Proposed residential development
Lincolnshire Lakes, Scunthorpe

Landscape and visual assessment

PDP Associates

July 2024

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SECTION 1. INTRODUCTION

1.1 PDP Associates has been appointed by Keepmoat Homes to undertake a landscape and visual assessment for a proposed residential development on land east of M181 and north of the B1450, Burrington Road, Scunthorpe. Field work for this report was undertaken in July 2024. The weather conditions were generally sunny with occasional cloud. Visibility was good.

Scope of this report

1.2 The purpose of this assessment is to identify the baseline conditions for the Application Site in relation to landscape and visual amenity and to consider the effects on receptors which may be affected by works associated with the proposed residential development.

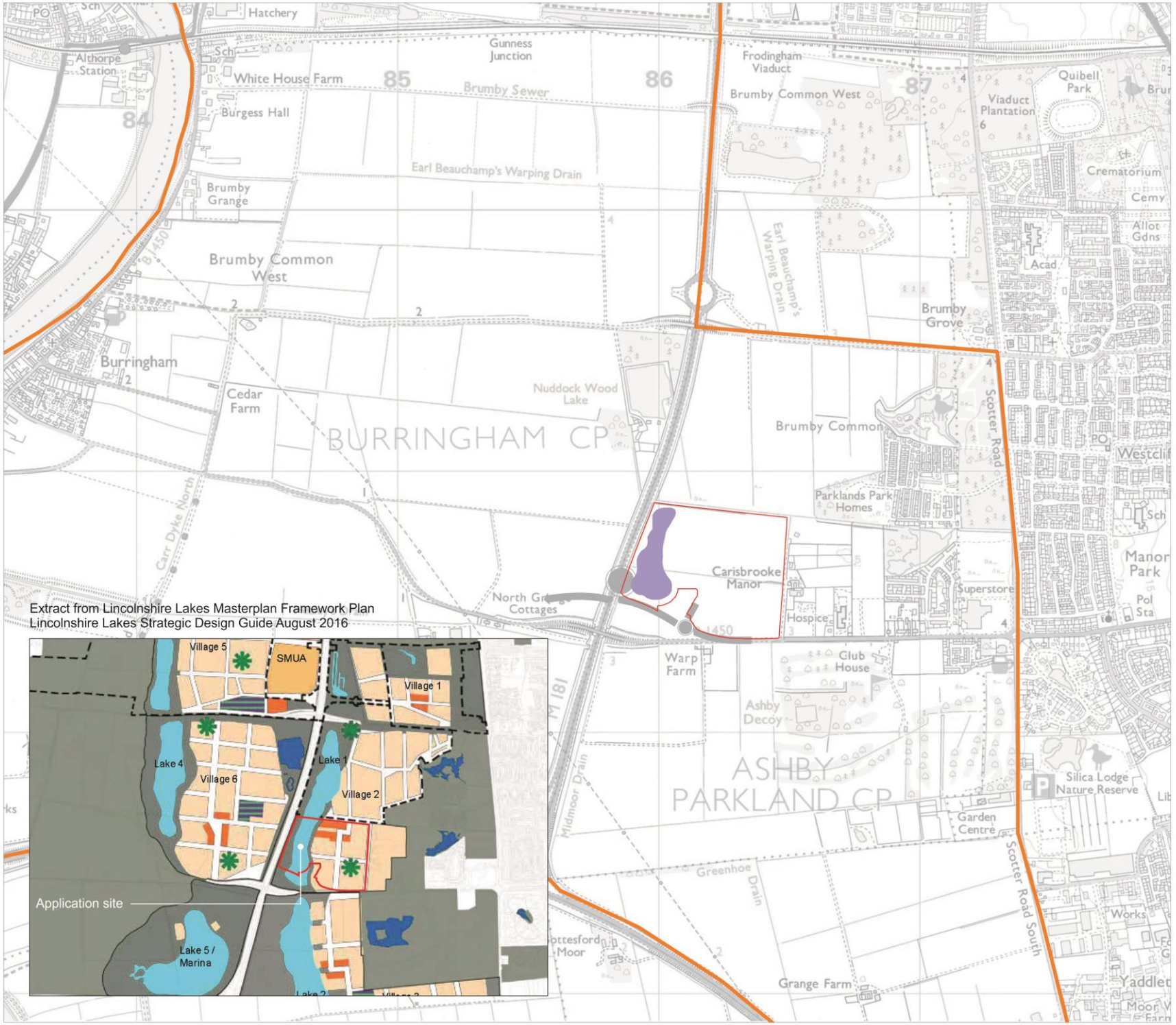
1.3 Landscape and visual appraisal involves an element of subjectivity on the part of the assessor. Professional judgement, combining quantitative and qualitative factors, is now widely accepted as best practice for assessing effects on landscape character and visual amenity. The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA).

Development description

1.5 The Application Site is located on land east of M181 and north of the B1450, Burrington Road, Scunthorpe between the M181 and Carisbrooke Manor Lane. The Development comprises 599 dwellings, associated infrastructure, landscape works including a lake with infrastructure planting belts, public open space, SuDS drainage channels and pedestrian/cycle links. The proposed residential units, laid out in a linked cul-de sac arrangement, would be built in a style in keeping with the local cotemporary vernacular. The street pattern would generally follow a north-south/east west configuration. The main site access will be off the B1450, Burrington Road connecting to a new roundabout junction under construction. An additional access will be provided off the B1450.

1.6 The Development forms part of the wider proposals for Lincolnshire Lakes. It occupies land identified as Village 2 in the Lincolnshire Lakes Strategic Design Guide (2016). Lincolnshire Lakes Area Action Plan forms part of the adopted Local Development Framework. The proposed residential development will occupy land which is committed housing in the emerging Local Plan for North Lincolnshire. The new Local Plan is at Stage 6: Submission and Examination.

Figure 1



Application Site

Proposed lake

Indicative highway works M181/B1450 improvements

Lincolnshire Lakes boundary

Project

Lincolnshire Lakes, Scunthorpe

Drawing title

Study area

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	1

Figure 2

- Extra heavy standard tree planting in grassed areas with protection offered to adjacent highways/swale construction, as per drawing c-1987-17. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
- Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
- Heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
- Ornamental shrub planting, including 50mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.
- Ornamental hedge planting, including 50mm depth no-fine bark mulch.
- Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.
- Areas to be turfed.
- Areas of amenity grass seed mix or existing grassland, made good.
- Areas of species-rich acid meadow grass seeding, such as Emorsgate Mix EM4, or similar and approved.
- New native planting at 1m (shrub species) and 2m (tree species) centres, including tubular guards and stakes.
- Proposed native marginal planting.
- Proposed native reed/grass planting within swale base.
- Proposed sensory planting to play area.
- Sand/gravel margin to edge of lake.
- Hoggin paths.

Project

Lincolnshire Lakes, Scunthorpe

Drawing title

Scheme layout/landscape proposals

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	2

SECTION 2. METHODOLOGY

2.1 The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA) and also landscape character guidance published by Natural England.

2.2 The study area is shown on Figure 1. It is focused on land within the central part of the Lincolnshire Lakes boundary area, on the western edge of Scunthorpe. It includes the M180/ M181 road corridors and the B1450 access into Scunthorpe. The South Humberside Main Line is located in the northern part. The River Trent marks the western limit. The study area has been largely defined by the extent of land where the Development would be potentially visible and where local receptors may experience significant landscape and visual effects. Figure 1 also covers some additional land to illustrate local context.

2.3 The area of intervisibility - land from where there are views of the Application Site - is described as the visual envelope. In this instance the visual envelope was determined using field work undertaken in July 2024 when deciduous vegetation was in leaf. It is not expected that the area of visibility would change significantly throughout the year, but from some locations the magnitude of visual effect may increase due to a reduction in vegetation screening. Google Streetview has been used to gauge the change in seasonal screening, where winter views are available. The visual envelope generated by the Development is likely to be confined to land within the study area.

2.4 This report utilises published and web-based information to inform the baseline conditions. It includes data from the government website www.magic.gov.uk which combines a range of environmental information provided by partner organisations, including Historic England.

References

The Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013). Landscape Institute and the Institute for Environmental Management and Assessment.

An Approach to Landscape Character Assessment, (2014). Natural England.

National Character (Landscape) Area profiles. Natural England

Government website www.magic.gov.uk

Sustrans National Cycle Route Map www.sustrans.org.uk/ncn/map

Historical OS maps. National Library of Scotland

Core Strategy. (Adopted June 2011). North Lincolnshire Council

Local Plan for North Lincolnshire. Publication Draft. (2021) North Lincolnshire Council

Lincolnshire Lakes Area Action Plan (Adopted May 2016) North Lincolnshire Council

Lincolnshire Lakes Strategic Design Guide (August 2016) North Lincolnshire Council

Preliminary Ecological Appraisal, (January 2023) SLR Consulting

Biodiversity Impact Assessment Report, (April 2024) SLR Consulting

North Lincolnshire Landscape Character Assessment. JBA Consulting for North Lincolnshire Council

SECTION 3; APPRAISAL CRITERIA

Assessment methodology

3.1 An assessment of landscape and visual effects deals with the effects of change and development on landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.

3.2 The landscape/townscape and visual assessment has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment.

3.3 An appraisal of landscape sensitivity is made by combining professional judgements in relation to the susceptibility of the landscape to change (particular to the proposed development type) and the value of the landscape receptor.

3.4 Professional judgements are made in relation to the susceptibility of the landscape receptor to change. This is the capacity of a landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (whether the landscape receptor contributes to the overall character of a particular landscape type/area, or an individual element/feature or designation within it).

3.5 Judgements in relation to the value of the landscape receptor should reflect;

- The value of the landscape character types or areas that may be affected based on a review of any designations at both national and local levels. Where there are no designations, judgements are based on criteria that can be used to establish landscape value.

- The value of individual contributors to landscape character, especially key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors.

3.6 The appraisal of value is based on professional judgement and includes consideration of factors such as;

- Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

- Scenic Quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).

- Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.

- Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.

- Conservation Interests: The presence of features of wildlife, earth science or archaeological or historic and cultural interest can add to the value of the landscape as well as having value in their own right.

- Recreational Value: Evidence that the landscape is valued for recreational activity where

experience of the landscape is important.

- Perceptual Aspects: A landscape may be valued for its perceptual qualities, notably wildness and / or tranquility.

- Cultural Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.7 The resulting landscape sensitivity is described using a four-point scale (very high, high, medium or low) based upon the criteria set out in Table 1. The magnitude of change on landscape receptors is described using a four point scale ranging from high to negligible, as defined in Table 3. The magnitude of change on landscape features is is described using a four-point scale ranging from high to negligible using the criteria set out in Table 4.

Table 1 – Summary of landscape sensitivity

Landscape sensitivity	Description
Very high	Typically, highly valued landscape of international or national landscape or conservation importance such as National Parks, Areas of Outstanding Natural Beauty in pristine condition with no/few detracting elements. Key characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low.
High	Typically, valued landscape of national or regional landscape or conservation importance such as some Special Landscape Areas, or areas within National Parks or AONBs with minor detracting factors. Key characteristics of landscape are vulnerable to change and development can be absorbed only in limited situations without significant character change; thresholds for significant change are low.
Medium	Typically, valued landscape of regional or local landscape or conservation/amenity importance such as some Special Landscape Areas and Areas of Local Landscape Importance, areas within National Parks or AONBs with significant detracting factors or local areas with value expressed in local publications. Key characteristics of landscape are susceptible to change but with some ability to absorb development in some situations without significant character change; thresholds for significant change are intermediate.
Low	Typically, undesignated landscape with some local community importance such as unmanaged/fragmented green space, highway corridors and remnant farmland. Key characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high.

3.8 An appraisal of visual effects deals with the effects of change on views available to people and their visual amenity. This includes how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape/townscape and/or the introduction of new elements.

3.9 A visual receptor is a special interest or viewer group that will experience an effect. This includes residents, recreational users, visitors and groups of viewers present at or passing through the viewpoint.

3.10 An appraisal of visual sensitivity is made by combining professional judgements in relation to the susceptibility of the visual receptor to change (particular to the proposed development type) and the value of the visual receptor. In visual appraisal some visual receptors are considered more sensitive than others. Greater weight is given to the visual effects upon public viewpoints than upon private properties. Views from rooms that are used during daylight hours, such as sitting rooms, are also deemed to be more important than views from secondary rooms such as bedrooms. Visual sensitivity is described using a four point scale ranging from very high to low, as defined in Table 2.

3.11 Professional judgements are made in relation to the susceptibility of the visual receptor to change. This is mainly a function of;

- The occupation or activity of people experiencing the view at particular locations.
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- The contents/context of the existing view in relation to the type of development proposed e.g. a view overlooking a moorland or other natural area devoid of any man-made features or intrusions has a higher susceptibility to change.

3.12 Judgements in relation to the value of the visual receptor should reflect;

- Recognition of the value attached to particular views i.e. in relation to heritage assets or planning designations.
- Indicators of the value attached to views by visitors, i.e. the appearance of them in tourist maps, provision of facilities for the enjoyment of views or references to specific views in literature or art.
- The contents/context of the existing view in relation to the type of development proposed-e.g. a view overlooking a moorland or other natural area devoid of any man-made features or intrusions has a higher susceptibility to change.

Table 2 – Sensitivity of visual receptors

Sensitivity of visual receptor	Criteria
Very High	People at tourist attractions with a specific focus on the view, visitors to historic features/estates (where the setting is important to the appreciation and understanding of the property and history).
High	Residents with direct open views of the site. Users of long distance trails (e.g. Pennine Way) and public rights of way, caravan parks and campsites, tourist attractions with opportunities for views of the landscape (but not specifically requiring an appreciation of the landscape), slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. golf).
Medium	Residents with partial/oblique views of the site. Users of public rights of way within urban /urban fringe or degraded landscapes Users of minor road users and commercial railways travelling through or past the affected landscape, recreational activities not specifically focused on the landscape (e.g. football), hotel users.
Low	People at their place of work (e.g. offices), shoppers, users of trunk/major roads. Industrial and commercial activities, military facilities.

Appraisal of effects

3.13 The magnitude of change (or nature of effect) arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows;

Landscape receptors

- A loss or change in defining features of the landscape
- Changes in visual character
- A loss or change to key qualities or characteristics of the landscape i.e. scale, pattern, enclosure
- A change in land use/land cover and management
- Changes in habitat/biodiversity
- Changes in amenity value due to changes in views/accessibility
- Duration of effect

Visual receptors

- The perceived change in the nature of view due to loss/change in landscape/ townscape features and changes to landscape/townscape character
- Distance of the viewpoint from the development.
- Extent of the development in the view.
- Angle of view in relation to main receptor activity.
- Proportion of the field of view occupied by the development.
- Background to the development.
- Extent of other built development visible, particularly vertical elements and other visual detractors.
- Duration of effect.

3.14 The magnitude of change on landscape and visual receptors is described using a four point scale ranging from high to negligible, as defined in Table 3.

Table 3 – Definition of magnitude of change on landscape or visual character

Magnitude	Landscape effects	Visual effects
High	The proposed development would be extremely damaging to landscape character and would; Result in a complete change to character, or introduce features, which are dominant, intrusive or totally uncharacteristic. Be at complete variance with landform, scale and settlement pattern. Result in the total loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of mitigation.	Major permanent /long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements.
Medium	The proposed development would damage landscape or visual character and would; Result in a clearly identifiable or prominent change to character, although may not necessarily considered to be substantially uncharacteristic. Be out of scale, or at odds with the landform, scale and settlement pattern. Result in partial loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of full mitigation and/or mitigation may conflict with local guidelines.	Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.
Low	The proposed development would have a minor, but discernible change to landscape or visual character and would; Result in a discernible change to character, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. Slight change in landform, scale and settlement pattern. Result in the minor loss or alteration of characteristic features and elements, and/or reduce their setting. Cannot be entirely mitigated, due to the nature of the proposals or character or not fulfil local guidelines.	Minor permanent /long term change in view - change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly comparable in quality to pre-change circumstances.
Negligible	The proposed development will have no noticeable effect due to; The development being barely discernible as a change in landscape or visual character. It complements the scale, landform and settlement pattern. It incorporates measures for mitigation/enhancement that enable the proposals to blend with the surrounding area, meeting local guidelines.	Very slight permanent term change in view-change barely distinguishable from surroundings. Composition and character of view substantially unaltered.

3.15 The magnitude of change on landscape features is described using a four-point scale ranging from high to negligible using the criteria set out in Table 4.

Table 4 – Magnitude of change on landscape features

Magnitude of change on landscape features	Criteria
High	Major loss or major alteration to an existing landscape feature.
Medium	Some loss or some alteration to part of an existing landscape feature.
Low	Minor loss or alteration to part of an existing landscape feature.
Negligible	No loss or negligible alteration to existing landscape features.

Significance criteria

3.16 The effect on the landscape and visual amenity is determined by combining the landscape sensitivity and sensitivity of visual receptors with the magnitude of change in accordance with the matrix and descriptions shown in Table 5. Where an effect falls within a split category, professional judgement is used to evaluate which of the two categories most closely fits. While the matrices are helpful to moderate opinion, professional judgement may overrule a matrix in specific cases where this can clearly be justified.

3.17 The resulting significance values for appraisal of the effects upon both landscape and visual amenity are defined in Table 6.

3.18 Effects can be positive, negative or neutral. This is somewhat subjective and relies largely upon professional judgement but can be broadly defined as follows:

- **Beneficial** - the effect would result in an improvement in the baseline situation
- **Neutral** - the effect would result in there being little or no change in the baseline situation, or a change that is neither negative nor positive
- **Adverse** - the effect would result in a deterioration of the baseline situation

Table 5 – Criteria for assessing landscape and visual impact.

Magnitude of effect Sensitivity	Negligible	Low	Medium	High
Low	Neutral	Minor/Neutral	Minor	Moderate/Minor
Medium	Minor/Neutral	Minor	Moderate/Minor	Moderate
High	Minor/Neutral	Moderate/Minor	Moderate	Major/ Moderate
Very high	Minor/Neutral	Moderate	Major/ Moderate	Major

Table 6 – Significance of criteria for landscape and visual impact.

Level of significance	Definition
Neutral	The proposed scheme would affect no landscape or visual receptors.
Minor/Neutral	The proposed scheme is largely appropriate in its context and would have very little effect on its surroundings and affect very few receptors.
Minor	The proposed scheme would cause a minimal change in the landscape and would affect very few receptors.
Moderate/Minor	The proposed scheme would have a slight change on the landscape and would affect few receptors
Moderate	The proposed scheme would have a noticeable effect on the landscape and would affect several receptors, therefore changing the landscape character or the character of a view.
Major/Moderate	The proposed scheme would have a very noticeable effect on the landscape and would affect several or many receptors, therefore changing the character of a view.
Major	The proposed scheme would change the character and appearance of the landscape, either for a long period or permanently. It would affect many receptors and would therefore greatly alter the character of a view.

	Not significant
	Potentially significant
	Significant

SECTION 4. BASELINE CONDITIONS

The study area

4.1 The study area shown on **Figure 1** covers land up to approximately 3.0km from the Application Site. It covers the western edge of Scunthorpe and farmland between the town and the River Trent. Most of the open countryside falls within the boundary of Lincolnshire Lakes - a major development area supported by policy, set out in the Local Development Framework and the new Local Plan. The farmland is crossed by major transport corridors including the M180 and M181 and the South Humberside Main Line.

Planning context

4.2 The planning framework for the Application Site and study area is set out in the National Planning Policy Framework (NPPF) December 2023 and the North Lincolnshire Development Framework, comprising the Core Strategy, Lincolnshire Lakes Area Action Plan, Housing and Employment Land Allocations DPD and other adopted planning policy documents.

4.3 North Lincolnshire Council is preparing a new single Local Plan for North Lincolnshire to replace the current North Lincolnshire Core Strategy and the Housing and Employment Land Allocations Development Plan Documents (DPDs). The Publication Draft and Addendum has been prepared by the Council. It is now at the Submission and Examination Stage with adoption expected in 2025.

4.4 The North Lincolnshire Development Framework and the new Local Plan contain a raft of policy which deal with general development requirements, landscape, green infrastructure and development at Lincolnshire Lakes. The following policies are considered the most relevant to this development and the scope of this report. The Council may identify additional policy.

Core Strategy

CS5: Delivering Quality Design in North Lincolnshire
CS16: North Lincolnshire's Landscape, Greenspace and Waterscape
CS17: Biodiversity
CS18: Sustainable resource use and climate change

Lincolnshire Lakes Area Action Plan

SS2: Spatial Concept and Place-Making
T9: Pedestrian, Cycleways and Bridleways Network
L1: Lincolnshire Lakes
G1: Natural and Semi Natural Greenspace
G2: Recreational Provision
G3: Strategic Green Linkages
G4: Ecological Enhancement and New Habitat Creation
G5: Landscape Strategy
SSA2: Villages 1 and 2 and Lake 1

Local Plan for North Lincolnshire Local Plan. Publication Plan

SS3: Development Principles
SS7: Strategic Site Allocation – Lincolnshire Lakes

DQE1: Protection of Landscape, Townscape and Views
DQE3: Biodiversity and Geodiversity
DQE6: Sustainable Drainage Systems
DQE11: Green Infrastructure Network
DQE12: Protection Of Trees, Woodland and Hedgerows
DM1: General Requirements

4.5 The Lincolnshire Lakes Area Action Plan (AAP) is the primary planning policy document which sets out the vision, policy and objectives for this strategic development area. The vision describes a major new sustainable waterside setting, with a strong network of linked blue and green spaces, high quality new social infrastructure, and a new commercial and leisure park. The development is recognised as being '*truly transformative'* in terms of housing, employment and recreation opportunities, making a significant contribution to the long-term regeneration of Scunthorpe. The development proposals will result in transformational changes to the physical environment and landscape character and also the nature of views across the western urban fringe of Scunthorpe.

4.6 The Lincolnshire Lakes Strategic Design Guide (August 2016) is supplementary to the AAP. It establishes the framework for development and describes key elements and principles with reference to baseline information and site analysis.

Cumulative development

4.7 **Figure 5** illustrates development which has planning approval or is in the planning system relevant to the Development, Lincolnshire Lakes and the wider study area. The plan shows planning applications in relation to committed housing and blue green infrastructure (extracted from the Stage 4 Publication Draft North Lincolnshire Local Plan) to illustrate how this development fits within the overarching framework for Lincolnshire Lakes. This development has the potential to generate cumulative landscape and visual effects in combination with effects generated by proposed development on the Application Site.

Designations

4.8 There are no national landscape designations which affect land on the Application Site or in the wider study area.

Vegetation/habitat

4.9 The Preliminary Ecological Appraisal, (January 2023) by SLR Consulting confirmed that the Application Site comprised mainly of arable farmland with additional habitats including dense bramble scrub, semi-improved grassland, a ditch and hedgerows.

4.10 Arable land has negligible intrinsic ecological value due to low floral species diversity. The field margins support semi-improved grassland. This habitat is common in the surrounding landscape therefore grassland is considered important at site level only.

4.11 On the eastern boundary of the Application Site is a heavily managed hedgerow approximately 150 metres in length. The hedge is intact and dominated by hawthorn with occasional elder and ground cover dominated by ivy. It is around 2 m tall and 1.5 m wide. The hedgerow is of value to nature conservation at the site level only.

4.12 There is a small area of dense scrub in the northeastern corner of the Application Site. The scrub is dominated by bramble with nettle and dog rose. The scrub covers a small area and contains common species which are likely common in the wider landscape. The scrub is of value to nature conservation at the site level only.

4.13 The Biodiversity Impact Assessment Report, (April 2024) by SLR Consulting concluded that the existing Application Site had a baseline value of 48.48 habitat units. Following construction, and taking into account all of the enhancements illustrated on the Landscape Plan, the Development is predicted to have a value of 50.70 habitat units, equating to a 4.58% gain.

. **Access and linkages**

4.14 There is no public access across the Application Site. There are no public footpaths in close proximity to the Application Site, however, minor roads such as Brumby Common Lane are used by walkers to access the countryside.

Visibility

4.15 Due to the low lying topography, land on the Application Site is not generally visible in the wider study area except from adjoining (inaccessible) farmland, highways which border the site and part of the settlement edge around Carisbrooke Manor. Additionally, high levels of screening are provided by intervening elements in the landscape such as vegetation and buildings. Visibility increases where there are occasional elevated locations i.e. motorway bridges and adjoining embankments.

4.16 The Application Site is intermittently and fleetingly visible from a short section of the M181 corridor where it borders the site. Visibility will tend to increase when vegetation is not in leaf. Open views are also available from the B1450 Burringham Road. Views from Carisbrooke Manor Lane are substantially screened where the road is bordered by a mature hedge but become open and more widespread for a short section where vegetation is absent. Properties located off this lane benefit from similar screening, especially where set back from the highway. Views of the Application Site from these properties are likely to become more extensive in winter when vegetation screening is reduced. Views across the Application Site from other parts of the existing settlement edge are likely to be very limited, even during winter.

4.17 Proposed built development is likely to be visible from locations where views are available across the Application Site. The Development will clearly generate a more extensive visual envelope, but it will become progressively screened by new landscape infrastructure which will provide significant screening over time. Additionally, reference to Figure 5 shows that many potential views illustrated in this report will inevitably change due to future development across the Lincolnshire Lakes area. These proposals are supported by policy. Over time, most land across Lincolnshire Lakes will undergo complete transformation due to strategic development proposals and many of the predicted visual effects in this report are likely be temporary and transitional.

Landscape character

National level

4.18 The Application Site and study area straddles the boundary of two National Character Areas (NCA). National Character Area 39, Humberside Levels, covers the western part and NCA 45, Northern Lincolnshire Edge with Coversands, the eastern part. The character areas cover 171,805 ha and 50,057ha respectively. Lincolnshire Lakes falls within NCA 39.

4.19 Land within Lincolnshire Lakes will be transformed by strategic development proposals set out in the Local Plan. The landscape effect on the NCAs due to the Development is not considered significant due to the scale of the Development and the scale of the NCAs. Moreover, the magnitude of landscape effect due to the proposed Development would be substantially less than the change brought about by the widespread transformation of farmland across Lincolnshire Lakes. This inevitable change is clearly deemed acceptable by the planning authority.

4.20 No further study will be undertaken on the effects on National Character Areas in this report.

County level

4.21 Land on the Application Site and the wider study area is described in the North Lincolnshire Landscape Character Assessment produced by JBA Consulting for North Lincolnshire Council. The Application Site and a substantial part of the study area fall within the Trent Levels Landscape Character Area – see **Figure 6**. The Application Site falls within Landscape Type Flat Drained Farmland and borders Landscape Type Wooded Springline Farmland. The following relevant summary descriptions have been extracted from North Lincolnshire Landscape Character Assessment

Trent Levels Landscape Character Area

Key characteristics

- *In the main, the Landscape is only 1 or 2m AOD and offers expansive views, although woodland blocks, rising ground, infrastructure and settlements create distant enclosure.*
- *Significant areas of arable land are graded as 'Very High' and 'High' in Natural England's Agricultural Land Classification system; the highest and second to highest grade. The remainder of the land is graded as, 'Good to Moderate'*
- *A large open arable field structure defined by well-maintained drainage ditches. Hedgerow helps to define boundary areas in places. however, hedges are generally badly maintained and contain gaps.*
- *Farming intensification has led to the loss of hedgerows in places and the consequential breakdown of field structure.*
- *Open arable areas are occasionally punctured by small woodland copses, farmsteads, shelterbelts, overhead electricity pylons, wind turbines and well-treed settlements.*
- *Linear features dominate the area with long narrow local roads flanked by drainage ditches, rectilinear field patterns, shelterbelts, and field drainage systems.*
- *Major infrastructure features include overhead electricity pylons, Wind turbines and primary transport corridors including the M180 and A18 which provide vehicle access over the River Trent.*
- *Industrial features along the river create a chaotic landscape, especially when in close proximity.*
- *Larger settlements are found on higher ground or adjacent to the banks of the River Trent. The open floodplains are generally unpopulated with only small farmsteads and associated*
- *barns/sheds.*
- *The open floodplain areas illustrate the typical character of this landscape character area with tendencies for a more intimate landscape and enclosure to occur around settlements.*

Landscape strategy

- *The overall strategy for the Trent Levels is one of enhancement to repair and restore features that have become lost to agricultural intensification as well as limiting the expansion of the industrial areas, associated energy transmission network and the further proliferation of wind turbines. In addition to the above, the following should also be considered:*
- *The transport corridor across the centre of the Trent Levels remains an intrusive feature but in the intervening decades has become more accepted as a feature within the landscape. In the case of the M180, its raised embankments provide valuable habitat in addition to that of the wider character area. Biodiversity enhancement should be encouraged through initiatives across the area, including on features such as the M180 embankments and former quarry sites.*
- *Tree planting around new developments, for screening or shelterbelt, should be from native species of local origin with a proportion of species from more southerly zones to provide adaptation to predicted climate change. Any plantings should be supported by a robust management and maintenance scheme to ensure that full establishment is achieved. Where existing tree planting is not of local provenance then a programme of gradual replacement should be encouraged.*
- *Consideration should be given to strengthening the existing footpath network, for example using technology and downloadable maps and information onto mobile devices. These maps can highlight the existing historical and ecological assets and features of interest within the Trent Levels which would raise awareness of their value and perhaps promote a sense of ownership and safeguarding within the local community.*

Landscape Type Flat Drained Farmland

Summary description

This Landscape Character Type (LCT) consists of flat, open farmland and is the largest LCT within the Trent Levels extending from the northern edge of the county's administrative boundary to the south, following the course of the River Trent which bisects it from north to south. Contained to the east by the spring line of the Lincolnshire Edge escarpment, the area extends over the River Trent to the west. In some instances, the flood plain continues westward at the same low level for around 5km until the land begins to rise towards the Isle of Axholme in the south west and around Crowle in the north west.

Key characteristics

- *Level and expansive arable landscape, largely the product of recent enclosure which is generally open albeit with longer range views contained through landform and tree cover.*
- *Views along the distinctive, long straight roads in the southern part of the LCT are open and not contained by roadside vegetation or field boundaries. Woodland and trees outside of the county's administrative boundary to the west provide a strong sense of enclosure in that direction.*
- *There is localised enclosure around settlements, particularly around Eastoft, and farmstead areas generally.*
- *Large regular field structure with little hedgerow planting but relatively frequent boundary and field trees and woodland copses. Small pockets of early enclosed land and turbary landscape.*
- *Occasional small woodland blocks, predominantly of deciduous species, across both parts of the LCT.*
- *Distinctive long straight roads, slightly elevated, with drainage ditches running parallel, often on both sides of the road are a strong feature of the southern part of the LCT;*
- *Field boundaries generally indistinct or defined by ditches, occasionally more visibly defined by unmanaged gapped hedgerows, field boundary trees and raised berms associated with drainage dikes.*

Landscape Type Wooded Springline Farmland

Summary description

A thin strip of predominantly arable farmland located at the foot of the Lincolnshire Edge escarpment, due west of Scunthorpe and Messingham. This narrow strip is orientated north to south and is bisected by the M180; to the north of the motorway. It is contained by the M181 to the west and Scotter Road to the east.

As it crosses the M180, the area widens slightly to the east and washes over North Moor Road (a continuation of Scotter Road which changes its name south of the M180) and continues on for approximately 3km south towards the North Lincolnshire administrative boundary, following the foot of the escarpment to the east before diffusing into the neighbouring Flat Drained Farmland to the west.

Key characteristics

- *Well defined woodland blocks, principally of pine and birch, breaking down into more fragmented areas of tree cover intermixed with heathland scrub and acid grassland.*
- *Farmland is of a similar open nature to the landscape to the west, a mixture of arable and pasture, with boundaries defined by wooded areas, characteristic drainage ditches and occasional low clipped gapped hedgerows.*
- *There is little tree cover within open arable areas creating a contrast with fringe woodland cover.*
- *Within the northern section, views to the east are enclosed by a combination of woodland*

blocks, rising land and settlement. The views to the west are more open however these are interrupted by the raised embankments of the M181 and M180 which limit views to the west and south respectively.

- *Within the section to the south of the M180, views are short and enclosed to the east by the rising land of the escarpment and wooded blocks. To the west and south, broad, expansive views are available between areas of woodland across the low-lying floodplain areas.*
- *The area is scattered with small pockets of open water, some naturally occurring and some the result of historical aggregate extraction. These bodies of water have attracted recreational pastime use such as fishing lakes and caravan sites. The commercial value of these has encouraged the upkeep and retention of the surrounding woodland and habitat.*
- *Historically, settlement was limited to a few farmsteads which had a tendency to be screened*
- *from open areas by woodland planting. Despite the presence of the M181, Brumby Common West, to the very north of the area, retains much of the woodland blocks defined on historic maps and has not suffered from encroachment of development.*
- *An urban fringe characteristic encroaches the land adjacent to Scotter Road defining the eastern edge of suburban Scunthorpe. In this area woodland is used for informal recreation and has suffered from the impacts of erosion and littering.*
- *Immediately south of Brumby Common West, there has been significant residential and retail development around the Scotter Road and Burringham Road junction, resulting in the loss of both arable land and woodland.*
- *Although residential development has been restricted to the north of the M180, there have been other changes in land use including Sewage Treatment Works, large agro-industrial buildings, garden centres and a golf course.*

Local level

4.22 Lincolnshire Lakes Strategic Design Guide (August 2016) describes landscape character at a smaller scale across the Lincolnshire Lakes development area. The analysis identified three distinctive areas. The Application Site falls within the character area Brumby Common. Land to the west is described under Burringham. Land to the south is defined as Ashby Parkland. See **Figure 6**.

4.23 The following summary descriptions have bene extracted from the Lincolnshire Lakes Strategic Design Guide.

Brumby Common

The area to the north east (referred to here as Brumby Common) is characterised by mature woodland plantations (both deciduous and evergreen) with irregular edges. Areas outside woodland are occupied by arable use with some sense of containment by thewooded areas and sub-divided intomedium size fields defined by north-south running drainage ditches. There are also some small lakes surrounded bywoodlands to the edges of the character area. Views are short and enclosed to the east by the woodland plantations and the rising land of the ironstone scarp. There are relatively few visual connections with existing development to the east, with exception of the Burringham Road area where there are views towards isolated development. Views to the west are broad and expansive across the low-lying land.

Burringham

The area to the west of theM181 (referred to here as Burringham) is arable land and sub-divided into large and medium sized fields with boundaries defined by both north-south and east-west running drainage ditches. There is very limited vegetation in this area. The land extends to the west towards the village of Burringhamand the embankments to the River Trent. In terms of character, this is the most uniform of the three character areas. To the west there are expansive views with the overhead power line and wind turbines (west of the River Trent) very prominent. To the east, there are expansive views towards Scunthorpe but these are largely of the woodland belt along Scotter Road and the wooded scarp. Views north are enclosed by the wooded railway embankment

Ashby Parkland

The area to the south east (referred to here as Ashby Parkland) is largely arable land and sub-divided into medium sized fields with boundaries defined by east-west running drainage ditches. The area is

largely open but there are some shelterbelts along the edges to a small number of fields, notably a line of Lombardy Poplars along the eastern boundary with Ashby Decoy Golf Course. TheM181, to the west, is prominent in this area, with noise from vehicles providing an impact, whereas the M180 to south is largely screened by roadside vegetation and its presence is less apparent. Near to Moor Road in the south, there are some isolated farmsteads partly surrounded by groups of trees. Views in the area are largely expansive, although the shelterbelts provide some enclosure, while the overhead power line running near to the motorway network is prominent in views.

The Application Site

4.24 The Application Site covers two field parcels divided by a ditch and drain bounded by the M181 road corridor, the B1450 and Carisbrooke Manor Lane. Until recently the fields contained arable crops, however, during the site visit the land was fallow and uncultivated. The only significant vegetation is the hedge on Carisbrooke Manor Lane and planting on the motorway corridor/bridge embankments. The site lies within an area of open, flat farmland except to the east, where it abuts the settlement edge at Carisbrooke Manor. The western settlement edge around Scunthorpe is not historic but the result of incremental growth since the mid-C20th. The fields across the Application Site formally comprised of four parcels of land separated by drainage ditches. The fields were partly severed by construction of the M181. The Application Site lies wholly within the Lincolnshire Lakes strategic development area which will undergo transformational change over the next ten years. The site is disturbed by traffic using the M181, visible on the western boundary and also traffic on the B1450. The B1450 is currently being upgraded to improve access into the development area. Currently there is no public access across the Application Site.

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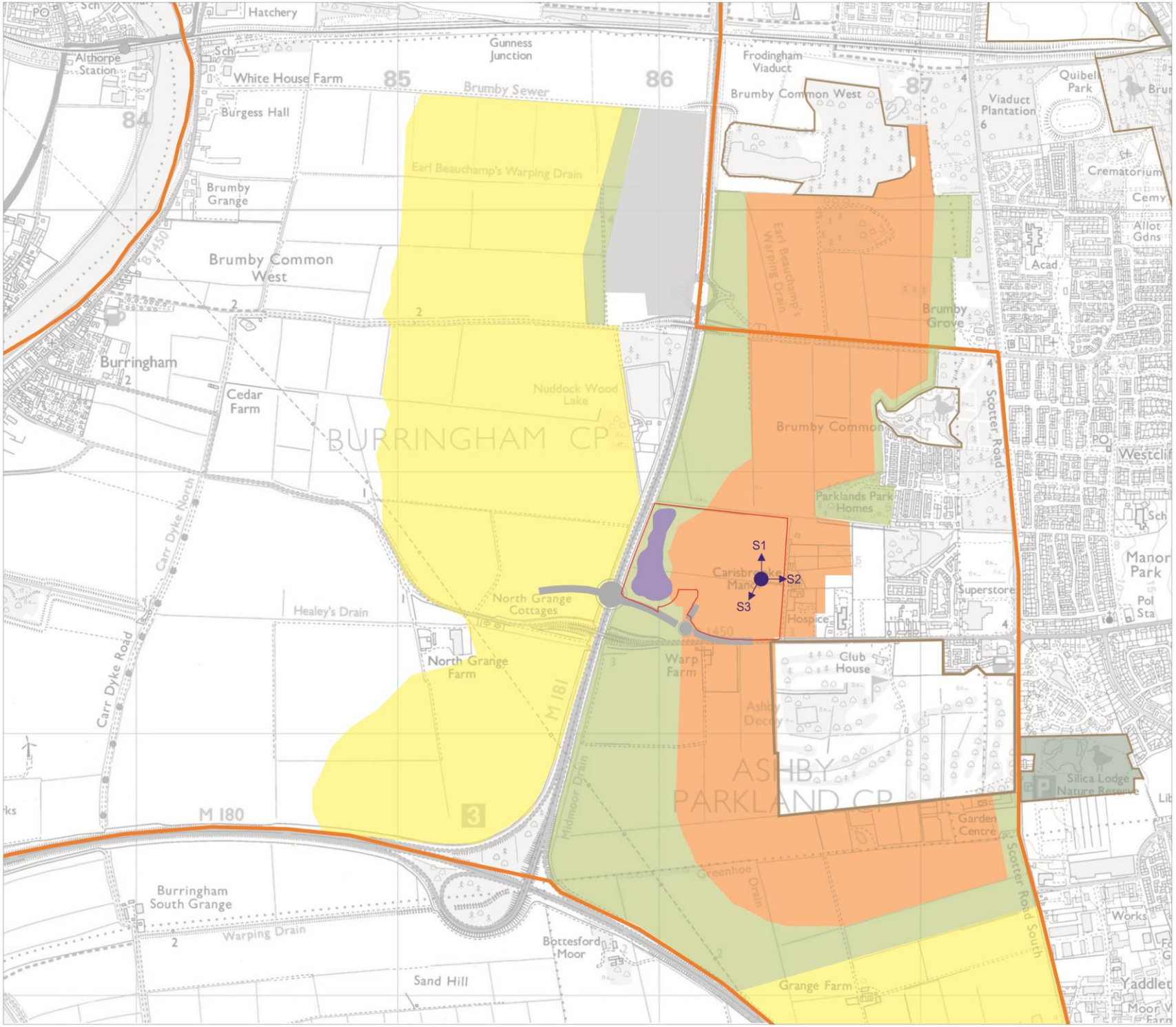

Figure 3

- Application Site
- Proposed lake
- Indicative highway works M181/B1450 improvements
- Lincolnshire Lakes boundary
- Local nature reserve
- Site photographic viewpoint

Stage 4 Publication Draft
North Lincolnshire Local Plan

- Housing options commitment
- Future development area
- Blue green infrastructure
- Local wildlife site
- Strategic mixed use area

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Landscape baseline

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024
Scale	NTS		Job no
Drawing size	A3		Fig. 3

Figure 4

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Stite photographs

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	4

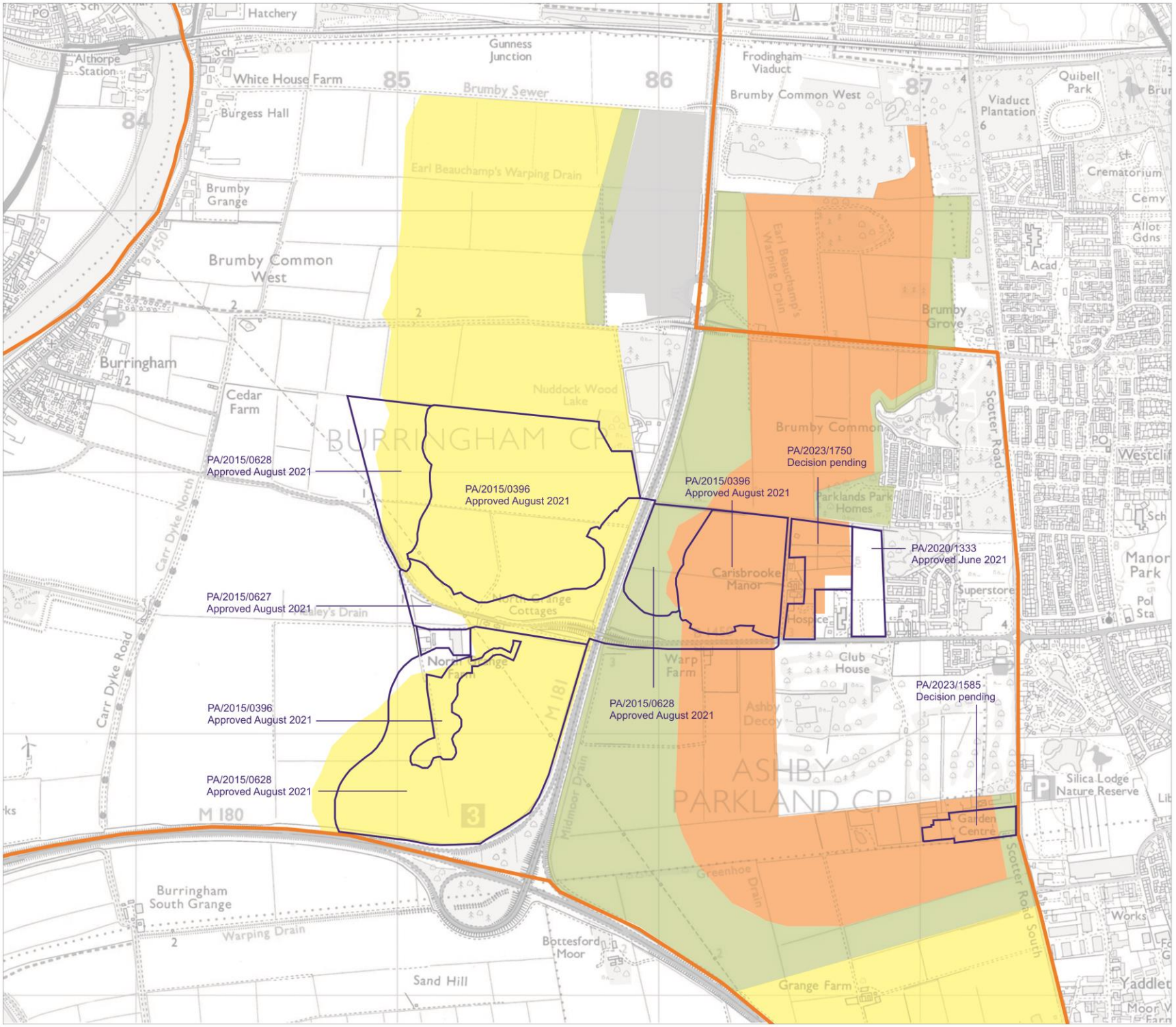

Figure 5

Lincolnshire Lakes boundary

Planning applications/approvals

Stage 4 Publication Draft
North Lincolnshire Local Plan

Housing options commitment

Future development area

Blue green infrastructure

Strategic mixed use area

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Cumulative projects

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	5

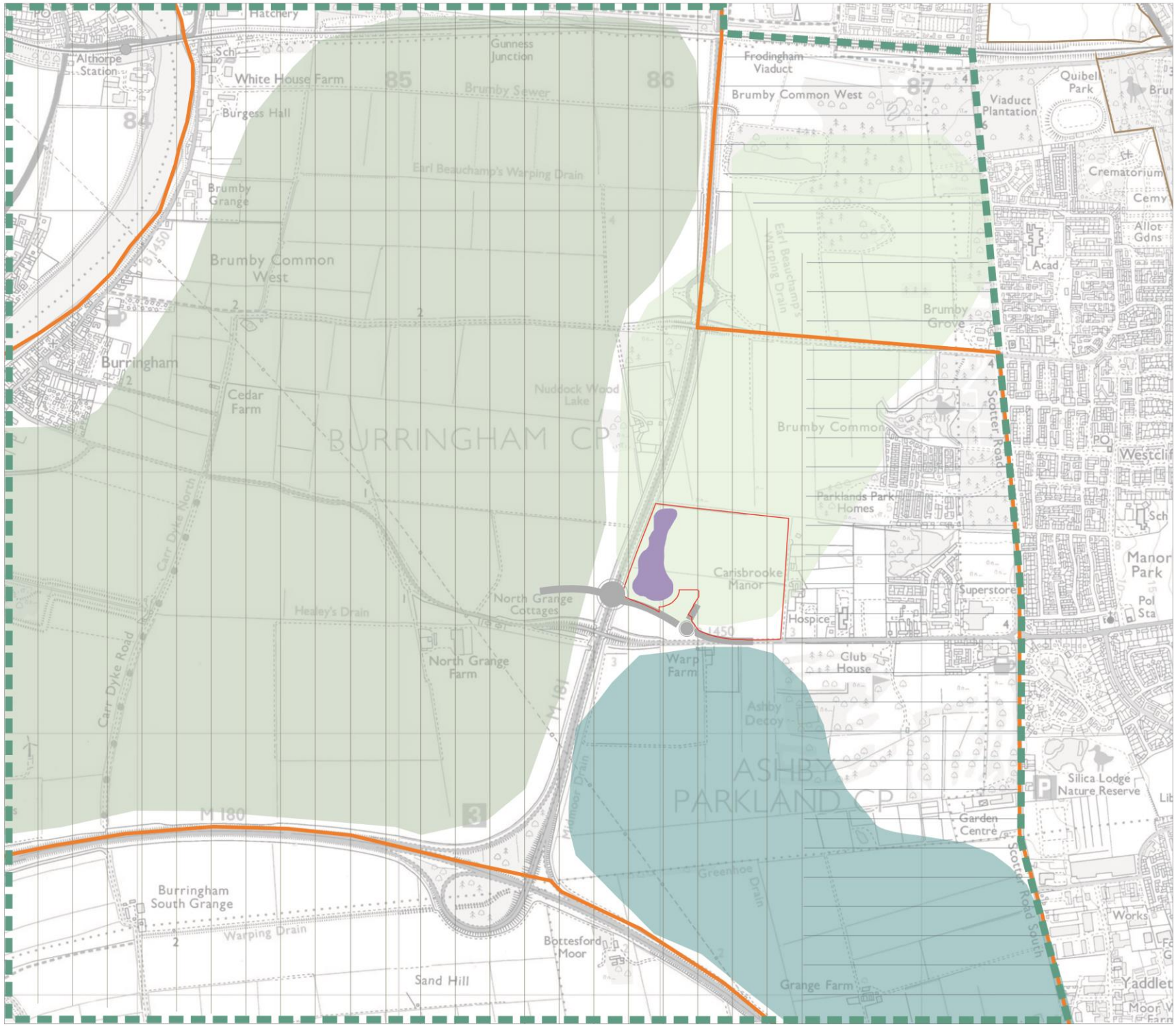

Figure 6

- Application Site
- Proposed lake
- Indicative highway works M181/B1450 improvements
- Lincolnshire Lakes boundary

North Lincolnshire Landscape Character Assessment

- Trent Levels landscape character area
- Flat Drained Farmland (Landscape Type)
- Wooded Springline Farmland - west of Scunthorpe (Landscape Type)

Lincolnshire Lakes Strategic Design Guide

- Ashby Parkland
- Brumby Common
- Burringham

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Landscape character/type

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	6

SECTION 5; POTENTIAL EFFECTS

5.1 The nature and magnitude of landscape and visual impacts will change during the phases of the development, through construction, at completion and after establishment of any landscape proposals i.e. the long-term residual impacts. Some types of development may generate impacts which are severe but short term, i.e. during construction, whereas others may have minor residual effects which may be of a permanent nature. In addition, some impacts could be significantly mitigated by landscape and other measures which will be of benefit in the longer term.

5.2 The following aspects of the proposed development are of relevance in the consideration of potential landscape and visual effects;

Construction effects and impacts

5.3 The following potential impacts and effects have been taken into consideration in the landscape and visual assessment. These impacts occur during preparation for construction and during the construction phase of the development.

- Visual effects due to machinery and site operations
- Landscape/visual effects due to site clearance and preparatory works
- Visual effects due to on-site storage of materials, site compound, signage, hoardings and fencing.

Operation effects and impacts

5.4 The following potential Operational impacts and effects have been taken into consideration in the landscape and visual assessment. These impacts occur at completion of the development.

- Landscape effects due to proposed development/ landscape features
- Landscape effects due to changes in settlement/landscape pattern
- Visual effects due to proposed landscape features
- Visual effects due to proposed built development, infrastructure and boundary treatments

Residual effects and impacts

5.5 The following potential residual impacts and effects have been taken into consideration in the landscape and visual assessment. Residual impacts are the long-term effects experienced by receptors after the establishment of the development, taking account of any screening benefit of the proposed landscape mitigation, other planting and additional measures, as appropriate. For the purpose of this LVIA, residual effects are defined as effects at 15 years after completion.

- Landscape effects due to proposed development/ landscape features
- Landscape effects due to changes in settlement/landscape pattern
- Visual effects due to proposed landscape features
- Visual effects due to proposed built development, infrastructure and boundary treatments

Embedded mitigation

5.6 The development incorporates significant areas of blue/green infrastructure including a lake, marginal planting associated with SuDS and structure planting. Additional planting will be incorporated into the streetscape supplemented by plot planting and planting in private gardens. The Development contains the following landscape/habitat components which contribute to a biodiversity net gain of 4.58% gain.

Neutral/modified grassland 3.0ha
Woodland and forest 0.72ha
Wetland 0.79ha
Ornamental lake 3.35ha
Amenity planting (streetscape/dwelling plots/public open space) 16.86ha
Urban trees 9.2ha
Native hedging 3.31km

SECTION 6. LANDSCAPE AND VISUAL ASSESSMENT

6.1 This section considers potential landscape and visual effects associated with the change in land use from farmland to residential development and associated infrastructure. It identifies key landscape and visual receptors and provides a general appraisal of potential effects. In this instance, changes in local views have been assessed prior to landscape effects in order to understand how visual changes may affect how the local landscape is perceived.

Key considerations

- The Application Site lies within the Lincolnshire Lakes strategic development area which will undergo transformation change due to long term development objectives supported by policy.
- The Application Site lies within a wider development area which has outline planning approval for 2500 new homes, community facilities and associated infrastructure.
- Land adjoining the Application Site or in close proximity has been granted planning approval for development or is designated for future development in the emerging North Lincolnshire Local Plan. These approvals/designations will inevitably bring about future changes in the local settlement/landscape pattern.
- The land is intensively farmed and of low ecological value.
- The absence of public access across the land.
- Visibility of the proposed development from the existing settlement edge and transport corridors.
- The inevitable change in local views due to future development set out in the Development Framework.

VISUAL APPRAISAL

6.2 The appraisal of visual effects was undertaken based on field work supplemented by viewpoint analysis recommended in best practice guidance. A number of viewpoints were identified to represent a range of effects likely to be generated by the development on local receptors or to illustrate specific visual effects or features in the landscape. Photography and survey work was undertaken from publicly accessible roads and footpaths except when additional on-site photographs were considered helpful to illustrate specific views, landscape features or visual effects. The photographic viewpoints were selected to represent a range of views and viewer types. Where applicable, these cover a variety of different character types, are in different directions from the site and are at varying elevations. The viewpoints are located at a range of distances from the Development to illustrate the varying magnitude of visual impacts. Google Streetview was used to access the visual effects from the M181 corridor.

6.3 The photographs are used to help determine the effects on visual receptors within the study area, however, as noted above, the visual assessment is primarily based on observations made in the field. The absence of photographic evidence does not imply that a receptor has not been assessed but may indicate issues with accessibility on private land or that the assessment is based on analysis of illustrative/representative photographs and other photographs/observations undertaken in the locality. Assessments of views from private properties are based on analysis of photographs taken in the locality of the receptor or site photographs taken towards the receptor.

6.4 The photographic viewpoints are used as a tool to evaluate potential landscape and visual impacts on local receptors and to illustrate specific landscape features and visual characteristics. They do not represent every potential view or landscape feature in the study area. Site photographs have also been used in inform the visual assessment where appropriate.

Photographic viewpoints

6.5 The location of each viewpoint is shown in **Figure 7.** Where required, an independent assessment of this report should be based on an independent site survey. The viewpoints contained in this report can be assessed using the location data provided in this report. A total of 12 viewpoints are presented in this report.

6.6 Photographs were taken using a full frame sensor Nikon D750 digital SLR camera and 50mm fixed lens to provide the equivalent of a 50mm lens on a traditional SLR camera. The photographs have been stitched together using Adobe Photoshop or Microsoft ICE software. Where possible, the photographs have been cropped to illustrate specific views, landscape features and landscape/visual context. During the stitching process none of the photographs were distorted in terms of scaling.

Visual receptors

6.7 The following residents, local people and visitors are potential receptors who may experience visual effects due to the proposed development. These receptors have been identified in broad groups based on the nature of the receptor and/or the nature of potential effect. Local receptors not listed below are considered not to have the potential to be significantly affected by development due to limited intervisibility with the Application Site and the Development or the mitigating effects of distance.

Visual receptor group 1
Residents in properties overlooking the site off Carisbrooke Manor Lane
Refer to viewpoints 6 and 7 and site photograph S2

Visual receptor group 2
Residents in the dwelling at Warp Farm
Refer to viewpoints 8 and 9

Visual receptor group 3
Residents in dwellngs at North Grange Cottages
Refer to viewpoint 11

Visual receptor group 4
Residents/recreational users located in Burringham/residents in dwellings at Cedar Farm
Refer to viewpoints 1 and 2

Visual receptor group 5
Travellers using Brumby Common Lane
Refer to viewpoints 2, 3 4 5

Visual receptor group 6
Travellers using B1450, Burringham Road
Refer to viewpoints 7,8,9,10,11,12

Visual receptor group 7
Travellers using M181
Reference has been made to Google Streetview

Visual assessment

Visual receptor Group 1
Residents in properties overlooking the site off Carisbrooke Manor Lane

6.8 This group comprises Carisbrooke Manor Care Home and several other dwellings located off Carisbrooke Manor Lane. Site photograph S2 indicates that ground level views across the Application Site from these properties are generally well screened by the existing hedge and surrounding vegetation off Carisbrooke Manor Lane although more open views are available from upper floor windows. Where views occur, land on the Application Site would be extensively visible, forming the foreground to middle distance views towards the M181 corridor. Motorway traffic is likely to be visible in such views.

6.9 The proposed Development would be extensively visible from west facing, upper floor windows overlooking the Application Site. Views across open countryside would be lost and the view would become predominantly urban in nature. A similar change in view is likely to occur from the gardens and curtilage of some of these properties. The introduction of housing and associated infrastructure would not appear distinctly discordant on the edge of an established settlement.

6.10 The sensitivity of these receptors is high/medium and the magnitude of change is likely to be high/medium at completion stage reducing to medium after 15 years resulting in a major/moderate or moderate visual effect reducing to moderate or moderate/minor visual effects. The magnitude of visual effect is moderated by existing and proposed planting and the limited views from ground floor windows and external grounds. Vegetation screening is likely to reduce in winter views which will increase the magnitude of visual effect seasonally.

Visual receptor Group 2
Residents in the dwelling at Warp Farm

6.11 The residential property at Warp Farm is oriented north/south with gardens on three sides around the dwelling, partially enclosed with hedging and screened with several mature trees on the boundary with the B1450. The vegetation provides a high degree of screening across the road corridor to the north, but winter views are likely to be more extensive.

6.12 Land on the Application Site is likely to be visible from this dwelling and gardens but partially/substantially screened by hedging and mature garden trees. Winter views are likely to be more extensive, especially from upper floor windows. Views across open countryside would be lost and the view would become predominantly urban in nature, however, the introduction of housing and associated infrastructure would not appear distinctly discordant on the edge of an established settlement.

6.13 Immediate foreground views from this property would be affected by changes brought about by highway improvements and junction works on the B1450. These highway works are currently under construction. Increased traffic using the B1450 and new roundabout junction would contribute to the visual effects experienced by residents living in this property.

6.14 The proposed Development would be visible from north facing windows, partially screened by existing vegetation around the property and new hedging/trees proposed on the B1450 corridor. Over time, existing and proposed vegetation, including planting around housing plots and in gardens will provide a high degree of screening in summer views. Planting undertaken as part of the highway improvements would also help to screen some views of the Development. Screening will reduce during winter

6.15 The sensitivity of this receptor is high and the magnitude of change is likely to be high/medium at completion. Visual effects will reduce over time as proposed planting on the Application Site becomes established and provides additional screening. The visual effect at completion is predicted to be major/moderate effect reducing to moderate at 15 years. Vegetation screening is likely to reduce in winter views which will increase the magnitude of visual effect seasonally.

Visual receptor group 3
Residents in dwellings at North Grange Cottages

6.16 There are no views of land on the Application Site from this receptor which is screened by the M181 corridor. The settlement edge around Scunthorpe is visible in views to the east but substantially screened by intervening belts of vegetation. Urban development is only distinctly visible where it punctuates the tree canopy and vegetation is sparse. Ther settlement edge around Carisbrooke Manor is substantially screened.

6.17 At completion, the western edge of the proposed Development would be visible in the middle distance forming a new settlement edge on the western fringe of Scunthorpe. Over time, the landscape infrastructure around the proposed lake would provide substantial screening. Future housing development (with outline planning approval) to the west of the M181 in the Lincolnshire Lakes strategic development area is likely to completely screen potential views of the proposed Development. Any minor residual views would be no greater than expected for any similar housing development on the Application Site.

6.18 The sensitivity of this receptor is high and the magnitude of change is likely to be medium at completion reducing to low at 15 years. The visual effect at completion is predicted to be moderate reducing to moderate/minor at 15 years. These effects would be expected for any housing development on the Application Site. Over the long term, any such views are likely to be totally screened by future development on land west of the M181.

Visual receptor group 4
Residents/recreational users located in Burringham/residents in dwellings at Cedar Farm

6.19 Existing views and predicted visual effects from this receptor group are similar to those described for Receptor Group 3, however the magnitude of change in view would reduce slightly due to the diminishing effects of distance.

6.20 At completion there would be a noticeable shift in the settlement edge around Scunthorpe. Over time, this edge would become increasingly screened by landscape infrastructure on the Application Site and also future development on land west of the M181.

6.21 The sensitivity of these receptors is high/medium, and the magnitude of change is likely to be medium at completion reducing to low at 15 years. The visual effect at completion is predicted to be moderate reducing to moderate/minor or minor at 15 years. These effects would be expected for any housing development on the Application Site. Over the long term, any such views are likely to be totally screened by future development on land west of the M181

Visual receptor group 5
Travellers using Brumby Common Lane

6.22 Existing views and predicted visual effects from this receptor group are similar to those described for Receptor Group 4 however, there are also elevated views for a short section of embankment at the M181 bridge crossing and slightly closer views, east of the motorway, towards Brumby Grove.

6.23 At completion there would be a noticeable shift in the settlement edge around Scunthorpe. Over time, the western edge of the Development would become increasingly screened by landscape infrastructure on the Application Site and also future development on land west of the M181 and north of the Application Site.

6.24 The sensitivity of this receptor is medium, and the magnitude of change is likely to be medium at completion reducing to low at 15 years in views west of the M181. The magnitude of change in views to the east of the M181 would remain medium. The visual effect at completion is predicted to be moderate/minor and minor at 15 years. These effects would be expected for any housing development on the Application Site. Over the long term, any such views are likely to be totally screened by future development on land west of the M181 and north of the Application Site.

Visual receptor group 6
Travellers using B1450, Burringham Road

6.25 Land on the Application Site is extensively visible from this highway between the M181 and Carisbrroke Manor Lane, becoming partially/substantially or completely screened to the west of the motorway corridor. There are elevated views across the site from a short section of embankment at the M181 bridge crossing. Views from this road will be altered by the highway works currently under construction.

6.26 Where direct open views are available across the Application Site, the farmland forms the countryside setting around this part of Scunthorpe. The farmland is otherwise unremarkable. It has no distinctive features except for the low lying topography. The existing settlement edge is visible in views to the east but substantially screened by intervening belts of vegetation. Urban development is only distinctly visible where it punctuates the tree canopy and vegetation is sparse. The settlement edge around Carisbrooke Manor is substantially screened.

6.27 The proposed Development would be clearly visible from the road corridor between the M181 and Carisbrooke Manor Lane becoming partially screened by the motorway corridor in views to the west. At completion there would be a noticeable shift in the settlement edge around Scunthorpe. Over time, this western edge of the Development would become increasingly screened by landscape

infrastructure on the Application Site and also planting associated with the highway works under construction on the B1450. Additional screening would be provided by hedging and trees on the southern boundary of the Application Site.

6.28 The sensitivity of this receptor is medium, and the magnitude of change is likely to be high or medium at completion reducing to medium or low at 15 years. The visual effect at completion is predicted to be moderate/minor and minor at 15 years. These effects would be expected for any housing development on the Application Site.

Visual receptor group 7
Travellers using M181

6,29 There are open views from the M181 across and towards the Application Site between junction M180 junction and the northern boundary of the Application Site. Filtered, winter views may be available for additional lengths when vegetation screening is reduced.

6.30 Where open views occur, the Application Site is clearly visible, forming part of the farmland setting around this part of Scunthorpe. The farmland is unremarkable and has no distinctive features except for the low lying topography. The existing settlement edge is visible in views to the east but substantially screened by intervening belts of vegetation. Urban development is only distinctly visible where it punctuates the tree canopy and vegetation is sparse.

6.31 The proposed built Development would be clearly visible from the motorway corridor becoming partially and intermittently screened by proposed landscape infrastructure. The lake and associated planting would form the most prominent feature on the Application Site, visible in foreground views. The lake and associated landscape would create a new setting for the settlement edge. Additional screening would be provided by planting associated with highway improvement works on the B1450 and planting around the housing plots on the site. There would a be perceived shift in the settlement edge due to Development but any such change would inevitably occur due to proposed/committed development across the Lincolnshire Lakes development area. Over time, any views of the Development from the M181 to the north and south, are likely to be screened by future green infrastructure and development.

6.32 The sensitivity of this receptor is low, and the magnitude of change is likely to be medium at completion reducing to low at 15 years. The visual effect at completion is predicted to be minor and minor/neutral at 15 years. These effects would be expected for any housing development on the Application Site.

LANDSCAPE APPRAISAL

Landscape features

6.33 The Development would result in the loss of uncultivated, arable land. There would be no loss of important landscape features or significant areas of vegetation. The affected field parcels are not historic but have been previously altered by changes in farm management and construction of the motorway corridor.

6.34 The Development would introduce significant areas of native trees/ hedging to areas of public open space and site boundaries. Amenity streetscape planting and planting within private gardens would also contribute to vegetation cover and diversity. This planting would mitigate for any minor loss of existing trees and shrubs. The proposed landscape scheme would contribute to local biodiversity/habitat value and local green infrastructure. Embedded mitigation is described in Section 5. The Biodiversity Impact Assessment Report concluded the Development is predicted to have a value of 50.70 habitat units, equating to a biodiversity net gain of 4.58%.

6.35 On balance, the effect on local landscape features is likely to be medium and beneficial.

Landscape sensitivity

6.36 The Application Site is located on the edge of an established settlement in the Lincolnshire Lakes strategic development area. All land within the Lincolnshire Lakes will be transformed by future development supported by local policy. Significant areas of land to the east and west of the Application Site already have outline or full planning consent for housing development and associated infrastructure. The Application Site forms part of a larger parcel of land which has outline consent for housing development.

6.37 The Application Site does not fall within a designated landscape area and does not contain important landscape features. The value of the landscape is primarily in its contribution to the countryside setting of Scunthorpe which will inevitably change due to widespread development across the Lincolnshire Lakes area.

6.38 The existing farmland is generally unremarkable arable land and is not publicly accessible. The ecological value of the site is low. The Development will result in a shift in the settlement edge, visible from relatively few local viewpoints. Amost all viewpoints affected by Development on the Application Site would be inevitably affected by other planned development across Lincolnshire Lakes. Over the long term, all views of the Development from land to the west of the M181 and north/south of the Application Site would be lost following completion of future development and associated infrastructure.

6.39 On balance, the sensitivity of the site to a development of this scale and nature is considered to be low.

Landscape receptors

6.40 The following landscape receptors have the potential to be affected by a residential development on the Application Site. A description/summary of potential effects is provided for each landscape receptor under paragraphs 6.41 – 6.48.

Landscape receptor 1
The site and adjoining land

Landscape receptor 2
Landscape character

Landscape assessment

Landscape receptor 1; The site and adjoining land

6.41 There would be an inevitable change in the character of the site due to the change in land use. These changes would be perceived from land/properties overlooking or adjoining the site, from travellers on the B1450 and other minor roads bordering the site and a short section of the M181. These changes would occur on land which is part of a wider strategic development area, supported by policy. These strategic plans will transform a large swath of land between the edge of Scunthorpe and Burringham. The change in views and visual character of land on the Application Site would be expected for any similar housing development.

6.42 There would be a loss of farmland, and the landscape would become more enclosed due to development and landscape infrastructure. The proposed lake and associated green infrastructure would retain a green buffer between the motorway corridor and the settlement edge forming a new landscape setting for the town, partially viewed from the motorway and other local roads.

6.43 The inevitable loss of arable land cannot be mitigated by landscape proposals associated with the Development, but this land type is common throughout the wider area and has low ecological value. The proposed landscape works would enhance green infrastructure across the site and increase the ecological value through the introduction of native tree belts and informal groups of native planting within the public open space and adjoining land. New public access will be provided across the Application Site.

6.44 The sensitivity of the site to a development of this scale and nature is considered to be low. The magnitude of change on the site is considered to be high resulting in a moderate/minor landscape effect. This level of effect would be expected for any similar housing development on this site.

Landscape receptor 2; Landscape character

6.45 There would be no loss of landscape features which are defining characteristics of the local landscape except for localised changes in topography due to earthworks associated with the landscape/highway infrastructure. Such changes would be expected for any similar development on the Application Site. The Development would result in localised changes in the urban/landscape pattern, but the pattern is not historic and has no historic significance in an area which is undergone substantial change over the last 50 years and will be further transformed by planned development across the Lincolnshire Lakes area.

6.46 The change in local views and visual character of the land would be expected for any similar housing development on the Application Site.

6.47 The Development meets the landscape strategy objectives for the Trent Levels Landscape Character Area defined in the North Lincolnshire Landscape Character Assessment.

6.48 The sensitivity of this part of the Trent Levels Landscape Character Area to a development of this scale and nature is considered to be low, taking into account the large-scale development proposals for land covered by Lincolnshire Lakes. The magnitude of change on this character area is considered to be medium which results in a minor landscape effect. This level of effect would be expected for any similar housing development on this site.

Figure 7

Application Site

Proposed lake

Indicative highway works M181/B1450 improvements

Photographic viewpoint location

Project

Lincolnshire Lakes, Scunthorpe

Drawing title

Photographic viewpoint locations

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	7

Figure 8

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Viewpoints V1-V3

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	8

Figure 9

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Viewpoints V4-V6

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	9

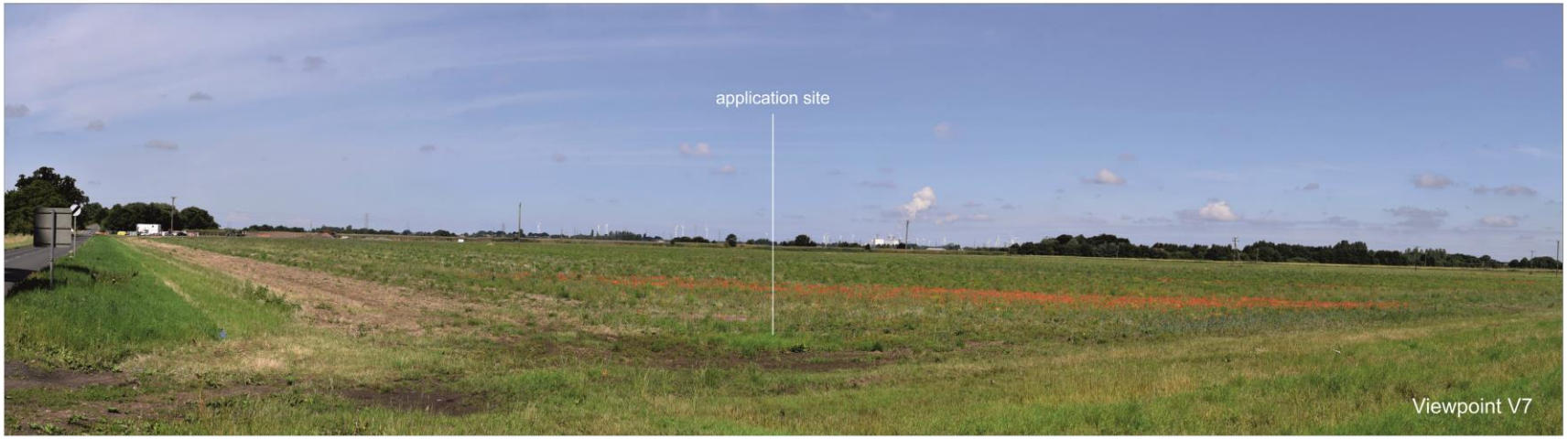

Figure 10

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Viewpoints V7-V9

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	10

Figure 11

Project
Lincolnshire Lakes, Scunthorpe

Drawing title
Viewpoints V10-V12

PDP Associates

App'd	Chked	Drawn	Date
	PP	SL	July 2024

Scale	Job no
NTS	

Drawing size	Fig.
A3	11

SECTION 7; CONCLUSION

7.1 The Application Site covers two field parcels divided by a ditch and drain bounded by the M181 road corridor, the B1450 and Carisbrooke Manor Lane. The site lies within an area of open, flat farmland except to the east, where it abuts the settlement edge at Carisbrooke Manor. The western settlement edge around Scunthorpe is not historic but the result of incremental growth since the mid-C20th. The fields across the Application Site formally comprised of four parcels of land separated by drainage ditches. The fields were partly severed by construction of the M181. The site is disturbed by traffic using the M181, visible on the western boundary and also traffic on the B1450. The B1450 is currently being upgraded to improve access into the development area. Currently there is no public access across the Application Site.

7.2 The Application Site is located on the edge of an established settlement in the Lincolnshire Lakes strategic development area. All land within the Lincolnshire Lakes will be transformed by future development which is supported by local policy. Significant areas of land to the east and west of the Application Site already have outline or full planning consent for housing development and associated infrastructure. The Application Site forms part of a larger parcel of land which has outline consent for housing development.

7.3 The Application Site does not fall within a designated landscape area and does not contain important landscape features. The value of the landscape is primarily in its contribution to the countryside setting of Scunthorpe which will inevitably change due to widespread development across the Lincolnshire Lakes area.

7.4 The existing farmland is generally unremarkable arable land and is not publicly accessible. The ecological value of the site is low. The Development will result in a shift in the settlement edge, visible from relatively few local viewpoints. Amost all viewpoints affected by Development on the Application Site would be inevitably affected by other planned development across Lincolnshire Lakes. Over the long term, all views of the Development from land to the west of the M181 and north/south of the Application Site would be lost following completion of future development and associated infrastructure.

7.5 On balance, the sensitivity of the site to a development of this scale and nature is considered to be low. The magnitude of change on the site is considered to be high resulting in a moderate/minor landscape effect. This level of effect would be expected for any similar housing development on this site. There are no significant landscape effects predicted for published landscape character areas and any minor effects would be expected for any similar housing development on this site.

7.6 Twelve viewpoints have been assessed to evaluate the visual effects on seven visual receptor groups including residents in properties and travellers using the local highway network. There are no predicted long term (residual) effects assessed as significant. All visual effects would be as expected for any housing development on the Application Site. Almost all viewpoints and receptors identified in this report would be affected by future planned development at Lincolnshire Lakes. These strategic proposals are likely to substantially screen potential views of the Development over the long term, except from the B1450 (between the M181 and Carisbrroke Manor Lane), properties located off Carisbrroke Manor Lane, Views from the M181 would be substantially screened by proposed blue/green infrastructure. All visual effects would be as expected for any housing development on the Application Site

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