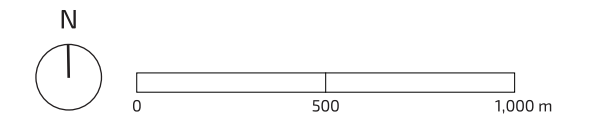


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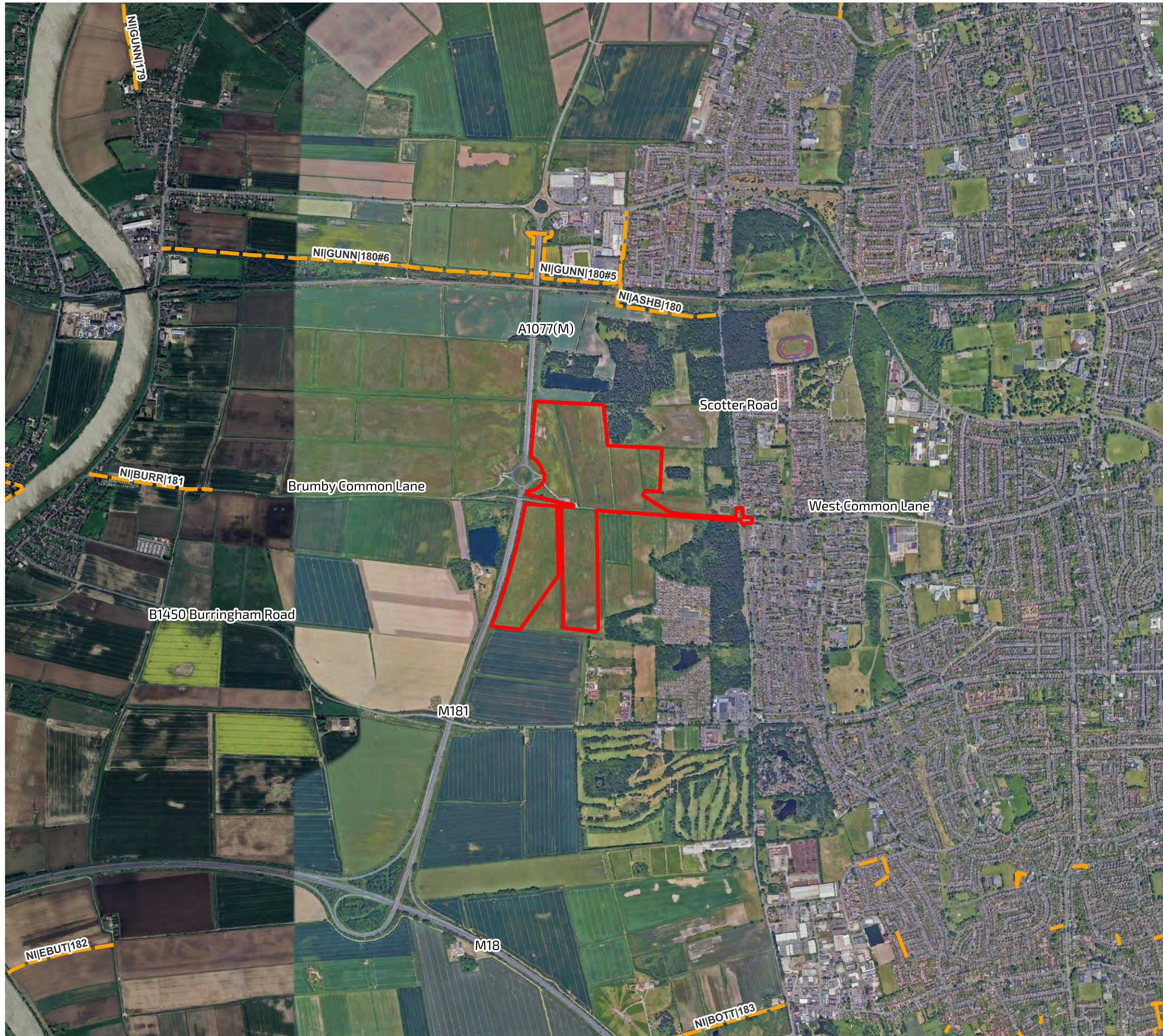
 Site Boundary

date 26/02/25 drwn/chkd  
11 / SGL

client **Hargreaves Land Limited**  
 project **Planning Application 1 at Lincolnshire Lakes (North)**

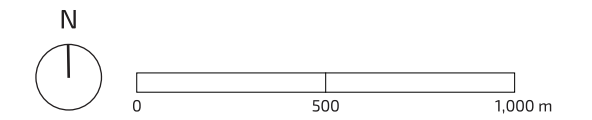
title **SITE LOCATION** scale  
1:20,000 @ A3

number **FIGURE 1** rev  
-



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Site Boundary

Public Rights of Way

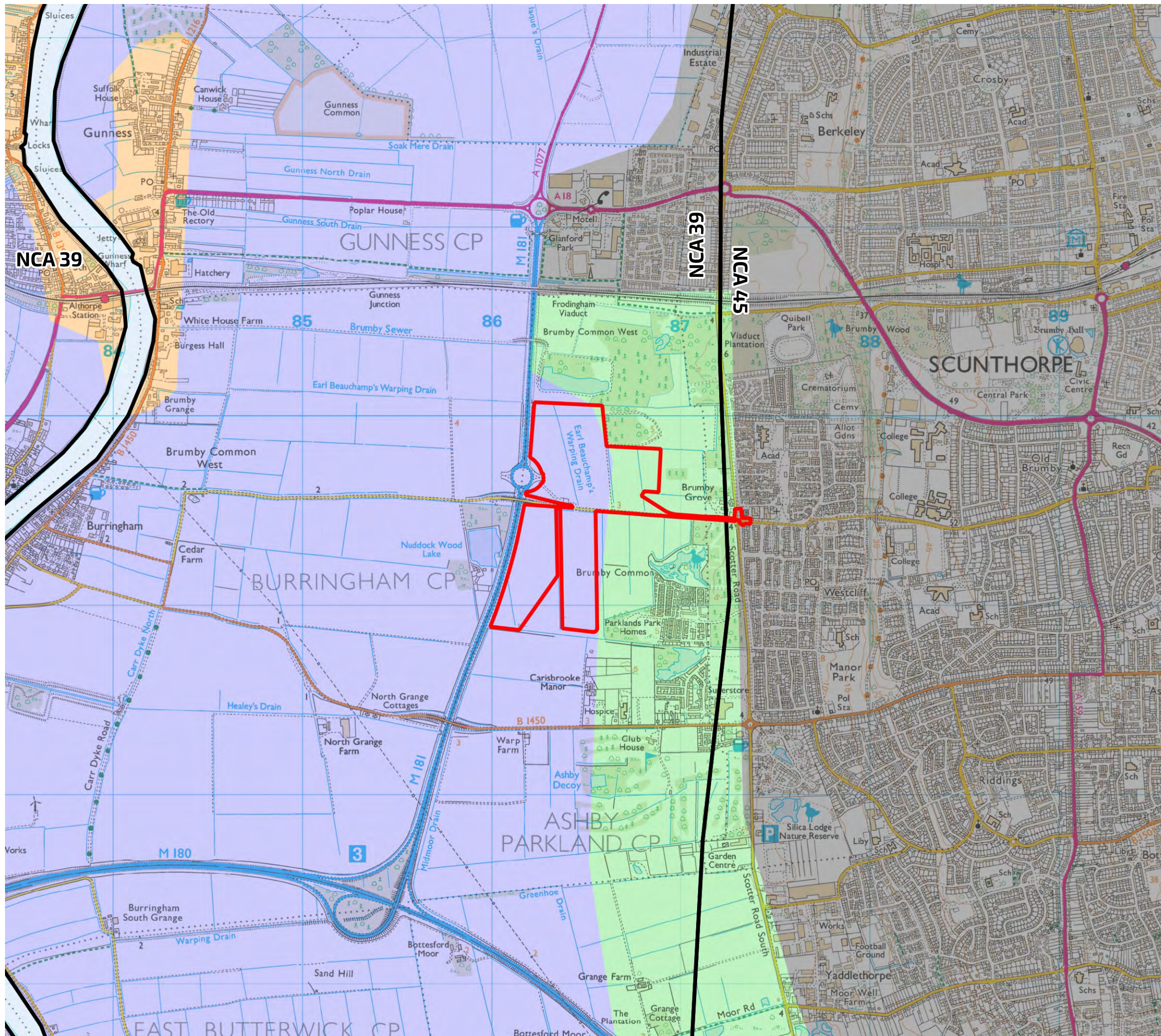
Footpath

date 26/02/25 drwn/chkd  
IJ / SGL

client **Hargreaves Land Limited**  
project **Planning Application 1 at Lincolnshire Lakes (North)**

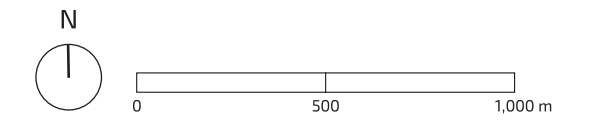
title **AERIAL PHOTOGRAPH** scale  
1:20,000 @ A3

number **FIGURE 2** rev  
-



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- Site Boundary
- National Character Areas  
NCA 39 - Humberhead Levels  
NCA 45 - Northern Lincolnshire Edge with Coversands

**North Lincolnshire Council - Landscape Character Assessment**

- Urban

**Trent Levels Landscape Character Area (LCAR)**

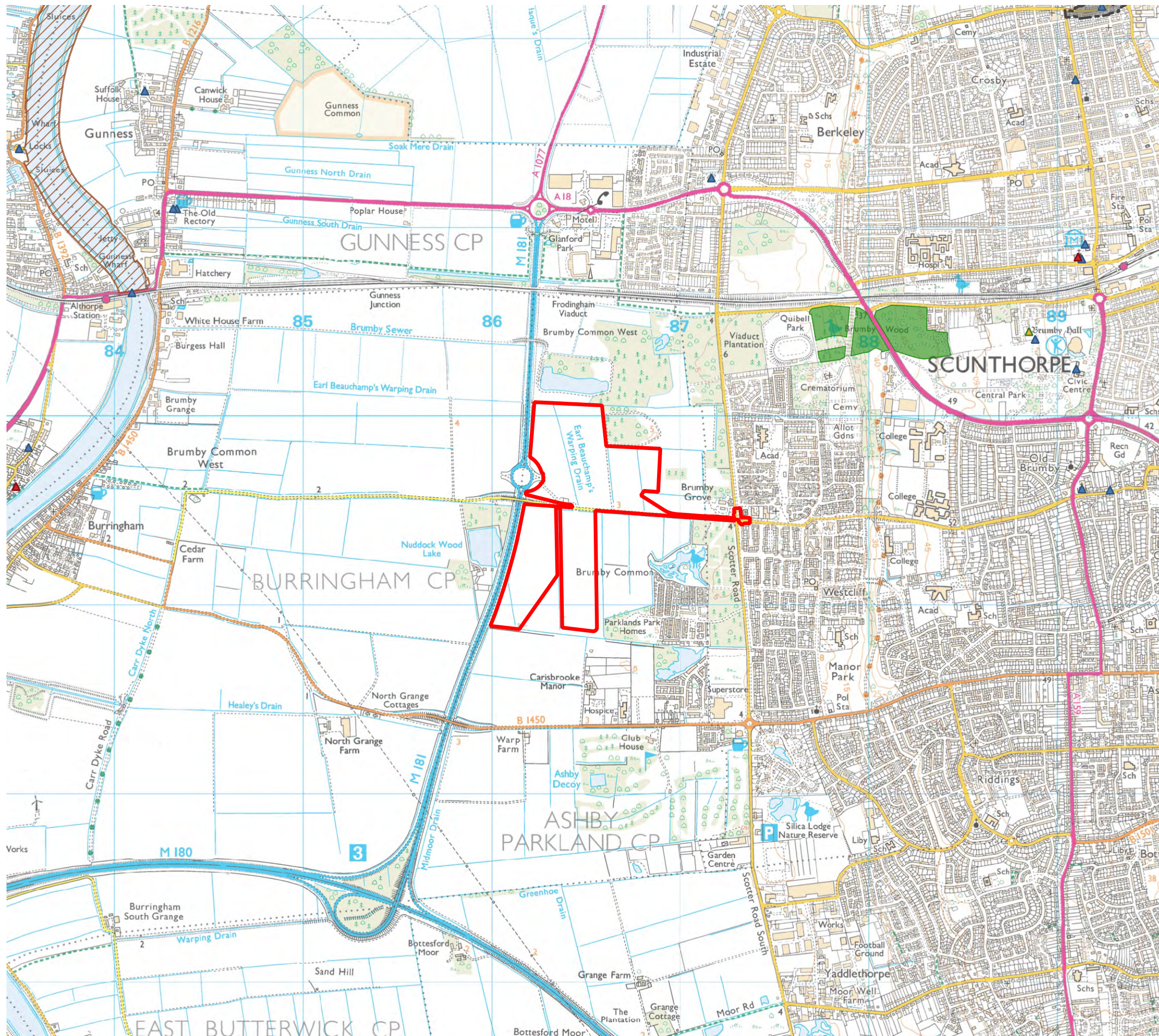
- Flat Drained Farmland LCT
- Industrial Landscape LCT
- Wooded Springline Farmland LCT

date 26/02/25 drwn/chkd  
11 / SGL

client **Hargreaves Land Limited**  
project **Planning Application 1 at Lincolnshire Lakes (North)**

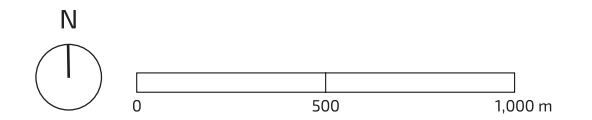
title **LANDSCAPE CHARACTER** scale  
1:20,000 @ A3

number **FIGURE 3** rev  
-



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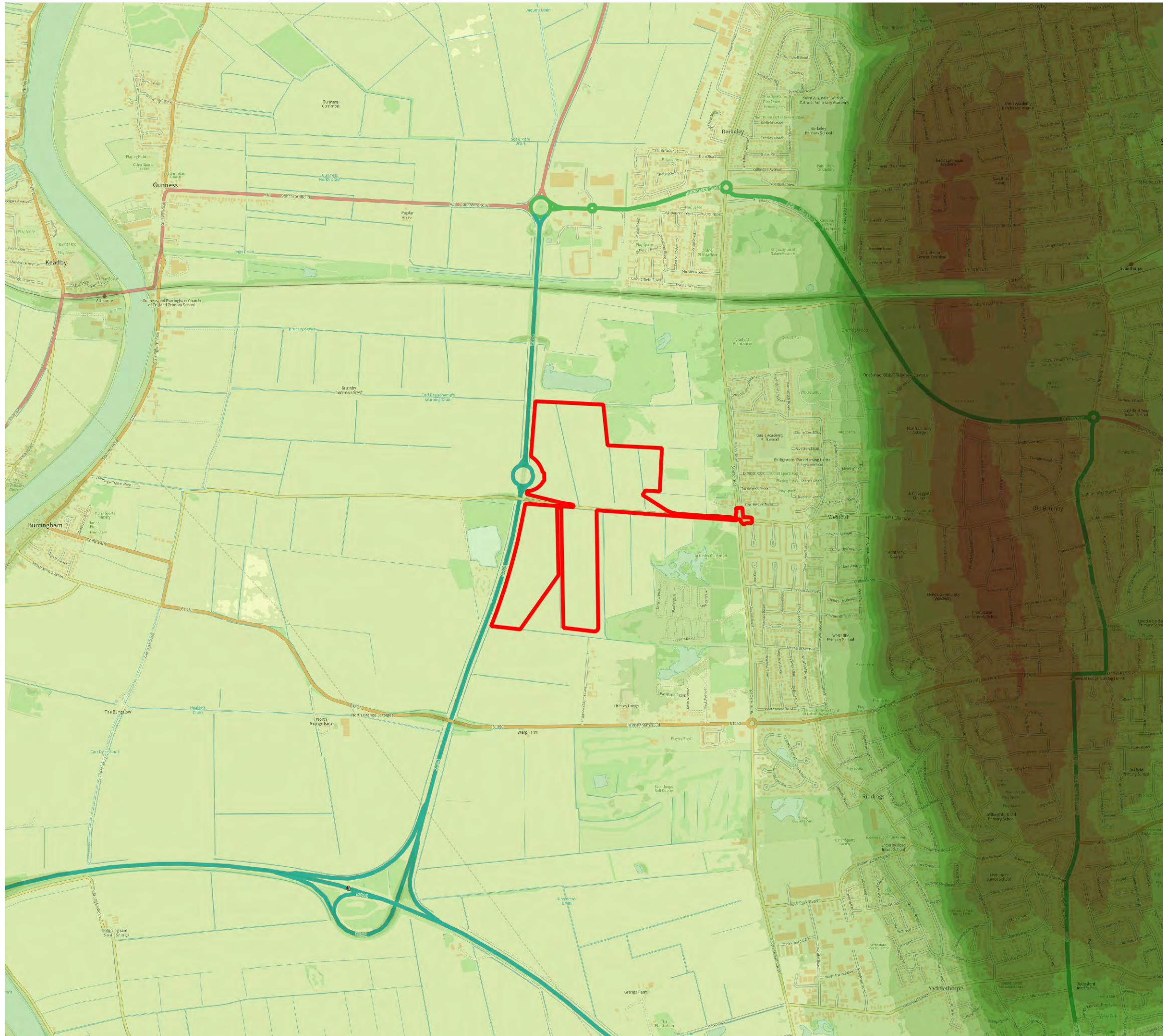
- Site Boundary
- Natural England
  - Ancient Woodland
  - Sites of Special Scientific Interest
- Historic England
  - Conservation Areas
  - Scheduled Monuments
- Listed Buildings
  - ▲ Grade I
  - ▲ Grade II\*
  - ▲ Grade II

date 26/02/25 drwn/chkd  
IJ / SGL

client **Hargreaves Land Limited**  
 project **Planning Application 1 at Lincolnshire Lakes (North)**

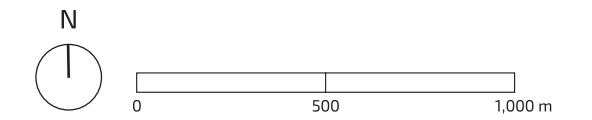
title **DESIGNATIONS** scale  
1:20,000 @ A3

number **FIGURE 4** rev  
-



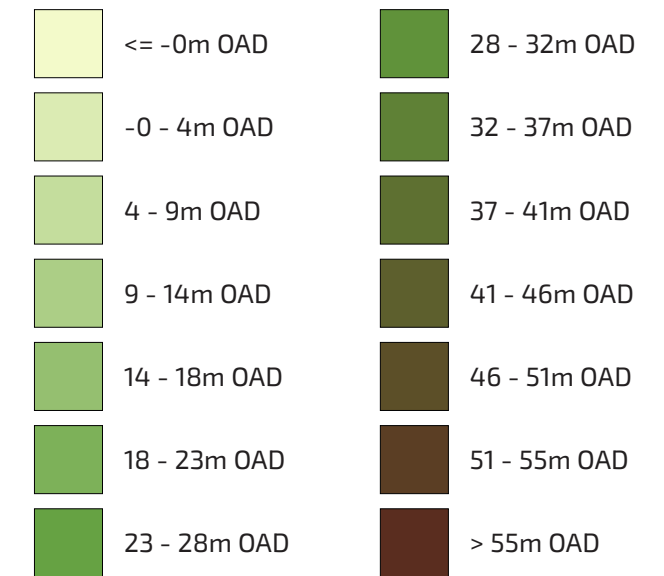
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 Site Boundary

**Topography**

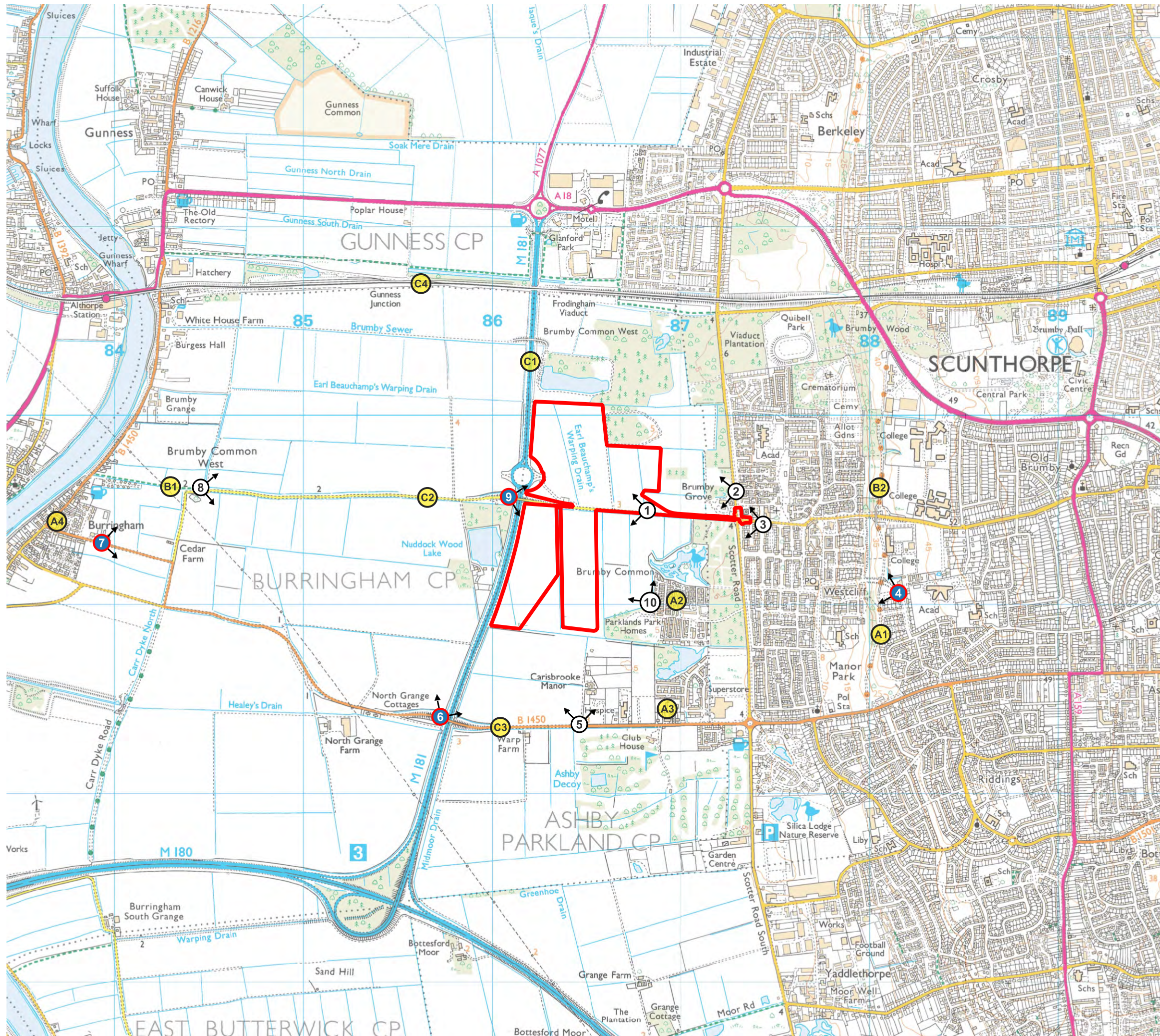


date 26/02/25 drwn/chkd  
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client **Hargreaves Land Limited**  
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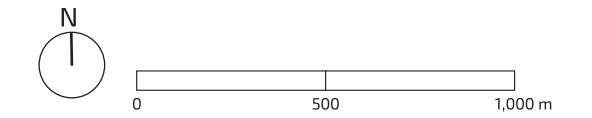
title **TOPOGRAPHY** scale  
1:20,000 @ A3

number **FIGURE 5** rev  
-



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- Site Boundary
- Viewpoint Locations
- Strategic Viewpoint Locations
- Visual Receptors

**Residential Properties and Settlement:**  
 A1. Scunthorpe residents on west facing slopes  
 A2. Residents of Parkland's Park Homes  
 A3. Residents off Burringham Road and Carisbrooke Manor Lane  
 A4. Residents of Burringham and east bank of the Trent

**Public Rights of Way and Other Footpaths**  
 B1. Users of PRoW 181  
 B2. Users of Ridgeway and National Cycle Route 169

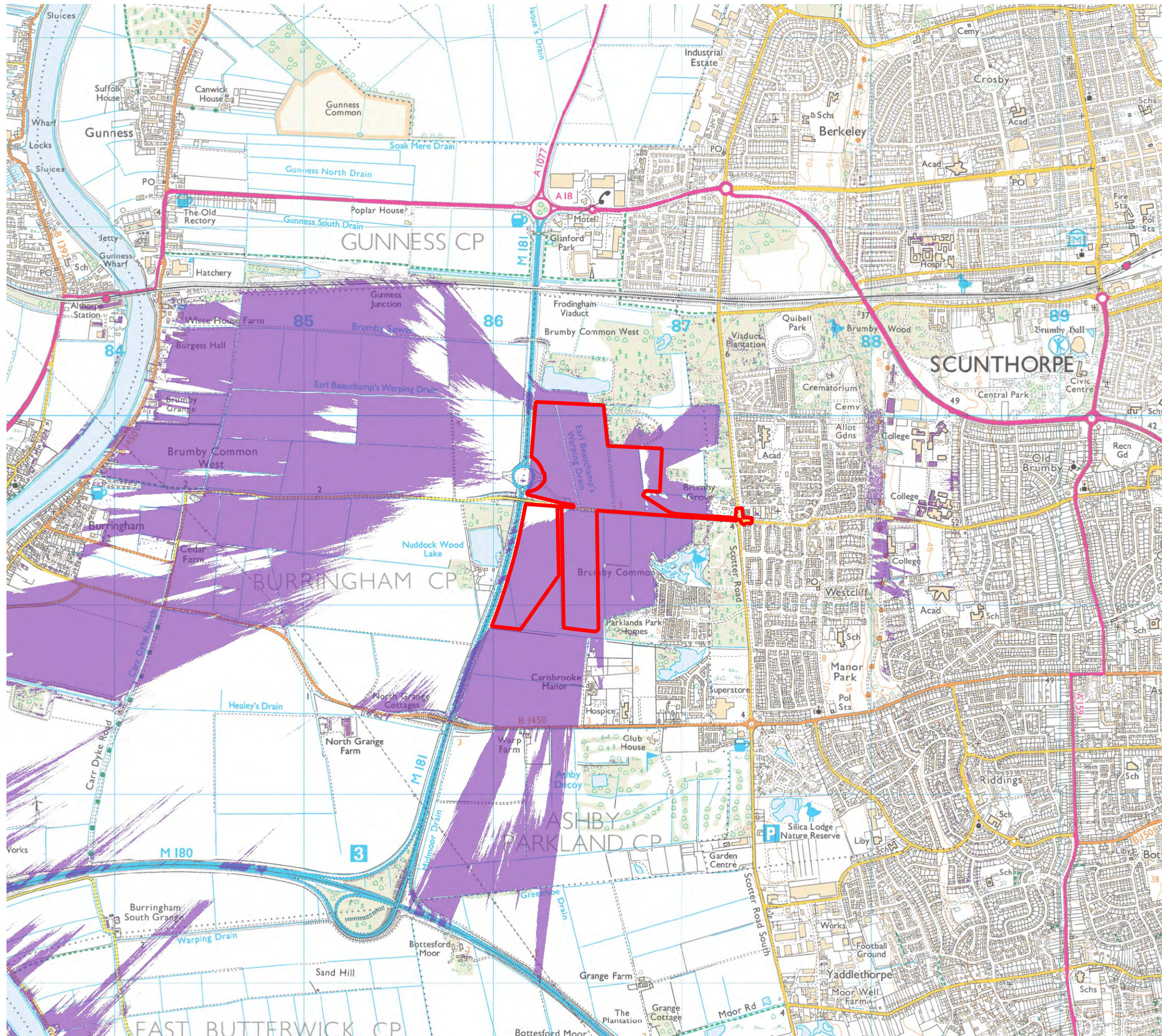
**Roads and Transport Users**  
 C1. Users of M181 / A1077(M)  
 C2. Users of Brumby Common Lane  
 C3. Users of Burringham Road  
 C4. Train users on Cleethorpes to Manchester line

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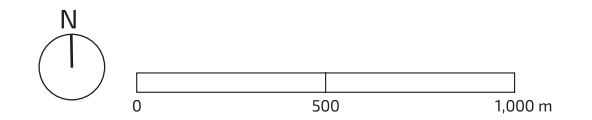
title **VISUAL APPRAISAL** scale  
1:20,000 @ A3

number **FIGURE 6** rev  
-



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- Site Boundary
- Zone of Theoretical Visibility (Visual Receptor Height 1.8m)

**NOTES:**

-ZTV is based on proposed building heights of 15.0m and 17.0m.

-The context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 1m published by the Department for Environment Food and Rural Affairs (DEFRA). This dataset is a raster elevation model at 1m spatial resolution, published in 2022. The first return DSM is produced from the first or only LIDAR signal returned to the sensor and includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.

-Existing buildings and vegetation in the DSM data restrict sight lines during the Zone of Theoretical Visibility (ZTV) analysis and help to provide an understanding of locations where development would theoretically be visible from.

-Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints, and within woodland blocks, which would usually prevent views out.

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project **Planning Application 1 at Lincolnshire Lakes (North)**

title **ZONE OF THEORETICAL VISIBILITY** 1:20,000 @ A3  
number rev

**FIGURE 7**