

PROPOSED RESIDENTIAL DEVELOPMENT,
LAND NORTH OF WITHINGTON STREET,
SUTTON BRIDGE

Landscape and Visual Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been instructed by ABDS Ltd to undertake a landscape and visual appraisal of the site just to the north of Withington Street, Sutton Bridge and assess the potential effects of the introduction of up to 71 dwellings within the site. The location of the site is illustrated on Plan ASP1.
- 1.2. This Landscape and Visual Appraisal seeks to introduce the principle of development into the context of the existing landscape character, visual environment and landscape related policy to assess the ability of the site to integrate future development.
- 1.3. A number of plans and photographs have been prepared to illustrate the receiving character and visual environment of the site and the localised setting, and these accompany this assessment. While this is not a detailed LVIA, the methodology for the assessment has been developed in line with GLVIA3.
- 1.4. This appraisal should be read alongside the other supporting material which accompanies this application.

2. BASELINE ASSESSMENT

Site and Setting Overview

- 2.1. The site is located on the northern edge of Sutton Bridge, which lies to the west of Kings Lynn, in south east Lincolnshire. The location of the site is illustrated on Plan ASP1.
- 2.2. The site currently comprises an area of fallow land that abuts the northern boundary of the settlement, running between Granville Terrace and Allenby's Chase. The northern, eastern and western boundaries are currently open with farm tracks defining the eastern and western boundaries. An area of allotments lies to the east of the site extending the urban character beyond the built edge. The northern boundary is defined by a change in agricultural use, the land to the north being characterised by arable use. The southern boundary is defined by plot boundaries associated with properties on Granville Terrace, Withington Street, Chestnut Terrace and Anne Road. The Westmere Primary School also lies to the south of the site. The site is illustrated within its localised context on Plan ASP2.
- 2.3. It is noted that the land to the west of Granville Terrace and the site has recently received planning permission for a residential development of up to 60 units.

Topography

- 2.4. The site reflects the wider townscape and landscape setting and is flat. This is a distinctly flat landscape with little topographic variation. The landscape setting broadly lies at 4m AOD. The Ordnance Survey base on Plan ASP1 reflects the limited topographic variation that characterises this area.

Vegetation Cover

- 2.5. The site is open, comprising rough grassland which reflects its fallow nature. Some scrub and scattered tree planting is located on the southern boundary, associated with the rear gardens of the neighbouring properties. The most distinct features are the line of poplars which lie on the boundary with the Westmere Primary School. The localised vegetation cover is illustrated on Plan ASP2.

Public Rights of Way

- 2.6. The site is not publicly accessible. A footpath (SuBr/1/1) runs parallel to the eastern boundary, extending north from Allenby's Chase into the wider landscape setting, towards Westmere Farm. There is a network of footpaths associated with the landscape to the north, although these are sparse. The local public right of way network is illustrated on Plan ASP1. It is noticeable that the network is influenced by the strong geometric field pattern with footpaths following the field boundaries and dykes.

Landscape Related Policy

- 2.7. The application site is covered by the policies of the Adopted South Holland District Local Plan (July 2006). There are a number of relevant landscape related policies, including:
- Policy SG4 - Development in the Countryside
 - Policy SG14 -Design and Layout of New Development
 - Policy SG18- Landscaping of New Development
 - Policy HS11 - Open Space in New Residential Developments

- 2.8. The site is not subject to any qualitative landscape designations.

Landscape Character

- 2.9. To assess the landscape character of the site, a detailed desk study of published character assessments has been carried out. This review informed the field observations of the site visit to ensure a comprehensive approach to the assessment.

Regional Assessment

- 2.10. In terms of the wider landscape character, within the Natural England National Character Assessment, the site is located within The Fens character area (NCA46). The assessment identifies a number of characteristics associated with this NCA including:

- **“Expansive, flat, open, low-lying wetland landscape influenced by the Wash estuary, and offering extensive vistas to level horizons and huge skies throughout, provides a sense of rural remoteness and tranquillity.**
- **Overall, woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts of poplar, willow and occasionally leylandii hedges around farmsteads, and numerous orchards around Wisbech. Various alders, notably grey alder, are also used in shelterbelts and roadside avenues.**
- **The predominant land use is arable – wheat, root crops, bulbs, vegetables and market gardening made possible by actively draining reclaimed land areas. Associated horticultural glasshouses are a significant feature. Beef cattle graze narrow enclosures along the banks of rivers and dykes and on parts of the salt marsh and sea banks.**
- **Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern. The structures create local enclosure and a slightly raised landform, which is mirrored in the road network that largely follows the edges of the system of large fields. The drains and ditches are also an important ecological network important for invertebrates, fish including spined loach, and macrophytes.**
- **Settlements and isolated farmsteads are mostly located on the modestly elevated ‘geological islands’ and the low, sinuous roddon banks (infilled ancient watercourses within fens). Elsewhere, villages tend to be dispersed ribbon settlements along the main arterial routes through the settled fens, and scattered farms remain as relics of earlier agricultural settlements. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.”**

2.11. It is considered that the national study provides a useful introduction to the overall character of the wider landscape setting, providing a broad-brush overview of the landscape context in which the site is set.

District-wide Assessment

2.12. At a more local level, the South Holland District Council Landscape Capacity Study (2003) undertakes a high level assessment of the landscapes that characterise the district. Three character types are identified, with the site, and Sutton Bridge, located within the 'Settled Fens' landscape character type (LCT). An extract of the study is included within Appendix 1. It is noted that the primary purpose of the study was to assess the capacity of South Holland's landscape to accommodate wind turbines, however, the character assessment is useful in providing a high level study of the wider landscape setting in which Sutton Bridge is set.

2.13. The 'Settled Fens' are described as:

"Predominantly flat topography, dissected by main roads, rivers, drainage channels and drainage ditches of on raised banks (1-2m). primarily nucleated settlements with associated mature trees...Medium to large fields with intensive market garden crops. Locally strong hedgerow elements. Views are foreshortened by shelterbelts and woodland or mature hedgerows. This contributes to a sense of enclosure with a more open feel between settlements. The main visual detractors are the 440kv and 132kv overhead lines on towers, electricity sub stations and power stations and urban fringe visual clutter (dominated by light industry and glasshouse horticulture)..."

Condition: average, but ranges from good (farmland) to poor (urban fringe clutter)"

2.14. The published character assessments represent a useful introduction to the wider landscape context in which the site is set. To assess the potential effects of development upon the character of the site and its immediate setting, Aspect has undertaken its own assessment, which has been informed by the Natural England and South Holland District Council appraisals.

Aspect Landscape Character Assessment

2.15. The site is located immediately adjacent to the northern edge of Sutton Bridge, extending along the established residential areas that extend west along Bridge Road. The area is characterised by a mix of residential development, ranging from

terraced properties, to large detached and semi-detached dwellings. The age of the properties varies, with the terraces being more established with a series of residential estates developing around these areas in the latter half of the 20th century. The most recent residential area appears to be around Nightingale Way and Grebe Close, to the south west of the site. The northern side of Bridge Road is characterised by development at depth. There is a broad mix of materials which contributes to a non-uniform, varied townscape character.

- 2.16. The site is currently fallow, and appears to be the remnants of a larger field that has been developed as Sutton Bridge has grown. There are no internal features and the boundaries are open. The eastern and western boundaries are defined by tracks which lead from the settlement into the wider rural setting. The northern boundary is defined by a change in farming practice / land use. The northern boundary aligns with the northern extent of the allotments that lie to the east, and reflects the northern edge of the proposed development to the west, which has recently been granted outline planning permission.
- 2.17. The wider landscape setting to the north, north east and north west is characterised by flat, large scale arable fields which leads to a distinctly open character. Windbreaks and scattered built form break up views from the roads and public rights of way that follow the distinct geometric field pattern.
- 2.18. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, recommends that the sensitivity of the landscape receptor is identified. As part of this assessment, the guidance recommends that the susceptibility to change of the type proposed together with the value of the landscape is assessed. These factors then inform the overall assessment of sensitivity. For reference the guidance sets out several definitions, which are listed below:
- ***“Landscape Susceptibility: the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences;***
 - ***Landscape Value: the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons; and***

- **Landscape Sensitivity: a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”**

2.19. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Susceptibility

2.20. With regard to susceptibility, this is defined by the ability of the landscape receptor to accommodate the specific type of development, given the existing context of the site, how it is perceived, and whether its development would have undue negative consequences. The site and its immediate setting are influenced by the existing settlement edge.

2.21. It is considered that the sites location immediately adjacent to the northern edge of the settlement reduces the susceptibility of the site to change of the type proposed. Established residential properties side or back on to the site, presenting a hard built edge. It is also noted that the site immediately to the west has receiving planning permission for a scheme of residential development, which would extend built form along the western side of the site. The fallow nature of the site also reduces the perception that this forms an integral part of the wider arable landscape to the north. It is considered that the site has a medium susceptibility to change.

Value

2.22. The Guidelines for Landscape & Visual Impact (GLVIA3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes and assist in the appraisal of a landscapes value. These factors include:

- Landscape quality (condition);

- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

2.23. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria.

Table ASP1: Assessment of Landscape Value of the Application Site

Criteria	Assessment of Value
Landscape quality (condition)	Low – The site is currently fallow and does not have any landscape features of note. The site is significantly influenced by the adjoining settlement edge, while the fallow nature separates it, from a character perspective, from the wider active arable landscape to the north.
Scenic quality	Low – There are no scenic features associated with the site. It is acknowledged that the open nature of the site allows views out from the northern edge of the settlement and footpath to the east across the wider rural setting.
Rarity	Low – The site comprises an area of fallow land on the edge of the settlement. There are no features associated with the site that make this a rare landscape.
Representativeness	Medium – The site currently comprises an area of fallow land on the edge of the settlement. The wider setting is characterised by large scale arable fields. It appears that the site forms part of a wider field that has since been developed as a result of the growth of Sutton Bridge.

Conservation Interests	Low – There are no heritage assets associated with the site and it does not lie within a Conservation Area. There are few landscape features associated with the site, although it is acknowledged that the rough grassland, associated with the fallow nature of the site, has some ecological value.
Recreation Value	None – The site is not publicly accessible, although it is acknowledged that the eastern extent forms the immediate setting of the footpath which extends north from Allenby's Chase.
Perceptual aspects	Low – The location of the site adjacent to the settlement edge, which forms a hard backdrop along the length of the southern boundary reduces the perceived tranquillity of the site. The open nature of the northern boundary does mean that the site lies within a transition between the settlement and the wider rural setting, however, the presence of the built edge and the fallow nature of the site ensure that it is closely related to Sutton Bridge.
Associations	None – There are no known literary or historic associations with the site.

- 2.24. Given the above assessment, it is considered that the existing land uses and adjacent road corridors have significantly affected the character of the site and its immediate setting, effectively separating it from the wider rural landscapes to the north and west. Based on the Box 5.1 assessment, it is considered that the landscape character of the site is of low value.

Sensitivity

- 2.25. Taking into account the value and susceptibility to development of the landscape of the site, it is concluded that the sensitivity will be low / medium and therefore has

potential to accommodate sensitively designed change as a result of the type of development proposed.

Visual Environment

- 2.26. In order to assess the visibility of the site, several photographs have been taken from publicly accessible viewpoints, to illustrate the visual environment within which the site is set. Whilst the assessment is not exhaustive, it is considered that the views provide a fair representation of the site's visibility within the localised and wider visual environment. The Photographic Record is included within Appendix 2.
- 2.27. The photographs were taken in January 2019 by a qualified landscape architect and illustrate the visual environment in which the site is set. The day was bright with good visibility at middle and longer distances. The photographs were taken using a 35mm equivalent digital SLR camera at a focal length of 50mm in line with current Landscape Institute guidelines.
- 2.28. As an overview, while views of the site are available from the north, east and west, it is seen within the context of the existing settlement edge, which forms a backdrop. Opportunities for longer distance views, from publicly accessible viewpoints, reduce with the presence of scattered built form and windbreaks. Views from the south are restricted to the northern extents of the streetscenes which abut the southern boundary. Longer distance views are contained by intervening built form associated with the settlement.
- 2.29. The anticipated effects of the proposals are assessed in section 4 of this Appraisal.

3. THE PROPOSALS

- 3.1. A description of the proposals is provided within the Design and Access Statement prepared by ABDS and the supporting material that accompanies this application. The proposals seek to achieve up to 71 dwellings with associated access from Withington Street. The proposals are illustrated on the Landscape Strategy Plan (ASP3) that accompanies this LVA.
- 3.2. This is an outline application and as such the layout, appearance and landscaping of the proposals are reserved. However, a layout has been developed, to demonstrate how the site could possibly accommodate residential development and which ensure that a carefully considered and sympathetic development is achieved. It is considered that details of the proposed development can be dealt with at the reserved matters stage, ensuring a high quality development is achieved.

Landscape Strategy

- 3.3. The landscape framework will be designed with two primary functions. Firstly, the strategic landscape proposals will be designed to improve the existing local environment together with an integration of the adjoining land uses. Secondly, the more localised planting within the site itself will form the immediate setting for the buildings, whilst also accommodating and creating spaces for recreation, wildlife and the visual interest for residents and visitors. The landscape proposals will aim to reinforce the boundaries providing an appropriate edge to the development, a pleasant environment within the site for residents and a suitable setting for the proposed built form.
- 3.4. In order to assist the integration of the proposals into the receiving landscape and visual environment the following measures are recommended for inclusion. The following landscape measures have been developed to best meet the aims of landscape and design related national and local planning policy:
- Creation of an enhanced and defensible edge to the settlement to the north. This can be achieved through the establishment of new native hedgerows and scattered hedgerow trees along the northern edge of the site. The naturalised planting will soften the perceived built edge and create an appropriate transition;

- This planting will contribute positively to local biodiversity. Careful specification of planting will ensure year-round visual and ecological interest;
- Incidental open spaces within the development will also assist in breaking up the perceived built environment and provide opportunities for feature planting that will contribute to placemaking and informal play and recreation;
- The layout indicates generous set back distances from existing neighbouring properties ensuring that residential amenity is not compromised.

3.5. It is considered that the landscape details can be successfully secured through an appropriately worded condition to ensure that a high quality development is achieved.

4. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 4.1. The Landscape and Visual Appraisal does not include a detailed assessment of effects, but seeks to assess the principle of introducing residential development into the site within the context of the receiving landscape and visual environment as identified within the baseline assessment.

Effect upon Landscape Character

- 4.2. It is considered that the proposals can be integrated without significant harm to the character or qualities of the area. Within the context of the regional character assessment, the proposals represent a highly localised development that will not adversely affect the characteristics of the larger scale landscape character areas. The Fens NCA is influenced by a number of different components, primarily the flat, open landscape, and the proposals, given their context to the existing settlement edge, will not adversely affect the overall character of the receiving landscape of the NCA.
- 4.3. In terms of the effect upon the local landscape character type as identified within the South Holland assessment, it is considered that the proposals can be integrated without significant harm to the 'Settled Fens' LCT. The study identifies that around settlements the condition of the landscape reduces and the proposals present an opportunity to create an enhanced settlement edge with appropriate native planting defining the northern boundary, to soften the perceived built edge. The SHDC study notes that views are foreshortened as a result of landscape features and this is reflected in Aspect's visual assessment. It is considered that the proposals will not adversely affect the visual amenities of the 'Settled Fens' LCT. The study also identifies that settlements are typically nucleated with some linear elements. It is considered that while historically Bridge Road would have had a linear character, development during the latter part of the 20th century has seen development at depth along this road corridor, particularly to the north, which has diluted this character. It is considered that the proposals would not harm the settlement pattern of Sutton Bridge. It is concluded that the proposals can be integrated in this settlement fringe location without harm to the key characteristics of the wider 'Settled Fens' LCT.

- 4.4. In terms of the effect of the proposals upon the landscape of the site and its immediate setting, it is acknowledged that the proposals will result in the loss of an area of fallow land adjacent to an existing settlement edge. The proposals will not extend beyond the existing boundaries of the site that reflect the wider geometric character of the landscape setting. Opportunities for additional planting along these boundaries exists, which will reinforce these features and assist in creating an appropriate transition between the proposals and wide arable landscape to the north. The proposed planting will be informed by local species to ensure that a high quality, appropriate scheme of landscaping is achieved.
- 4.5. The immediate setting is characterised by residential development which runs along the entire southern boundary. The proposals will not introduce any new land uses that are not already present within the immediate setting. The use of a high quality, simple palette of materials, which can be secured by condition, will ensure that a unified, high quality built edge to Sutton Bridge is created.
- 4.6. Any development of greenfield sites will result in a change of land use. Naturally some future development within South Holland District will occur on greenfield sites, requiring development to extend into the countryside. It is considered that the location of the site, immediately adjacent to the established built edge of the village makes this a less sensitive location than one that is divorced from an existing settlement. Furthermore, the development of the site would reflect the recent growth of the settlement, notably the recently consented 60-unit scheme that lies immediately to the west. This development extends the perceived built edge of Sutton Bridge north, beyond the existing building line. The proposals do not extend beyond this new building line, which ties in with the northern boundary of the allotments, creating an appropriate addition on the northern edge of the village.
- 4.7. Given the prominence of the existing settlement edge and the presence of the consented scheme to the west and allotments to the east, it is considered that the effect of the proposals will be restricted to the development site and will not materially affect the wider rural landscape character.
- 4.8. In summary, it is acknowledged that the proposals will change the character of the site, from an area of fallow land to a residential development, however, the site is located immediately adjacent to the existing built edge of Sutton Bridge, to the south, while a development for up to 60 dwellings has recently been consented

immediately to the west. The proposed development of the site would not be at odds with the historic growth of the village and would not introduce built form that was out of scale or character with what already exists immediately to the south or what has been consented to the west. The incorporation of a sympathetic and appropriate palette of materials that reflect the local vernacular will also assist the integration of the proposals. The localised vegetation structure, topography and townscape setting reduces the intervisibility within this landscape setting and the proposals will not harm long distance views across this landscape. The proposals will not affect any public rights of way or harm the public's access to the countryside. It is concluded that the proposals can be integrated within this landscape setting without giving rise to significant long-term harm.

Effect upon Visual Environment

- 4.9. In terms of the effect of the proposals upon the visual environment, it is appropriate to assess the nature of change result from the proposed development upon the existing views included within Appendix 2.
- 4.10. As noted within Section 2, the open nature of the landscape means that some longer distance views towards the site are available from the north, east and west. However, within these views the site is seen within the context of the existing settlement, with residential development forming the backdrop to the site. Views from the south are contained by the built environment of Sutton Bridge with some limited views into the site from the road corridors that terminate on the southern boundary. Where visible, there are no internal landscape features associated with the site that are considered to be of merit. The site appears as an area of fallow land on the edge of the settlement.
- 4.11. Viewpoints 1 – 6 are taken from the public right of way network that extends north from Sutton Bridge, towards Westmere Farm. The key receptors of these views would be walkers and, as such, the sensitivity of these receptors is considered to be high. Within these views, the existing settlement edge is prominent forming a backdrop to the site. The proposals will be visible from these locations, extending the built environment to the north, however, the proposed development will not introduce any new components into the context of these views and will not harm the appreciation of the wider open arable landscape that characterises the land to the north of Sutton Bridge. The proposals will be seen within the context of the existing

settlement edge, which includes contemporary development to the south west and the allotments to the east. It is considered that the proposals can be integrated without harm to these views.

- 4.12. It is noted that the proposals will change the appearance of Viewpoint 1, taken from the northern end of Allenby's Chase, introducing built form to the left of the view, however, the context of this viewpoint is garages and the allotments to the right and the northern extent of Allenby's Chase, characterised by residential built form, to the left. The proposals will not affect the public's ability to access the countryside and represent a narrow plot, ensuring that an appreciation of the wider landscape setting to the north can still be had. It is considered that the proposals will not significantly harm this view.
- 4.13. Viewpoints 7 – 9 are taken from the northern ends of the residential roads that abut the southern boundary of the site, looking north. The views represent oblique views from the properties that line these streets and as such the sensitivity of the views is reduced to medium. The built form that characterises these road corridors will reduce the visibility of the wider site allowing only narrow views of the proposed development. Viewpoint 8 is taken from Withington Street from which access into the site will be taken. The proposals present an opportunity to create a high quality entrance and introduce landscaping into the context of this part of the streetscene. Views of the wider landscape to the north will be reduced, however, at present the quality of these views is low. It is considered that the proposals can be integrated without significant harm to these views.
- 4.14. In terms of the amenities of the neighbouring properties, it must be remembered that in planning there is no right to a view, and, as concluded on the recently consented neighbouring site, it is considered that a high quality layout, that does not affect the residential amenities of the existing properties to the south, can be achieved.
- 4.15. Viewpoints 10 – 12 are taken from road corridors on the northern side of Sutton Bridge, to the east of the site. The views look along the existing settlement edge. The primary receptors of these sites will be motorists or pedestrians and, as such, the sensitivity is considered to be medium. The proposals will be visible from these viewpoints, however, as with Viewpoints 1 – 6, they will be seen within the context of the existing settlement edge which is characterised by varying residential built form and the allotments. The proposals will not materially harm the qualities of these

views. it is concluded that the proposals can be integrated without harm to these views.

- 4.16. Viewpoints 13 and 14 are taken from Little Sutton and Bridge Road, respectively, to the west of Sutton Bridge, looking east. Within the context of Viewpoint 14, intervening built form to the west of the settlement contains views of the site itself, however, the existing settlement edge is visible from both locations and forms a component within the views. it is considered that some glimpsed views of the proposals will be possible, however, they will be seen within the context of the consented development to the west and the wider settlement edge to the south. It is considered that the proposals will not harm the characteristics or qualities of these views.
- 4.17. As identified by the visual assessment, views of the site are relatively localised given the open nature of the landscape to the north. It is acknowledged that the proposals will be visible from public rights of way which extend north from Sutton Bridge, the streetscenes that terminate at the southern boundary and some longer distance locations to the east and west. However, the proposals do not extend the settlement edge any further north than the consented development to the west or the allotments to the east and, as such, will not significantly increase the perception of the settlement within the wider landscape context. Where the proposals are visible they will be seen within the context of the existing built edge and settlement fringe, and will not introduce any new or alien components into the views. Opportunities for planting along the northern boundary will soften the new settlement edge and ensure that an appropriate transition between Sutton Bridge and the wider landscape setting is achieved. The proposed built form will reflect the existing scale, mass and height of the townscape to the south, ensuring that the proposals appear as a natural and logical addition to the existing settlement. Overall, it is considered that the proposals can be integrated within this context and will not significantly affect the localised or wider visual environment.

Effect upon Landscape Related Policy

- 4.18. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. The site is not subject to any qualitative landscape designations and it is considered that the proposals can be

integrated in this location without compromising the aims and objectives of the Local Plan.

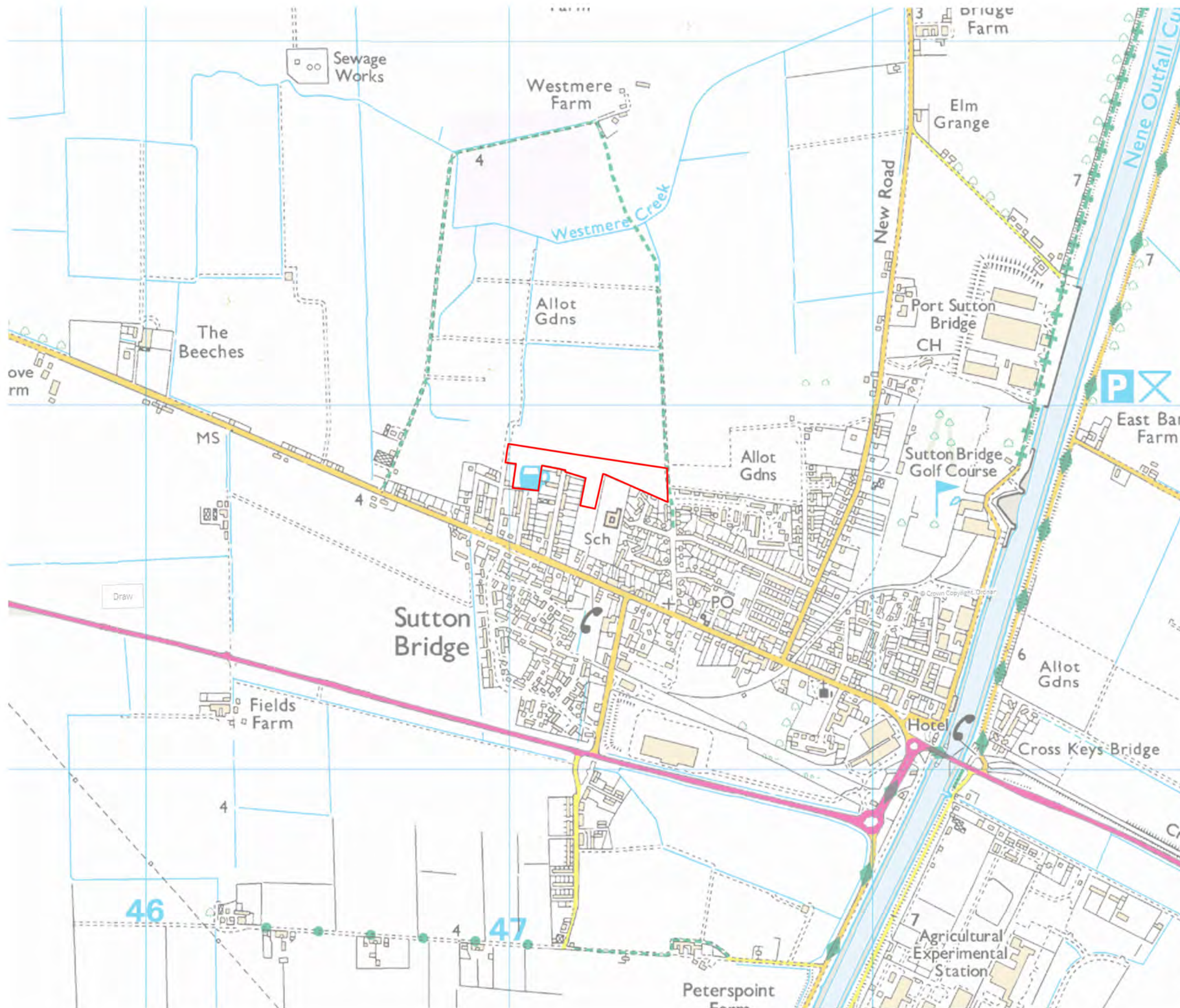
- 4.19. It is noted that the site lies outside of, but immediately adjacent to, the current settlement boundary and is therefore subject to Policy SG4 (Development in the Countryside). However, as demonstrated on the neighbouring site, the lack of housing supply means that the development control policies within the South Holland Local Plan cannot be considered up to date. As such, SG4 should not preclude the development of this site. As noted with the neighbouring site, it is considered that a high quality layout and residential development with appropriate landscaping that does not affect the residential amenity of the existing neighbours can be achieved at the reserved matters stage. It is concluded that the proposals comply with the adopted policies of the South Holland Local Plan.
- 4.20. Paragraph 11 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the proposed development will result in a degree of change within the immediate context of the site, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. It is therefore considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape and comply with the aims and objectives of the Adopted Local Plan and the NPPF.

5. SUMMARY AND CONCLUSIONS

- 5.1. Aspect Landscape Planning Ltd has been instructed by ABDS Ltd to undertake a landscape and visual appraisal of the site at land to the north of Withington Street, Sutton Bridge and assess the potential effects of the introduction of up to 71 dwellings within the site.
- 5.2. The site is located on the northern edge of Sutton Bridge, which lies to the west of Kings Lynn, in south east Lincolnshire.
- 5.3. The site currently comprises an area of fallow land that abuts the northern boundary of the settlement, running between Granville Terrace and Allenby's Chase. An area of allotments lies to the east of the site. The southern boundary is defined by plot boundaries associated with properties on Granville Terrace, Withington Street, Chestnut Terrace and Anne Road. The land immediately to the west of the site is subject to a recently consented residential development for up to 60 units (ref: H18-0435-18).
- 5.4. The site is not publicly accessible and is not subject to any qualitative landscape designations.
- 5.5. From a landscape character perspective, it is acknowledged that the proposals will change the character of the site, from an area of fallow land to a residential development, however, the site is located immediately adjacent to the existing built edge of Sutton Bridge, to the south, while a development for up to 60 dwellings has recently been consented immediately to the west. The proposed development of the site would not be at odds with the historic growth of the village and would not introduce built form that was out of scale or character with what already exists immediately to the south or what has been consented to the west. The incorporation of a sympathetic and appropriate palette of materials that reflect the local vernacular will also assist the integration of the proposals. The localised vegetation structure, topography and townscape setting reduces the intervisibility within this landscape setting and the proposals will not harm long distance views across this landscape. The proposals will not affect any public rights of way or harm the public's access to the countryside. It is concluded that the proposals can be integrated within the localised landscape setting, as well as the wider landscape of the 'Settled Fens', without giving rise to significant long-term harm.

- 5.6. As identified by the visual assessment, views of the site are relatively localised given the open nature of the landscape to the north. It is acknowledged that the proposals will be visible from public rights of way which extend north from Sutton Bridge, the streetscenes that terminate at the southern boundary and some longer distance locations to the east and west. However, the proposals do not extend the settlement edge any further north than the consented development to the west or the allotments to the east and, as such, will not significantly increase the perception of the settlement within the wider landscape context. Where the proposals are visible they will be seen within the context of the existing built edge and settlement fringe, and will not introduce any new or alien components into the views. Opportunities for planting along the northern boundary will soften the new settlement edge and ensure that an appropriate transition between Sutton Bridge and the wider landscape setting is achieved. The proposed built form will reflect the existing scale, mass and height of the townscape to the south, ensuring that the proposals appear as a natural and logical addition to the existing settlement. Overall, it is considered that the proposals can be integrated within this context and will not significantly affect the localised or wider visual environment.
- 5.7. It is acknowledged that the proposed development will result in a degree of change within the immediate context of the site, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. It is therefore considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape and comply with the aims and objectives of the Adopted Local Plan and the NPPF.
- 5.8. It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and represents an appropriate development located immediately adjacent to the settlement edge. The recent granting of planning permission for 60 units immediately to the west of the site shows that extending the settlement to the north is considered appropriate by South Holland District Council. As such, it is considered that the proposed development can be integrated in this location and is supportable from a landscape and visual perspective.

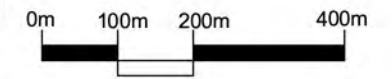
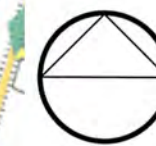
ASPECT PLANS



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Key:



Application Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Land at Sutton Bridge, Lincolnshire
Site Location Plan

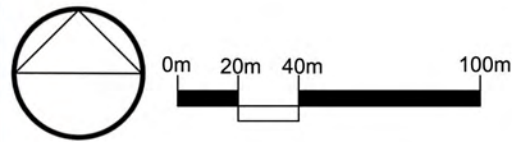
CLIENT
ABD Services

SCALE 1:10,000@A3	DATE JAN 2019	DRAWN SB	CHK'D AM
DRAWING NUMBER 6802 / ASP1	REVISION		



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- Key:
-  Application Site Boundary
 -  Public Right of Way

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Land at Sutton Bridge, Lincolnshire
Site & Setting Plan

CLIENT
ABD Services

SCALE 1:2,500@A3	DATE JAN 2019	DRAWN SB	CHK'D AM
DRAWING NUMBER 6802 / ASP2		REVISION	

APPENDIX 1

EXTRACT FROM SHDC LANDSCAPE CHARACTER
CAPACITY STUDY (2003)

STRATEGIC LANDSCAPE CAPACITY STUDY

For

S O U T H



H O L L A N D
DISTRICT COUNCIL



Prepared by

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above broad distinctions within South Holland District. These are classified as *Landscape Character Types*, as follows:

- The Settled Fens Landscape Character Type
- The Peaty Fens Landscape Character Type
- The Wash Marshes Landscape Character Type

The essential characteristics of these Landscape Character Types are summarised below. This model of field assessment follows that used in the Salisbury Plain Army Training Estate Landscape Character Assessment carried out for Defence Estates by ERM.⁸

4.4 The Settled Fens Landscape Character Type

Topography: flat

Dominant Land Cover and Landscape Elements:

Buildings: farms, masts, poles, pylons, industrial, commercial, settlements, urban

Heritage/vernacular: buildings, country houses, field systems, ecclesiastical

Farming: hedges, fields, fences, arable, market gardening, orchards

Woodland and trees: deciduous, mixed, shelterbelts, hedgerows, orchards, clumps and alien coniferous screens

Hydrology: rivers, drainage channels, ditches

Communication: roads, railways, airfields, pylons, masts.

Description:

Predominantly flat topography, dissected by main roads, rivers, drainage channels and drainage ditches often on raised banks(1-3m). Primarily nucleated settlements with associated mature trees. Church spires and towers often rise above the mature vegetation to provide prominent landmark features. Medium to large fields with intensive market garden crops. Locally strong hedgerow elements. Views are restricted or foreshortened by shelterbelts and woodland or mature hedgerows.

This contributes to a sense of enclosure with a more open feel between settlements. The main visual detractors are the 440kV and 132 kV overhead lines on towers, electricity sub stations and power stations and urban fringe visual clutter (dominated by light industry and glasshouse horticulture).

Note that within the larger settlements, there are no views of adjacent fenland and this introspective quality reduces the awareness of place within the wider fenland landscape.

Key characteristics: flat landform, nucleated settlements with mature vegetation and church spires; organic lines dominate, e.g. winding roads

Condition: average, but ranges from good (farmland) to poor (urban fringe clutter)

Visual Assessment criteria:

Pattern: strong

Scale: medium-large

Texture: textured⁹

⁸ *Ibid.*, p.31

⁹ Texture is determined by land cover, e.g. trees, hedges and crop types and their scale or size within the landscape

Colour: muted-colourful¹⁰

Complexity: diverse

Remoteness: active

Unity: fragmented

Form: curved

Enclosure: open-enclosed

Perception:

Security: comfortable

Stimulus: bland

Tranquillity: vacant

Pleasure: pleasant

Architecture:

New-build around traditional (medieval-Victorian) core, with the church as the primary node. Building materials are predominantly brick and a combination of brick and stone. The settlement form is primarily nucleated, interspersed with some linear settlement.

Three representative photographs of the Settled Fens Landscape Character Type are shown below.

The Settled Fens Landscape Character Type



Gosberton church viewed over open fields

¹⁰ Colour is the dominant colour of the constituent elements, e.g. fields, built form

STRATEGIC LANDSCAPE CAPACITY STUDY
SOUTH HOLLAND DISTRICT, LINCOLNSHIRE

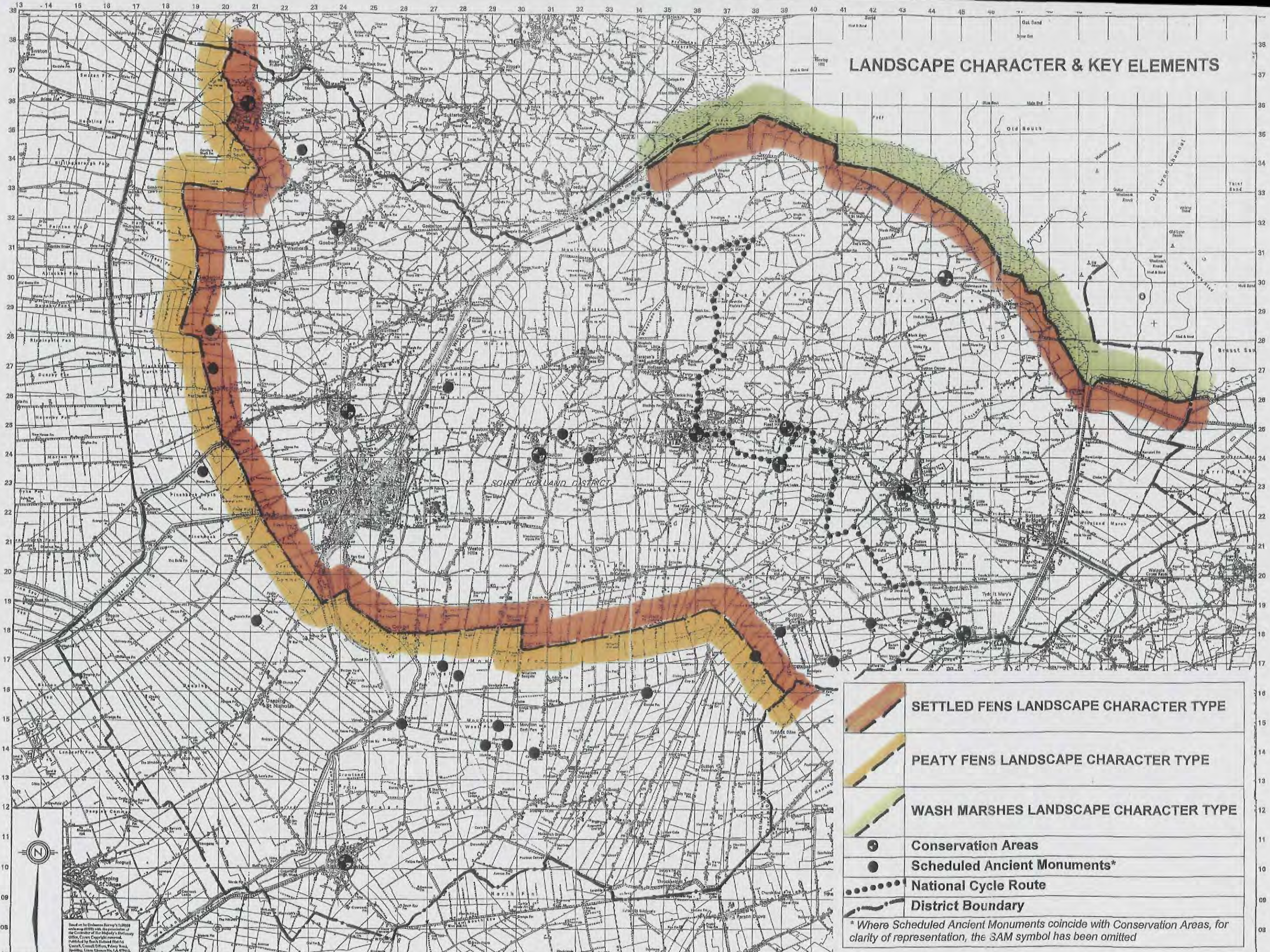


Sutton Bridge power station viewed from the A17



Power distribution infrastructure south of Holbeach

LANDSCAPE CHARACTER & KEY ELEMENTS

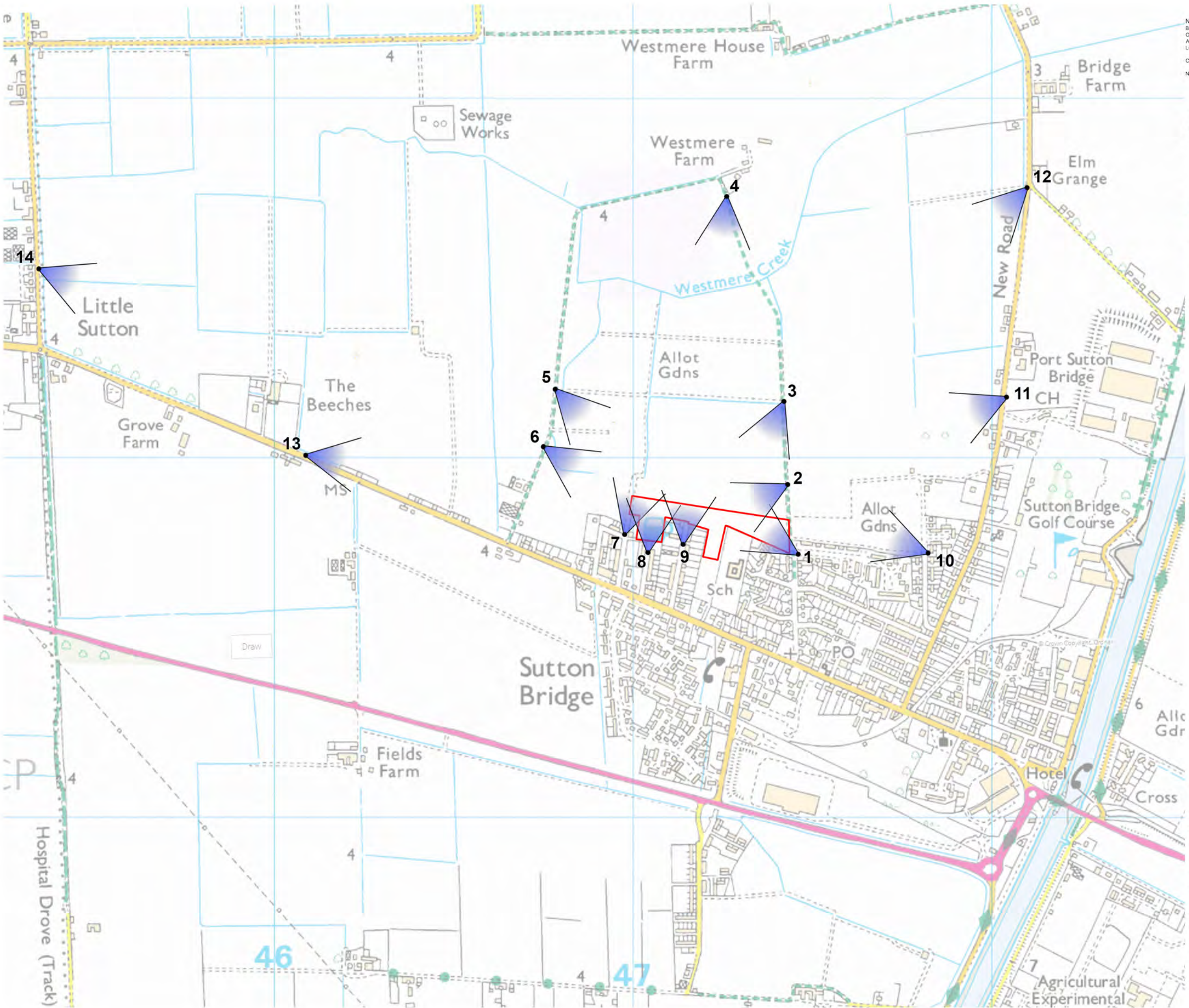


	SETTLED FENS LANDSCAPE CHARACTER TYPE
	PEATY FENS LANDSCAPE CHARACTER TYPE
	WASH MARSHES LANDSCAPE CHARACTER TYPE
	Conservation Areas
	Scheduled Ancient Monuments*
	National Cycle Route
	District Boundary

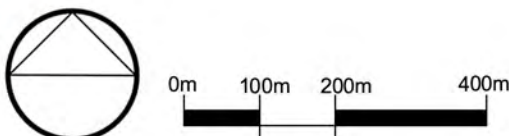
* Where Scheduled Ancient Monuments coincide with Conservation Areas, for clarity of representation, the SAM symbol has been omitted

APPENDIX 2

PHOTOGRAPHIC RECORD



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- Key:
- Application Site Boundary
 - Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Land at Sutton Bridge, Lincolnshire
Viewpoint Location Plan

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DRAWING NUMBER 6802 / VLP	REVISION		



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Bungalow on Granville Terrace

Site beyond existing built form

Viewpoint 7



Site

Withington Street

Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



Site beyond intervening
vegetation and built form

Bridge Road

Viewpoint 13



Mature trees associated with
Southern site boundary

Viewpoint 14

landscape planning • ecology • arboriculture

aspect

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