

EIA Anaerobic Rangell Gate

Chapter 10 of the Environmental Statement

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

For proposed commercial development at:

Land west of Rangell Gate

Spalding

Lincolnshire

PE12 6EW

Site: Naylor Farm

Project Ref: 1501

Client: Naylor Farms

Version: -

Survey and Report by: Jo Wild, Landscape Architect

14 November 2025

Table of Contents

EXECUTIVE SUMMARY	3
1 INTRODUCTION	6
2 METHODOLOGY	7
3 POLICY CONTEXT	11
4 SITE CONTEXT	19
5 DESCRIPTION OF DEVELOPMENT	31
6 ASSESSMENT OF LANDSCAPE EFFECTS	34
7 ASSESSMENT OF VISUAL EFFECTS	40
8 CONCLUSIONS	52
 Appendix 1	Development proposals
 Appendix 2	Assessment criteria
 Appendix 3	Methods for visualisations
 Appendix 4	Data sources

EXECUTIVE SUMMARY

- A Landscape Visual Impact Assessment (“LVIA”) has been prepared in support of a planning application for commercial development and associated landscaping at: Land west of Rangell Gate, Spalding, Lincolnshire.
- The proposed development will be contained within a land parcel of approximately 5 hectares (“the site”). The site is on an arable field. Access will be from Rangell Gate carriageway to the east. The proposal is for an anaerobic digestate plant adjacent the current Protein Extraction Facility on land directly north of the site. The anaerobic digestate plant will receive ‘feedstock’ in the form of commercial food waste principally from processing, packaging and retailing food with the possibility of some crop residues from local farms. The proposals include detailed landscaping, SUDs features, a car park and associated infrastructure.
- The site is approximately 300m east of the town of **Spalding (A)** and 300m west of the small hamlet of **Low Fulney (B)**. The site is in close proximity of the large town of Spalding, however the site is in agricultural use. The surrounding landscape is semi-rural and predominantly in agricultural use.
- The landscape is crossed by some Public Rights of Way (“PRoW”). The nearest **Footpath 1** passes within 245m of the site to the east. The path route crosses a large area of allotment gardens at Low Fulney which are just northeast across the carriageway Rangell Gate. The large waterway ‘The Coronation Channel’ lies 200m to the west, the channel ensures Spalding is not flooded, and provides informal footpaths along its banks.
- The site is open to the north, east and south, with some trees to the western boundary. There is enclosure to the north from the large building at **Naylor Nutrition (1)** and trees along the highway to the northwest. To the south beyond a small arable field warehouses at **David Bowman (7)** reduce views beyond the buildings. The landscape is very flat however, the built form to the north; west and southeast, and substantial tree lines on field margins inhibit long views in the landscape.
- Local tree species include ash (*Fraxinus excelsior*), oak (*Quercus spp.*), willow (*Salix spp.*) and field maple (*Acer campestre*). Hedgerow species includes hawthorn (*Crataegus spp.*), blackthorn (*Prunus spinosa*), field maple and some ash, dog-rose (*Rosa canina*). The site is currently arable and at the time of survey had a mature crop of cabbages.

- The topography within the site is level and very low lying. The whole area is in Flood Zone 3, which means it has a high probability of flooding from rivers and the sea (Flood Map for Planning, accessed November 2025).
- The site is in the southern extents of Lincolnshire and in the South Holland District. The site is 'grade 1 excellent' land according to the Provisional Agricultural Land Classification mapping, accessed November 2025.
- Nationally, the site is part of the **National Character Area 46 ("NCA 46") The Fens**. The Historic Character of The County of Lincolnshire (2011) finds the site in the Regional Character Area 10 The Wash (HCCL 2011: 51). The South Holland Strategic Capacity Landscape Study (2003) places the site within the Settled Fens landscape character area.
- For the site itself, the landscape effects of the introduction of commercial operations is **slight/moderate, adverse** due to the **low** sensitivity of landscape elements and the magnitude of change is considered **medium to high**.
- The assessment of the effects of the proposals on the local landscape character found that there would be a **slight/moderate** and **adverse** effect on the district landscape and a **slight/moderate** and **neutral** effect on the wider landscape because the magnitude of change is **low**.
- With regard to the visual effects of the proposed development upon local receptors, some dwellings may experience seasonal change in views. **Bramble Lodge (5)** may experience **substantial/moderate** change to views, reducing as mitigation planting matures. **Fulney Allotment Gardens (10)** will also experience **substantial/moderate** change to views reducing to **slight/moderate** as extensive tree planting matures.
- **Footpath 1 and 4**, and two walks along the Coronation Channel will experience **slight/moderate** visual effect to views due to **medium** sensitivity of walkers, however this will lessen when mitigation planting is established.
- Cumulative effects were assessed. It is judged that there is a **moderate/slight** cumulative landscape effect and a **moderate** cumulative visual effect. As extensive tree planting matures this will reduce.

- The construction period is unlikely to cause more landscape and visual effects above operational effects.
- The receiving landscape exhibits a semi-rural character, and the site is within an area already subject to numerous warehouses, glasshouses and road networks. A creation of wooded bunds orchards and meadows will be benefit to the landscape, biodiversity and visual amenity and would be characteristic of the local tree cover.

1 INTRODUCTION

- 1.1 Syntegra Limited has been commissioned by Naylor Farms to produce a LVIA for a commercial development on land west of Rangell Gate Spalding Lincolnshire.
- 1.2 Landscape and townscape character results from the way that different aspects of the environment (physical, natural, and cultural) interact and how people perceive them. Different combinations and/or patterns of landscape components (geology, soils, topography, hydrology, land cover, land use, vegetation, and settlement) create areas of distinctive character. Landscape and townscape effects may arise as a result of changes to individual landscape components and/or the character of the area.
- 1.3 The existing baseline situation and the proposals for the development are then analysed against the assessed potential visual and landscape effects. The approach to the report is in accordance with current guidance (see Section 2.1 below).
- 1.4 This report forms part of the planning submission and also seeks to inform how the potential landscape and visual effects of the scheme for the surrounding area can be minimised.
- 1.5 The initial 'Study Area' is 2km from the site boundary. This extends north to Stumps Lane; east to Broad Gate; south to Clay Lake Bank; and west to **Spalding (A)** train station.
- 1.6 The proposed development is for Anaerobic Digester Plant. The development will be accessed from Rangell Gate carriageway from the east. There is no requirement to remove trees or hedgerow, and there is capacity for planting on site.
- 1.7 The site proposals were submitted for planning to South Holland District Council however it has been established the waste facilities are decided at county level. The site is currently an arable field with little permanent boundary cover.

2 METHODOLOGY

2.1 Relevant guidance

2.1.1 This appraisal has been undertaken in accordance with best practice as outlined in the following publications:

- o Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) – Landscape Institute and the Institute of Environmental Management and Assessment 2013.
- o An Approach to Landscape Character Assessment October 2014 Christine Tudor, Natural England
- o Assessing Landscape Value Outside National Designations- Landscape Institute Technical Advice Note 02/21 – 2021
- o Landscape Character Assessment - Guidance for England and Scotland – Countryside Agency and Scottish Natural Heritage 2002.
- o The Guidelines for Environmental Impact Assessment - Institute for Environmental Management and Assessment 2004.
- o Visual Representation of Development Proposals - Landscape Institute Technical Advice Note 06/19 – 2019

2.2 Methodology

2.2.1 The methodology used for this assessment is based on the guidance listed above. The criteria used in the methodology is detailed at [Appendix 2](#).

2.2.2 A desktop review of published data, such as landscape character assessments, OS maps and landscape planning policies, has been carried out. This identified potential landscape and visual receptors that could be affected by the proposed residential development. The field survey visit was carried out on the 22 October 2025 to confirm the findings of the desktop review. Photographs taken at approximately 1.5m height, with a with a Nikon D7200 camera and Nikon DX AF-S NIKKOR 35mm 1:1.8G fixed lens except where stated otherwise. For Type 1 photomontages please refer to A3 Figures Volume under separate cover.

2.2.3 The structure of the report is as follows:

- (i) In Section 3 is the current policy context, which may include emerging Local Plans.

- (ii) In section 4 is the existing situation, i.e. the baseline condition of the landscape is reviewed. This includes the topography, vegetation cover and land uses, published landscape character studies, landscape and other relevant designations, and the current visibility of the site.
- (iii) In Section 5 the proposals for the development are set out, including the proposed mitigation planting proposals.
- (iv) In Sections 6 and 7 respectively, the potential landscape and visual effects are assessed in detail (construction and operational phases) using the landscape and visual receptors identified in Section 4, by considering the interaction between them and the proposals for the development.
- (iv) Finally in Section 8, conclusions are drawn.

2.2.4 Zone of Theoretical Visibility (“ZTV”) mapping has been used to identify the worst-case scenario for potential locations from which the proposed development might be visible. It is important to note that such modelling cannot represent accurately small-scale landscape elements in the terrain. The terrain data is based on landform and vertical structures but does not incorporate weather conditions or the orientation of receptor, and thus does not provide a definitive mapping of actual visibility. The ZTV information is used in conjunction with other desktop study to inform further the understanding of the development in the larger landscape, and to focus the field surveys and the selection of viewpoints (please refer to the A3 Figures Volume under separate cover).

2.3 **Assessment of effect**

- 2.3.1 In this report, in accordance with the Landscape and Visual Impact Assessment Guidelines, 3rd edition (2013) the landscape and visual effects is ascertained by cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development. Whilst the methodology is designed to be robust and transparent, professional judgement must be applied to determine the scale of each effect.
- 2.3.2 Please see Appendix 2 which sets out the criteria used to aid determination of landscape or visual effect. Only where the Landscape and Visual Impact Assessment forms part of an Environmental Impact Assessment (“EIA”), will the term ‘significant’ be used in line with the European Parliament Directive 2011/92/EU. This report forms part of the EIA according to screening opinion.

2.4 **Positive / Adverse / Neutral**

2.4.1 Effects are defined as **adverse**, **neutral** or **positive**. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

2.4.2 The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse are entirely separate. Whether an effect is **positive**, **neutral** or **adverse** is identified based on professional judgement (GLVIA3 indicates at paragraph 2.15 that this is a “*particularly challenging*” aspect of assessment, particularly in the context of a changing landscape).

2.5 **Scope**

2.5.1 In the case of this scheme, pre application advice has not been sought from Lincolnshire County Council. A planning application was made to South Holland District Council (H16-1096-23), when the applicant was informed this scheme was a county level application.

2.5.2 Lincolnshire County Council issued the Scoping Opinion EIA/10/24 where a LVIA was requested.

2.6 **Limitations of the assessment**

2.6.1 This assessment is based on views from publicly accessible locations. Where impact to private views is noted, it has been estimated.

2.6.2 The viewpoints identified in this assessment are illustrative and represent the potential impact of the development from a range of receptors e.g. dwellings, commercial properties, rights of way, roads etc. This report does not necessarily identify all locations from where the site is potentially visible.

2.6.3 The site survey was conducted on a day of low cloud; views were assessed by noting the land form, elevations and land cover reducing permeability.

2.6.4 It is important to note that this assessment was carried out in autumn, and therefore ‘in leaf’ vegetation contributes to the enclosure of the development, ‘not in leaf’ vegetation will create some openness, however the enclosure of the site by trees and hedgerows will screen views for approximately seven months of the year between April and November.

2.7 **Establishing Study Area**

2.7.1 The site survey revealed that the site is barely visible in the long views due to numerous tree lines on horizons despite the very flat landscape. Although the ZTV shows the site to be very open to the east and south, views were not possible from the ground on the day of survey. The built edge of **Spalding (A)** to the west limits any views beyond due to built form; to the north are the large warehouse at **Naylor Nutrition (1)**; to the east beyond the allotments a broad tree belt limits views; and to the south the warehouses at **David Bowman (7)** enclose the arable fields. Therefore, the study area for viewpoints and landscape interaction is limited to surrounding road networks and informal walking routes along the banks of Coronation Channel.

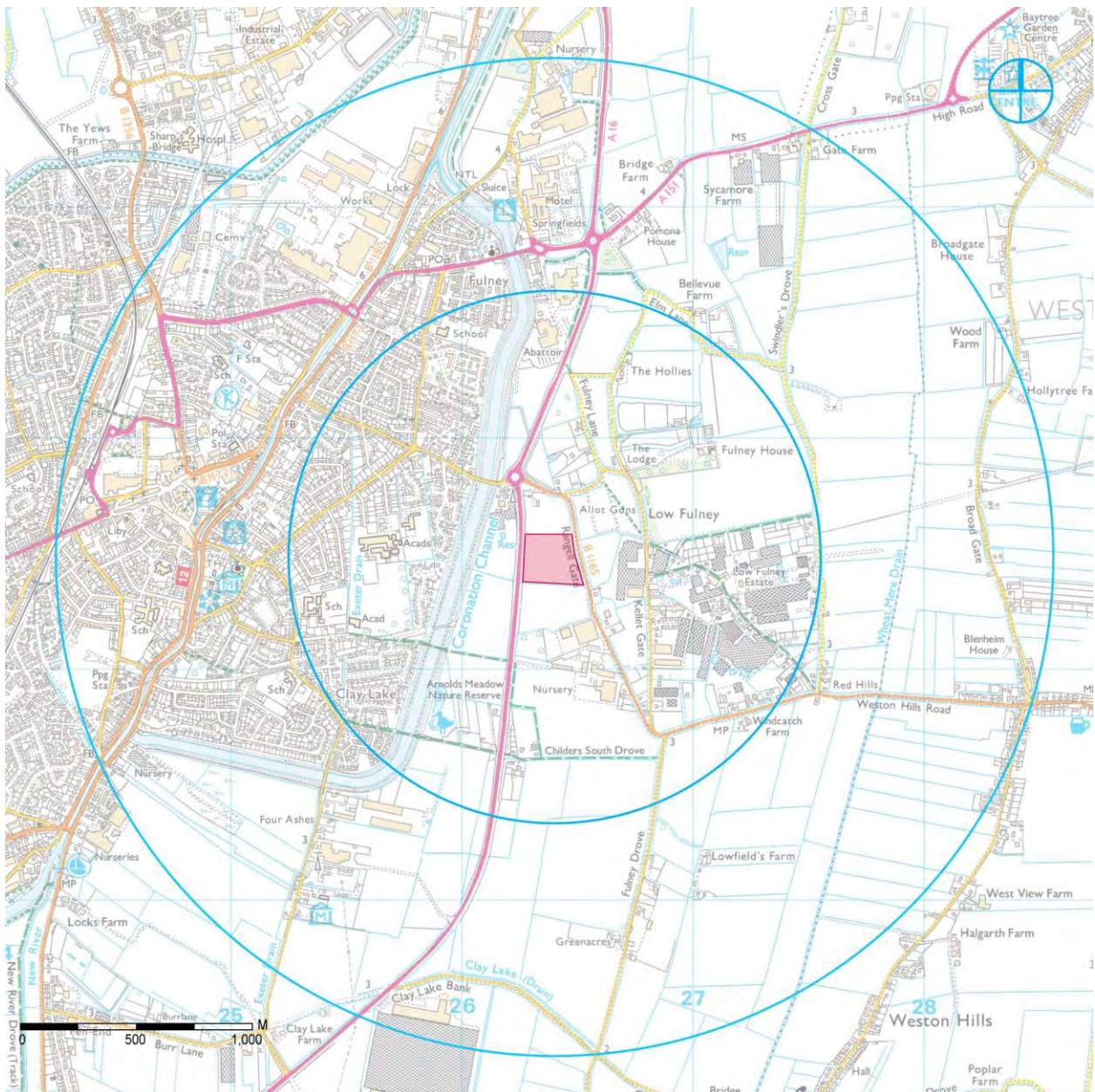


Figure 1: Map showing the location of the site. Site marked in red; and 1km and 2km from the centre of the site is indicated by the blue circles. (OS Map provided by www.centremaps/live.com at scale 1:25,000).

3 **POLICY CONTEXT**

3.1 National Planning Policy Framework 2024 ("NPPF")

3.1.1 The National Planning Policy Framework (NPPF 2024) sets out a clear presumption in favour of sustainable development. The framework outlines three mutually dependent dimensions or roles for the planning system:

- a) *'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy '(NPPF 2024: 5).*

3.1.2 Achieving well designed places:

- a) *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’ (NPPF 2024: 39 - 40).*

3.1.3 Conserving and enhancing the natural environment. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *‘protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate’ (NPPF 2024: 54).*

3.1.4 The site is located within a semi-rural landscape however the large town of Spalding is apparent to the west, and the area supports numerous industrial and warehouse sites. The site is currently

cultivated with no established, mature woody vegetation on the boundary apart from scattered trees to the west.

3.2 Lincolnshire County Council's Minerals and Waste Local Plan (NCMWLP 2025):

3.2.1 The Norfolk Council's Waste and Minerals Local Plan was adopted this year.

3.2.2 Policy DM3: Quality of Life and Amenity

'Planning permission will be granted for minerals and waste development provided that it does not generate unacceptable adverse impacts arising from:

- *noise,*
- *dust,*
- *vibration,*
- *odour,*
- *litter,*
- *emissions,*
- *the migration of contamination,*
- *illumination,*
- *visual intrusion,*
- *run off to protected waters,*
- *traffic,*
- *tip-and quarry-slope stability,*
- *differential settlement of quarry backfill, or*
- *mining subsidence*

to occupants of nearby dwellings and other sensitive receptors.

And in respect of waste development is well designed and contributes positively to the character and quality of the area in which it is to be located.

Where unacceptable impacts are identified, which cannot be addressed through appropriate mitigation measures, planning permission will be refused' (LCMWLP 2019: 92).

3.2.3 Policy DM6: Impact on Landscape and Townscape

'Planning permission will be granted for minerals and waste development provided that due regard has been given to the likely impact of the proposed development on landscape and townscape, including landscape character, valued or distinctive landscape features and elements, and important views. If considered necessary by the County Council, additional design, landscaping, planting and screening will be required. Where planting is required it will be subject to a minimum 10 year maintenance period.

Development that would result in residual, adverse landscape and visual impacts will only be approved if the impacts are acceptable when weighed against the benefits of the scheme. Where there would be significant adverse impacts on a valued landscape considerable weight will be given to conservation of that landscape' (LCMWLP 2019: 97).

3.2.4 Policy DM12: Best and Most Versatile Agricultural Land

'Proposals for minerals and waste development that include significant areas of best and most versatile agricultural land will only be permitted where it can be demonstrated that:

- no reasonable alternative exists; and*
- for mineral sites, the site will be restored to an after-use that safeguards the long-term potential of the best and most versatile agricultural land' (LCMWLP 2019: 103).*

3.2.5 Policy DM15: Flooding and Flood Risk

'Proposals for minerals and waste developments will need to demonstrate that they can be developed without increasing the risk of flooding both to the site of the proposal and the surrounding area, taking into account all potential sources of flooding and increased risks from climate change induced flooding.

Minerals and waste development proposals should be designed to avoid and wherever possible reduce the risk of flooding both during and following the completion of operations. Development

that is likely to create a material increase in the risk of off-site flooding will not be permitted' (LCMWLP 2019: 108).

3.2.6 Policy DM17: Cumulative Impacts

'Planning permission will be granted for minerals and waste developments where the cumulative impact would not result in significant adverse impacts on the environment of an area or on the amenity of a local community, either in relation to the collective effect of different impacts of an individual proposal, or in relation to the effects of a number of developments occurring either concurrently or successively' (LCMWLP 2019: 110).

3.3 South East Lincolnshire Local Plan 2011-2036 (SELLP 2019)

3.3.1 South Holland and Boston Borough Council produced a joint Local Plan was adopted in March 2019.

3.3.2 Policy 3: Design of New Development

'All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- 1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;*
- 2. distinguishing between private and public space;*
- 3. the landscape character of the location;*
- 4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;*
- 5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;*

6. *the lighting of public places;*
7. *ensuring public spaces are accessible to all;*
8. *crime prevention and community safety;*
9. *the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;*
10. *the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;*
11. *residential amenity;*
12. *the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);*
13. *the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;*
14. *the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;*
15. *the appropriate use or reuse of historic buildings’ (SELLP 2019: 28-29).*

3.3.3 Policy 28: The Natural Environment

‘A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets:

1. *Internationally-designated sites, on land or at sea:*
 - a. *development proposals that would cause harm to these assets will not be permitted, except in exceptional circumstances, where imperative reasons of overriding public interest exist, and the loss will be compensated by the creation of sites of equal or greater nature conservation value;*

b. all major housing proposals within 10km of The Wash and the North Norfolk Coast European Marine Site, including the Sustainable Urban Extensions in Boston (site Sou006 & Wes002), Spalding (site Pin024/Pin045) and Holbeach West (site Hob048), will be the subject of a project-level Habitats Regulations Assessment (HRA) to assess the impact of recreational pressure on The Wash and North Norfolk Coast European Marine Site. This should include:

i. locally-specific information relating to access and site sensitivities;

Where the project-level HRA concludes that avoidance and/or mitigation measures are required, it is expected that:

ii. Suitable Alternative Natural Greenspace (SANGs) should be provided on site Sou006 and Wes002, site Pin024/Pin045 and site Hob048 as part of their package of mitigation measures; or

iii. all other major housing proposals should provide SANGs on-site and/or through a financial contribution to provide and/or enhance natural greenspace in the locality;

iv. Suitable Alternative Natural Greenspaces should be designed in accordance with capacity and facility requirements in relation to the developments they mitigate for, best practice elsewhere and relevant evidence.

2. Nationally or locally-designated sites and protected or priority habitats and species: a. development proposals that would directly or indirectly adversely affect these assets will not be permitted unless:

i. there are no alternative sites that would cause less or no harm; and

ii. the benefits of the development at the proposed site, clearly outweigh the adverse impacts on the features of the site and the wider network of natural habitats; and

iii. suitable prevention, mitigation and compensation measures are provided.

3. Addressing gaps in the ecological network: a. by ensuring that all development proposals shall provide an overall net gain in biodiversity, by:

i. protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats;

- ii. maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principal importance;*
- iii. incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and*
- iv. conserving or enhancing biodiversity or geodiversity conservation features that will provide new habitat and help wildlife to adapt to climate change, and if the development is within a Nature Improvement Area (NIA), contributing to the aims and objectives of the NIA' (SELLP 2019: 112-113).*

4 SITE CONTEXT

4.1 Overview

4.1.1 This section sets out the context of the site within the surrounding area. It outlines the location, topography, vegetation cover, land uses, designations, nearby settlements, existing rights of way. Annotated photographs (Type 1) found in A3 Figures Volume A3 Figures Volume under separate cover.

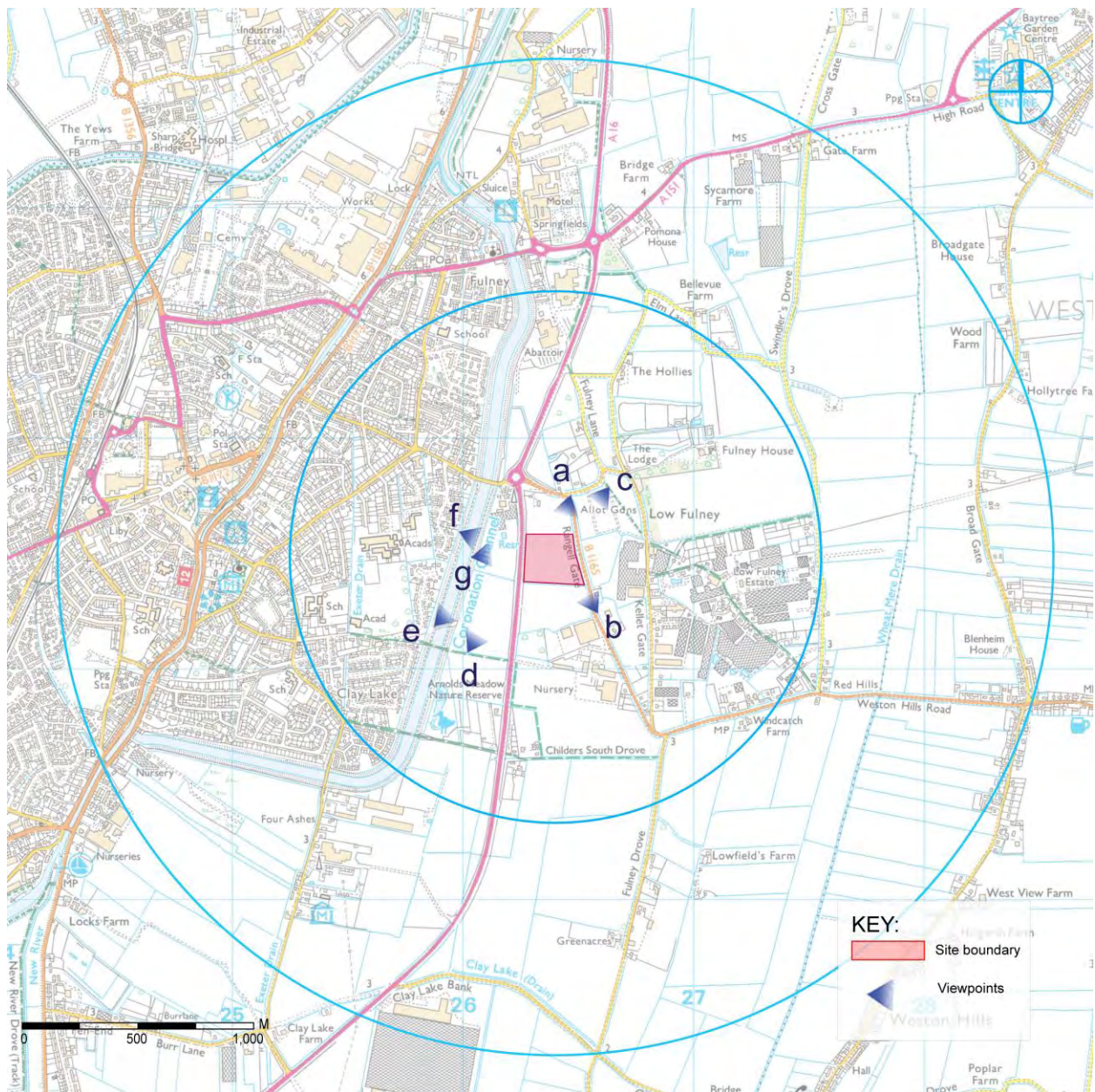


Figure 2: Map showing the location of viewpoints of photographs provided within the A3 Figures Volume under separate cover. 1km and 2km from the centre of the site is indicated by the blue circle (Extract of OS Map provided by www.centremapslive.com at scale 1:25,000)

- 4.1.2 For all quoted distances from the site, unless otherwise stated, the measured distance is the approximate distance in kilometres from the closest boundary of the site to the closest boundary of the location being discussed, measured in a straight line.

4.2 **Location and Boundaries**

- 4.2.1 The site is located in Lincolnshire at Grid Reference TF 26387 22495 and the nearest postcode is PE12 6EF. The site is within a semi-rural location to the east of the large town of **Spalding (A)**. The local landscape is flat with frequent tree lines. The field pattern is of irregular, with a disrupted pattern close to the settlement. Beyond the settlement edge of Spalding, small satellite villages are regular. The area around **Low Fulney (B)** hamlet has numerous commercial sites and Low Fulney Estate to the east is a large area of commercial glasshouses and small industrial units. The wider landscape flat, however long views are reduced by the frequency of tree and hedge lines. PRowWs are infrequent.
- 4.2.2 The site is contained within established boundaries that are open and defined by ditches and a sporadic tree line to the west. The site is approximately 4 hectares (**Viewpoint b**). At the time of survey the land was cultivated and supported a mature crop. The site sits in an open position with arable fields to the south, east and west. Within the ownership of the developer **Naylor Nutrition (1)**, a new Plant Based Protein Extraction Facility lies directly to the north. The land use around Spalding has been arable and associated with flower production due to the good quality fen soils.
- 4.2.3 To the north of the site as stated **Naylor Nutrition (1)** a recently constructed large warehouse and young landscaping scheme to the eastern edge (**Viewpoint a**). A dwelling lies on the northern edge of the extraction facility **Cottage Farm (8)**. The route of Low Road heads northwest to an intersection which tree lined, and the roundabout has mature trees. There is a strong sense of enclosure along the roadway. To the northwest, the route of the A16 heads north to the roundabout and further northwest are the large glasshouses at **Water Lane Nurseries (9)**. To the north east across Rangell Gate are the **Fulney Allotments Gardens (10)** which have an open boundary onto the road. To the north of the roundabout, large properties between the A16 and Fulney Lane have mature trees and hedgerows, pasture fields lie on the eastern bank of Coronation Channel. Extensive light industrial areas and the north eastern extents of Spalding lie further north.
- 4.2.4 Immediately to the east of the site is Rangell Gate carriageway, and a small arable field to the east. A large area of glass housing extends east from the field to Low Fulney Estate, leading to extensive built environment to the east. The edge of the estate lies 1km to the east the landscape

is rural, extensive, flat arable fields in a more linear patterns the east creates a very open landscape. Field margins are marked by ditches and drains run north to south.

- 4.2.5 To the south of the site, are small arable fields bounded by the A16 in the west and the Rangell bank and Fulney Drove to the east, interrupted only by the large warehouses at **David Bowmen (7)** and further south Flamingo Flowers. Beyond the warehouses the landscape is flat and open apart from large properties on the roadside which tend be single dwellings set in large, mature, gardens. Although the landscape is open dwellings have limited views on some boundaries. There is an openness to the small fields where boundary trees and hedgerows are absent, however horizons are tree lined. Field boundaries are marked by ditches.
- 4.2.6 Immediately to the west the route of the A16 runs north-south, the road is a major route between Grimsby and Peterborough on the east coast. Small arable fields lie to the west between the road and the Coronation Chancel, a wide water course lined by mature trees on grassy banks **(Viewpoint e and f)**. The channel is a local nature reserve and Arnold's Meadow Nature Reserve lies 450m to the southwest adjacent the channel. 300m to the west is the settlement edge of Spalding which follows the course of the channel. The eastern extents of Spalding are suburban, characterised by a mix of detached bungalows and two storey homes which appears to date from late 20th century. The Spalding Conservation Area lies 1.2km to the west.
- 4.2.7 Within the site, there are no built elements, and the arable field is grade 1 excellent' land according to the Provisional Agricultural Land Classification mapping, accessed November 2025.
- 4.2.8 Historically the landscape was a series of smaller fields, the pattern of which was lost when Coronation Channel was implemented in 1953, until then the landscape appeared to have remain relatively unchanged since the late 1800s. (National Library of Scotland, accessed November 2025).
- 4.2.9 The Application Site landscape receptors are summarised in the table below and the overall sensitivity of the site is described.

Table 4.1 - Application Site Landscape Elements and Features

Landscape Element	Description	Sensitivity to accommodate change
Land form	The application site is on level, low lying ground at 3m Above Ordnance Datum ("AOD") to the interior.	Low

Land cover	The application site is approximately 4 hectare Agricultural land classification is Grade 1 according to Natural England.	Medium
Trees and hedgerows	There are some trees and hedgerow plants on the western boundary, and the field supports temporary crops.	Low
Water features	There are ditches on the southern and eastern edges	Low
Built features	There are no built elements on site	Low
Roads and footpaths	The site is currently accessed from a bridged part of the ditch in the south eastern corner. Access will move and need to be engineered to typical industry standards	Low



Figure 3: Satellite map showing the location of the site in red (based on Google map accessed November 2025).

4.3 **Land Cover**

- 4.3.1 The land is Grade 1 'Excellent' agricultural land under the Agricultural Land Classification (Natural England Agricultural Land Classification website, accessed November 2025), as is all the arable land in the area.
- 4.3.2 Generally to the east of the town, the land use is arable or horticultural. Land is divided into smaller fields with a late cabbage crop at the time of survey in the site and neighbouring fields. There are extensive glasshouses or warehousing associated with agriculture or flower production. **Fulney Allotment Gardens (10)** are 6 hectares to the north east of the site and to the west Spalding is densely built with a strong defined western edge.
- 4.3.3 The site is within a rural location where land cover is irregularly shaped, small arable fields. Some field margins are managed grass verges with ditches marking the field edge.

4.4 **Land Use**

- 4.4.1 The landscape surrounding the site is characterised by arable fields. Settlement is concentrated in the town of Spalding however, dwellings occur in a linear pattern along roadways, characteristically large plots with detached dwellings.

4.5 **Settlement**

- 4.5.1 Population is concentrated within the large market town of Spalding which has developed to include smaller villages. To the west villages are stretched along roadways. To the west of the town the landscape becomes very unsettled.
- 4.5.2 In the vicinity of the site the landscape feels very settled.

4.6 **Topography**

- 4.6.1 The topography of the immediate area of the site is level, and just above sea level characteristics of The Fens. Settlement tends to be on ground slightly higher than surrounding arable fields.
- 4.6.2 The geology of the site is bedrock Oxford Clay Formation - Mudstone. Superficial deposits are recorded as Tidal Flat Deposits - Clay and silt (British Geological Survey website, accessed November 2025).

4.6.3 The application site is level at 3m AOD.

4.7 **Water and drainage**

4.7.1 The site is on land in Flood Zone 3 that has a high probability of flooding from rivers and the sea.

4.7.2 The land has a low chance of surface water flooding (Environment Agency website, date accessed November 2025).

4.8 **Existing Rights of Way (PRoWs) and access land**

4.8.1 In general, the use of the PRoWs will vary according to their proximity to a settlement, and then according to the size of that settlement, such that the footpaths closest to the largest settlements will be those most frequently used. PRoWs are few in the area however footpaths along the banks of Coronation Channel are extensive.

4.8.2 The closest PRoW crosses through the allotments 240m to the northeast however informal footpaths lie 215m to the west on the banks of the water course.

4.9 **Landscape and other designations**

4.9.1 The site is not within any local, national or international landscape designations.

4.10 **Sites of Special Scientific Interest ("SSSI")**

4.10.1 There are no SSSI within 2km of the site.

4.11 **National Nature Reserves ("NNR")**

4.11.1 There are no NNR within 2km of the site.

4.12 **Local Nature Reserve ("LNR")**

4.12.1 There are some LNR within 2km of the site. Arnolds Meadow lies to the southwest. All of the water courses to the west are LNRs.

4.13 **Listed buildings**

4.13.1 There are several listed buildings within 2km of the site however these are mainly concentrated within the Conservation Area in Spalding and in the centre of Low Fulney Estate is a grade II* office building, 620m from the site with no visual relationship.

4.14 Scheduled Monuments

4.14.1 There are no scheduled monument within 2km of the site.

4.15 Conservation areas ("CA")

4.15.1 The site is 1.2km east of Spalding Conservation Area, there is no visual relationship.

4.16 Registered Parks and Gardens

4.16.1 There are no registered parks and gardens within 2km of the site.

4.17 Published Landscape Character Assessments/ Landscape Effects

4.17.1 National Character Areas:

4.17.2 The site is located within the **National Character Area Profile: 46 The Fens** as **(‘NCA 83’)**. The landscape of NCA 46 is described as *‘large, low-lying, flat landscape with many drainage ditches, dykes and rivers that slowly drain towards the Wash, England’s largest tidal estuary. The single obvious factor uniting the Fens is the low-lying, level terrain reflecting its geological past. With the exception of the Isle of Ely, which reaches above 20 m, elevations rarely pass the 10 m contour, and typically vary by little more than one or two metres over long distances. Much of the land is below sea level, relying on pumped drainage and the control of sluices at high and low tides to maintain its agricultural viability’*. (NCA 46: 3).

4.17.3 Key characteristics of local distinctiveness are *‘Expansive, flat, open, low-lying wetland landscape, and ‘Jurassic clays are overlain by rich, fertile calcareous and silty soils over the coastal and central fens and by dark, friable fen peat further inland’ with ‘The Wash is the largest estuarine system in Britain’, ‘woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts’, ‘the predominant land use is arable – wheat, root crops, bulbs, vegetables and market gardening made possible by actively draining reclaimed land areas’, ‘open fields, bounded by a network of drains and the distinctive hierarchy of rivers’, ‘is very rich in geodiversity and archaeology’, ‘large, built structures exhibit a strong vertical visual influence’ and a ‘Settlements and isolated farmsteads are mostly located on the modestly elevated ‘geological islands’ and the low, sinuous roddon banks’* (NCA 46: 7-8).

4.17.4 Identified environmental opportunities relevant to the site includes

- *‘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 3: Plan for the creation of new coastal landscapes in the Wash area that are adapted and resilient to the impact of climate change, for the benefit of people and wildlife.*
- *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 and work in and visit the Fens’ (NCA 46: 5).*

4.17.5 Key habitats:

Very little semi-natural land remains in this heavily cultivated landscape, washlands; fens; ditches; lowland meadows; outfall structures; tidal mudflats; sandbanks and saltmarshes (NCA 46: 31).

4.17.6 Settlement:

Settlements include medium to large clusters around Boston, Spalding, Holbeach and Wisbech. The medieval pattern of north/south drove lines, between parent and daughter settlements on coast and fen edge (NCA 46: 33).

4.17.7 Historic features:

Historically, the landscape has been transformed by drainage system from the 17th century onwards (NCA 46: 34).

4.18 **Landscape Character Assessment (County Level)**

4.18.1 The Historic Character of The County of Lincolnshire (2011) report places the site in the Regional Character Area 10 ‘The Wash’.

4.18.2 Generally settlement has historically followed the arced higher ground round the Wash referred to as the ‘Townlands’ which is true of all major centres including Spalding. The landscape has been shaped by drainage and reclamation of land since Saxon era. Gradually, the fertile fen soils

have led to an arable landscape of small to medium fields for food production. The landscape is low lying and flat (HCCL 2011: 52).

4.18.3 The modern landscape is described as *‘away from the semi-natural landscapes of salt marsh, the rest of the area is entirely manmade. The various phases of drainage can be identified in the field patterns and relict seabanks and former creeks are seen throughout the area. Despite the removal of many field boundary ditches, the underlying patterns remain well preserved. This is largely due to the inadvisability of removing too many drains in a landscape that is largely below sea level’* (HCCL 2011: 54).

4.18.4 Factors driving change:

- *‘Introduction of tall-growing bio-mass crops*
- *Consolidation of fields leading to further loss of historic patterns around settlements*
- *Creation of large ‘prairie’ fields on drained marsh*
- *Flood alleviation schemes – storage pools, pumping facilities, dykes*
- *Enhancement of existing sea banks*
- *Introduction of new crops capable of dealing with drought*
- *Construction of new energy production facilities – especially wind power*
- *Creation of associated energy infrastructure, such as pylons and substations*
- *Regeneration of historic settlements - Boston, Spalding*
- *Expansion of residential areas around larger settlements*
- *Ribbon development along main connecting roads*
- *Infill developments in straggling linear villages*
- *Wider appreciation of biodiversity leading to increase in Nature Tourism’* (HCCL 2011: 54).

4.19 **Landscape Character Assessment (District level)**

4.19.1 The Strategic Landscape Capacity Study for South Holland (2003) places the site in the Settled Fens landscape character type.

4.19.2 Described as flat, the main settlement pattern nucleated villages and a landscape crossed by rivers, channels and ditches, with some elevated embankment. Views are fore shortened by tree belts and woodland leading to enclosure around settlement with more open landscape between settlement. Visual detractors include overhead powerlines; industrial areas around settlements including glasshouses. Church spires are visual landmarks (SLCS 2003: 6).

4.19.3 Landscape condition is described as average, good in rural areas, poor on urban fringe (SLCS 2003: 6).

4.19.4 Visual assessment criteria includes a strong pattern; medium large scale; and, textured; muted colour; diverse and active; fragmented; curved form; and open/enclosed (SLCS 2003: 6-7).

4.19.5 Perceptual assessment includes comfortable secure; bland stimulus; vacant tranquillity; and pleasant (SLCS 2003: 7).

4.20 Value

4.20.1 The value attached to the landscape is based on national and local landscape protection; status of the elements within the landscape including natural and cultural heritage; landscape condition; associations; distinctiveness; recreation; scenic and tranquillity perceptual value; and landscape functional value (LI Technical Advice Note 02/21 – 2021). The site is in a landscape that has no statutory protection.

- Natural Heritage – the site is within a semi-rural landscape of small relatively open arable fields. Although there is some ecological value in the ditches, the site has limited value and is not connected to local wildlife sites. There is a **low** sensitivity to change.
- Cultural Heritage – the site is not in a protected landscape or conservation area. The historic land pattern has been disrupted in the mid-20th century. The Cultural Heritage value is **low**.
- Landscape condition –the immediate landscape condition is moderate based on the quality of the agricultural land however there is an industrial setting to buildings associated with food production in the vicinity. The landscape condition is **medium** value.

- Associations – the site has no known association with historical events or persons. There is a **low** association value.
- Distinctiveness – the immediate landscape has **low** distinctiveness being typically rural flat Fens landscape adjacent settlement.
- Recreation – the landscape has a poor network of PRoWs. However there are water side walks to the west. There is a **medium** recreational value within the landscape.
- Perceptual (Scenic) – the landscape is semi-rural, however long views are reduced by trees and built form. Quality of views is reduced by overhead powerlines and large warehouses or glasshouses. There is **low** perceptual (scenic) value.
- Perceptual (Wildness and Tranquillity) – the landscape has little remoteness due to the proximity to the town of Spalding. The roadways A16 and Rangell Gate are busy with movement of farm vehicles and HGVs. There is **low** perceptual (wildness and tranquillity) value.
- Function – the site is at present under cultivation, and the site has a **medium** functional value.

4.20.2 The overall value that would be placed on the site's landscape would be **low**.

5 **DESCRIPTION OF DEVELOPMENT**

5.1.1 The proposed approximate 4 hectare development consists of an enclosed hard standing within the western portion of the site with access from Rangell Gate to the east. The hard standing area will contain the necessary buildings for the anaerobic digesting plant, surrounded by a 4m earth bund. The buildings include:

- Reception Building and waste transfer/sorting 60m x 40m with an overall height of 11.3m
- The digestate processing building measures 80m x 62m with 12.45m height.
- Main AD tanks consist of 2No primary digestors, a secondary digester and thin fraction storage tank, 32m in diameter and 16m in height, 8m wall height
- 2No pre storage tanks, 15m diameter and 10m height with 6m walls
- 3No 15m diameter and 10m height storage tanks
- 1No flare 9m height

5.1.2 The bunding will support dense tree planting and the western edge will mirror development to the north by creating a wood pasture with a large attenuation basin and continuity of tree cover.

5.1.3 Tree and hedgerow species will be native, including species characteristic of the local landscape character.

5.1.4 Access will be established from Rangell Gate from the east that passes through the warehouse site to the site east. Rangell Gate already supports HGVs and farm and food industry vehicles.

5.1.5 The proposals allow for permanent planting to create a tree belts around the site which would provide useful screening, an increase in biodiversity and is characteristic of the local landscape around Spalding.

5.2 **Proposed Mitigation**

- 5.2.1 Mitigation is defined as the ‘measures proposed to prevent, reduce and where possible offset any adverse effects (or to avoid, reduce and if possible, remedy identified effects), including landscape and visual effects’ (GLVIA3: 41).
- 5.2.2 It is recommended that existing and retained boundary vegetation be protected in accordance with “Trees in relation to design, demolition and construction – Recommendations” (BS5837:2012).
- 5.2.3 No permanent external night lighting should be used, and temporary lighting should follow the Bat Conservation Trust Guidelines (GN08/23) and the CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations to avoid effects on night skies.

Proposals for new landscape planting:

- 5.2.4 The proposals should seek to follow the design principles within the South East Lincolnshire Local Plan (SELLP) Policy 3 which includes:

‘All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured’ (SELLP 2019: 28-29).

- 5.2.5 The scheme has no permanent boundary vegetation and therefore new planting would be a landscape, biodiversity and screening benefit. Tree belts are characteristic of the local landscape and would not appear as a distracting feature. The proposals includes a substantial landscaping scheme. This includes an earth bund, approximately 3m in height, around the built elements of the proposals, giving height to the proposed with native tree and shrub planting. Visualisations can be seen under separate cover, see 3D Visuals of the Site and the Surroundings (P&R Architects).
- 5.2.6 Local species of tree found around the site including ash (*Fraxinus excelsior*); oak (*Quercus spp.*); willow (*Salix spp.*) and field maple (*Acer campestre*). Additionally, found in hedgerows hawthorn (*Crataegus monogyna*); hornbeam (*Carpinus betulus*); Spindle (*Euonymus europaeus*); dogwood (*Cornus sanguinea*) and blackthorn (*Prunus spinosa*).

5.2.7 It is recommended that all new tree planting avoids ash (*Fraxinus excelsior*) which is dominant in the boundaries and includes species that are resilient to climate change and disease.

5.2.8 Careful design and visual impact consideration will be applied at the detailed planning stage to reduce the landscape and visual impacts. The main issue arising is the establishment and maintenance of hedgerows and trees, and lighting designed not to reduce dark skies. Any lighting scheme should be designed to reduce light pollution, including motion sensor lighting which is down lit to reduce effect on dark skies and movements of mammals.

5.2.9 Proposed hedgerow/understorey species:

- Hawthorn – *Crataegus monogyna*
- Dogwood – *Cornus sanguinea*
- Blackthorn – *Prunus spinosa*
- Spindle – *Euonymus europaeus*
- Field maple – *Acer campestre*
- Goat willow - *Salix caprea*
- Osier – *Salix viminalis*

5.2.10 Proposed tree species:

- Field maple - *Acer campestre*
- English oak – *Quercus robur*
- Birch – *Betula pendula*
- Downy birch – *Betula pubescens*
- Bird cherry – *Prunus padus*
- White willow – *Salix alba*
- Black alder – *Alnus glutinosa*
- Aspen - *Populus tremula*
- Wild Service Tree - *Sorbus torminalis*

6 **ASSESSMENT OF LANDSCAPE EFFECTS**

6.1 **Overview**

6.1.1 In an assessment of **landscape effects**, the effects of the development are assessed on the landscape as a resource in its own right (GLVIA3: 70). They consist of the key characteristics of the landscape which contribute to its character; any individual elements or features and specific aesthetic or perceptual aspects of the landscape (*Ibid.*: 86).

6.1.2 This section describes first the landscape effects of any changes the proposed development will have on the nature of the landscape of the site and its environs; and then district and wider landscape character. By combining the understanding of the landscape baseline situation with the details of the proposed change, i.e. the development. In particular, the landscape is assessed according to its sensitivity to change, the proposed development is assessed according to the magnitude of change imposed on the landscape by it, and then the effects upon the landscape can be determined. Therefore, in the case of development of a waste processing facility, the **landscape effects** are the likely results the proposal might have on the existing fabric and character of the landscape.

6.2 **Assessment of Landscape Effects on the Site and its Environs: Operational Stage**

6.2.1 The individual elements which are found in the immediate surroundings of the site, and which are all judged to be intact, are:

- (i) Arable fields;
- (ii) Tree lines and groups;
- (iii) Ditches.

6.2.2 The landscape receptors upon which there would be landscape effect caused by the proposed development at site scale are:

- (i) Arable field.

6.2.3 The landscape elements identified above (in section 6.2.1) are judged to be representative of the immediate and wider landscape character type of the area. The site overall has a **low** value in regard to the existing landscape elements (Table 4.1). The site is within a semi-rural landscape with historically disrupted field patterns and recent waste management and large

ware and glasshouse based industries. This report considers that landscape to have a **low** sensitivity due to the quality of landscape elements; location; local landscape designation value and lack of connectivity to protected landscapes and features.

6.2.4 The long term change to the fabric of the site will be an operational facility for reuse of organic waste. Although this affects the land cover and land use of the site, it does not change the or larger field pattern within the wider landscape. The development would introduce new elements into the landscape at close scale and owing to site conditions the immediate effect is loss of open ground, new built elements and permanent landscaping. The site is in a semi-rural location, and the proposed activity is an element of farm diversification and local food production. It is therefore judged that the proposal does introduce some new built elements into the landscape, however these will be in the context of the existing food production operations. The sensitivity of the site receptor is **low** due to the overall evaluation.

6.2.5 The magnitude of change for the site itself is considered to be **medium** to **high**. The site sits comfortably within the semi-rural landscape and important landscape elements will be retained, however the introduced built elements are major elements and a notable change to scale and land cover.

6.2.6 The **medium** to **high** magnitude of the operational effects on the **low** sensitivity of the landscape elements, would therefore be **slight/moderate** to **moderate/slight** and **adverse** landscape effect on the immediate site. Once the mitigation planting is established, the landscape effect will reduce, however there would remain a notable change to scale and land cover. The landscape effect would be **slight/moderate** and **adverse** over time. This is **not significant** in regard to landscape effect.

6.3 Assessment of Landscape Effects on the District/Local Landscape Character

6.3.1 The proposals are within the Historic Character of The County of Lincolnshire (2011) Regional Character Area 10 'The Wash'. The key management guidance relevant to the site are 'Construction of new energy production facilities' and 'ribbon development along main connecting roads' (HCCL 2011: 54). The Strategic Landscape Capacity Study for South Holland (2003) places the site in the Settled Fens landscape character type. Landscape condition is described as average. Generally a landscape of mixed quality and the urban fringe described as poor (SLCS 2003: 6).

- 6.3.2 The local landscape character has some integrity, however the location is subject to many large industrial style buildings and crossed by low voltage powerlines. The landscape value is considered 'low', there is little natural or cultural value on the site and surrounds. In regard to value beyond the statutory designations the site and locale is judged to be **low**.
- 6.3.3 The site proposals will not change the landscape in a way that the setting of protected structures will be affected.
- 6.3.4 In this regard the local landscape character is judged to have **low** sensitivity to change.
- 6.3.5 The proposals do constitute a **medium** magnitude of change to the local landscape, the site operations are likely to have a notable change on the semi-rural landscape.
- 6.3.6 Due to the **low** sensitivity of the local landscape character and **medium** magnitude of change, there would therefore be a **slight/moderate** and **adverse** effect on the local landscape. This is **not significant** in regard to landscape effect.

6.4 Assessment of Landscape Effects on Wider Landscape Character

- 6.4.1 The proposals lie in in the **National Character Area Profile: 46 The Fens** as previously described. On the basis of the study area being representative of the NCA, it is considered that the overall sensitivity of the landscape character type is **medium** (see Appendix 3). Although in the wider landscape long views are possible, the site is only visible from local areas. The semi-rural nature of a landscape dominated by food production means the proposals are out of keeping with the existing landscape character. Therefore, the wider landscape character has a **medium** sensitivity, however there is a **low** magnitude of change.
- 6.4.2 There is a **low** magnitude of change on the **medium** sensitivity of the landscape elements, which would therefore have a **slight/moderate** and **neutral** effect on the wider landscape due to the sensitivity of the landscape. This is **not significant** in regard to landscape effect.

6.5 Assessment of Landscape Effects on the Site and its Environs: Construction Stage

- 6.5.1 During construction of the development, expected of a medium to long duration the potential area from where the development would be visible may be greater to the existing and operational. Delivery lorries and other plant and equipment are likely to be visible from the immediate area. Given the temporary nature of the construction phase and small size of the

proposals it is considered that the magnitude of change during construction would be **medium** for landscape receptors.

6.5.2 The landscape receptors that would be affected by the proposed development at site scale are the same as those discussed above, and walking routes which does include sensitive receptors.

6.5.3 Both the development and construction area fit within the property boundaries.

6.5.4 The construction of the development will be a **medium** magnitude of change to the immediate landscape which is considered to have **low** sensitivity to change.

6.5.5 The construction effects of the proposals to the fabric of the site's landscape would be **slight/moderate** and **adverse**. This is **not significant** in regard to landscape effect.

6.6 Cumulative Landscape Effects

6.6.1 Consideration has been given to the potential cumulative landscape effects of the proposed commercial development. For the purposes of this report, this assessment has been limited to other major developments within the 1km study area on the landscape character.

6.6.2 Lincolnshire County Council's Waste and Management Plan Policy DM17: Cumulative Impacts states '*Planning permission will be granted for minerals and waste developments where the cumulative impact would not result in significant adverse impacts on the environment of an area or on the amenity of a local community, either in relation to the collective effect of different impacts of an individual proposal, or in relation to the effects of a number of developments occurring either concurrently or successively*' (LCMWLP 2019: 110).

6.6.3 There are no other proposals in the planning system considered to be on a scale that would, lead to a cumulative effect. The proposal will be seen in conjunction with recent development to the north of the site at Naylor Nutrition. Although, there would be an increase in the built form, the locale already supports numerous buildings of a similar design and size that reduces the cumulative effect.

6.6.4 The landscape has a **low** sensitivity to change. The introduction of new elements to the landscape is a **high** magnitude of change due to notable new built elements alongside those existing. Therefore, there is a **moderate/slight** and **adverse** effect which is **not significant** in regard to cumulative landscape effect.

Landscape Receptors	Nature of Effect	Sensitivity	Value	Magnitude	Potential Effect	Additional Mitigation	Residual Effect
Effects on Site Landscape Receptors							
The site	Construction Localised	Low	Low	Construction Medium	Construction Slight/moderate Adverse	CEMP	Construction Slight/moderate Adverse
	Operation Limited			Operation Medium to high	Operation Slight/moderate to Moderate/Slight Adverse Not Significant	Create boundary tree belt with understorey of native trees and hedgerow plants	Operation Slight/Moderate Adverse Not Significant
Effects on Local Landscape Character							
Regional Character Area 10 'The Wash' District 'Settled Fens'	Construction Localised	Low	Medium	Construction Low	Construction Slight/moderate Adverse	N/A	Construction Slight/moderate Adverse
	Operation Limited			Operation Medium	Operation Slight/moderate Adverse Not Significant	Create boundary tree belt with understorey of native trees and hedgerow plants	Operation Slight/Moderate Adverse Not Significant
Effects on Wider Landscape Character							
National Character Area Profile: 46 The Fens	Construction Localised	Medium		Construction Negligible	Construction Slight/Neutral	N/A	Construction Slight/Neutral
	Operation Limited			Operation Low	Operation Slight/Moderate Adverse Not Significant	Create boundary tree belt with understorey of native trees and hedgerow plants	Operation Slight/Moderate Neutral Not Significant
Cumulative Landscape Effect							
Semi-rural setting	Construction Localised	Low	Low	Construction Low	Construction Slight Adverse	N/A	Construction Slight Neutral

Landscape Receptors	Nature of Effect	Sensitivity	Value	Magnitude	Potential Effect	Additional Mitigation	Residual Effect
	Operation Limited			Operation High	Operation Slight/Moderate Adverse Not Significant	Create boundary tree belt with understorey of native trees and hedgerow plants	Operation Slight Adverse Not Significant

7 **ASSESSMENT OF VISUAL EFFECTS**

7.1 **Overview**

- 7.1.1 In this section, **visual effects** are considered by assessing both the views which specific receptors are likely to see, and the general visual amenity experienced by people. These are then considered in conjunction with the baseline situation and the proposals for the development to enable the assessment of likely extent of visual effects (GLVIA3: 98).
- 7.1.2 Thus, the section describes the visual effect of the development where there are views towards the site, and any factors that limit or prevent views. The desktop studies and field surveys have identified viewpoints regarded as representative of the range of views and receptors from around the site. The selected viewpoints are not intended to cover every possible view, but rather are representative of a range of receptor types e.g. residents, walkers and road users from various directions and distances from the site boundary. Some viewpoints were selected from which the ZTV indicated that there would be a view of the site, however, at a number of these locations, no views of the site were possible. This illustrates the conservative nature of the ZTV process, as it does not include the screening effects of smaller trees and hedgerows. Conversely, it is possible that some views which are not highlighted by the ZTV mapping analysis become clear during the field study, these are discussed if relevant below. The ZTV analysis is located in the A3 Figures Volume submitted under separate cover.
- 7.1.3 A visual analysis from the representative viewpoints has been carried out to determine how the proposed development might influence the visual amenity of the surrounding landscape. The assessment was carried out as part of the site survey, with the photographic assessment recording the character of the view and the existing visibility of the site. It should be noted that there are no long distance views of the site whilst vegetation is in leaf.
- 7.1.4 The site survey and photographic assessment were undertaken on a day of some cloud on 22 October 2025. The locations of the representative viewpoints are shown at Figure 2.
- 7.1.5 Visualisations can be seen under separate cover, see 3D Visuals of the Site and the Surroundings (P&R Architects).

Assessment of visual effects on the site and its environs: Operational stage

7.2 Transport routes

7.2.1 The site will be accessed from Rangell Gate from the east.

7.2.2 Rangell Gate carriageway (B1165) lies immediately to the east of the site with an open boundary (**Viewpoints a and b**). The road is relatively busy linking Spalding to Wisbech. Heading north, emerging from built up areas at **David Bowman (7)**, the views open up and the whole site is visible, this is true heading south pass **Naylor Nutrition (1)**. For a short section of road, visual receptors, who have a **low** sensitivity will be affected. The magnitude of change is judged to **high**, as changes on site are major new elements and a change to scale, although not uncharacteristic of the surroundings. The visual effect is therefore judged to be **moderate/slight** and **adverse**. The proposals for tree and boundary planting will reduce the magnitude of change over time to **medium** and the visual effect to **slight/moderate** and **neutral** over time (see 3D Visuals of the Site and the Surroundings, V2A, V3B, and V4B)

7.2.3 A16 lies immediately to the west of the site. The carriageway has some scattered trees along the boundary and long views are restricted by the sections of tree planting to the north and south, that even when not in leaf will provide screening. Like Rangell Gate views will be affected for a short duration by drivers moving quickly with a **low** sensitivity to change. The magnitude of change is judged to **high**, as changes on site will be a change to scale and land cover. The visual effect is therefore judged to be **moderate/slight** and **adverse**. Maturing tree and boundary planting will reduce the magnitude of change over time to **medium** and the visual effect to **slight/moderate** and **neutral** over time (see 3D Visuals of the Site and the Surroundings, V5A).

7.2.4 Fulney Lane South has interrupted views to the southwest over the allotments (**Viewpoint c**). The visual receptors would have a **low** sensitivity to views being affected. Apart from the junction with Rangell Gate views are non-continuous and partial. The magnitude of change is judged to **medium**, as changes on site will be a notable change. The visual effect is therefore judged to be **slight/moderate** and **adverse**. The proposals for tree and boundary planting will reduce the magnitude of change over time to **low** and the visual effect to **slight** and **neutral** over time (see 3D Visuals of the Site and the Surroundings, V4B)

7.3 Settlements, residential and commercial properties

7.3.1 Distances in this section are approximate. Properties and settlements have been mapped and approximate distances measured from the closest boundary of the site to the closest development boundary of the village, town, group of properties or property in a straight line unless otherwise stated. Site analysis and visit has been used to select those properties likely to have a visual relationship with the site. The main settlements around the site are marked for completeness.

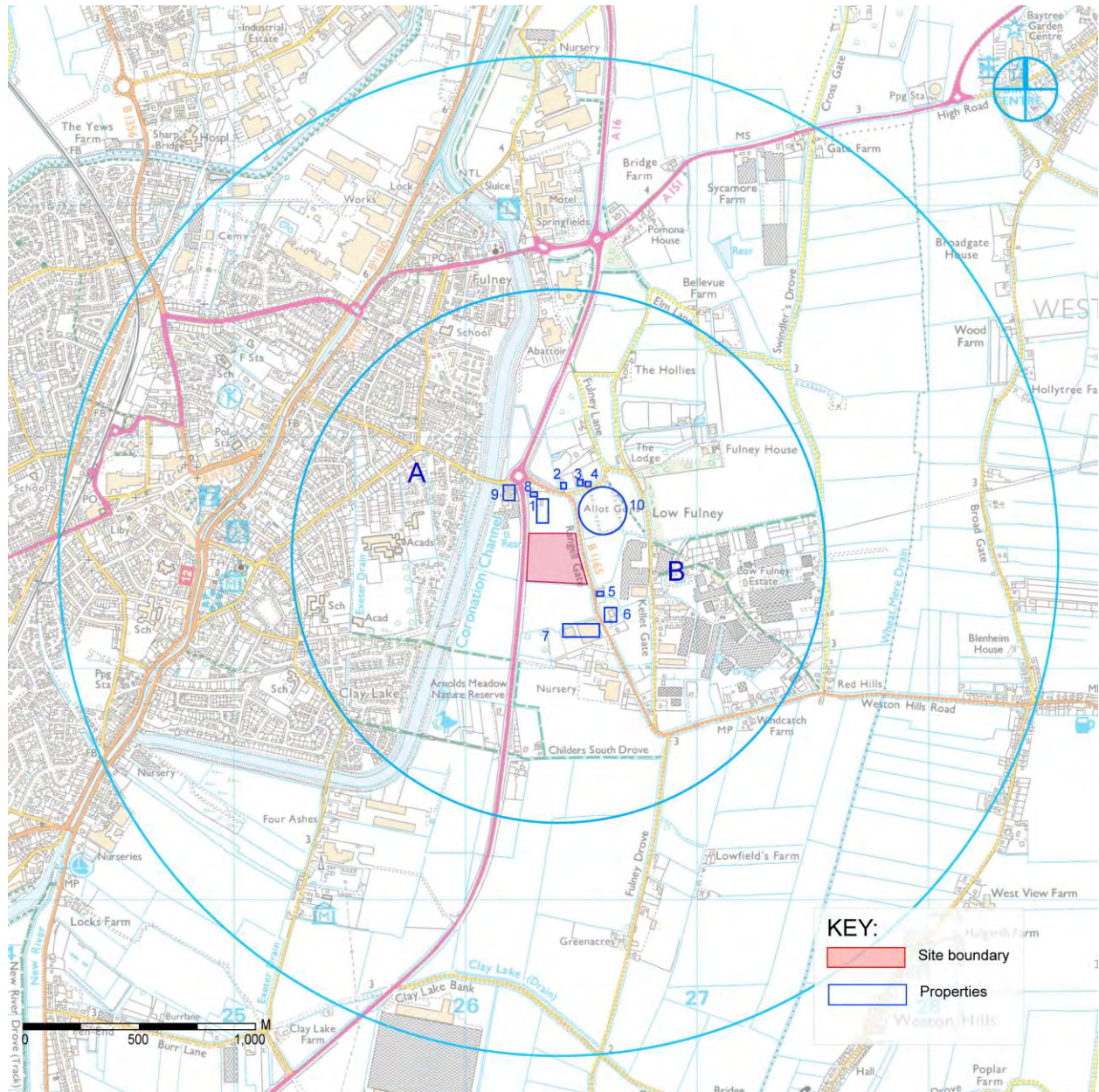


Figure 5: Map showing the location of settlements and properties. Blue circles indicate 1km and 2km from the centre of the site. Noted properties indicated in blue, each numbered. Settlements are denoted by letter. (OS Map provided by www.centremaps/live.com at scale 1:25,000)

- 7.3.2 Figure 5 (above) shows the locations of the settlements (marked with letters), and the dwellings, other properties or groups thereof (marked with numbers). Dwellings and settlements within the study area include:
- 7.3.3 **Naylor Nutrition (1)** consists of a large warehouse set in newly landscaped grounds. There are no windows overlooking the site and only those workers in the open would be aware of the activity on site (**Viewpoint a**). However pedestrian routes on the site are on the northern edge leading to little visual interaction with the site.
- 7.3.4 **Fourwinds (2)** is 195m to the north on Low Road. The property is large set in a mature garden with evergreen boundary hedgerow. Views will be possible from upper storey windows, however this is in the context of the existing warehouse at **Naylor Nutrition (1)**. The visual receptors would have a **medium** sensitivity due to secondary views being affected. The magnitude of change is judged to be **low**, as changes on site are likely to be screened by the existing warehouse and will not be dominant in views. The visual effect is therefore judged to be **slight/moderate** and **adverse** change. The proposals for tree and boundary planting will reduce the magnitude of change over time to **negligible** and the visual effect to **slight** and **adverse** over time.
- 7.3.5 **Denva House (3)** lies 220m to the north on Fulney Lane South. A detached dwelling set back from the road, the enclosing vegetation including conifer and fencing will reduce possible views from the upper storey windows. The visual receptors would have a **medium** sensitivity due to secondary views being affected. The magnitude of change is judged to be **low**, as changes on site are likely to be screened by the existing vegetation and will not be dominant in views. The visual effect is therefore judged to be **slight/moderate** and **adverse** change. The proposals for tree and boundary planting will reduce the magnitude of change over time to **negligible** and the visual effect to **slight** and **adverse** over time.
- 7.3.6 **La Notre (4)** is a bungalow with accommodation in the roofline 210m to the northeast of the site. Views from the dwelling are oblique and only possible from the upper storey window. The visual receptors would have a **medium** sensitivity due to secondary views being affected. The magnitude of change is judged to be **low**, as changes on site will be visible but not dominant from a narrow window. The visual effect is therefore judged to be **slight/moderate** and **adverse** change. The proposals for tree and boundary planting will reduce the magnitude of change over time to **negligible** and the visual effect to **slight** and **adverse** over time.

- 7.3.7 **Bramble Lodge (5)** building line is 40m southeast of the site. The large, detached dwelling lies within a mature garden with a dense tree line on the northern edge. There will be some oblique, seasonal views. The visual receptors would have a **high** sensitivity due to primary views likely to be affected. The magnitude of change is judged to **medium**, as changes on site will be a visible, however partial change to scale and land cover. The visual effect is therefore judged to be **substantial/moderate**, and **adverse**. This is a **significant** visual effect. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **moderate/slight** and **adverse**.
- 7.3.8 **Frenfields (6)** lies 165m to the southeast set back from Rangell Gate. The large, detached, dwelling is open with no enclosure. Views are oblique and partially screened by Bramble Lodge. The visual receptors would have a **high** sensitivity due to primary views likely to be affected. The magnitude of change is judged to **medium**, as changes on site will be a visible, however, oblique, partial change to views. The visual effect is therefore judged to be **substantial/moderate**, and **adverse**. This is a **significant** visual effect. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **moderate/slight** and **adverse**.
- 7.3.9 **David Bowman (7)** consist of a set of warehouses 170m south of the site. The warehouses are flanked by tree lines to the east and west. No windows overlook the site.
- 7.3.10 **Cottage Farm (8)** lie 160m to the north of the site adjacent Naylor Nutrition. Screened by garden vegetation and orientated to the north. Bunding and dense vegetation preclude views of the site.
- 7.3.11 **Water Lane Nurseries (9)**, lies 70m northwest of the site. The nursery consists of a large area of glasshouses that effectively screen the site from views in the northwest. Workers may have seasonally open views of the site. The visual receptors would have a **low** sensitivity when engaged in work. The magnitude of change is judged to **medium**, as changes on site will be a visible, however, partial change to views in the context of warehouse at Naylor Nutrition. The visual effect is therefore judged to be **slight/moderate**, and **adverse**. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **slight** and **neutral**.
- 7.3.12 **Fulney Allotment Gardens (10)** is a large 6 hectare garden allotment immediately to the northeast of the site. The allotments are open and well used. Views from the western edge are very clear, reducing as one moves to the east (**Viewpoint c**). Views are likely to be all year

round and users of allotments are outdoors and engaged in recreational activities and would have a **medium** sensitivity to views being affected. The magnitude of change is judged to **high**, as changes on site will be visually dominant, especially on the western edge. The visual effect is therefore judged to be **substantial/moderate**, and **adverse**. This is a **significant** visual effect. Mitigation planting over time will reduce the magnitude of change is judged to **low** and the visual effect to **slight/moderate** and **adverse** over time.

7.3.13 **Spalding (A)** settlement edge is 300m to the west beyond the course of the Coronation Channel. Trees line the channel and are set on high banks (**Viewpoints e and f**). The ZTV shows that views barely penetrate into the built edge of the town due to the intervening channel banks and tree lines. The site visit revealed that many properties on the settlement have enclosing boundary treatments and that views when possible are likely to be seasonal only. The visual receptors would have a **medium** sensitivity due to secondary views only are likely to be affected. The magnitude of change is judged to **medium**, as changes on site will be a visible, however, a seasonal change to views. The visual effect is therefore judged to be **moderate**, and **adverse**. This is a **significant** visual effect. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **slight/moderate** and **adverse**.

7.3.14 **Low Fulney (B)** lies to the east beyond the allotments and appears to consist mainly of the industrial estate which is enclosed by built elements and tree lines. No views are likely to be affected beyond the allotments due to tree lines.

7.3.15 There are no other settlements within 2km of the site.

7.4 **Public Rights of Way, other paths, and public open spaces**

7.4.1 There is an extensive number of PROWs within 2km of the site. Please refer to Figure 6 for the locations of the identified footpaths and Figure 3 for the locations of the images within A3 Figures Volume submitted under separate cover.

7.4.2 **Footpath 1** (Lincolnshire County Council (LCC) ref. Spalding/25/1) lies 240m to the northeast within the garden allotments. The route is amongst numerous trees and small buildings associated with allotments (**Viewpoint c**). Generally from ground level views are partial to the west and the site. Walkers in this location would have a **medium** sensitivity to change in visual amenity. The magnitude of change is judged to be **medium**, as change is only partially visible and seasonal. The visual effect is therefore judged to be **moderate** and **adverse**. This is a

significant visual effect. Over time, maturing vegetation will reduce the magnitude to **low** hand the visual effect to **slight/moderate** and **adverse**.

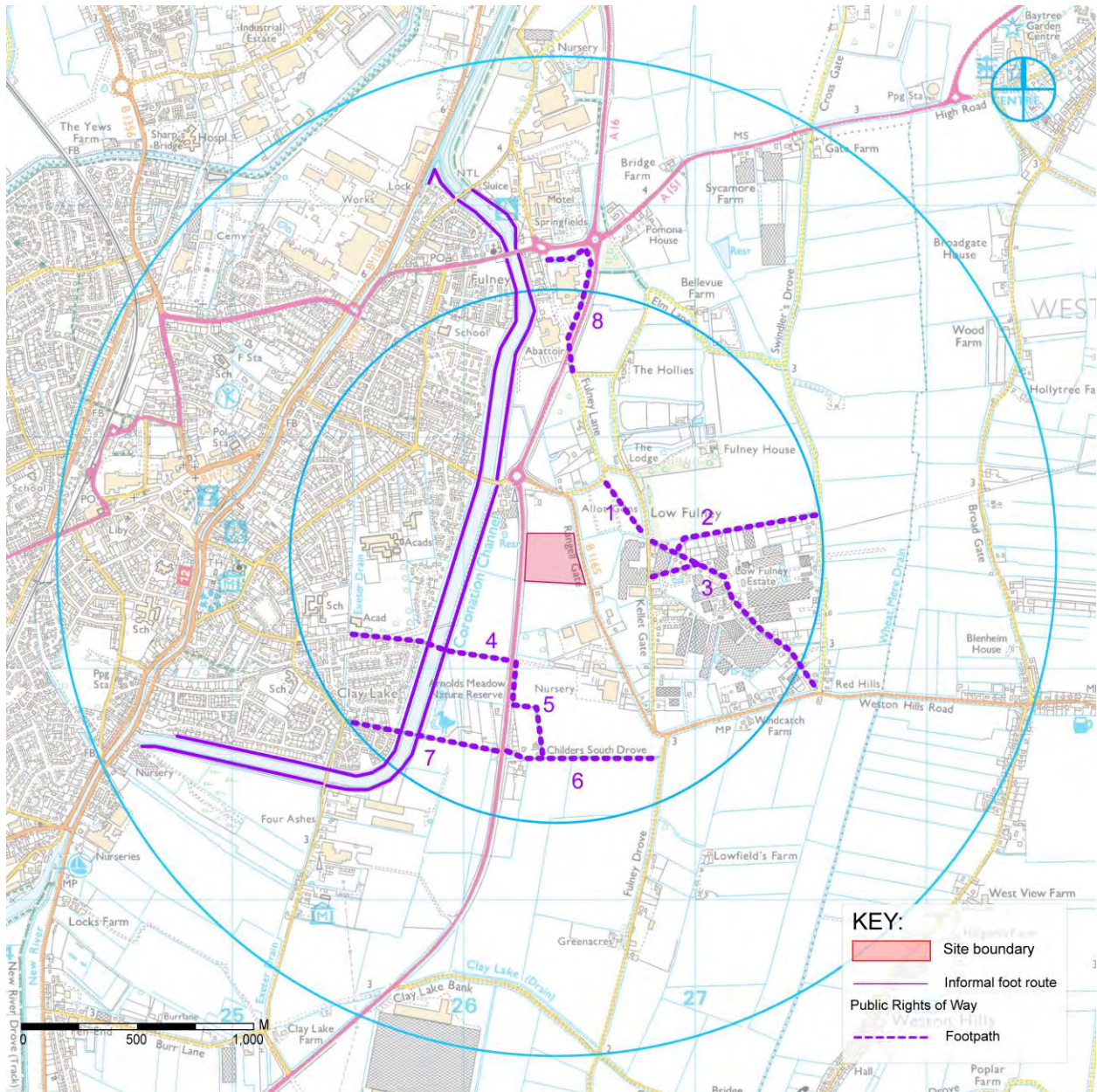


Figure 6: Map showing the locations of public rights of way of relevance to the site. Blue circles indicate 1km and 2km from the centre of the site. (OS Map provided by www.centremaps/live.com at scale 1:25,000)

7.4.3 **Footpath 2** (LCC ref. Bridleway Spalding/11/1) heads east from Wheatmere Grove within the Low Fulney Industrial estate. Although the ZTV does show some visibility within the estate, this is not possible due to the enclosing built elements. The glasshouses are not visually permeable, generally built with opaque metal sheeting with glass roofs.

- 7.4.4 **Footpath 3** (LCC ref. Bridleway Spalding/8/1) follows Wheatmere Grove, 430m east of the site, through the Low Fulney Industrial estate. Although the ZTV does show some visibility within the estate, this is not possible due to the enclosing built elements.
- 7.4.5 **Footpath 4** (LCC ref. Bridleway Spalding/6/2) heads west from the A16, 340m southwest of the site. The route follows a raised field edge between arable fields (**Viewpoint d**), before crossing a footbridge across the Coronation Channel into Spalding. Before crossing the channel there are open views of the site. Walkers in this location would have a **medium** sensitivity to change in visual amenity. The magnitude of change is judged to be **medium**, as change is in the context of existing warehouses in views. The visual effect is therefore judged to be **moderate** and **adverse**. This is a **significant** visual effect. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **slight/moderate** and **adverse**.
- 7.4.6 **Footpath 5** (LCC ref. Bridleway Spalding/6/3) heads south on the eastern edge of the A16, 345m south of the site. Intervening trees lines preclude views when in leaf. Views are unlikely to be clear even when trees lose their leaves. Walkers in this location would have a **medium** sensitivity to change in visual amenity. The magnitude of change is judged to be **low**, as change is in the context of existing warehouses and filtered through a tree belt. The visual effect is therefore judged to be **slight/moderate** and **adverse**. Further proposed planting of trees belts will reduce the magnitude to **negligible** and the visual effect to **slight** over time.
- 7.4.7 **Footpath 6** (LCC ref. Bridleway Spalding/7/3) lies 740m to the south and follows the route of Childer's South Drove between Fulney Drove and the A16. Although the ZTV shows views penetrating this far south beyond the warehouses at Davis Bowman, it is unlikely that even the tallest elements on site will be visible from ground level.
- 7.4.8 **Footpath 7** (LCC ref. Bridleway Spalding/7/2) heads west from the A16, 750m south of the site, crossing Coronation Channel into Spalding. The route follows Childer's South Drove and the southern edge of Arnold's Meadow LNR, which has dense tree cover. There are no views of the site, from the bridleway or the LNR due to vegetation.
- 7.4.9 **Footpath 8** (LCC ref. Bridleway Spalding/831/1) heads north 715m north of the site, views do not penetrate this far north of the site due to the tree belts along the A16.
- 7.4.10 Two footpaths follow the banks of Coronation Channel to the west of the site. The nearside bank is 190m to the west at its nearest point. The banks are raised above the arable fields to the east. Views are interrupted by mature tree lines following the banks however the site will

be clearly visible from the eastern edge (**Viewpoint g**). On the western bank views are less clear (**Viewpoints e and f**). **Viewpoint f** shows the site is visible at the nearest point however as **Viewpoint e** reveals these views reduce the further south one moves. Views from the northwest are screened by Water Lane Nurseries. Seasonally views will be more open. Walkers in this location would have a **medium** sensitivity to change in visual amenity. The magnitude of change is judged to be **medium**, as change is in the context of existing warehouses in views. The visual effect is therefore judged to be **moderate** and **adverse**. This is a **significant** visual effect. Over time, maturing vegetation will reduce the magnitude to **low** and the visual effect to **slight/moderate** and **neutral**. The proposed planting will also reduce the number of existing built elements in the views improving the overall views to the east from the channel.

- 7.4.11 There are few footpaths that lie over 1km from the site are not considered likely to have a visual relationship with the site due to the tree cover and built form.

No./ Ref	Location	Approx Distance (m) and Direction (N, S, E, W)	Scale of Effect Adverse / Neutral / Positive		
			Construction Short Term	Operation Short Term	Operation Permanent Mitigation
Representative Viewpoints					
a	Fourwinds (2)	175m SW	Slight <i>Adverse</i>	Slight/moderate <i>Adverse</i>	Slight <i>Adverse</i>
b	Rangell Gate	100m NW	Moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Adverse</i>
b	Bramble Lodge (5)	100m NW	Moderate <i>Adverse</i>	Substantial/moderate <i>Adverse</i> Significant	Slight/moderate <i>Adverse</i>
c	Footpath 1 (LCC ref. Spalding/25/1)	255m SW	Slight/moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Adverse</i>
c	Fulney Garden Allotments (10)	255m SW	Moderate <i>Adverse</i>	Substantial/moderate <i>Adverse</i> Significant	Slight/moderate <i>Adverse</i>
d	Footpath 4 (LCC ref. Bridleway Spalding/6/2)	380m NE	Slight/moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Adverse</i>
e	Footpath on western bank of Coronation Channel	440m ENE	Slight/moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Neutral</i>
f	Footpath on western bank of Coronation Channel	295m ESE	Slight/moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Neutral</i>
g	Footpath on eastern bank of Coronation Channel	235m E	Slight/moderate <i>Adverse</i>	Moderate <i>Adverse</i> Significant	Slight/moderate <i>Neutral</i>

7.5 **Conclusions: Visual Effects – Operational phase**

- 7.5.1 The greatest effect on visual amenity is likely to be experienced by users of **Fulney Garden Allotments (10)** and **Bramble Lodge (5)** and **Frenfields (6)**, although views from the dwellings are likely to be seasonal and partial and due to the **medium** sensitivity of visual receptors, however it is a **substantial/moderate** visual effect. The changes will be viewed in the context of the existing warehouse and industrial/food production sites which are numerous in this locale. Four footpaths and the settlement edge of **Spalding (A)** will also experience **moderate** visual effect to views due to the **medium** sensitivity of visual receptors, and which represents the worse possible scenario. However these are generally partial and seasonal views.
- 7.5.2 These are **significant** visual effects according to the criteria at Appendix 2 of this report. The proposed mitigation planting for the site, will over time reduce the visibility of the site, and improve the views of existing warehousing and glasshouses and the likely visual effect will be reduced so as not to be a significant effect.
- 7.5.3 The ZTV with obstructions (see Figures A3 Volume under separate cover) indicates that the site operations will be more visible than is likely when the site survey was conducted.
- 7.5.4 Beyond these receptors, the site is screened by the tree cover, built form and land form due to minor change in levels.

7.6 **Assessment and Conclusions of Visual Effects on the Site: Construction Stage**

- 7.6.1 The construction of the development will take place within defined boundaries. The construction period is expected to be of a short duration. The visual effects of construction activity during this phase would be temporary, and the activity is likely to be less visible during construction than during operation
- 7.6.2 Some transport vehicle and equipment may be visible above the boundaries or seasonally when vegetation is not in leaf. Some visual effects will be experienced from the adjacent boundaries. These would include **Footpath 1**, adjacent road routes and properties already discussed, due to the proximity to the site.

7.6.3 Vehicular movement to and from the site would be confined to the new access on Rangell Gate.

7.6.4 Given the existing context and the temporary nature of the effects which are, the magnitude of change is **low**. The visual receptors are likely to be from the PRowS and properties within 1km. The visual effect is therefore judged to be **slight/moderate** and **adverse**.

7.7 Cumulative Visual Effects

7.7.1 Consideration has been given to the potential cumulative visual effects of the proposed development. There are no current planning applications for development within the vicinity of the proposals of a size that would lead to a cumulative effect.

7.7.2 Cumulative visual effect according to the GLVIA guidance requires two tests. The first is whether there is static combined visibility, either in combination (visible in the same view) or in succession (visible by turning the head), and the second whether there is sequential visibility (views in motion), either frequently (appearing regularly and in short time lapses) or occasionally sequential (longer time lapses, greater distances or slow moving receptors) [GLVIA: 131].

7.7.3 In regard to the cumulative effect of the proposals and existing landscape elements, there is likely to be a greater visual effect than the proposals alone. From the west there may be a cumulative effect of the combined warehouses at **Naylor Nutrition (1)** and Low Fenley Estate. These would be seasonal, views of a short duration for walkers , interrupted views from the settlement edge.

7.7.4 The visual sensitivity of receptors to the west who might experience views is **medium**, and the magnitude of change is **medium** leading to a cumulative visual effect of **moderate** and **adverse**.

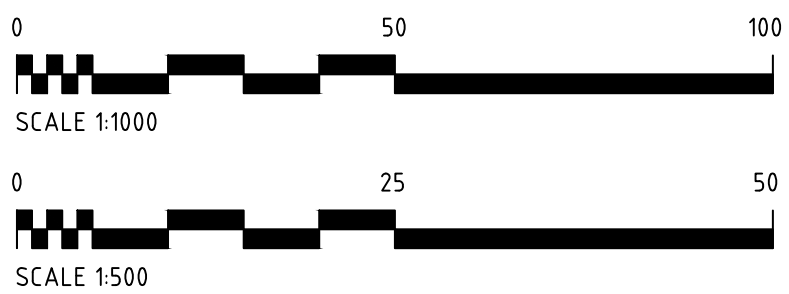
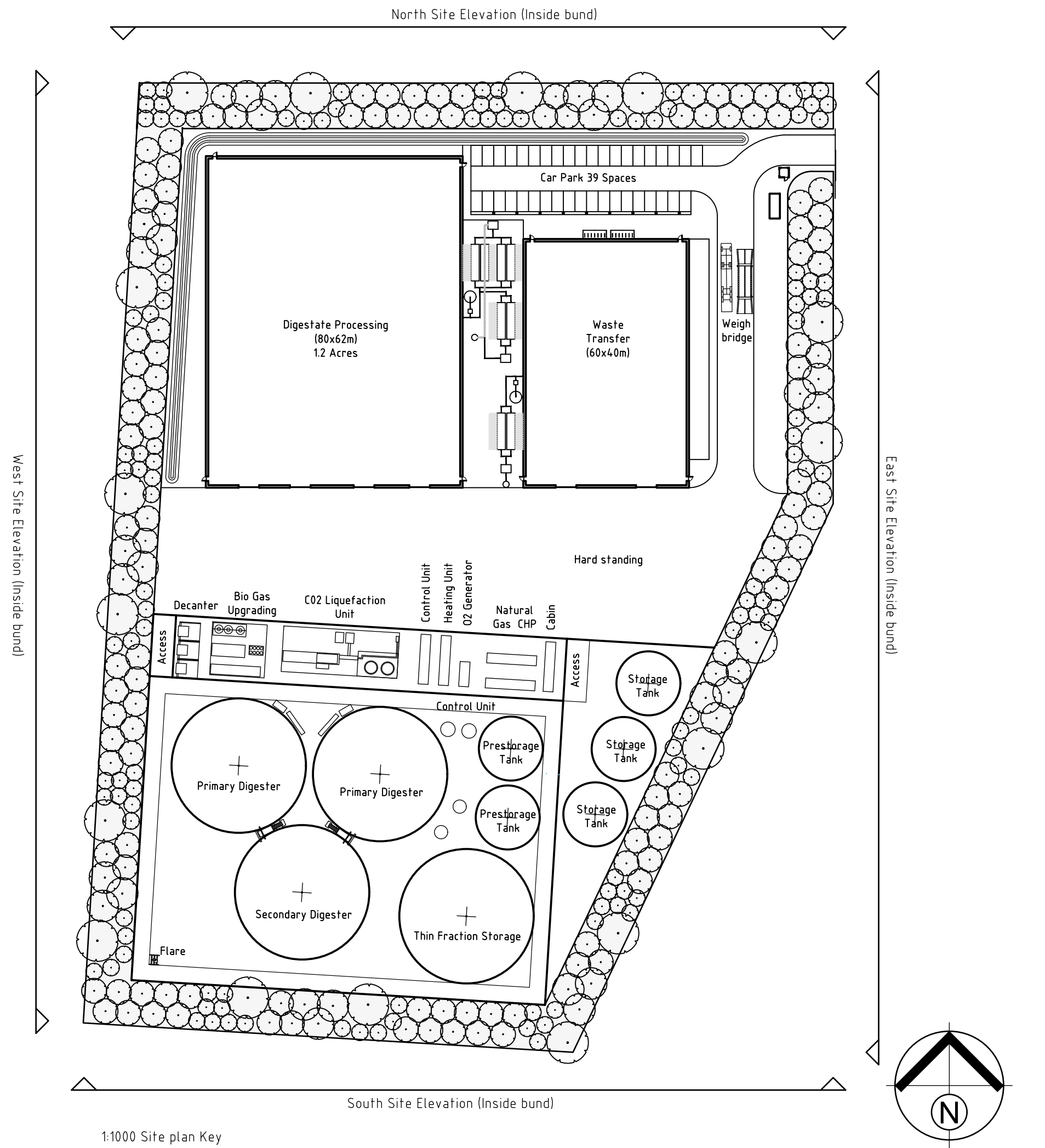
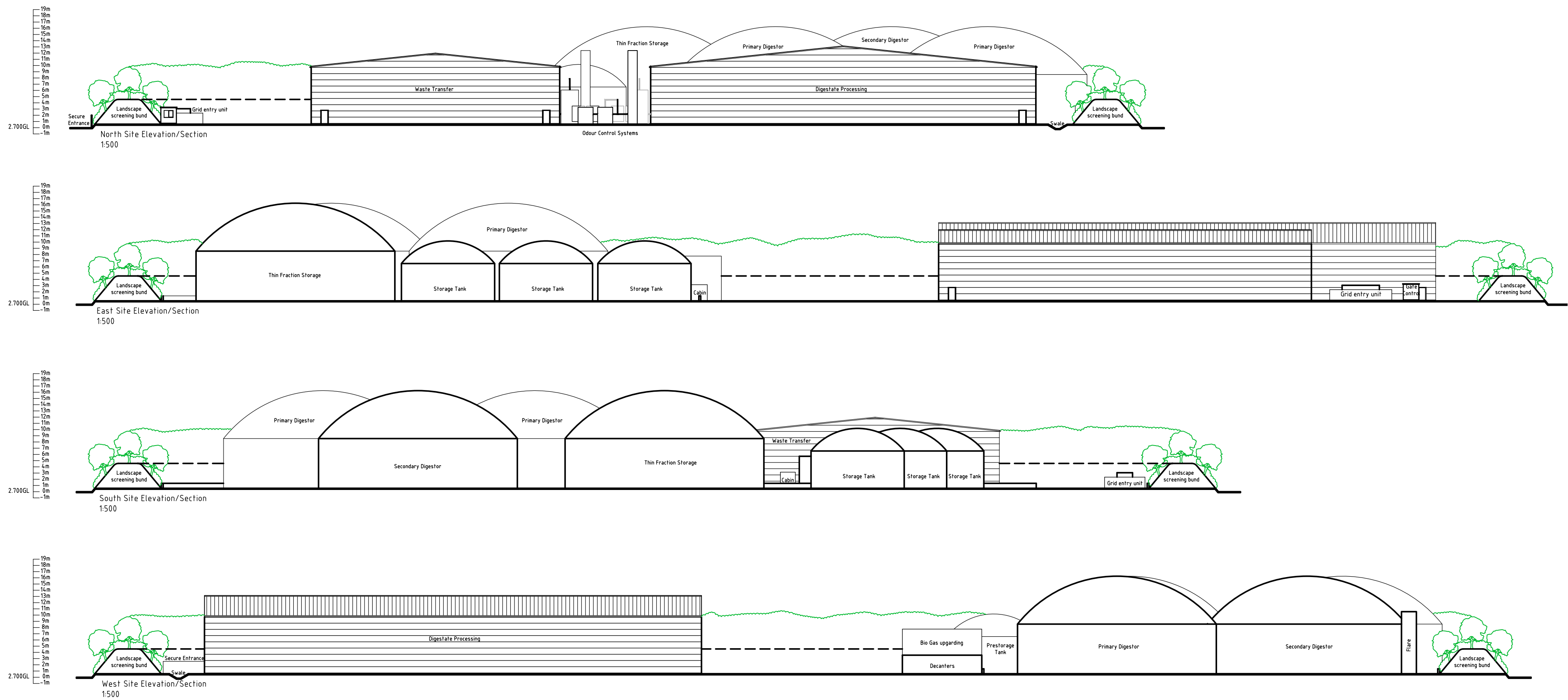
8 CONCLUSIONS

- 8.1 Based on an assessment of the landscape character area of the application site and its surroundings, and using the Strategic Landscape Capacity Study for South Holland (2003), Historic Character of The County of Lincolnshire (2011), national classification and field study, the proposals have been considered in regard to landscape and visual effects.
- 8.2 Landscape effects have been considered at a local site; district and wider landscape levels. Views have been considered from transport routes; properties; and public rights of way according to the assessment criteria detailed at the appendices of this report (Appendix 2 Assessment Criteria).
- 8.3 The landscape elements identified at site scale and its immediate environs, and considered affected by the proposed development are limited by the current site conditions. Given the condition of the landscape elements identified, these landscape receptors are judged as having a **low** sensitivity to change. The overall magnitude of change as a result of the development at the site scale is considered to be **medium** to **high** due to the introduction of change to land use and major new built elements. Therefore, for site landscape receptors the effect is **slight/moderate** to **moderate/slight** and **adverse**. Mature planting will reduce the landscape effect to **slight/moderate** and **adverse** over time due to the loss of open ground.
- 8.4 The district landscape of character area Settled Fens landscape character type and Regional Character Area 10 'The Wash' are considered to have a **low** sensitivity to change. There is no protected landscape features on or adjacent the site itself. The introduction of new built elements is considered a **medium** magnitude of change to the receiving local landscape character. This judgement is based on the size of the proposals which sits within a landscape of overhead powerlines and large agricultural buildings. The result is therefore considered to be **slight/moderate** and **adverse** effect and reducing to **slight** and **adverse** to surrounding landscape in the long-term.
- 8.5 The wider landscape is considered to have a **medium** sensitivity. The proposals are considered a **low** magnitude of change at the wider landscape scale. Therefore, this is a **slight/moderate** and **adverse** effect on the wider landscape, reducing to **slight** and **neutral** with mature trees.
- 8.6 It is judged that there would be **moderate/slight** and **adverse** cumulative landscape effect.

- 8.7 The greatest effect on visual amenity is likely to be experienced by adjacent dwellings to the southeast and by users of **Footpath 1** and informal routes to the west. Properties on the eastern edge of **Spalding (A)** have visual receptors that are likely to have a **high** sensitivity to change from living areas within the homes leading to **moderate** visual effect. The proposals will generally be a **medium** magnitude to change in views that currently crossed by power lines and partial due to horticultural and agricultural buildings and other dwellings. However some views are likely to experience **moderate** to **substantial/moderate** visual effect which is a **significant** change. In regard to mitigation planting, as this matures, all views affected visual effect will be reduced to non-significant levels.
- 8.8 Users of the PRoWs **Footpath 1** and **4** and the walking routes on the banks of Coronation Channel will initially experience a **moderate** effect on views which is **significant**. However the planting which is part of the proposals will reduce this to **slight/moderate** over time.
- 8.9 Cumulative visual effect for walkers along Coronation Channel **moderate** and **adverse** in views of the facilities at Naylor's Nutrition as well as the site.
- 8.10 Mitigation planting would include creating belts of native trees on bunds with an understorey of hedgerow plants characteristic of those species found in the area. As the wooded areas mature it will form tree lines that are a feature in the local landscape. There would be an increase in biodiversity due to the creation of meadow; and wetlands.
- 8.11 The site is within a landscape that has a semi-rural character, and the site is in a landscape with numerous large agricultural buildings and busy roadways. The site can provide a positive environmental impact in regard to waste management.

Appendix 1

NOTES
This drawing has been issued in support of a planning application and must NOT be used for construction purposes.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder.



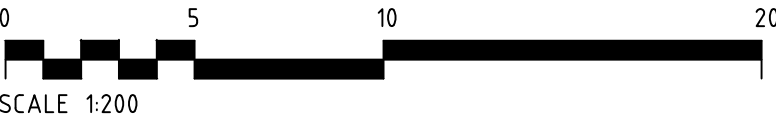
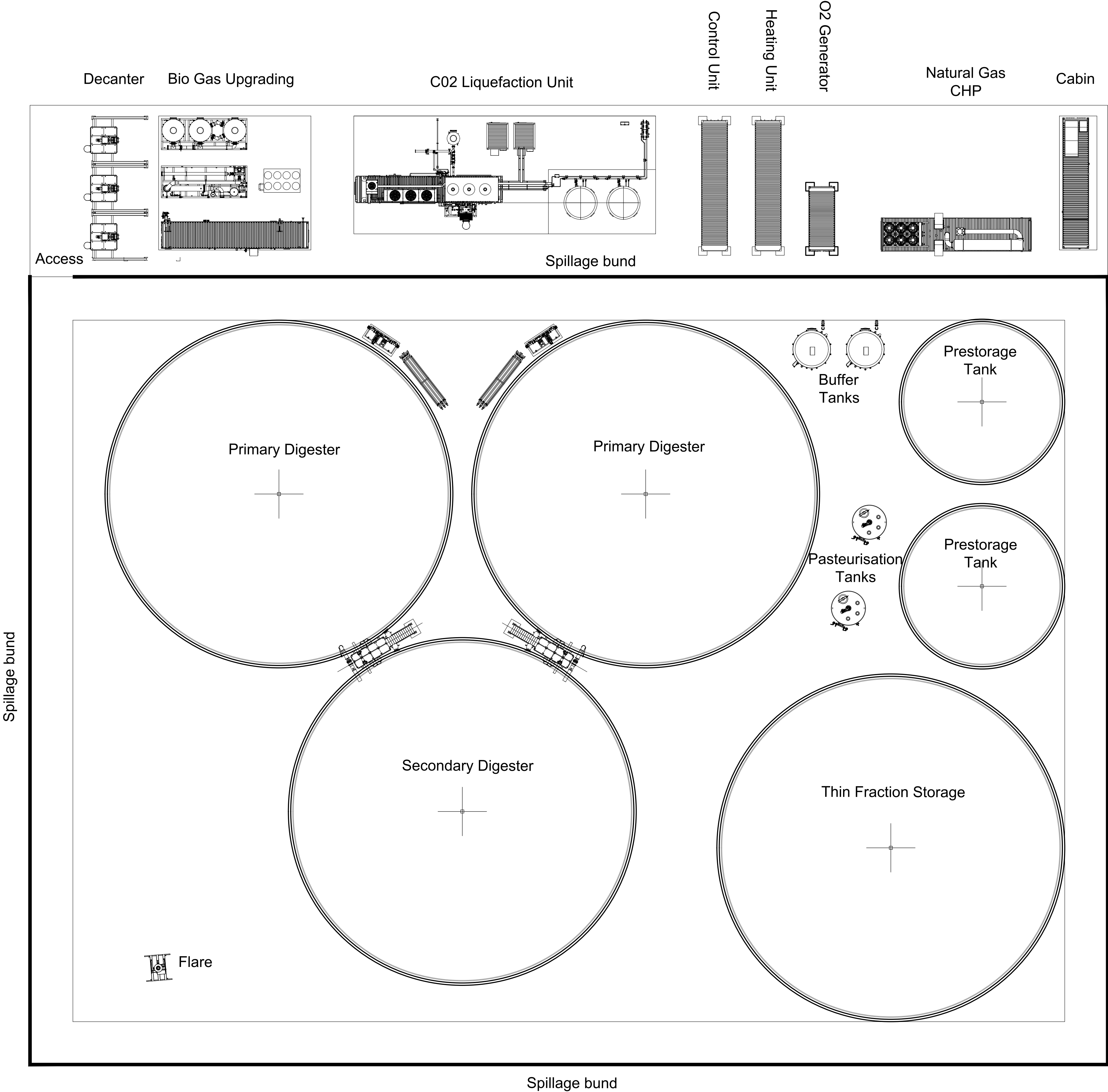
B Layout and elevations ammended
12/06/24
A Layout and elevations ammended
17/05/24

Project PROPOSED AD PLANT		
Address NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client NAYLOR FARMS		
Drawing PROPOSED AD SITE ELEVATIONS (INSIDE BUND)		
Date MAY 2024	Scale VARIES	
Project No. 3899B	Drawing No. P02	Revision B

P&R
ARCHITECTS

Portless and Richardson Limited
193 Lincoln Road, Peterborough PE1 2PL
T. 01733 568116. E. p-r@portlessarchitect.com
www.portlessarchitect.com

NOTES
This drawing has been issued in support of a planning application and must NOT be used for construction purposes.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder.



Project PROPOSED AD PLANT		
Address NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client NAYLOR FARMS		
Drawing PROPOSED AD PLANT PLAN		
Date JUNE 2024	Scale 1:200 @ A1 - 1:400 @ A3	
Project No. 3899B	Drawing No. P06	Revision

P&R
ARCHITECTS

Portless and Richardson Limited
193 Lincoln Road, Peterborough PE1 2PL
T. 01733 568116 E. p-r@portlessarchitect.com
www.portlessarchitect.com

NOTES
This drawing has been issued in support of a planning application and must NOT be used for construction purposes.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder.

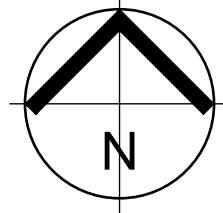
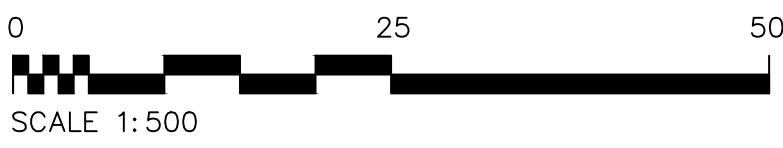
Drain

RANGELL GATE

A 1 6

- F Red line ammended
02/08/24
- E Access widened in accordance with highways consultant comments
25/07/24
- D 'visibility splay' omitted from drawing name.
11/07/24
- C General arrangement changes
11/06/24
- B Decanter added
15/05/24
- A Tree and attenuation pond revised
07/03/24 Site entrance now on Rangell Gate

Red Line Boundary - 57,124sqm
Area inside Bund - 28,382sqm
Area including Bund - 36,274sqm



Project
PROPOSED AD PLANT

Address
NAYLOR FARMS
RANGELL GATE, SPALDING
LINCOLNSHIRE
Client
NAYLOR FARMS
Drawing
PROPOSED
SITE PLAN

Date FEB 2024	Scale 1:500 @ A1 - 1:1000 @ A3
Project No. 3899B	Drawing No. P01
	Revision F

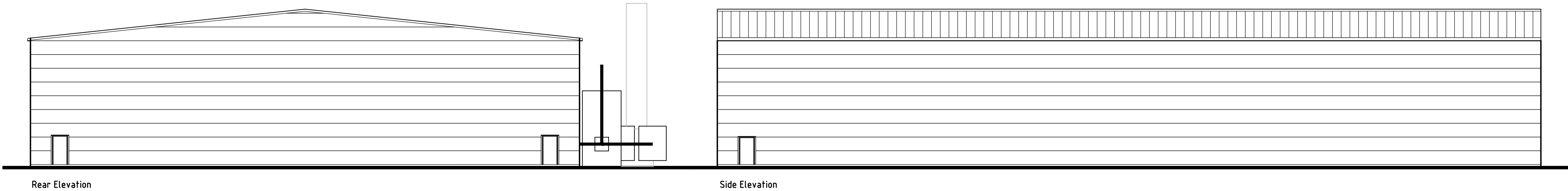
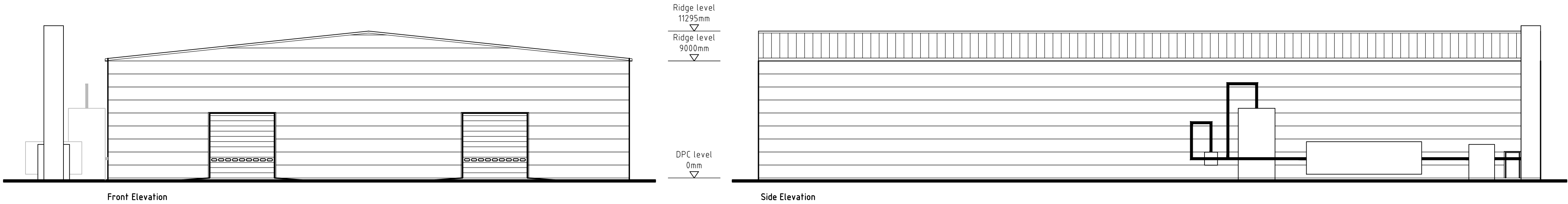
P&R
ARCHITECTS

Portless and Richardson Limited
193 Lincoln Road, Peterborough PE1 2PL
T. 01733 568116 E. p-r@portlessarchitect.com
www.portlessarchitect.com

NOTES

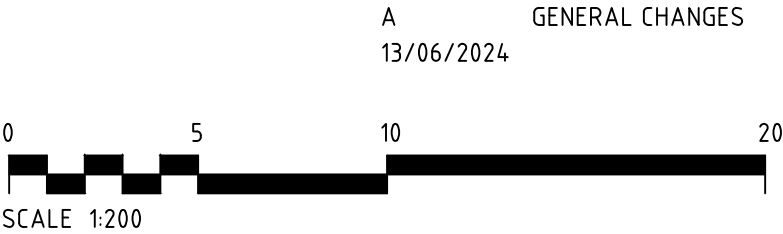
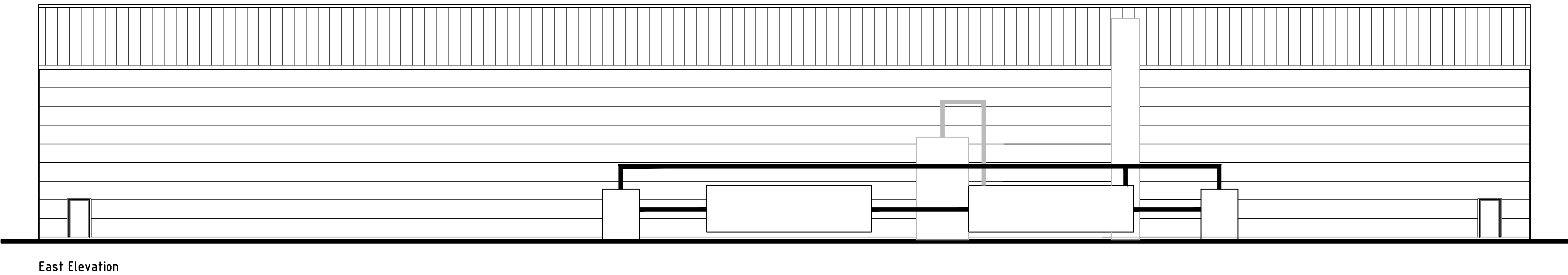
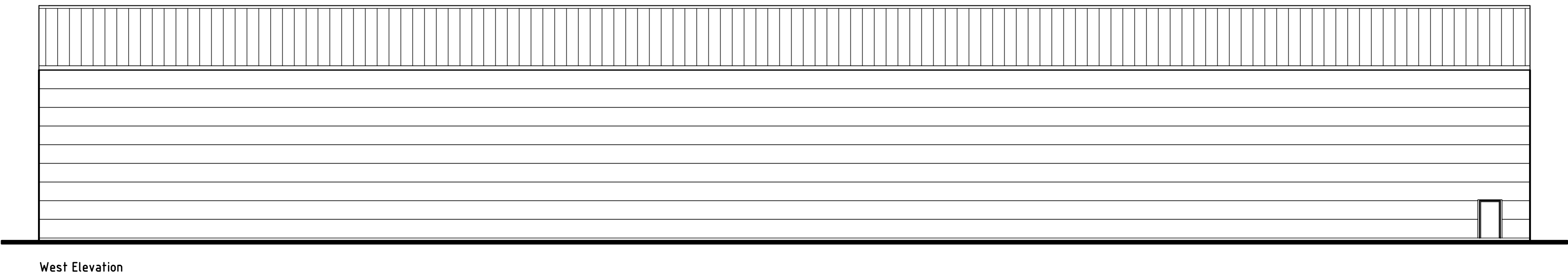
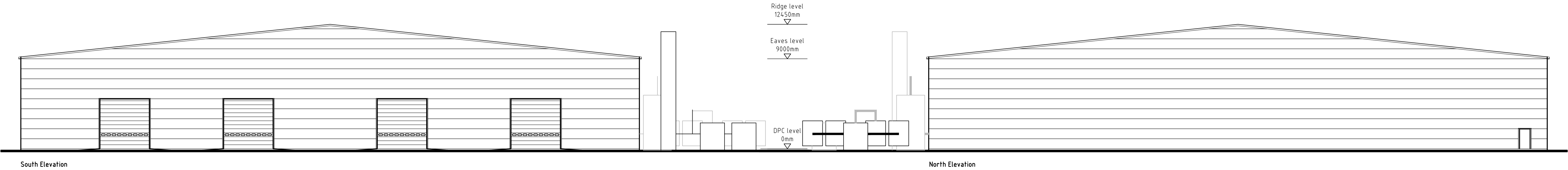
This drawing has been issued in support of a planning application and must NOT be used for construction purposes.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder.



Waste Transfer

Digestate Processing

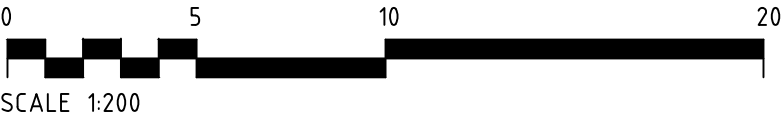
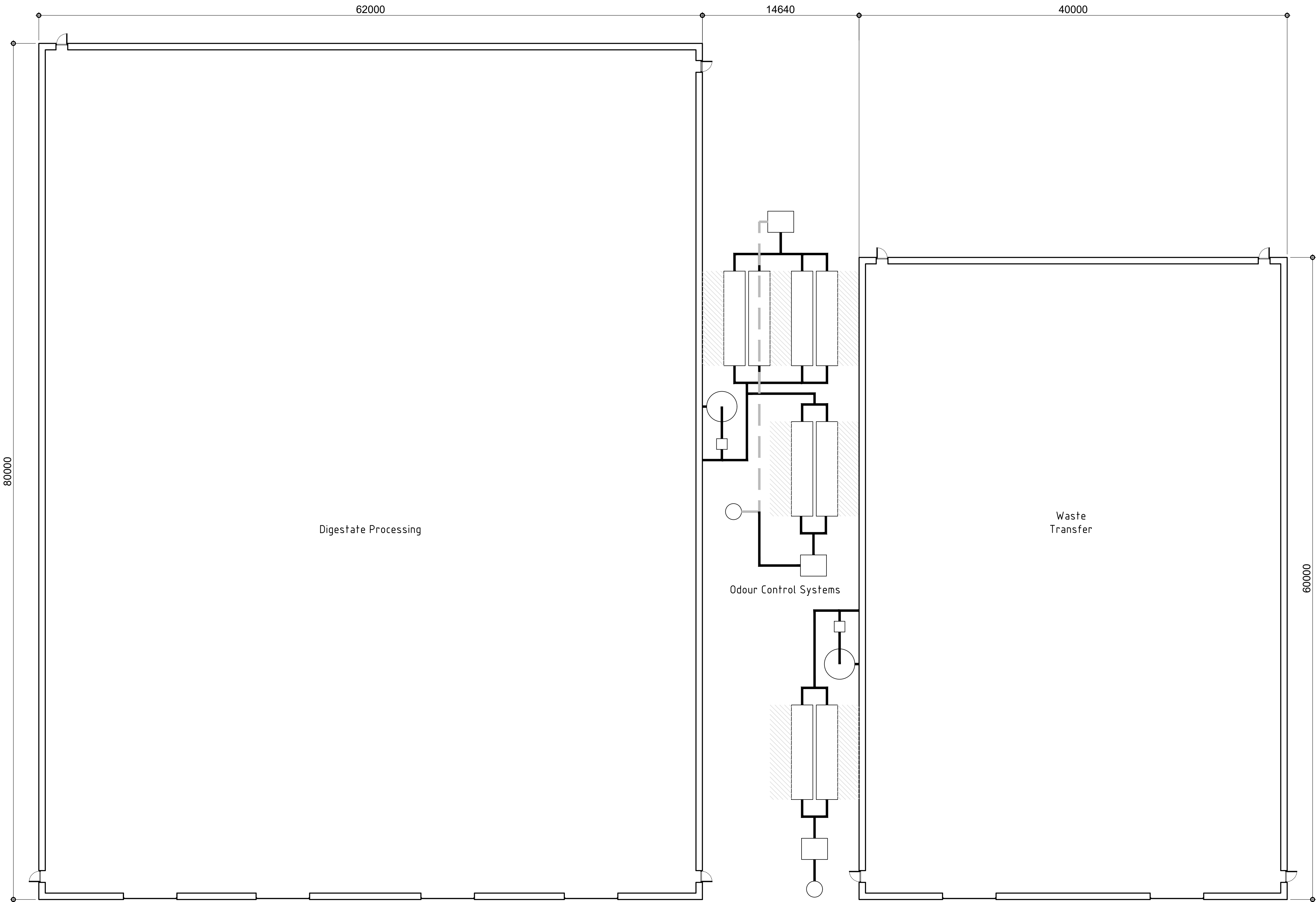


Project PROPOSED AD PLANT		
Address NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client NAYLOR FARMS		
Drawing WASTE TRANSFER AND DIGESTATE PROCESSING ELEVATIONS		
Date DEC 2023	Scale 1:250 @ A1 - 1:500 @ A3	
Project No. 3899B	Drawing No. P04	Revision A

P&R
ARCHITECTS

Portless and Richardson Limited
193 Lincoln Road, Peterborough PE1 2PL
T. 01733 568116 E. p-r@portlessarchitect.com
www.portlessarchitect.com

NOTES
This drawing has been issued in support of a planning application and must NOT be used for construction purposes.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder.



Project PROPOSED AD PLANT		
Address NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client NAYLOR FARMS		
Drawing WASTE TRANSFER AND DIGESTATE PROCESSING FLOOR PLANS		
Date NOV 2023	Scale 1:200 @ A1 - 1:400 @ A3	
Project No. 3899B	Drawing No. P03	Revision A

P&R
ARCHITECTS

Portless and Richardson Limited
193 Lincoln Road, Peterborough PE1 2PL
T. 01733 568116 E. p-r@portlessarchitect.com
www.portlessarchitect.com

A GENERAL CHANGES
13/06/2024

Appendix 2

Assessment Criteria

In accordance with the Landscape and Visual Impact Assessment Guidelines, 3rd edition (2013) the significance of effects is ascertained with the aid of cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development. However this report is not part of an Environmental Statement ("ES"), in line with Environmental Impact Assessment Regulations 2017.

Sensitivity of Landscape Character

The sensitivity of landscape character is a measure of a landscape's capacity to accommodate change. It varies depending on factors such as the scale and form of the landscape, landscape pattern, sense of enclosure, sense of tranquillity and remoteness, the settlement pattern and transport network etc. We used our professional judgement to determine the sensitivity of the character areas, based on relevant regional and local landscape character studies.

Table 1 Levels of sensitivity for landscape character

Low	Areas that exhibit a neutral or negative character. May have a strong sense of enclosure that reduces visual sensitivity, are likely to be already affected by man-made elements, have reduced tranquillity, are likely to have little inter-visibility with adjacent landscapes and exhibit a low density of sensitive landscape elements. Includes detractors such as power-lines, industrial derelict or inappropriate built forms with no aesthetic value or evidence of strategic planning. There is a lack of mature vegetation cover, and no landscape designations apply
Medium	Areas that exhibit a positive character. May have some sense of enclosure, or be affected by some man-made elements, or have little inter-visibility with adjacent landscapes and exhibit a moderate density of sensitive landscape elements. There is a reasonable

	distribution of semi-natural vegetation, trees and shrub cover and the overall view of the area is pleasant. Local landscape designations of cultural and historic value may be present.
High	Areas that exhibit a strong positive, character. May be open or exposed with a remote character and an absence of man-made elements. They are often highly visible from adjacent landscapes and exhibit a high density of sensitive landscape elements. Includes landscapes highly valued for their scenic quality, e.g. nationally designated areas such as National Parks, AONB.

Sensitivity of landscape elements

The sensitivity of an individual landscape element reflects factors such as its quality, value, contribution to landscape character and the degree to which the particular element can be replaced. We used our professional judgement to determine the magnitude of direct physical impacts on individual existing landscape elements as follows:

Table 2 Levels of sensitivity for landscape elements

Low	Landscape elements in below average or poor condition which detract from landscape character, such as obtrusive man-made structures such as power lines or large areas of hard standing.
Medium	Landscape elements in good condition but with no statutory protection. Locally distinctive but commonplace features.
High	Landscape elements with statutory protection, which are unique or scarce, for example ancient woodland or feature parkland trees, national trails or cycle routes.

Table 3 Criteria for magnitude of change for landscape character and landscape elements

Negligible	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape. The proposals would be apparent as a landscape feature without being conspicuous. In addition, the proposals are short to medium term in duration and reversible.
Low	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape. In addition, the proposals are medium to long term in duration and reversible
Medium	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape. The balance of the landscape characteristics are not altered but the proposals would be a conspicuous feature of the make-up of the character area. In addition, the proposals are medium to long term in duration and reversible or permanent.
High	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape. The proposals would be a prominent feature in the make-up of the character area. In addition, the proposals are long term to indefinite in duration and permanent.

Sensitivity of Visual Receptors

We used representative viewpoints in the assessment to represent different visual receptor groups at various distances and directions from the site. Generally speaking, residential receptors, recreational users of Public Rights of Way or people at recognised vantage points have a higher sensitivity to change than people travelling along roads or conducting their daily business e.g. at their place of work.

Table 4 Levels of sensitivity for visual receptors

Low	Includes people at place of work e.g. industrial and commercial premises, public rights of way with low levels of use and road users
------------	--

	engaged in commuting or commercial travel and people engaged in outdoor sporting activities.
Medium	Includes non-strategic footpaths or other rights of way, secondary or oblique views from residences, and people travelling through the landscape on roads and trains engaged in tourism or journeys of a recreational nature.
High	Includes principal views by occupiers of residential properties and users of strategic recreational footpaths or other rights of way. Important landscape features with physical, cultural or historic attributes. Views from beauty spots and picnic areas.

Table 5 Criteria for magnitude of change for visual receptors

Negligible	No notable change in the view. In addition, the proposals are short to medium term in duration and reversible.
Low	Some change in the view that is not prominent / few visual receptors affected. Proposals would be visible but not eye-catching or noticeably distinct. In addition, the proposals are medium to long term in duration and reversible.
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view. The proposals would be conspicuous and form a noticeably distinct feature. In addition, the proposals are medium to long term in duration and reversible or permanent.
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected. A fundamental change in the view with proposals being dominant. In addition, the proposals are long term to indefinite in duration and permanent.

Significance of Effect

The significance of the landscape and visual effects is determined by considering the sensitivity of the landscape element, landscape character or view in conjunction with the magnitude of change. The significance of effects is described as substantial, moderate or slight, as guided by the matrix in Table 6 below. Those effects identified as being of substantial, substantial/moderate and moderate may be regarded as having the greatest significance.

Significance of effect may be affected by factors such as the potential for weather conditions to restrict views, the principal aspect of the viewpoint/viewer, the proportion of a view affected, or the potential for the development to attract the eye or become the focal point in the view to the detriment/benefit of competing visual elements.

Visual effects may be either adverse or beneficial in nature, and relate to the individual perceptions of the assessor. If no material effect is experienced, this may be seen as being neutral.

The term 'significant'

The term 'significant' is specifically used when considering developments with the greatest effect on the environment. These developments are considered as set out in the European Parliament Directive 2011/92/EU and require an Environmental Impact Assessment ("EIA"). Where it has been agreed with the LPA that the development does not require an EIA, or where the Landscape and Visual Impact Assessment is being submitted as a stand-alone document, this term will not be used.

Table 6 Visual and Landscape Assessment Matrix

	Magnitude of change (grey shading shows greatest effect)			
Sensitivity	Negligible	Low	Medium	High
High	Slight/Moderate	Moderate/Slight	Substantial/Moderate	Substantial
Medium	Slight	Slight/Moderate	Moderate	Substantial/Moderate
Low	Effectively no change	Slight	Slight/Moderate	Moderate/Slight

Duration of effects

For the purposes of this assessment the following time scales have been used:

Short term: 0 to 10 years;

Medium Term: 10 to 25 years;

Long term: 25 to 50 years;

Indefinite: more than 50 years and permanent.

Appendix 3

Methods for Visualisations

Introduction

The photomontage methodology conforms to the latest Landscape Institute (LI) Technical Guidance Note 06/19 Visual Representation of Development Proposals (December 2019) for photography and photomontage in landscape and visual impact assessment. This document outlines the process by which all photomontage images have been produced.

Data Collection

The viewpoints for photomontage are selected by a Landscape Architect. Consideration to safety and legal access is also given when electing the viewpoint positions for the photomontages. The team conducting the site-work consists of both a photographer and a surveyor who will be responsible for the entire process from image capture to final photomontage. When collecting visual data, relevant control points within the photo are surveyed to a high level of accuracy to ensure that the proposed development accurately correlates to the photo.

Equipment

Relevant camera settings such as focal point are also noted in the document. These settings are selected in accordance with the LI guidance, and are set for the conditions at the time of the photo. When appropriate, surveying equipment is used to establish the position of the photo.

Image Processing

Each panoramic image is produced by the stitching together of a number of individual photographs using industry standard software. The images are then individually checked to ensure both that the original photographic quality is maintained and that the resulting image is clear and realistically stitched together. An overlap of 30% is applied for each image.

Photomontage

Industry standard image-handling software is used to produce the final photomontage image. The

stitched image is the base for the photomontage viewpoint, with additional images captured from the survey or previous surveys introduced where relevant. As per the LI Advice Note, the photomontage composition process includes the digital manipulation of these images. Final images are saved as .jpg format.

Presentation

Industry standard drafting software is used to produce the final deliverable drawing. Both existing and proposed images are shown at the same size and scale, with all required details displayed in the title block of the drawing.

Appendix 4

Data sources:

Accessed between 21.10.2025 and 14.11.2025

An Approach to Landscape Character Assessment:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

Bing maps: <https://www.bing.com/maps>

Biodiversity 2020:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

British Geological Survey:

https://geologyviewer.bgs.ac.uk/?_ga=2.191637357.692369165.1661159011-199718199.1661159011

British Standards: BS5837:12 Trees in relation to design, Demolition and Construction – Recommendations BSI Standards Ltd April 2012

English Heritage listed buildings entries: <http://list.english-heritage.org.uk/results.aspx>

Environment Agency Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/map?cz=526198,322776,15>

Google Earth

Google Earth Pro

Landscape Institute and the Institute of Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment*. Abingdon, Oxon: Routledge

Landscape Institute website: Visual Representation of Development Proposals- Technical Guidance Note 06/19– 2019.

Listed buildings: <http://www.britishlistedbuildings.co.uk/map>

Magic Map: <http://www.magic.gov.uk/MagicMap.aspx>

National Library of Scotland: <https://maps.nls.uk/view/101584331> and <https://maps.nls.uk/view/101591351>

National Planning Policy Framework (2024:

https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf

Natural England Publications:

National Character Area ("NCA") 46 The Fens: <https://naturalengland-defra.opendata.arcgis.com/datasets/national-character-areas-england/explore?location=52.786758%2C-0.126967%2C18.42> and <https://nationalcharacterareas.co.uk/the-fens/>

Provisional Agricultural Land Classification (ALC) (England): <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::provisional-agricultural-land-classification-alc-england/explore?location=52.420614%2C1.050290%2C17.83>

Lincolnshire County Council:

Footpath map:

<https://lincsccl.maps.arcgis.com/apps/instant/basic/index.html?appid=4977330953ed48fb857f1e688a3ebddb>

Lincolnshire County Council's Minerals and Waste Local Plan:

<https://www.lincolnshire.gov.uk/downloads/file/2361/core-strategy-and-development-management-policies>

Planning applications: <https://lincolnshire.planning-register.co.uk/>

South Holland District Council

South East Lincolnshire Local Plan: <https://southeastlincslocalplan.org/media/21941/South-East-Lincolnshire-Local-Plan-2011-2036/pdf/Local-Plan-text-March-2019.pdf?m=1720710748483>

Landscape Character Assessment: https://southeastlincslocalplan.org/media/24158/Strategic-Landscape-Capacity-Study-for-South-Holland-District-Council/pdf/Strategic_Landscape_Capacity_Study_for_South_Holland_District_Council.pdf?m=1703961388580

Design Guide:

<https://democracy.sholland.gov.uk/documents/s29525/Appendix%20%20for%20Planning%20Design%20Task%20Group%20Report.pdf>

Planning applications (interactive map):

https://shdc.dynamicmaps.co.uk/MapThat_SHDC_Public/Default.aspx#

