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Landscape and Visual Impact Assessment

A3 Figures Volume

For proposed commercial development at:

Land east of Surfleet Bank

Surfleet Seas End

Lincolnshire

PE11 4DP

for

Naylor Farms

Site: Surfleet Bank
Project Ref: 1502
Survey and Report by: Jo Wild, Landscape Architect
Date: 14 November 2025

SYNTEGRA CONSULTING

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See 3D Visuals of the Site and the Surroundings (P&R Architects) for visualisations

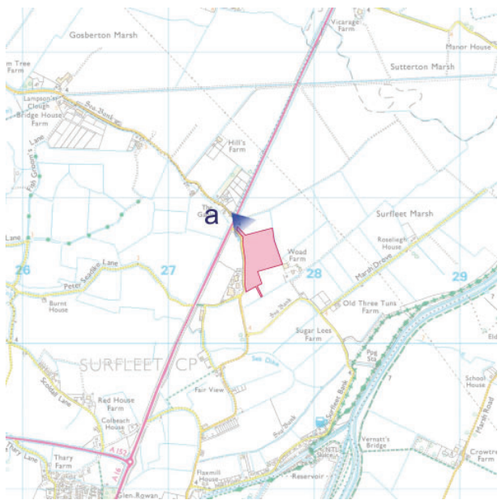
Viewpoint a: View from Gosberton Bank junction with the A16 towards site



Looking: SE 127⁰ - Field of View (estimated): 60⁰ - Approx. elevation: 6m - Approx. distance to edge of site: 200m - Grid Ref: TF 27441 30883

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 12.38

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



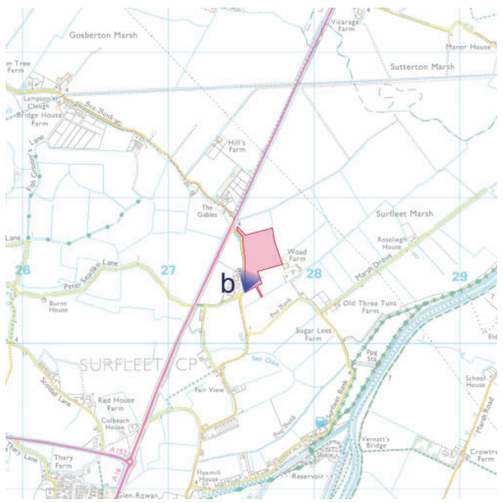
Viewpoint b: View northeast from Surfleet Bank



Looking: NE 26^0 - Field of View (estimated): 60^0 - Approx. elevation: 4m - Approx. distance to edge of site: 10m - Grid Ref: TF 27527 30367

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 12.48

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



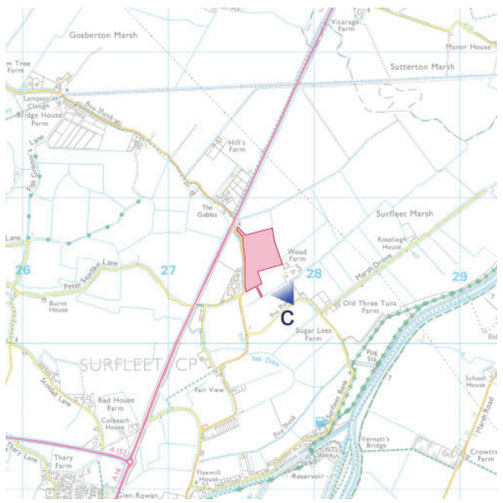
Viewpoint c: View from Surfleet Bank in the southeast



Looking: NNW 334⁰ - Field of View (estimated): 60⁰ - Approx. elevation: 5m - Approx. distance to edge of site: 285m - Grid Ref: TF 27841 30272

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 12.52

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



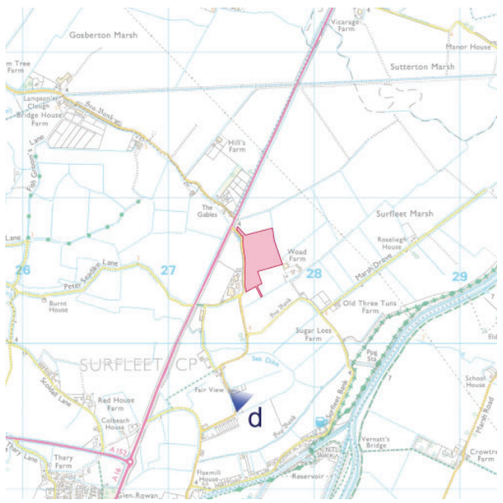
Viewpoint d: View towards site from terraced houses on Newlands Road



Looking: N 6⁰ - Field of View (estimated): 60⁰ - Approx. elevation: 3m - Approx. distance to edge of site: 825m - Grid Ref: TF 27463 29533

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 13.03

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



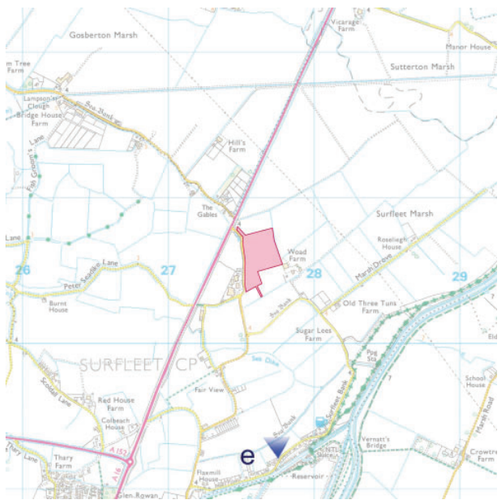
Viewpoint e: View from Reservoir Road in **Surfleet Seas End (A)**



Looking: N 357^0 - Field of View (estimated): 60^0 - Approx. elevation: 6m - Approx. distance to edge of site: 1.2km - Grid Ref: TF 27771 29235

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 12.59

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



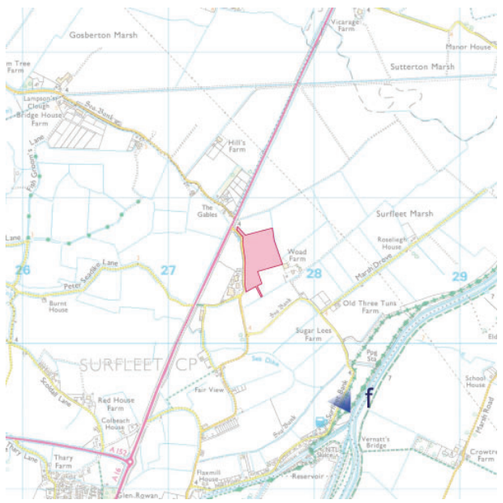
Viewpoint f : View from **Footpath 2** on raised bank near **Surfleet Seas End (A)**



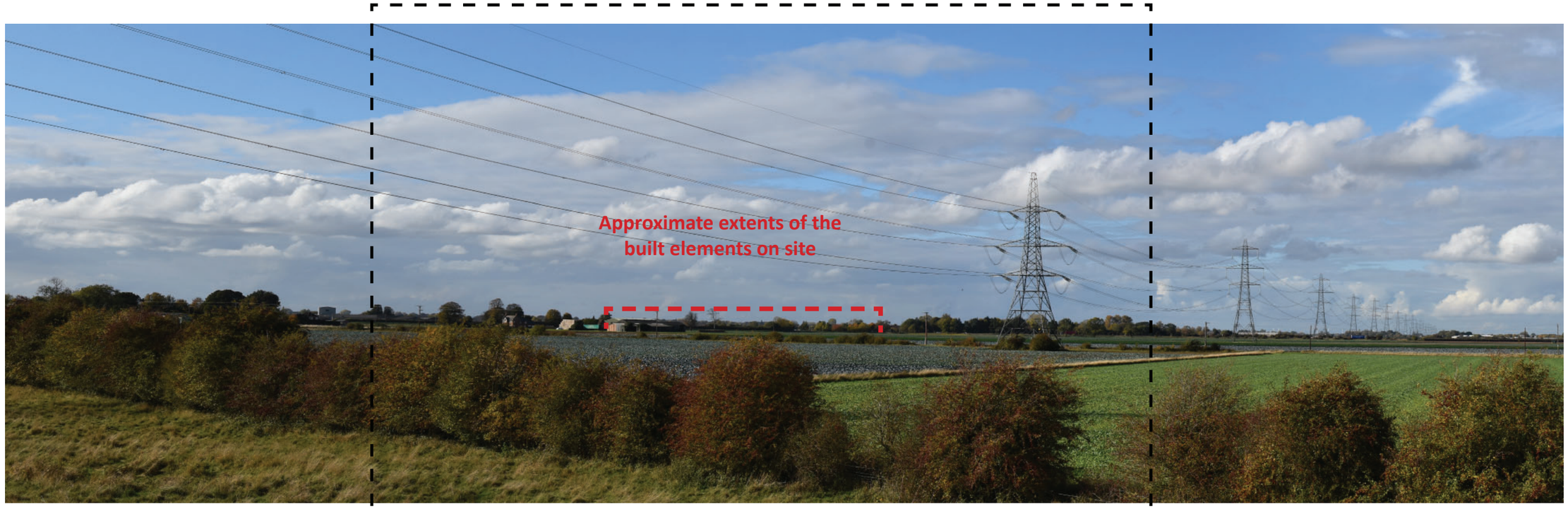
Looking: NNW 334^0 - Field of View (estimated): 60^0 - Approx. elevation: 6m - Approx. distance to edge of site: 1.1km - Grid Ref: TF 28242 29545

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 12.56

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



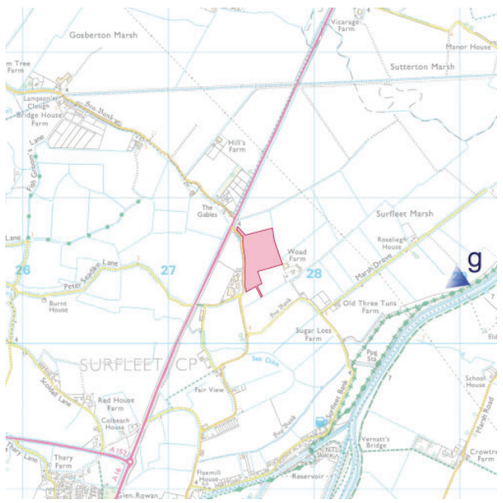
Viewpoint g: View from **Footpath 2** on raised bank southeast of the site



Looking: W 273^0 - Field of View (estimated): 60^0 - Approx. elevation: 6m - Approx. distance to edge of site: 1.5km - Grid Ref: TF 29221 30491

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 13.18

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



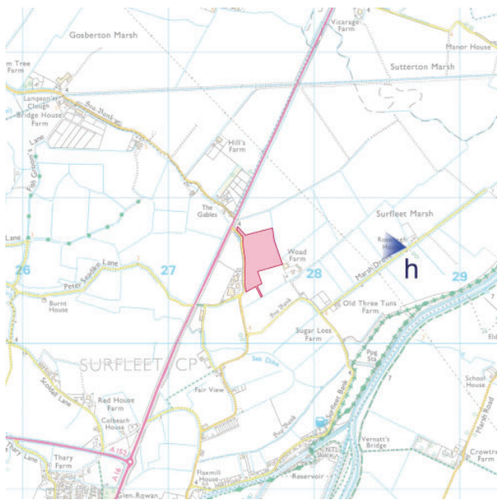
Viewpoint h: View from Marsh Drove adjacent **Big Tree Farm (5)**



Looking: W 271^0 - Field of View (estimated): 60^0 - Approx. elevation: 4m - Approx. distance to edge of site: 880m - Grid Ref: TF 28633 30660

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 13.33

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



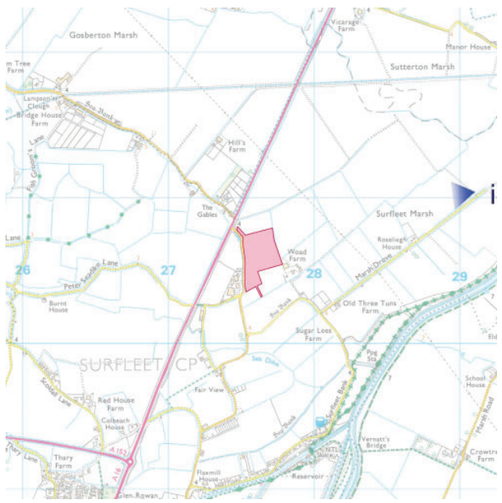
Viewpoint i: View from Marsh Drove in the east



Looking: WSW 257^0 - Field of View (estimated): 60^0 - Approx. elevation: 4m - Approx. distance to edge of site: 1.4km - Grid Ref: TF 29118 31020

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 10.46

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



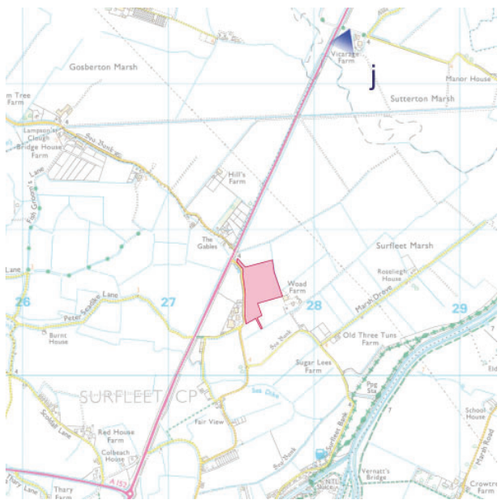
Viewpoint j: View from Marsh Lane in the north



Looking: SSW 200⁰ - Field of View (estimated): 60⁰ - Approx. elevation: 4m - Approx. distance to edge of site: 1.7km - Grid Ref: TF 28246 32370

Camera: Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 22.10.2025 - Time: 13.42

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar





Land east of Surfleet Bank Naylor Farms - Figure 1

Zone of Theoretical Visibility (with obstructions) November 2025

Legend

- Site location
- 2km radial extent
- Zone of Theoretical Visibility (ZTV)

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 15.7m (maximum development height) above existing ground level. Multiple targets were placed within the site to best represent points that may be visible.

This ZTV is based on 1m LiDAR 'First Return' DSM (Digital Surface Model) terrain data which includes intervening features such as existing trees/ vegetation and buildings in the landscape. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source; data.gov.uk. This ZTV also includes Earth's curvature.

Drawn by: GS 2025 11 14
Checked by: JW 2025 11 14
Filename: SurfleetZTVscreened