

VP06 existing - Right

CLENDON

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)			
OS Grid Reference	52.862575 , 0.065316434	**Horizontal Field of View**	90° (cylindrical projection)
Ground Height (AOD)	3.6	**Camera / Lens**	Sony A7ii, Sony 50mm FE f/1.8
Viewer Height	1.65m	**Date / Time**	17/05/2022 - 10:56
Distance to Site	1.81km	**Weather Conditions**	100% cloud, good visibility

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP06 Existing - Right



VP06 after 1 year planting - Left

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP06 Year 1 Planting - Left



VP06 after 1 year planting - Right

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP06 Year 1 Planting - Right



VP06 after 15 years planting - Left

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP06 Year 15 Planting - Left



VP06 after 15 years planting - Right

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP06 Year 15 Planting - Right



VP07 existing - Left

CLENDON

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)			
OS Grid Reference	52.841678 , 0.050930986	Horizontal Field of View	90° (cylindrical projection)
Ground Height (AOD)	4.1	Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Viewer Height	1.65m	Date / Time	17/05/2022 - 11:31
Distance to Site	761m	Weather Conditions	100% cloud, good visibility

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Existing - Left



VP07 existing - Right

CLENDON

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)			
OS Grid Reference	52.841678 , 0.050930986	Horizontal Field of View	90° (cylindrical projection)
Ground Height (AOD)	4.1	Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Viewer Height	1.65m	Date / Time	17/05/2022 - 11:31
Distance to Site	761m	Weather Conditions	100% cloud, good visibility

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Existing - Right



VP07 after 1 year planting - Left

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Year 1 Planting - Left



VP07 after 1 year planting - Right

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Year 1 Planting - Right



VP07 after 15 years planting - Left

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Year 15 Planting - Left



VP07 after 15 years planting - Right

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP07 Year 15 Planting - Right



VP08 existing - Left

CLENDON

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 0 (AVR0)			
OS Grid Reference	52.832401 , 0.035692916	Horizontal Field of View	90° (cylindrical projection)
Ground Height (AOD)	3.75	Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Viewer Height	1.07m	Date / Time	17/05/2022 - 11:56
Distance to Site	761m	Weather Conditions	50% cloud, good visibility

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP08 Existing - Left



VP08 existing - Right

CLENDON

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 0 (AVR0)			
OS Grid Reference	52.832401 , 0.035692916	Horizontal Field of View	90° (cylindrical projection)
Ground Height (AOD)	3.75	Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Viewer Height	1.07km	Date / Time	17/05/2022 - 11:56
Distance to Site	761m	Weather Conditions	60% cloud, good visibility

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP08 Existing - Right



VP08 proposed - Left

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

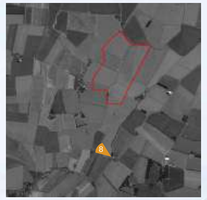
Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP08 Proposed - Left



VP08 proposed - Right

CLENDON

Note:
This is a composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspectiveviewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 19 Aug 2022

Drawn by: VB

Checked by: TG

Project title: CAL030821 Boston

Client: Greenpower

Drawing Title: AVR VP08 Proposed - Right

Viewpoint 01 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Roman Bank, Looking North
OS Grid Reference	52.829677 , 0.025129856
Ground Height (AOD)	4.12
Viewer Height	1.65m
Distance to Site	1.49km
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 12:18
Weather Conditions	100% cloud, good visibility

Camera Location









Photographs





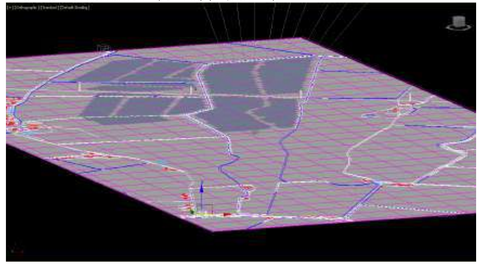








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 01 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 01A AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Middle Marsh Road, Looking North-East
OS Grid Reference	52.837303 , 0.028736184
Ground Height (AOD)	3.78
Viewer Height	1.65m
Distance to Site	688m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 12:48
Weather Conditions	50% cloud, good visibility

Camera Location









Photographs













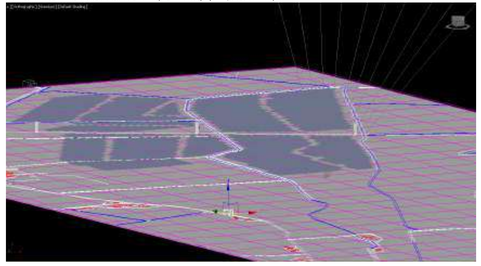








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 01A Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 02 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Middle Marsh Road, Looking East
OS Grid Reference	52.842867 , 0.026203911
Ground Height (AOD)	4.15
Viewer Height	1.65m
Distance to Site	192m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 13:11
Weather Conditions	50% cloud, good visibility

Camera Location









Photographs













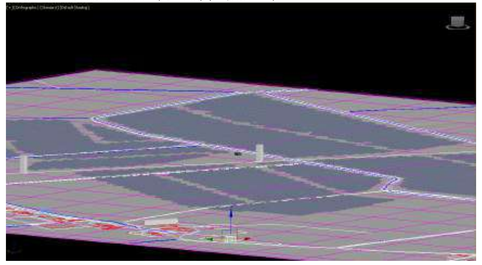








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 02 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 02A AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Middle Marsh Road, Looking East
OS Grid Reference	52.846275 , 0.027758527
Ground Height (AOD)	4.74
Viewer Height	1.65m
Distance to Site	13.5m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 13:33
Weather Conditions	50% cloud, good visibility

Camera Location









Photographs













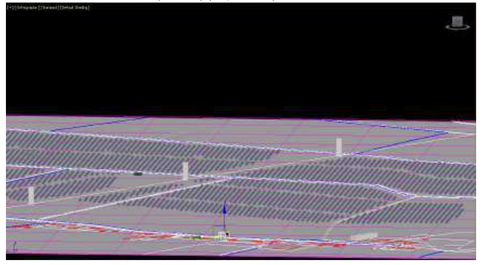








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 02A Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 03 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Middle Marsh Road, Looking East
OS Grid Reference	52.850200 , 0.032189020
Ground Height (AOD)	4.07
Viewer Height	1.65m
Distance to Site	5m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 13:52
Weather Conditions	50% cloud, good visibility

Camera Location









Photographs













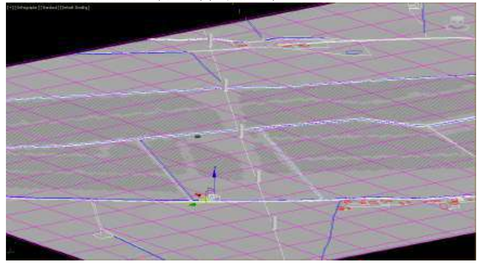








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 03 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 04 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Lincoln Lane, Looking South
OS Grid Reference	52.854386 , 0.038162409
Ground Height (AOD)	3.63
Viewer Height	1.65m
Distance to Site	91m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 09:54
Weather Conditions	100% cloud, good visibility

Camera Location









Photographs





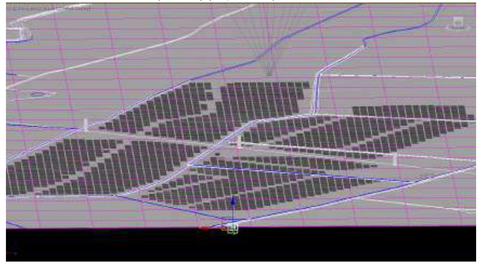








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 04 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 05 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3(AVR3)	
Description	St Mark's Road, Looking South
OS Grid Reference	52.862719 , 0.041420118
Ground Height (AOD)	3.83
Viewer Height	1.65m
Distance to Site	1.04km
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 10:27
Weather Conditions	100% cloud, good visibility

Camera Location









Photographs





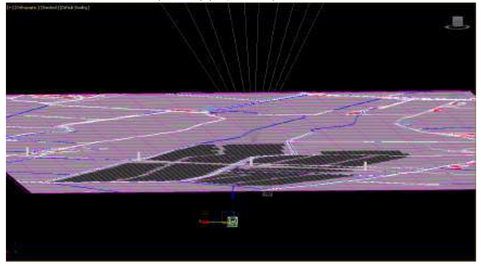








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 05 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 06 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	near St Mark's Rd, Looking South-West
OS Grid Reference	52.862575 , 0.065316434
Ground Height (AOD)	3.6
Viewer Height	1.65m
Distance to Site	1.81km
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 10:56
Weather Conditions	100% cloud, good visibility

Camera Location









Photographs





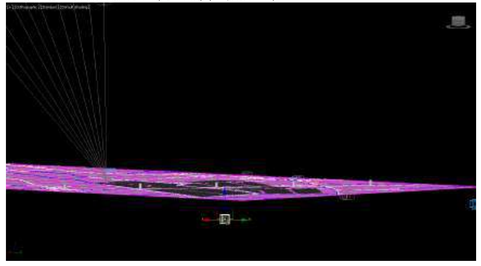








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 06 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 07 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 3 (AVR3)	
Description	Eastern Road, Looking West
OS Grid Reference	52.841678 , 0.050930986
Ground Height (AOD)	4.1
Viewer Height	1.65m
Distance to Site	761m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 11:31
Weather Conditions	100% cloud, good visibility

Camera Location









Photographs







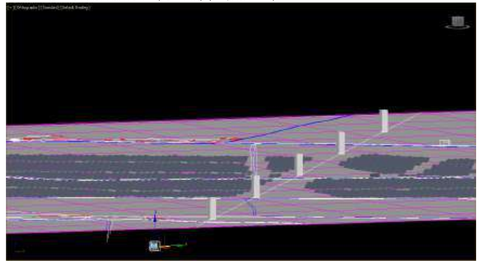








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 07 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.



Viewpoint 08 AVR Data
Baseline location and spatial data

Mapped Location



Location Data

Viewpoint Information (TGN 06/19 Type 4 Image (Option 1, A1 Width), Level 0 (AVR0)	
Description	Eastern Road, Looking West
OS Grid Reference	52.832401 , 0.035692916
Ground Height (AOD)	3.75
Viewer Height	1.07km
Distance to Site	761m
Horizontal Field of View	90° (cylindrical projection), panorama
Orientation	Landscape
Camera / Lens	Sony A7ii, Sony 50mm FE f/1.8
Date / Time	17/05/2022 - 11:56
Weather Conditions	50% cloud, good visibility

Camera Location









Photographs







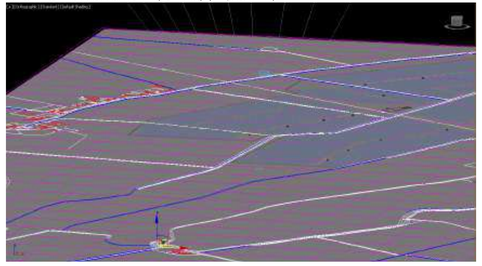








Virtual Camera Position Shown within model context (for illustrative purposes, not verification).



Viewpoint 08 Baseline Photograph - 90 Degree Horizontal Field of View Cylindrical Projection Panorama.





CLENDON

APPENDIX C

Landscape Value Tables

(Landscape Character Areas)

LANDSCAPE RECEPTOR REFERENCE: Regional Scale: Regional Character Area 10: The Wash *(The Historic Character of The County of Lincolnshire (September 2011))*

LANDSCAPE DESIGNATION:

Level of Designation		Comments
Internationally Valued: e.g. World Heritage Site		
Nationally Valued: e.g. National Park, AONB		
Locally Valued: e.g. SLA, Green Gap/Wedge		
Landscape is not nationally or locally designated *	X	The area does not fall under a national or local designations

SUMMARY OF VALUE AND OVERALL VALUE JUDGEMENT:

The likely value of the landscape resource is based on individual features such as vegetation and topography which users may value and, where relevant, if there are any statutory, non-statutory or local plan designations.

At a Regional Scale, the landscape has been assessed as holding a **Low value**. The value of this landscape is highest along the coastline, however the majority of this area is a flat agricultural landscape that is devoid of landscape features of value. The area is not covered by any designations and has been shaped by industrial scale agricultural practices. However, this landscape contains several heritage assets, such as the Sea Bank, and has value as a tourist destination along the coastline.

RANGE OF FACTORS THAT CAN HELP IN THE IDENTIFICATION OF VALUED LANDSCAPES

**TGN 02/21 Assessing Landscape Value Outside National Designations* by the Landscape Institute identifies a range of factors as a starting point for considering the value of individual features in an undesignated landscape.

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Landscape Condition. Overall Value Judgement: **Low**				
Land Use	**Fragmented**	**Mixed**	Unified	Large estuarine complex on the east coast of Lincolnshire. rural landscape very large modern fields
Tree cover and structure	**Absent or degraded**	Moderate	Prominent/ Widespread	high rate of field boundary loss, very large modern fields: almost industrial in character.
Hedgerows	**Absent or degraded**	Gappy	Intact	high rate of field boundary loss, very large modern fields: almost industrial in character.
Vegetation health	**Low**	Medium	High	high rate of field boundary loss, very large modern fields: almost industrial in character.
Semi Natural Habitat	**Absent or degraded**	**Fragmented**	Intact/ connected	Marshland: habitat for large numbers of migratory birds. Away from the semi-natural landscapes of salt marsh, the rest of the area is entirely manmade
Overall Land Management	Absent	**Not obvious or isolated**	High/Well Managed	high rate of field boundary loss: large flat arable fields are almost industrial in character
Historic Field Pattern	**Degraded/ Declining**	**Interrupted**	Intact	high rate of field boundary loss, however high proportion of surviving ancient enclosure. very large modern fields
Influence of detracting/ incongruous features	Prominent	**Apparent**	Inconspicuous	Roads are typically elevated from their surroundings by up to a metre
Published character assessments (Landscape Condition)	~~Low~~	~~Medium~~	~~High~~	N/A
Natural Heritage. Overall Value Judgement: **Low to Medium**				
Extent of Semi-natural Habitat	**Absent**	**Scattered**	Widespread	Marshland: habitat for large numbers of migratory birds. Away from the semi-natural landscapes of salt marsh, the rest of the area is entirely manmade
Ecological Survey/Appraisal	~~Low~~	~~Medium~~	~~High~~	N/A
Ecological Designations	**Absent**	**Present - isolated**	Present - extensive	There are several specific nature reserves, and the whole estuary has been designated as a National Nature Reserve
Prescence of distinctive geological, geomorphological or pedological features	Absent	**Present - isolated**	Present - extensive	Large estuarine complex on the east coast of Lincolnshire
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	Away from the semi-natural landscapes of salt marsh, the rest of the area is entirely manmade
Published Character Assessments (Natural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Distinctiveness. Overall Value Judgement: **Low**				
Prescence of distinctive landscape character	Absent or degraded	**Moderate**	Prominent/ Widespread	Large estuarine complex on the east coast of Lincolnshire. rural landscape large flat arable fields
Prescence of important or distinctive features or landmarks	**Absent or degraded**	**Moderate**	Prominent/ Widespread	Large estuarine complex on the east coast of Lincolnshire. silt ridge known locally as the Townlands
Contribution to the local area or identity of a settlement	**Negative/ negligible**	**Moderate**	Positive	Major settlements have broad mix of housing types from a variety of periods. Historic cores surrounded by more recent housing & modern on the periphery.
Context of Settlement	**Ordinary/ Common**	Uncommon	Distinctive	Settlements are typically found on high ground. High proportion of dispersed rural settlement
Recognition and importance of the landscape	**None**	Local/Regional	National/ International	
Landform and Geology	**Ordinary/ Common**	Uncommon	Distinctive	Large estuarine complex on the east coast of Lincolnshire. silt ridge known locally as the Townlands
Land Use	**Ordinary/ Common**	Uncommon	Distinctive	rural landscape very large modern fields: large flat arable fields are almost industrial in character
Published Character Assessments (Distinctiveness)	~~Low~~	~~Medium~~	~~High~~	N/A
Functional. Overall Value Judgement: **Low to Medium**				
Contribution to the healthy functioning of the landscape	**Negative/ negligible**	**Moderate**	Positive	
Contribution to a green infrastructure network	**Negative/ negligible**	**Moderate**	Positive	
links with an adjacent landscape designation	**Low/ weak/ negligible**	**Medium**	High/ Strong	

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Recreational. Overall Value Judgement: **Low to Medium**				
Presence of PROW and/or open access land	**Absent**	**Moderate**	Prominent/ Widespread	
PROW Connectivity	**Weak**	**Moderate**	Well	
Wider outdoor or landscape/view related recreational opportunities	**Absent**	**Moderate**	Prominent/ Widespread	Marshland that once covered the entire area is still visible from the outermost sea wall, and indeed is a major tourist attraction
Landscape/view related tourism or interpretation opportunities	**Absent**	**Moderate**	Prominent	
Published Character Assessments (perceptual aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Scenic). Overall Value Judgement: **Low**				
Distinctive or memorable views	**Absent or degraded**	**Moderate**	Prominent/ Widespread	broad, open views. views over great distances, especially on the drained marshland
Visual unity	**Incoherent/ weak**	Coherent	Unified/strong	
Urban characteristics and influences	**Industrial/ Urban**	**Urban/ Urban fringe**	Historic or absent	Occasional vertical intrusions from buildings or features, such as the tower of St Botolph's Church in Boston, wind power facilities or relict sea bank
Views of prominent landmarks, vistas or heritage features	**Absent**	**Moderate**	Prominent	
Visual detractors	**Prominent or widespread**	Present or isolated	Absent or discreet	very large modern fields: almost industrial in character. rural landscape is punctuated by industrial complexes. wind farms.
Topography	**Flat/ monotonous**	Rolling/ interesting	Dramatic	Large estuarine complex on the east coast of Lincolnshire. silt ridge known locally as the Townlands
Published Character Assessments (Scenic quality)	~~Low~~	~~Medium~~	~~High~~	N/A
Cultural Heritage. Overall Value Judgement: **Low to Medium**				
Presence of historic landmark structures or designed elements	**Absent**	**Moderate**	Prominent	
Presence of historic parks & gardens, and designed landscape	**Absent**	Moderate	Prominent	
Evidence of historic features providing a "time depth" (historical reference)	Absent	**Moderate**	**Prominent**	Ancient enclosure . Successive periods of artificial drainage for agricultural purposes: series of sea banks, which can still be seen in the landscape today
Published Character Assessments (Cultural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Wildness and Tranquillity). Overall Value Judgement: **Low**				
Tranquillity	**Discordant**	**Moderate**	Tranquil	
Atmosphere	**Absent or negative**	**Moderate**	Strong and/or positive	
Wildness/perception of naturalness	**Absent or developed**	Moderate	Wild/natural/ remote	Large estuarine complex on the east coast of Lincolnshire
Published Character Assessments (Recreation value aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Associations. Overall Value Judgement: **Low**				
Associations with noteworthy people, culture or events	**None/ tenuous**	Weak/limited/ isolated	Strong	
Published Character Assessments (associations)	~~Low~~	~~Medium~~	~~High~~	N/A

LANDSCAPE RECEPTOR REFERENCE: Regional Scale (Historic Character): Character Zone WSH6 Townlands within The Wash Character Area *(The Historic Character of The County of Lincolnshire: The Historic Landscape Character Zones (September 2011))*

LANDSCAPE DESIGNATION:

Level of Designation		Comments
Internationally Valued: e.g. World Heritage Site		
Nationally Valued: e.g. National Park, AONB		
Locally Valued: e.g. SLA, Green Gap/Wedge		
Landscape is not nationally or locally designated *	X	The area does not fall under a national or local designations

SUMMARY OF VALUE AND OVERALL VALUE JUDGEMENT:

The likely value of the landscape resource is based on individual features such as vegetation and topography which users may value and, where relevant, if there are any statutory, non-statutory or local plan designations.

At a Regional Scale (Historic Character), the landscape has been assessed as holding a **Low to Medium Value**. While the landscape is predominantly devoid of distinctive features, the drainage and reclamation of surrounding marshland is evident, as are heritage features, such as Roman Bank, which increase the value of this landscape.

RANGE OF FACTORS THAT CAN HELP IN THE IDENTIFICATION OF VALUED LANDSCAPES

**TGN 02/21 Assessing Landscape Value Outside National Designations* by the Landscape Institute identifies a range of factors as a starting point for considering the value of individual features in an undesignated landscape.

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Landscape Condition. Overall Value Judgement: **Low to Medium**				
Land Use	Fragmented	**Mixed**	Unified	greater part of this area is made up of arable fields, used to cultivate a variety of food and cash crops. Some areas of pasture in proximity to historic settlements
Tree cover and structure	**Absent or degraded**	Moderate	Prominent/ Widespread	Tree cover is the zone is sparse, comprising deciduous and non-deciduous, small scale plantations located in field edges, corners, settlements and as shelter belts
Hedgerows	**Absent or degraded**	Gappy	Intact	extensive boundary removal in the mid to late twentieth century
Vegetation health	**Low**	Medium	High	
Semi Natural Habitat	**Absent or degraded**	**Fragmented**	Intact/ connected	
Overall Land Management	**Absent**	**Not obvious or isolated**	High/Well Managed	extensive boundary removal in the mid to late twentieth century
Historic Field Pattern	**Degraded/ Declining**	Interrupted	Intact	During the 2nd half of the 20thC, area has experienced field boundary loss, resulting in an increased enclosure size that dissipates earlier field morphologies.
Influence of detracting/ incongruous features	**Prominent**	**Apparent**	Inconspicuous	
Published character assessments (Landscape Condition)	~~Low~~	~~Medium~~	~~High~~	N/A
Natural Heritage. Overall Value Judgement: **Low**				
Extent of Semi-natural Habitat	**Absent**	**Scattered**	Widespread	
Ecological Survey/Appraisal	~~Low~~	~~Medium~~	~~High~~	N/A
Ecological Designations	**Absent**	Present - isolated	Present - extensive	
Prescence of distinctive geological, geomorphological or pedological features	**Absent**	Present - isolated	Present - extensive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
Published Character Assessments (Natural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Distinctiveness. Overall Value Judgement: **Low to Medium**				
Prescence of distinctive landscape character	Absent or degraded	**Moderate**	Prominent/ Widespread	'island-like' colonisation & subsequent prosperity through exploitation of marsh & fen is manifested in the landscape, giving distinct historic character.
Prescence of important or distinctive features or landmarks	Absent or degraded	**Moderate**	Prominent/ Widespread	'Roman Bank', a medieval sea defence constructed in about 1300
Contribution to the local area or identity of a settlement	Negative/ negligible	**Moderate**	Positive	string of nucleated medieval market towns and villages running roughly parallel to the coastline. Several small hamlets bridge, or lie adjacent, to the 'Roman Bank
Context of Settlement	**Ordinary/ Common**	**Uncommon**	Distinctive	Most of the nucleated settlements in the wider Wash region. The two largest settlements, Boston and Spalding
Recognition and importance of the landscape	**None**	Local/Regional	National/ International	
Landform and Geology	**Ordinary/ Common**	Uncommon	Distinctive	
Land Use	**Ordinary/ Common**	Uncommon	Distinctive	
Published Character Assessments (Distinctiveness)	~~Low~~	~~Medium~~	~~High~~	N/A
Functional. Overall Value Judgement: **Low**				
Contribution to the healthy functioning of the landscape	**Negative/ negligible**	Moderate	Positive	
Contribution to a green infrastructure network	**Negative/ negligible**	**Moderate**	Positive	
links with an adjacent landscape designation	**Low/ weak/ negligible**	**Medium**	High/ Strong	

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Recreational. Overall Value Judgement: **Low**				
Presence of PROW and/or open access land	**Absent**	Moderate	Prominent/ Widespread	
PROW Connectivity	**Weak**	Moderate	Well	
Wider outdoor or landscape/view related recreational opportunities	**Absent**	Moderate	Prominent/Widespread	
Landscape/view related tourism or interpretation opportunities	**Absent**	Moderate	Prominent	
Published Character Assessments (perceptual aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Scenic). Overall Value Judgement: **Low to Medium**				
Distinctive or memorable views	**Absent or degraded**	Moderate	Prominent/ Widespread	
Visual unity	**Incoherent/ weak**	**Coherent**	Unified/strong	
Urban characteristics and influences	**Industrial/ Urban**	**Urban/ Urban fringe**	Historic or absent	smaller industrial areas on the outskirts of towns. Towns within the zone have undergone large scale peri-urban residential & commercial expansion
Views of prominent landmarks, vistas or heritage features	**Absent**	Moderate	Prominent	
Visual detractors	**Prominent or widespread**	**Present or isolated**	Absent or discreet	smaller industrial areas on the outskirts of towns.
Topography	**Flat/ monotonous**	Rolling/ interesting	Dramatic	
Published Character Assessments (Scenic quality)	~~Low~~	~~Medium~~	~~High~~	N/A
Cultural Heritage. Overall Value Judgement: **Low to Medium**				
Presence of historic landmark structures or designed elements	**Absent**	**Moderate**	Prominent	zone's seaward edges are defined by the 'Roman Bank', a medieval sea defence constructed in about 1300
Presence of historic parks & gardens, and designed landscape	**Absent**	Moderate	Prominent	
Evidence of historic features providing a "time depth" (historical reference)	Absent	**Moderate**	**Prominent**	area is the oldest character zone within the reclaimed marsh and fen landscapes and, as such, displays the greatest range of time depth
Published Character Assessments (Cultural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Wildness and Tranquillity). Overall Value Judgement: **Low to Medium**				
Tranquillity	**Discordant**	**Moderate**	Tranquil	
Atmosphere	**Absent or negative**	**Moderate**	Strong and/or positive	
Wildness/perception of naturalness	**Absent or developed**	Moderate	Wild/natural/ remote	
Published Character Assessments (Recreation value aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Associations. Overall Value Judgement: **Low**				
Associations with noteworthy people, culture or events	**None/ tenuous**	Weak/limited/isolated	Strong	
Published Character Assessments (associations)	~~Low~~	~~Medium~~	~~High~~	N/A

LANDSCAPE RECEPTOR REFERENCE: District Scale: Settled Fens Landscape Character Type (*Strategic Landscape Capacity Study for South Holland District Council)*

LANDSCAPE DESIGNATION:

Level of Designation		Comments
Internationally Valued: e.g. World Heritage Site		
Nationally Valued: e.g. National Park, AONB		
Locally Valued: e.g. SLA, Green Gap/Wedge		
Landscape is not nationally or locally designated *	X	The area does not fall under a national or local designations

SUMMARY OF VALUE AND OVERALL VALUE JUDGEMENT:

The likely value of the landscape resource is based on individual features such as vegetation and topography which users may value and, where relevant, if there are any statutory, non-statutory or local plan designations.

At a District Scale, the landscape has been assessed as holding a **Low value**. The majority of this area is a flat agricultural landscape that is devoid of landscape features of value. The area is not covered by any designations and has been shaped by industrial scale agricultural practices. However, this landscape contains several heritage assets, such as the Sea Bank.

RANGE OF FACTORS THAT CAN HELP IN THE IDENTIFICATION OF VALUED LANDSCAPES

**TGN 02/21 Assessing Landscape Value Outside National Designations* by the Landscape Institute identifies a range of factors as a starting point for considering the value of individual features in an undesignated landscape.

Indicator of Landscape Value	Level of Value			Notes:
	Low	Medium	High	
Landscape Condition. Overall Value Judgement: **Low to Medium**				
Land Use	**Fragmented**	**Mixed**	Unified	Farming: hedges, fields, fences, arable, market gardening, orchards. Medium to large fields with intensive market gardening crops
Tree cover and structure	**Absent or degraded**	Moderate	Prominent/ Widespread	deciduous, mixed, shelterbelts, orchards, clumps and alien coniferous screens. mature vegetation
Hedgerows	Absent or degraded	**Gappy**	**Intact**	Locally strong hedgerow elements
Vegetation health	**Low**	**Medium**	High	Locally strong hedgerow elements. mature vegetation
Semi Natural Habitat	**Absent or degraded**	**Fragmented**	Intact/ connected	
Overall Land Management	**Absent**	**Not obvious or isolated**	High/Well Managed	Condition: average, but ranges from good (farmland) to poor (urban fringe clutter
Historic Field Pattern	**Degraded/ Declining**	**Interrupted**	Intact	Medium to large fields with intensive market gardening crops
Influence of detracting/ incongruous features	**Prominent**	Apparent	Inconspicuous	Main visual detractors are the 440Kv and 132Kv overhead cables on towers, electricity sub-stations and power stations and urban fringe visual clutter
Published character assessments (Landscape Condition)	~~Low~~	~~Medium~~	~~High~~	N/A
Natural Heritage. Overall Value Judgement: **Low**				
Extent of Semi-natural Habitat	**Absent**	**Scattered**	Widespread	
Ecological Survey/Appraisal	Low	~~Medium~~	~~High~~	N/A
Ecological Designations	**Absent**	Present - isolated	Present - extensive	
Prescence of distinctive geological, geomorphological or pedological features	**Absent**	**Present - isolated**	Present - extensive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
Published Character Assessments (Natural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Distinctiveness. Overall Value Judgement: **Low**				
Prescence of distinctive landscape character	**Absent or degraded**	Moderate	Prominent/ Widespread	
Prescence of important or distinctive features or landmarks	**Absent or degraded**	Moderate	Prominent/ Widespread	
Contribution to the local area or identity of a settlement	Negative/ negligible	**Moderate**	Positive	Primarily nucleated settlements and associated mature trees.
Context of Settlement	**Ordinary/ Common**	**Uncommon**	Distinctive	
Recognition and importance of the landscape	**None**	Local/Regional	National/ International	
Landform and Geology	**Ordinary/ Common**	Uncommon	Distinctive	Predominantly flat topography. drainage ditches often on raised banks
Land Use	**Ordinary/ Common**	Uncommon	Distinctive	Farming: hedges, fields, fences, arable, market gardening, orchards
Published Character Assessments (Distinctiveness)	~~Low~~	~~Medium~~	~~High~~	N/A
Functional. Overall Value Judgement: **Low**				
Contribution to the healthy functioning of the landscape	**Negative/ negligible**	Moderate	Positive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
links with an adjacent landscape designation	**Low/ weak/ negligible**	Medium	High/ Strong	

Indicator of Landscape Value	Level of Value			Notes:
	Low	Medium	High	
Recreational. Overall Value Judgement: **Low**				
Presence of PROW and/or open access land	**Absent**	Moderate	Prominent/ Widespread	
PROW Connectivity	**Weak**	Moderate	Well	
Wider outdoor or landscape/view related recreational opportunities	**Absent**	Moderate	Prominent/Widespread	
Landscape/view related tourism or interpretation opportunities	**Absent**	Moderate	Prominent	
Published Character Assessments (perceptual aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Scenic). Overall Value Judgement: **Low**				
Distinctive or memorable views	**Absent or degraded**	Moderate	Prominent/ Widespread	Views are restricted or foreshortened by shelterbelts and woodland or mature hedgerows.
Visual unity	**Incoherent/ weak**	Coherent	Unified/strong	Views are restricted or foreshortened by shelterbelts and woodland or mature hedgerows. fragmented
Urban characteristics and influences	**Industrial/ Urban**	**Urban/ Urban fringe**	Historic or absent	Church spires and towers often rise above the mature vegetation to provide prominent landmark features
Views of prominent landmarks, vistas or heritage features	Absent	**Moderate**	Prominent	Church spires and towers often rise above the mature vegetation to provide prominent landmark features
Visual detractors	**Prominent or widespread**	Present or isolated	Absent or discreet	Main visual detractors are the 440Kv and 132Kv overhead cables on towers, electricity sub-stations and power stations and urban fringe visual clutter
Topography	**Flat/ monotonous**	Rolling/ interesting	Dramatic	Flat
Published Character Assessments (Scenic quality)	~~Low~~	~~Medium~~	~~High~~	N/A
Cultural Heritage. Overall Value Judgement: **Low**				
Presence of historic landmark structures or designed elements	**Absent**	**Moderate**	Prominent	Church spires and towers often rise above the mature vegetation to provide prominent landmark features
Presence of historic parks & gardens, and designed landscape	**Absent**	Moderate	Prominent	
Evidence of historic features providing a "time depth" (historical reference)	**Absent**	**Moderate**	Prominent	
Published Character Assessments (Cultural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Wildness and Tranquillity). Overall Value Judgement: **Low**				
Tranquillity	**Discordant**	Moderate	Tranquil	vacant
Atmosphere	**Absent or negative**	Moderate	Strong and/or positive	a sense of enclosure with a more open feel between settlements
Wildness/perception of naturalness	**Absent or developed**	Moderate	Wild/natural/ remote	diverse
Published Character Assessments (Recreation value aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Associations. Overall Value Judgement: **Low**				
Associations with noteworthy people, culture or events	**None/ tenuous**	Weak/limited/ isolated	Strong	
Published Character Assessments (associations)	~~Low~~	~~Low~~	~~Medium~~	N/A

LANDSCAPE RECEPTOR REFERENCE: Local Scale: Character Zone WSH4 Reclaimed Wash Farmlands *(The Historic Character of The County of Lincolnshire: The Historic Landscape Character Zones (September 2011))*

LANDSCAPE DESIGNATION:

Level of Designation		Comments
Internationally Valued: e.g. World Heritage Site		
Nationally Valued: e.g. National Park, AONB		
Locally Valued: e.g. SLA, Green Gap/Wedge		
Landscape is not nationally or locally designated *	X	The area does not fall under a national or local designations

SUMMARY OF VALUE AND OVERALL VALUE JUDGEMENT:

The likely value of the landscape resource is based on individual features such as vegetation and topography which users may value and, where relevant, if there are any statutory, non-statutory or local plan designations.

At a Local Scale, the landscape has been assessed as holding a **Low value**. The majority of this area is a flat agricultural landscape that is devoid of landscape features of value. The area is not covered by any designations and has been shaped by industrial scale agricultural practices. However, this landscape contains several heritage assets, such as the Sea Bank.

RANGE OF FACTORS THAT CAN HELP IN THE IDENTIFICATION OF VALUED LANDSCAPES

**TGN 02/21 Assessing Landscape Value Outside National Designations* by the Landscape Institute identifies a range of factors as a starting point for considering the value of individual features in an undesignated landscape.

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Landscape Condition. Overall Value Judgement: **Low to Medium**				
Land Use	**Fragmented**	**Mixed**	Unified	primarily agricultural, and there are a number of large scale farmsteads of industrial size
Tree cover and structure	**Absent or degraded**	Moderate	Prominent/ Widespread	small number of orchards exist in the south-west. Woodland is sparsely distributed, and mainly thin rectilinear plantations and holts.
Hedgerows	Absent or degraded	**Gappy**	**Intact**	small number of fields around Holbeach St Matthew and Dawesmere are bounded by hedgerows
Vegetation health	**Low**	**Medium**	High	
Semi Natural Habitat	**Absent or degraded**	**Fragmented**	Intact/ connected	
Overall Land Management	**Absent**	**Not obvious or isolated**	High/Well Managed	
Historic Field Pattern	**Degraded/ Declining**	**Interrupted**	Intact	semi-regular pattern of field enclosures, with occasional areas of coherent rectilinear field divisions: Field boundaries predominantly narrow, shallow dykes
Influence of detracting/ incongruous features	**Prominent**	Apparent	Inconspicuous	
Published character assessments (Landscape Condition)	~~Low~~	~~Medium~~	~~High~~	N/A
Natural Heritage. Overall Value Judgement: **Low**				
Extent of Semi-natural Habitat	**Absent**	**Scattered**	Widespread	
Ecological Survey/Appraisal	Low	~~Medium~~	~~High~~	N/A
Ecological Designations	**Absent**	Present - isolated	Present - extensive	
Prescence of distinctive geological, geomorphological or pedological features	**Absent**	**Present - isolated**	Present - extensive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
Published Character Assessments (Natural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Distinctiveness. Overall Value Judgement: **Low**				
Prescence of distinctive landscape character	**Absent or degraded**	Moderate	Prominent/ Widespread	characterised by a network of curvilinear minor roads and tracks running perpendicular to the coast
Prescence of important or distinctive features or landmarks	**Absent or degraded**	Moderate	Prominent/ Widespread	post medieval satellite villages and hamlets on the seaward side of the 'Roman Bank'
Contribution to the local area or identity of a settlement	Negative/ negligible	**Moderate**	Positive	northern limits of the zone similarly feature a string of smaller post medieval satellite hamlets
Context of Settlement	**Ordinary/ Common**	**Uncommon**	Distinctive	Settlement in the area is mainly dispersed and, where grouped, is linear
Recognition and importance of the landscape	**None**	Local/Regional	National/ International	
Landform and Geology	**Ordinary/ Common**	Uncommon	Distinctive	
Land Use	**Ordinary/ Common**	Uncommon	Distinctive	primarily agricultural, and there are a number of large scale farmsteads of industrial size
Published Character Assessments (Distinctiveness)	~~Low~~	~~Medium~~	~~High~~	N/A
Functional. Overall Value Judgement: **Low**				
Contribution to the healthy functioning of the landscape	**Negative/ negligible**	Moderate	Positive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
links with an adjacent landscape designation	**Low/ weak/ negligible**	Medium	High/ Strong	

Indicator of Landscape Value	Level of Value: Low	Medium	High	Notes:
Recreational. Overall Value Judgement: **Low**				
Presence of PROW and/or open access land	**Absent**	Moderate	Prominent/ Widespread	
PROW Connectivity	**Weak**	Moderate	Well	
Wider outdoor or landscape/view related recreational opportunities	**Absent**	Moderate	Prominent/Widespread	
Landscape/view related tourism or interpretation opportunities	**Absent**	Moderate	Prominent	
Published Character Assessments (perceptual aspects)	Low	~~Medium~~	~~High~~	N/A
Perceptual (Scenic). Overall Value Judgement: **Low**				
Distinctive or memorable views	**Absent or degraded**	Moderate	Prominent/ Widespread	
Visual unity	**Incoherent/ weak**	Coherent	Unified/strong	
Urban characteristics and influences	**Industrial/ Urban**	**Urban/ Urban fringe**	Historic or absent	light industry along the A17 corridor
Views of prominent landmarks, vistas or heritage features	Absent	Moderate	Prominent	
Visual detractors	**Prominent or widespread**	Present or isolated	Absent or discreet	light industry along the A17 corridor. industrial sized and isolated, farm complexes
Topography	**Flat/ monotonous**	Rolling/ interesting	Dramatic	
Published Character Assessments (Scenic quality)	~~Low~~	~~Medium~~	~~High~~	N/A
Cultural Heritage. Overall Value Judgement: **Low**				
Presence of historic landmark structures or designed elements	**Absent**	**Moderate**	Prominent	Relict sea-banks around the periphery of the zone
Presence of historic parks & gardens, and designed landscape	**Absent**	Moderate	Prominent	
Evidence of historic features providing a "time depth" (historical reference)	**Absent**	**Moderate**	Prominent	Relict sea-banks around the periphery of the zone: entire zone was reclaimed from semi-natural and natural saltmarsh
Published Character Assessments (Cultural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Wildness and Tranquillity). Overall Value Judgement: **Low**				
Tranquillity	**Discordant**	Moderate	Tranquil	industrial sized and isolated, farm complexes which are located along dedicated trackways
Atmosphere	**Absent or negative**	Moderate	Strong and/or positive	
Wildness/perception of naturalness	**Absent or developed**	Moderate	Wild/natural/ remote	
Published Character Assessments (Recreation value aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Associations. Overall Value Judgement: **Low**				
Associations with noteworthy people, culture or events	**None/ tenuous**	Weak/limited/ isolated	Strong	
Published Character Assessments (associations)	~~Low~~	~~Low~~	~~Medium~~	N/A

LANDSCAPE RECEPTOR REFERENCE: Site (and immediate context) Scale: LCA 05: The Site (and immediate context) (AAH Assessment)

LANDSCAPE DESIGNATION:

Level of Designation		Comments
Internationally Valued: e.g. World Heritage Site		
Nationally Valued: e.g. National Park, AONB		
Locally Valued: e.g. SLA, Green Gap/Wedge		
Landscape is not nationally or locally designated *	X	The area does not fall under a national or local designations

SUMMARY OF VALUE AND OVERALL VALUE JUDGEMENT:

The likely value of the landscape resource is based on individual features such as vegetation and topography which users may value and, where relevant, if there are any statutory, non-statutory or local plan designations.

At a Site and immediate context Scale, the landscape has been assessed as holding a **Low Value**, which is aligned with the wider local and regional landscape that the Site sits within. The Site is predominantly devoid of landscape features of value, being made up of a series of large, flat, open agricultural fields.

RANGE OF FACTORS THAT CAN HELP IN THE IDENTIFICATION OF VALUED LANDSCAPES

**TGN 02/21 Assessing Landscape Value Outside National Designations* by the Landscape Institute identifies a range of factors as a starting point for considering the value of individual features in an undesignated landscape.

Indicator of Landscape Value	Level of Value			Notes:
	Low	Medium	High	
Landscape Condition. Overall Value Judgement: **Low**				
Land Use	**Fragmented**	**Mixed**	Unified	open, flat land, with industrial-scale agriculture occupying drained fens with big skies and open views
Tree cover and structure	**Absent or degraded**	Moderate	Prominent/ Widespread	Limited trees and hedgerows within the Site, with large fields and limited field boundaries.
Hedgerows	**Absent or degraded**	**Gappy**	Intact	Limited trees and hedgerows within the Site, with large fields and limited field boundaries. isolated lengths, or gappy and in poor condition
Vegetation health	**Low**	Medium	High	Limited trees and hedgerows within the Site, with large fields and limited field boundaries.
Semi Natural Habitat	**Absent or degraded**	Fragmented	Intact/ connected	Absent: Site is predominantly devoid of vegetation
Overall Land Management	**Absent**	**Not obvious or isolated**	High/Well Managed	Limited trees and hedgerows within the Site, with large fields and limited field boundaries.
Historic Field Pattern	**Degraded/ Declining**	**Interrupted**	Intact	Large open fields
Influence of detracting/ incongruous features	Prominent	**Apparent**	Inconspicuous	
Published character assessments (Landscape Condition)	~~Low~~	~~Medium~~	~~High~~	N/A
Natural Heritage. Overall Value Judgement: **Low**				
Extent of Semi-natural Habitat	**Absent**	Scattered	Widespread	semi-natural habitats, appear very limited in the area, with areas intensively managed through modern agricultural practices: little room for natural planting
Ecological Survey/Appraisal	~~Low~~	~~Medium~~	~~High~~	N/A
Ecological Designations	**Absent**	Present - isolated	Present - extensive	There are no nature conservation designations within the Site or Study Area
Prescence of distinctive geological, geomorphological or pedological features	**Absent**	Present - isolated	Present - extensive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
Published Character Assessments (Natural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Distinctiveness. Overall Value Judgement: **Low**				
Prescence of distinctive landscape character	**Absent or degraded**	Moderate	Prominent/ Widespread	arable agriculture on an industrial scale, resulting in large, open featureless fields
Prescence of important or distinctive features or landmarks	**Absent or degraded**	Moderate	Prominent/ Widespread	
Contribution to the local area or identity of a settlement	**Negative/ negligible**	Moderate	Positive	Site located between the villages of Holbeach Bank and Holbeach Clough (to the south west) and Holbeach St Marks (to the north)
Context of Settlement	**Ordinary/ Common**	Uncommon	Distinctive	Contains 2 semi-detached dwellings & farmstead of Red House Farm. Several isolated residential properties & farmsteads along western boundary
Recognition and importance of the landscape	**None**	Local/Regional	National/ International	
Landform and Geology	**Ordinary/ Common**	Uncommon	Distinctive	broader landscape surrounding the Site is relatively flat and featureless. The Site is also relatively flat
Land Use	**Ordinary/ Common**	Uncommon	Distinctive	The Site contains large, irregular shaped open arable fields bound and defined by drainage ditches
Published Character Assessments (Distinctiveness)	~~Low~~	~~Medium~~	~~High~~	N/A
Functional. Overall Value Judgement: **Low**				
Contribution to the healthy functioning of the landscape	**Negative/ negligible**	Moderate	Positive	
Contribution to a green infrastructure network	**Negative/ negligible**	Moderate	Positive	
links with an adjacent landscape designation	**Low/ weak/ negligible**	**Medium**	High/ Strong	

Indicator of Landscape Value	Level of Value			Notes:
	Low	Medium	High	
Recreational. Overall Value Judgement: **Low**				
Presence of PROW and/or open access land	**Absent**	Moderate	Prominent/ Widespread	National Cycle Network Route 1 runs along Middle Marsh Road, adjacent to the greater part of the western boundary of the Site
PROW Connectivity	**Weak**	Moderate	Well	No PROW on Site. Limited in Study Area
Wider outdoor or landscape/view related recreational opportunities	**Absent**	Moderate	Prominent/ Widespread	
Landscape/view related tourism or interpretation opportunities	**Absent**	Moderate	Prominent	
Published Character Assessments (perceptual aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Scenic). Overall Value Judgement: **Low**				
Distinctive or memorable views	**Absent or degraded**	**Moderate**	Prominent/ Widespread	Open views
Visual unity	**Incoherent/ weak**	**Coherent**	Unified/strong	
Urban characteristics and influences	Industrial/ Urban	**Urban/ Urban fringe**	Historic or absent	
Views of prominent landmarks, vistas or heritage features	**Absent**	Moderate	Prominent	
Visual detractors	**Prominent or widespread**	**Present or isolated**	Absent or discreet	Overhead power lines and associated pylons run through the northern section of the Site, in a north-west to south-east orientation
Topography	**Flat/ monotonous**	Rolling/ interesting	Dramatic	broader landscape surrounding the Site is relatively flat and featureless. The Site is also relatively flat
Published Character Assessments (Scenic quality)	~~Low~~	~~Medium~~	~~High~~	N/A
Cultural Heritage. Overall Value Judgement: **Low**				
Presence of historic landmark structures or designed elements	**Absent**	Moderate	Prominent	Site is not covered by any conservation area designations, does not support any listed buildings and does not contain any Scheduled Monuments
Presence of historic parks & gardens, and designed landscape	**Absent**	Moderate	Prominent	The Site is not part of or does it support any Registered Parks and Gardens within its boundaries
Evidence of historic features providing a "time depth" (historical reference)	**Absent**	Moderate	Prominent	closest conservation areas are: Holbeach and Fleet Hargate, he nearest listed buildings are within Holbeach St Marks, approx. 1km north of the Site
Published Character Assessments (Cultural Heritage)	~~Low~~	~~Medium~~	~~High~~	N/A
Perceptual (Wildness and Tranquillity). Overall Value Judgement: **Low**				
Tranquillity	**Discordant**	**Moderate**	Tranquil	
Atmosphere	**Absent or negative**	Moderate	Strong and/or positive	
Wildness/perception of naturalness	**Absent or developed**	Moderate	Wild/natural/ remote	open, flat land, with industrial-scale agriculture occupying drained fens with big skies and open views
Published Character Assessments (Recreation value aspects)	~~Low~~	~~Medium~~	~~High~~	N/A
Associations. Overall Value Judgement: **Low**				
Associations with noteworthy people, culture or events	**None/ tenuous**	Weak/limited/ isolated	Strong	
Published Character Assessments (associations)	~~Low~~	~~Low~~	~~Medium~~	N/A

APPENDIX E

Landscape Consultation

with South Holland District Council

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Via email: musa.choudary@aahplanning.com

6th December 2021

Dear Sir/Madam,

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00437-21** **Case Officer:** **Lucy Buttery**
Location: **Land north of Roman Bank and east of Middle Marsh Road, Holbeach Bank**
Proposal: **Proposed 48MW solar farm**

I am writing in response to the above pre-application enquiry.

The starting point for assessing such a proposal is Policy 31 of the Local Plan. Part B of that policy sets out the circumstances in which renewable energy facilities, associated infrastructure and the integration of decentralised technologies will be permitted. Such development "will be permitted provided, individually, or cumulatively, there would be no significant harm to:
1. visual amenity, landscape character or quality, or skyscape considerations;
2. residential amenity in respect of: noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference, traffic;
3. highway safety (including public rights of way);
4. agricultural land take;
5. aviation and radar safety;
6. heritage assets including their setting; and
7. the natural environment.
Provision should be made for post-construction monitoring and the removal of the facility and reinstatement of the site if the development ceases to be operational."

Assessing the proposal against the above:
1. South Holland lies within the Fens National Character Area, which is notable for its largescale, flat, open landscape with big skies and extensive vistas to level horizons. The site is highly visible from Middle Marsh Road to the west and Roman Bank to the south (which immediately adjoin the site) due to a lack of screening. By contrast, hedging along Eastern Road (approx. 350m east) provides some screening from an easterly direction, as well trees lining the access road to Poplars

Farm House and Poplar Farm Cottage (Cowfield Gould). Save for the road users of Middle Marsh Road and Roman Bank, the greatest visual impact will be experienced by those properties to the west of the site on Middle Marsh Road (as some of these have almost uninterrupted views across the site), as well as Red House Farm itself and no's 1 and 2 Bass Cottages. Although the development of a solar farm of this scale gives scope to incorporate mitigation in the form of landscaping where views are currently possible, visual screening of the development through the introduction of hedging and/or tall vegetation along Middle Marsh Road and in close proximity to other dwellings mentioned would foreshorten views and create a sense of enclosure which would have a significant adverse effect on the open landscape character by virtue of the extent of mitigation required. Whilst residents do not have a distinct right to a view over land not within their ownership, the proximity and scale of the proposed development is such that there would be a material adverse impact on the outlook of occupants of the closest properties. This *is* a material planning consideration. A smaller scale development may be more appropriate.

There do not appear to be any designated Public Rights of Way in close proximity to the site that would be impacted by virtue of the development.

2. There is the potential for there to be an impact on residential amenity by virtue of disturbance during the construction and decommissioning phases, therefore a Construction Management Plan detailing how disturbance during these phases through noise, dust, vibration etc. will be minimised. Disturbance during the operation phase is likely to be minimal as only low levels of noise will be generated by electrical systems such as transformers and the substation. Solar panels only generate electricity in daylight hours and so there will be negligible noise in the evening, at night and early morning. Vibration will be limited to the construction period (excavation). It is unlikely that the development would trigger substantial broadcast interference and sunlight flicker is more relevant to wind turbine proposals. Glint and glare impact should be considered.

3. The vehicle movements associated with the operation of solar farms are very few in number and generally involve nothing larger than a Transit sized vehicle. These do not therefore have a unacceptable impact upon highway safety or a severe residual cumulative impact upon (the capacity of) the local highway. It is the delivery of the component parts of the arrays and their mountings, any accommodation buildings, any other hardware and any stone for access roads within the site, during the construction phase, that has the most impact upon the highway. The impacts of these movements can usually be managed through suitably detailed drafting of a Construction Management Plan at the application stage and adequate enforcement afterwards. The delivery route proposed in the submitted details is most definitely not appropriate for HGVs taking plant, equipment and materials to the site. It includes the very winding road of Roman Bank where there are numerous properties, many of which are close to the road and/or have accesses with limited visibility. The Highway Authority would object to any Solar Farm Application that included this as a delivery route. The prospective developers need to find a more appropriate route between the A17 and their site. Consideration should also be given to having an in route and an out route, so as to reduce the likelihood of an inbound vehicle meeting a vehicle that is returning having made its delivery. The

enquiry site is large enough for it to be possible to form a safe and suitable vehicular access, or accesses, to the site.

4. The solar farm would occupy a substantial area of Grade 1 agricultural land. However, there is the potential for grazing sheep, thereby allowing some agricultural activity to continue. Furthermore, as the development is decommissioned, effects should be reversible and the land arguably more fertile.

5. No conflict anticipated.

6. The Historic Environment Officer at Lincolnshire County Council has been consulted as part of the pre-application enquiry process. It has been advised that the route of a medieval sea bank crosses this proposed site towards its southern end in the area of Red House Farm. This bank enclosed an area north of 'Roman Bank' (actually Anglos-Saxon in date) extending the area protected from inundation by the sea, prior to the whole area north of Roman Bank being reclaimed in the 1600s. Medieval saltern remains are known to the east and west of this site and right along the north side of these former sea banks in the surrounding landscape, and it is likely that similar remains may survive on this site below ground. Although the upstanding remains have been levelled at some point in the more recent past. The rest of the proposed site (in area approximately north of the line of Red House Farm) is likely to be of relatively low archaeological potential as it would have been unsuitable for settlement or other activity until drainage in the 1600s. We would therefore recommend that any future planning application be informed by a programme of archaeological trial trench evaluation to identify the presence, condition and significance of any remains of the medieval sea bank and salterns that survive in this area which might be impacted by the development. The evaluation would only be required in this specific area around Red House Farm where remains are likely to occur based on the information already available in the Lincolnshire Historic Environment Record. The evaluation should be sufficient to enable the Local Planning Authority to understand the impacts of the proposal on the significance of buried archaeological remains, and enable (if necessary) the design of an appropriate mitigation strategy to ensure that any remains are either protected from development or properly recorded prior to their destruction.

In terms of potential impacts on above ground heritage assets, the nearest listed buildings are some distance away to the south around Penny Hill and so are probably less likely to be seriously impacted by development here. However, the raised nature of the nearby Roman Bank road that runs along the top of the Anglo-Saxon sea bank and the flat fenland topography of the proposed site means that the solar farm would become a very visible feature in the surrounding landscape. Particularly as its scale and materials would be alien to the rural character of the area. The visual impacts on the historic landscape is therefore something we would recommend that the developer should carefully consider in any future planning application, in order to attempt to reduce or mitigating any harm caused.

7. There is a significant opportunity to create a biodiverse site that becomes part of the nature recovery network for the area and biodiversity net gain is expected, with the Biodiversity Metric 3.0 being utilised. A full ecological report should be carried out by a suitably qualified ecologist to support any planning application. This should include a desk study, with a data search from the Lincolnshire Environmental

Records Centre to identify protected species or habitats on site and in the vicinity. It should also assess any features of the site that may support protected species. More detailed surveys may be required if any potential disturbance or displacement of protected species or their habitat is highlighted. We would also expect to see that local provenance seed mixes, trees and hedging plants are specified and used. Advice on maximising biodiversity benefits through solar developments is available in BRE (2014) Biodiversity Guidance for Solar Developments, Eds G E Parker and L Greene. This guidance document recommends that a Biodiversity Management Plan should be produced for each solar farm, which should detail the conservation objectives for habitats and species present, provide information on how new habitats are to be established, and the ongoing management and monitoring practices required to achieve the objectives. In addition to the impacts of the solar farm itself, the ecological report should also assess any potential consequences of the construction stage and any transport scheme, such as road widening which may be required and should include details of how potential impacts may be avoided, mitigated, or, as a last resort, compensated for.

The Wash (SSSI, SPA, SAC, Ramsar site and NNR) is approx. 4.8km to the north and appears to fall just outside of the Impact Risk Zone for the SSSI. However, the site is in very close proximity to an area that is likely to be sensitive by virtue of the avian species located on or around the location and which could be affected by the project. There is the potential for an effect on birds such as Pink-Footed Geese and Curlew, therefore bird counts/surveys will be required to demonstrate that there would not be an adverse impact on avian species.

Policies 2, 3 and 30 of the Local Plan reiterate a number of the criteria referenced above.

Flood risk

The site is located within Environment Agency Flood Zone 3. Annex 3 to the NPPF identifies solar development as ‘essential infrastructure’ and, for such development, the NPPG indicates that the Exception Test should be applied where it is to be located in Flood Zone 3.

Any submission should therefore demonstrate that a sequential approach has been taken and that the exception test can be passed. It will need to be shown that the development can remain safe and operational for its lifetime.

I have attached the comments of the Internal Drainage Board for your awareness and also please be advised that Environmental Protection would welcome a Phase 1 Desk Study as part of any application.

Please note: This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

Yours faithfully



Lucy Buttery, Principal Planning Officer
lbuttery@sholland.gov.uk

Oliver Brown

Subject: FW: Pre Application Advice - PE-00437-21 AUK PE12 Limited, Proposed 48MW solar farm. (Land north of Roman Bank and East of Middle Marsh Road)

From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 27 January 2022 16:37
To: Helen Wilkinson <helen.wilkinson@aahplanning.com>
Subject: RE: Pre Application Advice - PE-00437-21 AUK PE12 Limited, Proposed 48MW solar farm. (Land north of Roman Bank and East of Middle Marsh Road)

Hi Helen,

Many thanks for sending that again.

The proposed methodology and scope of the study area looks reasonable.

In terms of viewpoints, I would be inclined to suggest including a further viewpoint between VP2 and VP3 to get an idea of the perspective from the properties there. Agree with the Type 4 AVRs for: VP1, VP2, VP3, VP4, VP6, VP7. Type 4 also if the new one is included. AVR Level 3 would appear to be ok for the remainder based on my understanding of it.

Kind regards,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |
www.sholland.gov.uk

From: Helen Wilkinson <helen.wilkinson@aahplanning.com>
Sent: 24 January 2022 16:47
To: Buttery, Lucy <lbuttery@sholland.gov.uk>
Cc: Oliver Brown <oliver.brown@aahplanning.com>
Subject: RE: Pre Application Advice - PE-00437-21 AUK PE12 Limited, Proposed 48MW solar farm. (Land north of Roman Bank and East of Middle Marsh Road)

This message originated from outside your organization

Hi Lucy,

Many thanks for your email. I hope you are well.

No problem re the WeTransfer link, I believe the below link should include the same documents sent previously:

https://we.tl/t-YWqxa0QDtL

If you have any questions then please do not hesitate to contact me and I look forward to hearing from you on the below matter,

Kind Regards,

Helen Wilkinson B.A (Hons), MSc
Planning Consultant

AAH consultants

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From: Buttery, Lucy <lbuttery@sholland.gov.uk>
Sent: 24 January 2022 15:39
To: Helen Wilkinson <helen.wilkinson@aahplanning.com>
Cc: Oliver Brown <oliver.brown@aahplanning.com>
Subject: RE: Pre Application Advice - PE-00437-21 AUK PE12 Limited, Proposed 48MW solar farm. (Land north of Roman Bank and East of Middle Marsh Road)

Afternoon Helen,

Apologies for the lengthy delay in coming back to you. Unfortunately, the WeTransfer link has now expired due to the time that has lapsed since sending – I would be grateful if you could re-send please.

Many thanks,
Lucy

Lucy Buttery BA (Hons), MA, MRTPI | Principal Planning Officer | **South Holland District Council**
DDI: 01775 764470 |

www.sholland.gov.uk



From: Helen Wilkinson <helen.wilkinson@aahplanning.com>
Sent: 21 December 2021 16:35
To: Buttery, Lucy <lbuttery@sholland.gov.uk>
Cc: Oliver Brown <oliver.brown@aahplanning.com>
Subject: Pre Application Advice - PE-00437-21 AUK PE12 Limited, Proposed 48MW solar farm. (Land north of Roman Bank and East of Middle Marsh Road)

This message originated from outside your organization

Dear Lucy,

I hope you are well. I understand you were the officer who dealt with the above pre-application request and response and previously liaised with my colleague Musa in regards to this.

Following the submission of our pre-app Landscape and Visual Baseline Appraisal, and subsequent pre-app advice ***PE-00437-21*** received, we are currently in the process of developing the **baseline** in support of the landscape assessment and evolving layout and design at**: Land To The North Of Roman Bank And To The East Of Middle Marsh Road At Red House Farm, Holbeach Bank, Holbeach**. Therefore the following supporting documents can be accessed here: https://we.tl/t-IrYjDg8nlo for council comment/approval:

- Landscape and Visual Baseline Appraisal;
- Proposed LVA Methodology;
- Draft Viewpoint Photographs; and
- Figure 4 Draft Viewpoint Locations and ZTV.

Methodology:
We are proposing to submit a Landscape and Visual Appraisal LVA, which would be carried out to GLVIA3, as part of the application. Our **Proposed LVA Methodology** covers our approach.

Scope of the Study Area:
We have initially allowed for a Study Area that covers 2km from the Site Boundary to assess the impact of the proposed solar development upon both landscape character and visual amenity and have prepared a ZTV to help identify the visual envelope that is likely to be affected by the development of the site.

The ZTV is based solely on OS topographic information and does not take into account intervening built form and vegetation structure, which would undoubtedly reduce the zone of visual influence still further. Nevertheless, it is considered that the ZTV forms a useful tool when assessing the visual influence of the site and in helping identify visual receptors as well as select the location for the representative viewpoint photographs.

Suggested Viewpoint Photographs:
We have suggested a total of eight viewpoints to cover a series of representative locations and the supporting baseline photographs are shown on the **Draft Viewpoint Photographs** and these locations (and ZTV) are shown on **Figure 4 Draft Viewpoint Locations and ZTV.** The eight viewpoints are set out below:

- VP 01 View from Roman Bank
- VP 02 View from Middle Marsh Road (south)

- VP 03 View from Middle Marsh Road (north)
- VP 04 View from Lapwater Lane
- VP 05 View from footpath 3/1 at St Mark's Road
- VP 06 View from New Road
- VP 07 View from Eastern Road
- VP 08 View from Eastern Road at Cowfield Gould

Photomontages:
Once agreed, can the council also please confirm which of the viewpoints listed above are required as photomontages, including the AVR Type and Level (based upon: **Visual Representation of Development Proposals, Landscape Institute, 17 September 2019 (TGN 06/19**). We would recommend that the following are developed as Type 4 AVRs: VP1, VP2, VP3, VP4, VP6, VP7.

Please could you let me know if you would like to discuss further or need any additional information at this stage, and we look forward to receiving your comments back

If you have any questions then please do not hesitate to contact me,

Kind Regards,

Helen Wilkinson B.A (Hons), MSc
Planning Consultant

AAH consultants

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