

Lindum Group Limited

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Landscape and Visual Statement
Proposed Residential Development on Land
off Torgate Lane, Bassingham

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1. INTRODUCTION AND BACKGROUND

- 1.1. This Landscape and Visual Statement (LVS) has been prepared by the Robert Doughty Consultancy Limited on behalf of Lindum Group Limited to accompany a planning application by the Longhurst Group for a residential development on land off Torgate Lane, Bassingham, Lincolnshire as shown on the Site Plan JV-181-02.
- 1.2. In terms of its more immediate setting, the application site is situated on the south eastern edge of the settlement of Bassingham with existing housing associated with Vasey Close immediately to the north. Newark Road and High Street form the central spine to the village with more extensive residential areas associated with High Street, Lincoln Road, Croft Lane and Eastgate to the north. The village extends to the south west beyond the Bassingham Care Centre complex with a further area of residential development at the southern most end of the settlement off Newark Road and Carlton Road.
- 1.3. It is intended that the application site will be directly accessed off Vasey Close providing a direct connection to the settlement of Bassingham and access to the A46 and Newark-On-Trent and Lincoln to the north west and the A607 and Sleaford to the east.
- 1.4. The built form associated with the settlement of Bassingham is varied in nature with considerable differences in scale, appearance and style with a change in character from the older historic core to more modern development around the periphery of the settlement. The village planform is similar to that which distinguishes many other 'Vale' settlements, comprising an irregular north-south, east-west grid street pattern, interconnected with a network of lanes and with no clearly defined central feature.
- 1.5. The application, solely consisting of residential housing, has been designed with the intention of providing 23 units of timber frame construction in scale with the surrounding area.

2. SITE DESCRIPTION

2.1. The 1.81 acre application site (Figure 1) lies in the North Kesteven District, approximately 13km south west of the city of Lincoln in a generally flat, fertile farmland area known as the Witham and Brant Vale. Evolving from a modest agricultural settlement the western boundary of the medium sized village of Bassingham is defined by the River Witham, with the settlement located on the slightly higher eastern bank. Newark-On-Trent is located approximately 12.5km to the south west and the town of Sleaford lies approximately 20km to the south east. The Southern Lincolnshire Edge elevated escarpment villages of Wellingore, Navenby, Boothby Graffoe, Coleby and Harmston are located approximate 6.0 – 7.5km to the east. It is intended that access to the site will be afforded directly off Vasey Close, the rear gardens to the properties associated with southern boundary of the existing development forming the northern boundary of the application site. An established managed hedgerow defines the eastern boundary of the proposed development whilst the western and southern boundaries of the application site are currently undefined. The site itself and the land to the east, south and west comprises agricultural land. Generally the application site is flat and whilst the site extends into open countryside, the presence of residential development forming Vasey Close imparts a distinct urban edge character to the site's locality.



Figure 1 – Application Site (outlined in red)

2.2. The application site is held under single ownership.

3. DEVELOPMENT PROPOSALS

- 3.1. The application proposal for housing development on land off Torgate Lane, Bassingham, Lincolnshire is informed by various documents including a topographical survey, Arboricultural Assessment and accompanying Ecological Appraisal.
- 3.2. The proposed development is intended to provide 23 units of timber frame construction in scale with the surrounding area and adhering to the vernacular of the residential development located on Vasey Close.
- 3.3. The application proposals provide a range of dwelling types the vast majority of the house types being 2 and 3 bed units with a small minority being 1 bed units. The mainstream delivery format of these units will mostly be semi-detached or bungalow with one terrace block. The mix of this proposed scheme has been based on the need identified by the Housing Needs Survey.
- 3.4. The development proposals are based upon the concept of creating a strong street scene relationship between the dwellings and the road. It is intended that areas of soft landscaping and SUDS features will form an element of openness and separation.
- 3.5. The terrace block to the north west of site is accessed via a spur road with the block orientated accordingly. This is intended to reflect the development to the direct north of site and maintain a relationship between the terrace block and the entirety of site to the east.
- 3.6. Whilst it is the applicants intention for the proposed residential scheme to have much in common with its immediate surroundings, like the majority of Bassingham, particular areas of development have their own distinctiveness. In general, the proposed development mostly features gable ended roofs with the benefit for future residents of offering more roofspace beneficial for future living.
- 3.7. The hedge defining the field boundary to the east will be retained and appropriate tree and shrub planting will be implemented as an integral part of the development to create an interesting and attractive setting acknowledging the importance of the natural environment and the edge of settlement setting.

4. OBJECTIVE, APPROACH AND METHODOLOGY

- 4.1. The purpose of this Landscape and Visual Statement (LVS) is to accompany the intended planning application for development on land off Torgate Lane, Bassingham, Lincolnshire and to examine the relationship of the proposed development with the existing landscape character and setting. It will highlight key landscape and visual matters and provide an overview of the baseline landscape and visual conditions associated with the site at a level considered appropriate and proportionate to the form of development and the intended planning application and this approach is reflected in the methodology below. It should be read in conjunction with the accompanying Landscape Strategic Constraints Plan (Drg No. 577-73_PL_LP02).
- 4.2. Whilst it is not the intention of this study to represent a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) the following landscape resources and visual receptors have been assessed in the production of the report:
- Physical landscape features and elements;
 - Landscape character; and
 - Viewpoints and associated visual receptors.
- 4.3. Notwithstanding the above, the approach and methodology used in this statement essentially incorporates digital data collection, digital data management and digital data reporting through both desktop and site appraisal and follows guidance set out in the following publications:
- Landscape Institute and Institute of Environmental Management and Assessment 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
 - An approach to Landscape Character Assessment Natural England 2014;
 - Countryside Agency and Scottish Natural Heritage (2002): Landscape Character Assessment – Guidance for England and Scotland;
 - Landscape Institute Technical Guidance Note 06/19 (September 2019) – Visual Representation of Development Proposals; and
 - Landscape Institute Technical Guidance Note 1/20 (2020) – Reviewing LVIAs and LVAs.

- 4.4. The overall approach taken in relation to the provision of an LVS for the proposed development is summarised as follows:
- Determination of the type, scope and extent of study that is proportionate the proposed development;
 - Collating baseline information for landscape and visual receptors, including completing desk study research and field work observations; and
 - Review of the proposed development and the identification of associated constraints;
- 4.5. In terms of a baseline study, the study provides a general overall understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an overview of the area in which the development may be visible, reference to receptors, and the nature of views. The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and its context.
- 4.6. 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 and a consideration of the value of the existing landscape; and
 - Combined effects of these changes.
- 4.7. Whilst the report represents an LVS and not a more detailed LVA or LVIA, in accordance with the Landscape Institute's Technical Guidance on Visual Representation of Development Proposals, a proportionate approach has been taken in selecting an appropriate Visualisation Type for the project and it has been concluded that the users of the information provided are considered to be those formally commenting on the planning application and planning officers considering the merits of an application and other consultants communicating with the landscape professional. Initial consultation with North Kesteven District Council early in 2021 highlighted concern with regard to the site's location and a danger that the proposed development would not relate

to the existing built form and would not promote a 'compact form' of development.

- 4.8. It should be noted that all Key Viewpoints referred to in the LVS represent viewpoints and receptors in the public domain and this study does not represent or include a Residential Visual Amenity Assessment (RVAA) and should not be interpreted as a consideration of such matters.
- 4.9. Information has been collated using desktop analysis and site appraisal observations in order to capture an overall comprehensive description of the baseline position for landscape and visual matters, including reference to published landscape character studies and various viewpoints from visual receptors.
- 4.10. Based upon professional opinion and for the purpose of this study, an initial study area of 2km radius from the approximate midpoint of the site was considered. However, subsequent desktop research (map study and field evaluation) and a consideration of existing landscape features and the topography of the area (likely Zone of Theoretical Visibility, ZTV) has refined this and it has been concluded, with the exception of potential views from the Southern Lincolnshire Edge escarpment, that a study area of 1km radius is appropriate in relation to the development and potential key view points and receptors. At the time of writing no specific viewpoint locations have been identified by the Local Planning Authority in their initial comments early in 2021 and professional judgement has, therefore, been used for the purpose of identifying key visual receptors for the purpose of this study.
- 4.11. An appraisal of the site was undertaken on 14th October 2021, during which representative photographs were taken for inclusion in this statement. It is recognised that at this time existing vegetation is still in full leaf and that the photographic record included in this study does not represent a worse-case winter scenario for the proposed development.
- 4.12. The desk study has identified landscape resources and features (e.g. land use, landscape character and value) relevant to the site by reference to OS maps, existing published landscape character studies and relevant planning policy guidance. This stage has also enabled the identification of potential visual receptors in the public domain such as on public rights of way (PROW), public highways or designated areas. Key viewpoints have been selected based upon the identification of potential visual receptors.

4.13. Sources of data referred to during the desk study process include:

- The National Planning Policy Framework (NPPF 2021);
- Central Lincolnshire Local Plan, Adopted April 2017;
- Bassingham Neighbourhood Plan 2016-2036, Bassingham Parish Council;
- National Character Area Profile 48, Trent and Belvoir Vales, Natural England;
- National Character Area Profile 47, Southern Lincolnshire Edge, Natural England;
- Regional Landscape Character Area Group 4A Unwooded Vales, East Midlands Regional Landscape Character Assessment, 2010;
- North Kesteven Landscape Character Assessment, September 2007;
- The Historic Character of The County of Lincolnshire, September 2011;
- Landscape Character Assessment Technical Information Note 08/2015 February 2016, Landscape Institute;
- Visual Representation of Development Proposals Technical Guidance Note 06/19 17 September 2019, Landscape Institute;
- Planning Practice Guidance;
- Aerial photography and OS base mapping of the site;
- The MAGIC Interactive website (www.magic.gov.uk);
- The National Heritage List for England (NHLE), Heritage England; and
- National Library of Scotland Historical Maps Website (maps.nls.uk).

5. LOCAL PLANNING POLICY

Local Planning Policy

- 5.1. The Development Plan for the purposes of this application is the Central Lincolnshire Local Plan, as adopted in April 2017 (the 'Local Plan'). The Plan includes planning policy for the City of Lincoln, North Kesteven District and West Lindsey over the next 20 years up until 2036. A review of the Local Plan is ongoing.
- 5.2. Based upon the nature of the development and the designations identified on the Local Plan Policies Map, the Local Plan policies considered of relevance to this proposal in the context of landscape are:
- LP17: Landscape, Townscape and Views;
 - LP20: Green Infrastructure Network; and
 - LP26: Design and Amenity.
- 5.3. Central Lincolnshire is a predominantly rural landscape and the Local Plan acknowledges that landscape character assessments developed for previous local plans have identified Areas of Great Landscape Value in the region in addition to the Lincolnshire Wolds Area of Outstanding.

Neighbourhood Development Plan

- 5.4. For the purposes of this application the Neighbourhood Development Plan of relevance is the Bassingham Neighbourhood Development Plan 2016-2036. The Plan provides a vision for the future of planning and development in the village of Bassingham and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy as required by the Localism Act. The Plan has given local people the power to decide where new housing and other new developments should go, and how the village should change.
- 5.5. The Neighbourhood Plan is a plan for the village as a whole and looks at a wide range of issues including:
- How an appropriate level of shops and services will be maintained;
 - How the planning system can help to support the establishing of more small businesses in the village;

- How walking and cycling around the village should be improved;
and,
- Encouraging Bassingham to become a 'greener' village.

6. LANDSCAPE BASELINE CONDITIONS

Topography and Landform

- 6.1. The application site is located on the southern edge of the settlement of Bassingham adjacent an existing area of residential development associated with Vasey Close. Lincoln City centre lies approximately 13km to the north east. The land is predominantly flat lying at approximately 14.5m AOD. An existing managed native hedgerow defines the eastern boundary of the application site. In the broader context, whilst the application site lies within National Character Area 48 – Trent and Belvoir Vales the land rises to the east towards National Character Area 47 – Southern Lincolnshire Edge, where an elevated escarpment associated with the Viking Way PRoW and the A607 forms a distinct cliff running north-south along the western boundary of the character area. This provides far-reaching views over the Trent and Belvoir Vales, where the landscape is characterised by low-lying topography of National Character Area – 48. The River Witham flows in a northerly direction immediately to the west of Bassingham defining the settlements western extent.

Land Use and Vegetation

- 6.2. The site is currently agricultural land that is under arable crop rotation. The site has no known previous use other than for agricultural purposes and has no distinguishing features of note. In accordance with Natural England Agricultural Land Classification, the application area is considered to be Grade 3 - Good to Moderate quality. An existing native hedgerow defines the eastern boundary of the field within which the application site is located and a margin of rank grassland/ruderal vegetation adjoins the rear garden boundary fencing of properties associated with Vasey Close to the north.

Public Access

- 6.3. No Public Rights of Way (PRoW) directly affect the application site, but a number of publicly accessible routes lie within 2km of the proposed development including public footpaths and bridleways to the west associated with the River Witham, to the south and east leading off Old Brickkiln Lane, Torgate Lane and Linga Lane and to the north around North Field Farm. A number of well publicised walking routes occur in the study area, including the Aourn and Bassingham circular walk and the historically important long distance footpath referred to as the Viking

Way, which runs north/south from the banks of the River Humber to Oakham in Rutland and partly follows the Ermine Street Roman Road. Due consideration has been given to the presence of such landscape related features in the context of selecting Key Viewpoints for the study to assess visual baseline conditions as outlined in Section 7.

Development and Transport

- 6.4. The application site is surrounded by a number of larger settlements including the city of Lincoln approximately 13km to the north east, Newark-On-Trent is located approximately 12.5km to the south west and the town of Sleaford lies approximately 20km to the south east. It is intended that the application site will be accessed off Vasey Close, which lies to the north of the proposed development connecting the application site directly with the village of Bassingham.

Designations and Wider Setting Considerations

- 6.5. No designations directly affect the site but it is acknowledged that an area of Great Landscape Value under Planning Policy LP17 of the Local Plan lies approximately 5.25km to the east of the application site associated with the Lincoln Edge Escarpment. The extent of this designation is illustrated by **Appendix 1 – Key Photoviewpoint Location Plan**. In addition to the above, it is recognised that a number of listed buildings are located within 2.0km of the proposed development along with various listings associated with the villages associated with the Lincoln Edge Escarpment. In the wider landscape setting, the Historic England Scheduled Monument of Somerton Castle lies approximately 4km to the east of the application site. The application site lies outside the Bassingham Conservation Area, which lies approximately 350 metres to the east.
- 6.6. There are no Statutory sites within a 2km radius of the development proposals but there are two Local Wildlife Sites (LWS) associated with the area, one outside the Bassingham Neighbourhood Area and one located on the edge of it.
- 6.7. No trees within or adjacent to the application site's "red line" development boundary are currently afforded the protection of a Tree Preservation Order. As stated above, the site and land immediately adjacent are not within a Conservation Area.

Landscape Character

- 6.8. The following sections set out a summary description of published Landscape Character Assessments relevant to the application site.

National Landscape Character

- 6.9. At a national level, the application site lies within Natural England's National Character Area (NCA) **48 Trent & Belvoir Vales**.
- 6.10. Whilst the location of the application site is technically within the above National Character Area, it is acknowledged that it borders Natural England's National Character Area (NCA) **47 Southern Lincolnshire Edge**.

Regional Landscape Character Area

- 6.11. The East Midlands Regional Landscape Character Assessment (EMRLCA), April 2010 covers the Government Office Region of the East Midlands. This regional level of landscape character assessment is designed to add a regional layer to the 159 National Character Areas identified by Natural England.
- 6.12. Within the EMRLCA, the application site and its immediate surroundings to the south and west fall into **Group 4, Lowland Vales**, and more specifically into the **Group 4A, Unwooded Vales** landscape character type.
- 6.13. As with the National Landscape classification, whilst the location of the application site is located within the above Regional Character Area, it is acknowledged that it borders Regional Landscape Character **Group 6, Limestone Farmlands**, and more specifically **Group 6A, Limestones Scarps and Dipslopes** landscape character type.

Local Landscape Character

- 6.14. A detailed landscape character assessment has been carried out by David Tyldesley and Associates on behalf of North Kesteven District Council in the form of the **North Kesteven Landscape Character Assessment September 2007**.
- 6.15. At the local level it is possible to determine that the application site clearly falls within the **Witham and Brant Vales Landscape Character sub-area**. The Assessment provides the following description:

The sub-area is largely defined by its distinct and extensive low lying and generally flat topography, enclosed by the Lincoln Cliff and the low ridge and sand and gravel ridged undulations aligned generally with the A46. It is a broad valley floor of two small rivers, the Witham and Brant, which both run from the southern edge of the sub-area (and district boundary) north-easterly to their confluence close to South Hykeham.

Right across the sub-area the influence of hedge and tree cover is important, despite its low density. Lack of elevation or relief means that even relatively distant hedges, hedgerow trees, coppice and plantations define the extent of views, backed only by the Lincoln Cliff in the east and north.

- 6.16. The study highlights that key vistas from within and out of the character sub-area are limited by the foreshortening effects of landscape features including field boundaries, small woodland coverts and watercourse levees on what is essentially a low and level area. However, it does recognise that views up to the Lincoln Cliff, defining the eastern boundary, are extensive from much of the area, although the impression of elevation is greater from on the Cliff itself rather than from below it,
- 6.17. Clearly, the published Landscape Character Assessments can only give a broad overview of the landscape character of the site and its wider setting and do not reflect the intricacies of the site and its immediate setting.
- 6.18. In reflection of the above, the following is considered an accurate site specific description of the application site character:

The application site is situated to the south east of the settlement of Bassingham, on the southern side of an existing residential development associated with Vasey Close. Located on the edge of settlement the application site adjoins open countryside and is set largely in an agricultural landscape, the land under arable crop rotation. The northern boundary of the application site is defined by the rear gardens of those properties associated with Vasey Close whilst an established native hedgerow forms the boundary to the east. The western and southern boundaries of the application site are currently undefined. The land is essentially flat with only minor level changes across the area of proposed development. In the broader context, the land rises gently to the east upto the Southern Lincolnshire Edge, where an elevated escarpment associated with the Viking Way PRow and the A607 forms a distinct cliff running north-south. This provides far-reaching views over the Trent and Belvoir Vales where the

landscape is characterised by low-lying topography. The overall character of the application site is one of edge of settlement transitioning into open countryside comprising of agricultural fields set to the north against a predominantly residential urban area where the presence of the development associated with Vasey Close imparts a distinct village edge character to the site's locality, rather than one that is wholly rural.

7. VISUAL BASELINE CONDITIONS

Visual Baseline

- 7.1. This section provides an overview in relation to existing views from, towards and between the application site and the surrounding area. For the purpose of producing a landscape and visual statement in relation to the application site at Bassingham, a number of key viewpoints and receptors have been selected which are considered relevant for the purpose of establishing an overview of the visual baseline.
- 7.2. Potential viewpoints and receptors have been identified from the desk top study in accordance with the methodology set out in Section 4 – Objective, Approach and Methodology. During this process the following conclusions have been drawn:
- Views of the application site from the wider setting in a westerly direction from the east and in particular the Area of Great Landscape Value associated with the elevated escarpment of the Southern Lincolnshire Edge are very long distance but are considered important and acknowledged within this study.
 - Due to the low lying and generally flat topography and lack of elevation or relief the presence of landscape features and elements including hedges, hedgerow trees, areas of coppice and plantations defines the extent of views as recognised in the local landscape character assessment. This results, with the exception of locations along the Southern Lincolnshire Edge, in a lack of medium and long distance views and the conclusion that potential visibility of the application site is limited to locations in close proximity to the development proposals. As an example views in a northerly direction from the south and in particular along Old Brickkiln Lane are blocked by established roadside hedgerows.
 - Views in an easterly direction towards the application site from the north and west and particularly from the wider setting beyond the river Witham are blocked by the built environment associated with the settlement of Bassingham.
- 7.3. Based upon the desk top study and the above conclusions reached as part of a filtering exercise to establish key viewpoints and primary sensitive receptors, the following locations have been identified as

relevant to the development proposals and are considered representative of the visual baseline for the application site.

- **Locations associated with the Southern Lincolnshire Edge and Area of Great Landscape Value (Key Viewpoints 1, 2 and 3) – Views looking west associated with the villages of Welbourn, Coleby and Harmston;**
- **Locations on the trackway serving Eastfield Farm off Eastgate (Key Viewpoint 4) – View in a south westerly direction from the PRow;**
- **Locations on Torgate Lane (Key Viewpoint 5) – View looking west from the public highway approximately 205 metres from the application site;**
- **Locations at the junction of Vasey Close and Torgate Lane (Key Viewpoint 6) – View looking south from the entrance into Vasey Close; and**
- **Locations associated with the footpath on the eastern side of Carlton Road (Key Viewpoint 7 & 8) – Views in a north easterly and easterly direction approximately 235 metres to the south of the junction with Brickkiln Lane and 125 metres north from the junction of Bakers Lane.**

7.4. Each of the key viewpoints was subsequently visited during the site appraisal on 14th October 2021. Refer to **Appendix 1 – Viewpoint Location Plan** for viewpoint locations.

Key Photoviewpoints 1, 2 and 3

7.5. Long distance views in excess of 6km in a westerly direction towards the application site are afforded from the escarpment of the Southern Lincolnshire Edge as illustrated by **Appendix 2 Key Photoviewpoints 1 - 3**. Whilst there are expansive views across the Belvoir Vale from locations including a scenic viewpoint on Pottergate Road, the Viking Way south of Coleby and from Hilltop Road in the village of Harmston, a number of distractors occur with the views and it is not possible to easily discern individual settlements or identify the application site itself.

Key Photoviewpoint 4

7.6. From the Bridleway connecting Eastfield Farm to the village of Bassingham open views (**Appendix 2 Key Photoviewpoint 4**) occur in a south westly direction towards the proposed development. Established managed hedgerows, hedgerow trees and existing residential properties associated with Vasey Close screen the full extent of the application site and agricultural buildings forming Manor Farm off Old Brickkiln Lane provide detractors in the view.

Key Photoviewpoint 5

- 7.7. **Appendix 2 Key Photoviewpoint 5** illustrates the view afforded from Torgate Lane approximately 205 metres east of the application site and whilst a key viewpoint is representative of views from this section of Torgate Lane. Whilst the residential properties associated with Vasey Close are visible in the middle distance, direct views of the application site are screened by existing roadside hedgerows and hedgerow trees and it is not possible to determine the full extent of the development area. Near views in the direction of the application site occur where Torgate Lane bends to the north to meet Middlegate but again direct views of the development area and its full extent are screened by the existing dwellings associated with Vasey Close and the established hedgerow forming the eastern boundary to the application site.

Key Photoviewpoint 6

- 7.8. Framed views of the open countryside across the central section of the application site, to the south of Vasey Close, are afforded from the junction of the access road associated with the recent development and the adjoining highway as illustrated by **Appendix 2 Key Photoviewpoint 6**. Such views are generally restricted to framed glimpses along the access road and between existing dwellings and street lighting, extensive blocked paved surfaces and boundary fencing in the foreground detract from the view giving the area an urban edge character rather than that of a wholly rural setting.

Key Photoviewpoints 7 and 8

- 7.9. The footpath running north south associated with Carlton Road and linking Bassingham with the village of Carlton-le-Moorland approximately 1.2km to the south offers views in a north easterly direction towards the application site. **Appendix 2 Key Photoviewpoint 7** illustrates the view approximately 140 metres south west of Whites Lane. Whilst the roof tops of the residential properties associated with Vasey Close are visible on the horizon and partially screen views of the Southern Lincolnshire Edge escarpment, direct views of the application site are blocked by existing hedgerows and hedgerow trees and it is not possible to determine the full extent of the development area. Overhead cables provide further detractors to the view over open countryside. **Appendix 2 Key Viewpoint 8** illustrates views from the section of the footpath link further to the north,

approximately 105 metres south of the crossroads junction of Carlton Road and Lincoln Road. Whilst views to the east in the direction of the application site are afforded from this location rear gardens and associated vegetation and boundary treatments to the south of existing residential properties opposite Bassingham Primary School screen the full extent of the proposed development area and only the southern section of the application site is visible along with the established hedgerow to the eastern boundary of the field within which the development is proposed. It should be noted that both Key Photoviewpoints 7 & 8 are located outside the extent of Bassingham Conservation Area. In addition to this it is worthy of note that, whilst not yet adopted, the Local Plan Review 2019 Consultation Map identifies the land immediately to the east of Key Photoviewpoint 8 as a proposed housing allocation identified as NK/BAS/007, which, if developed, would further restrict and influence views from this locality.

8. SUMMARY AND RECOMMENDATIONS

- 8.1. For the purpose of accompanying a planning application by the Longhurst Group for a residential development on land off Torgate Lane, Bassingham, Lincolnshire, as shown on the Site Plan JV-181-02, a Landscape and Visual Statement (LVS) has been prepared, which includes a consideration of the proposed development in the context of its setting, relevant landscape features, public access, landscape character, relevant local planning policy and visibility. The objective of this statement is to provide information in relation to existing landscape resources and visual receptors associated with the site and its setting.
- 8.2. The application site lies in the North Kesteven District, approximately 13km south west of the city of Lincoln in a generally flat, fertile farmland area known as the Witham and Brant Vale. In terms of its more immediate setting, the application site is situated on the south eastern edge of the settlement of Bassingham immediately adjoining the existing residential properties associated with Vasey Close to the north.
- 8.3. The proposed development is intended to provide 23 units of timber frame construction in scale with the surrounding area and adhering to the vernacular of the residential development located on Vasey Close. The application proposals provide a range of dwelling types the vast majority of the house types being 2 and 3 bed units with a small minority being 1 bed units. The mainstream delivery format of these units will mostly be semi-detached or bungalow with one terrace block.
- 8.4. The Development Plan for the purposes of this application is the Central Lincolnshire Local Plan, as adopted in April 2017 (the 'Local Plan'). A review of the Local Plan is ongoing. The Neighbourhood Development Plan of relevance is the Bassingham Neighbourhood Development Plan 2016-2036 which provides a vision for the future of planning and development in the village of Bassingham and sets out clear planning policies to realise this vision.
- 8.5. Based upon the nature of the development and the designations identified on the Local Plan Policies Map, the Local Plan policies considered of relevance to this proposal in the context of landscape are:
 - LP17: Landscape, Townscape and Views;
 - LP20: Green Infrastructure Network;
 - LP26: Design and Amenity.

- 8.6. The site is currently agricultural land that is under arable crop rotation. The site has no known previous use other than for agricultural purposes and has no distinguishing features of note. An established native hedgerow defines the eastern boundary of the field within which the application site is located.
- 8.7. No Public Rights of Way (PRoW) and no designations directly affect the site but it is acknowledged that an area of Great Landscape Value under Planning Policy LP17 of the Local Plan lies approximately 5.25km to the east of the application site associated with the Lincoln Edge Escarpment. There are no Statutory sites within a 2km radius of the development proposals and no trees within or adjacent to the application site's "red line" development boundary are currently afforded the protection of a Tree Preservation Order.
- 8.8. At a national level, the application site lies within Natural England's National Character Area (NCA) 48 Trent & Belvoir Vales and at a local level it is possible to determine that the application site clearly falls within the Witham and Brant Vales Landscape Character sub-area as identified in the North Kesteven Landscape Character Assessment September 2007.
- 8.9. Based upon a desk top study, and as part of a filtering exercise to establish key viewpoints and primary sensitive receptors, five locations and eight key viewpoints, as illustrated by **Appendix 1 – Viewpoint Location Plan**, have been identified as relevant to the development proposals and are considered representative of the visual baseline for the area associated with the application site. All eight key viewpoints lie outside the Bassingham Conservation Area. Long distance views associated with the Area of Great Landscape Value and the Lincoln Edge Escarpment are acknowledged, together with the recognition within the local landscape character assessment that the extent of views is greatly defined by the low lying and generally flat topography and lack of elevation together with the presence of landscape features and elements including hedgerows, trees and plantations. Views in an easterly direction towards the application site from the north and west are blocked by the built environment associated with the settlement of Bassingham. Each of the locations and key viewpoints were visited during the site appraisal on 14th October 2021.

- 8.10. Whilst a number of long distance views are afforded from locations associated with the Area of Great Landscape Value and Lincoln Edge Escarpment including the historic Viking Way, as illustrated by **Appendix 2 Key Photoviewpoints 1-3**, it is not possible to easily discern individual settlements or identify the application site itself.
- 8.11. The PRow linking Eastfield Farm and the village of Bassingham affords open views in a south westerly direction towards the application site (**Appendix 2 Key Viewpoint 4**) but, as with views from Torgate Lane (**Appendix 2 Key Viewpoint 5**), existing hedgerows and the existing properties surrounding Vasey Close screen the full extent of the application site.
- 8.12. Views of the open countryside across the central section of the application site from the junction of the access road into Vasey Close and the adjacent highway (**Appendix 2 Key Viewpoint 6**) are framed and restricted to glimpses between existing dwellings, giving the area, in the context of the existing residential development, an urban edge character and setting.
- 8.13. The footpath running north south associated with Carlton Road and linking Bassingham with the village of Carlton-le-Moorland approximately 1.2km to the south offers views in a north easterly direction towards the application site as illustrated by **Appendix 2 Key Photoviewpoint 7**. Direct views of the application site are blocked by existing hedgerows and hedgerow trees and it is not possible to determine the full extent of the development area. **Appendix 2 Key Viewpoint 8** illustrates views from the section of the footpath link approximately 105 metres south of the crossroads junction of Carlton Road and Lincoln Road. Whilst views to the east in the direction of the application site are afforded from this location, again, the full extent of the proposed development area and only the southern section of the application site is visible along with the established hedgerow to the eastern boundary of the field within which the development is proposed. In addition to this it is worthy of note that, whilst not yet adopted, the Local Plan Review 2019 Consultation Map identifies the land immediately to the east of **Key Photoviewpoint 8** as a proposed housing allocation identified as NK/BAS/007.
- 8.14. Whilst it is acknowledged that a number of long distance views are afforded from locations associated with the Area of Great Landscape

Value and Lincoln Edge Escarpment including the historic Viking Way, it is not possible to easily discern individual settlements or identify the application site itself. Similarly, it is recognised that the extent of views is greatly defined by the low lying and generally flat topography and a lack of elevation, which, together with the presence of landscape features and elements, restricts views of the proposed development area to close range and within 1km of the application site and, in the case of the eight key viewpoints identified, limits views of the full extent of the application site.

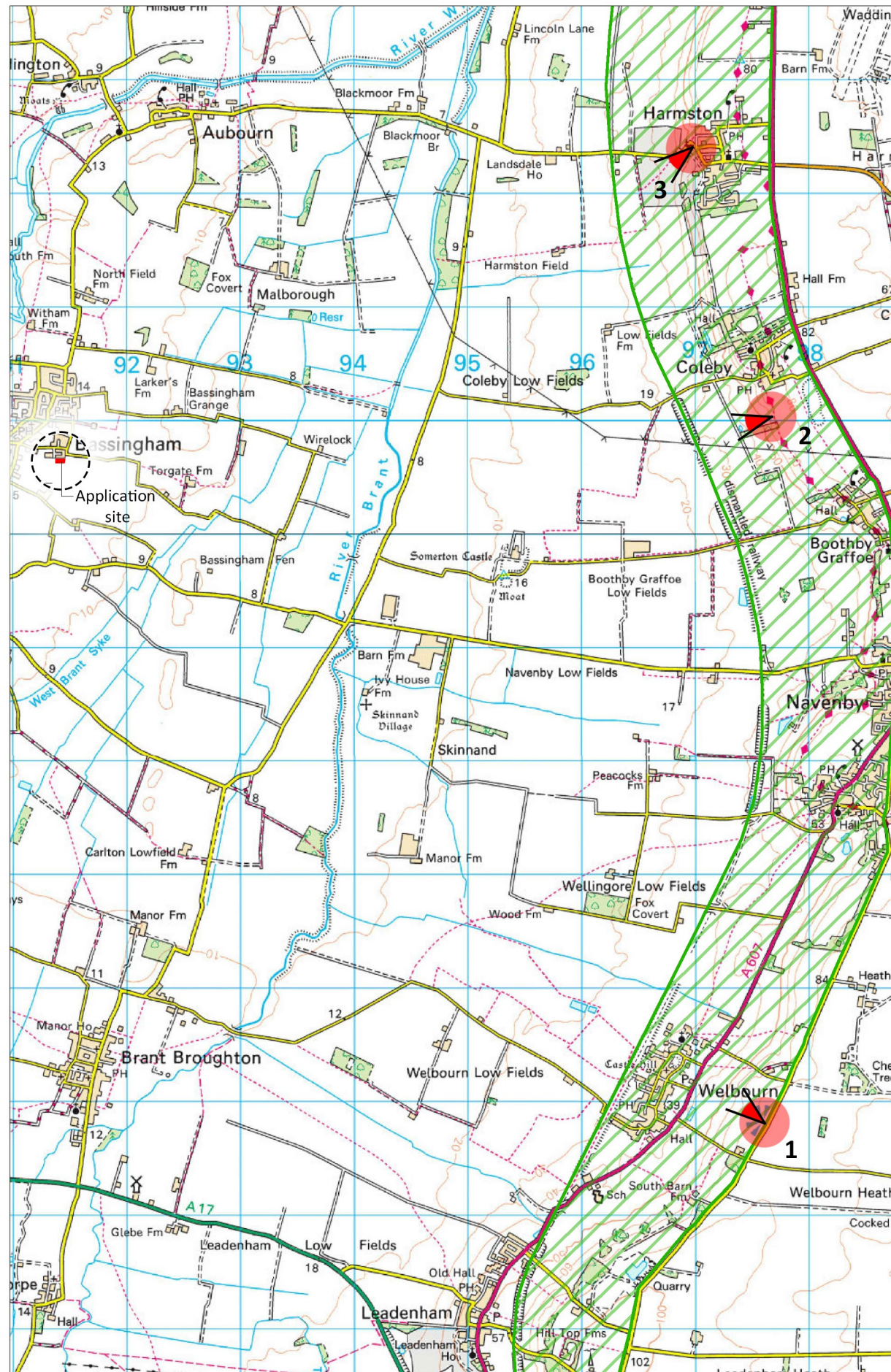
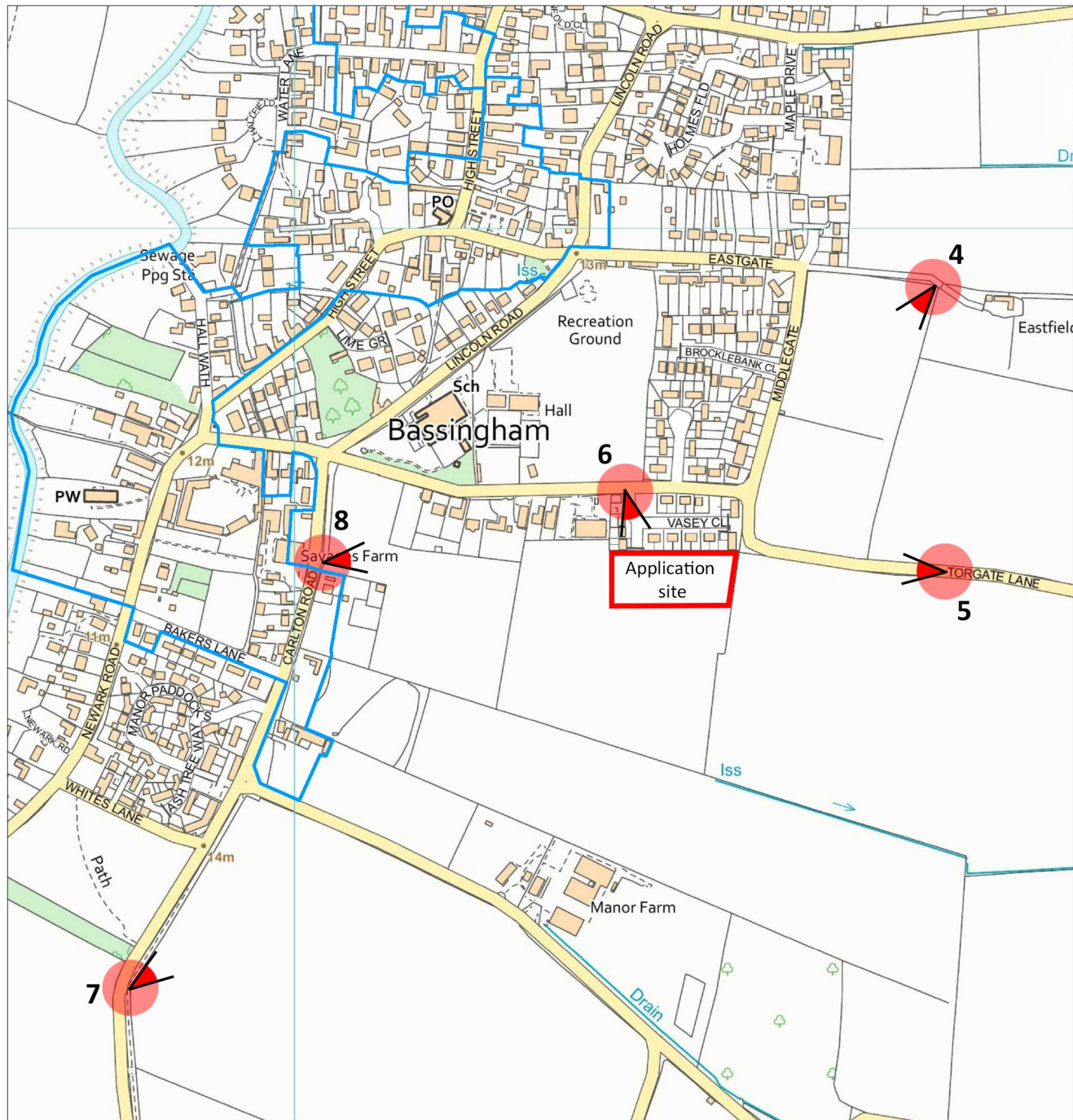
- 8.15. As highlighted above views of the application site are generally restricted and screened and, whilst the full extent of the proposed development area is not discernible from key viewpoints, it is acknowledged that the southern portion of the application site is visible in views from the west particularly from Carlton Road and the development of housing on the site and, in particular 2 storey construction, is likely to result in an element of landscape and visual impact on views from this location and that associated with Torgate Lane where development is likely to protrude above existing screening.
- 8.16. It is not the purpose of this study to determine the degree and extent of any adverse impact or the degree of visual sensitivity associated with the proposed development, but in recognition of the findings of this baseline study it is recommended that it is used as guidance with regard to the positioning and configuration of the intended single and two storey accommodation to minimise potential visual impact and reflect the scale and massing of adjacent existing residential development and the edge of settlement location. Whilst the application site extends into open countryside the location within which it lies exhibits urban fringe characteristics and, by the nature of the proposed access which would essentially represent an extension to Vasey Close together with the close proximity of existing built form, creates a strong relationship with the existing settlement cluster. It is recommended that appropriate screen planting should be incorporated along the southern boundary of the application site in particular to address issues of visual vulnerability identified within this study. The indicative 4m buffer strip shown to the rear boundaries of Plots 10 – 19 on the Proposed Site Plan offers the opportunity for the design and implementation of appropriate native tree and shrub planting to address landscape and visual concerns, provide additional Biodiversity Net Gain Opportunities and ensure the proposed

development respects the surrounding landscape character and edge of settlement setting and is more strongly related to the settlement cluster than the countryside beyond. Such comments should be read in conjunction with Drawing No. 577-73_PL_LP02 - Landscape Strategic Constraints Plan, for the application site.

APPENDIX 1

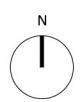
Viewpoint Location Plan – Dwg no. 577 73_PL_LP01

Right: Location of key viewpoints 1-3
 Below: Location of key viewpoints 4-8



Notes
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Key
 Area of Great Landscape Value
 Conservation Area



Rev	Description	Date
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 Web: www.rdc-landplan.co.uk

Client
 Lindum Group

Project
 Torgate Lane
 Bassingham

Drawing
 Key photoviewpoints location plan - **Appendix 1**

Scale @ A3 NTS	Date 21/12/21
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Drawn By WW	Checked By GP
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Job Number 577-73	Status PL	Purpose of Issue Planning
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Drawing No. 577-73_PL_LP01	Rev -
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APPENDIX 2

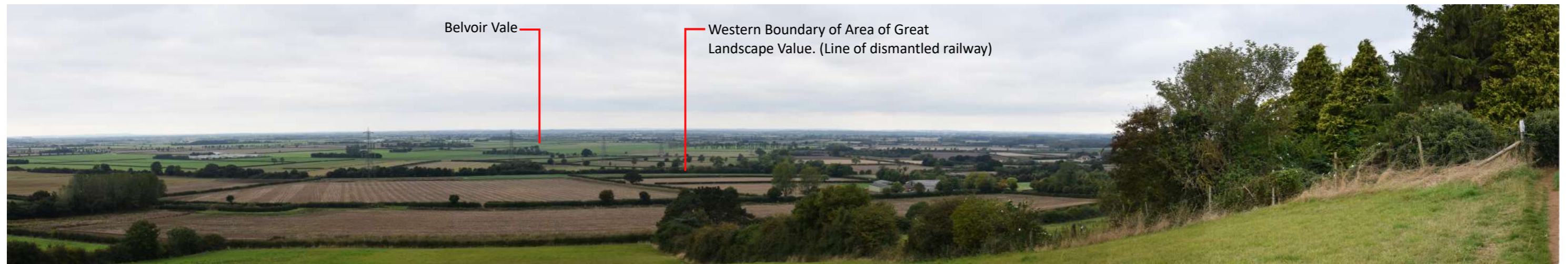
Baseline Key Photoviewpoints, Key Viewpoints 1 – 8





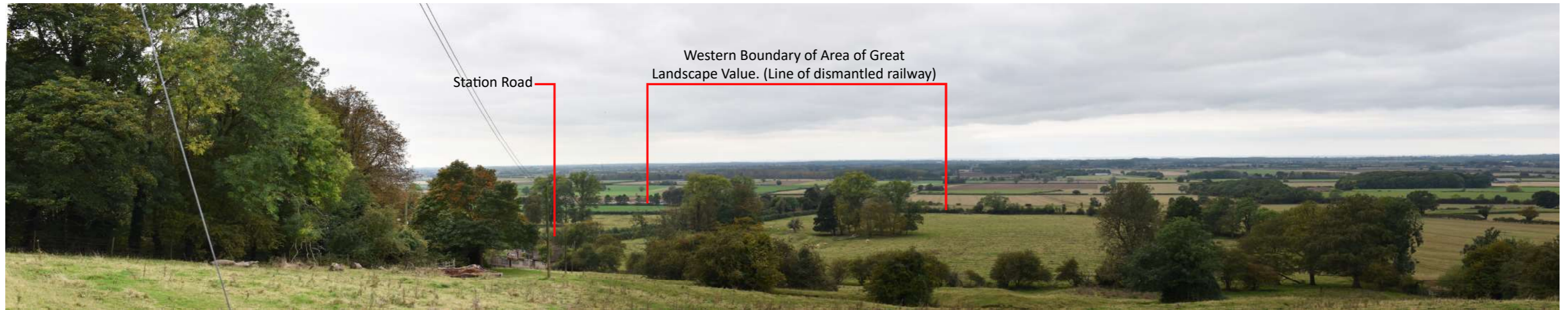
Baseline panoramic image (for context only)





Baseline panoramic image (for context only)





Baseline panoramic image (for context only)

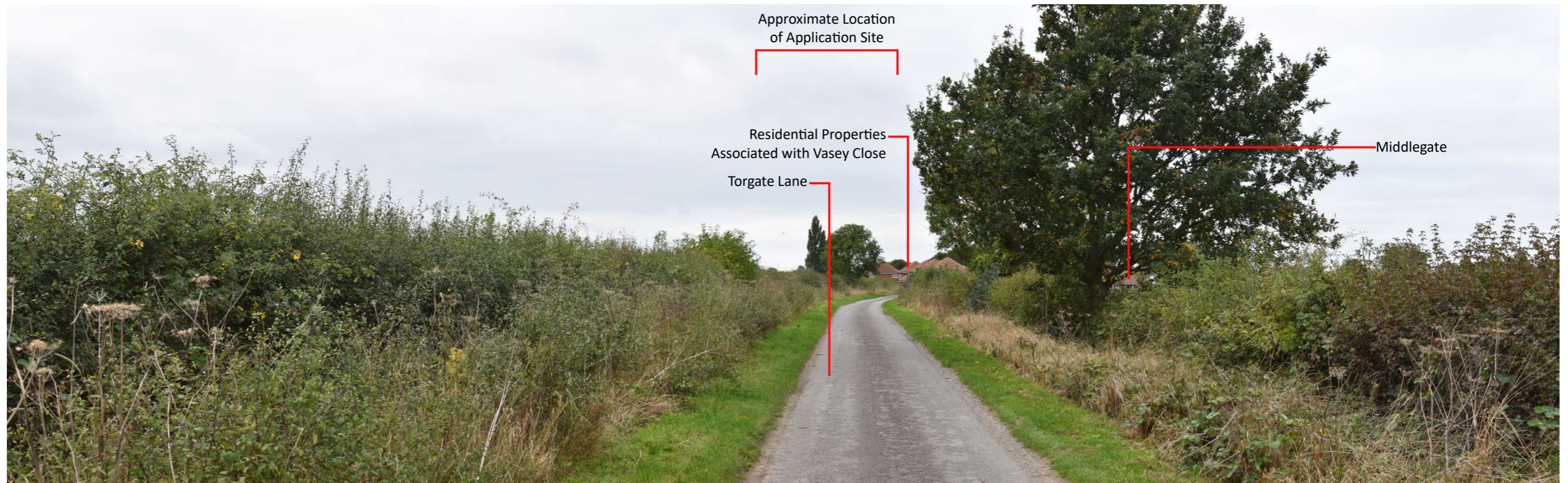


Approximate Location of Application Site



Baseline panoramic image (for context only)







Approximate Extent of Application Site



Baseline panoramic image (for context only)

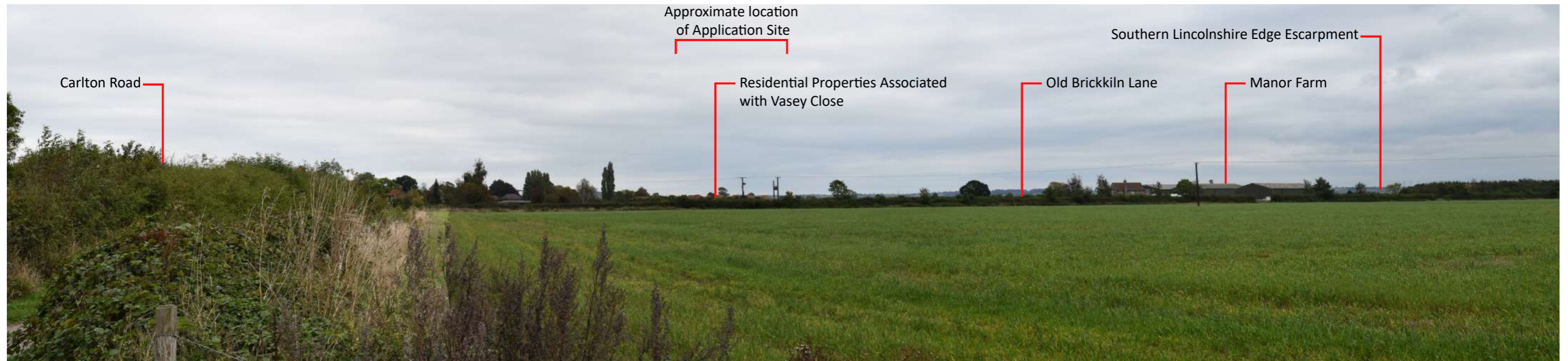


Old Brickkiln Lane

Approximate location of Application Site

Residential Properties Associated
with Vasey Close

Southern Lincolnshire Edge Escarpment



Baseline panoramic image (for context only)





Baseline panoramic image (for context only)



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