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# LANDSCAPE & VISUAL APPRAISAL

Client

**Hargreaves Land Limited**

Project

**Planning Application 1,  
Lincolnshire Lakes (North)**

Date

**March 2025**

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	SGL / 28/02/2025	SGL / 28/02/2025
A	Final	SGL / 06/03/2025	SGL / 06/03/2025

## 1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVIA) has been carried out for Planning Application 1 at Lincolnshire Lakes (North) by FPCR Environment and Design Ltd (FPCR). The purpose of this LVIA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

### Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site comprises flat, arable farmland to the east of Scunthorpe, North Lincolnshire and to the immediate west of the M181/A1077(M). Brumby Common Lane passes through the Hargreaves Land Planning Application 1 red line boundary (here after referred to as the Site).

### Proposed Development

- 1.4 The proposed development is a Hybrid Planning Application seeking full planning for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a foul pumping station, earthworks and 'off-plot' drainage, ecological and associated landscaping and infrastructure works. Outline planning, with all matters reserved, is sought for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works.

## 2.0 METHODOLOGY

2.1 This LVIA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 “Assessing landscape value outside national designations”.

2.2 In summary, the GLVIA3 states:

*“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- “Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

*“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”*

- As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

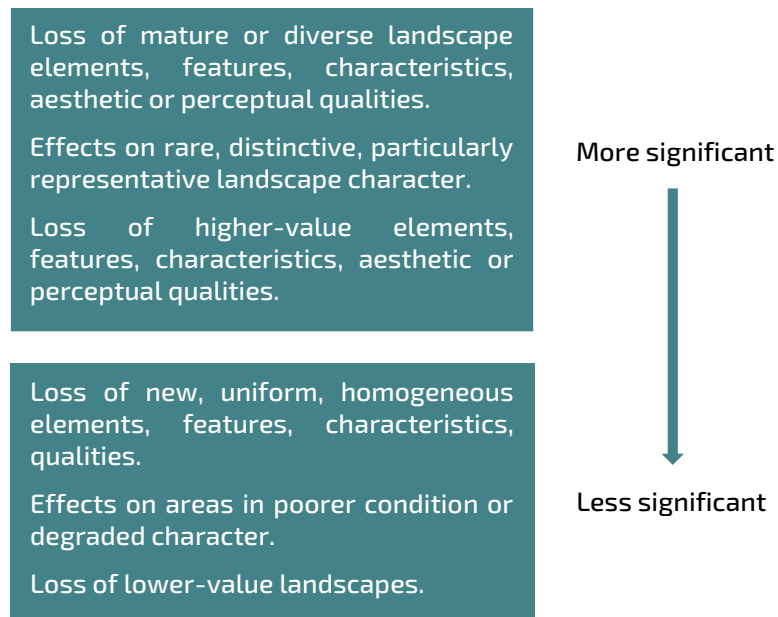
### **Assessment of Landscape Effects**

2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
  - Addition of new elements that influence character and distinctiveness of the landscape;
  - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



2.14 The criteria used in the appraisal are set out in more detail within Appendix A.

**Assessment of Visual Effects**

2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)<sup>1</sup>, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site’s landscape and visual characteristics.

2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.

2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

*“The visual receptors most susceptible to change are generally likely to include:*

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)

*“Visual receptors likely to be less sensitive to change include:*

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of

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<sup>1</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- "The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
  - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
  - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses" (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
  - The distance of the viewpoint from the proposed development;
  - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
  - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
  - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in more detail within Appendix A.

**Overall Landscape and Visual Effects**

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

### 3.0 PLANNING POLICY

#### National Planning Policy

##### National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise “*the intrinsic character and beauty of the countryside*”.
- 3.4 Paragraph 188 advises that:  
*“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.*
- 3.5 Paragraph 189 goes on to add:  
*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues”. And*  
*“The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”*
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding “*the intrinsic character and beauty of the countryside*”. The potential to enhance green infrastructure networks is also considered.

#### Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system.

### Local Planning Policy

- 3.8 Local planning policy covering the site and wider study area is set out in the North Lincolnshire Development Framework, comprising the Core Strategy, Lincolnshire Lakes Area Action Plan, and other adopted planning documents.
- 3.9 Whilst North Lincolnshire Council have commenced a new local plan and have previously issued a publication version, at the time of writing this had been withdrawn and so there was no draft local plan or policies available to comment on.

#### North Lincolnshire Core Strategy (NLCS) (Adopted June 2011)

- 3.10 The following saved policies of the NLCS are of relevance to landscape and visual matters and the proposed development and have been considered through the LVIA process:

- 3.11 CS5: Delivering Quality Design in North Lincolnshire notes:

*“All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.”*

- 3.12 The policy continues with specific design principles and considerations that are not reproduced in full. A specific point on landscaping notes:

*“Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.”*

- 3.13 CS16: North Lincolnshire's Landscape, Greenspace and Waterscape states:

*“The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:*

1. *Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, greenspace and waterscape areas. Development on or adjacent to these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.*
2. *Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate.*
3. *Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate.*
4. *Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate.*

*The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate”.*

Lincolnshire Lakes Area Action Plan (LLAAP) (Adopted May 2016)

- 3.14 The LLAAP is a key policy document which sets out the vision, policy and objectives for this strategic development area. The following are of relevance to landscape and visual matters and the proposed development and have been considered through the LVIA process:

*Policy G1: Natural and Semi Natural Greenspace sets out a quantum for green space around the villages and requires certain ponds to be accessible and others to feature limited public access.*

*Policy G3: Strategic Green Linkages requires green linkages to connect key destinations as shown on the Green Infrastructure Parameters Plan. Brumby Common Lane is identified as a strategic green link.*

Policy G5: Landscape Strategy notes:

*“The AAP landscape strategy will require specific consideration in terms of features to retain/enhance and strategic planting locations/sensitive edges, as well as the treatment of strategic gateways. The boundaries of the Strategic Site Allocations are identified as areas for such consideration of landscape strategy. Proposed strategic and primary gateways and landmark locations are shown on the AAP Concept Plan”.*

- 3.15 The proposed development forms a sub-phase with Village 1 and the wider Lincolnshire Lakes masterplan. The proposals are in-keeping with the 'Policies Map' shown on page 34 of the LLAAP and maintain the principles shown.

Lincolnshire Lakes Strategic Design Guide SPD (LLSDG) (Adopted November 2016)

- 3.16 The LLSDG is supplementary to the LLAAP and adds additional detail to the broad framework it establishes. The document appraises the context in more detail and describes key elements and design principles that will inform future development.

- 3.17 At page 25 it sets out a number of character areas. The proposed development falls wholly within Area 2 – Brumby Common. A high level summary for this area notes:

*“Level landscape, with enclosure from irregular wooded edge to east and more open aspect to west. Views – diverse and largely enclosed by nearby tree groups or woodland or wooded backdrop to the Trent Vale”.*

- 3.18 A more detailed analysis describes:

*“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 the wooded areas and sub-divided into medium size fields defined by north-south running drainage ditches. There are also some small lakes surrounded by woodlands 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”.*

### **Policy Summary**

Saved policies from the Core Strategy identify a need for high quality design and for development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, and protect existing trees and hedgerows. Many of these are detailed matters. The proposals follow the broad guidelines set out within the LLAAP, and include green space around the village and green linkages (Brumby Common Lane) that will connect key destinations.

## 4.0 BASELINE CONDITIONS

### Landscape Character

#### National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 39 'Humberhead Levels'. This NCA stretches from Doncaster in the west to Scunthorpe in the east and the from Tadcaster down to Gainsborough and Retford in the south. It therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *"A low-lying, predominantly flat landscape, with large, regular and geometric arable fields without hedges but divided by ditches and dykes, many of which form important habitats and key corridors for species movement.*
  - *Much of the land is at or below mean high-water mark and maintained by drainage, with fertile soils giving rise to one of the most productive areas for root crops and cereals.*
  - *Variations in underlying deposits create differences within the overall flat farmed landscape, including lowland raised mires and lowland heathland, many of which are of international ecological and historical importance.*
  - *Sandy deposits give rise to lowland heath, which in places supports remnant birch and oak woodlands, with some conifer plantations.*
  - *Heavier soils around Fishlake and Sykehouse result in a smaller scale pastoral landscape, with small, thickly hedged fields, ditches and ponds, and a network of small lanes.*
  - *Important historic landscapes include the Isle of Axholme, with evidence of mediaeval open fields, the warps (land enriched by regular silting) near Goole and cables (long thin strip fields) around Thorne.*
  - *Widespread evidence of drainage history, in particular the extensive drainage from the 17th century, revealed through canalised rivers, dykes, old river courses, canals, bridges and pumping stations.*
  - *Views to distant horizons are often long and unbroken, with big expansive skies, and vertical elements like water towers, power stations and wind turbines are very prominent.*
  - *Floodplains, washlands and traditionally grazed alluvial flood meadows (or ings) associated with the major rivers and canals that cross the Levels give rise to important*

wetland habitats, supporting large numbers of wetland birds and wildfowl, especially over winter.

- The waterlogged soils hold internationally important archaeological and paleo-archaeological deposits.
- Despite settlements, motorways and main roads, there is still a sense of remoteness to be experienced on the Levels, in particular on Thorne and Hatfield Moors and along the Lower Derwent Valley”.

4.4 The description also states:

*“The Humberhead Levels is a flat, low-lying and large scale agricultural landscape bounded to the west by the low ridge of the Southern Magnesian Limestone and to the east by the Yorkshire Wolds (north of the Humber) and the Northern Lincolnshire Edge with Coversands (south of the Humber). To the north it merges into the slightly undulating landscape of the Vale of York, at the line of the Escrick Moraine, and in the south it merges in to the Trent and Belvoir Vales and Sherwood”.*

4.5 Statements of Environmental Opportunity (SEO) 4 notes:

*“Protect the open and expansive character of the landscape, its cultural features and sense of remoteness, by ensuring that new development is sensitively located, accommodates green infrastructure, retains long views and makes a positive contribution to biodiversity”.*

4.6 A minor part of the site's access with existing highway infrastructure falls within NCA 45 'Northern Lincolnshire Edge with Coversands'. This NCA primarily falls beyond the urban extent of Scunthorpe, some 5Km to the east, and 3Km to the north and south, and beyond the scarp slope that forms the Lincolnshire Edge. Whilst the NCA 'washes over' Scunthorpe, the eastern-most edge of the Site, which forms an access with Scotter Road, is within a zone of NCA transition and in real terms is detached from the wider NCA 45 on account of it sharing few of its key characteristics and being predominantly urban in character. The description for NCA 45 states:

*“The Northern Lincolnshire Edge with Coversands National Character Area (NCA) comprises a ridge of Jurassic limestone running north from Lincoln to the Humber Estuary. The scarp slope rises prominently from adjacent low-lying land, forming the Edge or Cliff, and giving panoramic views out, in particular to the west. In the north is a second, lower scarp of ironstone. In the vicinity of Scunthorpe are the Coversands, post-glacial wind-blown sands which have given rise to mosaics of heathland, acid grassland and oak/birch woodland, supporting rare plant and animal communities akin to the Brecklands. Risby Warren, historically used as a rabbit warren, reveals the distinctive formation of inland dunes. Several of these sandy sites are designated as Sites of Special Scientific Interest, along with a number of disused limestone, ironstone and sand extraction sites, which comprise geological exposures alongside calcareous grassland, open water and other semi-natural habitats. At the northern boundary the limestone drops below the River Humber”.*

4.7 As noted above, the Site has little to no characteristics in common with this NCA, and whilst impacts of development on this NCA are considered further within this appraisal, further detail for this NCA is not reproduced for brevity.

## North Lincolnshire Landscape Character Assessment

### Trent Levels Landscape Character Area (LCAR)

4.8 The site falls within the Trent Levels Landscape Character Area (LCAR), as identified by the North Lincolnshire Landscape Character Assessment. The assessment notes:

*“The Trent Levels LCAR consists of 7 individual Landscape Character Types (LCTs) over 10 separate geographical areas which gives an indication of the change across this predominantly low-lying landscape.”*

4.9 An overview of this LCAR is as follows:

*“The Trent Levels Landscape Character Area (LCAR) covers the western extent of North Lincolnshire. Defined by the county’s administrative boundary to the west, and south, and to the east by the spring line at the foot of the scarp slope that forms the Lincolnshire Edge and neighbouring LCAR. Notable features are the estuarine mudflats and seasonally flooding meadows on the southern bank of the Humber Estuary, and the mouth of the River Trent which marks the northern extent of this LCAR.*

*The character area continues west to the edge of the raised mires and heathland associated with Thorne and Goole along the western edge of the administrative boundary between North Lincolnshire and Doncaster.*

*Most of the landscape character area comprises the low-lying floodplain areas around the River Trent, which extends south to north through this area to the Humber Estuary. There are two areas of elevated ground in this otherwise flat landscape, the larger of which is wholly within the Isle of Axholme Historic Landscape Character area, locally designated as an Area of Special Historic Landscape Interest.”*

4.10 Key Characteristics of this LCAR are identified as:

- *“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’.*
- *Contains internationally and nationally important designated areas of ecological conservation.*
- *Contains the Isle of Axholme Historic Landscape Character area, a locally designated Area of Special Historic Landscape Interest. Three LCTs are partially within this designation, Flat Drained Farmland, Flat Drained Treed Farmland and Flat Wooded Farmland. A fourth LCT, Open Island Farmland, is wholly within this designation.*
- *A large open arable field structure defined by well-maintained drainage ditches. Hedgerow planting 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.*
- *The River Trent is the major river within the LCAR (and the county) but there are several other waterways which cut through the area, including the Stainforth and Keadby Canal, River Torne and South Engine Drain.*
- *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."*

4.11 The landscape strategy for this LCAR notes:

*"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".*

Trent Levels - Flat Drained Farmland Landscape Character Type (LCT)

4.12 This Landscape Character Type (LCT) falls within the Trent Levels LCAR. It 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".

4.13 The key Characteristics of this LCT are identified as:

- *"Expansive, open and level, low-lying farmland, essentially only 1 or 2m AOD, located to the west and east banks of the River Trent.*
- *The northern reach of the River Trent is an internationally designated SAC and Ramsar site, and nationally designated SSSI.*
- *The west bank of the Trent and south of the A18, as far down as Warping Drain, Graizelound, is washed over by the Isle of Axholme Area of Special Historic Landscape Interest.*

- *Raised flood protection embankments flank the River Trent on both banks. Intensively farmed arable crops dominate much of the area. Very few boundary hedgerows, where hedgerows occur, they have a tendency to be tightly clipped and fragmented. Frequent dikes and drains, dividing fields, many of which are recognised as Local Wildlife Sites, due to their diverse aquatic flora.*
- *Pockets of strip farming survive on the west bank of the river and are characteristically open as these areas have never been planted with hedgerows.*
- *Scattered pockets of grassland and grazing marsh occur in locations such as Guinness Common, Butterwick Hale and Common and Keadby wet grassland.*
- *Tree cover is very limited with small enclosures and shelterbelts surrounding farmsteads and settlements. Occasional field trees have a large impact, breaking the expansive views across the landscape.*
- *Away from the banks of the River Trent, settlements are mostly well treed; from a distance it is the tree cover that defines the presence of settlements within the open landscape, rather than the buildings themselves.*
- *A small number of large farmsteads puncture the open views across the heart of the floodplain.*
- *The central belt across the LCT is bisected by a network of transport infrastructure including the M180, A18, rail network and the Stainforth and Keadby Canal which all contribute to the sense of distant enclosure with their raised, vegetated embankments.*
- *Local roads tend to be located to the edges of the area adjacent to the rising land in the west or follow the meandering path of the River Trent, with only small tracks and local lanes crossing the open floodplain. Most roads are edged by the characteristic field drains that contribute to the linear structure of the landscape character area.*
- *The rising scarp slope creates visual enclosure to the east. The locally elevated landform creates distant enclosure to the west.*
- *High voltage transmission cables and towers are a dominant feature of the floodplains, particularly where multiple routes from the north, south and east converge on the Power Station at Keadby.*
- *Numerous windfarm developments extend across the farmland to the north of the Power Station as well as an area to the east of the river, just north of Flixborough.*
- *Wind turbines form a semi-contiguous horizon of turbines due to them being more densely located in specific areas.*
- *Areas of industrial and wharfeside development along the banks of the Trent instil a chaotic influence on the landscape, especially when in close proximity”.*

4.14 The landscape strategy notes:

*“The strategy for this whole LCT is to enhance the remaining landscape structure through the monitoring of farming practices, particularly where agricultural intensification will weaken the existing character. Development should be in scale and sensitively located to minimise the impact on the open character, with appropriate shelterbelt screening of deciduous species of local provenance which can also enhance and support the biodiversity of the area. The*

*opportunities to enhance the biodiversity in general should also be considered and explored, not just as part of new shelterbelt screening”.*

4.15 Specific landscape guidelines, with relevance to the site and proposed development include (but are not limited to):

- *Where it is in keeping with the existing landscape structure, hedgerow and occasional tree planting, using native deciduous species of local origin, should be encouraged to reinforce the character without damaging the open characteristics.*
- *The use of native deciduous species of local origin for hedgerow and proportionate tree planting, should also be considered around settlements, to enhance the existing, or as part of a programme to gradually replace those species which are not in keeping with the character.*
- *The planting of ornamental evergreen species should be strongly discouraged as shelterbelt planting, as should the practice of planting rows of white or Lombardy poplar. The latter is ineffective in screening farmsteads, or other built form within the landscape, and both seem to accentuate the feature. There may also be little biodiversity or habitat value of these species when compared with the species of local origin.*
- *Across the minor road network of the area, avoid new hedgerow planting along roadside areas which impact on the landscape's generally open character.*

Trent Levels - Wooded Springline Farmland LCT

4.16 This small and linear LCT is described as:

*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”.*

4.17 The landscape strategy for this LCT notes:

*“The continued encroachment of settlement and commercial use into the surrounding woodland, open areas and arable farmland needs to be prevented as it is likely to erode the landscape character found in this small but active area.*

*The habitat and green infrastructure network west of Scotter Road should be strengthened and maintained as a landscape buffer between the edge of Scunthorpe and the proposed new villages of Lincolnshire Lakes to the west”.*

4.18 Specific landscape guidelines, with relevance to the site and proposed development include (but are not limited to):

- *“The predominantly open structure of the fields is similar to those in the adjacent flat drained farmland to the west; limited planting should be encouraged to reinstate*

*hedgerows and areas of field tree planting without being detrimental to the area's open character.*

- *Existing woodland requires selective thinning and restocking to improve diversity of age and species structure.*
- *For any new development, screening through the use of trees should be included as part of the proposal. The trees should be of local origin and accompanied by a robust maintenance and management schedule to ensure that the trees establish and flourish. However, a proportion of broadleaved species from more southerly zones should be permitted to allow for climate change adaptation. The latest Forestry Commission guidance should be applied at the time of planting”.*

**Character identified within the Lincolnshire Lakes Strategic Design Guide (LLSDG)**

- 4.19 Analysis of the Lincolnshire Lakes Area within this guide has revealed three distinctive landscape areas, which represent a finer grain of detail, compared to the North Lincolnshire Council Landscape Assessment. The site falls within an area identified as 'Brumby Common'. The characteristics of this area are identified as follows:

*“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 the wooded areas and sub-divided into medium size fields defined by north-south running drainage ditches. There are also some small lakes surrounded by woodlands 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”.*

**Designations**

- 4.20 The site, its immediate context and wider study area as shown at Figure 4 are not subject to landscape designations relating to landscape quality, such as National Park, National Landscapes, or Special Landscape Areas. Figure 4 identifies ancient woodland within the wider study area, although these fall beyond the intervening settlement edge of Scunthorpe. Whilst not strictly related to landscape matters, it is also noted that there are no heritage or ecological designations within the immediate context of the site and few within the broader study area.

**Topography**

- 4.21 The following should be read in conjunction with Figure 5.

**Context – Landform**

- 4.22 The topography of the site's context is flat to the west, north and south and is representative of the wider Trent Valley and Humberhead Levels that stretch west. Landform within this area falls around 1-2m Above Ordnance Datum (AOD) and sea level with little undulation locally to the site. In sharp contrast, to the east of the site, landform rises quickly in a long linear edge

that is known as the Lincolnshire Edge. Landform within the study area rises to approximately 60m AOD, the foothills, slopes and higher land are well settled.

#### **Site - Landform**

- 4.23 The site itself is flat, with the only topographic variation provided by man-made drainage ditches that cross the site in a linear fashion and an earth embankment that carries Brumby Common Lane over the M181.

#### **Site and Immediate Context**

- 4.24 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.25 The site itself is flat and completely comprised of arable farmland. Field parcels are large and rectilinear, defined by drainage ditches and hedgerows that are clipped at a low height, making their presence within the landscape limited. Tree cover within the site boundary is absent.
- 4.26 The margins and immediate context of the site present an abrupt transition between large areas of woodland to the north and east, that provide containment from the existing settlement edge, and open arable land to the west and south. Large lakes are present in the immediate context to the north and west, along with highway infrastructure in the form of the M181 to the western boundary and Brumby Common Lane, which is a single width lane with grass margins. Brumby Common Lane passes through the site, linking Scunthorpe to the eastern edges of the River Trent and small settlements like Burringham.
- 4.27 Tree cover and woodland within the wider context combined with the flat nature of the topography acts to quickly limit views.

#### **Site Features**

- 4.28 As noted above, the site exhibits limited landscape features. Tree cover within the site is absent and hedgerows do not impart a notable presence. The arable landcover and drainage ditches afford a sense of openness.

#### **Landscape Value**

- 4.29 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.30 Landscape Designations: The site and its wider landscape context are not subject to any national, local or other landscape designations.
- 4.31 Natural Heritage: The site consists of intensively farmed arable farmland divided into regular field parcels with some internal hedgerows and drainage ditches. Woodland within the wider context forms part of a wider network of tree cover that extends along the footslopes of the Lincolnshire Edge.
- 4.32 Cultural Heritage: There are no statutory protected features of cultural heritage value on site or within the immediate context.

- 4.33 Landscape Condition: Drainage ditches are well-managed but hedgerows can be flailed to a low height and are typically absent from lanes. Tree cover is absent within the site and typically evident in the wider context in the form of areas of interconnected woodland. Published landscape character covering the area identifies the landscape strategy as being to enhance, repair and restore. This strategy is typically in place for landscapes where condition can be improved.
- 4.34 Associations: The Site and its immediate context are not known to have any associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of The Site.
- 4.35 Distinctiveness: The Site does not contain any rare or unusual features and is typical of intensive arable land falling close to an established settlement edge.
- 4.36 Recreational Value: Brumby Common Lane passes through the site, however beyond this narrow lane, the site is not accessible and the wider area is poorly served by public rights of way generally.
- 4.37 Perceptual (Scenic): The site is open and flat allowing views across it, rather than presenting features that are likely to be perceived or viewed in themselves. Intervisibility from the wider context is relatively contained due to the strong wooded boundary to the east and trees and woodland falling within the wider, flat context to the north, west and south.
- 4.38 Perceptual (Wildness and tranquillity): The site is bordered to the west by the M181 which impacts tranquillity and any sense of wildness. Infrequent traffic using Brumby Common Lane passes directly through the site. The open nature of this lane, with limited edge definition from hedges or trees, presents further urbanising influence.
- 4.39 Functional aspects: The arable nature of the land contributes little to the functionality of the landscape. Drainage ditches present some ecological and habitat benefits and function as part of a wider network, but are very common within this landscape and largely inconspicuous.
- 4.40 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

### **Visual Baseline**

- 4.41 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. The viewpoints and LVIA methodology were shared with North Lincolnshire Council on the 16<sup>th</sup> December 2024 and were subsequently agreed with Hargreaves Land in the first week of January 2025.
- 4.42 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 10<sup>th</sup> January 2025 and represent Winter views when vegetation is not in leaf. This is commonly accepted to

illustrate a worst case scenario for visibility, because when vegetation is in leaf, views are typically more contained and filtered. Seasonal differences have been taken into account when determining the visual effects on these receptors.

- 4.43 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

#### **Photo Viewpoints**

- 4.44 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints, Figure 7 identifies the Zone of Theoretical Visibility, and Figures 8 -17 illustrate the photo viewpoints., which are briefly described below.

#### **Viewpoint 1**

- 4.45 The view is achieved from Brumby Common Lane and represents users of the route as it passes west through the site. The lane is open and does not feature hedges or planting to contain or define the route. The view is therefore open and expansive in the foreground but enclosed at varying distances by woodland and tree cover.

#### **Viewpoint 2 and 3**

- 4.46 Views are representative of highway users and residents to the east of the site access. Views are taken from Scotter Road and West Common Lane in the immediate context of the Site's proposed access. Views have a settlement edge character with urbanising influences. Wider views of farmland and the Trent Valley to the west are contained by built form and established woodland.

#### **Viewpoint 4**

- 4.47 The view is taken from the upper slopes of the 'Lincolnshire Edge' and is representative of Scunthorpe residents living close to the upper elevations of the west facing slope and users of the Ridgeway (National Cycle Route 169) to the east of the site. Views can be contained by woodland and built form along this elevated ridge, however, where glimpses are achieved (such as the example viewpoint) then views across the flat Trent Valley can be open and long distant.

#### **Viewpoint 5 and 6**

- 4.48 The views are obtained from the south of the site and are representative of residents off Burringham Road (B1450 ) and Carisbrooke Manor Lane and road users of these routes. The flat, open farmland in the foreground allows views in the direction of the site. Views are largely rural, although the M181 provides an urbanising influence in views from the elevated road bridge. Woodland and tree cover typically contains longer distance views.

#### **Viewpoint 7 and 8**

- 4.49 Viewpoints 7 and 8 are taken from the west of the site and are indicative of the view residents of Burringham, Brumby Common Lane and Burringham Road users and users of PRow 181 can achieve from a distance of 2Km or greater. Views are largely rural with urban influences distant

along the Lincolnshire Edge or contained by vegetation in the form of woodland blocks and linear shelter belts/ hedges.

**Viewpoint 9**

4.50 Viewpoint 9 is similar in nature to viewpoint 6. It is elevated from a road bridge and looks across a rural landscape towards the settlement edge of Scunthorpe, which is well contained by a wooded edge. Views of this nature from Brumby Common Lane are brief and more typically at achievable from ground level as demonstrated by viewpoint 1. Motorway infrastructure provides an urbanising influence and views from either side of the bridge approach are screened by vegetation lining earth embankments.

**Viewpoint 10**

4.51 The view is indicative of those achievable for visitors and residents of Parkland's Park Homes Site. Viewpoint 10 is captured from a publicly accessible location but shows that only oblique glimpses in the direction of the site are achievable due to the density of park homes and intervening vegetation. Much of the site falls to the north beyond a wooded edge to Parkland's park. Homes along the western edge of Parklands will have potential for clearer views from west facing windows and any adjacent garden areas.

**Summary of Visual Baseline**

4.52 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- The landscape west and south of the site is very sparsely populated and poorly served by PRow (higher sensitivity receptors typically). The site and its context (in these directions) is typically flat in nature and features large-scale arable fields with occasional woodland blocks. Visual receptors are primarily limited to users of adjacent roads and lanes (lower sensitivity receptors typically).
- A network of large, inter-connected woodland blocks to the north and east of the site form a visual break and provide a visual buffer to the settlement edge of Scunthorpe.
- The M181/A1077(M) passes to the immediate west of the site with margins defined by robust vegetation with occasional breaks. The breaks allow views eastward for road users but receptors further to the west have visibility restricted by this road corridor vegetation.
- Brumby Common Lane passes through the site and is typically open with limited edge definition or vegetation. This allows for clear views from both the lane and from further south around Burringham Lane.

## 5.0 LANDSCAPE PROPOSALS

### Introduction

- 5.1 The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. The landscape components of the scheme are an important integral part of the proposals.

### Green Infrastructure (GI) Objectives and Landscape Design Proposals

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to assimilate development in to the receiving landscape and reflect existing strategies and guidelines set out within published landscape character. In summary, objectives include:

- In line with the Flat Drained Farmland LCT, the landscape to the west of the development site should include hedgerows and occasional tree planting to reinforce character. However, planting shouldn't negatively impact the open characteristics across the minor road network of the area. In particular, avoid new planting along lane margins, which would impact on the landscape's generally open character;
- To the east of the site, for example around the access linking to Scotter Road, consider opportunities to soften development with tree planting that reinforces tree cover and the wooded character of the area - in-line with the Wooded Springline Farmland LCT;
- Provide mitigation hedgerow planting to compensate for hedgerow removal. Use planting to help distinguish between accessible open space and habitat areas that should be subject to minimal human disturbance;
- Provide a new comprehensive network of ditches within the site's GI to mitigate for ditch removals. Avoid human disturbance within these new habitat areas and establish surrounding grassland habitats that are suitable for protected species known to be present locally. Avoid structural planting that would create shade.

### Landscape Management

- 5.3 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

## 6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

### Landscape Effects

#### Construction

- 6.2 Throughout the course of the construction process, the approaches and methodologies adopted will seek to avoid or minimise any unnecessary effects upon the landscape and surrounding visual receptors. Managed and controlled site activities and the application of good practices throughout the construction process will seek to minimise the potential adverse effects arising from construction. This will include the protection of all trees and vegetation to be conserved in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction- Recommendations).
- 6.3 Construction effects are considered with reference to the published landscape character assessments, local landscape character and site-specific landscape features as set out in more detail within Appendix B.
- 6.4 The construction of the scheme will give rise to short term direct and indirect landscape effects resulting from alterations to the landscape. Operations will be phased over a planned timeframe, and as such the overall impact of construction will vary and the duration of the resulting landscape effects will be short term, transitional and temporary.
- 6.5 In general, assessed landscape construction effect increase as a result of the gradual increase in magnitude of change relative to the scale of each character area from a national to county/district level.
- 6.6 Construction effects on National Character Area 39 Humberhead Levels and 45 Northern Lincolnshire Edge with Coversands will be temporary and Negligible. Effects on Character Areas and Types identified by North Lincolnshire Council will be temporary and Minor adverse for the Trent Levels Landscape Character Area (LCAR) and Flat Drained Farmland Landscape Character Type (LCT). Effects on the Wooded Springline Farmland LCT will be Negligible.
- 6.7 The area identified as Brumby Common, at pages 24 and 25 of the Lincolnshire Lakes Strategic Design Guide is broadly similar in scale and extent to the Site and its immediate context, which is considered below. Landscape effects on Brumby Common Area will be Moderate Adverse during construction.
- 6.8 The character of the Site itself and its immediate context (as described earlier in this appraisal) will change markedly during the construction period. Arable farmland will be replaced with extensive construction activities, which will result in a Moderate Adverse temporary effect on the landscape of the Site and its immediate context. This overall level of construction landscape effect is temporary and not unusual for a development of this nature when considered at this landscape scale. The strong presence of tree cover and woodland within the immediate and context, will contain the works to an extent and minimise intervisibility.

#### Operation (following Completion)

- 6.9 Effects on National Character Area 39 Humberhead Levels and 45 Northern Lincolnshire Edge with Coversands will remain Negligible at completion and year 15.
- 6.10 Effects on Character Areas and Types identified by North Lincolnshire Council will be temporary and Minor adverse at completion for the Trent Levels LCAR and Flat Drained Farmland LCT. Development can support the aims set out with the respective Landscape Strategies and specific landscape guideline relating to landscape structure and planting, whilst seeking to maintaining a degree of openness where possible within the green infrastructure buffers. This positive change will become more evident as planting and habitats mature and will provide beneficial landscape effects to weigh against adverse effects of losing arable farmland and urbanising a minor edge of the LCAR and LCT. Effects will reduce to become Negligible by year 15. Effects on the Wooded Springline Farmland LCT will be Negligible at completion and year 15 as change relates to a minor portion of the LCT that either comprises solely arable land that falls in close proximity to the settlement edge or is in use already as adopted highway.
- 6.11 Landscape effects on the Brumby Common Area identified in the Lincolnshire Lakes Strategic Design Guide will be Moderate Adverse at completion. Characteristic features around the peripheries of the development would be retained, including plantations, woodlands and lakes. Mitigation tree, shrub and hedge planting around areas of built form, along with contrasting areas of open wetland habitat with sparse tree cover to the west of the proposals, would help to mitigate effects in the longer term by reinforcing existing characteristics. By year 15 landscape effects are anticipated to be Moderate / Minor adverse.
- 6.12 Effects on the character of the Site and its immediate context would be similar to those for the Brumby Common Area. Development would lead to the loss of arable farmland, which will be replaced by new housing and green infrastructure. Housing is not out of character given the Site's edge of settlement location. Characteristic features in the context of the development would be retained, including plantations, woodlands and lakes that are evident and provide containment to the north and east. Mitigation tree, shrub and hedge planting around areas of built form, along with contrasting areas of open wetland habitat with sparse tree cover to the west of the proposals, would help to mitigate effects in the longer term by reinforcing existing landscape characteristics. Landscape effects would be Moderate Adverse at completion and would reduce to Moderate / Minor adverse by year 15 as planting and habitats mature.

## **Visual Effects**

### **Zone of Theoretical Visibility (ZTV)**

- 6.13 The ZTV (Figure 7) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The ZTV is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.14 A computer modelled ZTV for the proposed development was prepared based upon digital surface model (DSM) data and proposed building heights, which factor in development platform creation and land raising where required. This data takes into account the visual 'screening' provided by buildings, trees, hedgerows and other features.

- 6.15 The ZTV of the proposed development is quickly contained to the north and east by woodland. The M181, woodland blocks west of the site and Burringham Road to the south contain the VE in places, elsewhere it washes over flat farmland. There could be some limited locations (beyond the extent of the ZTV shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the ZTV that would not experience any views to the resultant development.
- 6.16 Analysis shows that the immediate context of the development is relatively sparsely populated and poorly served by PRow, as such there are few higher sensitivity receptors with clear or close views of the development. Receptors in closer proximity to the development typically comprise users of the adjacent motorway, roads and lanes, which are lower sensitivity receptors. Lower visual sensitivity and/or a limited ZTV, will inevitably lead to lower levels of visual effect overall.

### **Construction**

- 6.17 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management will seek to ensure that the potential visual effects are minimised during the construction phase. It is anticipated that the construction working methods will adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.
- 6.18 Retained woodland, trees and hedgerows around the Site boundaries will be protected in accordance with BS5837 (Trees in relation to construction). Protection methods will be implemented prior to the commencement of construction work. The removal of any vegetation within the Site will be undertaken outside the bird nesting season (or if unavoidable, will be inspected prior to removal by a suitably qualified ecologist and only removed following confirmation that there are no nesting birds present). Retained vegetation will help to contain and mitigate views where vegetation plays a role at present.
- 6.19 With the exception of three receptors that fall to the south of the Site (residents of Parkland's Park Homes (A2), residents off Burringham Road & Carisbrooke Manor Lane (A3), and users of Burringham Road), effects arising during the construction phase will not be greater than those occurring during the operational phases. Effects on the two residential receptors and a road receptor have potential to be greater during construction phases than operational phases as the southern portion of the site area is proposed to be worked as Borrow Pits, where material is excavated and redistributed to the northern portion of the site where new housing is proposed. During construction, the residential receptors identified will observe construction plant activity and vehicle movements associated with these earthworks. Once the construction phase is complete the southern portion of the site will look similar to its present baseline state as excavation areas will be filled in and returned to arable farmland.
- 6.20 The construction phase is transitory in nature and occurs over a short time frame, therefore construction effects will not present long-term harm.
- 6.21 Visual effects during construction will Major/ moderate adverse where users of Brumby Common Lane (C2) pass directly through the site. This is the only identified receptor that experiences visual effects that are greater than moderate adverse during any phase of development. Construction effects on residents of Parkland's Park Homes (A2) would be Moderate/ Minor adverse overall. Construction effects on residents off Burringham Road &

Carisbrooke Manor Lane (A3) will be Minor adverse. Users of M181/ A1077(M) (C1) and Burringham Road (C3) will be Minor adverse during construction. Train users on the Cleethorpes to Manchester line (C4) will experience construction effects that are Minor adverse/ Negligible. Effects on other visual receptors identified in this appraisal, and not mentioned above, will be no greater than Negligible during construction.

### **Operation (following Completion)**

6.22 The following provides a summary of the visual effects assessment included at Appendix C.

#### Residential Properties and Settlement

6.23 A small number of Scunthorpe residents on west facing slopes (A1) may observe distant views of a new roofscape beyond established foreground settlement and woodland, however the horizon and wider panorama in distant views will be unaffected. For residents close to the Scotter Road access, highway changes will be minor relative to the existing large, multi-arm junction. Visual effects at completion and year 15 will be Negligible.

6.24 For a small number of residents along the western edge of Parkland's Park Homes (A2), new built form will be c.480m from their curtilage. All views of built form will fall at an oblique angle and beyond a hedged boundary. Parts of the development closest to receptors will feature fully remediated Borrow Pits. These will be imperceptible having been returned to use as arable farmland. Effects on residents will be Minor adverse at completion and Minor adverse/ Negligible at year 15.

6.25 Residents off Burringham Road & Carisbrooke Manor Lane (A3) are located approximately 1Km from Brumby Common Lane, which defines the southern edge of new built form. For many receptors closer to Burringham Road, views are filtered by foreground vegetation and existing built form. As with receptor A2, parts of the development closest to receptors will feature fully remediated Borrow Pits. These will be imperceptible having been returned to use as arable farmland. Visual effects for receptors will be Negligible at completion and year 15.

6.26 Residents of Burringham and east bank of the Trent (A4) are unlikely to notice visual changes as a result of development due to distance, intervening pockets of vegetation and the flat nature of landform. Visual effects will be Negligible at completion and year 15.

#### Public Rights of Way (PROW) and Other Footpaths etc

6.27 Users of PROW 181 (B1) fall between 1.8Km and 2.2Km from the Site boundary and proposed development. Vegetation in the foreground of the route is sparse, but layers of vegetation in the wider landscape to the east, combine with the flat landform to limit visibility of the proposals. For walkers heading east, the Lincolnshire Edge will continue to define the horizon and any glimpses of new development will fall amidst lower lying woodland and will not have a notable impact on views, leading to Negligible effects at completion and year 15.

6.28 Much of the Ridgeway and National Cycle Network route (B2) features a woodland context to its western edge, which limits opportunities for elevated views in the direction of the proposed development. Any glimpsed opportunities fall at a tangent to the direction of travel and provide a brief panoramic view across the Trent Valley. The site is contained by woodland around its northern and eastern edges, making the proposed development largely imperceptible for users of this route. Effects will be Negligible at completion and year 15.

#### Roads & Transport Users

- 6.29 Road users within and around the context of the site generally have opportunities for the clearest views of proposed development due to proximity to the proposals and breaks in vegetation, or absence of roadside vegetation (openness is a characteristic of the smaller lanes).
- 6.30 Users of M181/ A1077(M) (C1) pass the western Site boundary. Breaks in vegetation along the motorway boundary, particularly where the new roundabout access has been formed, will allow clear views of the completed development. Visual effects on receptors will be Minor adverse at completion. The western edge of the development site is a tapered buffer of green infrastructure. Whilst this will not screen development in the longer term, hedges and specimen trees will mature to filter and soften views of new built form, particularly around the roundabout access that is presently more open. Areas of wetland GI to the north-western corner of the proposals will continue to have openness, however, adjacent views from the motorway will continue to be filtered by existing bounding vegetation. The colour and material finish of built form will weather and soften over time and the combination of these changes and landscape mitigation will lead to Negligible visual effects for receptors by year 15.
- 6.31 Whilst no works are proposed directly on Brumby Common Lane (C2), approximately 675m of the lane will feature a new footway/ cycleway provision to the north of the lane, along with a narrow green verge to housing plots and local centre uses. Development in proximity to this lane, will urbanise and formalise it compared to its present rural and informal character. Views northward across arable land towards blocks of woodland will be replaced by a new settlement edge. Visual changes to the south of the lane will be limited from completion onwards as the land for Borrow Pits will be fully remediated and returned to use as arable farmland.
- 6.32 Awareness of change, from more distant sections of Brumby Common Lane, will reduce with distance. Overall effects at completion will primarily be driven by changes that fall adjacent to sections of the lane and will be Major/ moderate adverse. Views will remain largely unchanged by year 15 as minimal mitigation planting is proposed in order to maintain openness. Built form colour and material finish will weather and soften over time, on-plot planting within gardens also has the potential to soften views and these factors will reduce visual effects slightly from locations adjacent to development. Views from the wider approaches will continue to either be contained by existing planting or will soften in time, due to planting within western buffers and areas of open space. Visual effects for receptors will be Moderate adverse at year 15.
- 6.33 Users of Burringham Road (C3) will experience views of new development, where intervening land is open and clear. New housing will be visible in the distance, beyond land formerly worked as Borrow Pits during construction but returned to arable farmland from completion onward. New housing and development will sit in the foreground of woodland that currently contains longer distance views. Development will constitute a minor component of wider views that are achievable from a road that itself leads towards the settlement edge of Scunthorpe. Development will not lead to notable visual changes, with overall effects at completion judged to be Minor adverse/ Negligible. Built form colour and material finish will weather and soften over time, reducing visual effects slightly to Negligible overall.
- 6.34 Train users on Cleethorpes to Manchester line (C4) travelling from Scunthorpe station westward will have limited awareness of the development. Those heading east towards Scunthorpe, with a window seat, will have opportunities for views towards the north-western portions of the development – the wider development will not be discernible. Views of new built

form will be fleeting as they are observed at speed and will only occupy a minor portion of wider views south that are achievable across the Trent Valley. Effects at completion will be Minor adverse/ Negligible. Landscape buffers to the north-west of the development will soften views and reduce visual effects in time as vegetation matures and the material colour and finish of built form weathers and softens slightly. Effects at year 15 will be Negligible.

### **Night-time Visual Effects**

- 6.35 As illustrated by photo viewpoints 6 and 9, the western edge of the site and proposed development is fringed by the M181/ A1077(M) which is illuminated by tall lighting columns associated with the recently implemented roundabouts. To the east, settlement influences rise up along the Lincolnshire Edge making the edge of Scunthorpe visible in places. Existing lighting impacts will be evident in views and those along the M181 and A1077(M) will be particularly noticeable given the tall height and closely spaced nature of the lighting columns.

### **Cumulative Effects**

- 6.36 The proposals assessed within this LVIA are part of the wider, planned development at Lincolnshire Lakes and have been developed in-line with the overarching strategy set out in the Lincolnshire Lakes Area Action Plan, the Framework plan shown under Policy SSA2: Villages 1 and 2 and Lake 1, and guidance outlined in the Strategic Design Guide.
- 6.37 The planning situation covering the site and its immediate context has become complicated over time as some of the planning consents for phases of Lincolnshire Lakes have been achieved but then left to lapse. Other consents, including full consent for highway works along the M181, are either close to completion or remain valid but are yet to be implemented. No new housing has been delivered at Lincolnshire Lakes yet.
- 6.38 The site is located in a north-eastern corner of the Lincolnshire Lakes Action Plan Area, it is bound to the north and east by woodland. Should wider phases within the Lincolnshire Lakes Area come forward as intended, the wider phases will provide containment to the Site's western and southern edges. This will visually contain the site.
- 6.39 As noted, the development proposals fit within the overarching framework for Lincolnshire Lakes and whilst wider development within the Lincolnshire Lakes Action Plan Area has the potential to generate cumulative landscape and visual effects in combination with the development assessed, the principle for development and growth is planned.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Landscape and Visual Appraisal (LVIA) has been carried out for Planning Application 1 at Lincolnshire Lakes (North) by FPCR Environment and Design Ltd (FPCR). The purpose of this LVIA study is to provide an assessment of the likely landscape and visual effects of the proposed development.
- 7.2 Figures 1 and 2 show the location and context of the site. The site comprises flat, arable farmland to the east of Scunthorpe, North Lincolnshire and to the immediate west of the M181/A1077(M).
- 7.3 The proposed development is a Hybrid Planning Application seeking full planning for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a foul pumping station, earthworks and 'off-plot' drainage, ecological and associated landscaping and infrastructure works. Outline planning, with all matters reserved, is sought for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works.
- 7.4 This LVIA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.
- 7.5 The proposed development forms a sub-phase with Village 1 as shown on the wider Lincolnshire Lakes masterplan and 'Policies Map' shown on page 34 of the Lincolnshire Lakes Area Action Plan (LLAAP, 2016). The proposals follow the broad guidelines set out within the LLAAP, and include green space around the village and green linkages (Brumby Common Lane) that with connect key destinations.

### Summary of landscape effects

- 7.6 The site lies within Natural England's National Character Area (NCA) 39 'Humberhead Levels', and the Trent Levels Landscape Character Area and Flat Drained Farmland Landscape Character Type (LCT) as identified by the North Lincolnshire Landscape Character Assessment. A minor portion of the site's eastern access falls within the Wooded Springline Farmland LCT.
- 7.7 The site, its immediate context and wider study area are not subject to landscape designations relating to landscape quality. The site itself exhibits limited landscape features. Tree cover is absent and hedgerows do not impart a notable presence. Having appraised a broad range of factors in-line with Landscape Institute (LI) Technical Guidance Note (TGN) 02-21, it is judged that the site and the immediate landscape is of medium landscape value.
- 7.8 Construction effects on National Character Areas and Character Areas and Types identified by North Lincolnshire Council will be temporary and Negligible. Landscape effects remain Negligible at completion and year 15.
- 7.9 Landscape effects on both the Brumby Common Area (identified at pages 24 and 25 of the Lincolnshire Lakes Strategic Design Guide) and the 'Site and its immediate context' will be Moderate Adverse during construction. This overall level of construction landscape effect is temporary and not unusual for a development of this nature when considered at this landscape scale. Effects at completion would remain Moderate adverse, reducing to Moderate/ Minor adverse at year 15 as planting and habitats mature.

Summary of visual effects

- 7.10 The immediate context of the development is relatively sparsely populated and poorly served by Public Rights of Way, as such there are few higher sensitivity receptors with clear or close views of the development. Receptors in closer proximity to the development typically comprise users of the adjacent motorway, roads and lanes, which are lower sensitivity receptors
- 7.11 With the exception of three receptors that fall to the south of the Site (residents of Parkland's Park Homes (A2), residents off Burringham Road & Carisbrooke Manor Lane (A3), and users of Burringham Road (C3)), effects arising during the construction phase will not be greater than those occurring during the operational phases.
- 7.12 Visual effects during construction and at completion will be Major/ moderate adverse where users of Brumby Common Lane (C2) pass directly through the site. Visual effects for users of this lane will reduce to Moderate adverse at year 15. This is the only identified receptor that experiences visual effects that are greater than moderate adverse during any phase of development.
- 7.13 Effects on residents of Parkland's Park Homes (A2) would be Moderate/ Minor adverse overall at construction, Minor adverse at completion and Minor adverse/ Negligible at year 15. Effects on residents off Burringham Road & Carisbrooke Manor Lane (A3) will be Minor adverse during construction, reducing to Negligible at completion and year 15.
- 7.14 Users of M181/ A1077(M) (C1) will experience Minor adverse effects during construction and at completion, reducing to Negligible by year 15. Users of Burringham Road (C3) will experience Minor adverse effects during construction, Minor adverse/ Negligible at completion, reducing to Negligible by year 15. Train users on the Cleethorpes to Manchester line (C4) will experience effects that are Minor adverse/ Negligible at construction and completion, and Negligible at year 15.
- 7.15 Effects on other visual receptors identified in this appraisal, and not mentioned above, will be no greater than Negligible during construction, completion and at year 15. This includes: Scunthorpe residents on west facing slopes; Residents of Burringham and east bank of the Trent; Users of PRoW 180, 181 and the Ridgeway National Cycle Route 169 to the east; users of the M180; Residents, road users and PRoW users at Guinness, and; Users of Ashby Decoy Golf Course.

Conclusion

- 7.16 The proposals assessed within this LVIA are part of the wider, planned development at Lincolnshire Lakes and have been developed in-line with the overarching strategy set out in the Lincolnshire Lakes Area Action Plan, the Framework plan shown under Policy SSA2: Villages 1 and 2 and Lake 1, and guidance outlined in the Strategic Design Guide.
- 7.17 This appraisal identifies that the Proposed Development can be successfully incorporated without notable long-term effects on landscape and visual receptors identified within the Site. its immediate context and wider study area.

## Appendix A

### Landscape and Visual Appraisal – Methodology and Assessment Criteria

#### Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVIA) undertaken for the proposed development is detailed in the LVIA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

#### Landscape

##### Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

### Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

### **Magnitude of Landscape Effects**

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

## Visual

### Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

#### Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

#### Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

**Magnitude of Visual Effects**

1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

**Level of Effect**

1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<b>National Landscape Character</b>									
Natural England, National Character Area Profile (NCA) 39 Humberhead Levels	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The proposed development comprises a very small part of this extensive NCA. It will extend the built form of the adjacent settlement edge, but incorporates a proposed green infrastructure strategy with mitigation planting as per the Development Framework Plan to integrate the urban edge with the surrounding landscape.	Negligible	Negligible	Negligible
NCA 45 Northern Lincolnshire Edge with Coversands	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Aspects of the proposed development, that fall within this NCA, comprise the access with Brumby Common Lane, Scotter Road and West Common Lane. The access falls within the existing urban area. The wider NCA falls beyond the urban extent of Scunthorpe to the east, north and south, beyond the scarp slope that forms the Lincolnshire Edge. As such effects are largely indirect and negligible.	Negligible	Negligible	Negligible
<b>Landscape Character Assessment (LCA): County/District</b>									
North Lincolnshire Council - Landscape Character Trent Levels Landscape Character Area (LCAR)	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low Negligible	No	Trent Levels LCAR covers a large tract of land west of the Scunthorpe urban area, covering the Trent valley and extending across the Isle of Axholme. The descriptions and key characteristics identified in the assessment are broadly representative of the characteristic present within the site and it's immediate context.  Development will replace agricultural land and some of the drainage ditches with built form, serving infrastructure and green infrastructure. Other characteristic features will be retained. Tree planting around the development will help to meet the aims of the landscape strategy for this LCAR, and will restore features that have become lost to agricultural intensification. This will provide beneficial effects to weigh against adverse effects.	Minor adverse	Minor adverse	Negligible
Trent Levels Landscape Character Types (LCT) - Flat Drained Farmland	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low Negligible	No	A large LCT within the Trent Levels LCAR. The descriptions and key characteristics identified in the assessment are broadly representative of the characteristic present within the site and it's immediate context to the west.  Development can support the aims set out with the Landscape Strategy for this LCT specific landscape guideline relating to landscape structure and	Minor adverse	Minor adverse	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						planting, whilst maintaining a degree of openness where possible within the green infrastructure buffers.			
Wooded Springline Farmland	Medium	Medium	Medium	Construction: Low Negligible  Completion: Low Negligible  Year 15: Negligible	No	A small and linear LCT that sits along the foot of the Lincolnshire Edge. A key characteristic of this LCT is the contrasting change from woodland to arable farmland. This is evident to the eastern margins of the site which falls within the LCT. Most of the site falls within the Flat Drained Farmland.  Changes, brought about by development, will include the loss of arable farmland. Woodland edges and blocks of woodland (internally within the site) will be retained and accommodated within the green infrastructure of the proposals.	Negligible	Negligible	Negligible
Lincolnshire Lakes Strategic Design Guide  Brumby Common	Medium	Medium	Medium	Construction: High/ Medium  Completion: High/ Medium  Year 15: Medium / Low	No	The Brumby Common area identified in the LLSDG comprises broadly the same physical extent as is considered below for the 'Site and Immediate Context' and is not notably larger than the site boundary itself.  Due to the scale of the site in relation to this area, development would lead to notable landscape changes with the loss of arable farmland and some drainage ditches and replacement with residential and supporting mixed-use development and a new arrangement of green infrastructure and habitats.  Characteristic features around the peripheries of the development would be retained, including plantations, woodlands and lakes. Mitigation tree, shrub and hedge planting around areas of built form, along with contrasting areas of open wetland habitat with sparse tree cover to the west of the proposals, would help to mitigate effects in the longer term by reinforcing existing characteristics.	Moderate adverse	Moderate adverse	Moderate / Minor adverse
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium/ Low	Medium	Medium	Construction: High/ Medium  Completion: High/ Medium  Year 15: Medium / Low	No	The site is not much smaller than when considering the site and its immediate context. As such, development would lead to notable landscape changes due to the loss of arable farmland and some drainage ditches and replacement with residential and supporting mixed-use development and a new arrangement of green infrastructure and habitats.  Characteristic features in the context of the development would be retained, including plantations, woodlands and lakes that are evident and provide containment to the north and east. Mitigation tree, shrub and hedge planting around areas of built form, along with contrasting areas of open wetland habitat with sparse tree cover to the west of the proposals, would help to mitigate effects in the longer term by reinforcing existing characteristics.	Moderate adverse	Moderate adverse	Moderate / Minor adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A1	Scunthorpe residents on west facing slopes  (estimate less than 40 dwellings) VP2, 3, 4	Medium	Medium	Medium	Varies considerably 25m – 1.7Km	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Due to sloping landform and dense areas of settlement, views will be most likely from first floor windows. Ground floor views cannot be ruled out but unlikely.  West Common Lane and Bristol Road residents may notice junction minor changes with Scotter Road. Distant views for residents along the ridge limited to a small number of residents with open space or open gardens to their west, such as Bridges Road, Merlin Road, parts of Belvedere Drive and Glover Road. Winter views more likely due to vegetation screening. Views glimpsed and only affecting a minor, oblique portion of views.  Highway changes minor relative to the existing large, multi-arm junction. Distant views experience a roofscape of existing settlement to the west. Horizon in distant views unaffected.  Effects relate only to number of receptors identified all others will have negligible effects.	Negligible	Negligible	Negligible
A2	Residents of Parkland's Park Homes  (10 residents backing/side-on to the direction of the site. Sarah's Walk, Westfield Road & New Road) VP10	Medium	Medium	Medium	Range 260m - 480m	Partial to glimpse	Permanent	Construction: Medium/ Low Completion: Low Year 15: Low/ Negligible	Residents away from the western edge of the Park Home site will have no visibility of proposals. Park Home site is generally well contained by woodland, vegetation and densely arranged home plots.  Construction phase likely to be most visible due to plant movement and proximity to receptors. Closest parts of the development site are land for borrow pit working (N.B. workings will involve the removal of material to deposit elsewhere within the development to consolidate ground prior to implementing buildings and roads). At the end of the construction phase Borrow Pits will be filled in and returned to arable farmland.  From completion onwards built form will be c.480m away from receptors, at an oblique angle and beyond a hedged boundary. Receptors views are from ground floor only as Park Homes have no upper floors. Effects relate only to a small number of	Moderate/ Minor adverse	Minor adverse	Minor adverse/ Negligible

									receptors identified along the western edge - all others will have negligible visual effects across all phases.			
<b>A3</b>	Residents off Burringham Road & Carisbrooke Manor Lane  (c.4 dwellings plus care home and hospice)  VP5	Medium/ High	Medium	Medium/ High	Varies from 5m to 525m+	Patial to Full	Permanent	Construction: Low Completion: Negligible Year 15: Negligible	Residents furthest north off Carisbrooke Manor Lane share a hedged boundary with the site proposed for Borrow Pits. Views likely to be full from house and curtilage for this specific residential receptor.  Residents at Warp Farm have potential for full but distant views, with land for Borrow Pits c.500m and land for built form 1.2Km.  Residents around Carisbrooke Manor likely to have views filtered by foreground vegetation and existing built form to their north.  Closest part of the site to all receptors is land for Borrow Pits. All new built form and development falls north of Brumby Common Lane. Visual changes will be most notable during construction when Borrow Pits are worked, but quickly become negligible during operational phases from completion onward when the Borrow Pit land is filled in and returned to use as arable farmland.	Minor adverse	Negligible	Negligible
<b>A4</b>	Residents of Burringham and east bank of the Trent  VP7, 8	Medium	Medium	Medium	c.2.2Km	Glimpse to None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Views typically open and arable where clear from first floor windows and above. Distant intervening features in views include M181 with vegetated margins and woodland around Nuddock Wood Lake.  Due to distance and the flat nature of landform, receptors are unlikely to notice visual changes as a result of development. Distance and vegetation around the M181 likely to filter views. Horizon unaffected as receptors look towards the varied and well-treed Lincolnshire Edge rising above the site.	Negligible	Negligible	Negligible
<b>B1</b>	Users of PRow 181  VP8	Medium	Medium	Medium	c.1.8Km to 2.2Km	Glimpse to None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	PRow receptors similar to A4 residents of Burringham but ground level view s only.  Route is c.490m in length connecting High Street (informal walking routes atop the River Trent eastern flood embankment) and Brumby Common Lane. Route terminates to the east next to a small copse of trees which restricts visibility east.  Lincolnshire Edge forms a skyline and pylons and high-rise flats close to the ridge at Bridges Road form visual detractors and focal points.	Negligible	Negligible	Negligible
<b>B2</b>	Users of Ridgeway and National Cycle Route 169  VP4	Medium/ Low	Medium	Medium	Range 750m at closest point up to 1.9Km	Glimpse to None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Not a scenic route per se but provides a function, traffic-free linkage along the ridge. Used for recreation and to link parkland such as Manor Park and Central Park.  Much of this route features a woodland context to the west i.e. north of Manor Park and west of John Leggott College and North Lindsay College leading to the A18 Kingsway.  Limited opportunities for views west, which falls at a tangent to the direction of travel.	Negligible	Negligible	Negligible
<b>C1</b>	Users of M181 / A1077(M)	Low	Medium	Medium/ Low	0m	Partial	Permanent	Construction: Low Completion: Low	South bound carriageway fringed by vegetation restricting views east for much of the route. Notable gaps/ breaks to the northwest corner of the site,	Minor adverse	Minor adverse	Negligible

	VP6, 9							Year 15: Low/ Negligible	<p>around the new roundabout infrastructure, and south of the Brumby Common Lane road bridge.</p> <p>Portions of the site south of Brumby Common Lane will be worked as Borrow Pits. As such, they will be subject to disturbance during construction but then infilled and returned to arable farmland during operational phases.</p> <p>Western portions of the site (north of Brumby Common Lane) are GI and wetland habitat. Receptors will look across planted buffer towards new built form some 135m – 190m away from the M181/ A1077(M). Planting and buffers along this edge will not ultimately form a screen but will mature in time to filter views and soften and visual effects of new built form.</p>			
<b>C2</b>	Users of Brumby Common Lane VP1, 3, 8, 9	Medium	Medium	Medium	0m	Full	Permanent	<p>Construction: High Completion: High Year 15: High/ Medium</p>	<p>Brumby Common Lane passes through the site and is typically open with limited edge definition or vegetation. Views will be full when adjacent or passing through the site, but quickly become negligible to the east (woodland screening, see VP3) and to the west beyond the M181/ A1077(M) due to vegetation along the motorway and around Nuddock Wood Lakes (see VP8).</p> <p>To the south of the lane is land to be worked as Borrow Pits. They will be subject to disturbance during construction but then infilled and returned to arable farmland during operational phases. Visual changes will be limited from completion.</p> <p>To the north, changes will be more pronounced. To the immediate north of the lane (approximately 675m of the lane) new footway/ cycleway provision and a narrow green verge to housing plots and local centre uses will be implemented. The lane itself will not be subject to works or direct changes. However, development will urbanise and formalise this section of the lane, which is presently rural and informal in character.</p> <p>Views to the north will also be possible from the bridge over the M181/ A1077(M), although vegetated embankments limit views to fleeting glimpses and any views of new built form will look across landscape buffers and GI.</p> <p>Views from the northern edge of Brumby Common Lane will remain largely unchanged by year 15 as minimal mitigation planting is proposed. Built form colour and material finish will weather and soften over time, reducing visual effects slightly from locations adjacent to development. Views from the wider approaches will continue to soften in time, due to planting within buffers and areas of open space.</p>	Major/ moderate adverse	Major/ moderate adverse	Moderate adverse
<b>C3</b>	Users of Burringham Road VP5, 6	Medium	Medium	Medium	480m to southern Site boundary at closest point and 1.15Km to portions of the site delivering new built form.	Partial to Full	Permanent	<p>Construction: Low Completion: Low/ Negligible Year 15: Negligible</p>	<p>C.460m section of road (east of the M181 bridge) allows views to the north in the direction of the site. Views look across large, open arable fields that are outside the site boundary. Site falls at a tangent to the direction of travel. To the west of the M181 views are increasingly distant and filtered by layers of intervening vegetation.</p>	Minor adverse	Minor adverse/ Negligible	Negligible

									<p>Elevated views to the north will also be possible from the bridge over the M181, although vegetated embankments limit views to allow only a fleeting glimpse whilst crossing the bride.</p> <p>With development, and where views are clear, new housing will be visible in the distance, beyond land for Borrow Pits and in the foreground of woodland that currently contains longer distance views. Borrow Pits will be imperceptible from completion onward as they will be filled in and returned to use as arable farmland. Effects primarily relate to the creation and operation of built form.</p> <p>The proposal will constitute a minor component of wider views from a route leading towards the settlement edge of Scunthorpe. Development will not lead to a notable visual changes.</p> <p>Built form colour and material finish will weather and soften over time, reducing visual effects slightly.</p>			
<b>C4</b>	<p>Train users on Cleethorpes to Manchester line</p> <p>No representative Viewpoint</p>	Medium/ Low	Medium	Medium/ Low	800m	Partial	Permanent	<p>Construction: Low/ Negligible</p> <p>Completion: Low/ Negligible</p> <p>Year 15: Negligible</p>	<p>The railway line sits atop an embankment that begins at Keadby and ensures a gradual gradient up the Lincolnshire Edge. The northern edge is mostly wooded, views south are more open.</p> <p>Rail users travelling from Scunthorpe station westward will have limited awareness of the development. The line to the north and north-east of the site is flanked by vegetation and intervening woodland. Only when the line passes west of the M181/ A1077(M) do views open up notably.</p> <p>Users heading east towards Scunthorpe will have opportunities for views of the north-western portions of the development – the wider development will not be discernible. Views of new development will look across landscape buffers. These will reduce visual effects in time as vegetation matures.</p>	Minor adverse/ Negligible	Minor adverse/ Negligible	Negligible
<p>Due to screening the following receptors are not covered: users of the M180; Residents, road users and ProW users at Guinness; users of PRoW 180, and; Ashby Decoy Golf Course Users</p>												

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