



Landscape and Visual Appraisal

**Proposed Development
Land at Crease Drove,
Crowland, Lincolnshire**

Date: 17/06/16

Ref: INF_N0336



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1 Introduction

Outline

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared by Influence Environmental Limited (Influence), a chartered landscape architect, urban design and environmental planning practice.
- 1.2 Influence have been appointed by IBA Planning on behalf of Mrs Tina Hunter Shaw to carry out an LVA to analyse the landscape and visual context of a proposed residential development at Crease Drove, Crowland in order to appraise its key potential landscape and visual impacts.
- 1.3 The application site is located on greenfield land on the southern edge of the small Lincolnshire town of Crowland. The proposed development site has a gross site area of 1.61 hectares which is made up of a proposed development area calculated at 1.34 hectares consisting of 41 No. dwellings, public amenity space 14% of the gross site area of 0.22 hectares and a 6m wide stand-off no build zone to the eastern boundary 0.05 hectares.
- 1.4 The application site is located within the administrative boundary of South Holland District Council, within the county of Lincolnshire.

Guidance and Scope

- 1.5 The format of this LVA is based on the principles set out in the *Guidelines for Landscape and Visual Impact Assessment* Third Edition or 'GLVIA 3' (Landscape Institute et al, 2013)¹ and the *Landscape Character Assessment Guidance* for England and Scotland (Former Countryside Agency, 2002)², plus the associated update produced by Natural England in 2014, *An Approach to Landscape Character Assessment*³.
- 1.6 The LVA provides a preliminary analysis of the landscape surrounding the application site; identifies potentially sensitive visual receptors within the study area and outlines recommended mitigation measures. It is important to note that this appraisal is not a full Landscape and Visual Impact Assessment (LVIA).

Field Survey Details

- 1.7 In order to fully understand the application site and its location within both Crowland and the surrounding rural landscape, a site visit was carried out on 17 September 2015. This followed initial analysis of Ordnance Survey (OS) mapping of the area which was used to identify key sensitive receptors surrounding the application site. During the site visit,

¹Landscape Institute and IEMA, 2013, *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition*.

²Former Countryside Agency, 2002, *Landscape Character Assessment Guidance*.

³Natural England, 2014, *An Approach to Landscape Character Assessment*.

photographs were taken both within the immediate locality and from viewpoints located at distance to demonstrate key views towards the application site.

- 1.8 Photographs were taken using a Canon EOS 60D digital camera set to 35mm focal length. Where viewpoints consisted of more than one frame the relevant frames were stitched together using Adobe Photoshop CS6 software. The viewpoints are shown in Figures **INF_N0336 VP01-07 A-C** and illustrative key views from the most sensitive receptors situated within the vicinity of the application site.

Study Area

- 1.9 A computer modelled Zone of Theoretical Visibility (ZTV) was initially run to establish the potential visibility of the proposed development in the surrounding landscape and assist in the process of defining the LVA study area. This theoretical ('worst case scenario') visibility was then verified on site to take account of other, localised screening factors such as built form and vegetation.
- 1.10 The ZTV, which was initially calculated at a 15km radius, showed a large area from which the proposed development would be potentially visible. In reality, following the initial desktop studies and site visit, it was found that the actual visibility of the Application Site and the proposed development would be limited to a much smaller area due to the extremely flat landform, existing built form and vegetation.
- 1.11 Due to the severely limited visibility of the site, although the wider landscape has been visited and additional views have been recorded the study area has been defined as a 2km radius to the north, south and east of the site and extending up to 7km to the southwest.
- 1.12 The appraisal has focussed principally on the area within the 2km radius of the application site. Visibility in the study area is substantially limited due to the flat topography combined with existing vegetation and the built form of residential, commercial and agricultural buildings. Identified sensitive receptors and associated viewpoints located within this zone are shown on figure **INF_N0336 PL01**.

2 Baseline Research and Appraisal

Planning Policy

- 2.1 The following national and local planning guidance documents have been reviewed to inform the LVA:
- National Planning Policy Framework, Department of Communities and Local Government, March 2012.
- 2.2 The National Planning Policy Framework (NPPF) is a material consideration and provides guidance for regional and local planning. The NPPF provides guidance on how to deliver sustainable development. The planning principles of relevance to this LVA are:
- **Section 7.** 'Requiring Good Design: addresses the issue of good design for new developments that respond to the local character and history and reflect the identity of local surroundings while being visually attractive as a result of good architecture and appropriate landscaping. Proposals should promote or reinforce local distinctiveness';
 - **Section 11.** 'Conserving and Enhancing the Natural Environment: States that valued landscapes should be protected and enhanced, and opportunities to incorporate biodiversity in and around developments should be encouraged.'
 - **Section 12.** 'Conserving and Enhancing the Historic environment: Confirms the importance of assessing the significance and setting of heritage assets in determining planning applications'.

Local Planning Policy

- 2.3 The site falls within the South Holland District Council and is subject to planning policies cited in the South Holland Local Plan (saved policies)⁴.
- 2.4 The following extracts from the relevant policies of the Local Plan are important considerations for this application:
- 2.5 **SG4 Development in the Countryside:** 'Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:
- The need for the development in that location outweighs its impact; and
 - No other site or solution exists to accommodate the proposed development.'
- 2.6 **SG14 Design and Layout of New Development:** 'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate

⁴ South Holland District Council, July 2006

contexts. In assessing the design and layout of new development the following matters will be taken into consideration:

- Local distinctiveness;
- The choice of materials;
- The historic pattern of development in the locality;
- The relationship of the development to the character, form and scale of existing buildings nearby;
- The scale, form and height of the proposed development;
- Architectural detailing;
- The effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light;
- Planting and measures to promote biodiversity;
- The layout of vehicular access, parking and manoeuvring facilities and the provision of facilities for cyclists and pedestrians;
- The needs of disabled persons;
- The use of sustainable materials and methods of construction;
- Measures to reduce the potential for crime and disorder.

2.7 Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted.'

2.8 **SG18 Landscaping of New Development:** 'Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:

- The protection of any existing trees and hedgerows, and any other attractive landscape features;
- The provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
- The maintenance and establishment of wildlife habitats and corridors.'

Designations

2.9 There are no landscape designations within the study area. There are nature and heritage designations, as well as Public Rights of Way (PRoW) around the application site (see Figure **INF_N0336 PL02**):

- There are 21 No. Listed Buildings and structures within the 1km radius of the site, including Grade I Crowland Abbey (English Heritage Building ID Ref:197967) on Abbey Walk and Grade I Holy Trinity Bridge (English Heritage Building ID Ref:197970). These are north east of the application site and form part of the surrounding historic landscape.
- There are two Scheduled Monument Records (SMRs) within the study area, which are prominent features within the open, sparsely wooded, linear structure of the arable

surrounding landscape. The Borough Fen Duck Decoy which dates from 1670, is a small circular group of dense trees which conceals covered ditches radiating out from a central pond which, and is now owned and used by Wildfowl Trust for use as a ringing station and a scientifically controlled wildfowl sanctuary. The earthwork enclosure at Peakirk Moor off Decoy Road dates from the middle Iron Age, the remains of an irregular circular ditch with an internal rampart can still be seen quite clearly.

- There are a number of PRoW located within the study area. These include Corporation Bank (PRoW Crow 902/2) that runs adjacent to the western boundary of the application site and PRoW footpath (Crow 9/3) off Speechley Drove to the southwest. Both of these PRoW are within a 2km radius of the application site and were walked during the site visit (see Figure **INF_N0336 PL02**).
- The flooded gravel pits of the Deeping Lakes Nature Reserve, Site of Special Scientific Interest (SSSI) is on the edge of the study area approximately 6km south west of the application site. The reserve is noted for its abundance of wildfowl and waterbird communities. Various habitats which include semi-natural grassland, wildflower, coppiced and pollarded trees, hedgerows and areas of scrub and woodland.

Landscape Character

- 2.10 The following national, regional and local character assessments have been reviewed to inform the LVA:
- NCA: 46 The Fens 2015;
 - East Midlands Regional Landscape Character Assessment. Natural England 2010;
 - Strategic Landscape Capacity Study for South Holland District Council July 2003.
- 2.11 The application site is identified on a national scale as being within National Character Area 46. The Fens. The key characteristics of NCA 46, which are relevant to the study area (full citation in **Appendix A**), are summarised below (with our emphases):
- **Expansive, flat, open**, low lying wetland landscape influenced by the Wash estuary, and offering **extensive vistas** to level horizons and huge skies throughout, provides a sense of **rural remoteness and tranquillity**.
 - **Overall woodland cover is sparse**, notably a few small woodland blocks, occasional avenues and shelterbelts alongside roads, isolated field trees and shelterbelts of Alder, Poplar, Willow and occasionally Leylandi hedges around farmsteads.
 - The **predominant land use is arable** of mainly wheat, root crops, bulbs, vegetables and market gardening.
 - Open fields, bounded by a network of drains and distinctive hierarchy of rivers (some embanked), have a strong influence on the **geometric/rectilinear landscape pattern**.
 - Villages tend to be **dispersed ribbon settlement** along the main arterial routes through the settled fens and scattered farms. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.
- 2.12 The NCA profile summarises the opportunities for managements of NCA 46, including the following of relevance to the study area:

- **“SEO 1:** Manage the agricultural landscape and soils which allow the Fens to be a major provider of food and horticultural produce, while seeking to enhance opportunities for biodiversity.
 - **SEO 2:** Manage the core wetland complexes and increase their connectivity by enhancing the main rivers, waterways and their associated riparian habitats and improve recreational access opportunities to the Fens.
 - **SEO 4:** Conserve, manage and enhance the Fens landscape and increase educational opportunities to access its geodiversity, archaeology and cultural heritage to enhance enjoyment and understanding for those who live, work in and visit the Fens.”
- 2.13 The site is located within the regional character area 2a Settled Fens and Marshes⁵. The key characteristics of this area, which are relevant to the study area (full citation in **Appendix A**), are summarised below (with our emphases):
- Low lying, flat and **open landscape** with wide horizons and panoramas encompassing **vast skies**;
 - Fertile soils supporting highly productive arable farming with limited biodiversity interest;
 - Field boundaries predominantly defined by wet dykes, roads and canalised rivers; **few hedgerows, hedgerow trees and woodlands**;
 - Large farm buildings of industrial scale agricultural and horticultural operations.
- 2.14 The district strategic landscape capacity study for South Holland District Council sub divides the district into landscape character types. The application site and study area within the 5. The Peaty Fens landscape character type (LCT). The key characteristics of this LCT, which are relevant to the study area (full citation in Appendix A), are summarised below (with our emphases):
- Flat topography, dissected by long straight roads, rivers, drainage channels and drainage ditches often on raised banks (1-3m).
 - Large scale extensive views and largely uninterrupted skyline.
 - Linear settlements and isolated farmsteads with associated shelterbelts.
 - Medium to large geometric arable fields of cereals and root crops, bounded by drainage channels or ditches.

Site Landscape Character and Sensitivities

- 2.15 The study area is a flat landscape with limited woodland, hedgerows and trees. The area is mainly made up of road networks and large to medium arable fields in a strong manmade geometric landscape, which gives the sense of a vast skyline with limited vertical features. A variety of residential, agricultural and commercial buildings is present within the landscape. Long distance views are very limited due to the flat topography, therefore, views are often obscured with existing vegetation and built up settlement.
- 2.16 The application site lies on the southern edge of the small Lincolnshire town of Crowland. The existing site is a small arable field adjacent to Crease Drove with no landscape features.

⁵ East Midlands Regional Landscape Character Assessment. Natural England 2010

- 2.17 The northern boundary comprises of mature dense hedgerow trees towards the east, with Crowland Abbey tower visible above the canopies and large warehouses with security fencing to the west.
- 2.18 The eastern boundary backs onto residential properties on Beccelm Drive and is made up of a mixture of rear garden boundaries comprising of hedgerows and garden fences. The line of residential properties continues south to Harvester Way.
- 2.19 The southern boundary comprises of a drainage ditch between the application site and neighbouring field. The view south looks out onto arable fields beyond Harvester Way.
- 2.20 Crease Drove runs along the west of the application site. Views to the west look out over arable fields towards Corporation Bank (raised embankment), with the large industrial units for Crowland Cranes and BLEC Global visible in the foreground to the south west and residential properties on Monks Meadow to the north west.

Viewpoints and Visual Receptors

- 2.21 A range of viewpoints and visual receptors were identified prior to the site visit. Within close proximity of the application site, key receptors were identified as being the users of the Public Right of Way (PRoW) on Corporation Bank (Crow 902/2) off Low Road which runs west of the application site and occupants of the surrounding residential areas on Beccelm Drive and Monks Meadow.
- 2.22 Viewpoints further away from the site were identified and visited, these included the footpath along Highlands Drain (Crow 9/3), the bridge over the A16 to Kennulph's Farm and the view from Newborough Village on the B1443. These have been included for reference on figure **INF_N0336 PL01, and INF_N0336 VP01-07 & A-C, viewpoints VP04, VP05 and VP07**).
- 2.23 The identified recreational and residential receptors would perceive the proposed development as an extension to the residential edge of South Crowland.
- 2.24 Viewpoints have been selected to give a range of views that are representative of the sensitive receptor groups identified in the study area, and are described and discussed below. The locations of the viewpoints are shown on figure **INF_N0336 PL01** with the panoramic photographs in figures **INF_N0336 VP01-VP07 & A-C**.
- 2.25 **Viewpoint 1** is taken from Harvester Way south east of the application site and represents views experienced by road users, pedestrians and residents of properties along Harvester Way. The viewpoint looks north west towards the application site and across the small scale arable fields divided by linear drainage ditches. The commercial buildings of Crowland Cranes and BLEC Global (currently active) are visible in the wider view to the west, with residential properties and warehouse buildings on Monks Meadows visible beyond the fields to the north. The southern edge of Crowland is apparent, with glimpsed views of Crowland Abbey directly to the north of the application site. The tower of Crowland Abbey is viewed over the residential properties on Beccelm Drive and is predominantly obscured from this location.
- 2.26 **Viewpoint 2** is taken on the south west corner of Harvester Way as it meets Crease Drove and looks north towards the application site. This view represents road and pedestrian users

of Harvester Way and Crease Drove. The view comprises of the small scale arable fields divided by linear drainage ditches in the foreground and the residential properties of Beccelm Drive beyond. The warehouses and commercial buildings of Crowland Cranes are seen in the wider view and obscure views out to the west. Due to the flat topography and the dense hedgerow trees which run east along the application site's northern boundary, Crowland Abbey is generally obscured, with only the top of the spire visible from this location above the tree canopies.

- 2.27 **Viewpoint 3** is taken from the turning section on Monks Meadow looking east over a large arable field towards the application site, which is partially screened by an area of scrubland on the edge of the foreground field adjacent to warehouse units that are visible in the wider view. Residential properties on Beccelm Drive are visible over the scrubland, form the eastern boundary to the application site. The wider view to the south over arable fields is dominated by the commercial units and cranes of Crowland Cranes which obscure longer views.
- 2.28 **Viewpoint 4** is from Corporation Bank, looking east towards the application site and represents the users of the byway (Crow 902/2) which is runs along the embankment approximately elevated by 3m above the ground level. The view consists of expansive arable fields with a vast skyline. The application site is visible through a gap which is framed by a section of shelterbelt hedgerow trees which runs parallel along a drainage ditch between paddocks and Corporation Bank. The view comprises of the warehouse units off Crease Drove and the residential properties on Beccelm Drive on the eastern boundary of the application site visible amongst foreground vegetation. The tall cranes of Crowland Cranes are also a prominent feature within the landscape.
- 2.29 **Viewpoint 5** is taken from the bridge to Kennulph's Farm over the A16 and looks north east towards the application site. The view looks out across vast open arable farmland divided by the A16, which bypasses Crowland to the north. In this view the application site is framed by the commercial units of Crowland Cranes and is seen over dense hedgerow, which runs east along the A16. From this elevated position on the bridge, Crowland Abbey becomes more visible in the landscape, seen over the residential properties and associated vegetation on Alderlands Close and the warehouse units.
- 2.30 **Viewpoint 6** is taken on the PRoW footpath (Crow 9/3) off Speechley's Drove and looks north east at the point where an agricultural access bridge crosses over Highland Drain. The view represents what users of the footpath experience and consists of predominantly vast arable farmland. Due to the flat topography of the landscape, views of the application site are obscured by shelterbelt trees and the commercial units of Crowland Cranes.
- 2.31 **Viewpoint 7** is taken on the edge of Newborough on the B1443 (Thorney Road) opposite the entrance to Peterborough Road looking north east towards the application site. The view looks out over large arable fields towards the application site, which is not visible from this point due to the agricultural buildings of Kennulph's Farm with Crowland Cranes behind. Crowland Abbey can be seen from this location with the spire visible above the tree canopies in the far distance.
- 2.32 **Context Views A, B and C** have been taken to provide an overview of the application site within the immediate proximity of the site. These context views demonstrate that the site contains no distinctive landscape features. The different boundaries around the site consist of

dense hedgerow, a variety of garden boundaries, a drainage ditch and road networks, and there are intimate views in and out of the site.

Summary

- 2.33 The application site is enclosed along the north and east boundaries by existing development and built form. Views from public viewpoints, including road networks and public footpaths are very limited.
- 2.34 The south and west site boundaries are exposed and very visible due to the flat topography of the landscape. In the long distance approximately 500m and beyond the views into the site become very limited and are largely prevented by existing vegetation, commercial/agricultural buildings and residential properties.
- 2.35 Receptors with the potential to be affected by the proposed development include:
- Residents of Beccelm Drive along the eastern boundary
 - Residents and users of Harvester Way
 - Users of the PRoW Corporation Bank (Crow 902/2)
 - Users of PRoW Crow 9/3 along Highland Drain
 - Residents along Plank Drove.

3 Appraisal and Mitigation

Proposed Development and Mitigation

- 3.1 The Illustrative Layout Plan MPJ Design 16/179-03 which has been produced for the proposed development incorporates new hedgerows and an extension of existing hedgerows to the north and southern boundaries which will provide wildlife corridors either side of the proposed development, also the addition of new hedgerow trees and trees throughout the development, in keeping with the context of the adjacent housing developments.
- 3.2 The proposed development, as shown on the Illustrative Layout Plan (MPJ Design 16/179-03), has been prepared to respond to the local landscape character and visual sensitivities and is based on the following design principles aimed to mitigate the landscape and visual impacts:
- Retention of existing landscape features (hedgerows and trees) along the northern and eastern boundaries;
 - Setting back development from the existing residential settlement edge to the east;
 - Provision of public amenity space within the south western corner of the site to mitigate the visual impact on receptors along Crease Drove and create a positive gateway to Crowland from the south;
 - Hedgerow and tree planting along the southern and western edges of the development to soften views of the development from the wider countryside;
 - Extending the existing wildlife corridors along site boundaries;
 - Structural and amenity planting within the proposed development.

Potential Impacts on Landscape Character

- 3.3 The landscape of the site is considered to be of relatively low value with no landscape features of significance and its character is typical of the surrounding countryside. The character of the site is also influenced by the adjacent settlement edge and the isolated commercial uses.
- 3.4 The proposed development would not cause significant impact on the landscape character within the study area or the visual amenity of the wider surrounding landscape. The development would result in the loss of a small arable field positioned on the existing settlement edge already comprising residential properties and a commercial development.
- 3.5 The proposed development would result in a change of land use within the site and an increase in built form present in the landscape, however, no valuable landscape features would be lost and the development would result in a net increase in planting. In the wider landscape the proposed development would be seen in context with the settlement edge and would be similar in scale to existing built form. With appropriate landscaping along its southern and western edges, it would not be perceived as an isolated feature in the landscape and would be seen as an extension to the settlement edge, therefore any impacts on landscape character would not be significant and very localised.

Potential Impacts on Visual Receptors

Residential

- 3.6 The residents located on Beccelm Drive along the eastern site boundary currently have views out over arable farmland towards PRow Crow 902/2. The proposed development would cause a change to close range views. However, due to the flat topography, views out over the arable farmland and the wider landscape beyond the application site are already screened by existing vegetation and are influenced by the built structures of commercial, residential and agricultural buildings.
- 3.7 Residents on the south side of Monks Meadow would experience change due to their views becoming enclosed. The proposed development would be perceived as an extension to the existing properties on Beccelm Drive and not as an isolated feature.
- 3.8 Residents along Plank Drove currently have views across arable farmland broken by the line of residential properties on Beccelm Drive. The proposed development would not significantly change the appearance of this view, although the line of the built form would be brought forward within the view.
- 3.9 The proposed development would affect a limited number of residential receptors.

Users of Public Rights of Way (PRow)

- 3.10 Users of PRow Crow 902/2 to the west of the application site would experience some visual disturbance, although minimal, as the application site only becomes visible through a short gap when walking north along Corporation bank. Again the proposed development would be viewed as an extension to the existing properties.
- 3.11 Users of PRow Crow 9/3 to the south west of the application site would experience no visual change as the application site is currently heavily screened by existing vegetation, agricultural buildings and the commercial buildings of Crowland Cranes.

4 Conclusion

- 4.1 The site sits on the south west settlement edge of Crowland, Lincolnshire, and is being proposed for residential development. The site is bounded in part by commercial warehouses, vegetation and residential developments to the north and residential developments to the east. Adjacent fields are part of an expansive flat landscape to the south and west, which occasionally contains more intimate areas created by single dwellings, commercial units and farms enclosed with hedgerow field boundaries and tree belts.
- 4.2 There are no landscape designations within the study area. There are nature and heritage designations such as Crowland Abbey to the north, as well as public rights of way (PRoW) around the proposed site including Corporation bank 902/2 to the west and public footpath Crow 9/3 to the south west. The development would have no impact on the wider views of Crowland Abbey as the Abbey spire is only currently visible above the existing tree canopies, which the roof tops of the development would comfortably sit below.
- 4.3 Key design principles have been established, through consideration of the landscape and visual sensitivities in association with any other constraints and opportunities identified by relevant consulting teams. The northern boundary offers the potential for a strong hedgerow boundary extending west and should be incorporated and improved accordingly. The adjacent settlement form and street layout through the wider settlement should be considered within design proposals.
- 4.4 The proposed illustrative layout plan (MPJ Design 16/179-03) responds to the local landscape character and visual sensitivities and includes design principles aimed to mitigate the landscape and visual impacts, which include retention of existing landscape features (hedgerows and trees), setting back development from the existing residential settlement edge, provision of public amenity space to mitigate the visual impact on receptors along Crease Drove, hedgerow and tree planting to boundaries and throughout the site, extension of existing wildlife corridors along site boundaries and structural and amenity planting within the proposed development.
- 4.5 The site has a locally open visual character but development would not be prominent in views from nearby public routes and settlement edges, due to the flat topography the existing vegetation and built form which would obscure and screen the site. Where visible through glimpsed views the site would sit in context with existing housing developments and would appear as an extension to the existing settlement edge and not as an isolated development.
- 4.6 The Site falls within the South Holland District Council which encourages proposals for new developments to be a positive contribution to the architectural and visual quality of its surroundings, supported in appropriate contexts. Protection and enhancement of any existing trees and hedgerows, including provision of strategic tree planting of indigenous species to improve the setting of the development within the wider landscape. The maintenance and establishment of wildlife habitats and corridors should also be taken into consideration of any new development.

5 References

Department of Communities and Local Government, March 2012, National Planning Policy Framework

An Approach to Landscape Character Assessment, Christine Tudor, Natural England, October 2014

East Midlands Regional, Landscape Character Assessment, LDA Design, April 2010

National Character Area Profile: 46 The Fens, Natural England 2015

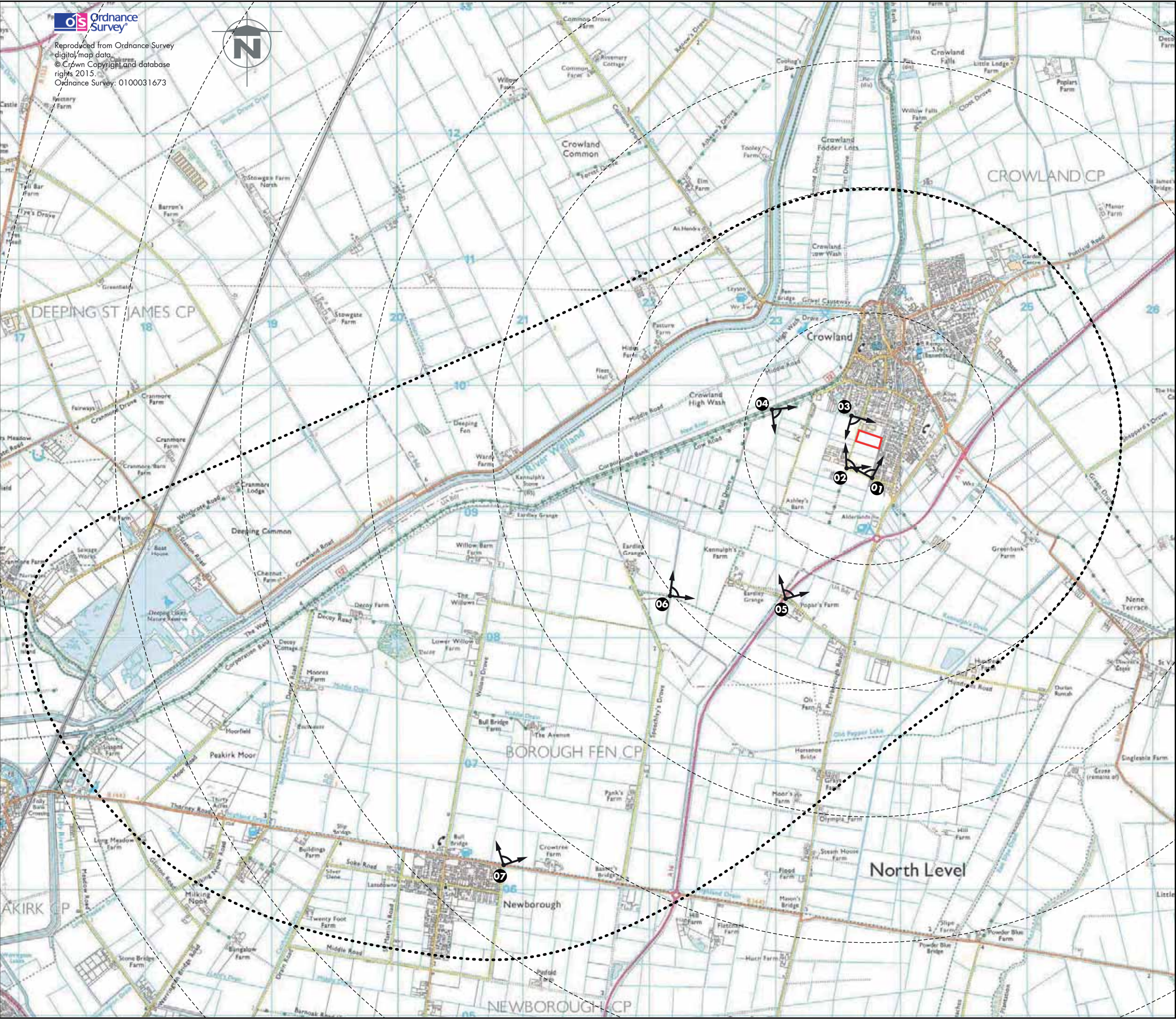
Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment. 3rd Edition

Former Countryside Agency and Scottish Natural Heritage, 2002, Landscape Character Assessment Guidance for England and Scotland. CAX84F

Strategic Landscape Capacity Study for South Holland District Council, John Campion Associates Ltd, July 2003

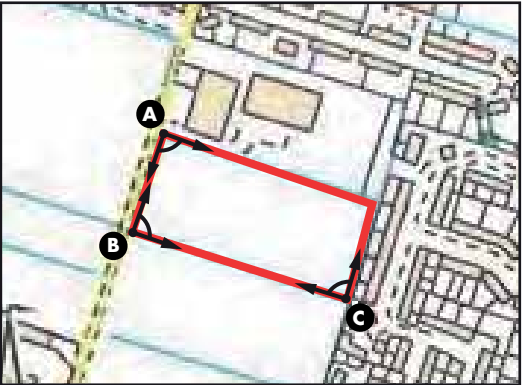
South Holland District Council Local Plan July 2006

Figures



Legend

- Application Site
- LVA 5km Study Area
- Radius at 1km increments
- Viewpoint



Site Context Views A, B and C



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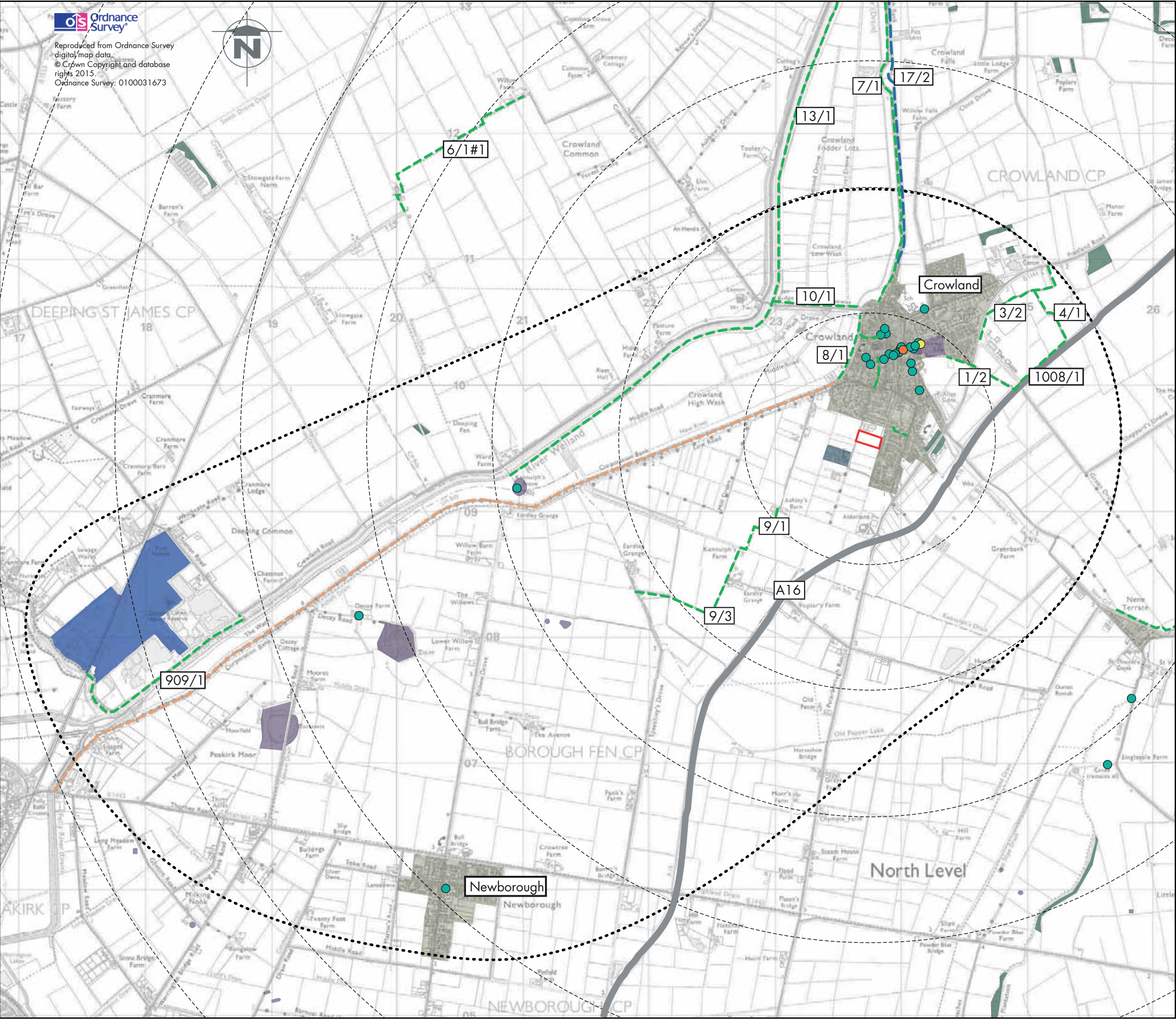
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PROJECT
CROWLAND

CLIENT
Mrs Tina Hunter Shaw

TITLE
VIEWPOINTS

STATUS DRAFT		DATE OCT 2015	
SCALE NTS		CHECKED LA/MN	
DRAWN CT			
JOB NO: N0336	DWG NO: PL 01	REV NO: -	ORIGINAL SIZE A3



Legend

Application Site

LVA Study Area

Radius at 1km increments

Grade I Listed Building - Crowland Abbey

Grade I Listed Building - Trinity Bridge

Grade II Listed Buildings

Scheduled Monument Records

Woodland

SSSI

Settlement

Industry

Main Road

Public Footpath

Bridleway

CROW 902/2 Byway - Corporation Bank

0m 500m 1km 2km

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PROJECT
CREASE DROVE, CROWLAND

CLIENT
Mrs Tina Hunter Shaw

TITLE
DESIGNATIONS AND LAND USE

STATUS DRAFT

SCALE NTS

DRAWN CT

DATE OCT 2015

CHECKED LA/MN

JOB NO:
N0336

DWG NO:
PL 02

REV NO:
-

ORIGINAL SIZE
A3



Viewpoint 1 - View from Harvester Way looking north west towards the application site

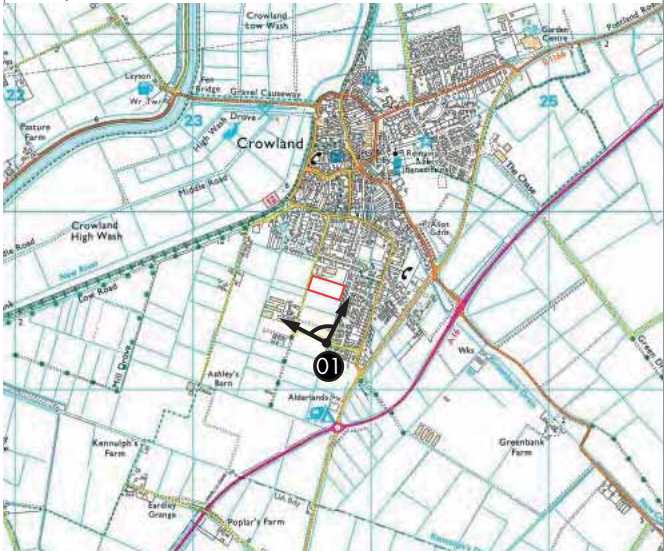


Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 10:30 am
OS Grid Reference: 523758, 309274
Distance to Site: 292m
Elevation: 2m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3

Viewpoint Location Plan



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Ordnance Survey: 0100031673

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PROJECT
Crease Drove, Crowland

CLIENT
Mrs Tina Hunter Shaw

TITLE
Viewpoint 01

STATUS FINAL

SCALE NTS DATE OCT 2015

DRAWN LA CHECKED MN

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 01	-	A3



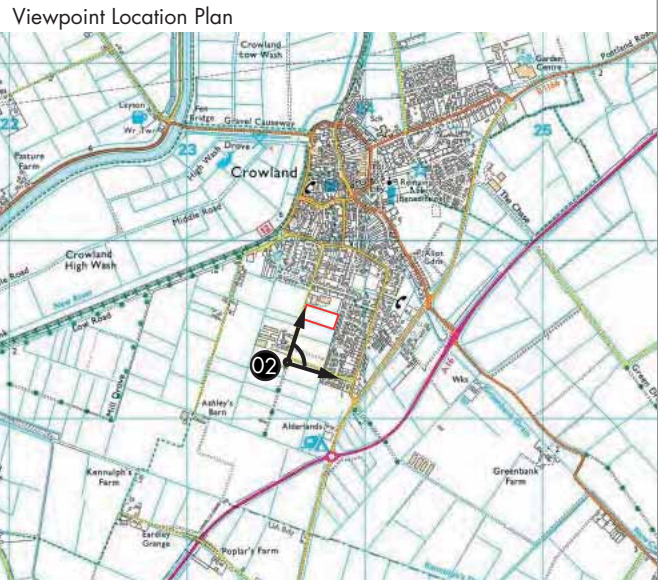
Viewpoint 2 - View from Harvester Way on the western boundary adjacent to Crease Drove, looking north towards the application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 10:21am
OS Grid Reference: 523576, 309339
Distance to Site: 282m
Elevation: 3m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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Crease Drove, Crowland

CLIENT
Mrs Tina Hunter Shaw

TITLE
Viewpoint 02

STATUS FINAL

SCALE NTS DATE OCT 2015

DRAWN LA CHECKED MN

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 02	-	A3



Viewpoint 3 - View from the turning point on Monks Meadow residential street, looking south east towards the application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 10:42am
OS Grid Reference: 523616, 309748
Distance to Site: 223m
Elevation: 2m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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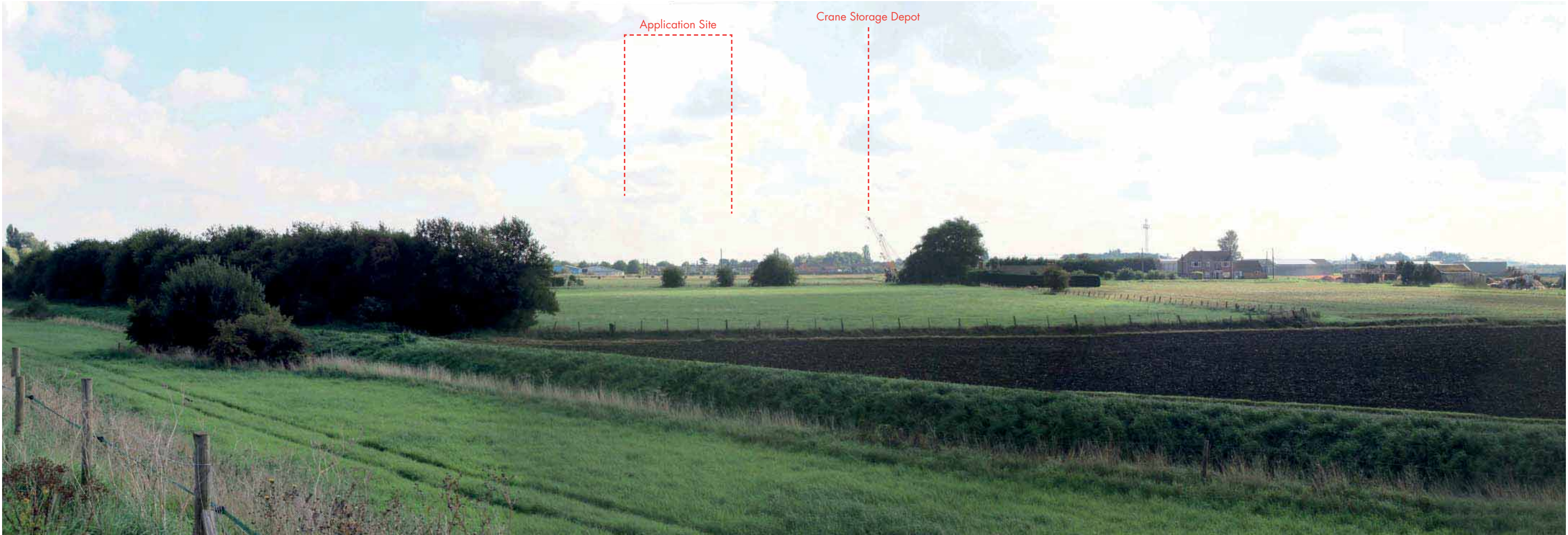
TITLE
Viewpoint 03

STATUS FINAL

SCALE NTS DATE OCT 2015

DRAWN LA CHECKED MN

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 03	-	A3



Viewpoint 4 - View from Corporation Bank on Byway Crow 902/2 looking east towards application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 10:56am
OS Grid Reference: 523199, 309866
Distance to Site: 623m
Elevation: 5m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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Viewpoint 04

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JOB NO: N0336

DWG NO: VP 04

REV NO: -

ORIGINAL SIZE: A3



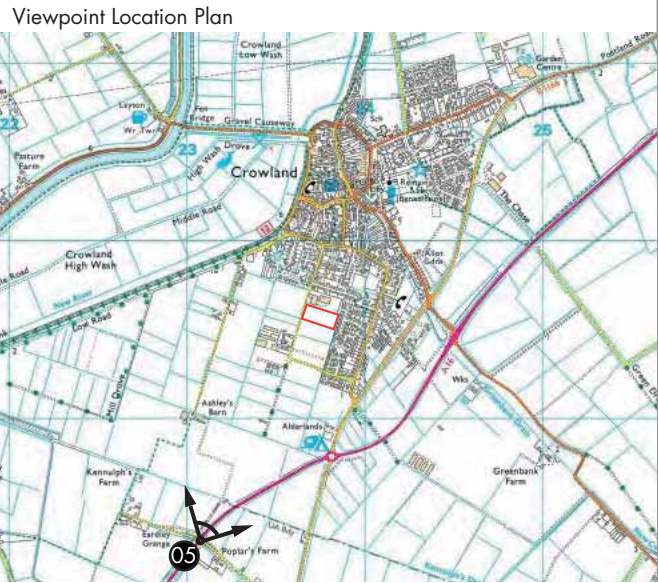
Viewpoint 5 - View from bridge over A16 to Kennulph's Farm looking north towards the application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 13:01pm
OS Grid Reference: 523037, 308324
Distance to Site: 1.425km
Elevation: 1m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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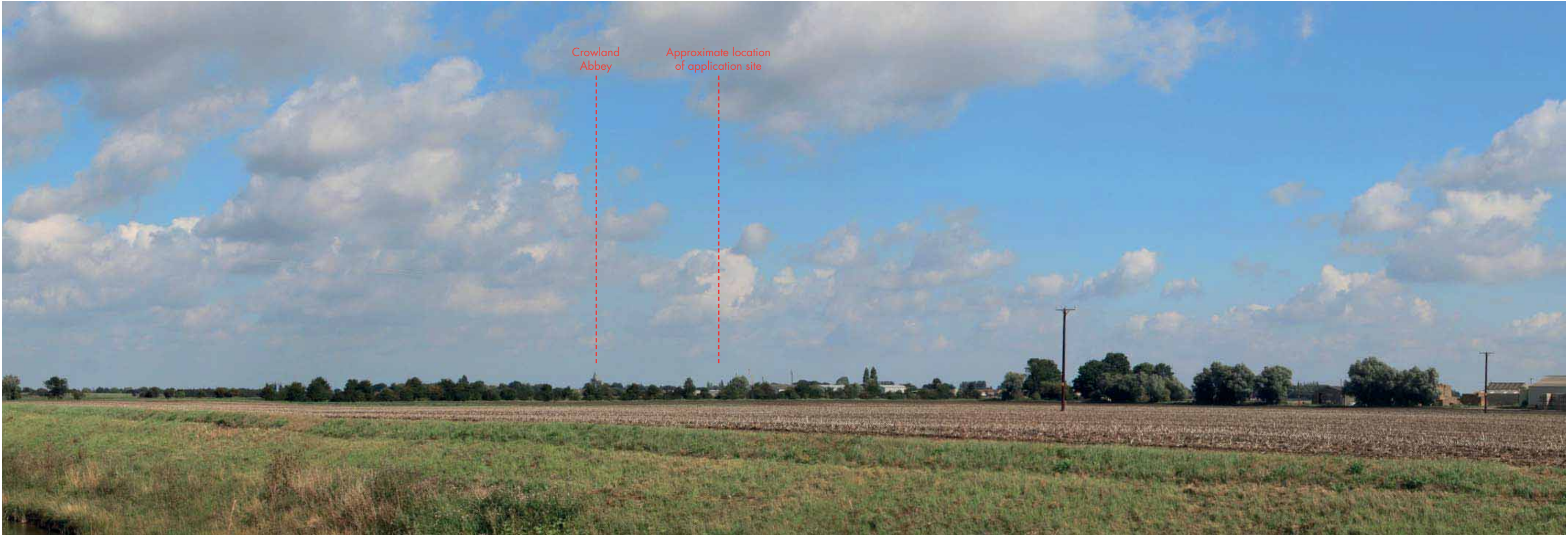
TITLE
Viewpoint 05

STATUS FINAL

SCALE NTS DATE OCT 2015

DRAWN LA CHECKED MN

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 05	-	A3



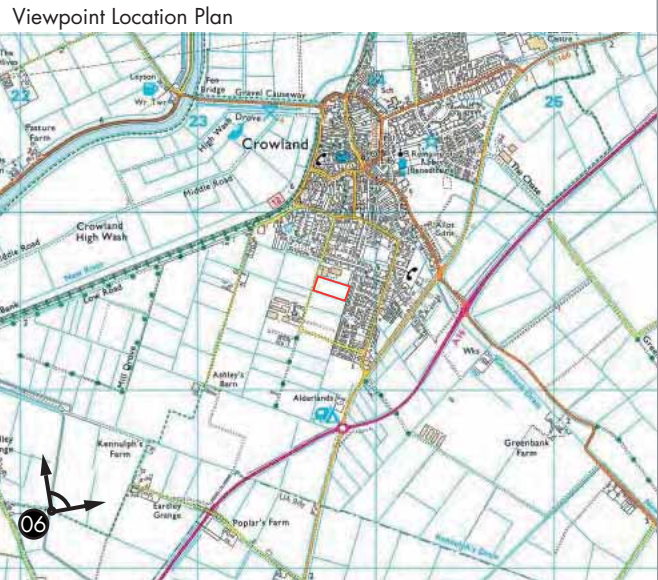
Viewpoint 6 - View from bridge over Highland Drain on public footpath Crow 9/3 looking north east towards the application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 12:12pm
OS Grid Reference: 522502, 308183
Distance to Site: 1.855km
Elevation: 4m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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Viewpoint 06

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SCALE NTS DATE OCT 2015

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JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 06	-	A3



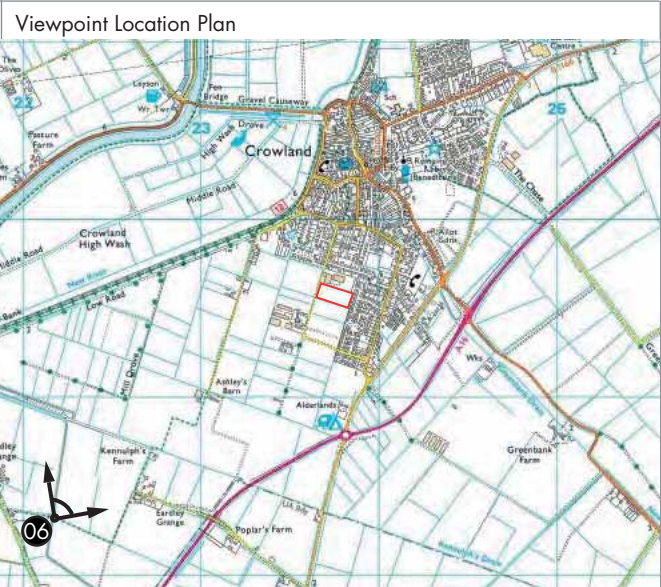
Viewpoint 7 - View from Newborough at the end of Peterborough Road on the B1443 looking north east towards the application site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 500D
Lens: Canon EFS 18-55mm
Date: 17.09.2015
Time: 11:39am
OS Grid Reference: 520849, 306180
Distance to Site: 4.46km
Elevation: 4m AOD
Viewer's Height: 1.70m
Viewing Distance: 300mm at A3



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TITLE
Viewpoint 07

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SCALE NTS DATE OCT 2015

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N0336	VP 07	-	A3



Context View A - Taken from the north west corner adjacent to Crease Drove, view towards Harverter Way



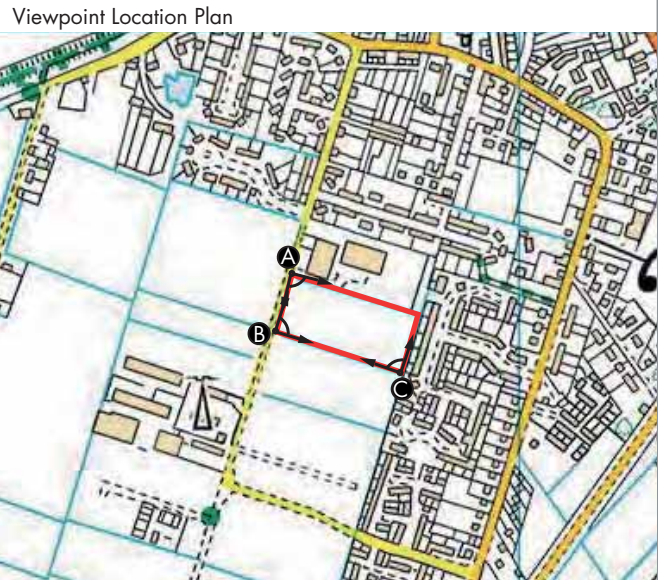
Context View B - Taken from the south west corner adjacent to Crease Drove, view towards the rear gardens on Beccelm Drive



Context View C - Taken from south east corner, view towards Crease Drove and Crowland Cranes

Viewpoint and Camera Details:

Site Context View A		Site Context View B		Site Context View C	
Camera:	Canon EOS 500D	Camera:	Canon EOS 500D	Camera:	Canon EOS 500D
Lens:	Canon EFS 18-55mm	Lens:	Canon EFS 18-55mm	Lens:	Canon EFS 18-55mm
Date:	17.09.2015	Date:	17.09.2015	Date:	17.09.2015
Time:	09:58 am	Time:	10:07am	Time:	10:11am
OS Grid Reference:	523666, 309643	OS Grid Reference:	523641, 309561	OS Grid Reference:	523826, 309503
Distance to Site:	0m	Distance to Site:	0m	Distance to Site:	0m
Elevation:	3m AOD	Elevation:	2m AOD	Elevation:	2m AOD
Viewer's Height:	1.70m	Viewer's Height:	1.70m	Viewer's Height:	1.70m
Viewing Distance:	300mm at A3	Viewing Distance:	300mm at A3	Viewing Distance:	300mm at A3



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Crease Drove, Crowland

CLIENT
Mrs Tina Hunter Shaw

TITLE
Site Context View A, B & C

STATUS FINAL

SCALE NTS DATE OCT 2015

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JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0336	VP 07	-	A3

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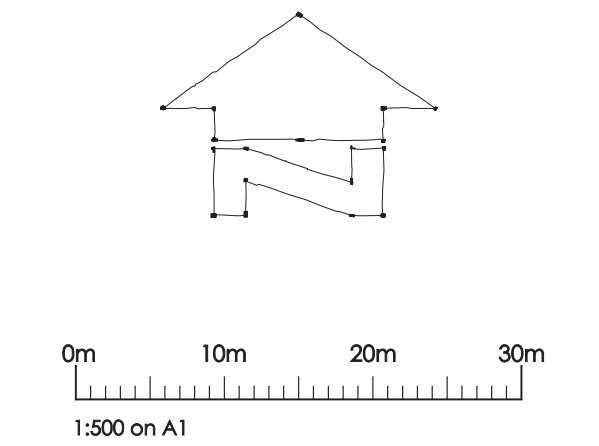
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NOISE ATTENUATION MEASURES FOUND TO BE APPROPRIATE TO BE UNDERTAKEN IN ACCORDANCE WITH A FORMAL NOISE ASSESSMENT.

- LEGEND:**
- 1.5m EXISTING CONTOURS at 0.5m intervals
 - EXISTING HEDGEROW
 - NEW HEDGE PLANTING
 - NEW TREE PLANTING (indicative only)
 - DENOTES PLOTS' FENESTRATION ACROSS TWO FRONTAGE ELEVATIONS

GROSS SITE AREA:	1.61 hectares
Less: PUBLIC AMENITY SPACE: (14% of gross site area)	0.22 h
6m WIDE STAND-OFF FROM IDB ASSET:	0.05h
DEVELOPABLE AREA:	1.34 h
41no. units @ 30/hectare	



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Client
Mrs T Hunter-Shaw

Job
proposed residential development off
Crease Drove
CROWLAND

Title
Illustrative Layout Plan

Scale 1:500 Dwg No 16/179-03
Date May 2016

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