

PLANNING REPORT

Site Name : “The Orchards”, Land at and r/o 11 Queens Rd

Site Location : Barnetby Le Wold, North Lincolnshire

Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property.



On behalf of

Ms Susan Clements

June 2015

Job Number C/0031/1

Author	Neil Boughey BA (Hons.), LLB Laws, DipTP, MRTPI Executive Director
Photography and CGI	Kathleen Devai Freelance Photographer
Checked By	Sheila Boughey Business Manager

Report Status		Final	
Date of Issue		21 July 2015	
DISTRIBUTION			
Date	Issued To:	Name	No.
21.07.15	North Lincolnshire Council (via consultation portal)		1
21.07.15	Client (via email)	Sue Clements	1
21.07.15	SGA Ltd (via email)	Noel Barrowclough	1
	Acorn Planning	File	1



		Page
	CONTENTS	
1	Introduction.	4
2	The Site as Existing.	5
3	Methodology.	7
4	Baseline Conditions and Landscape Assessment.	9
5	Visual Assessment	17
6	Viewpoint Analysis	26
7	Conclusions	35
	<u>Appendices</u>	
1	Panoramic Viewpoints	
	<u>Plans</u>	
1	Site Location	
2	Zone of Visual Influence and Panoramic Viewpoint Locations	



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

1. Introduction

- 1.1. Acorn Planning Ltd have been commissioned by Ms Susan Clements to provide a landscape and visual impact assessment, as part of a planning application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, at (and to the rear of) 11 Queens Rd, Barnetby Le Wold.
- 1.2. This appraisal has been produced to assess the likely impact of the proposed development upon the immediate and general landscape area and also the visual impact upon the environment and human beings, together with proposals for the mitigation of any such impacts.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby le Wold.

2. The Site as Existing

2.1. Site Location and Context

2.2. The village and rural parish of Barnetby le Wold lies at the northern edge of the Lincolnshire Wolds and is located roughly mid-way between Scunthorpe and Grimsby and about eight miles south of the River Humber. It is well served in terms of transport as it lies just south of the M180/A15/A180 roads interchange at Barnetby Top. It also has a railway station which has frequent services to Manchester and connections to the East Coast mainline at Doncaster. Humberside Airport is only four miles away providing international links. The village has a selection of shops, pubs and a well regarded primary school.

2.3. The area of the village surrounding the study site is characterised by both single and two storey development of varying ages, the older properties being two storey and the newer ones tending to be single storey. There is no absolutely clear building line in this area. Although the general line of the street could be considered to be the line of the junction of Queens Road and Old Post Office Lane, some buildings are set relatively close to the road, whereas others are set well back. Other properties back on to the site from the Southwest, including 'Manor Cottages' and they are accessed from an un-metalled road connecting onto Queens Road, where it bends round to the South. In summary, surrounding built character can best be described as the remnants of a vernacular and organic traditional layout interspersed with more recent linear suburban development forms.

2.4. The site itself covers approximately 2,900m², varies in width from 20.0m to 35.0m and 120m deep. It rises approximately 9.0m from front to back. It is currently occupied by one single storey dwelling that has not been lived in for several years and is in a state of disrepair. It has a pitched roof, but with several flat roofed appendages, a separate garage and stables. To the rear is an area of a former vegetable garden/informally grazed paddock, the proposed site of the three additional dwellings, behind which is orchard land, incorporating very mature fruit trees, which it is proposed to retain, enhance and reinstate. A site location plan is included as Plan 1.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

2.5. The Development Proposal

- 2.6. The configuration of the existing dwelling is not appropriate for modern living and therefore it is intended to demolish and replace it with a new dwelling offering more contemporary living space. Because of the sloping nature of the site and the floor level of the existing dwelling being raised well above the front part of the site, it is possible to set the new building lower down on the site to create two storeys without significantly increasing its overall height. This allows for a garage, bedroom and bathroom at the lower level and the living space and three further bedrooms opening onto the garden at the upper level.
- 2.7. Three further new dwellings are proposed, to be accessed off the shared drive, the middle one a 1 1/2 storey with south facing dormers, the other two single storey, three bedroom dwellings. The roofs of the new dwellings will generally have a south facing aspect to allow the provision of solar collection if required.
- 2.8. Open landscaping is proposed to the front of all the dwellings and individual private gardens are achievable with an area of at least 150m². The two most easterly dwellings would also benefit from a half share of a reinstated and revitalised orchard.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

3. Methodology

3.1. Guidelines

3.2. The format and content of this assessment is based on guidance from the then Countryside Agency (now Natural England)/Scottish Natural Heritage and the Landscape Institute and Institute of Environmental Management and Assessment given in:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition, IEMA/LI 2013 - hereafter referred to as the GLVIA.
- Landscape Assessment Guidance, 2002 (CA/SNH 2002).

3.3. Methodology

3.4. The assessment methodology is intended to provide an objective method of establishing the significance of effect of a proposed development on an areas landscape character and visual amenity.

3.5. The sensitivity of the landscape to change combines with a judgement of the magnitude of effect a particular development is likely to cause, so as to provide an assessment of the potential significance of effect a proposed development may have on local landscape character and visual amenity.

3.6. This report assesses the following effects as set out below:

- a) Identification of aspects of the development likely to give rise to change.
- b) Identification of components/receptors most likely to be affected by the proposed development.
- c) Interaction of the Landscape or Visual Receptor with aspects of the development.
- d) Assessment of the Nature of the Landscape and Visual Receptor (sensitivity) in relation to the identified aspects of the development
- e) Assessment of the Nature of Effects (magnitude of change) in relation to the identified aspects of the development
- f) Assessment of the overall Significance of Impact



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

- 3.7. Identification of likely effects determines those aspects of the development that are likely to give rise to potential landscape or visual effects. The level and type of these effects are also likely to vary at different stages during the development cycle, including construction phases and active use following completion.
- 3.8. Identification of receptors most likely to be affected involves an identification and description of both the landscape receptors and visual receptor groups located within the visual envelope of the proposed development that are likely to be affected by potential effects resulting from the proposal.
- 3.9. Interaction of receptors and development considers the interaction between identified aspects of the proposal likely to give rise to effects and the identified landscape and visual receptors.

3.10. Definition of the Baseline

- 3.11. For the purposes of this assessment the baseline scenario is the existing dwelling and undeveloped rear paddock area and remnant orchard as of June 2015.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

4. Baseline Conditions and Landscape Assessment

4.1. Landscape and Conservation Designations

4.2. Plan 2 illustrates the main landscape and nature conservation designations within the local area. The site is NOT based within a statutory nationally designated landscape such as a National Park or an Area of Outstanding Natural Beauty. Designations within the local area include:

- Land to the rear of the eastern boundary of the proposal site falls within designation **LC8 – Areas of High Landscape Value** in the adopted North Lincolnshire Local Plan 2003 which provides:

“The following Areas of High Landscape Value will be retained:

3) Wold Villages Scarp Slope “

- Listed buildings – There are a number of listed buildings within the local built up area surrounding the proposal site, the closest include:

a) 12 – 14 Old Post Office Lane. Grade II

b) Carramore, 43 Queen's Road, Grade II

4.3. Landscape Character

4.4. The Character of England/Natural Areas map was developed by the Countryside Agency and English Nature with a view to making the framework a strategic tool for other organisations with an interest in the English landscape, its wildlife and natural features. The Landscape Character Areas (LCA's) form the regional level of landscape assessment within which smaller scale assessments, including this site specific assessment, are undertaken.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

- 4.5. The application site falls within “Central Lincolnshire Vale, Landscape Character Area 44”. This describes a rural and sparsely settled landscape, largely used for agricultural production, mainly for the growing of arable crops, principally cereals. The scarp slope of the Wolds in the east provides a strong visual boundary for the northern half of the Vale, and north around Elsham these hills cross into the Vales rising around 90 m above the flats of the River Ancholme’s flood plain. The pasture and contour-hugging woodland of the scarp contrast with the open, rectilinear, arable farmland below, while east of the crest lies the large-scale, open, arable landscape of the Wolds dip slope.
- 4.6. In February 1999, Estell Warren Landscape Architects were appointed by North Lincolnshire Council to undertake a landscape assessment of the district and preparation of landscape guidelines in support of the emerging North Lincolnshire Local Plan. The assessment formed part of a package of work, which in addition to the Landscape Assessment and Guidelines included preparation of a Countryside Design Summary for the district and advice on landscape policy and designation. The package of work was completed in March 1999 to enable the findings to be included within the Deposit Draft Local Plan. The Landscape Assessment and Guidelines and Countryside Design Summary form the basis of Supplementary Planning Guidance to be used in conjunction with the Local Plan.
- 4.7. Before local government re-organisation in 1996, the North Lincolnshire area was included within the remit of Humberside County and four District Councils. A landscape assessment for the whole County was commissioned by the County Council, Ryedale District Council, Scarborough Borough Council and the Countryside Commission in 1995, the outcome of which was the publication “Our Landscape, Today for Tomorrow”, prepared by Gillespies. This document classified and defined the different landscapes of Humberside, subdividing the County into regional landscape character areas and local landscape types (LLTs). The brief for the 1999 Estell Warren project included the requirement to repackage this work in a North Lincolnshire context, extracting from and reviewing the previous document.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

4.8. Quality

4.9. The application site falls within the area that is included in the LLT entitled “Open Undulating Farmland – Brigg, Wrawby and Barnetby” Key Characteristics of the local landscape are listed as:

- i) Open, undulating arable landscape with a relative sense of elevation over the valley floor.
- ii) Higher land of the Wolds and large wooded area surrounding Elsham give a sense of visual containment.
- iii) Edges of settlements are often prominent and interrupt the open character e.g. Barnetby le Wold.
- iv) Some recent expansion of settlements near to infrastructure.
- v) Traditional farmsteads with modern medium-sized sheds.
- vi) Trees in occasional medium sized woodland blocks of predominantly broadleaved species situated above Froghall Carrs in the south.
- vii) Well managed, clipped hedgerows apart from those close to the A18/ M180 junction.
- viii) Railway and transmission lines visually prominent in the open landscape. M180 is intrusive when viewed next to flat valley bottom, near to Brigg.

4.10. Forces for Change

4.11. In the “Open Undulating Farmland” LTT, the underlying boulder clay and topography have given rise to soils that have been suitable for intensive farming. It has for centuries offered a convenient crossing point of the valley. The concentration of transportation corridors along the ridge, including the M180 and the growth of Brigg where it crosses the River Ancholme is a reflection of this.



4.12. Capacity

4.13. In terms of Landscape Strategy, the North Lincolnshire Landscape Assessment presents the “Open Undulating Farmland” LTT as an agricultural landscape influenced by intensive farming. Landscape strategies should be employed which seek to enhance traditional landscape elements such as the higher coverage of hedgerows, hedgerow trees and occasional woodland blocks. It is important to maintain the medium-scale landscape of slightly smaller field sizes and enhance its relative sense of elevation.

4.14. Strategy

4.15. The North Lincolnshire Landscape Assessment provides guidelines on how the Landscape Strategy can be achieved. In terms of how this application can contribute towards meeting the Landscape Strategy, it is considered the most significant gains will occur under the following headings:

- New woodland planting should generally be discouraged other than to assimilate transport corridors and edges of settlements into the local scenery. Peripheral planting should principally be of broadleaved species, discontinuous in nature and connected to primary hedgerows, hedgerow trees or existing blocks of woodland.
- Promote the management of existing woodland blocks to ensure their survival. Seek to diversify the structure, species, and age of woodland by techniques such as selective felling, restocking, and coppice rotation. The design of felling coupes should avoid removal of woodland edges and seek to create more diverse woodland edge mixes to enhance habitat diversity.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

- Seek to improve the visual presence of hedgerows in the landscape by encouraging replacement of discontinuous hedgerow sections and management of existing hedgerows, with priority given to the visually prominent, degraded fields near to the A18/ M180 junction.
- Encourage the development of trees in hedgerows, particularly along roadsides and settlement edges and close to electricity distribution lines to soften the scene and provide local enclosure.
- Sprawling settlements need to be visually contained, by the planting of raw edges and emphasis on traditional building materials, for example Barnetby le Wold.
- Avoid future development on the most elevated land that would be visually intrusive on the skyline.

4.16. Sensitivity to the proposed development.

4.17. While open areas of the LTT are clearly susceptible to considerable adverse impact and change from isolated built development, the proposal is to be undertaken within the existing built envelope of the settlement, and hence will entirely avoid appearing isolated or intrusive.

4.18. Landscape Impacts

4.19. The methodology adopted, systematically identifies sources of impact with landscape receptors such as woodland and hedges. The proposal will involve the development of a small area of former vegetable garden/paddock land to a built use, but this will be almost imperceptible in the wider landscape context.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

4.20. There are existing albeit gappy hedgerows along the eastern boundary of the site. It is proposed to retain and significantly enhance the landscape and ecological value of this existing hedgerow. There are no proposals to remove existing trees on the site, rather to provide additional orchard trees and reinstate the orchard as an amenity feature and source of local food production.

4.21. Sensitivity

4.22. For the purposes of this appraisal, identified receptors have been evaluated with respect to individual categories of sensitivity. How these are defined is presented below:

Sensitivity	Landscape Receptors	Visual Receptors (in use as....)
High	Important components of landscape of particularly distinctive character susceptible to relatively small changes.	Residential properties and public rights of way.
Medium	Moderately valued landscape characteristics, reasonably tolerant to change	Sporting/recreational facilities, office buildings, public buildings, users of local roads.
Low	A relatively unimportant landscape, tolerant of substantial change.	Industry, and users of major roads.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

Definitions of Landscape Impact Magnitude and Type

Magnitude	Definition
Major landscape impact.	Notable change in landscape characteristics over an extensive area, or intrusive change over a limited area.
Moderate landscape impact.	Moderate change in a localised area.
Slight landscape impact.	Virtually imperceptible change in landscape character.
No landscape impact.	No change in landscape character.
All impacts characterised as either adverse or beneficial	

4.23. Landscape Receptors

4.24. The following landscape features have been identified, and the appropriate sensitivity awarded:

Feature Sensitivity
Arable Farmland – Medium
Grassland meadow – Medium
Hedges and hedgerow trees – High



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

4.25. Landscape Impact Assessment

Location	Magnitude	Character	Details & Description	Possible mitigation
Arable Farmland	No Landscape Impact	None	The development is within the existing settlement envelope, and does not intrude into the surrounding landscape	None required
Clipped Hedgerows and trees	Moderate	Moderate	The application proposal will retain, repair and consolidate existing gappy hedgerow along the eastern site boundary to ensure a continuous hedge line along the site boundary	None required
Grassland meadow	No Landscape Impact	None	The development is within the existing settlement envelope, and does not intrude into the surrounding landscape	None required

4.26. The proposal provides opportunities for strategic gains by way of consolidating hedgerow planting along the eastern site boundary (which runs coterminously with the existing hedgerow strips that currently define the established eastern edge of settlement). The proposal is to reinforce and reinstate these very characteristic “raw” hedgerows with native species and native hedgerow trees along that boundary. The landscape philosophy of the proposal is therefore considered entirely in line with the LTT strategy.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5. Visual Assessment

5.1. Visual Receptor Groups and Zone of Theoretical Visibility

5.2. The landscape effects and visual impact of the proposed development has been appraised using viewpoints selected from the following Visual Receptor Groups (VRGs):

- Settlement: Receptors within the existing built up area of the village, surrounding the proposal site
- Isolated Dwellings and farmsteads: Mill Farm and windmill approx 0.7 km to the north east of the proposal site.
- Visitors to promoted landscapes: There are no promoted landscapes within the study area.
- Transient Receptors: This includes visitors passing through the area by either footpath or road and not included in any of the above groups.

5.3. The VRGs assessed were selected from notional key publicly accessible vantage points on roads, footpaths and other public rights of way (PRoW) surrounding the proposal site. The locations of these were selected based on a theoretical zone of visual influence (ZVI) which establishes the proposal site's potential visual envelope based on surrounding topography, (see fig x) and to assess the potential effects to key receptors. Generally the viewpoints are selected in order to represent a worst-case scenario; for example, if a long hedgerow on a boundary largely restricts visibility of an application site, but an opening or gateway affords a clearer view, then this should be used for the viewpoint. On occasion, viewpoints are selected for contextual purposes, for example to demonstrate the effect of intervening vegetation, topography or built form, or to show the significance of a site in the context of a wide panoramic view.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

- 5.4. The viewpoints provide the basis for analysis in order to establish and evaluate the likely effects upon the landscape resource and visual amenity, and are used to inform a landscape mitigation strategy in order to minimise, eradicate or, where relevant, enhance these impacts.
- 5.5. In this assessment the viewpoints are used to predict and assess possible impacts upon PROWs, roads and other public vantage points. There are also viewpoints to represent views from residential properties that will have views of the site.
- 5.6. The nature of landscape effects are to an extent interlinked to the visibility of the development within the landscape. Consequently, distance from the site and the degree of visibility of the development will generate differing magnitudes of effects from different locations. The potential nature or magnitude of effect has been assessed from both desktop study of the surrounding topography as well as by fieldwork.
- 5.7. The following sources of information were consulted for the purposes of desktop study :
 - The Character of England, English Nature/Countryside Commission 1996,
 - Ordnance Survey Explorer Sheet 281 (1:25,000): "Ancholme Valley",
 - Google Earth as a source of aerial photography.
- 5.8. Information derived from these sources has been incorporated into this assessment as appropriate.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5.9. Field Survey Photographs

5.10. A site visit was carried out on 22nd June 2015. Weather conditions on the day of the survey comprised predominantly clear blue skies with short periods of intermittent overcast cloud, and as such these conditions allowed for extended periods of optimal visibility and clarity. Photographs taken as part of this report were taken with a Nikon d800 digital camera, with a 24–70mm lens. A series of panoramic and/or photographic viewpoints of the proposed development is included on the following pages.

5.11. Sensitivity

5.12. For the purposes of this appraisal, identified receptors have been evaluated with respect to individual categories of sensitivity. How these are defined is presented below:

Sensitivity	Landscape Receptors	Visual Receptors (in use as....)
High	Important components of landscape of particularly distinctive character susceptible to relatively small changes.	Residential properties and public rights of way.
Medium	Moderately valued landscape characteristics, reasonably tolerant to change	Sporting/recreational facilities, office buildings, public buildings, users of local roads.
Low	A relatively unimportant landscape, tolerant of substantial change.	Industry, and users of major roads.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5.13. Visual Receptors – Settlement

5.14. The following buildings and areas within the existing settlement of Barnetby are likely to be receptors of visual impact, and have been accorded the following sensitivities:

Location Sensitivity
Existing residential property adjoining the southern site boundary – High

5.15. Visual Receptors – Transient Receptors

5.16. The following routes are likely to receive a visual impact, and have been assessed as possessing the following sensitivity:

Location Sensitivity
Queens Road, west of the application site – High
Melton Ross Road, east of the application site – Low
Public Footpath adjoining eastern boundary of the application site – High
Public Footpaths between Barnetby and Melton Ross Road – Medium

5.17. Visual Receptors – Isolated Dwellings and farmsteads

Location Sensitivity
Mill Farm and windmill, approx 0.5km north east of the application site – Medium



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5.18. Definitions of Impact Magnitude

5.19. The following categories are used to classify the possible impact of the development:

Definitions of Visual Impact Magnitude and Type

Magnitude	Definition
Major visual impact.	Change in view permanently and substantially affects visual amenity of sensitive receptors.
Moderate visual impact.	Change in view is readily apparent, but does not constitute a substantial impact on visual amenity.
Slight visual impact.	Change in view is apparent when sought, but no obvious alteration to visual amenity.
No visual impact.	No change in view.
All impacts characterised as either adverse or beneficial	



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5.20. Having established the definition of sensitivity, identified the receptors (visual) and defined the magnitude of and visual impact, the assessment of impacts is undertaken in the following sections of this report.

5.21. Visual Impact

5.22. Visual impacts relate solely to changes in views and the effects of those changes on people. Visual impact assessment plays an important role in the design process and it is worthwhile considering those factors, which have influenced the planning of the site.

5.23. While not wholly exclusive, the principle factors, which affect impact, are:

- Landform
- Backdrop
- Landscape Scale
- Vegetation Cover
- Building Design – scale, mass, form, colour and texture
- Seasonality
- Lighting
- Height of eye
- Sensitivity
- Distance from viewer

5.24. Landform

5.25. Landform can be used to reduce the impact of a development by making use of low-lying areas of land to site the most intrusive elements of development. It can also be used to screen or reduced the perceived scale of buildings. Since the proposal site itself is level, the inclusion of hard or raised landscaping elements would increase visual impact rather than secure mitigation.



5.26. Backdrop

5.27. Visual impact will be strongly influenced by the backdrop against which it is viewed. A building will be at its most prominent when viewed against an open skyline and at its least intrusive when viewed against a darkened background i.e. embankments, fields, woodlands and other development features. Generally, views onto the site are from the north and east, and when the site is viewed from any significant distance it is wholly obscured by the darker, flatter background of the existing built up area of Barnetby le Wold.

5.28. Landscape Scale.

5.29. Perceived impact can increase as result of developments being out of scale with their surrounding landscape.

5.30. A key principle of the development strategy is to utilize (and where necessary reinforce) the existing hedgerows and trees along the existing southern, northern and eastern boundaries of the site, and to reinstate and renew the existing orchard at the eastern site area, so as to effectively create a pocket of development within a structure of hedges and trees that fits with the scale of the surrounding landscape and settlement patterns.

5.31. Vegetation Cover

5.32. The magnitude and significance of impact is substantially reduced by utilising existing groups of trees and hedgerows to screen views towards development. Existing hedgerows and mature and semi mature trees surrounding the site will significantly reduce the scale of the buildings in long views.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

5.33. Building Design

5.34. Building design, scale, mass, colours and textures will all individually influence visual impact and should normally be sensitive to the area.

5.35. The scale of the proposed new development has been carefully considered in relation to the wider environment. The Design & Access Statement which accompanies this application provides more details.

5.36. Seasonality

5.37. Winter views are often more exaggerated than in summer due to leaf cover, but there is generally little reduced effect where there are dense hedges and woodlands screening views. Long distance views are often affected by poor winter light but exaggerated in summer.

5.38. Lighting

5.39. Lighting should be considered for its potential visual impact and the proposals should make every effort to mitigate against significant light pollution of the skies. Strategically, for health and safety reasons, the site access, and internal pedestrian routes and vehicle parking areas, will be illuminated by low level luminaries fitted with deflectors to prevent upward light pollution.



5.40. Height of Eye

5.41. While a fairly obvious consideration, the magnitude of impact is normally increased the higher the viewpoint. Elevated viewpoints also offer a different perspective of a site and roofscape may become an important consideration. The site lies within landscape that rises to the north and east, and hence there is some slight potential for intermittent elevated viewpoints onto the site. When selecting roofing material and finishes for the new dwellings, the applicants will take this into account and ensure that dull and muted, rather than light or reflective materials, will be used wherever possible.

5.42. Sensitivity

5.43. Sensitivity contributes towards the overall impact significance of a view. The site is on the existing interface of the settlement and the rural fringe. The landscape surrounding the application site is predominantly agricultural to the east. Existing hedgerows and trees play an important role in defining and limiting views onto the site, an effect the applicants will extend and reinforce. It is therefore considered that the landscape of the proposed development is of low/medium sensitivity to the type of development proposed in the context of the existing adjacent land uses.

5.44. Distance from Viewer.

5.45. The distance of the viewpoint from the development and whether the viewpoint would focus on the development due to proximity or the development would form one element in a panoramic view. Generally, in views from over 6km away the target becomes 'absorbed' into the composite landscape.



6.Viewpoint Analysis

- 6.1. In total, eight viewpoints have been chosen to record typical representative views in the vicinity of the site, including a variety of locations covering highways, residential properties and public rights of way. These viewpoints were identified from Ordnance Survey plans, and investigated on site. Some features, (the listed buildings identified in para 4.2) were initially identified as worthy of on site investigation, but on investigation, proved to have no aspect on to the site due to settlement layout and form. The viewpoints are illustrated by way of panoramic photographs in Appendix 1 of this report and their location identified on Plan 2.
- 6.2. In order to establish a hierarchy of importance the representative viewpoints have been categorised as Principal Viewpoints (PVPs) or Secondary Viewpoints (SVPs) depending on proximity, clarity of view and the importance of the application site in the panorama. Of the seven representative viewpoints, 3 are considered to be Principal Viewpoints, and 4 Secondary Viewpoints.



6.3. Settlement

VIEWPOINT PVP 1: Existing residential property adjoining the southern site boundary

Nature and Sensitivity of Viewpoint

This viewpoint is from an existing dwelling overlooking the site from the southern boundary. The location has been considered as a residential location of high sensitivity and is hence a Principal Viewpoint.

The Application Site

The dwelling has no main upstairs windows overlooking the application site, although a kitchen window does overlook at ground floor level. Existing views onto the application site are onto existing hedgerow and trees on the southern boundary of the application site, with glimpses of the application site through gaps in the hedgerow. This provides an intervening feature which almost entirely obscures views onto the application site. The main view will be onto the reinstated and consolidated orchard. Given the short distance from the application site, residual glimpsed views from the kitchen window directly onto the application site are inevitable.

Overall Impacts

Given the nature of the existing view onto what is at present open land (although underused and in need of management), albeit already substantially screened, the magnitude of change in view affecting this property can be categorised as moderate. This change will involve the development of the site to provide sensitively designed modern dwellings interspersed with amenity spaces and associated landscaping. It must be emphasised, however, that the determination of whether these impacts are acceptable relates more to issues of residential amenity, to be most appropriately assessed as part of the planning process in terms of the contents of the Design and Access Statement which supports this application.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

6.4. Transient Receptors

VIEWPOINT PVP2 : Queens Road, overlooking the western site boundary

Nature and Sensitivity of Viewpoint

This viewpoint is from the site frontage as viewed by pedestrians and motorists passing, as well as from an existing residential property ("Lindum House", 9 Queens Road) on the west side of Queens Road. The location has been considered as a residential location of high sensitivity and is hence a Principal Viewpoint.

The Application Site

Existing views from the street and the residential property at 9 Queens Road (which has no main windows overlooking the site frontage) onto the application site are onto the existing dwelling, which is somewhat neglected at present. The proposed replacement dwelling, although a slightly taller 2 storey dwelling, will be of an improved and more modern residential design. Views onto the proposed site of the three additional dwellings are already wholly obscured by the existing dwelling (which sits at a lower site level than the proposed development footprint for the three additional dwellings). Replacing the existing bungalow will therefore represent a "no change" scenario in terms of creating additional visual impacts from this viewpoint. The issue of design aesthetics of the replacement dwelling is a planning matter outwith this assessment.

Overall Impacts

It is considered that the proposal will create no additional impacts from this viewpoint. Whether the design of built development is of a high enough standard is a matter for planning control, and is more comprehensively addressed in the Design & Access Statement which accompanies this application.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

VIEWPOINT SVP3: Entrance to public footpath on Melton Ross Rd, north east of the application site

Nature and Sensitivity of Viewpoint:

This viewpoint is from Melton Ross Road travelling in a roughly northerly direction, and is also the view presented to recreational walkers entering the local footpath network from the east. As a local recreational route, this view is considered of medium sensitivity, but given the distance from the application site, this is considered a Secondary Viewpoint.

The Application Site

At this point, due to the relative height of topography compared to the application site, (which is at the bottom of a dip slope), passengers of vehicles travelling north south along Melton Ross Road, and walkers stopping at the footpath entrance to take in views, will have no direct views onto the application site.

Overall Impacts

The application/proposal will have no impacts on this viewpoint.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

VIEWPOINT SVP4 – Public footpath at 1st junction, approx 0.3km north east of the application site

Nature and Sensitivity of Viewpoint:

This viewpoint is from a stile on the public footpath network at the midpoint between the entrance (see SVP3) and the point where the footpath changes from a roughly east west alignment, to a diagonal north east/south west alignment. This point represents a natural stopping point on the footpath network and hence this view is considered of medium sensitivity, but given the distance from the application site and intervening topography, this is considered a Secondary Viewpoint.

The Application Site

At this point, the same effect as seen at SVP3 is still evident, i.e. due to the relative height of topography compared to the application site, (which is at the bottom of a dip slope), and walkers stopping to take in views will still have no direct views onto the application site.

Overall Impacts

The application/proposal will have no impacts on this viewpoint.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

VIEWPOINT SVP5: Hillock, midpoint on footpath approx 0.1 km north east of the application site

Nature and Sensitivity of Viewpoint:

This viewpoint is from a hillock on the public footpath network, at the midpoint on the north east/south west aligned stretch. The footpath network at this point crosses an area of grazing/grassland, the footpath route being no more than trodden grass and clearly not heavily used. This viewpoint is at the most elevated point that walkers would view the application site. As the highest point on the public right of way this view is considered of high sensitivity, but given the intervening distance between this point and the application site, this is considered a Secondary Viewpoint.

The Application Site

Although this is an elevated viewpoint, existing hedgerow and stands of trees entirely obscure views onto the applications site to footpath users. The darkened backdrop of the existing built up area is also anticipated to minimise the impact of such long distance views. It is not anticipated that seasonal effects will thin tree cover to such an extent as to make the application site visible from this viewpoint.

Overall Impacts

Given that existing views onto the application site are almost entirely reduced by distance and the screening provided by hedges and hedgerow trees, there will be no impact from the development on this view.



VIEWPOINT PVP6 – Public footpath adjoining eastern boundary of the application site

Nature and Sensitivity of Viewpoint:

This viewpoint is from the north south aligned public footpath that runs directly adjacent to the eastern/rear application site boundary. This appears to be a well used section of the footpath network with potential direct views into the proposal site, and hence this view is considered of high sensitivity, and given the close proximity of this footpath to the application site, this is considered a Principal Viewpoint.

The Application Site

At this point the existing boundary hedgerow is noticeably lower and more gappy than that found along the rest of this stretch of hedgerow, which in its entirety helps to very clearly delineate the settlement from the surrounding meadows and fields.

Two viewpoint photos are presented, PVP 6 which is a direct westerly view into the site from the footpath, and PVP 6a which is taken slightly further south along the footpath looking into the south east corner of the site. 6a clearly shows existing hedgerow height south and north of the application site boundary.

PVP6 illustrates intermittent and transient views into the site at present, the existing orchard trees in particular obscuring views into the site, the existing dwelling being only just visible. This, and the fact the site slopes, means that the proposed additional dwellings will not represent a very significant change nor an unduly intrusive additional feature.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

Overall Impacts

It is anticipated that residual fragmented and transient views onto the proposed additional dwellings would occur following development. This residual impact is neither considered substantial or unacceptable. However, these residual impacts can be wholly mitigated by reinforcing the existing hedgerow with native plant and tree species, and by managing it so that it grows to the same height as the rest of this hedgerow belt. The strategy of replacing and reinstating the orchard, including additional fruit tree planting, will represent a “belt and braces” approach to ensure that no visual impact at all results to recreational walkers and other footpath users.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

6.5. Isolated Dwellings and farmsteads

VIEWPOINT SVP7 – Mill Farm House and Windmill, Melton Ross Road

Nature and Sensitivity of Viewpoint:

This viewpoint is from the front entrance of Mill Farm, located on the east side of Melton Ross Road some 0.7km north east of the proposal site. This point is a residential view and hence this view is considered of medium sensitivity, but given the distance from the application site and intervening topography, this is considered a Secondary Viewpoint.

The Application Site

Given distance and intervening topography, there are confirmed to be no direct views onto the application site from this location.

Overall Impacts

The application/proposal will have no impacts on this viewpoint.



7. Conclusions

7.1. Overall Summary and Conclusions

- 7.2. The baseline landscape and visual context of the application area has been prepared on the basis of a desktop study of published information and a site survey in accordance with national guidance on landscape and visual assessment.
- 7.3. Potential landscape and visual impacts of the proposed development have been identified and mitigation has been proposed in order to reduce or eliminate adverse impacts where possible.
- 7.4. The impacts of the proposed development taking the proposed mitigation into account have been described from a series of representative viewpoints, chosen to illustrate the range of viewpoints within the zone of visual influence of the proposed development and paying particular attention to residential properties and public footpaths in the vicinity of the proposal site.
- 7.5. The landscape character assessment concludes that the development entails no intrusion on the wider landscape. Existing hedgerows and hedgerow trees, along with intervening topography entirely prevents the proposal impacting in any potential longer and elevated views. Nevertheless, these potential viewpoints have been assessed by way of on site survey and analysis, which confirms this to be the case.
- 7.6. For all but the closest view the application site is already considered to be mostly obscured by intervening topography and existing hedgerows and hedgerow trees, an effect that will be improved as hedgerows are enhanced and consolidated as part of the proposal.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

- 7.7. In the most sensitive locations, (i.e. the directly adjoining footpath and the residential property located immediately adjacent to the application site), despite identified effects being residual, by way of intermittent and glimpsed views, there will still be a need to maintain visual amenity through the achieving of quality of built design and additional green infrastructure by way of the reinstated orchard achieved as part of the proposal.
- 7.8. New planting proposed as part of this proposal will have significant additional benefits in terms of reinforcing and reinstating hedgerows and hedgerow trees, thereby contributing towards maintaining and enhancing providing a “soft” urban/rural edge.



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

BIBLIOGRAPHY

Guidelines for Landscape and Visual Impact Assessment, Third Edition, IEMA/LI 2013

Landscape Assessment Guidance, 2002 (CA/SNH 2002).

National Planning Policy Framework (2012)

Adopted North Lincolnshire Local Plan (May 2003)

Adopted North Lincolnshire Local Development Framework Core Strategy Development Plan Document (June 2011)



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

Appendix 1 – Panoramic Viewpoints





PVP 1 – Existing residential property adjoining the southern site boundary

View onto 3 new dwellings entirely obscured



PVP2 – Queens Road, west of the application site

Approx location of application site



SVP3 – Entrance to public footpath on Melton Ross Rd, north east of the application site



Approx location of application site



SVP4 – Public footpath at 1st junction



SVP5 – Hillock, midpoint on footpath approx 0.1 km north east of the application site



PVP6 – Public footpath adjoining eastern boundary of the application site





VP6a – Public footpath adjoining eastern boundary of the application site,



SVP7 – Mill Farm House and Windmill, Melton Ross Road



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

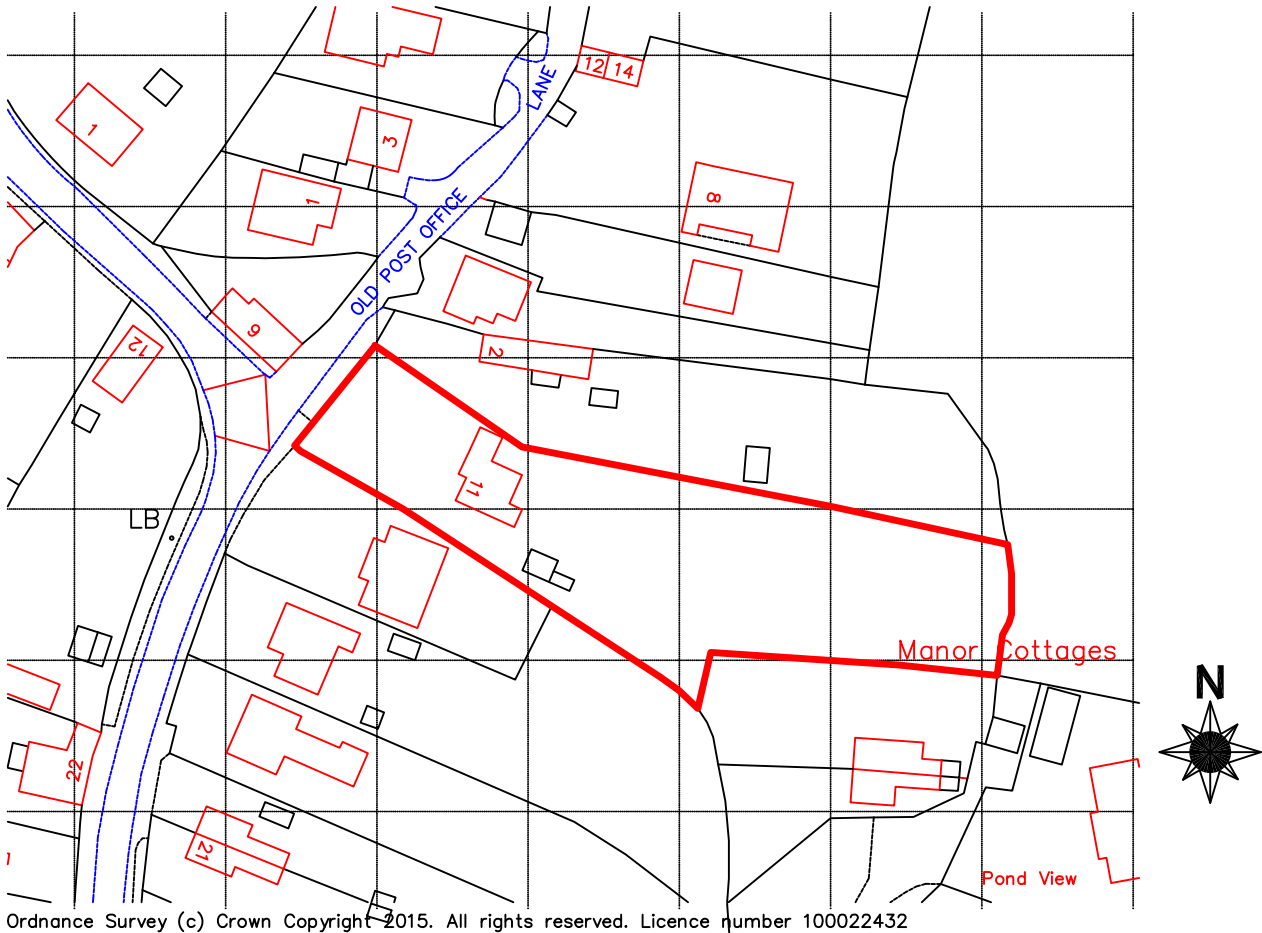
Plan 1 – Site Location



Contractors must verify all dimensions on site before commencing any work or making any shop drawings: no dimensions are to be scaled from the drawing.
All materials specified on this drawing are to be used strictly in accordance with the manufacturers recommendations and current codes of practice.

COPYRIGHT
This drawing and any design therein is the copyright of Studio-G Architecture LLP and must not be reproduced without their written consent.

planning



STUDIO-G ARCHITECTURE LLP

The Business Centre • Rio Drive
Collingham • Newark
Nottinghamshire • NG23 7NB
T: 01636 894913 F: 01636 894909
E: studio@sga-llp.co.uk W: www.sga-llp.co.uk

DWG NO PROJECT CLIENT

Ms S Clements
Old Post Office Lane
Barnetby-le-Wold
343-A-001 REV

TITLE

Location Plan

SCALE

1:1250@A4

DATE

10.07.15

rev date

rev notes



Landscape/Visual Impact Assessment to support a Planning Application to construct a replacement dwelling, and site 3 additional dwellings on a paddock to the rear of the existing property, 11 Queens Rd, Barnetby Le Wold.

Plan 2–Zone of Visual Influence and Panoramic Viewpoint Locations



