

Knights Hill, Kings Lynn Landscape and Visual Appraisal June 2015



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1. Introduction

1.1 Purpose of Report

1.1.1 This report provides an appraisal of the likely landscape and visual effects of the strategic development proposals at Knights Hill, King's Lynn (herein referred to as 'the site').

1.1.2 It describes the assessment methodology and defines the scales of landscape and visual effects, and the significance criteria to be used. The baseline conditions for the site and its setting are described, including the existing landscape and visual amenity. The development scheme's potential landscape and visual effects are then identified, with an assessment of their likely significance. The assessment concludes with a summary of the relevant points.

1.2 The Proposals

1.2.1 The proposed development comprises a residential led urban extension to Kings Lynn delivering up to 650 dwellings, open space and associated infrastructure. The density of the development is proposed to be lower in the western southern parts of the site, with higher density development focused in the northern part of the site. It is proposed to retain the existing structural vegetation within the site and provide a substantial amount of landscape planting along the eastern and northern boundaries of the site. A landscape buffer between the new development and the Reffley Wood ancient woodland to the west of the site will also be established.

2. Methodology

2.1 Overview

2.1.1 The methodology employed for this appraisal is appropriate to the nature and scale of the proposed development. It draws upon a range of approaches and techniques but is primarily based on the Guidelines for Landscape and Visual Impact Assessment¹.

2.2 Baseline Conditions

2.2.1 The baseline landscape and visual conditions of the site and surrounding area are described including:

- a factual description of the landscape within the study area (including landscape character) from both published documentation and on site observation;
- the identification of any anticipated changes within the landscape (excluding the proposed development) as a result of development allocations, consented developments, etc; and
- a description of the visual amenity and general visibility within the study area.

2.2.2 The description of the baseline has been informed by a site visit to understand the baseline landscape and visual conditions of the site and surrounding area.

2.3 Appraisal of Effects

2.3.1 The landscape effects of the proposed development are assessed by identifying the changes to individual landscape elements or features and the overall character of the landscape;

2.3.2 The effects of the proposed development on views and visual amenity are assessed by identifying the changes to the nature, composition and characteristics of views. Changes are identified from several representative viewpoints within the study area (i.e. viewpoints selected to illustrate a larger number of viewpoints that cannot all be included individually).

2.3.3 The selection of viewpoints is based on the following considerations:

- value / importance of view - for instance certain views may include statutory landscape, visual or historic designations;
- potential number and sensitivity of viewers; and
- accessibility to the public.

2.3.4 The assessment considers the change resulting from both Direct Effects (i.e. an effect on the landscape or view attributable to some aspect of the proposed development, e.g. loss of

¹ Guidelines for Landscape and Visual Impact Assessment (Third edition), Landscape Institute and Institute of Environmental Management and Assessment, 2013

buildings or vegetation) and Indirect Effects (i.e. consequential changes to the landscape or view that result indirectly from the proposed project as a consequence of the direct effects, e.g. proposed alterations to a drainage regime which might have a consequential effect on downstream vegetation).

- 2.3.5 All of the views are assessed from publicly accessible locations. This is not to discount landscape or visual effects from private land (for example occupiers of residential properties with views of the Site) and commentary on these effects is provided where appropriate.
- 2.3.6 On 2nd June 2015 the owner of the Castle Rising estate denied the assessors permission to take photographs ‘anywhere on the Castle Rising Estate which includes the grounds of Castle Rising Castle’. Accordingly viewpoint 9 has been selected as it is the closest publicly accessible location which can be used to represent views experienced by visitors of the castle and the landscape setting in which the castle is situated.
- 2.3.7 In assessing the landscape and visual effects of the proposed development, sensitivity and magnitude are key considerations.

Sensitivity

- 2.3.8 The sensitivity of the landscape or a view stems from its ability to “accommodate” the proposed development. There are a number of attributes of the landscape or view that combine together to determine its sensitivity to the type of development proposed. These may include:
 - landscape/visual designations that may apply;
 - importance of the landscape or view to users;
 - the presence of intrinsic aesthetic characteristics such as scenic quality or sense of place;
 - physical state and condition of the landscape;
 - the extent to which the landscape or view displays a distinctive character;
 - historic or cultural associations;
 - accessibility; and
 - existing detractors.
- 2.3.9 The sensitivity of a landscape receptor is classified using the criteria identified in Table 1 below.

Table 1 – Classification of the Sensitivity of the Landscape

<p>High Sensitivity Character Areas which exhibit incompatible characteristics to those associated with the particular form of development proposed and where the landscape is assessed to:</p> <ul style="list-style-type: none"> • be in good or excellent physical state and condition; and / or • displays distinctive character (e.g. high level of scenic quality / wildness / tranquillity / sense of place); and / or
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<ul style="list-style-type: none"> • include areas designated to be of national policy importance for landscape (e.g. Areas of Outstanding Natural Beauty); and / or • include areas where natural or cultural heritage features make a particular contribution to the landscape (or where there are important cultural associations); and / or • be highly valued by people (e.g. local community).
<p>Medium Sensitivity</p> <p>Character Areas which are assessed to demonstrate the above criteria (High Sensitivity) but exhibit a tolerance to the particular form of development proposed as a consequence of elements or features perceptible either within or from the Character Area or where the landscape is assessed to:</p> <ul style="list-style-type: none"> • be in a reasonable physical state and condition, but where some degradation may have occurred; and / or • have a particular character but show evidence of alteration / degradation / erosion of features resulting in areas of mixed character; and / or • include areas designated to be of local landscape importance; and / or • include areas where natural or cultural heritage features make some contribution to the landscape (or where there are some cultural associations); and / or • be valued by some people.
<p>Low Sensitivity</p> <p>Character Areas which are assessed to demonstrate the above criteria (Medium Sensitivity) but exhibit a tolerance to the particular form of development proposed as a consequence of elements or features perceptible either within or from the Character Area or where the landscape is assessed to:</p> <ul style="list-style-type: none"> • be in poor physical state and condition; and / or • have little or no distinctive character; and / or • not include any areas designated to be of landscape importance; and / or • include few or no natural or cultural heritage features (or where they will make little or no contribution to the landscape); and / or • be valued by few or no people.

2.3.10 The sensitivity of a view is classified using the criteria identified in Table 2 below.

Table 2 Classification of the Sensitivity of a Visual Receptor

<p>High Sensitivity</p> <p>Where the attention of a person / persons is assessed to be primarily focused on the landscape or view around them; and:</p> <ul style="list-style-type: none"> • Where the view from the receptor exhibits desirable scenic characteristics with few (if any) detracting features; and / or • Where the receptor is located on public footpaths; bridle ways; or transport routes
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<p>where appreciation of the view is an important contributor to the experience of users (e.g. scenic routes); and / or</p> <ul style="list-style-type: none"> • Where the receptor is located at a designated historical or cultural asset (or other such attraction) and where appreciation of the view is a important contributor to the experience of users; and / or • Where the receptor is located in proximity to residential properties or communal buildings from which views contribute substantially to the landscape setting experienced by residents and users.
<p>Medium Sensitivity</p> <p>Where the receptor exhibits the characteristics identified above (High Sensitivity), but where the attention of a person / persons is assessed not to be focussed on the landscape or view around them; or</p> <ul style="list-style-type: none"> • Where the attention of a person / persons is assessed to be primarily focused on the landscape or view around them; and: • Where the view from the receptor exhibits some scenic characteristics alongside a number of detracting features; and /or • Where the receptor is located on public footpaths or bridleways; or on transport routes where appreciation of the view is only a part of the experience of users; and /or • Where the receptor is located at a designated historical or cultural asset (or other such attraction) and where appreciation of the view is not an important contributor to the experience of users; and /or • Where the receptor is located in proximity to residential properties or communal buildings from which views contribute to the landscape setting experienced by residents and users to some extent.
<p>Low Sensitivity</p> <p>Where the receptor exhibits the characteristics identified above (Medium Sensitivity), but where the attention of a person / persons is assessed not to be focussed on the landscape or view around them; or</p> <ul style="list-style-type: none"> • Where the view from the receptor exhibits few scenic characteristics or is dominated by detracting features; and / or • Where the receptor is located on transport routes where appreciation of the view is not an important contributor to the experience of users; and / or • Where the receptor is located in proximity to residential properties or communal buildings from which views make little or no contribution to the landscape setting experienced by residents and users.

Magnitude

2.3.11 The magnitude of effect is essentially the change that is likely to occur and is informed by:

- the size or scale of the effect arising from the development;
- the geographical extent of the area that will be affected; and

- the duration of the effect and its reversibility.

2.3.12 The magnitude of effect is classified using the criteria identified in Table 3.

Table 3 – Classification of the Magnitude of Effect

Category	Effect on Landscape	Effect on Visual Amenity
Large	The development would represent a substantial change to the existing physical landscape and / or perceived characteristics of a landscape character area.	The development would represent the main element in the view or a substantial loss, or alteration to key visible landscape features or characteristics.
Medium	The development would be an evident change to the existing physical landscape and / or perceived characteristics of a landscape character area.	The development would be an evident feature, but not a prominent element, in the view or provides potential loss or alteration to key visible landscape features or characteristics.
Small	The development would constitute an incidental change to the existing physical landscape and / or perceived characteristics of a landscape character area.	The development would be capable of being seen, but would constitute an incidental feature in the view or a minor loss or alteration to key visible landscape features or characteristics.
Negligible	The development would not change the existing physical landscape and / or would not significantly alter any perceived characteristics of a landscape character area.	The development would not be capable of being seen or is assessed not to significantly alter any key visible landscape features or characteristics.

Significance of Effect

2.3.13 Each landscape and visual effect is described and evaluated individually through the integration of all of the relevant factors. The significance of an effect is then evaluated according to the criteria in Table 4 below.

Table 4 – Significance Matrix

Sensitivity	Magnitude of Effect			
	High	Medium	Small	Negligible
High	Major	Major	Moderate	Insignificant

Sensitivity	Magnitude of Effect			
Medium	Major	Moderate	Minor	Insignificant
Low	Moderate	Minor	Minor	Insignificant

2.3.14 Classification of significance of effect is primarily based on the criteria in Table 4 but is ultimately assessed through professional judgement; as the relationship between sensitivity and magnitude of effect is not necessarily linear and therefore different weightings between the criteria may be applied.

2.3.15 In addition to classifying its significance, each significant effect is considered in terms of whether it is Beneficial, Neutral or Adverse.

- Beneficial effects occur where the proposed development (or some aspect of it) will complement or contribute to the landscape receptor or view, strengthening it or adding positive qualities and characteristics that were previously poorly expressed or not previously present.
- Neutral effects occur where the proposed development (or some aspect of it) will neither contribute to nor detract from the landscape receptor or view, but will be comfortably assimilated into the existing landscape or visual context.
- Adverse effects occur where the proposed development (or some aspect of it) will introduce elements that are discordant with a landscape receptor or view or which detract from the existing condition

2.3.16 The magnitude of effect is essentially the change that is likely to occur. It is informed by the size or scale of the effect arising from the proposals and the geographical extent of the area that will be affected.

3. Baseline Conditions

3.1 Landscape

- 3.1.1 The existing landscape conditions of the site and surrounding area are described via a process of landscape character assessment. This includes a description of the key landscape elements features and landscape character areas in the study area.

Landscape Designations

- 3.1.2 The key landscape and visual designations are shown on Drawing CS053683-10-005.
- 3.1.3 The Site is not covered by any statutory landscape designation (e.g. World Heritage Site, National Park or AONB), nor is it covered by any national non-statutory landscape designation (e.g. Area of Special Landscape Character), but it is immediately adjacent to the Wash section of the Norfolk Coast AONB, which starts at the A148.

Statutorily Listed Buildings and Scheduled Monuments

- 3.1.4 Listed Buildings are those recognised as being of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is also a statutory list of Scheduled Monuments, which covers a range of archaeological sites of national importance, including prehistoric standing stones and burial mounds, through to more recent results of human activity. S.66(1) of the 1990 Act states that:

“... in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 3.1.5 There is a Grade II Listed Building (Rising Lodge) which forms part of the Best Western hotel complex (English Heritage Building ID No.222128, listed in September 1988). In addition, Castle Rising, to the north of the site, is a Scheduled Ancient Monument (SAM) whilst much of the village of Castle Rising forms a Conservation Area. The ruins of Bawsey Old Church are located approximately 1km to the south east of the site. The ruins are listed and also designated as a SAM.

Tree Preservation Orders

- 3.1.6 Tree Preservation Orders (TPOs) may be made by local planning authorities in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of the relevant tree(s) without the local planning authority's consent. The cutting of roots, although not expressly covered, is potentially damaging and so, in the Secretary of State's view, also requires the local planning authority's consent.
- 3.1.7 There are no TPOs on or immediately adjacent to the Knight's Hill site.

3.2 Landscape Character

National Character Areas

- 3.2.1 Natural England has defined broad-scale landscape character areas, i.e. broad tracts of countryside exhibiting a cohesive character. The character of these areas is largely determined by their landform and physical characteristics.
- 3.2.2 The Knight's Hill site falls just within the North West Norfolk National Character Area No.76. This character area, which counts as upland in the East Anglian context, covers 80,140ha, and is located just inland from The Wash. It is roughly triangular in shape, and stretches north for some 45km from Downham Market in the south (where it is approximately 10km wide), toward Norfolk's northern coastline (with the boundary running just inland). Here, it is some 30km wide, from Hunstanton in the west to Blackeney in the east. A summary of the landscape of this area is provided below.
- 3.2.3 The character area is predominantly rural. The main towns are King's Lynn, which straddles the western boundary toward its southern end, and Hunstanton, on its northern boundary. Villages are widely spaced. The great houses of the big estates (Holkham, Sandringham, Houghton and Raynham) are also a feature of the settlement pattern.
- 3.2.4 Just over 80% of the agricultural soils are classified as Grade 2 or 3, the great majority being Grade 3. More than two thirds of farms are in arable production, approaching half (some 45%) being under cereal crops. The area planted to oil seed rape has almost trebled in the last decade (to some 7% of the total), whilst in 2009 nearly a fifth of the farmed area was uncropped. Large rectangular fields of 18th century enclosures dominate the field pattern, with few hedgerow trees and occasional bleak areas where hedgerows have been removed to make larger fields. To the west, less fertile sandy soils cover the chalk, and Lower Greensand outcrops. Some remnant heathland can also be found.
- 3.2.5 The farmland is divided by large woodland blocks, and by shelterbelts of mixed woodland, albeit of insufficient scale to lend a wooded character to the landscape. Overall, there is relatively little woodland (blocks of more than 2ha of trees account for just over 6,500ha in all, which represents 8% the character area). Only 47ha of this is classed as ancient woodland. Some 40% is coniferous plantation, and the remainder is divided approximately equally between broadleaved and mixed woodlands. Much of the woodland occurs on the Greensand towards the west of the character area, although extensive plantations surround the big estates.
- 3.2.6 The extensive tracts of open, rural and sparsely populated landscape lend tranquillity to the area, although the main transport routes (the A47, A148 and A149) and the main settlements (the coastal town of Hunstanton, together with the edges of Kings Lynn in the south west and Fakenham in the east) bring pockets of disturbance.

West Norfolk Landscape Character Assessment

- 3.2.7 Several broad 'landscape character types' are identified in West Norfolk in a Landscape Character Assessment (LCA) carried out for King's Lynn & West Norfolk Borough Council in 2007 by Chris Blandford Associates. The character type applicable to the Knight's Hill site is

'Wooded Slopes with Estate Land' (Type F). This character type is composed of a number of smaller 'landscape character zones' (see Drawing no. CS053683-10-004) of which the site lies in or adjacent to four zones or sub-zones, as follows:

- The northern field lies within the Hillington and Congham character zone (F4).
- The southern field lies within the Pott Row and Roydon Common character zone (F5).
- Immediately to the south is the Gaywood River Valley character sub-zone (F5a).
- A short distance to the north is the North and South Wootton and Castle Rising character zone (F7).

Hillington and Congham (F4)

- 3.2.8 This zone, which includes the northern field of the Knight's Hill site, spans Roydon and Grimston in the south, and Hillington in the north. It is sparsely populated, and characterised by gently undulating woodland, plantation and arable farmland. The only settlements are the small villages of Hillington and Congham.
- 3.2.9 The far western part of the area falls within the AONB. The north and east has some large expanses of mixed woodland and plantation, creating a strong sense of enclosure. Outside the woodland blocks, mature deciduous single trees are scattered throughout hedgerows and also within fields. The south and western parts (including the northern field, and the farmland on the other side of the A148) are more open, with only odd pockets of coniferous plantations and tree belts amongst the open large arable fields. To the west of the area near to the A148, within the open fields are some rectangular artificial ponds, and lakes punctuate the landscape, contributing to strong landscape patterns.
- 3.2.10 Outside the villages of Hillington and Congham, settlement pattern consists of a series of isolated dwellings and farmsteads accessed by the network of roads. Roads radiate from the A148 and are generally aligned north/south or east/west. Noise from the roads in the area disturbs the otherwise strong sense of tranquillity. This area is also crossed by a series of Public Rights of Way, which generally follow farm tracks and narrow country lanes. The dense blocks of woodland and plantation restrict views, however long distance views can be obtained across fields in places.
- 3.2.11 The inherent landscape sensitivities are described as follows:
- Open, panoramic views across fields within the area.
 - Landscape setting of the villages.
 - Distinctive combinations of traditional building materials within the settlements.
 - Coherent and recognisable small-scale settlement density and pattern.
 - Moderate to strong sense of tranquillity throughout the area.
 - Strong recognisable sense of place.
 - Predominantly isolated and rural character.

Pott Row and Roydon Common (F5)

- 3.2.12 This zone (which includes the southern field) extends from South Wootton in the west to the villages of Pott Row and Roydon in the east. These villages form ribbon development along the eastern side of Leziate Drove. Beyond, there are isolated farms on the edge of woodland, and a network of tracks and single-track lanes that dissect the landscape.
- 3.2.13 The zone is dominated by the generally flat National Nature Reserve of Roydon Common and its surrounding woodland. Roydon Common comprises a patchwork of open dry and wet heath, valley mire and rough pasture. To the east and south of the open mosaic of habitats lie Hudson's Fen and Grimston Warren, which form large blocks of gently undulating mixed but mainly coniferous woodland.
- 3.2.14 South east of the large blocks of woodland are small linear paddocks and fields, and the coniferous Pott Row Woods. On the western edge of the zone is Reffley Wood, which screens South Wootton from the surrounding countryside. Between these main blocks of woodland are small fields comprising a mixture of pasture and arable farmland. Low hedgerows with large mature hedgerow trees often delineate field boundaries.
- 3.2.15 Outside of the woodland many of the footpaths follow tracks. The dismantled railway that crosses the area from north east to south west forms a strong linear feature in the landscape, and in parts a boundary to the woodland. The blocks of woodland (only allowing short distance channelled views between the woodlands) restrict views across the area. Away from the main roads the area has a strong sense of tranquillity, which is disturbed by traffic noise in close proximity to the roads.
- 3.2.16 Situated towards the south of Pott Row and Roydon Common character zone, the Gaydon River Valley sub-zone (5a) encompasses the gently meandering river channel. Changes in topography between the valley and adjacent agricultural fields are almost imperceptible. The valley is, however, recognisable as a landscape feature on account of the associated vegetation lining the river course and a series of drainage ditches at field boundaries in close proximity to the river.
- 3.2.17 The inherent landscape sensitivities are described as follows:
- Mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.
 - Landscape setting of the villages.
 - Distinctive combinations of traditional building materials within the settlements.
 - Coherent and recognisable small-scale settlement density and pattern.
 - Moderate to strong sense of tranquillity throughout the area.
 - Recognisable sense of place.
 - Predominantly isolated and rural character.
 - Small-scale industries.

North and South Wootton and Castle Rising (F7)

- 3.2.18 This zone wraps around the villages of North and South Wootton, and falls within Norfolk Coast AONB. It is characterised by its mixed woodland on common land, and a patchwork of arable and pastoral fields around Castle Rising, North Wootton and South Wootton. Castle Rising forms the main settlement in the area (lying to the northeast of North Wootton). The village lies below the castle, which stands prominently on the side of a hill. Also in the village the church (with tower) provides a distinctive landmark. To the east of North Wootton the landscape encompasses an extensive area of woodland with recreational access including King's Lynn Golf Course within Stony Hangings clearings. To the north the woodland merges at points with Wootton Carr, a smaller wood with less public access.
- 3.2.19 An interconnected network of minor roads link North Wootton and Castle Rising and surround Castle Rising itself. To the west of North Wootton, a more open mosaic of small regular pasture and arable fields delineated by an intricate ditch network dominate the landscape, which is generally flat and low lying in comparison to the eastern side.
- 3.2.20 Overall the zone has a strong sense of tranquillity, and views are generally enclosed by trees to the east, whilst to the west, they are generally more open and extensive.
- 3.2.21 The inherent landscape sensitivities are described as follows:
- Mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.
 - Open, panoramic views across the fields within the area.
 - Landscape setting of North Wootton, South Wootton and Castle Rising.
 - Distinctive combinations of traditional building materials within the settlements.
 - Coherent and recognisable small-scale settlement density and pattern.
 - Strong recognisable sense of place throughout the area.

Norfolk Coast AONB

- 3.2.22 The fields on the north side of the A148 fall into the Wash section of the Norfolk Coast AONB. They are within the general character area called 'wooded slopes with estate land' and specifically in area 'North & South Wootton & Castle Rising; WSE4'
- 3.2.23 WSE4 is characterised in the Management Plan guidance document launched in Autumn 2010 by the AONB management team as:

"Mixed woodland on common land with a patchwork of arable and pastoral fields around Castle Rising, North Wootton & South Wootton. The castle of Castle Rising is prominent on the side of a hill and the village church is also a prominent local landmark. To the west of North Wootton there is a more open mosaic of small regular pasture and arable fields delineated by an intricate ditch network."

3.2.24 The inherent sensitivity of WSE4 is defined by reference to:

“The mature structuring landscape elements – trees, hedgerows, shelterbelts and individual mature trees are important local landscape features which are vulnerable to change.

“The landscape setting of Castle Rising (castle village and church) is exceptionally sensitive and the pattern of the landscape in this area should be a priority for conservation and enhancement.

*“Open views across fields are inherently sensitive to change.
.....a strong sense of tranquillity.”*

3.2.25 The fields to the north of the site are divided by a substantial hedge which runs north-south, linking the A148 hedge to the woodland to the north. This blocks most views towards the site from the north west (and vice versa). The field which is directly opposite the site has a substantial hedge and verge separating it from the A148, and runs from the north-south hedge described above (which forms its western boundary) to Lodge Lane in the east.

3.3 Visual Conditions

3.3.1 The visibility of the site has been considered in order to provide a baseline against which visual impacts of the proposed development can be assessed. This has identified a number of external receptors as follows:

- Walkers and visitors to the ruins of St James', Bawsey;
- Visitors to Castle Rising;
- Residents of Spot Farm and Spot Cottage, and walkers using the adjacent footpaths;
- Residents of Ullswater Avenue;
- Walkers using Sandy Lane as it crosses the site;
- Guests and workers at the Best Western hotel complex;
- Motorists on the A148 and on the A149 (particularly those driving northwards);
- Walkers and drivers heading north along Lodge Lane;
- Residents of the two dwellings on the north side of the A148, facing the site;
- Residents of the most easterly dwelling on the southern side of the A148, which is adjacent to the north west corner of the site;
- Residents at the eastern end of Sandy Lane (close to the point where it becomes a footpath); and
- Walkers on the path within Reffley Wood that runs parallel to the western boundary of the site.

3.3.2 The key views experienced by these receptors are described in the Viewpoint Assessment Sheets (Drawing nos. CS053683-10-007 to 026).

4. Appraisal of Effects

4.1 Landscape Effects

4.1.1 The landscape effects of the proposals will be confined to the site and its immediate environs. The effects are therefore considered in terms of:

- effects on the landscape of the site; and
- effects on the character areas defined in the King's Lynn & West Norfolk Landscape Character Assessment (LCA).

Landscape Effects on the site

4.1.2 The sensitivity of the landscape of the site is considered to be low based on the following:

- The site is not covered by any statutory landscape designation, nor is it covered by any national non-statutory landscape designation;
- The site is largely arable land with evidence of degradation in places;
- The site is not considered to possess a particularly distinctive landscape character - its key characteristic is its openness which can be appreciated in views from Sandy Lane and Reffley Wood;
- noise from vehicles travelling along the busy A148 and A149 is evident from many parts of the site.

4.1.3 With regard to the magnitude of the effect, the proposals will introduce a substantial amount of new housing on to the site plus associated infrastructure, including open space and structural landscaping. This will result in an appreciable change in the character of the site, however the development will be set within large tracts of open space and there will be a substantive planted landscape buffer created around the margins of the site. The magnitude of effect on the landscape of the site is therefore considered to be large.

4.1.4 Based on the significance criteria set out in Table 4 the low sensitivity of the landscape combined with a large magnitude of change would typically result in an effect of moderate significance. However the proposals will incorporate sizeable amounts of open space and landscape planting which would enhance the landscape quality and value of some parts of the site. It is therefore considered that the proposals would be likely to result in an effect of minor adverse significance on the landscape of the site.

Effects on Hillington and Congham (Zone F4)

4.1.5 The LCA describes this area as possessing the following landscape sensitivities:

- Open, panoramic views across fields within the area;
- Landscape setting of the villages;
- Distinctive combinations of traditional building materials within the settlements;

- Coherent and recognisable small-scale settlement density and pattern;
 - Moderate to strong sense of tranquillity throughout the area.
 - Strong recognisable sense of place
 - Predominantly isolated and rural character;
- 4.1.6 There are also several groups of Ancient Woodland in this area whilst part of the area falls within the AONB. The landscape sensitivity of this character area is therefore considered to be high.
- 4.1.7 With regard to the magnitude of change the proposals will result in a loss of openness in the vicinity of Knight's Hill and will effectively extend the urban fringe of King's Lynn into the far south west corner of this character area. In terms of the landscape sensitivities identified above the proposals will result in a slight loss of "open, panoramic views across fields within the area" and slightly diminish the "small-scale settlement density and pattern". However these effects will be confined to the south west corner of the area (Knight's Hill); the landscape character of the remainder of this area will be unaffected by the proposals. Moreover the proposals would not affect the landscape character of the AONB. Accordingly the magnitude of effect on the landscape character area is considered to be small.
- 4.1.8 Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the small magnitude of effect would normally indicate an effect of moderate significance. As explained above however the landscape sensitivity of the site is considered to be lower than that evident in other parts of this landscape character area. It is therefore considered that the proposals would be likely to result in an effect of only minor adverse significance on the landscape of this character area.

Effects on Pott Row and Roydon Common (F5) including Gaywood River Valley (F5a)

- 4.1.9 The LCA describes this area as possessing the following landscape sensitivities:
- Mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow;
 - Landscape setting of the villages;
 - Distinctive combinations of traditional building materials within the settlements;
 - Coherent and recognisable small-scale settlement density and pattern;
 - Moderate to strong sense of tranquillity throughout the area;
 - Recognisable sense of place;
 - Predominantly isolated and rural character; and
 - Small-scale industries.
- 4.1.10 There are several listed buildings, SAM's and Ancient Woodlands (including Reffley Wood) located within this character area whilst Roydon Common is a RAMSAR site and a SSSI. The landscape sensitivity of this character area is therefore considered to be high.

4.1.11 With regard to the magnitude of change the proposals will effectively extend the urban fringe of King's Lynn into the western part of this character area and will result in a loss of arable land immediately east of Reffley Wood. However the amount of arable land affected - as a proportion of the overall character area - is very small. The proposals will not affect any of the landscape characteristics identified above. Accordingly the magnitude of effect on the landscape of this character area is considered to be negligible.

4.1.12 Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the negligible magnitude of effect would result in the proposals having a insignificant effect on the landscape character of this area.

North and South Wootton and Castle Rising (F7)

4.1.13 The LCA describes this area as possessing the following landscape sensitivities:

- Mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.
- Open, panoramic views across the fields within the area.
- Landscape setting of North Wootton, South Wootton and Castle Rising.
- Distinctive combinations of traditional building materials within the settlements.
- Coherent and recognisable small-scale settlement density and pattern.
- Strong recognisable sense of place throughout the area.

4.1.14 This area wraps around the villages of North and South Wootton, and falls within Norfolk Coast AONB. The area also has a strong sense of tranquillity. The landscape sensitivity of this character area is therefore considered to be high.

4.1.15 With regard to the magnitude of change the proposals will not affect the landscape character of this area as the development would not be located in any part of the area. Views of the proposed development from this area would be prevented by the intervening vegetation and built form either side of the A148. Accordingly the magnitude of effect on the landscape of this character area is considered to be negligible.

4.1.16 Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the negligible magnitude of effect would result in the proposals having a insignificant effect on the landscape character of this area..

4.2 Visual Effects

4.2.1 The effects of the proposal on the visual amenity are assessed through the consideration of a number of representative viewpoints (see Assessment sheets CS053 007 to 026). The appraisal of the effects on visual amenity is concluded by considering the spread of effects identified through the representative viewpoints and from this drawing conclusions regarding the overall effects on the visual amenity. A summary of the visual effects is provided below.

- 4.2.2 The proposed development (including mitigation planting and earthworks) is assessed to have a short term (Year 1) visual effect of **Major Adverse** effect on VP05 Sandy Lane within the site; is assessed to have a short term visual effect of **Moderate Adverse** on VP01 Reffley Wood; VP03 Sandy Lane by Bawsey Ruins (Scheduled Ancient Monument); VP07 Public Right of Way (Ref: Castle Rising FP12); and VP08 Best Western Hotel and Spa (Grade II Listed Building); is assessed to have a short term visual effect of **Minor Adverse** on VP04 Sandy Lane at the junction of Queen Elizabeth Way (A149); VP10 Public Right of Way (Ref: Grimston FP4); and VP11 Public Right of Way (Ref: Castle Rising FP14), at junction of A149; is assessed to have an **Insignificant** visual effect in the short term on VP02 Sandy Lane by Spot Farm; VP06 Right of Way (Ref: Castle Rising FP15); VP09 Lodge Lane, adjacent to Castle Rising Castle (Grade I Listed Building and Scheduled Ancient Monument); and VP12 Public Right of Way (Ref: Castle Rising EP16), adjacent to Roydon Common.
- 4.2.3 The proposed development (including mitigation planting and earthworks) is assessed to have a long term (Year 10) visual effect of **Moderate Adverse** effect on VP05 Sandy Lane within the development site; is assessed to have a long term visual effect of **Minor Adverse** on VP01 Reffley Wood; VP03 Sandy Lane by Bawsey Ruins (Scheduled Ancient Monument); VP04 Sandy Lane at the junction of Queen Elizabeth Way (A149); VP07 Public Right of Way (Ref: Castle Rising FP12); VP08 Best Western Hotel and Spa (Grade II Listed Building); is assessed to have an **Insignificant** visual effect in the long term on VP02 Sandy Lane by Spot Farm; VP06 Public Right of Way (Ref: Castle Rising FP15); VP09 Lodge Lane, adjacent to Castle Rising Castle (Grade I Listed Building and Scheduled Ancient Monument); VP10 Public Right of Way (Ref: Grimston FP4); VP11 Public Right of Way (Ref: Castle Rising FP14), at the junction of A149; and VP12 Public Right of Way (Ref: Castle Rising EP16), adjacent to Roydon Common.

5. Summary

- 5.1.1 This report has provided an appraisal of the likely landscape and visual effects of the strategic development proposals at Knights Hill, King's Lynn (herein referred to as 'the site').

5.2 Landscape Effects

Effects on the site

- 5.2.1 The sensitivity of the landscape of the site is considered to be low. The magnitude of effect on the landscape of the site is therefore considered to be large. Based on the significance criteria set out in Table 4 the low sensitivity of the landscape combined with a large magnitude of change would typically result in an effect of moderate significance. However the proposals will incorporate sizeable amounts of open space and landscape planting which would enhance the landscape quality and value of some parts of the site. It is therefore considered that the proposals would be likely to result in an effect of minor adverse significance on the landscape of the site.

Effects on Hillington and Congham (Zone F4)

- 5.2.2 The landscape sensitivity of this character area is considered to be high whilst the magnitude of effect on the landscape character area is considered to be small. Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the small magnitude of effect would normally indicate an effect of moderate significance. As explained above however the landscape sensitivity of the site is considered to be lower than that evident in other parts of this landscape character area. It is therefore considered that the proposals would be likely to result in an effect of only minor adverse significance on the landscape of this character area.

Effects on Pott Row and Roydon Common (F5) including Gaywood River Valley (F5a)

- 5.2.3 The landscape sensitivity of this character area is therefore considered to be high. The magnitude of effect on the landscape of this character area is considered to be negligible. Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the negligible magnitude of effect would result in the proposals having a insignificant effect on the landscape character of this area.

Effects on North and South Wootton and Castle Rising (F7)

- 5.2.4 The landscape sensitivity of this character area is therefore considered to be high, whilst the magnitude of effect on the landscape of this character area is considered to be negligible. Based on the significance criteria set out in Table 4 the high sensitivity of the landscape combined with the negligible magnitude of effect would result in the proposals having a insignificant effect on the landscape character of this area.

5.3 Visual Effects

- 5.3.1 The significant visual effects during the short term are **Major Adverse** in the centre of the development; **Moderate Adverse** from close proximity receptors in the north and from Bawsey Ruins south-east of the site; **Minor Adverse** for close proximity views from the east and north east, beyond Knight Hill; and **Insignificant** from distant receptors the north and north-east, and to the east of the southern part of the development.
- 5.3.2 The significance of visual effect during the long term from the majority of assessment viewpoints is **Minor Adverse** to **Insignificant**, with the exception of views on Sandy Lane (Unsurfaced Road) within the site itself, and so it is accepted that its visual context will change from open to enclosed, however it will form a valued green corridor through the proposed development.
- 5.3.3 The site is particularly visually enclosed due to the presence of mature vegetation along all boundaries. The proposed buffer zones along the northern and western boundaries, which consist of tree and structural planting on earth mounds, combined with the proposals being set back 30m from the northern and north-eastern boundaries, and proposed built form being sited on the downward slope away from the ridge of Knights Hill will further enclose the site and restrict visibility of the proposals from the wider landscape.

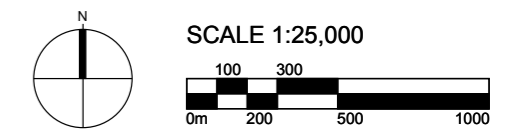
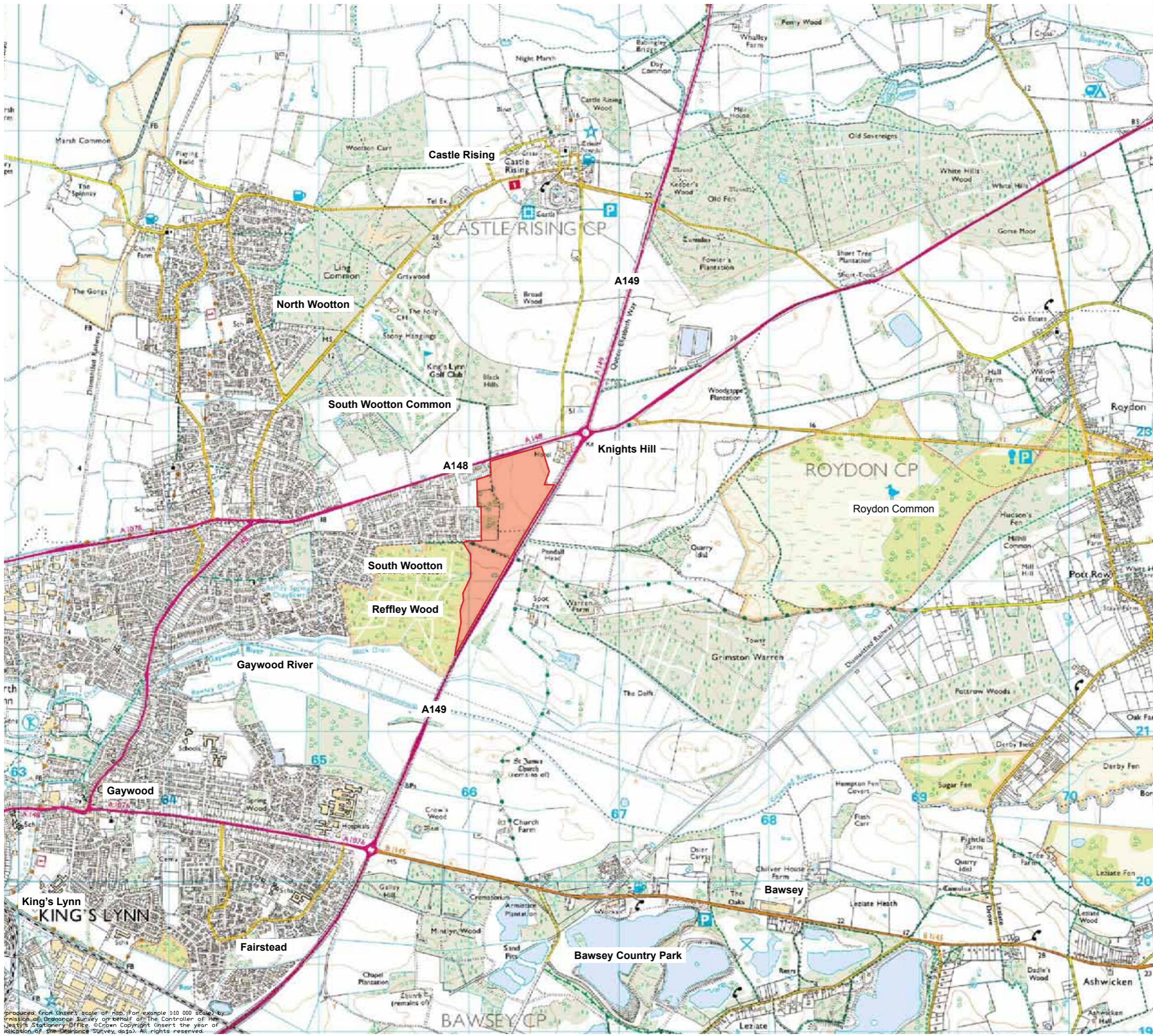
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LEGEND

 Site Boundary



Client
Camland

Project
Knight's Hill, King's Lynn

Drawing Title
Site Context

Drawing Status
FOR COMMENT

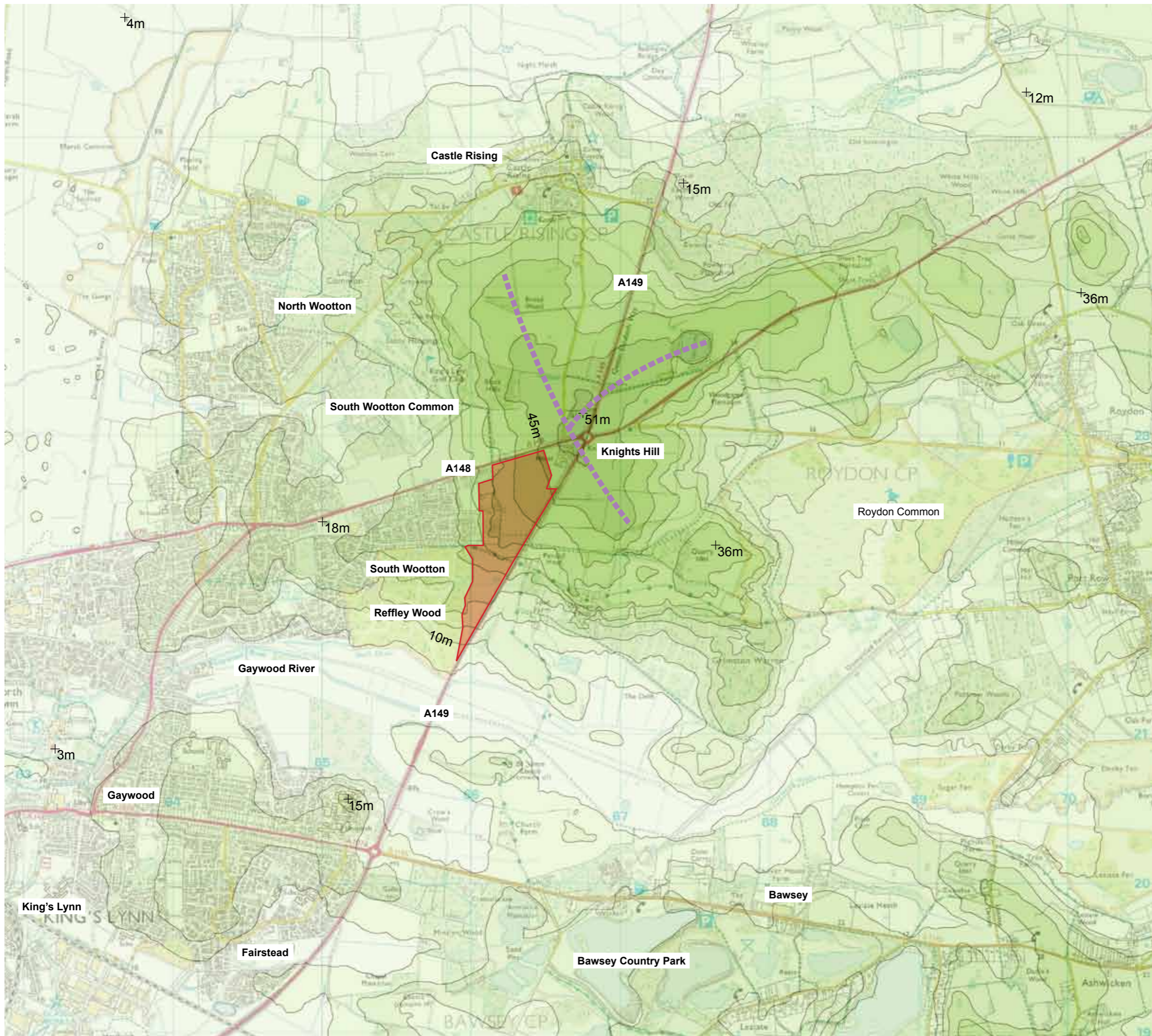
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Drawing No	Checked	Approved
CS053683-10-001	01.06.15	KSN



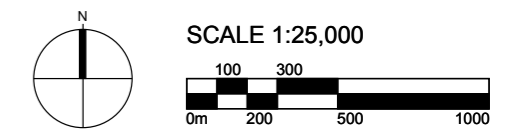
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LEGEND

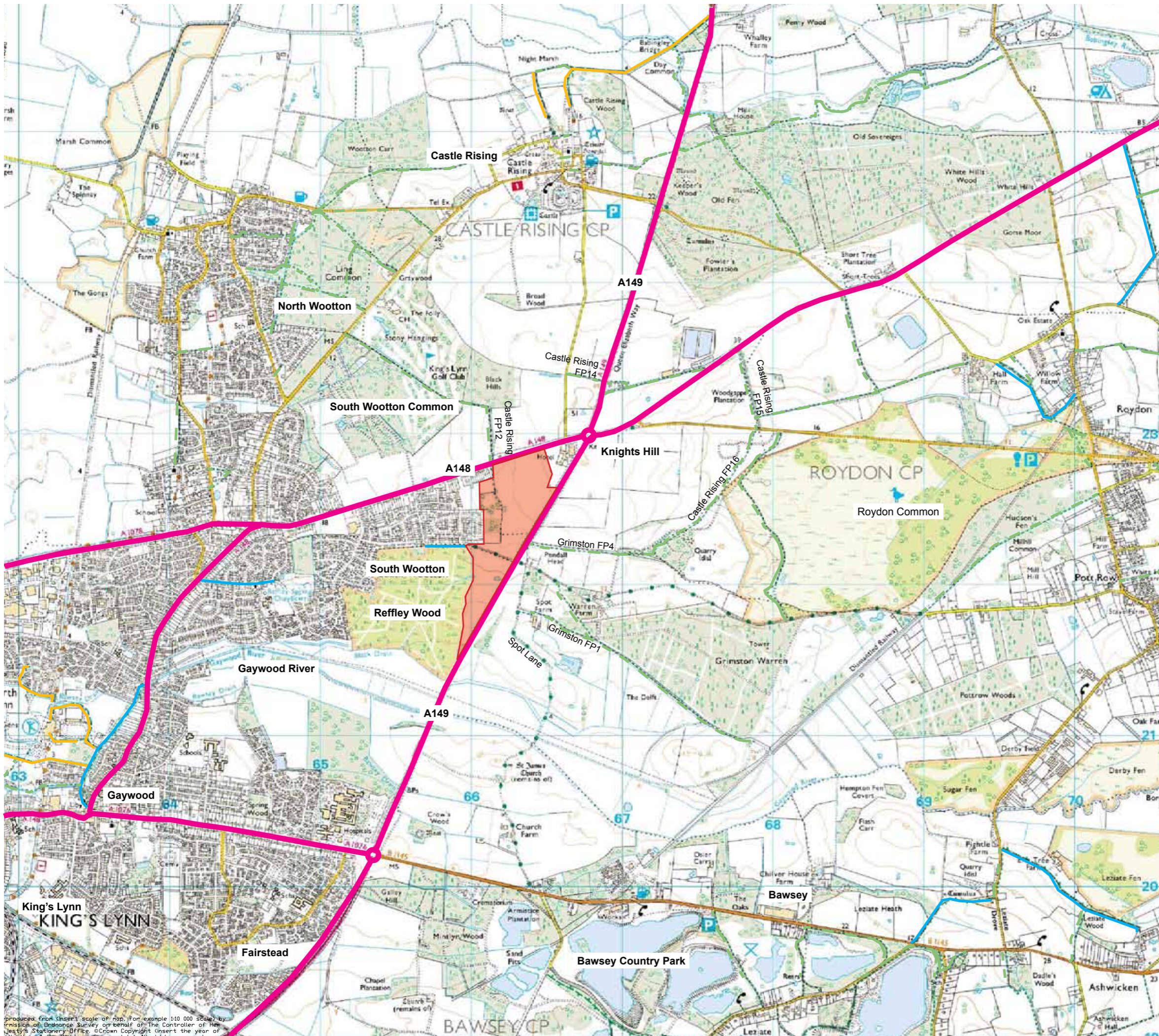
- Site Boundary
- 5m contour intervals
- Distinguishable ridge line
- 50-55m AOD
- 45-50m AOD
- 40-45m AOD
- 35-40m AOD
- 30-35m AOD
- 25-30m AOD
- 20-25m AOD
- 15-20m AOD
- 10-15m AOD
- 5-10m AOD
- 0-5m AOD








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Client	Camland	
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Project	Knight's Hill, King's Lynn	
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Drawing Title	Topography	
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Drawing Status	FOR COMMENT	
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Scale	Date	Drawn
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Drawing No	Checked	Approved
CS053683-10-002	01.06.15	KSN
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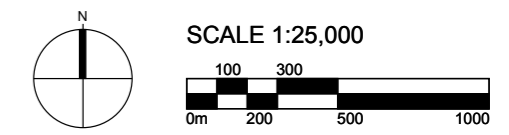


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LEGEND

-  Site Boundary
-  Footpath
-  Restricted Byway
-  Bridleway
-  Main Roads



Client
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Project
Knight's Hill, King's Lynn

Drawing Title
Major Routes and Public Rights of Way

Drawing Status
FOR COMMENT

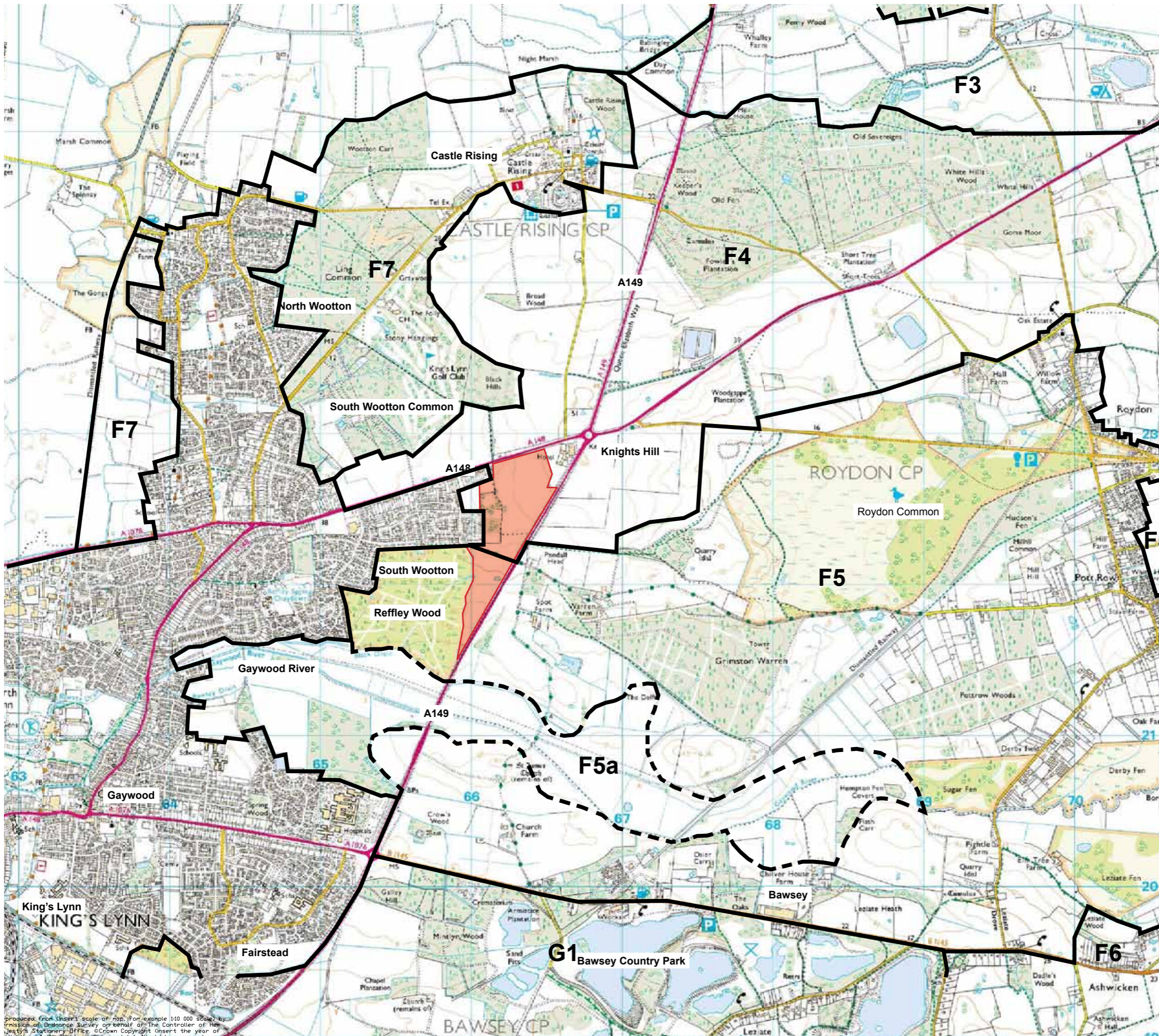
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Drawing No	Checked	Approved
CS053683-10-003	01.06.15	KSN



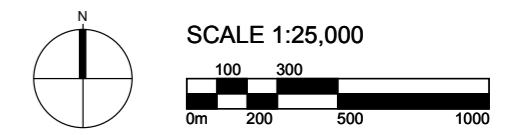
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LEGEND

- Site Boundary
- F3** Babingley River
- F4** Hillington and Congham
- F5** Port Row and Roydon Common
- F5a** Gaywood River Valley
- F6** Grimston
- F7** North Wootton and Castle Rising
- G1** Bawsey and Leziate

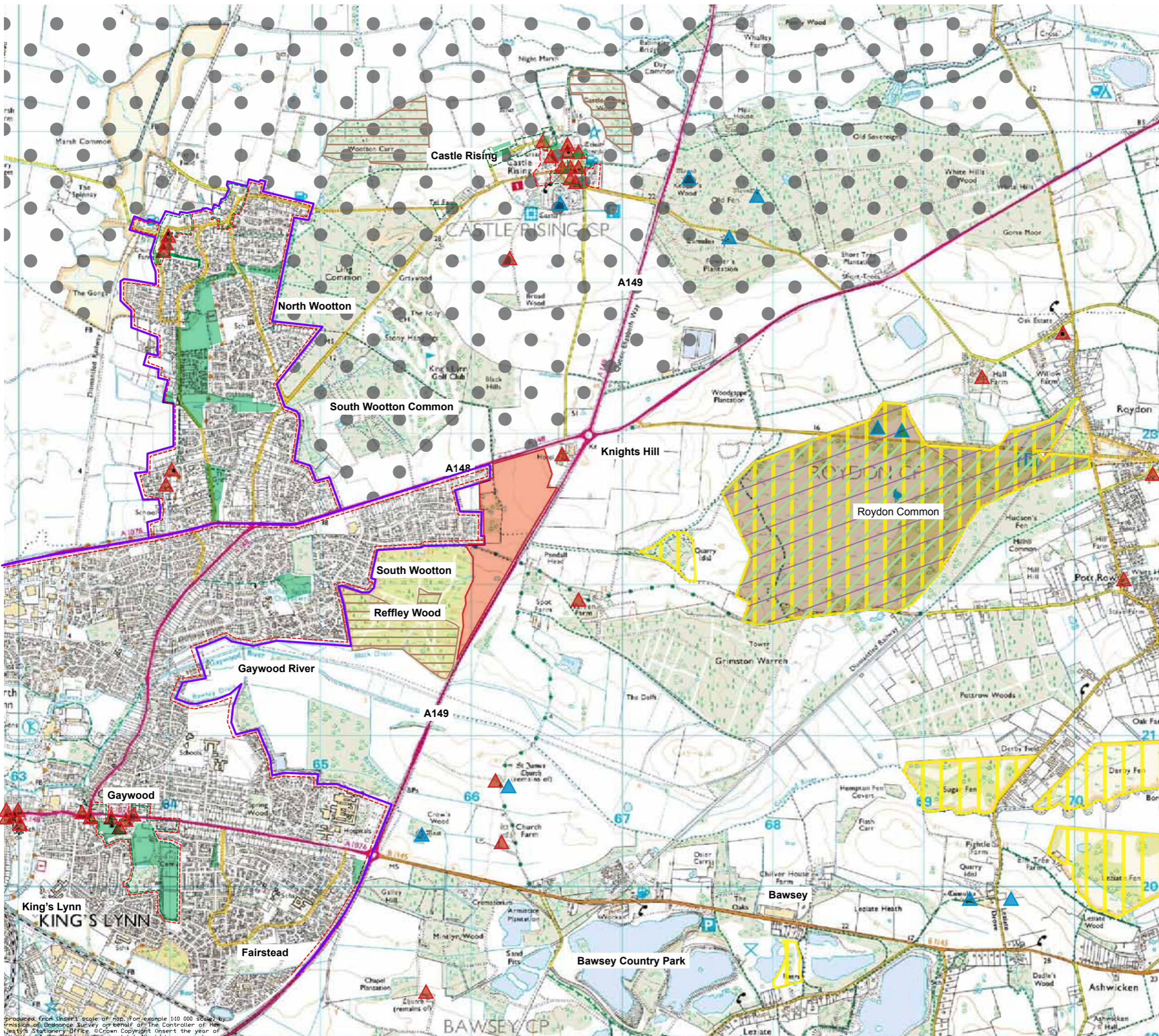


Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Landscape Character Areas		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
1:25,000@A3	25.03.15	FM
Drawing No	Checked	Approved
CS053683-10-004	01.06.15	KSN
















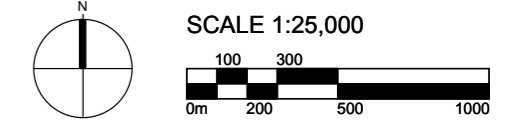
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LEGEND

-  Site Boundary
-  Defined Area of Town
-  Built Environment Type A
-  Built Environment Type C
-  Built Environment Type D
-  Area of Outstanding Natural Beauty
-  National Nature Reserve
-  Ramsar Site
-  Site of Special Scientific Interest
-  Special Area of Conservation
-  Ancient Woodland
-  Listed Building
-  Scheduled and Ancient Monument



Client
Camland

Project
Knight's Hill, King's Lynn

Drawing Title
Landscape and Visual Designations

Drawing Status
FOR COMMENT

Scale	Date	Drawn
1:25,000@A3	25.03.15	FM

Drawing No	Checked	Approved
CS053683-10-005	01.06.15	KSN



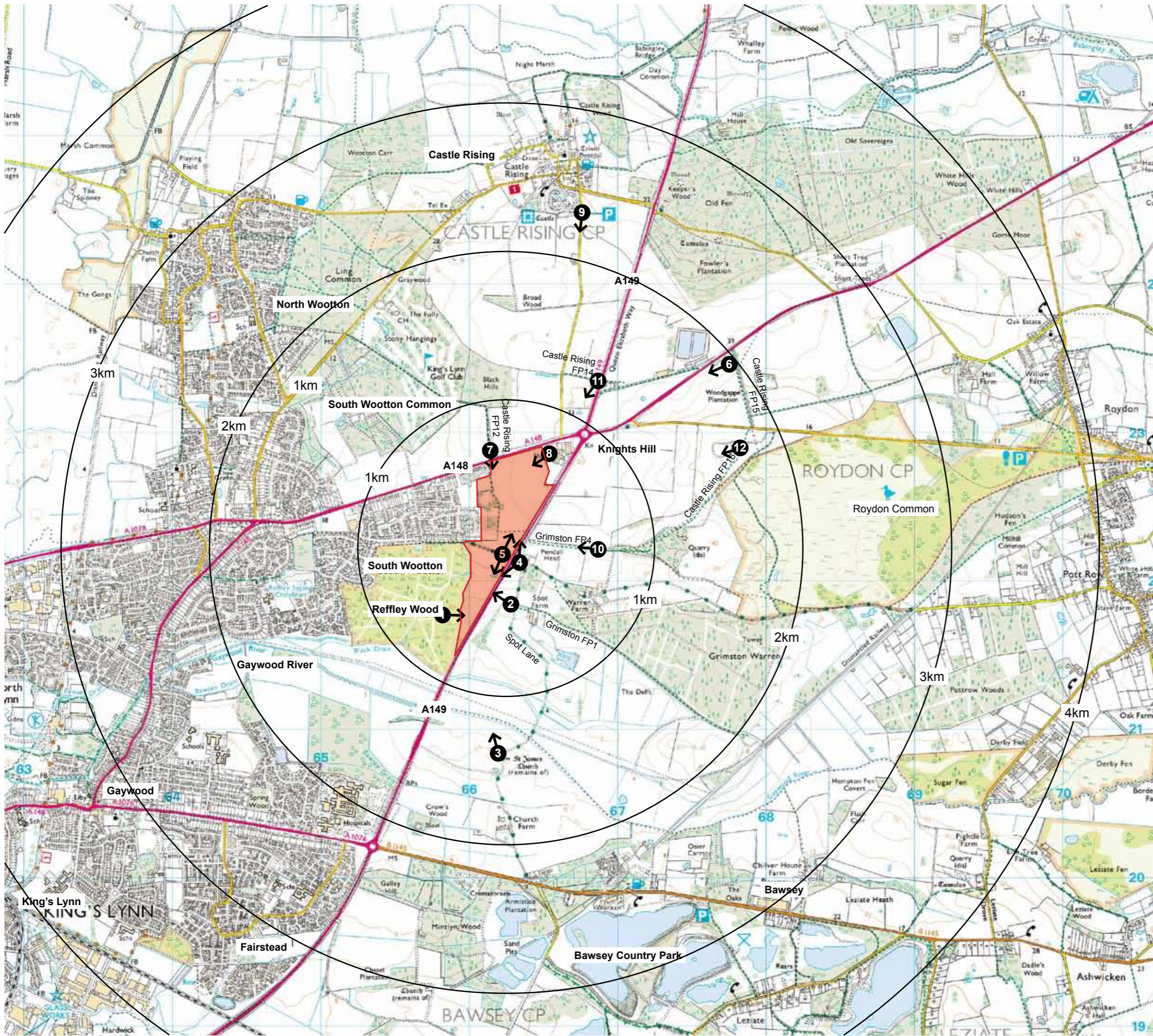
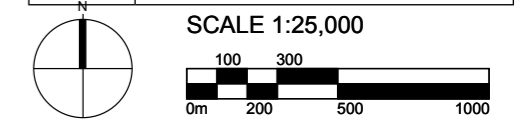
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LEGEND

- Site Boundary
- 1 Key Viewpoint

View-point no.	Viewpoint Location
1	Footpath within Reffley Wood Semi-Ancient Woodland
2	Sandy Lane (Unsurfaced Road) by Spot Farm
3	Sandy Lane (Unsurfaced Road) by St James Church (Bawsey Ruins) Scheduled Ancient Monument
4	Sandy Lane (Unsurfaced Road), at junction of A149
5	Sandy Lane (Unsurfaced Road)
6	Public Right of Way (Ref: Castle Rising FP15)
7	Public Right of Way (Ref: Castle Rising FP12)
8	Best Western Knights Hill Hotel and Spa (Grade II Listed)
9	Castle Rising (Grade I Listed Building, and Listed Scheduled Ancient Monument)
10	Public Right of Way (Ref: Grimston FP4)
11	Public Right of Way (Ref: Castle Rising FP14), at junction of A149
12	Public Right of Way (Ref: Castle Rising FP16)



Client
Camland

Project
Knights Hill, King's Lynn

Drawing Title
Site Location & Viewpoints

Drawing Status
FOR COMMENT

Scale	Date	Drawn
1:25,000@A3	24.03.15	FM

Drawing No	Checked	Approved
CS053683-10-006	01.06.15	KSN



Assessment Viewpoint 01: Path within Reffley Wood Semi-Ancient Woodland

Time / Date: 14.44 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 19.598

National Grid Reference: 565917, 321783
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 50m west of the site on the many paths within Reffley Wood and is representative of views experienced by users of the network of paths the woodland. This path follows the western boundary of the site (this can be seen in the foreground), beyond which the southern field within the site and the vegetated corridor following the A149 are visible.

Sensitivity of Visual Receptor

This viewpoint is located on a publicly accessible path through semi-natural ancient broadleaf woodland where the attention of users is assessed to be focused on the surrounding townscape. The view exhibits desirable scenic characteristics. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

The middle distance of the view, beyond the pines, the view of the southern field and the vegetation along the A149 will be replaced by houses, roads and paths. With consideration of existing interceding vegetation, the change of visual context and distance between this viewpoint to the nearest proposed property, the magnitude of visual effect is consequently assessed to be Medium. Over time the proposed woodland buffer planting will establish and minimise the visual influence of the development, lessening the magnitude of visual effect to Small.

Significance of Visual Effect

The proposed development would introduce built form into this view. This would be softened but not screened by existing vegetation on completion, however, in the long term the proposed woodland buffer planting would offer noteworthy screening and filtering of views from the woodland toward the development. The high sensitivity of visual receptor combined with the medium magnitude of visual effect will result in the proposed development having a Moderate Adverse significance of effect during the short term as the change will not materially alter the character of the path (i.e. being within a woodland setting). Due to the establishment of the proposed woodland buffer planting this effect will reduce to Minor Adverse in the long term.

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Medium	Small
Significance of Visual Effect	Moderate Adverse	Minor Adverse

Client	Camland	
Project	Knight's Hill, King's Lynn	
Drawing Title	Assessment Viewpoint 1	
Drawing Status	FOR COMMENT	
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No	CS053683-10-007	



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Assessment Viewpoint 02: Sandy Lane (Unsurfaced Road) by Spot Farm

Time / Date: 14.01 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 17.992

National Grid Reference: 566308, 321827
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 200m southeast of the site adjacent to Spot Farm and is representative of views experienced by users of the unsurfaced road. The pig farm dominates the foreground of the view and extends across to the eastern boundary of Queen Elizabeth Way (A149); which is visually defined by the vegetation in the middle distance. The tree tops of Reffley Wood are visible on the horizon, beyond the site and in the distance.

Sensitivity of Visual Receptor

This viewpoint is located on a public right of way within a working agricultural landscape. The view from the receptor exhibits some scenic characteristics but is dominated by detracting features associated with agricultural activities. The sensitivity of visual receptor is classified to be Medium.

Magnitude of Visual Effect

It is anticipated that due to the topography and existing vegetation the proposed development would not be visible from this location; therefore the magnitude of visual effect is assessed to be Negligible.

Significance of Visual Effect

The proposed development would be insignificant from this assessment viewpoint.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 2		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-008		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	Medium	
Magnitude of Visual Effect	Negligible	
Significance of Visual Effect	Insignificant	

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Assessment Viewpoint 03: Sandy Lane (Unsurfaced Road) by St James Church (Bawsey Ruins) Scheduled Ancient Monument

Time / Date: 13.41 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 16.219

National Grid Reference: 566226, 320817
Horizontal Field of View: 72°
Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 800m southeast of the site on an elevated part of the public right of way adjacent to Bawsey Ruins. The view looks across the Gaywood valley towards the site, which is decipherable in the centre portion of the view. The tree tops of Reffley Wood break the sky line to the west of the site.

Sensitivity of Visual Receptor

The viewpoint is located on a public right of way in an open agricultural landscape. The appreciation of the view is considered an important contributor to the experience of users. The view mostly exhibits scenic characteristics alongside very few detracting features. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

The proposed development would be capable of being seen within the centre portion of the view, above the vegetation corridor which aligns with Queen Elizabeth Way; and where there is a gap in the vegetation to the left of the view. The development would be partially screened by existing vegetation to be retained and it would not comprise a prominent element within the view. The magnitude of visual effect is assessed to be Medium in the short term, reducing to Small in the long term as the proposed planting establishes.

Significance of Visual Effect

The proposed development would introduce built form into this high sensitivity view, however due to the distance between the viewpoint and the site and the existing vegetation surrounding the development it affects a relatively small proportion of the view. As both the existing and mitigation planting mature the visual effect of the proposed development will reduce.

The magnitude of effect would be Moderate Adverse in the short term though this is very much based on a 'worst case' scenario (i.e. new houses assumed to be between 8m and 11m in height and not taking into account local vernacular, detailed building design, etc). This would reduce to Minor Adverse in the long term as the proportion of the view affected is relatively small and the development would not comprise a prominent element within the view as the proposed planting along the eastern boundary of the site will have established.

Client	Camland	
Project	Knight's Hill, King's Lynn	
Drawing Title	Assessment Viewpoint 3	
Drawing Status	FOR COMMENT	
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No	CS053683-10-009	

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Medium	Small
Significance of Visual Effect	Moderate Adverse	Minor Adverse



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Assessment Viewpoint 03: Sandy Lane by St. James Church (Bawsey Ruins): Proposed - Year 1

Time / Date: 13.41 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 16.219

National Grid Reference: 566226, 320817
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client
Camland

Project
Knight's Hill, King's Lynn

Drawing Title
Assessment Viewpoint 3 - Year 1

Drawing Status
FOR COMMENT

Scale	Date	Drawn
N/A	16.06.15	KSN

Drawing No
CS053683-10-010



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Assessment Viewpoint 03: Sandy Lane by St. James Church (Bawsey Ruins): Proposed - Year 10

Time / Date: 13.41 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 16.219

National Grid Reference: 566226, 320817
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client
Camland

Project
Knight's Hill, King's Lynn

Drawing Title
Assessment Viewpoint 3 - Year 10

Drawing Status
FOR COMMENT

Scale	Date	Drawn
N/A	16.06.15	KSN

Drawing No
CS053683-10-011



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Assessment Viewpoint 04a: Sandy Lane (Unsurfaced road), at junction with Queen Elizabeth Way (A149) - southward

Time / Date: 13.20 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 27.627

National Grid Reference: 566299, 322140
Horizontal Field of View: 72°
Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 25m east of the site, situated at the junction of Sandy Lane and Queen Elizabeth Way (A149). The view captures the eastern boundary of the application site which directly interfaces with Queen Elizabeth Way corridor.

Sensitivity of Visual Receptor

This viewpoint is located at the T-junction of Sandy Lane meeting Queen Elizabeth Way. It is representative of the views experienced by users of the publicly accessible leisure route (Sandy Lane) when crossing the highway in a westerly direction. Whilst noting the rural character surrounding the majority of the view, and acknowledging the importance of the view to those users of Sandy Lane (as a leisure route), the visual and aural intrusion caused by traffic reduces the quality and serenity of the view. The sensitivity of visual receptor is classified to be Low.

Magnitude of Visual Effect

Due to the open nature of the highway embankment either side of Sandy Lane, views directly to the west are fairly open. It is likely that in the short term the upper elevations of the proposed housing would be visible at the extents of this open space. In the long term a combination of the proposed mitigation planting along the eastern boundary will soften and filter views of the development from this location lessening the visual intrusion. The magnitude of visual effect is assessed to be Medium in the short term, lessening to Small in the long term.

Significance of Visual Effect

The proposed development will introduce built form into the view, which would encroach into the view to Reffley Wood. It is likely the buildings closer to Queen Elizabeth Way would break the skyline. This change is assessed to detract from the existing condition to some extent and is anticipated to be evident in both the short term and long term. In the short term the low sensitivity of visual receptor combined with the medium magnitude of visual effect will result in the proposed development having a Minor Adverse significance of visual effect during the short term, and the magnitude would reduce to small in the long term however the significance of visual effect will remain the same.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 4a		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-012		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	Low	
Magnitude of Visual Effect	Medium	Small
Significance of Visual Effect	Minor Adverse	Minor Adverse



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Assessment Viewpoint 04b: Sandy Lane (Unsurfaced road), at junction with Queen Elizabeth Way (A149) - northward

Time / Date: 13.20 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 27.627

National Grid Reference: 566299, 322140
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client
Camland

Project
Knight's Hill, King's Lynn

Drawing Title
Assessment Viewpoint 4b

Drawing Status
FOR COMMENT

Scale	Date	Drawn
N/A	16.06.15	KSN

Drawing No
CS053683-10-013



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Assessment Viewpoint 05a: Sandy Lane (Unsurfaced Road) passing through within the site - Looking north

Time / Date: 13.00 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 31.474

National Grid Reference: 566239, 322164
Horizontal Field of View: 72°
Viewing Distance: 30cm



Vegetation towards the western edge of the site

Vegetation along Queen Elizabeth Way (A149)

Baseline Description

This viewpoint is located within the centre of the proposed development, approximately 50m from the edge of the Queen Elizabeth Way highway. This view has been split into two panoramic views; one looking in a north-easterly direction towards Knight's Hill, and the other looking in a south-westerly direction towards Bawsey Ruins. In both directions the site has open agricultural character bounded by vegetation along Queen Elizabeth Way, Reffley Wood and a group of trees and scrub on the western edge of the site. Views of the site from this location are open and uninterrupted.

Sensitivity of Visual Receptor

This viewpoint is located on a publicly accessible unsurfaced road, where appreciation of the view is considered to be an important contributor to the experience of users. The view exhibits desirable scenic characteristics with few detracting features. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

Due to the position of this viewpoint (within the proposed development) the proposals would entirely change the view experienced from this location. The magnitude of visual effect is consequently assessed to be High in the short term, reducing to Medium as the proposed open spaces and planting proposed along the public right of way establish.

Significance of Visual Effect

Construction activities and an introduction of built form will be evident from this viewpoint during the short term and will fully change the character of this agricultural view to that of a greenway between two portions of housing. The High sensitivity of visual receptor combined with the High magnitude of visual effect will result in the proposed development having a Major Adverse significance of effect, reducing to Moderate Adverse in the long term. This is to be expected as the viewpoint is situated within the centre of the development site.

<hr/>		
Client	Camland	
<hr/>		
Project	Knight's Hill, King's Lynn	
<hr/>		
Drawing Title	Assessment Viewpoint 5a	
<hr/>		
Drawing Status	FOR COMMENT	
<hr/>		
Scale	Date	Drawn
N/A	16.06.15	KSN
<hr/>		
Drawing No	CS053683-10-014	
<hr/>		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	High	Medium
Significance of Visual Effect	Major Adverse	Moderate Adverse



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Assessment Viewpoint 05b: Sandy Lane (Unsurfaced Road) passing through within the site - Looking south

Time / Date: 13.00 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 31.474

National Grid Reference: 566239, 322164
Horizontal Field of View: 72°
Viewing Distance: 30cm



Queen Elizabeth Way (A149)

Vegetation along Queen Elizabeth Way (A149)

Reffley Wood

Client

Camland

Project

Knight's Hill, King's Lynn

Drawing Title

Assessment Viewpoint 5b

Drawing Status

FOR COMMENT

Scale

N/A

Date

16.06.15

Drawn

KSN

Drawing No

CS053683-10-015

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Assessment Viewpoint 06: Public Right of Way (Ref: Castle Rising FP15)

Time / Date: 09.08 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 39.168

National Grid Reference: 567773, 323529
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 1.4km northeast of the site on a public right of way (Ref: Castle Rising FP15), which links the A148 to Lynn Road. This view is experienced from the highest portion of the path, nearer the A148. The viewpoint is representative of views experienced by users of the public right of way and the view is orientated in a south-westerly direction.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced by users of the public right of way. The view exhibits mostly scenic characteristics and is only slightly influenced by the slight intrusion of passing traffic along the adjacent A-road. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

It is unlikely that the proposed development would be visible from this location due to the height of the existing vegetation along Queen Elizabeth Way (A149). Should any views be possible they will be slight and inconsequential in this broad landscape. The magnitude of visual effect is consequently assessed to be Negligible.

Significance of Visual Effect

The proposed development would be insignificant from this assessment viewpoint.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 6		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-016		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Negligible	
Significance of Visual Effect	Insignificant	



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Assessment Viewpoint 07: Public Right of Way (Ref: Castle Rising FP12), looking across Grimston Road (A148)

Time / Date: 11.19 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 35.004

National Grid Reference: 566139, 322814
Horizontal Field of View: 72°
Viewing Distance: 30cm



Baseline Description

This viewpoint is located on the northern boundary of the site, where public right of way meets Grimston Road. This is representative of views experienced by users of the public right of way. The view is orientated in a southern direction towards the site. Overgrown thicket either side of the public right of way frame the view. On the southern edge of Grimston Road a disjointed mature hedgerow is festooned in Ivy, offering little visual filtering into the site. The front boundary wall of a residential property is just discernible to the right, adjacent to the large conifer tree.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced by users of the public right of way which links Grimston Road to North Wootton and accordingly the attention of users is assessed to be focused primarily upon the surrounding landscape. The view exhibits some scenic characteristics alongside the detracting key link road between Knights Hill and Kings Lynn town centre and close proximity to built form (residential housing). The sensitivity of visual receptor is classified to be Medium.

Magnitude of Visual Effect

The proposed development would be set back from the northern boundary of the application site and so views from this particular location will be of the grass covered mounding planted with trees, the mature hedgerow in the foreground would be infilled (to soften the edge facing out towards the Norfolk Coast Area of Outstanding Natural Beauty). To the left views of the proposed housing would be possible and the open view across the field would be lost. The magnitude of visual effect is assessed to be Medium in the short term due to the proximity of the construction works to this particular view; this would reduce to Small in the long term.

Significance of Visual Effect

The proposed development will introduce additional built form into the view, which will break the skyline and sit above the existing field line. This change is assessed to further detract from the existing rural characteristics of the view to some extent and is anticipated to be evident in both the short term and long term. The Medium sensitivity of visual receptor combined with the Medium magnitude of visual effect will result in the proposed development having a Moderate Adverse significance of visual effect in the short term, reducing to Minor Adverse in the long term.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 7		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-017		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	Medium	
Magnitude of Visual Effect	Medium	Small
Significance of Visual Effect	Moderate Adverse	Minor Adverse

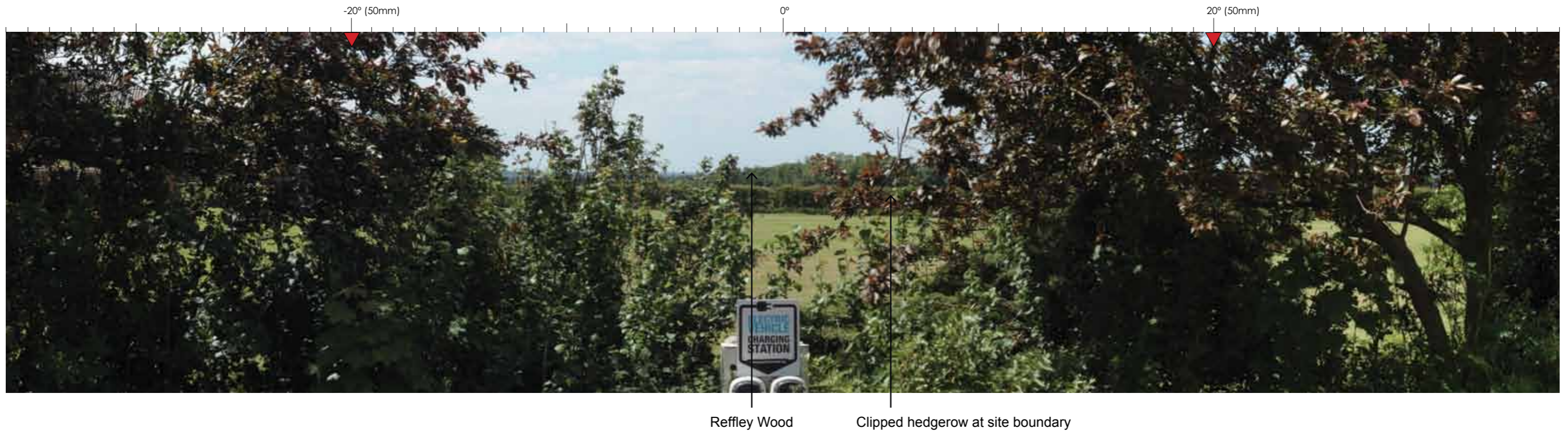


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Assessment Viewpoint 08: Best Western Knights Hill Hotel and Spa (Grade II Listed)

Time / Date: 12.00 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 51.293

National Grid Reference: 566581, 322885
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 90m northeast of the site, within the car park adjacent to the Grade II Listed house which forms part of the Knights Hill Best Western development. The view is orientated in a south-westerly direction and is elevated above the assessment site. The mown lawns to the south-west of the hotel are visible in the near to mid-distance and the boundary of the site is delineated by a clipped mature hedgerow, beyond which the northern field of the development site can be seen. Reffley Wood is visible on the horizon to the centre left portion of the view.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced in the wider setting of a Grade II Listed Building and by the users of the Best Western Hotel. The view exhibits mostly scenic characteristics alongside very few detracting features in the immediate foreground. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

Elevations of the proposed housing in the north eastern corner of the development would be visible beyond the clipped hedgerow in the middle distance of the view. The elevations would be softened and filtered by the proposed tree and hedgerow planting along this boundary. Long views of Reffley Wood would be screened by the new development. The proposed development would introduce built form into this view and would enclose an open view to Reffley Wood; however the proposed planting to the north-eastern boundary is anticipated to partially screen the proposals over time. The magnitude of visual effect is assessed to be Medium in the short term, reducing to Small in the long term.

Significance of Visual Effect

The proposed development will introduce additional built form into the view, which will break the skyline and sit above the existing mature clipped hedgerow in the mid-distance. This change is assessed to detract from the existing rural characteristics of the view and is anticipated to be evident in the short term and long term. The High sensitivity of visual receptor combined with the High magnitude of effect will result in the proposed development having a Moderate adverse significance of visual effect in the short term as the foreground of the view will remain unchanged and the proposals are set into the middle distance, reducing to Minor Adverse in the long term as the establishment of mitigation planting incorporated into the proposals will assimilate the proposals into its surroundings.

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Medium	Small
Significance of Visual Effect	Moderate Adverse	Minor Adverse

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 8		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-018		



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Assessment Viewpoint 08: Best Western Knights Hill Hotel and Spa (Grade II Listed) -
Proposed Year 1

Time / Date: 12.00 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 51.293

National Grid Reference: 566581, 322885
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client

Camland

Project

Knight's Hill, King's Lynn

Drawing Title

Assessment Viewpoint 8 - Year 1

Drawing Status

FOR COMMENT

Scale

N/A

Date

16.06.15

Drawn

KSN

Drawing No

CS053683-10-019

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Assessment Viewpoint 08: Best Western Knights Hill Hotel and Spa (Grade II Listed) -
Proposed Year 10

Time / Date: 12.00 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 51.293

National Grid Reference: 566581, 322885
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client

Camland

Project

Knight's Hill, King's Lynn

Drawing Title

Assessment Viewpoint 8 - Year 10

Drawing Status

FOR COMMENT

Scale

N/A

Date

16.06.15

Drawn

KSN

Drawing No

CS053683-10-020

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Assessment Viewpoint 09: Lodge Lane, adjacent to Castle Rising Castle (Grade I Listed Building, and Listed Scheduled Ancient Monument)

Time / Date: 08.09 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 34.076

National Grid Reference: 566750, 324462
Horizontal Field of View: 72°
Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 1.6km north of the site, on Lodge Lane, adjacent to the car park entrance of Castle Rising Castle (the castle is situated approximately 187m north-east of this viewpoint). The view is orientated in a southerly direction. The castle car park and associated facilities building are visible in the near distance in the left portion of the view. Black Hill Wood hidden behind the crest of the ridge in the middle distance. The centre-left portion of the view is of sprawling agricultural fields.

Sensitivity of Visual Receptor

This viewpoint is representative of the view from a public vantage point experienced by visitors of this grade I listed castle (and Scheduled Ancient Monument). The view exhibits a number of scenic characteristics with few detracting features. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

The development would be almost entirely screened from this viewpoint but may be discernible to some extent during winter months,. This is due to the distance between the castle and the assessment site, the visual layering of interceding field boundary treatments, and a distinguishable ridge; alongside the proposed 30m wide buffer soft landscape frontage and the setting back of the proposed housing from Grimston Road. The magnitude of visual effect is assessed to be Negligible.

Significance of Visual Effect

The proposed development would be Insignificant from this assessment viewpoint.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 9		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-021		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Negligible	
Significance of Visual Effect	Insignificant	



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Assessment Viewpoint 10: Public Right of Way (Ref: Grimston FP4)

Time / Date: 10.09 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 44.473

National Grid Reference: 566919, 322207
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Public Right of Way (Ref: Grimston FP4)

Trees along Queen Elizabeth Way (A149)

Trees along Queen Elizabeth Way (A149)

Knights Hill Hotel and Spa

Baseline Description

This viewpoint is located approximately 350m east of the site, on a public right of way. The viewpoint is representative of views experienced by users of the public right of way. The view is orientated in a westerly direction across the agricultural landscape east of Queen Elizabeth Way (A149). To the right of the view the red clay roof of the Best Western Knights Hill Hotel is visible. The tree planting along Queen Elizabeth Way along and mature field boundaries form a vegetated horizon for the remaining part of the view.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced by users of the public right of way which links the site to Reffley Wood and accordingly the attention of users is assessed to be focused primarily upon the surrounding landscape. The view exhibits some scenic characteristics detracted by a large number of corrugated pig shelters. The sensitivity of visual receptor is classified to be Medium.

Magnitude of Visual Effect

The proposed development will introduce additional built form into the view, which will break the skyline and sit above the existing field line in the centre- centre left part of the view. This change is assessed to further detract from the existing rural characteristics of the view to some extent and is anticipated to be evident in both the short term and long term; however the proportion of the view which will be affected is small. The magnitude of visual effect is assessed to be Small, reducing to Negligible in the long term due to the establishment of existing and proposed planting on the eastern boundary.

Significance of Visual Effect

The proposed development will introduce additional built form into the view, which will break the skyline and sit above the existing mature tree planting along Queen Elizabeth Way in the distance. This change is assessed to slightly detract from the existing rural characteristics of the view and is anticipated to be mostly evident in the short term. The Medium sensitivity of visual receptor combined with the Small magnitude of effect in the short term will result in the proposed development having a Minor Adverse significance of visual effect in the short term, reducing to Insignificant in the long term as the establishment of mitigation planting incorporated into the proposals will assimilate the proposals into its surroundings.

Client	Camland	
Project	Knight's Hill, King's Lynn	
Drawing Title	Assessment Viewpoint 10	
Drawing Status	FOR COMMENT	
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No	CS053683-10-022	

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	Medium	
Magnitude of Visual Effect	Small	Negligible
Significance of Visual Effect	Minor Adverse	Insignificant



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Assessment Viewpoint 10: Public Right of Way (Ref: Grimston FP4) - Proposed at Year 1

Time / Date: 10.09 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 44.473

National Grid Reference: 566919, 322207
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client

Camland

Project

Knight's Hill, King's Lynn

Drawing Title

Assessment Viewpoint 10 - Year 1

Drawing Status

FOR COMMENT

Scale

N/A

Date

16.06.15

Drawn

KSN

Drawing No

CS053683-10-023

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Assessment Viewpoint 10: Public Right of Way (Ref: Grimston FP4) - Proposed at Year 10

Time / Date: 10.09 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 44.473

National Grid Reference: 566919, 322207
Horizontal Field of View: 72°
Viewing Distance: 30cm



Client

Camland

Project

Knight's Hill, King's Lynn

Drawing Title

Assessment Viewpoint 10 - Year 10

Drawing Status

FOR COMMENT

Scale

N/A

Date

16.06.15

Drawn

KSN

Drawing No

CS053683-10-024

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Assessment Viewpoint 11: Public Right of Way (Ref: Castle Rising FP14) adjacent to A149

Time / Date: 08.43 / 04.06.15
 Lens: Fixed 50mm
 Lens AOD: 51.379

National Grid Reference: 566864, 323337
 Horizontal Field of View: 72°
 Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 590m north-east of the site, on a public right of way adjacent to the A149. The viewpoint is representative of views experienced by users of the public right of way in an Area of Outstanding Natural Beauty. The view is orientated in a south-westerly direction across the agricultural landscape north of Grimston Road (A148). To the far left the highlighting columns surround the Knights Hill roundabout are visible. To the centre-left of the view the Knights Hill Farm shop (and their display of garden sheds/shelters) and the collection of buildings forming the Best Western Knights Hill Hotel are visible; views toward them are open and direct as they are situated on higher ground and there is no incepting vegetation. The rear of no. 187 and no. 189 Grimston Road are discernible at the far edge of the field. The tree planting along Grimston Road forms a vegetated horizon for the remaining part of the view.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced by users of the public right of way within an Area of Outstanding Natural Beauty which links the Lodge Lane to the A149 and accordingly the attention of users is assessed to be focused primarily upon the surrounding landscape. The view exhibits some scenic characteristics alongside detracting features. Users are noticeably aurally influenced by the traffic noise of the A149. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

The proposed development may introduce glimpses of additional built form into the view in the centre-right portion of the view. In the short term roof lines may break the skyline adjacent to the low sections of vegetation along Grimston Road (A148).

In the long term, as the proposed mitigation planting establishes in the 30m wide landscape buffer to the north of the development, views will become filtered and screened. The magnitude of visual effect is assessed to be Small in the short term, reducing to Negligible in the long term.

Significance of Visual Effect

The proposed development will introduce additional built form into the view, which may break the skyline and sit above the existing hedgerow planting along Grimston Road. This change is assessed to slightly detract from the existing characteristics of the view and is anticipated to be mostly evident in the short term. The Medium sensitivity of visual receptor combined with the Small magnitude of effect in the short term will result in the proposed development having a Minor Adverse significance of visual effect in the short term as the development would be barely perceptible (it would sit in the middle distance behind the planting along Grimston Road), reducing to Insignificant in the long term.

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Small	Negligible
Significance of Visual Effect	Minor Adverse	Insignificant

Client	Camland	
Project	Knight's Hill, King's Lynn	
Drawing Title	Assessment Viewpoint 11	
Drawing Status	FOR COMMENT	
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No	CS053683-10-025	

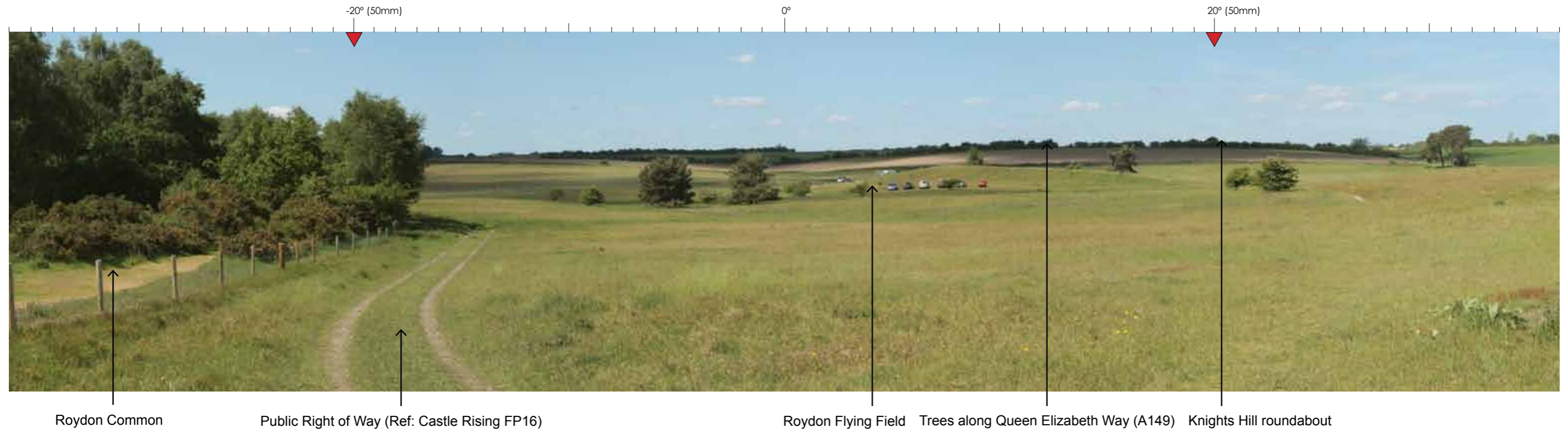


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Assessment Viewpoint 12: Public Right of Way (Ref: Castle Rising FP16), adjacent to Roydon Common

Time / Date: 10.57 / 04.06.15
Lens: Fixed 50mm
Lens AOD: 21.725

National Grid Reference: 568005, 322914
Horizontal Field of View: 72°
Viewing Distance: 30cm



Baseline Description

This viewpoint is located approximately 1.5km east of the site, on a public right of way north of Reffley Wood. The viewpoint is representative of views experienced by users of the public right of way adjacent to Roydon Common. The view is orientated in a westerly direction across rolling open fields and agricultural landscape. The vegetation to the left denotes the north-western corner of Roydon Common. In the middle distance the members of the Kings Lynn Aero Model Club can be seen on the Roydon Flying Field, which includes a small informal car park. On the horizon the lighting columns surrounding Knights Hill roundabout are just discernible in the centre right part of the view. The tops of the trees along Queen Elizabeth Way create a line leading from the Knights Hill development (to the left of the roundabout) to the left, they become less prominent as they continue down the hill and out of sight.

Sensitivity of Visual Receptor

This viewpoint is representative of the view experienced by users of the public right of way adjacent to Roydon Common and accordingly the attention of users is assessed to be focused primarily upon the surrounding landscape. The view exhibits mostly scenic characteristics alongside few detracting features. The sensitivity of visual receptor is classified to be High.

Magnitude of Visual Effect

When considering the proportion of view taken by the site, the distance between the viewpoint and the site and the current visibility of the existing mature tree planting along Queen Elizabeth Way, it is considered that it is unlikely that any part of the development be visible from this location, and if it were it would be barely discernible. The magnitude of visual effect is assessed to be Negligible.

Significance of Visual Effect

The proposed development would be Insignificant from this assessment viewpoint.

Client		
Camland		
Project		
Knight's Hill, King's Lynn		
Drawing Title		
Assessment Viewpoint 12		
Drawing Status		
FOR COMMENT		
Scale	Date	Drawn
N/A	16.06.15	KSN
Drawing No		
CS053683-10-026		

Summary

	Short Term	Long Term
Sensitivity of Visual Receptor	High	
Magnitude of Visual Effect	Negligible	
Significance of Visual Effect	Insignificant	



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