 Breckland District LCAs

LCA reference and name	Value attached to the landscape
LCA A3: River Wissey	Medium
LCA A4: River Wensum and Blackwater	High
LCA B4: River Blackwater Tributary Farmland	Medium
LCA B5: River Wissey Tributary Farmland	Medium
LCA B6: River Wensum and Tud Tributary Farmland	Medium
LCA B7: River Nar Tributary Farmland	Medium
LCA D1: Swaffham Heath	High
LCA D2: Stanta Heath	High
LCA E4: Wayland Plateau	Medium
LCA E5: Central Breckland Plateau	Medium
LCA E6: North Pickenham Plateau	Medium
LCA E7: Beeston Plateau	Medium
LCA E8: Dereham Plateau	Medium
LCA F1: River Nar Valley	High

- 10.6.1.71 The Kings Lynn and West Norfolk Borough Landscape Character Assessment, which was published in 2007, describes landscape character at the district level. The report presents 11 landscape character types, defined as areas with a relatively homogeneous character, which are subdivided into component LCAs. LCAs defined within this document which cover the study area are shown on Figure 10.11 of this PEIR.
- 10.6.1.72 The information within the Kings Lynn and West Norfolk Borough Landscape Character Assessment has been reviewed, updated and expanded to determine the value attached to the landscape at this scale in line with current best practice.
- 10.6.1.73 The review of the Kings Lynn and West Norfolk Borough Landscape Character Assessment identified four LCAs which coincide with the study area. This

information is set out in detail in Appendix 10.2 Landscape Baseline and Effects. Table 10-20 summarises the value attached to the landscape for each of the four LCAs which coincide with the study area.

Table 10-20 Kings Lynn and West Norfolk Borough LCAs

LCA reference and name	Value attached to the landscape
LCA E2: Saddlebow and Wormegay	Medium
LCA G3: Gayton and East Winch	Medium
LCA H2: Fincham	Medium
LCA I9: Little Massingham and Castle Acre	Medium

Local Landscape Character Areas

- 10.6.1.74 Whilst LCAs defined at the district level are relatively consistent in scale, they are broad and are not sufficiently detailed to draw distinctions at the local level. The study area has been sub-divided into 27 LLCAs defined by the Applicant to provide a finer grain and more proportionate scale to the Proposed Development. They are generally subdivisions of the district LCAs have been informed by fieldwork carried out between November 2024 and February 2025. The LLCAs defined in this document which cover the study area are shown on Figure 10.12 of this PEIR.
- 10.6.1.75 The finer grain of the LLCAs also means that they provide detail which has informed the emerging design of the Proposed Development, including the design principles, environmental mitigation and enhancement opportunities.
- 10.6.1.76 The key characteristics, value, susceptibility to change, and sensitivity of each LLCA and how they relate to the LCAs defined in published landscape character assessments are provided in Appendix 10.2 Landscape Baseline and Effects. Table 10-21 summarises the value attached to the landscape for each of the 27 LLCAs defined by the Applicant.

Table 10-21 Applicant defined LLCAs

Landscape receptor	Value attached to the landscape
LLCA 01: Beachamwell	Medium
LLCA 02: Castle Acre and River Nar Valley	High
LLCA 03: Central Breckland Plateau	Medium
LLCA 04: Dereham	Medium
LLCA 05: Former RAF North Pickenham	Low
LLCA 06: Little Dunham Parkland	High
LLCA 07: Narborough	Medium

Landscape receptor	Value attached to the landscape
LLCA 08: Necton	Medium
LLCA 09: North Pickenham Plateau	Medium
LLCA 10: Northern River Wissey Tributary Farmland	Medium
LLCA 11: Pickenham Plateau	Medium
LLCA 12: RAF Marham	Medium
LLCA 13: River Blackwater Tributary Farmland	Medium
LLCA 14: River Nar Tributary Farmland	Medium
LLCA 15: River Wensum and Blackwater	Medium
LLCA 16: River Wensum and Tud Tributary Farmland	Medium
LLCA 17: Shipdham	Medium
LLCA 18: Southern River Wissey Settled Tributary Farmland	Medium
LLCA 19: Southern River Wissey Tributary Farmland	Medium
LLCA 20: Sporle	Medium
LLCA 21: Stanta Heath	Medium
LLCA 22: Swaffham	Medium
LLCA 23: Swaffham Heath Farmland	Medium
LLCA 24: Swaffham Heath Plantation	High
LLCA 25: Swaffham Heath Plantation Farmlands	Medium
LLCA 26: Watton	Medium
LLCA 27: Western River Wissey Settled Tributary Farmland	Medium

Summary of landscape receptors

- 10.6.1.77 There are no statutory or local landscape designations within the study area and therefore no areas where the value attached to the landscape is very high.
- 10.6.1.78 The landscape within the study area largely comprises agricultural land with small villages scattered between the market towns of Swaffham and Dereham. The topography is defined by underlying chalk bedrock and gravel and alluvial deposits crossed by watercourses including the River Nar to the north, the River Wissey to the south west and the River Wensum and Blackwater to the north east, with associated tributaries running through the study area. Flatter areas between tributaries comprise predominantly arable land use with medium to large-scale fields of regular and often rectilinear form. Narrow valley landforms along tributaries support smaller scale fields of pasture with complex field patterns,

linear woodland features and increased woodland cover overall and are sparsely populated. The western part of the study area includes substantial woodland cover coinciding with the forest plantations of the Breckland. The towns of Swaffham and Dereham are connected by the A47 trunk road, which runs east to west across the study area forming a corridor where there are lower levels of relative tranquillity. The A1065 runs north to south through the centre of Swaffham, impacting levels of tranquillity locally along its corridor.

- 10.6.1.79 At the national level, most of the study area is covered by NCA 84: Mid Norfolk. The value attached to the landscape has been assessed as medium. The western part of the study area is covered by NCA 85: The Brecks. The value attached to the landscape has been assessed as high.
- 10.6.1.80 There are 18 LCAs identified at the district level in the Breckland District Landscape Character Assessment and Kings Lynn and West Norfolk Borough Landscape Character Assessment, which cover the study area. The value attached to these published LCAs ranges from medium to high.
- 10.6.1.81 At the local level, the study area has been broken down further into 27 LLCAs. The value attached to these LLCAs ranges from low to high, influenced by factors including designations and the extent and type of existing development. The LLCAs with a high value are generally associated with heritage or ecological designations and also have recreational value.

Visual baseline

- 10.6.1.82 This section describes the visual baseline with reference to the visual receptors and representative viewpoints which have been identified within the study area through a review of ZTVs and fieldwork surveys carried out to date.

Zones of theoretical visibility

- 10.6.1.83 ZTVs were prepared as described in sections 10.4.1.3 to 10.4.1.5.
- 10.6.1.84 The ZTVs have been used to help identify sensitive visual receptor groups and locate representative viewpoints. Fieldwork surveys have shown that other vegetation not modelled into the ZTV, for example along field boundaries and in private gardens, further reduces the extent of visibility. This is recorded in the baseline sections of Appendix 10.3 Visual Baseline and Effects.

Visual receptors

- 10.6.1.85 People (visual receptors) likely to experience views of the construction, operation or decommissioning of the Proposed Development were identified through interrogation of the ZTVs and fieldwork, and subsequently categorised into the following types:
- People travelling along PRoW which are promoted routes
 - People travelling along PRoW which are not promoted routes
 - Residents of local communities

- People using public open spaces
- People travelling through the area on main roads
- People travelling through the area on local roads

10.6.1.86 A preliminary description of the baseline view experienced by each visual receptor group is provided in Appendix 10.3 Visual Baseline and Effects. Where a collection of visual receptors in the same category is likely to experience similar views, these have been grouped. Further detail will be added to these baseline descriptions following winter and summer fieldwork in 2025 and this will be provided in the ES.

Representative viewpoints

10.6.1.87 Viewpoints have been identified and used to inform the assessment of visual effects. The locations of these viewpoints, which are shown in Figure 10.15 of this PEIR, have been agreed with Norfolk County Council and Breckland District Council following a meeting in September 2024 and subsequently through email correspondence. The councils suggested a further 12 representative viewpoints for consideration, of which three additional viewpoints have been included within this PEIR. Table 10-5 in section 10.1 provides the Applicants response in relation to each of the proposed additional viewpoints.

10.6.1.88 Representative viewpoints have been selected to represent a range of close, middle and long-distance views from various receptor groups including residents of local communities, recreational users and people travelling through the area. In some cases, a viewpoint may be selected as it is representative of more than one visual receptor group. An example of this is where a PRoW is close to houses or where larger numbers of viewpoints cannot all be included individually and where the likely significant effects are unlikely to differ. Sequential views from key roads and promoted PRoWs have been considered with reference to relevant representative viewpoints.

10.6.1.89 The value attached to views varies across the study area and is specific to each location. It has been established at the baseline stage, independent of the nature or activity of the receptor and of the Proposed Development. There is some relationship between the value attached to the landscape and people's views of the landscape, and this is explained on a case-by-case basis in Appendix 10.3 Visual Baseline and Effects. The susceptibility of visual receptors to change, which together with the value attached to views informs their sensitivity, is defined in the assessment of visual effects and summarised in Table 10-22 below.

10.6.1.90 Photographs of the existing baseline view will be included in the ES for each representative viewpoint in winter and summer. These will be presented as Landscape Institute Type 1 annotated photographs. Baseline photographs captured during winter fieldwork in late 2024 and early 2025 and summer fieldwork between June and August 2025 will be presented in the ES.

10.6.1.91 Verifiable photomontages (Landscape Institute Type 4) will be prepared for a selection of viewpoints (winter and summer). As agreed with Norfolk County Council and Breckland District Council visualisations will be prepared for

viewpoints VP02, VP06, VP07, VP13, VP16, VP21, VP25, VP29, VP33, VP34, VP38, VP45 and VP46, which will be presented within the ES.

Summary of the visual baseline

- 10.6.1.92 The draft Order Limits, which span a large area, have been divided into the Northern, Southern, Eastern, Western and Central Panel Areas, as shown on Figures 2-1 to 2-6 of this PEIR. These areas are further broken down into individual parcels of land with unique codes which are referenced throughout. They have been used to help structure and summarise the visual baseline and the likely visual effects described in section 10.8.4 of this chapter.

Northern Panel Area

- 10.6.1.93 The Northern Panel Area is located between Necton in the west and Scarning in the east.
- 10.6.1.94 Parcel N-01 is located to the north of the A47 trunk road. Views from the north of N-01 are limited due to landform and intervening vegetation. There is also a lack of PRow to the north. There are views across agricultural land with intervening woodland blocks to the east of N-01, which represents recreational receptors on PRow around Wendling.
- 10.6.1.95 Parcel N-02 is located south of the A47 with Love Lane running along its western boundary. Views from the north of N-02 are limited to views from the A47 for road users and residents of properties along Swaffham Road. These views are represented by VP12 and VP14. Visual receptors with views from the south towards N-02 include road users travelling along Love Lane, where there are open views across agricultural fields.
- 10.6.1.96 Parcels N-03 and N-04 are located to the west of Hulver Street. Residential receptors and road users along Dereham Road have views of N-03 and N-04 to the north. To the south, visual receptors include residents of properties and road users along Hulver Street. There is vegetation along the road and properties have boundary vegetation. Views towards the parcels are therefore filtered but the parcel lies adjacent to property boundaries and approximately 30m from the road.
- 10.6.1.97 Parcels N-05, N-06, N-07, N-08, N-09 and N-10 are located to the south-east of Little Fransham. Views from the north of N-05, N-06, N-07 and N-08 are represented by VP72, VP17 and VP18 and include residential receptors at Little Fransham, recreational receptors on PRow and road users. Views are generally filtered by intervening vegetation. Views from the south of N-09 and N-10 are generally limited due to a lack of PRow. There are filtered views towards the area from VP73, which is representative of residential receptors at Ivy Todd and West End. Views from the south from properties on Hulver Street and road users are represented by VP15. Views from the east of N-08 are limited to road users due to the lack of PRow or residential properties in the area. These views are represented by VP60.

Southern Panel Area

- 10.6.1.98 The Southern Panel Area is located between Ashill in the west and Shipdham in the east.
- 10.6.1.99 Parcel S-08 is located adjacent Saham Hills. There are residential receptors to the east, west and south of the parcel along Hills Road, Watton Road and Pages Lane. Properties generally have boundary vegetation allowing residents some filtered views across agricultural land. Residential receptor views are represented by VP42, VP43 and VP44. There are PRoW to the north of the parcel with recreational receptors represented by VP42.
- 10.6.1.100 Parcels S-07 to S-17 are located to the north-east of Ashill. Views from the north are limited due to landform and woodland blocks. There are few sensitive receptors due to a lack of PRoW and sparse settlement pattern. Views from the north are represented by VP37 along Hale Road. Views from the south are limited due to the hedgerow-lined track which runs along the southern boundary with medium-range views represented by VP54. There is a single PRoW to the east users of which have views of the Panel Area represented by VP41. To the west, views are represented by VP38 and VP49 for road users along Hale Road and recreational users of Ashill Common. VP40 represents residential receptors who are within proximity to the panel areas and have existing views across adjacent arable fields.
- 10.6.1.101 Parcels S-06 and S-05 are located to the south of Bradenham and to the north and west of High Grove woodland. Views from the north are filtered by vegetation with views from residential properties, for road users and a single PRoW represented by VP36 and VP56. High Green is located to the east of these parcels and the views of residents and road users are represented by VP35. To the south, there are limited views towards the Panel Area. VP55 represents users of the PRoW and road users who may have glimpsed views across arable fields.
- 10.6.1.102 Parcels S-03 and S-04 are located at High Green, residential views from properties at Bradenham to the north-west are represented by VP33. Road users and residential properties along the rural lane to the west are represented by VP35. To the east Bradenham Road there are a small number of residential properties, residents of which have views across arable fields towards the parcels; these views are represented by VP34. Little Hale is located to the south of these parcels and includes residential properties which have substantial boundary vegetation. There is also a PRoW which heads southwards from Little Hale and connects into a rural lane. Views for these receptors are represented by VP57.
- 10.6.1.103 Parcels S-01 and S-02 are located to the east and west of Comar Lane, with the River Wissey to the south, passing through part of S-01. Views from residential properties and road users to the south are filtered by intervening woodland blocks and field boundaries, which views are represented by VP34. There are some middle-distance views towards the parcels from Daffy Green, which are represented by VP58. Views from residential properties and road users to the north are represented by VP32, which is located on Comar Lane. The topography, lack of roadside vegetation and alignment of properties provides existing open views across arable fields from the north. From the west of the parcels, residents of Comar Cottage, Bradenham and properties along Comar Lane are represented by

VP33. Properties at Bradenham are enclosed by vegetation and have limited views towards the parcels. Residents of Comar Cottage and along Comar Lane have open agricultural land at the western edge of S-01.

Eastern Panel Area

- 10.6.1.104 Parcels E1 and E-02 are located between Dereham Road, Bradenham Lane and Hulver Street. There is vegetation along Dereham Road to the north and further dense woodland adjacent Abbey Farm, limiting visibility of the parcel from the north. To the east and south, views of people travelling along Bradenham Lane and residents of properties along Bradenham Lane are represented by VP23. There are limited views from the west due to the large amount of vegetation between the parcel boundaries and Hulver Street to the west.
- 10.6.1.105 Parcels E-03, E-04, E-05, E-06 and E-07 are located south of Dereham Road and north of Shipdham Lane. From the north receptors include road users and residents of properties along Hulver Street, which are represented by VP15. Views from the south include residents of High House Farm and road users travelling along Shipdham Lane, represented by VP21. There are limited visual receptors to the east of these parcels due to a lack of PRow, residential properties or roads. However, residents on the northern side of Shipdham Lane and road users along Shipdham lane to the south-east are represented by VP22 and VP28. The views of road users travelling along Bradenham Lane are represented by VP20 and VP60. There are limited other sensitive visual receptors to the west of these parcels.
- 10.6.1.106 Parcels E-08 and E-09 are located south of Scarning. Views from the north are limited due to topography and intervening vegetation. There is a lack of PRow to the north with views towards the parcels. Residential properties include Park Farm and properties along The Watlings, views from which are represented by VP24 and VP25. There are no visual receptors identified to the west of these parcels due to a lack of PRow, residential properties or roads. From the south there are residential properties along Shipdham Lane with heavily filtered views towards the parcels and road users who have glimpsed views in the same direction. These views are represented by VP28. To the east of the parcels there is a PRow alongside the parcel boundary from which there are filtered views to the west, represented by VP26. Further visual receptors on the edge of Dereham are represented by VP62 and VP70. These viewpoints capture views of towards the draft Order Limits from the edge of Dereham with these parcels being closest.
- 10.6.1.107 Parcel E-10 is located adjacent Daffy Green. There are properties to the south-east along Herne Lane and several PRows that cross arable land. Views towards the parcel are typically filtered by intervening boundary vegetation. These views are represented by VP31. To the north and east of the parcel, residents of properties on Shipdham Lane have views filtered by boundary and roadside vegetation. These visual receptors are represented by VP29 and VP30. To the east, views from the PRow network and properties on the edge of Dereham are represented by VP67. These views are heavily filtered by intervening field boundary vegetation. To the north-east there are heavily filtered views towards the parcel from Broadway Farm, which are represented by VP59.

Western Panel Area

- 10.6.1.108 The Western Panel Area is located between Swaffham in the east and RAF Marham in the west.
- 10.6.1.109 Views from the north of the area are limited by landform and the woodland blocks, which are scattered across the landscape. There are some glimpsed views towards the draft Order Limits for people using the PRoW network, as represented by VP50.
- 10.6.1.110 Views from the south are confined to recreational receptors using the PRoW network. Blocks of woodland limit open or long distance views with only those in close proximity experiencing views across the draft Order Limits. These views are represented by VP02.
- 10.6.1.111 There are a limited number of sensitive receptors to the west of the Panel Area due to the proximity of RAF Marham and the lack of PRoW or residential properties. Views for people travelling east along Swaffham Road are represented by VP64.
- 10.6.1.112 To the east of the Panel Area, Swaffham Heath woodland plantation covers large areas of land with open access. The majority of views are therefore confined to the edges of the woodland or where there are gaps. These views are represented by VP68. The same is experienced by road users travelling along Swaffham Road who emerge from dense woodland plantation at the eastern edge of the Panel Area, as represented by VP01.

Central Panel Area

- 10.6.1.113 Views towards parcel C-03 from the north include long distance views from Castle Acre, which includes visitors to Castle and Bailey Gate, Castle Priory, people travelling along the Peddars Way and Norfolk Coast Path National Trail, people travelling along the Nar Valley Way long distance trail and residents of Castle Acre. These are represented by VP06.
- 10.6.1.114 Middle-distance views from the north include views towards parcels C-03 and C-07 for recreational receptors using the PRoW network as represented by VP03, VP51, VP63 and VP71. There are also residential receptors to the north of parcel C-07 at Sporle and Little Dunham.
- 10.6.1.115 Views from the south towards C-02, C-03 and C-05 include recreational and residential receptors around Swaffham, which are represented by VP27, VP19, VP45 and VP47.
- 10.6.1.116 Middle distance views are available from the south towards C-05, C-07 and C-08 and include recreational receptors using PRoW, which are represented by VP52, VP09 and VP65.
- 10.6.1.117 Views from the west include recreational receptors using PRoW, who have filtered views across agricultural land towards C-02. A small number of residents of properties in Sporle have views from the west towards parcel C-07.

10.6.1.118 There are a limited number of sensitive receptors to the east of C-07 due to a lack of PRow or residential properties. VP048 represents residential receptors to the north-east at Little Dunham and VP66 represents road users and residents of properties along Dunham Road.

10.6.1.119 There are further recreational and residential receptors identified in close proximity to parcels C-03 and C-05, relating to properties and PRowS that run across and in between parcels.

Summary of Visual Receptors

Table 10-22 Summary of visual receptors and sensitivity

Visual receptor	Representative viewpoint	Value attached to views
People travelling on Swaffham Road	VP01	Medium
People travelling along PRow Beachamwell BR2	VP02	Medium
People travelling on the A1065	VP03	Medium
People travelling along the Peddars Way and Norfolk Coast Path National Trail	VP03	High
People travelling along PRow Sporle with Palgrave BR5	VP04	Medium
People travelling along PRow Swaffham RB55	VP05	Medium
People travelling along the Peddars Way and Norfolk Coast Path National Trail	VP05	High
Visitors to Castle and Bailey Gate and Castle Priory	VP06	High
Residents of Castle Acre	VP06	High
People travelling along the Peddars Way and Norfolk Coast Path National Trail and people travelling along the Nar Valley Way long distance trail	VP06	High
Residents of Priory Close, Sporle	VP07	Medium
People travelling along the A17	VP08	Medium

Visual receptor	Representative viewpoint	Value attached to views
People travelling along PRow Sporle with Palgrave BR8 and PRow Sporle with Palgrave BR9	VP09	Medium
Residents of High Green Farm	VP10	Medium
Users of PRow Wendling FP1	VP10	Medium
Residents of Home Farm and properties on eastern and western side of Beeston Road	VP11	Medium
People travelling along Beeston Road	VP11	Medium
People travelling on the A47	VP12	Medium
Residents of Willow Farm	VP13	Medium
people travelling along Love Lane	VP13	Medium
Residents of properties along Dereham Road	VP14	Medium
People travelling along Dereham Road	VP14	Medium
Residents of properties along Hulver Street	VP15	Medium
People travelling along Hulver Street	VP15	Medium
People travelling along PRow Swaffham RB2	VP16	Medium
People travelling along Crown Lane	VP17	Medium
People travelling along Fransham RB7	VP17	Medium
Residents of Little Flint	VP18	Medium
People travelling along Crown Lane	VP18	Medium
Residents of properties along New Sporle Lane	VP19	Medium
People travelling along New Sporle Lane	VP19	Medium

Visual receptor	Representative viewpoint	Value attached to views
People travelling along Bradenham Lane	VP20	Medium
Residents of High House Farm	VP21	Medium
People travelling along Shipdham Lane	VP21	Medium
People travelling along Shipdham Lane	VP22	Medium
People travelling along Bradenham Lane	VP23	Medium
Residents of properties along Bradenham Lane	VP23	Medium
Residents of Park Farm	VP24	Medium
Residents of properties on Park Lane	VP25	Medium
People travelling along PRoW Scarning BOAT8	VP26	Medium
People travelling along Swaffham RB15	VP27	Medium
Residents of properties on northern side of Shipdham Lane	VP28	Medium
People travelling along Shipdham Lane	VP28	Medium
People travelling along Shipdham Lane and Watery Lane	VP29	Medium
People travelling along National Cycle Network Route 13	VP29	Medium
Residents of properties along Shipdham Lane	VP30	Medium
People travelling along PRoW Shipdham FP1	VP31	Medium
Residents of properties along Herne Lane	VP31	Medium
Residents of Leys Farm	VP32	Medium
Residents of Comar Cottage and properties along Comar Lane.	VP33	Medium

Visual receptor	Representative viewpoint	Value attached to views
Residents of properties at Bradenham		
Residents of properties on eastern side of Bradenham Road	VP34	Medium
People travelling along Bradenham Road	VP34	Medium
Residents of properties at High Green	VP35	Medium
People travelling along the rural lane	VP35	Medium
Residents at Southend	VP36	Medium
Residents of Grounds Cottage and residents of properties along Hale Road	VP37	Medium
People travelling along Wood Lane and people travelling along Hale Road	VP37	Medium
People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common	VP38	Medium
Residents of properties to the north of Sporle	VP39	Medium
Residents of Cutbush Farm and Allotment Farm	VP40	Medium
People travelling along PRoW Ashill RB11	VP41	Medium
People travelling along PRoW Ashill FP7	VP42	Medium
Residents of properties along Hills Road	VP43	Medium
People travelling along Watton Road	VP44	Medium
People travelling along PRoW Swaffham RB36	VP45	Medium
Residents of properties at northern edge of Swaffham	VP45	Medium

Visual receptor	Representative viewpoint	Value attached to views
People travelling along PRoW Sporle with Palgrave BR4	VP46	Medium
Residents of properties along Palgrave Road	VP46	Medium
People travelling along the Peddars Way and Norfolk Coast Path National Trail	VP46	High
People travelling along PRoW Swaffham RB38b	VP47	Medium
People travelling along PRoW Little Dunham FP2	VP48	Medium
Residents of properties at Little Dunham	VP48	Medium
People travelling along Hale Road	VP49	Medium
People travelling along PRoW Narborough RB9	VP50	Medium
People travelling along PRoW Sporle with Palgrave BR2	VP51	Medium
People travelling along PRoW Swaffham RB53	VP52	Medium
People travelling along Watton Road and Pages Lane	VP53	Medium
Residents of properties along Pages Lane	VP53	Medium
People travelling along Hills Road	VP54	Medium
People travelling along PRoW Saham Toney RB1	VP55	Medium
People travelling along Hale Road	VP56	Medium
Residents of properties at Bradenham	VP56	Medium
Residents of properties at western edge of Shipdham	VP57	Medium
People travelling along the road connecting Swan Lane and Shipdham Lane	VP58	Medium

Visual receptor	Representative viewpoint	Value attached to views
People travelling along Watery Lane	VP59	Medium
Residents of Broadway Farm	VP59	Medium
People traveling along Bradenham Lane	VP60	Medium
People travelling along PRoW Wendling FP2	VP61	Medium
People travelling along PRoW Scarning FP5	VP62	Medium
Residents of properties at Dereham	VP62	Medium
People travelling along PRoW Newton by Castle Acre RB7 and users of Wells Green common land	VP63	Medium
People travelling along Swaffham Road	VP64	Medium
People travelling along Sporle with Palgrave BR8	VP65	Medium
Residents at Boundary Farm Cottages and Boundary Farm House	VP66	Medium
People travelling along Dunham Road	VP66	Medium
Residents at properties to the south of Dereham	VP67	Medium
People travelling along PRoW Shipdham FP1	VP67	Medium
People travelling along PRoW Beachamwell BR3	VP68	Medium
People travelling along PRoW Little Dunham FP4	VP69	High
People travelling along PRoW Dereham FP14 and users of Potters Fen common land	VP70	High
People travelling along PRoW Little Dunham FP2	VP71	Medium

Visual receptor	Representative viewpoint	Value attached to views
Residents of properties at Little Fransham	VP72	Medium
People travelling along the A47	VP72	Medium
Residents of properties at Ivy Todd and Residents of properties at West End	VP73	Medium

10.6.2 Future baseline

- 10.6.2.1 A review has been undertaken to determine whether the existing baseline conditions might change between the time of undertaking the assessment and the future years in which the Proposed Development is planned to be constructed and become operational.
- 10.6.2.2 Consideration has been given to the following types of change that could potentially alter the landscape and people's views of the landscape:
- The natural evolution of the landscape, for example whether the growth of vegetation would alter existing landscape character and how its components feature in existing views.
 - The loss of features and components of the landscape, for example as a consequence of climate change or landtake from planned developments in the area, leading to changes in landscape character and the opening of existing views for visual receptors.
 - The introduction of new built form and infrastructure into the existing landscape and views, which changes the character, value and appreciation of the local landscape and features in existing views.
 - The introduction of new receptors, for example residents of new dwellings under construction that are expected to become occupied and subsequently would have views of the Proposed Development.
- 10.6.2.3 The future baseline for landscape and visual is expected to remain largely as existing in the absence of the Proposed Development. This is because the programme assumes that construction would commence in 2027 and would be completed by 2030. During this time, it is unlikely that the external factors, such as climate change would noticeably change the character of the landscape or people's views of the landscape. No other large scale land management changes have been identified.
- 10.6.2.4 Consideration has also been given to other planned developments within the study area. In accordance with the methodology set out in Chapter 14 Cumulative Effects Assessment of this PEIR, the following developments are relevant to this assessment and have been considered present in the future baseline as they are likely to be completed before the Proposed Development commences:

- Norfolk Vanguard (EN010079)
- Norfolk Boreas (EN010087)
- Dudgeon Onshore Substation (3PL/2012/0703/F)
- Land to the South of Lynn Road (FUL/2023/0047)

10.7 Embedded and good practice measures

- 10.7.1.1 This section summarises how the LVIA has informed the design of the Proposed Development to date and the additional work that is planned to be carried in preparation of the DCO application.
- 10.7.1.2 As described in Chapter 2 The Proposed Development of this PEIR, a range of embedded and good practice measures have been embedded into design of the Proposed Development to avoid or reduce environmental effects. These measures therefore form part of the design that has been assessed.
- 10.7.1.3 Embedded measures are modifications to the design of a development, made during the pre-application phase, that are an inherent part of the design and do not require additional action to be taken. Good practice measures are standard approaches and actions undertaken to avoid or reduce environmental impacts in line with best practice guidance and legislative requirements.
- 10.7.1.4 Landscape connects people, place and nature. A positive response to the place is crucial in achieving good design, as advised by the Planning Inspectorate in Nationally Significant Infrastructure Projects: Advice on Good Design [23], published in October 2024. The Landscape Institute also recognises that the impact of infrastructure projects on the landscape can be extensive and wide ranging. Addressing these impacts means looking beyond the immediate context of the Proposed Development to identify the wider opportunities, for example to enhance natural capital and ecosystem services to deliver net gain. This is echoed by the National Infrastructure Commission's Design Principles for National Infrastructure [32], which states that "*projects shape the landscape for decades, even centuries. Generations of people will see them, use them and be affected by them every day*" and that well-designed infrastructure "*makes a positive contribution to local landscapes within and beyond the project boundary*". NPS EN-1 [7] includes several policies that are relevant in this context, and which have informed the design of multi-functional mitigation in the design of the Proposed Development. Further detail is provided in Appendix 10.1 Legislation and policy.
- 10.7.1.5 The LVIA has informed the iterative design through the scheme development process described in PEIR Chapter 3 Alternatives and Design Iteration from the outset. The team of landscape architects leading the LVIA has also informed the Design Principles, which are set out in the draft Design Approach Document (DAD). These principles address the National Infrastructure Commissions Design Principles for National Infrastructure [32], which explains that organisations should develop their own vision that embraces the national principles of climate, people, places and value, which are all strongly linked to how the landscape is valued and perceived.

- 10.7.1.6 Landscape architects have supported multi-disciplinary workshops with the environmental, engineering, and planning teams, and the Applicant, to identify strategic environmental opportunities held in November 2024. A range of primary measures have been embedded into the design of the Proposed Development presented at this stage to avoid or reduce environmental effects or deliver environmental benefits.
- 10.7.1.7 The Proposed Development may continue to evolve through an iterative design process following public consultation and stakeholder engagement. Measures for the Proposed Development relevant to Landscape and Visual already committed to and considered in this assessment are set out below.

10.7.2 Construction

- 10.7.2.1 Good construction practices are set out in the draft oCEMP (provided as part of the consultation documents with this PEIR) to manage the effects of construction on landscape and visual receptors. These good practice mitigation measures comprise the following:
- Minimising the duration and footprint of construction activity, where reasonably practicable.
 - Maintaining well-managed and tidy construction working areas and site compounds to reduce their visual impact and appearance in the landscape.
 - Keeping construction lighting to the minimum luminosity necessary for safe working within construction compounds and working areas and where possible, fitting it with motion sensors to reduce the duration of potential light spill in night-time views.
 - Reducing the working width for open-cut sections of the proposed Cable Corridors from the typical 40m when intersecting sensitive constraints, including vegetation, roads and other features where required.
 - Using trenchless construction methods (for example Horizontal Directional Drilling) at the crossings of important landscape features, such as roads and watercourse, that would not be generally suited to open-cut excavation, such as to avoid or minimise the loss of existing landscape features of value.

10.7.3 Operation

- 10.7.3.1 The preliminary design principles and primary mitigation measures that the Applicant has developed respond to the policy requirements, published landscape character assessments and fieldwork analysis, to avoid or mitigate the likely adverse effects of the Proposed Development and to introduce enhancements where reasonably practicable. This has included:
- Careful siting the Proposed Development in the landscape to avoid or reduce the loss of existing vegetation and siting solar PV modules and other above

ground infrastructure to relate to existing landform and vegetation patterns to maximise landscape integration.

- Conserving and responding positively to landscape, ecology and historic features of value, including below-ground, across the draft Order Limits.
- Reinstating the existing landscape pattern following construction, returning the land to its original profile and condition and replanting vegetation removed to facilitate construction, where practicable.
- Identifying new Green Infrastructure where there are opportunities to enhance the wider network.
- Identifying areas for the implementation of advanced mitigation planting to achieve earliest possible establishment and maximise benefits.

10.7.4 Decommissioning

- 10.7.4.1 Activities during the decommissioning phase are likely to be similar to construction and therefore the mitigation is likely to reflect the good practice measures set out in section 10.7.2 above. These measures will be set out within the Outline Decommissioning Environmental Management Plan (oDEMP), a draft of which is provided as part of the consultation documents with this PEIR.

10.7.5 Management plans

- 10.7.5.1 In addition, a suite of management plans will be in place for the Proposed Development, those relevant to Landscape and Visual include:
- oCEMP
 - Outline Soil Resources Management Plan
 - oLEMP
 - Outline Public Rights of Way Management Plan
 - oDEMP
- 10.7.5.2 These management plans incorporate embedded and good practice measures, as well as any further mitigation identified during the EIA.
- 10.7.5.3 Draft outline versions of these management plans are provided with this PEIR for review during statutory consultation. These will be updated and submitted with the DCO application to secure the commitments contained within. Appropriate Requirements will be included in the DCO application to ensure these management plans will be developed to full versions and submitted to the relevant planning authority for approval. This will take place prior to the commencement of relevant works and measures described in them are implemented.
- 10.7.5.4 The Outline Environmental Masterplan provided with the consultation documentation places the multi-functional environmental mitigation and enhancement measures within the framework of the landscape design. This comprises a series of illustrative drawings for each of the Panel Areas. The Outline Environmental Masterplan will continue to be developed in preparation of the DCO

application through inter-disciplinary and stakeholder engagement workshops, supported by the results of the consultation. This will assist in defining broader opportunities to deliver landscape enhancements and Environmental Net Gain. It will also be informed by the results of habitat and arboricultural surveys, which will be provided with the DCO application, and more detailed landscape desk-study and fieldwork. In the absence of this information, a precautionary approach has been applied in assessing the significance of effects reported in this PEIR based on the mitigation identified to date. The benefits that further enhancements could deliver will be considered in more detail in the ES.

- 10.7.5.5 The Applicant has set out the draft design objectives, functions, principles and inter-relationships between different environmental elements in the oLEMP, a draft of which is provided as part of the consultation documents. This document describes how the green infrastructure strategy will help deliver the Design Principles. It sets out the actions that will be implemented to achieve the successful establishment of proposed planting and management of existing and proposed habitats within the Proposed Development. It also explains how these elements will be designed to integrate with the wider nature network through the detailed design and how they will be maintained and monitored. This includes consideration of existing landscape and historical character and function, landscape permeability, landform, and vegetation whilst integrating biodiversity and nature conservation interests.

10.8 Assessment of effects

- 10.8.1.1 This section sets out a summary of the preliminary assessment of likely significant effects on landscape and visual receptors. The assessment is undertaken for the construction, operation and decommissioning of the Proposed Development. Full details of effects on landscape receptors are provided in Appendix 10.3 Visual Baseline and Effects. Full details of effects on visual receptors are provided in Appendix 10.3 Landscape Baseline and Effects.
- 10.8.1.2 This preliminary assessment is based on initial winter fieldwork undertaken in November 2024 and desk-based studies. Further surveys were undertaken in winter 2025 to capture fixed point photography and are planned for summer 2025. This information will be used to inform the assessment included within the ES.
- 10.8.1.3 The likely significant effects of the Proposed Development have been identified taking into account the developing design which includes mitigation. Further design development will continue throughout the pre-application stage and will take into account further surveys and stakeholder engagement.

10.8.2 Potential impacts

- 10.8.2.1 The scoping exercise identified that the construction, operation and decommissioning of the Proposed Development would potentially result in different types and durations of impact on landscape character and visual amenity. These are listed below.

Potential impacts of construction

10.8.2.2 Chapter 2 of this PEIR sets out a full description of the Proposed Development. Effects on landscape character and visual amenity are likely to result from the following:

- General construction activity and operations including the movement of plant and machinery which would increase the level of activity.
- Introduction of temporary compounds, lighting, stockpiles, machinery, haul roads and associated fencing and signage which will temporarily increase the extent of built development.
- Excavations, topsoil stripping and temporary storage.

Potential impacts of operation

10.8.2.3 Chapter 2 of this PEIR sets out a full description of the Proposed Development. Effects on landscape character and visual amenity are likely to result from the following during operation:

- Integration of solar PV modules within the existing pattern of fields and woodlands, introducing new patterns, colours and textures into the rural landscape.
- Presence of solar PV modules and associated features, hybrid packs, BESS, CCTV poles and fencing.
- Access roads.
- Presence of 132kV substations.
- New planting implemented as part of the Proposed Development.

Potential impacts of decommissioning

10.8.2.4 With reference to section 10.5.7, the activities resulting in impacts on landscape and visual during decommissioning of the Proposed Development would be similar those identified for construction. However, the effects on the perceptual qualities of the landscape would be reduced by the proposed vegetation which would have reached maturity.

10.8.3 Landscape effects

10.8.3.1 This section provides a summary of the likely significant effects on the landscape that would result from the construction, operation and decommissioning of the Proposed Development.

10.8.3.2 A full and detailed assessment of all landscape effects, including night-time effects, is reported in Appendix 10.2 Landscape Baseline and Effects.

10.8.3.3 The assessment of landscape effects in this section addresses the following:

- Effects of construction on landscape elements and landscape character.
- Effects of year 1 of operation on landscape elements and character.

- Effects of decommissioning on landscape elements and character.

10.8.3.4 The residual effects of the Proposed Development on the landscape of construction and at year 15 of operation are set out in section 10.10 of this chapter.

Landscape effects of construction

National Character Areas

10.8.3.5 At the national level, the preliminary assessment has not identified significant effects for any NCAs during construction. This is due to the small parts of the overall large-scale NCAs that would be impacted by construction of the Proposed Development.

Night time effects

10.8.3.6 As described in Chapter 2 The Proposed Development, of this PEIR, construction lighting would be limited to intermittent use only at construction compounds. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the national level, during construction.

District Landscape Character Areas

10.8.3.7 At the district level, the preliminary assessment has identified significant effects for one published LCA during construction. Across all other published LCAs within the study area, significant effects have not been identified. This is due to the small parts of overall large-scale LCAs that would be impacted by construction activity or there being no physical impacts to the LCAs due to the Proposed Development being outside the LCAs boundary.

10.8.3.8 These effects relate to LCA E6: North Pickenham Plateau, where there would be construction activity across a substantial part of the LCA in the north. Parcels C-02, C-03, C-05 and C-07 are located within the LCA across which activity would include; construction of access roads which would require localised topsoil stripping and excavations; piling for the frames of solar PV modules and presence and movement of associated machinery; installation of hybrid packs, BESS and inverters; and the stockpiling and installation of solar PV module frames. A 132kV substation is also proposed within the LCA, the construction of which would require tall lifting equipment and associated machinery.

10.8.3.9 There would be construction compounds located within parcels C-02, C-03, C-05 and C-07. Associated construction activity would include the presence and movement of vehicles and machinery and storage of materials, regular deliveries and access to the compounds via haul routes, which would increase construction activity across these areas.

10.8.3.10 Cable Corridors would be located in the northern part of the LCA and the construction of these would involve localised vegetation clearance, topsoil stripping and stockpiling and excavation via trenching to lay the buried cables and backfill the trench.

- 10.8.3.11 Construction activity would be close to the edge of Swaffham where tranquillity levels are comparatively low, however, a substantial part of the overall LCA would experience construction impacts. The sensitivity of LCA E5 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

Night time effects

- 10.8.3.12 As described in Chapter 2 The Proposed Development, of this PEIR, construction lighting would be limited to intermittent use only at construction compounds. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the district level, during construction.

Local Landscape Character Areas

- 10.8.3.13 At the local level, the preliminary assessment has identified significant effects for four of the Applicant defined LLCAs which coincide with the study area. These are addressed below. Across all other Applicant defined LLCAs, significant effects have not been identified. This is due to the small parts of LLCAs that would be impacted by construction activity, often taking place at the fringes of LLCAs, or there being no physical impacts to the LCAs due to the Proposed Development being outside the LLCAs boundary.
- 10.8.3.14 Construction activity would be introduced across parts of LLCA 03: Central Breckland Plateau in rural areas with only small settlements in the vicinity and relative higher levels of tranquillity. A large number of parcels within the Proposed Development, including E-05 to E-10, S-03, S-06, S-07 and S-09 to S-18, would be located within the LLCA. The majority of these would be confined to the fringes of the LLCA. However, parcels S-07 and S-09 to S-17 would be located centrally across a narrow section, to the north-east of Ashill. Activity across these parcels would include; construction of access roads which would require localised topsoil stripping and excavations across the footprint of the roads; piling for the frames of solar PV modules and presence and operation of associated machinery; installation of hybrid packs, BESS and inverters; and the stockpiling and installation of solar PV module frames. A 132kV substation is also proposed within the LLCA, to the north-east of Ashill, and would require tall lifting equipment and associated machinery.
- 10.8.3.15 There would be construction compounds located within parcels E-07, E-08, E-10, S-13 and S-18, with activity including the presence of vehicles and machinery and storage of materials, regular deliveries and access to the compounds via haul routes would increase construction activity across these areas.
- 10.8.3.16 Cable Corridors would be located across the central and northern parts of the LLCA, the construction of which would involve localised vegetation clearance, topsoil stripping and stockpiling and excavation via trenching to lay cables and to backfill the trenches.
- 10.8.3.17 The LLCA is large and scale of impacts would be localised. However, substantial areas in the northern and central parts of the LLCA would be impacted and activity introduced to a primarily agricultural landscape which is open and sparsely

populated. The sensitivity of LLCA 03 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

- 10.8.3.18 Construction activity would be introduced across central parts of LLCA 10: Northern River Wissey Tributary Farmland. Parcels C-07 and C-08 would be located within the LLCA, to the east of Sporle. Activity across parcels would include; construction of access roads which would require localised topsoil stripping and excavations across the footprint of the roads; piling for the frames of solar PV modules and presence and operation of associated machinery; installation of hybrid packs, BESS and inverters; and the stockpiling and installation of solar PV module frames. A 132kV substation is also located within parcel C-07 and would require tall lifting equipment and associated machinery.
- 10.8.3.19 There would be a construction compound within parcel C-07 to the east of Sporle, with activity including the presence of vehicles and machinery and storage of materials, regular deliveries and access to the compounds via haul routes would increase construction activity across these areas.
- 10.8.3.20 Activity within parcels C-07 and C-08 would occur centrally within the LLCA across arable fields, where there is a sense of separation from the surrounding parts of the LLCA and from the adjacent LLCAs which form its setting, including; LLCA 20: Sporle to the west, LLCA 11: Pickenham Plateau to the north and LLCA 18: Southern River Wissey Settled Tributary Farmland to the south. The sense of separation is due to intervening topography, a lack of PRoW and surrounding woodland such as Sporle Wood to the north.
- 10.8.3.21 Cable Corridors would cross the LLCA from east to west and would result in localised vegetation clearance, topsoil stripping and stockpiling and excavation via trenching to lay cables and to backfill trenches.
- 10.8.3.22 Activity across parcels C-07 and C-08 would be located centrally within the LLCA away from existing infrastructure such as the A47 and Necton substation, where tranquillity levels are lower. Further activity due to cable laying corridors, would extend to the east and west of the parcels in the centre of the LLCA, extending the impacts of construction activity across a larger proportion of the overall LLCA. The sensitivity of LLCA 10 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.3.23 Construction activity would be introduced to LLCA 11: Pickenham Plateau, across central and western areas of the LLCA, close to Swaffham where levels of tranquillity are already lower. Parcels C-02, C-03, C-05 and C-07 would be located within the LLCA, with the main areas to the north of Swaffham and a small part of the LLCA impacted to the east of Sporle. Activity across parcels would include; construction of access roads which would require localised topsoil stripping and excavations across the footprint of the roads; piling for the frames of solar PV modules and presence and operation of associated machinery; installation of hybrid packs, BESS and inverters; and the stockpiling and installation of solar PV module frames. A 132kV substation would be located within parcel C-03 to the

north of Swaffham and would require tall lifting equipment and associated machinery.

- 10.8.3.24 There would be construction compounds within parcels C-02, C-03 and C-05 to the north of Swaffham, with activity including the presence of vehicles and machinery and storage of materials, regular deliveries and access to the compounds via haul routes would increase construction activity across these areas.
- 10.8.3.25 Construction activity within parcels C-02, C-03, C-05 and C-07 would occur across parts of the LLCA with rectilinear woodland blocks, which form a strong landscape pattern defining individual arable fields. These woodland areas would perform as similar function in breaking up areas of construction activity across the LLCA. The LLCA is characterised by a flat, elevated plateau which further contributes to the screening effect of woodland blocks and separation between individual fields on which construction activity would take place.
- 10.8.3.26 Cable Corridors cross the LLCA from east to west and would result in localised vegetation clearance, topsoil stripping and stockpiling and excavation via trenching to lay cables and to backfill the trenches.
- 10.8.3.27 Activity would be introduced to existing arable land, the areas impacted would be in the context of the busy A47 and the urban edge of Swaffham but a substantial part of the LLCA would be impacted. The sensitivity of LLCA 11 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.3.28 Construction would be introduced to LLCA 16: River Wensum and Tud Tributary Farmland across the western parts of the LLCA. Parcels N-01 to N-04, N-07, N-08, E-01 to E-04, E-08 and E-10 would be located within the LLCA, in areas close to Wendling, Scarning and Daffy Green. Activity across parcels would include; construction of access roads which would require localised topsoil stripping and excavations across the footprint of the roads; piling for the frames of solar PV modules and presence and operation of associated machinery; installation of hybrid packs, BESS and inverters; and the stockpiling and installation of solar PV module frames.
- 10.8.3.29 There would be four construction compounds within the LLCA, with activity including the presence of vehicles and machinery and storage of materials, regular deliveries and access to the compounds via haul routes would increase construction activity across these areas.
- 10.8.3.30 Cable laying corridors would be located between parcels at High Green and Daffy Green and would result in localised vegetation clearance, topsoil stripping and stockpiling and excavation via trenching to lay cables and to backfill the trenches.
- 10.8.3.31 Construction activity would take place in the western part of the LLCA furthest away from the fringe of Dereham where tranquillity levels are lower within the LLCA. Construction activity would be introduced across existing arable land. The sensitivity of LLCA 16 is medium and the magnitude of impact would be medium.

This would result in Moderate Adverse effects during construction, which is **Significant**.

Night time effects

- 10.8.3.32 As described in Chapter 2 The Proposed Development, of this PEIR, construction lighting would be limited to intermittent use only at construction compounds. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the local level, during construction.

Summary of significant landscape effects during construction

- 10.8.3.33 Table 10-23 below provides a summary of the likely significant effects on landscape receptors during the construction of the Proposed Development. The preliminary assessment has identified likely significant effects for five landscape receptors, comprising one LCA and four LLCAs.
- 10.8.3.34 Significant effects have not been identified for the two NCAs within the study area due to the construction of the Proposed Development. Significant effects have not been identified for 17 of the 18 LCAs within the study area due to the construction of the Proposed Development. Significant effects have not been identified for 23 of the 27 Applicant defined LLCAs due to the construction of the Proposed Development.

Table 10-23 Summary of significant landscape effects during construction

Landscape receptor	Sensitivity	Magnitude of impact	Significance of effect
Published LCAs			
LCA E5: Central Breckland Plateau	Medium	Medium	Moderate Adverse (Significant)
Applicant defined LLCAs			
LLCA 03: Central Breckland Plateau	Medium	Medium	Moderate Adverse (Significant)
LLCA 10: Northern River Wissey Tributary Farmland	Medium	Medium	Moderate Adverse (Significant)
LLCA 11: Pickenham Plateau	Medium	Medium	Moderate Adverse (Significant)
LLCA 16: River Wensum and Tud Tributary Farmland	Medium	Medium	Moderate Adverse (Significant)

Landscape effects of year 1 of operation

National Character Areas

- 10.8.3.35 At the national level, the preliminary assessment has not identified significant effects for any NCAs at year 1 of operation. This is due to the small parts of the overall large-scale NCAs that would be impacted by the Proposed Development.

Night time effects

- 10.8.3.36 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the national level, during year 1 of operation.

District Landscape Character Areas

- 10.8.3.37 At the district level, the preliminary assessment has not identified significant effects for any published LCAs at year 1 of operation. In most cases this is due to the small parts of overall large-scale LCAs that would be impacted by or there being no physical impacts to the LCAs due to the Proposed Development being outside the LCAs boundary. For LCA E6: North Pickenham Plateau, the reduction of total areas impacted compared to construction due to the reinstatement of Cable Corridors and the integration of the operational Proposed Development within the existing landscape framework through protection and reinforcement of vegetation and field boundaries would reduce effects to a level which is **Not Significant**.

Night time effects

- 10.8.3.38 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the district level, during year 1 of operation.

Local Landscape Character Areas

- 10.8.3.39 At the local level, the preliminary assessment has identified significant effects for three of the Applicant defined LLCAs which coincide with the study area. These are addressed below. Across all other Applicant defined LLCAs, significant effects have not been identified. In most cases this is due to the small parts of LLCAs that would be impacted by the Proposed Development, with elements often located at the fringes of LLCAs, or there being no physical impacts to the LCAs due to the Proposed Development being outside the LLCAs boundary. For LLCA 10: Northern River Wissey Tributary Farmland, the reduction of total areas impacted compared to construction due to the reinstatement of Cable Corridors and the integration of the operational Proposed Development within the existing landscape framework through protection and reinforcement of vegetation and field boundaries would reduce effects to a level which is **Not Significant**.

- 10.8.3.40 A large number of parcels, including E-05 to E-10, S-03, S-06, S-07 and S-09 to S-18 would be introduced within LLCA 03: Central Breckland Plateau, the majority of which would be confined to the fringes of the LLCA. However, parcels S-07 and S-09 to S-17 would be located centrally across a narrow section, to the north east of Ashill. The parcels would introduce infrastructure across arable land, slightly decreasing the openness and altering the aesthetic and perceptual landscape character due to the regular pattern and form of solar arrays and colour tones of the solar frames and solar arrays which differs from the majority of surrounding agricultural fields. Vegetation pattern would be retained across Parcels with offsets applied in accordance with the Design Principles. A 132kV substation would also be located within the LLCA.
- 10.8.3.41 At year 1 of operation, landform across cable laying corridors, which are located across the central and northern parts of the LLCA would have been reinstated. Some gaps in existing hedgerows would remain as proposed planting would not have established.
- 10.8.3.42 The LLCA is large and impacts would be localised. However, substantial parts in the north and centre of the LLCA would be impacted. The sensitivity of LLCA 03 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects at year 1 of operation, which is **Significant**.
- 10.8.3.43 Parcels C-02, C-03, C-05 and C-07 would be introduced within LLCA 11: Pickenham Plateau across a relatively large proportion to the overall LLCA and would be located across arable fields in the central and western parts of the LLCA. The parcels would introduce infrastructure across arable land, slightly decreasing the openness and altering the aesthetic and perceptual landscape character due to the regular pattern and form of solar arrays and colour tones of the solar frames and solar arrays which differs from the majority of surrounding agricultural fields. Vegetation pattern would be retained across Parcels with offsets applied in accordance with the design principles. A 132kV substation would be located in parcel C-03 to the north of Swaffham and this would introduce further infrastructure amongst the regular form and pattern of solar arrays, resulting in a slight increase in the perception of scale of development locally, compared to the surrounding areas of Panel Areas.
- 10.8.3.44 At year 1 of operation, landform across cable laying corridors, which cross the LLCA from east to west, would have been reinstated. Some gaps in existing hedgerows would remain as proposed planting would not have established.
- 10.8.3.45 Permissive pathways located in parcels to the north of Swaffham, and east of Sporle would increase recreational accessibility locally.
- 10.8.3.46 Parcels C-02, C-03, C-05 and C-07 would be located on arable fields, across a substantial part of the LLCA, in the central and western parts. The sensitivity of LLCA 11 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects at year 1 of operation, which is **Significant**.
- 10.8.3.47 Parcels N-01 to N-04, N-07, N-08, E-01 to E-04, E-08 and E-10 would be located within LLCA 16: River Wensum and Tud Tributary, impacting a substantial part of

the LLCA. The parcels would be located across arable fields in the western part of the LLCA. The parcels would introduce infrastructure across areas that are currently arable land, slightly decreasing the openness and affecting the aesthetic and perceptual landscape character due to the regular pattern and form of solar arrays and colour tones of the solar frames and solar PV modules which differs from the majority of surrounding agricultural fields. Existing vegetation patterns would be retained across parcels with offsets applied in accordance with the design principles.

- 10.8.3.48 At year 1 of operation, landform across cable laying corridors, which would be located between parcels at High Green and Daffy Green, would have been reinstated. Some gaps in existing hedgerows would remain as proposed planting would not have established.
- 10.8.3.49 Permissive paths located in parcels close to Wendling would increase recreational accessibility locally.
- 10.8.3.50 Parcels N-01 to N-04, N-07, N-08, E-01 to E-04, E-08 and E-10 would be introduced across a substantial part of the LLCA, away from large settlements and where levels of tranquillity are lower. The sensitivity of LLCA 16 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects at year 1 of operation, which is **Significant**.

Night time effects

- 10.8.3.51 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the local level, during year 1 of operation.

Summary of significant landscape effects at year 1 of operation

- 10.8.3.52 Table 10-24 below provides a summary of the likely significant effects on landscape receptors at year 1 of operation. The preliminary assessment has identified likely significant effects for two landscape receptors, which are Applicant defined LLCAs.
- 10.8.3.53 Significant effects have not been identified for the two NCAs within the study area at year 1 of operation of the Proposed Development. Significant effects have not been identified for the 18 LCAs within the study area at year 1 of operation of the Proposed Development. Significant effects have not been identified for 25 of the 27 Applicant defined LLCAs at year 1 of operation of the Proposed Development.

Table 10-24 Summary of landscape effects at year 1 of operation

Landscape receptor	Sensitivity	Magnitude of impact	Significance of effect
Applicant defined LLCAs			
LLCA 11: Pickenham Plateau	Medium	Medium	Moderate Adverse (Significant)
LLCA 16: River Wensum and Tud Tributary Farmland	Medium	Medium	Moderate Adverse (Significant)

Landscape effects of decommissioning

10.8.3.54 The effects on the landscape from decommissioning of the Proposed Development are considered to be no greater than those identified during the construction phase and are therefore assessed as being the same as construction effects as a likely worst-case scenario. As stated in section 10.5.7, this is because the activities relating to decommissioning would be similar to construction but carried out in the context of enhanced landscape mitigation. The significance of effects resulting from decommissioning would therefore be as reported for the construction effects.

10.8.4 Visual effects

10.8.4.1 The following section provides a summary of the likely significant effects on visual receptors that would result from the construction, operation and decommissioning of the Proposed Development.

10.8.4.2 A full and detailed assessment of all visual effects, including night-time effects, is reported in Appendix 10.3 Visual Baseline and Effects.

10.8.4.3 The assessment of visual effects has been presented as follows:

- Effects of construction on people's views and visual amenity
- Effects of year 1 of operation on people's views and visual amenity
- Effects of decommissioning on people's views and visual amenity

Visual effects of construction

Northern Panel Area

10.8.4.4 Across the Northern Panel Area, significant effects have been reported during construction for the following receptor types:

- Residents of local communities
- People travelling through the area on local roads

10.8.4.5 Across the Northern Panel Area, no significant effects have been identified during construction for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- People using public open spaces
- People travelling through the area on main roads

Residents of local communities

10.8.4.6 Residents of Home Farm and properties on the eastern and western side of Beeston Road (VP11) and residents of properties along Hulver Street (VP15) would experience views of construction activity and direct and open views across parcels in close proximity. Construction activity would extend from the foreground to the horizon. The sensitivity of residents represented by VP11 and VP15 is high and the magnitude of impact would be high. This would result in Major Adverse effects during construction, which is **Significant**.

10.8.4.7 Residents of Willow Farm (VP13) would experience views of construction activity within parcel N-02 in close proximity. Despite existing mature vegetation to the north of the property which heavily filters views, movement of plant and machinery to the north, east and west of the property would be perceptible in oblique and heavily filtered views.

10.8.4.8 Residents of properties along Dereham Road (VP14) would experience views of construction activity within parcels N-03 and N-04 directly to the north east. These properties are located on elevated land and residents would have filtered views from upper storeys towards the Proposed Development. Construction activity would be visible across a substantial part of views.

10.8.4.9 The sensitivity of residents represented by VP13 and VP14 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

People travelling through the area on local roads

10.8.4.10 People travelling along Beeston Road, (VP11) would experience views of construction activity within parcel N-08. Construction would take place directly adjacent the road to the east with activity extending to the horizon. Views from a short section of the road would be impacted and as the focus of road users is primarily on the road ahead, views would therefore be oblique and fleeting. The sensitivity of people travelling through the area on local roads represented by VP11 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

10.8.4.11 People travelling along Love Lane (VP13) would experience views of construction activity within parcel N-02. Construction would be visible to the north east of the viewpoint, across the arable field extending to the A47. Construction would dominate views from a small section of Love Lane which is closest to the A47 and therefore frequent traffic movement is common in existing views. The sensitivity

of people travelling through the area on local roads represented by VP13 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

Southern Panel Area

10.8.4.12 Across the Southern Panel Area, significant effects have been reported during construction for the following receptor types:

- People travelling along PRoW which are not promoted routes
- Residents of local communities
- People using public open spaces

10.8.4.13 Across the Southern Panel Area, no significant effects have been identified during construction for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling through the area on main roads
- People travelling through the area on local roads

People travelling along PRoW which are not promoted routes

10.8.4.14 People travelling along Bradenham FP1 (VP56) would experience views of construction activity within parcel S-05. Views of Parcel S-05 are in the direct line of sight of people travelling along the PRoW. However, views are filtered by hedgerow trees in field boundaries. Construction activity would be visible across the land which rises to the horizon. The sensitivity of people travelling along PRoW which are not promoted routes represented by VP56 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

Residents of local communities

10.8.4.15 Residents of Comar Cottage and properties along Comar Lane (VP33) would experience views of construction within parcels S-02. Construction activity would take place to the north and east, approximately 100m from the viewpoint. Receptors would have direct views of construction activity in close proximity to the property boundaries. The sensitivity of residents represented by VP33 is high and the magnitude of impact would be high. This would result in Major Adverse effects during construction, which is **Significant**.

10.8.4.16 Residents of properties on the eastern side of Bradenham Road (VP34) would experience views of construction within parcel S-03. Construction activity would take place to the east, approximately 430m from the viewpoint. Receptors would have views from the upper storey of properties and construction activity would be in direct line of sight. The sensitivity of residents represented by VP34 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

10.8.4.17 Residents of Cutbush Farm and Allotment Farm (VP40) would experience views of construction activity within parcels S-12 and S-13. Construction activity would take place in close proximity to the properties. Allotment Farm has surrounding vegetation which would screen the majority of views. Cutbush Farm has open views and construction activity would be in close proximity in all directions. The closest of these works would be the implementation of bird mitigation areas to the south and south east of the property and would therefore be similar to operations typical of an agricultural landscape, including cultivation of soils and seeding. The sensitivity of residents represented by VP40 is high and the magnitude of impact would be high. This would result in Major Adverse effects during construction, which is **Significant**.

10.8.4.18 Residents of properties along Hills Road (VP43) would experience views of construction activity within parcel S-18. Construction activity would take place approximately 200m to the south of the viewpoint. Receptors would have oblique and filtered views from these properties. The sensitivity of residents represented by VP43 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

People using open spaces

10.8.4.19 People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common (VP38) would experience views of construction activity within parcels S-09, S-10, S-11, S-12, S-13, S-1 and S-15. Construction activity would take place in close proximity to receptor. The permissive footpath and Ashill Common are well used by the local community and open views would be available from the edge of Ashill Common and along the route of the permissive footpath. The sensitivity of people using Ashill Common represented by VP38 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

Eastern Panel Area

10.8.4.20 Across the Eastern Panel Area, significant effects have been reported during construction for the following receptor types:

- People travelling along PRoW which are not promoted routes
- Residents of local communities
- People travelling through the area on local roads

10.8.4.21 Across the Eastern Panel Area, no significant effects have been identified during construction for the following receptor types:

- People travelling along PRoW which are promoted routes
- People using public open spaces
- People travelling through the area on main roads

People travelling along PRoW which are not promoted routes

- 10.8.4.22 People travelling along PRoW Scarning BOAT8 (VP26), would experience views of construction activity within parcel E-08. This would take place directly adjacent the PRoW with the majority of views filtered by adjacent vegetation. However, gaps in vegetation would provide open views of construction activity. The sensitivity of people travelling along PRoW, which are not promoted routes, represented by VP26 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.4.23 People travelling along PRoW Shipdham FP1 (VP31) would experience views of construction activity within parcel E-10. This would take place approximately 100m to the north west. Views would be available from the closest part of the PRoW to the draft Order Limits and the majority of views to the north west would be screened by field boundary vegetation. The sensitivity of people travelling along PRoW which are not promoted routes represented by VP31 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

Residents of local communities

- 10.8.4.24 Residents of High House Farm (VP21) would experience views of construction activity within parcel E-05. Construction activity would take place to the north, east and west. High House Farm is enclosed by mature vegetation, mostly screening views from the house. Views would therefore be limited to outbuildings and the grounds, largely to the south of the house. Construction would be visible across gently rising fields to the east. The sensitivity of residents represented by VP21 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.4.25 Residents of properties along Bradenham Lane (VP23) would experience views of construction activity within parcels E-01 and E-02. Construction activity would take place directly adjacent the viewpoint on the western side of the road. Gaps in roadside vegetation and the orientation of properties would result in close range and direct views. The sensitivity of residents represented by VP23 is high and the magnitude of impact would be high. This would result in Major Adverse effects during construction, which is **Significant**.
- 10.8.4.26 Residents of properties on Park Lane (VP25) would experience views of construction activity within parcels E-08. Construction activity would take place approximately 200m from the receptors. Views would be from the upper storey of properties and would be filtered by intervening vegetation. The sensitivity of residents represented by VP25 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.4.27 Residents of properties along Herne Lane (VP31) would experience views of construction activity within parcels E-10. Construction activity would be visible to the north-west. Receptors would have views from the rear of properties beyond boundary vegetation. Construction would be in close proximity and would be visible across a substantial part of the views. The sensitivity of residents

represented by VP31 is high and the magnitude of impact would be high. This would result in Major Adverse effects during construction, which is **Significant**.

People travelling through the area on local roads

- 10.8.4.28 People travelling along Bradenham Lane, (VP20 and VP23) would experience views of construction activity within parcels E-01, E-02, E-03 and E-04. Construction activity would take place directly adjacent the road to the north and south from VP20 and to the west from VP23. Views of construction activity would be open due to limited roadside vegetation at these locations. Views from a section of Bradenham Lane, approximately 1km in distance would be impacted by the construction of the Proposed Development. The sensitivity of people travelling through the area on local roads represented by VP20 and VP23 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.
- 10.8.4.29 People travelling along Shipdham Lane and Watery Lane (VP21, VP22 and VP29), which includes users of National Cycle Network Route 13, would experience views of construction activity within parcels E-05, E-06, E-07 and E-10. Construction activity would take place directly adjacent the road at multiple locations along the route and in some cases across a substantial part of the route. The sensitivity of people travelling through the area on local roads represented by VP21, VP22 and VP29 ranges from medium to high and the magnitude of impact ranges from medium to high. This would result in Moderate Adverse effects during construction, which is **Significant**.

Western Panel Area

- 10.8.4.30 Across the Western Panel Area, significant effects have been reported during construction for the following receptor types:
- People travelling along PRow which are not promoted routes
 - People travelling through the area on local roads
- 10.8.4.31 Across the Western Panel Area, no significant effects have been identified during construction for the following receptor types:
- People travelling along PRow which are promoted routes
 - Residents of local communities
 - People using public open spaces
 - People travelling through the area on main roads

People travelling along PRow which are not promoted routes

- 10.8.4.32 People travelling along PRow Beachamwell BR2 (VP02), would experience views of construction activity within parcels W-01, W-02 and W-03. Construction activity would take place to the east and west of the PRow. Receptors would have open views through gaps in hedgerows, which would otherwise filter views along the majority of the route. Construction would be noticeable due to the scale of works and close proximity to the PRow. The sensitivity of people travelling along PRow

Beachamwell BR2 (VP02) is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

People travelling through the area on local roads

- 10.8.4.33 People traveling along Swaffham Road, (VP01), would experience views of construction activity within parcels W-01, W-02 and W-03. Construction activity would take place to the north and south of Swaffham Road. Receptors would experience close range views of construction activity from approximately 2km of the road. The sensitivity of people travelling through the area on local roads represented by VP01 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

Central Panel Area

- 10.8.4.34 Across the Central Panel Area, significant effects have been reported during construction for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- Residents of local communities

- 10.8.4.35 Across the Central Panel Area, no significant effects have been identified during construction for the following receptor types:

- People using public open spaces
- People travelling through the area on main roads
- People travelling through the area on local roads

People travelling along PRoW which are promoted routes

- 10.8.4.36 People travelling along the Peddars Way and Norfolk Coast Path National Trail and PRoW Swaffham RB54 (VP05) would experience views of construction activity within parcels C-03 and C-05. Construction activity would take place to the north and south of the route. The majority of the trail in the surrounding area runs along rural lanes with roadside hedgerows filtering views. Gaps in hedgerows provide intermittent open views and construction activity would dominate these views. The sensitivity of people travelling along PRoW which are promoted routes represented by VP05 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during construction, which is **Significant**.

People travelling along PRoW which are not promoted routes

- 10.8.4.37 People travelling along PRoW Sporle with Palgrave BR5 (VP04) would experience views of construction activity within parcels C-03. Construction activity would take place to the north and south of the PRoW. Open views would be available from gaps in hedgerows and filtered views would be available across the majority of the

PRoW. Construction activity would be perceptible due to the close proximity of works on either side of the PRoW along the majority of the route. The sensitivity of people travelling along PRoW which is not a promoted route represented by VP04 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

10.8.4.38 People travelling along PRoW Swaffham RB38b (VP47) would experience views of construction within parcels C-03 and C-05. Construction activity would take place approximately 200m to the north of the viewpoint and would extend from middle-distance to the horizon. Views are open due to a lack of vegetation along a short section of the PRoW. The sensitivity of people travelling along this PRoW which is not promoted a route represented by VP47 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

10.8.4.39 People travelling along PRoW Sporle with Palgrave BR8 (VP65) would experience views of construction activity within parcels C-07 and C-08. Construction activity would take place in longer distance views to the north of the PRoW. Activity would be visible on rising land beyond the A47, and open and direct views would be available. The sensitivity of people travelling along PRoW which is not a promoted route represented by VP65 is medium and the magnitude of impact would be high. This would result in Moderate Adverse effects during construction, which is **Significant**.

Residents of local communities

10.8.4.40 Residents of Priory Close, Sporle (VP07) would experience views of construction activity within parcels C-07. Properties along the eastern edge of Sporle would be impacted. Construction activity would be visible on the horizon in short distance views, with open space in the foreground maintained. The sensitivity of residents represented by VP07 is high and the magnitude of impact would be low. This would result in Moderate Adverse effects during construction, which is **Significant**.

Night time effects

10.8.4.41 As described in Chapter 2 The Proposed Development, of this PEIR, construction lighting would be limited to intermittent use only at construction compounds. Consequently, this lighting is not predicted to contribute significant effects on residential receptors during construction.

Summary of significant visual effects at construction

People travelling along PRoW which are promoted routes

10.8.4.42 The Peddars Way and Norfolk Coast Path national trail intersects the study area from Castle Acre in the north to Little Cressingham in the south. Significant visual effects have been identified where the national trail is directly adjacent the draft Order Limits (VP05). Across the majority of the section of the national trail which intersects the study area there would be no view of the Proposed Development or

minor adverse effects as reported in Appendix 10.3 Visual Baseline and Effects and represented by VP06 at Castle Acre, VP46 along Palgrave Road and VP52 along Procession Lane.

People travelling along PRow which are not promoted routes

- 10.8.4.43 Significant visual effects have been identified for people travelling on parts of the PRow network, which extends out across the rural landscape from Swaffham. This network connects to North Pickenham in the south east, Drymere and Beachamwell in the south west, Castle Acre in the north and Narborough in the north west. These effects would arise from the construction of the Proposed Development within the Western and Central Panel Areas, including associated Cable Corridors. This includes views of people travelling along Sporle with Palgrave BR5 (VP04), Swaffham FP38b (VP47), Sporle with Palgrave BR8 (VP65) and Beachamwell BR2 (VP02). Most significant effects relate to views from short sections of the PRow network in close proximity to the draft Order Limits (VP04, VP47, VP02). Significant visual effects have also been identified relating to users of Sporle with Palgrave BR8 (VP65), located approximately 650m from the draft Order Limits, due to the rising land in the distance which would make construction activity visible. However, these views would be limited to a short section of the overall PRow network. There would be either no views or negligible to minor adverse effects relating to users of routes represented by VP50, VP68, VP16, VP46, VP9 VP51, VP63, VP45 and VP27. These effects are described in Appendix 10.3 Visual Baseline and Effects.
- 10.8.4.44 The PRow network around Bradenham is limited to a single route, Bradenham FP1 (VP56), which runs south from Hale Road and terminates at the edge of an arable field. Users would experience visual impacts from approximately half of the PRow, relating to construction activity visible within part of the Southern Panel Area and across associated Cable Corridors.
- 10.8.4.45 Significant visual effects during construction have been identified for people travelling along Scarning BOAT8 (VP26), which is an isolated PRow connecting with Coach Lane to the north and Shipdham Lane to the south. These effects would arise from views of construction activity within parts of the eastern panel area. There are no other receptors of this type in the locality due to the isolated nature of the PRow.
- 10.8.4.46 To the south west of Dereham there is a network of PRow which largely follow rural lanes and which connect to Shipdham Road (A1075). Significant effects have been identified for people travelling along Shipdham FP1 (VP31) at its closest point to the draft Order Limits, where there would be views of construction activity across parts of the eastern panel area. As demonstrated by VP67 and described in Appendix 10.3 Visual Baseline and Effects, users would not experience significant effects across the majority of the PRow network due to distance from the draft Order Limits and intervening vegetation.

Residents of local communities

- 10.8.4.47 The majority of significant visual effects during construction for residents of local communities have been identified in the eastern part of the study area due to the Northern, Eastern and Southern Panel Areas. The majority of significant effects identified are from properties directly adjacent, or in close proximity to the draft Order Limits. A small number of properties at the western edge of Sprole would experience significant effects due to the construction of the Central Panel Area. No significant visual effects have been identified for residents of local communities due to the construction of the Western Panel Area.
- 10.8.4.48 Significant visual effects during construction have been identified from the edge of Spole (VP07). The majority of residents of properties in Spole would not experience views of the construction of the Proposed Development due to surrounding development and intervening topography and vegetation. A small number of properties on Priory Close would have views of the Central Panel Area which is approximately 300m from the properties.
- 10.8.4.49 Significant visual effects during construction have been identified for a small number of properties at Saham Hills (VP43) where garden boundaries are adjacent the draft Order Limits in the Southern Panel Area. The majority of residents views from properties across the rest of the village would not be impacted by the construction of the Proposed Development.
- 10.8.4.50 Resident's views from properties in the core built up area of Ashill would not be impacted by the construction of the Proposed Development, however isolated properties to the east; Cutbush Farm and Allotment Farm (VP40); would experience significant effects due to the close proximity of construction activity.
- 10.8.4.51 Resident's views from properties in the core built up area of Bradenham would not experience significant effects due to its location on lower topography, however, significant effects have been identified for isolated properties to the north east, east and south east (VP21, VP33, VP34, VP35), these effects are predominantly due to the close proximity of works to receptors.
- 10.8.4.52 At Daffy Green, a small number of properties along Hern Lane (VP31) would experience significant visual effects during construction due to the close proximity to the draft Order Limits within the Eastern Panel Area.
- 10.8.4.53 The majority of residents views from properties in the core built up areas of Scarning and Wendling would not be impacted by construction of the Proposed Development due to intervening topography, built form and vegetation. The majority of significant visual effects have been identified due to the close proximity of receptors to the draft Order Limits within the Eastern and Northern Panel Areas, as demonstrated by VP13, VP15, VP23 and VP25. Receptors along Dereham Road, Wendling (VP14) would have some longer distance views and are located approximately 450m from the draft Order Limits within the Northern Panel Area.
- 10.8.4.54 At High Green, a small number of properties located on Beeston Road (VP11) would experience significant effects due to the close proximity of the receptors to the draft Order Limits within the Northern Panel Area.

People using public open spaces

- 10.8.4.55 Significant visual effects have been identified during construction for people travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common (VP38), due to the construction of the Southern Panel Area.

People travelling through the area on main roads

- 10.8.4.56 No significant visual effects during construction have been identified for people travelling through the area on main roads. This is due to the limited number of main roads through the search area, the fleeting nature of views and limited visibility of parts of the Proposed Development from main roads.

People travelling through the area on local roads

- 10.8.4.57 The majority of significant visual effects during construction for people travelling through the area on local roads have been identified across the eastern and western parts of the study area due to the Northern, Eastern and Western Panel Areas. No significant visual effects during construction have been identified for this receptor type due to the construction of the Southern or Central Panel Areas.
- 10.8.4.58 Significant visual effects for people travelling along Swaffham Road (VP01) would be due to parts of the Western Panel Area directly adjacent a stretch of Swaffham Road. Beyond the areas directly adjacent the draft Order Limits intervening topography and vegetation screens views from the road limiting the extent of impacts, as demonstrated by VP64 and described in Appendix 10.3 Visual Baseline and Effects.
- 10.8.4.59 Significant visual effects have been identified for people travelling along the local road network south of Scarning, this includes people travelling along Shipdham Lane, Bradenham Lane and Watery Lane (VP20, VP21, VP22, VP23, VP29). Significant effects identified are from short sections of the road network, directly adjacent the draft Order Limits within the Eastern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP15, VP28, VP58, VP59 and VP60 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects.
- 10.8.4.60 Significant visual effects have been identified from the local road network near to Little Fransham and High Green near Wendling (VP13 and VP11). Significant effects identified are from short sections of the road network, directly adjacent the draft Order Limits within the Northern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP17, VP18 and VP14 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects.

10.8.4.61 Table 10-25 below provides a summary of the likely significant effects on visual receptors during construction. The preliminary assessment has identified 28 locations where significant effects during construction are likely.

Table 10-25 Summary of visual effects at construction

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
People travelling on Swaffham Road.	VP01	Medium	High	Moderate Adverse (Significant)
People travelling along PRow Beachamwell BR2.	VP02	Medium	High	Moderate Adverse (Significant)
People travelling along PRow Sporle with Palgrave BR5.	VP04	Medium	High	Moderate Adverse (Significant)
People travelling along the Peddars Way and Norfolk Coast Path National Trail and people travelling along PRow Swaffham RB54.	VP05	Medium to high	Medium	Moderate Adverse (Significant)
Residents of Priors Close, Sporle.	VP07	High	Low	Moderate Adverse (Significant)
Residents of Home Farm and properties on eastern and western side of Beeston Road.	VP11	High	High	Major Adverse (Significant)
People travelling along Beeston Road.	VP11	Medium	Medium	Moderate Adverse (Significant)
Residents of Willow Farm.	VP13	High	Medium	Moderate Adverse (Significant)
People travelling along Love Lane.	VP13	Medium	High	Moderate Adverse (Significant)

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
Residents of properties along Dereham Road.	VP14	High	Medium	Moderate Adverse (Significant)
Residents of properties along Hulver Street.	VP15	High	High	Major Adverse (Significant)
People travelling along Bradenham Lane.	VP20, VP23, VP60	Medium	Medium to high	Moderate Adverse (Significant)
Residents of High House Farm.	VP21	High	Medium	Moderate Adverse (Significant)
People travelling along Shipdham Lane and Watery Lane and people travelling along National Cycle Network Route 13.	VP21, VP22, VP29	Medium to high	Medium to high	Moderate Adverse (Significant)
Residents of properties along Bradenham Lane.	VP23	High	High	Major Adverse (Significant)
Residents of properties on Park Lane.	VP25	High	Medium	Moderate Adverse (Significant)
People travelling along PRow Scarning BOAT8.	VP26	Medium	Medium	Moderate Adverse (Significant)
People travelling along PRow Shipdham FP1.	VP31	Medium	Medium	Moderate Adverse (Significant)
Residents of properties along Herne Lane.	VP31	High	High	Major Adverse (Significant)
Residents of Comar Cottage and properties along Comar Lane. Residents of properties at Bradenham.	VP33	High	High	Major Adverse (Significant)

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
Residents of properties on eastern side of Bradenham Road.	VP34	High	Medium	Moderate Adverse (Significant)
Residents of properties at High Green.	VP35	High	Medium	Moderate Adverse (Significant)
People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common.	VP38	Medium	High	Moderate Adverse (Significant)
Residents of Cutbush Farm and residents of Allotment Farm.	VP40	High	High	Major Adverse (Significant)
People travelling along PRow Ashill RB11.	VP41	Medium	Medium	Moderate Adverse (Significant)
Residents of properties along Hills Road.	VP43	High	Medium	Moderate Adverse (Significant)
People travelling along PRow Swaffham RB38b.	VP47	Medium	High	Moderate Adverse (Significant)
People travelling along Bradenham FP1	VP56	Medium	Medium	Moderate Adverse (Significant)
People travelling along Sporle with Palgrave BR8.	VP65	Medium	High	Moderate Adverse (Significant)

Visual effects of year 1 of operation

Northern Panel Area

10.8.4.62 Across the Northern Panel Area, significant effects have been reported at year 1 of operation for the following receptor types:

- Residents of local communities

10.8.4.63 Across the Northern Panel Area, no significant effects have been identified at year 1 of operation for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- People using public open spaces
- People travelling through the area on local roads
- People travelling through the area on main roads

Residents of local communities

10.8.4.64 Residents of properties along Dereham Road (VP14) would experience views of the Proposed Development within parcels N-03 and N-04. Views would include fencing, solar PV modules, BESS containers and inverters. Views would be from upper storey and filtered by intervening roadside hedgerows and would also be in the context of existing 400kV pylons in views. The sensitivity of residents represented by VP14 is high and the magnitude of impact would be low. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

10.8.4.65 Residents of properties along Hulver Street (VP15) would experience views of the Proposed Development within parcels N-03 and N-04. Views would include fencing, solar PV modules, BESS containers and inverters. The Panel Areas would extend from the foreground to the horizon. Views would predominantly be from upper storeys although properties are directly adjacent the Panel Area boundaries. The sensitivity of residents represented by VP15 is high and the magnitude of impact would be high. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Southern Panel Area

10.8.4.66 Across the Southern Panel Area, significant effects have been reported at year 1 of operation for the following receptor types:

- Residents of local communities
- People using public open spaces

10.8.4.67 Across the Southern Panel Area, no significant effects have been identified at year 1 of operation for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- People travelling through the area on main roads
- People travelling through the area on local roads

Residents of local communities

- 10.8.4.68 Residents of Comar Cottage and properties along Comar Lane (VP33) would experience views of the Proposed Development within parcels S-02. Views would include fencing, solar PV modules, BESS containers and inverters. Views would be available from the ground floor at the rear of properties due to limited boundary vegetation. The Proposed Development would be located on gently rising land beyond the River Wissey. The sensitivity of residents represented by VP33 is high and the magnitude of impact would be high. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

People using open spaces

- 10.8.4.69 People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common (VP38) would experience views of the Proposed Development within parcels S-09, S-10, S-11, S-12, S-13, S-1 and S-15. Views would include fencing, solar PV modules, BESS containers and inverters. The permissive footpath and Ashill Common are well used by the local community and open views would be available along the majority of the route. The sensitivity of people using Ashill Common represented by VP38 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Eastern Panel Area

- 10.8.4.70 Across the Eastern Panel Area, significant effects have been reported at year 1 of operation for the following receptor types:
- Residents of local communities
 - People travelling through the area on local roads
- 10.8.4.71 Across the Eastern Panel Area, no significant effects have been identified at year 1 of operation for the following receptor types:
- People travelling along PRoW which are promoted routes
 - People travelling along PRoW which are not promoted routes
 - People using public open spaces
 - People travelling through the area on main roads

Residents of local communities

- 10.8.4.72 Residents of properties along Bradenham Lane (VP23) would experience views of the Proposed Development within parcels E-02 and E-03. Views would include fencing, solar PV modules, BESS containers and inverters. Gaps in roadside vegetation and the orientation of properties would result in close range and direct views. The sensitivity of residents represented by VP23 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.
- 10.8.4.73 Residents of properties along Herne Lane (VP31) would experience views of the Proposed Development within parcels E-10. Views would include fencing and solar PV modules. Receptors would have views from the rear of properties above

boundary vegetation. Panel Areas would be visible across a substantial part of the views from a small number of windows at the rear of the properties. Offsets from the property boundary, would retain the openness in the foreground of views, immediately beyond boundary vegetation. The sensitivity of residents represented by VP31 is high and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

People travelling through the area on local roads

- 10.8.4.74 People travelling along Shipdham Lane and Watery Lane (VP21, VP22 and VP29), which includes users of National Cycle Network Route 13, would experience views of the Proposed Development within parcels E-05, E-06, E-07 and E-10. Views would include fencing solar PV modules, BESS containers and inverters directly adjacent the road at multiple locations along the route and in some cases along a substantial part of the route. The sensitivity of people travelling through the area on local roads represented by VP21, VP22 and VP29 ranges from medium to high and the magnitude of impact ranges from low to high. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.
- 10.8.4.75 People travelling along Bradenham Lane (VP23) would experience views of the Proposed Development within parcels E-01 and E-02. Views would include fencing and solar PV modules adjacent the road. Open views of Panel Areas would be available due to the nature of roadside vegetation, which comprises an avenue of trees on the western side of the road. The sensitivity of people travelling through the area on local roads represented by VP23 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Western Panel Area

- 10.8.4.76 Across the Western Panel Area, significant effects have been reported at year 1 of operation for the following receptor types:
- People travelling through the area on local roads
- 10.8.4.77 Across the Western Panel Area, no significant effects have been identified at year 1 of operation for the following receptor types:
- People travelling along PRoW which are promoted routes
 - People travelling along PRoW which are not promoted routes
 - Residents of local communities
 - People using public open spaces
 - People travelling through the area on main roads

People travelling through the area on local roads

- 10.8.4.78 People traveling along Swaffham Road (VP01) would experience views of the Proposed Development within parcels W-01, W-02 and W-03. Views would include fencing and solar PV modules to the north and south of Swaffham Road. Receptors

would experience close range views of Panel Areas along approximately 2km of the road. The sensitivity of people travelling through the area on local roads represented by VP01 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Central Panel Area

10.8.4.79 Across the Central Panel Area, significant effects have been reported at year 1 of operation for the following receptor types:

- People travelling along PRow which are not promoted routes
- Residents of local communities

10.8.4.80 Across the Central Panel Area, no significant effects have been identified at year 1 of operation for the following receptor types:

- People travelling along PRow which are promoted routes
- People using public open spaces
- People travelling through the area on main roads
- People travelling through the area on local roads

People travelling along PRow which are not promoted routes

10.8.4.81 People travelling along PRow Sporle with Palgrave BR5 (VP04) would experience views of the Proposed Development within parcel C-03. Views would include fencing and solar PV modules to the north and south of the PRow. Open views would be available from gaps in hedgerows and filtered views would be available along the majority of the PRow. Panel Areas would be noticeable due to the close proximity on either side of the PRow. The sensitivity of people travelling along PRow represented by VP04, which is not a promoted route, is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

10.8.4.82 People travelling along PRow Swaffham RB38b (VP47) would experience views of the Proposed Development within parcels C-03 and C-05. Views would include fencing, solar PV modules, BESS containers and inverters. Panel Areas would extend from the middle ground to the horizon. Views are open due to a lack of vegetation along a short section of the PRow. The sensitivity of people travelling along the PRow represented by VP47, which is not promoted route, is medium and the magnitude of impact would be medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

10.8.4.83 People travelling along PRow Sporle with Palgrave BR8 (VP65) would experience views of the Proposed Development within parcels C-07 and C-08. Views would include fencing, solar PV modules, BESS containers and inverters. Panel Areas would be visible on rising land beyond the A47 and open and direct views would be available. The sensitivity of people travelling along PRow represented by VP65, which is not a promoted route, is medium and the magnitude of impact would be

medium. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Residents of local communities

- 10.8.4.84 Residents of Home Farm and properties on the eastern and western side of Beeston Road (VP11) would experience views of the Proposed Development within parcel C-08. Views would include fencing, solar PV modules, BESS containers and inverters. The Panel Area would extend to the horizon and views would be direct. The sensitivity of residents represented by VP11 is high and the magnitude of impact would be high. This would result in Moderate Adverse effects during year 1 of operation, which is **Significant**.

Night time effects

- 10.8.4.85 No significant effects have been identified for any residential receptors at year 1 of operation due to night time lighting. As described in Chapter 2 The Proposed Development of this PEIR operational lighting is limited to sensor-triggered lighting only at substations. Substations have been located away from residential receptors to minimise impacts including those from night time lighting.

Summary of significant visual effects year 1 of operation

People travelling along PRow which are promoted routes

- 10.8.4.86 No significant effects at year 1 of operation have been identified for people travelling along PRow which are promoted routes. This is due to the limited views from the Peddars Way and Norfolk Coast Path National Trail as a result of intervening vegetation. As described in Appendix 10.3 Visual Baseline and Effects, minor adverse effects would be experienced by receptors represented by VP05, VP06, VP46 and VP52.

People travelling along PRow which are not promoted routes

- 10.8.4.87 Significant visual effects have been identified for people travelling across parts of the PRow network, which extends out across the rural landscape from Swaffham. This network connects to North Pickenham in the south east, Drymere and Beachamwell in the south west, Castle Acre in the north and Narborough in the north west. These effects would arise from the Proposed Development within the Western and Central Panel Areas. This includes views of people travelling along Sporle with Palgrave BR5 (VP04), Swaffham FP38b (VP47) and Sporle with Palgrave BR8 (VP65). Most significant effects relate to views from short sections of the PRow network in close proximity to the draft Order Limits (VP04, VP47). Significant effects have also been identified from Sporle with Palgrave BR8 (VP65), located approximately 650m from the draft Order Limits, due to the rising topography which would make the Proposed Development visible, however these views would be limited to a short section of the overall PRow network. There would be either no views or negligible to minor adverse effects relating to users of routes represented by VP02, VP50, VP68, VP16, VP46, VP9 VP51, VP63, VP45 and VP27. These effects are described in Appendix 10.3 Visual Baseline and Effects.

Residents of local communities

- 10.8.4.88 All of the significant visual effects at year 1 of operation for residents of local communities have been identified in the eastern part of the study area due to the Northern, Eastern and Southern Panel Areas. The majority of significant visual effects identified are from properties directly adjacent, or in close proximity to the draft Order Limits. No significant visual effects have been identified for residents of local communities due to the Western or Central Panel Areas at year 1 of operation.
- 10.8.4.89 Resident's views from properties in the core built up area of Ashill would not be impacted by the Proposed Development, however isolated properties to the east; Cutbush Farm and Allotment Farm (VP40); would experience significant visual effects due to the close proximity of the Proposed Development.
- 10.8.4.90 Resident's views from properties in the core built up area of Bradenham would not experience significant visual effects due to its location on lower topography, however, significant effects have been identified for isolated properties to the east (VP33), these effects are due to the close proximity of the Proposed Development to receptors.
- 10.8.4.91 At Daffy Green, a small number of properties along Hern Lane (VP31) would experience significant visual effects at year 1 of operation due to the close proximity to the draft Order Limits within the Eastern Panel Area.
- 10.8.4.92 The majority of residents views from properties in the core built up areas of Scarning and Wendling would not be impacted by the operational Proposed Development due to intervening topography, built form and vegetation. The majority of significant visual effects have been identified due to the close proximity of receptors to the draft Order Limits within the Eastern and Northern Panel Areas, as demonstrated by VP15 and VP23. Receptors along Dereham Road, Wendling (VP14) would have some longer distance views and are located approximately 450m from the draft Order Limits within the Northern Panel Area.
- 10.8.4.93 At High Green, a small number of properties located on Beeston Road (VP11) would experience significant effects due to the close proximity of the receptors to the draft Order Limits within the Northern Panel Area.

People using public open spaces

- 10.8.4.94 Significant visual effects have been identified at year 1 of operation for people travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common (VP38), due to parts of the Southern Panel Area.

People travelling through the area on main roads

- 10.8.4.95 No significant visual effects at year 1 of operation have been identified for people travelling through the area on main roads. This is due to the limited number of main roads through the search area, the fleeting nature of views and limited visibility of parts of the Proposed Development from main roads.

People travelling through the area on local roads

- 10.8.4.96 The majority of significant visual effects at year 1 of operation for people travelling through the area on local roads have been identified across the eastern and western parts of the study area due to the Northern, Eastern and Western Panel Areas. No significant visual effects at year 1 of operation have been identified for this receptor type due to the operational Southern or Central Panel Areas.
- 10.8.4.97 Significant visual effects for people travelling along Swaffham Road (VP01) would be due to parts of the Western Panel Area directly adjacent a stretch of Swaffham Road. Beyond the areas directly adjacent the draft Order Limits, intervening topography and vegetation screens views from the road limiting the extent of impacts, as demonstrated by VP64 and described in Appendix 10.3 Visual Baseline and Effects.
- 10.8.4.98 Significant visual effects have been identified for people travelling along the local road network south of Scarning, this includes people travelling along Shipdham Lane, Bradenham Lane and Watery Lane (VP21, VP22, VP23, VP29). Significant effects identified are from short sections of the road network, directly adjacent the draft Order Limits within the Eastern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP15, VP28, VP58, VP59 and VP60 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects.
- 10.8.4.99 Significant visual effects have been identified from the local road network near to Little Fransham (VP13). Significant effects identified are from short sections of the road network, directly adjacent the draft Order Limits within the Northern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP17, VP18 and VP14 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects.
- 10.8.4.100 Table 10-26 below provides a summary of the likely significant effects of the Proposed Development on visual receptors during year 1 of operation. The preliminary assessment has identified 15 locations where significant effects at year 1 of operation are likely.

Table 10-26 Summary of significant visual effects at year 1 of operation

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
People travelling on Swaffham Road.	VP01	Medium	Medium	Moderate Adverse (Significant)
People travelling along PRow Sporle with Palgrave BR5.	VP04	Medium	Medium	Moderate Adverse (Significant)
Residents of Home Farm and	VP11	High	High	Moderate Adverse (Significant)

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
properties on eastern and western side of Beeston Road.				
People travelling along Love Lane.	VP13	Medium	High	Moderate Adverse (Significant)
Residents of properties along Dereham Road.	VP14	High	Low	Moderate Adverse (Significant)
Residents of properties along Hulver Street.	VP15	High	High	Moderate Adverse (Significant)
People travelling along Shipdham Lane and Watery Lane and people travelling along National Cycle Network Route 13	VP21, VP22, VP29	Medium to high	Medium to high	Moderate Adverse (Significant)
People travelling along Bradenham Lane.	VP23	Medium	Medium	Moderate Adverse (Significant)
Residents of properties along Bradenham Lane.	VP23	High	Medium	Moderate Adverse (Significant)
Residents of properties along Herne Lane.	VP31	High	Medium	Moderate Adverse (Significant)
Residents of Comar Cottage and properties along Comar Lane. Residents of properties at Bradenham.	VP33	High	High	Moderate Adverse (Significant)
People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common.	VP38	Medium	Medium	Moderate Adverse (Significant)

Visual receptor	Viewpoint	Sensitivity	Magnitude of impact	Significance of effect
People travelling along PRow Swaffham RB38b.	VP47	Medium	Medium	Moderate Adverse (Significant)
People travelling along Sporle with Palgrave BR8.	VP65	Medium	Medium	Moderate Adverse (Significant)

10.8.5 Decommissioning

- 10.8.5.1 Visual effects relating to the decommissioning of the Proposed Development are considered to be no greater than those identified during the construction phase and are therefore assessed as being the same as construction effects as a likely worst-case scenario. As stated in section 10.5.7, this is because the activities relating to decommissioning would be similar to construction but carried out in the context of enhanced landscape mitigation. The significance of effects resulting from decommissioning would therefore be as reported for the construction effects.

10.9 Additional mitigation

- 10.9.1.1 For Landscape and Visual, all mitigation relating to construction and decommissioning effects is considered to be addressed by the oCEMP and oDEMP respectively.
- 10.9.1.2 For the landscape and visual effects of operation, all relevant mitigation is embedded. Section 10.7 of this assessment explains this further and summarises key aspects of the design of the Proposed Development, which have been informed by the LVIA as part of the iterative design process. This approach is explained further in the methodology set out in section 10.5 of this chapter. Therefore, no additional mitigation measures for landscape and visual effects are currently proposed.

10.10 Residual effects

- 10.10.1.1 This section presents a summary of the preliminary assessment of likely residual effects on the landscape and people's views of the landscape during construction and decommissioning, and after 15 years of operation. It should be read alongside the detailed assessment of effects on landscape receptors set out in Appendix 10.2 Landscape Baseline and Effects, and visual receptors set out in Appendix 10.3 Visual Baseline and Effects. Table 10-27 provides a high-level summary of these effects.

10.10.2 Landscape and Visual Effects of Construction and Decommissioning

- 10.10.2.1 The mitigation measures embedded into the design of the Proposed Development, and those considered good practice during construction, to avoid or reduce environmental effects is described in section 10.7. No additional mitigation is proposed or required, therefore, the residual landscape and visual effects of construction and decommissioning are the same as those reported in section 10.8 of this assessment.

Residual effects of decommissioning due to retention of 132kV substations

- 10.10.2.2 As described in section 10.5.7, following decommissioning, 132kV substations implemented as part of the Proposed Development could remain in-situ which represents the worst case scenario for LVIA. An assessment of the landscape and visual impacts scenario in which only 132kV substations remain in the landscape has therefore been undertaken and is presented in Appendix 10.2 Landscape Baseline and Effects and Appendix 10.3 Visual Baseline and Effects.

Landscape

- 10.10.2.3 As isolated features, the 132kV substations across the landscape would not give rise to significant effects at a national, district or local level. Substations have been sensitivity located to make use of existing screening by land cover and topography and have a small footprint in comparison to the size of even the smallest landscape receptors identified at the local scale.

Visual

- 10.10.2.4 As isolated features, the 132kV substations across the landscape would not give rise to significant visual effects for any receptor types. Substations have been sensitivity located to make use of existing screening by land cover and topography and have been sited away from the most sensitive receptors, including users of PRoW and local roads which are promoted routes and residents of local communities.

10.10.3 Summary of residual landscape effects at year 15 of operation

National Character Areas

- 10.10.3.1 At the national level, the preliminary assessment has not identified significant effects for any NCAs at year 15 of operation. This is due to the small parts of the overall large-scale NCAs that would be impacted by the Proposed Development at year 15 of operation.

Night time effects

- 10.10.3.2 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently this lighting is not predicted to contribute significant effects on landscape receptors, at the national level, during year 15 of operation.

District Landscape Character Areas

- 10.10.3.3 At the district level, the preliminary assessment has not identified significant effects for any LCAs at year 15 of operation. In most cases this is due to the small parts of overall large-scale LCAs that would be impacted by or there being no physical impacts to the LCAs due to the Proposed Development being outside the LCAs boundary. Established reinstatement planting across Cable Corridors and planting implemented across parcels would integrate the Proposed Development and reduce effects to a level which is **Not Significant** for LCAs at year 15 of operation.

Night time effects

- 10.10.3.4 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently this lighting is not predicted to contribute significant effects on landscape receptors, at the district level, during year 15 of operation.

Local Landscape Character Areas

- 10.10.3.5 At the local level, the preliminary assessment has identified significant effects for three LLCAs at year 15 of operation.
- 10.10.3.6 The Proposed Development would introduce parcels E-05 to E-10, S-03, S-06, S-07 and S-09 to S-18 to LLCA 03: Central Breckland Plateau which would predominantly be limited to the fringes of the LLCA, with parcels S-07 and S-09 to S-17 located centrally across a narrow section of the LLCA to the north-east of Ashill. At year 15 of operation, species-rich native grassland and planting on boundaries would be established across these parcels, strengthening the existing landscape pattern and integrating solar PV module areas within the large LLCA. Planting to reinstate vegetation removed to facilitate the laying of underground cables would be fully established. A small proportion of the overall LLCA would be impacted by the change of land use from arable fields to solar development, however localised impacts would be spread out across the LLCA due to impacts at the northern fringe of the LLCA and centrally to the north-east of Ashill. The sensitivity of LLCA 03 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects at year 15 of operation, which is **Significant**.
- 10.10.3.7 The Proposed Development would introduce parcels C-02, C-03, C-05 and C-07 to the central and western parts of LLCA 11: Pickenham Plateau. At year 15 of operation, species-rich native grassland and planting on boundaries would be established across these parcels, strengthening the existing landscape pattern and integrating solar PV module areas within the LLCA. However, a substantial part of the overall LLCA would be impacted by the change of land use from arable to solar

development across the central and western parts of the LLCA. Planting to reinstate vegetation removed to facilitate the laying of underground cables would be fully established. The sensitivity of LLCA 11 is medium and the magnitude of change would be medium. This would result in Moderate Adverse residual effects at year 15 of operation, which is **Significant**.

- 10.10.3.8 The Proposed Development would introduce parcels N-01 to N-04, N-07, N-08, E-01 to E-04, E-08 and E-10 to the western part of LLCA 16: River Wensum and Tud Tributary Farmland. At year 15 of operation, species-rich native grassland and planting on boundaries would be established across parcels, strengthening landscape pattern and integrating Panel Areas. However, a substantial part of the overall LLCA would be impacted by the change of land use from arable fields to solar development. Planting to reinstate vegetation removed to facilitate the laying of underground cables would be fully established. The sensitivity of LLCA 16 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects at year 15 of operation, which is **Significant**.

Night time effects

- 10.10.3.9 As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting would be limited to sensor-triggered lighting only at substations. Consequently, this lighting is not predicted to contribute significant effects on landscape receptors, at the local level, during year 15 of operation.

10.10.4 Summary of residual visual effects at year 15 of operation

Northern Panel Area

- 10.10.4.1 Across the Northern Panel Area, significant residual effects have been reported at year 15 of operation for the following receptor types:
- Residents of local communities
- 10.10.4.2 Across the Northern Panel Area, no significant residual effects have been identified at year 15 of operation for the following receptor types:
- People travelling along PRow which are promoted routes
 - People travelling along PRow which are not promoted routes
 - People using public open spaces
 - People travelling through the area on main roads
 - People travelling through the area on local roads

Residents of local communities

- 10.10.4.3 Residents of Home Farm and properties on eastern and western side of Beeston Road (VP11) would experience views of the Proposed Development due to the close proximity and open views. Deciduous trees within the avenue along Beeston Road would provide some intermittent screening for residents of properties on the western side of the road. The sensitivity of residents represented by VP11 is high

and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects during year 15 of operation, which is **Significant**.

Southern Panel Area

10.10.4.4 Across the Southern Panel Area, significant residual effects have been reported at year 15 of operation for the following receptor types:

- Residents of local communities

10.10.4.5 Across the Southern Panel Area, no significant residual effects have been identified at year 15 of operation for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- People using public open spaces
- People travelling through the area on main roads
- People travelling through the area on local roads

Residents of local communities

10.10.4.6 Residents of Comar Cottage and properties along Comar Lane (VP33), would continue to experience views of the Proposed Development in close proximity. Views would be available from the ground floor at the rear of properties due to limited boundary vegetation. The magnitude of impacts would not reduce at year 15 of operation due to a lack of vegetation along the River Wissey and the rising topography in the distance on which solar PV modules would be located. The sensitivity of residents represented by VP33 is high and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects during year 15 of operation, which is **Significant**.

Eastern Panel Area

10.10.4.7 Across the Eastern Panel Area, significant residual effects have been reported at year 15 of operation for the following receptor types:

- Residents of local communities
- People travelling through the area on local roads

10.10.4.8 Across the Southern Panel Area, no significant residual effects have been identified at year 15 of operation for the following receptor types:

- People travelling along PRoW which are promoted routes
- People travelling along PRoW which are not promoted routes
- People using public open spaces
- People travelling through the area on main roads

Residents of local communities

10.10.4.9 Residents of properties along Bradenham Lane (VP23) would experience close range and open views of parcels from the ground floor of properties. There is a lack of vegetation along Bradenham Lane and residents have open views, which would remain at year 15 of operation. The sensitivity of residents represented by VP23 is high and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects during year 15 of operation, which is **Significant**.

10.10.4.10 Residents of properties along Herne Lane, represented by VP31, would experience open and direct views across the Panel Area to the north, from a small number of windows at the rear of the properties. The sensitivity of residents represented by VP31 is high and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects during year 15 of operation, which is **Significant**.

People travelling through the area on local roads

10.10.4.11 People travelling along Shipdham Lane, represented by VP22, would open and direct views that would remain across a substantial part of the view. The sensitivity of road users represented by VP22 is medium and the magnitude of impact would be medium. This would result in Moderate Adverse residual effects during year 15 of operation, which is **Significant**.

Western Panel Area

10.10.4.12 Across the Western Panel Area, the preliminary assessment has not identified significant residual effects at year 15 of operation.

Central Panel Area

10.10.4.13 Across the Southern Panel Area, the preliminary assessment has not identified significant residual effects at year 15 of operation..

Night time effects

10.10.4.14 No significant effects have been identified for any residential receptors at year 15 of operation due to night time lighting. As described in Chapter 2 The Proposed Development, of this PEIR, operational lighting is limited to sensor-triggered lighting only at substations. Substations have been located away from residential receptors to minimise impacts including those from night time lighting.

Summary of significant visual effects year 15 of operation

People travelling along PRow which are promoted routes

10.10.4.15 No significant effects at year 15 of operation have been identified for people travelling along PRow which are promoted routes. This is due to the limited views from the Peddars Way and Norfolk Coast Path National Trail as a result of intervening vegetation. As described in Appendix 10.3 Visual Baseline and Effects,

minor adverse effects would be experienced by receptors represented by VP03, VP05, VP06, VP46 and VP52.

People travelling along PRow which are not promoted routes

10.10.4.16 Significant effects have been identified across the PRow network which extends out from Swaffham from VP47 along Swaffham FP38b. This represents views from a small part of the PRow network in close proximity to the draft Order Limits. The wider network of PRow which extends out from Swaffham and which are not promoted routes includes representative viewpoints VP02, VP04, VP50, VP65, VP68, VP16, VP46, VP9 VP51, VP63, VP45, VP27, from which no views would be available or negligible to minor adverse effects were assessed as described in Appendix 10.3 Visual Baseline and Effects. The network of PRow which are not promoted routes, extending out from Swaffham, connects to North Pickenham in the south east, Drymere and Beachamwell in the south west, Castle Acre in the north and Narborough in the north west. Significant effects have been identified due to impacts from the Western and Central Panel Areas, however, the majority of views from this network would not be impacted or would experience effects which are not considered significant by year 15 of operation.

Residents of local communities

- 10.10.4.17 All of the significant effects at year 15 of operation for residents of local communities have been identified in the eastern part of the study area due to the Northern, Eastern and Southern Panel Areas. The majority of significant effects identified are from properties directly adjacent, or in close proximity to the draft Order Limits. No significant visual effects have been identified for residents of local communities due to the Western or Central Panel Areas at year 15 of operation.
- 10.10.4.18 Resident's views from properties in the core built up area of Bradenham would not experience significant effects due to its location on lower topography, however, significant effects have been identified for isolated properties to the east (VP33), these effects are due to the close proximity of works to receptors.
- 10.10.4.19 At Daffy Green, a small number of properties along Hern Lane (VP31) would experience significant effects at year 15 of operation due to the close proximity to the draft Order Limits within the Eastern Panel Area.

People using public open spaces

- 10.10.4.20 No significant effects at year 15 of operation have been identified for people using public open spaces. This is due to the establishment of planting at Ashill common and along the permissive footpath between Dunnetts Close and Ashill RB11 (VP38).

People travelling through the area on main roads

- 10.10.4.21 No significant effects at year 15 of operation have been identified for people travelling through the area on main roads. This is due to the limited number of main

roads through the search area, the fleeting nature of views and limited visibility of parts of the Proposed Development from main roads. .

People travelling through the area on local roads

- 10.10.4.22 Significant effects at year 15 of operation for people travelling through the area on local roads have been identified across the eastern parts of the study area due to the Northern and Eastern Panel Areas. No significant effects at year 1 of operation have been identified for this receptor type relating to the Southern, Western or Central Panel Areas.
- 10.10.4.23 Significant effects have been identified for people travelling along the local road network south of Scarning, this includes people travelling along Shipdham Lane (VP22). Significant effects identified are from a short section of the road network, directly adjacent the draft Order Limits within the Eastern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP15, VP21, VP23, VP28, VP58, VP59 and VP60 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects and effects would be reduced by year 15 due to established planting.
- 10.10.4.24 Significant effects have been identified from the local road network near to Little Fransham (VP13). Significant effects identified are from a short section of the road network, directly adjacent the draft Order Limits within the Northern Panel Area where there is a lack of roadside vegetation. As demonstrated by VP11, VP17, VP18 and VP14 and described in Appendix 10.3 Visual Baseline and Effects, the majority of views from local roads beyond those directly adjacent the draft Order Limits would not experience significant effects and effects would be reduced by year 15 due to established planting.
- 10.10.4.25 Table 10-27 provides a summary of all residual visual effects, including those which would be significant at year 15 of operation.
- 10.10.4.26 The majority of residual significant visual effects would relate to changes to the character and composition of views which would not be fully mitigated. For example, where features of the Proposed Development could not be screened by planting or where existing open views would become enclosed as a result.

10.11 Monitoring

10.11.1 Construction

- 10.11.1.1 As likely significant effects on landscape and visual receptors would occur during construction of the Proposed Development, monitoring of these effects would be undertaken. The implementation of any advanced mitigation planting would be monitored by the Applicant during the works to ensure that best practice relating to ground preparation, plant handling and planting techniques is followed. This monitoring would be undertaken in accordance with the measures set out within the oLEMP, a draft of which is provided as part of the consultation documentation.

10.11.2 Operation

- 10.11.2.1 Monitoring of the growth and maintenance of proposed planting would be undertaken by the Applicant during the first five years following planting to ensure its successful establishment. All planting incorporated into the design of the Proposed Development would be routinely inspected, managed and maintained during this period in accordance with the requirements as stipulated within the final LEMP. The content of the final LEMP would be based on the oLEMP submitted with the DCO application. Such maintenance and management practices would include inspecting and, where necessary, replacing defective plants to ensure that all planting establishes and achieves its intended environmental functions and objectives, as illustrated by the Environmental Masterplan that will be submitted with the DCO application.
- 10.11.2.2 The oLEMP will explain that after the establishment period, the longer-term maintenance and management would commence. This would be monitored by the Applicant during annual inspections of proposed planting.

10.12 Opportunities for enhancement

- 10.12.1.1 The Planning Inspectorate's advice on good design published in October 2024 makes it clear that achieving good design outcomes goes beyond mitigating adverse effects to deliver economic, environmental and social net-gains that are wider than the project limits. The Applicant has applied a landscape-led approach to the design of the Proposed Development from the outset.
- 10.12.1.2 Strategic opportunities to incorporate environmental enhancements identified through the design development process to date are shown on the Outline Environmental Masterplan, provided as part of the consultation documentation.
- 10.12.1.3 Further work will continue during the preparation of the ES to identify potential environmental enhancement opportunities, which may be embedded within the design of the Proposed Development. This would include further multi-disciplinary working to define opportunities to deliver informed positive placemaking, and Environmental Net Gain which will be illustrated on the Environmental Masterplan submitted with the DCO application. This would include consideration of the opportunities to enhance natural capital and ecosystem services through the Proposed Development and connections with the wider green infrastructure network.

10.13 Summary

- 10.13.1.1 Table 10-27 presents a summary of the Landscape and Visual assessment, including mitigation and residual effects.
- 10.13.1.2 The Proposed Development would avoid impacts on nationally and locally designated landscapes. Furthermore, local plan policy and landscape character assessments do not identify any of the land within the study area for the LVIA to be valued landscape in the context of NPPF paragraph 187. The Applicant has

prepared a detailed assessment of landscape character at the local level to provide a finer grain of detail against which to assess the likely effects of the Proposed Development. This baseline analysis identified that only NCA 85: The Brecks potentially meets the threshold to be considered valued landscape, however detailed analysis, as described in Appendix 10.2 Landscape Baseline and Effects concluded that it was not considered valued landscape in the context of NPPF paragraph 187.

- 10.13.1.3 This preliminary LVIA has identified no significant residual effects at the national or district level. Significant residual effects have been identified for two landscape receptors at the local level. These are LLCAs located in the eastern part of the study area, containing a large number of land parcels in the Proposed Development. The continuing development of the design will look to integrate the Proposed Development and explore opportunities to include further enhancement opportunities to embed within the design.
- 10.13.1.4 The preliminary assessment has identified residual visual effects for ten visual receptor groups. These effects are predominantly due to the Proposed Development being in close proximity and changes to the character and composition of views which cannot be fully mitigated through screening.
- 10.13.1.5 The next steps for the LVIA are to:
- Carry out summer fieldwork, planned for July and August 2025 and update preliminary assessment based on analysis.
 - Capture summer photography, including verified photography for photomontages.
 - Continue to develop the oLEMP based on development of the design and having regard to feedback received on the draft at statutory consultation.
 - Continue to develop the design and embed multi-functional mitigation to further reduce effects and explore opportunities for enhancement measures.

Table 10-27 Landscape and Visual - Preliminary assessment summary of effects at year 15 of operation

Landscape / Visual Receptor	Residual effect	Additional mitigation
Landscape		
NCA 76: North West Norfolk	No effect	Non required.
NCA 84: Mid Norfolk	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
NCA 85: The Brecks	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA A3: River Wissey	No effect	None required.
LCA A4: River Wensum and Blackwater	No effect	None required.
LCA B4: River Blackwater Tributary Farmland	No effect	None required.
LCA B5: River Wissey Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA B6: River Wensum and Tud Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
LCA B7: River Nar Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA D1: Swaffham Heath	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA D2: Stanta Heath	No effect	None required.
LCA E4: Wayland Plateau	No effect	None required.
LCA E5: Central Breckland Plateau	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA E6: North Pickenham Plateau	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA E7: Beeston Plateau	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LCA E8: Dereham Plateau	No effect	None required.
LCA F1: River Nar Valley	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
LCA H2: Fincham	No effect	None required.
LCA E2: Saddlebow and Wormegay	No effect	None required.
LCA G3: Gayton and East Winch	No effect	None required.
LCA I9: Little Massingham and Castle Acre	No effect	None required.
LLCA 01: Beachamwell	No effect	None required.
LLCA 02: Castle Acre and River Nar Valley	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 03: Central Breckland Plateau	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
LLCA 04: Dereham	No effect	None required.
LLCA 05: Former RAF North Pickenham	No effect	Non required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
LLCA 06: Little Dunham Parkland	No effect	None required.
LLCA 07: Narborough	No effect	None required.
LLCA 08: Necton	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 09: North Pickenham Plateau	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 10: Northern River Wissey Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 11: Pickenham Plateau	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 12: RAF Marham	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 13: River Blackwater Tributary Farmland	No effect	None required.
LLCA 14: River Nar Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
LLCA 15: River Wensum and Blackwater	No effect	None required.
LLCA 16: River Wensum and Tud Tributary Farmland	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
LLCA 17: Shipdham	No effect	None required.
LLCA 18: Southern River Wissey Settled Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 19: Southern River Wissey Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 20: Sporle	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 21: Stanta Heath	No effect	None required.
LLCA 22: Swaffham	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 23: Swaffham Heath Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
LLCA 24: Swaffham Heath Plantation	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 25: Swaffham Heath Plantation Farmlands	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
LLCA 26: Watton	No effect	None required.
LLCA 27: Western River Wissey Settled Tributary Farmland	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Visual		
People travelling on Swaffham Road (VP01)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRow Beachamwell BR2 (VP02)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People traveling on the A1065 (VP03)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the Peddars Way and Norfolk Coast Path National Trail (VP03)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRoW Sporle with Palgrave BR5 (VP04)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the Peddars Way and Norfolk Coast Path National Trail (VP05)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Swaffham RB54 (VP05)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Visitors to Castle Acre Castle and Bailey Gate and Castle Priory (VP06)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the Peddars Way and Norfolk Coast Path National Trail and people travelling along the Nar Valley Way long distance trail (VP06)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Castle Acre (VP06)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
Residents along Priory Close, Sporle (VP07)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the A17 (VP08)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Sporle with Palgrave BR8 and PRoW Sporle with Palgrave BR9 (VP09)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of High Green Farm (VP10)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Users of PRoW Wendling FP1 (VP10)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Home Farm and properties on eastern and western side of Beeston Road (VP11)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
People travelling along Beeston Road (VP11)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling on the A47 (VP12)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Willow Farm (VP13)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Love Lane (VP13)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Dereham Road (VP14)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Dereham Road (VP14)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Hulver Street (VP15)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
Residents of properties along Hulver Street (VP15)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRoW Swaffham RB2 (VP16)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Crown Lane (VP17)	No effect	None required.
People travelling along Fransham RB7 (VP17)	No effect	None required.
Residents of Little Flint (VP18)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Crown Lane (VP18)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along New Sporle Lane (VP19)	No effect	None required.
People travelling along New Sporle Lane (VP19)	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along Bradenham Lane (VP20)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of High House Farm (VP21)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Shipdham Lane (VP21)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Shipdham Lane (VP22)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
Residents of properties along Bradenham Lane (VP23)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
People travelling along Bradenham Lane (VP23)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Park Farm (VP24)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties on Park Lane (VP25)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRow Scarning BOAT8 (VP26)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Swaffham RB15 (VP27)	No effect	None required.
Residents of properties on northern side of Shipdham Lane (VP28)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Shipdham Lane (VP28)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Shipdham Lane and Watery Lane (VP29)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along National Cycle Network Route 13 (VP29)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Shipdham Lane (VP30)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Herne Lane (VP31)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRow Shipdham FP1 (VP31)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Leys Farm (VP32)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Comar Cottage and properties along Comar Lane Residents of properties at Bradenham (VP33)	Moderate adverse (significant)	Design development to address effects, based on further survey and consultation work.
Residents of properties on eastern side of Bradenham Road (VP34)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Bradenham Road (VP34)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at High Green (VP35)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the rural lane (VP35)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents at Southend (VP36)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
Residents of Grounds Cottage and residents of properties along Hale Road (VP37)	No effect	None required.
People travelling along Station Road and people travelling along Hale Road (VP37)	No effect	None required.
People travelling along the permissive footpath between Dunnetts Close and Ashill RB11 and users of Ashill Common (VP38)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties to the north of Sporle (VP39)	No effect	None required.
Residents of Cutbush Farm Residents of Allotment Farm (VP40)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Ashill RB11 (VP41)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRoW Ashill FP7 (VP42)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Hills Road (VP43)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Watton Road (VP44)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Swaffham RB36 (VP45)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at northern edge of Swaffham (VP45)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Sporle with Palgrave BR4 (VP46)	No effect	None required.
Residents of properties along Palgrave Road (VP46)	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along the Peddars Way and Norfolk Coast Path National Trail (VP46)	No effect	None required.
People travelling along PRoW Swaffham RB38b (VP47)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Little Dunham FP2 (VP48)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at Little Dunham (VP48)	No effect	None required.
People travelling along Hale Road (VP49)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Narborough RB9 (VP50)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRoW Sporle with Palgrave BR2 (VP51)	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRow Swaffham RB53 (VP52)	No effect	None required.
People travelling along Watton Road and Pages Lane (VP53)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties along Pages Lane (VP53)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Hills Road (VP54)	No effect	None required.
People travelling along PRow Saham Toney RB1 (VP55)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along Bradenham FP1 (VP56)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at Bradenham (VP56)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along Hale Road (VP56)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at western edge of Shipdham (VP57)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along the road connecting Swan Lane and Shipdham Lane (VP58)	No effect	None required.
People travelling along Watery Lane (VP59)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of Broadway Farm (VP59)	No effect	None required.
People traveling along Bradenham Lane (VP60)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRow Wendling FP2 (VP61)	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
People travelling along PRow Scarning FP5 (VP62)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents of properties at Dereham (VP62)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
People travelling along PRow Newton by Castle Acre RB7 and users of Wells Green common land (VP63)	No effect	None required.
People travelling along Swaffham Road (VP64)	No effect	None required.
People travelling along Sporle with Palgrave BR8 (VP65)	Minor adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.
Residents at Boundary Farm Cottages and Boundary Farm House (VP66)	No effect	None required.
People travelling along Dunham Road (VP66)	No effect	None required.

Landscape / Visual Receptor	Residual effect	Additional mitigation
Residents at properties to the south of Dereham (VP67)	No effect	None required.
People travelling along PRow Shipdham FP1 (VP67)	No effect	None required.
People travelling along PRow Beachamwell BR3 (VP68)	No effect	None required.
People travelling along PRow Little Dunham FP4 (VP69)	No effect	None required.
People travelling along PRow Dereham FP14 and users of Potters Fen common land (VP70)	No effect	None required.
People travelling along PRow Little Dunham FP2 (VP71)	Negligible adverse	None required. However, design development will seek to further minimise the residual effect, based on further survey and consultation work.

Landscape / Visual Receptor	Residual effect	Additional mitigation
Residents of properties at Little Fransham (VP72)	No effect	None required.
People travelling along the A47 (VP72)	No effect	None required.
Residents of properties at Ivy Todd Residents of properties at West End (VP73)	No effect	None required.

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