

DELGATE BANK, SPALDING

LANDSCAPE AND VISUAL APPRAISAL

Prepared on behalf of

Harrison Pick Ltd

IPA1782lva



Placing development well

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Landscape and Visual Appraisal	
Project:	Delgate Bank, Spalding
Status:	Final
Date:	June 2026
Author:	JPF
File Reference	IPA1782lvia
Revision	-

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1.0 Executive Summary

- i. LVIA Ltd were instructed to undertake a landscape and visual appraisal for a poultry house located at Delgate Bank by Harrison Pick Ltd. The site and its surrounding landscape were assessed and a total of six viewpoints were selected to represent a variety of receptors in the surrounding area.
- ii. The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.
- iii. The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.
- iv. The site is currently formed by part of a larger field in agricultural use that is bound by a combination of drainage features with intermittent vegetation. The intensively farmed landscape forms the receiving agricultural mosaic character of the area. The site is relatively flat and falls within a wider generally flat topography. The site falls within no areas of national designation related to landscape. The site is perceived as a typical component of the broader field pattern and lacks distinctive features.
- v. Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the local landscape with development of a similar nature situated adjacent.
- vi. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.
- vii. Six viewpoints were considered and of these three were considered to be subject to material visual impacts.
- viii. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a minor overall effect on the surrounding landscape character and a moderate effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving agricultural landscape.

2.0 Introduction

- 2.1.1 LVIA Ltd were commissioned by Harrison Pick Ltd to carry out a landscape and visual appraisal of the proposed development site located at Delgate Bank, Spalding.
- 2.1.2 The brief was to assess the likely landscape and visual impact of the development and identify the degree of change over the existing use and site conditions.
- 2.1.3 The field survey was carried out during May 2026, and all viewpoints were chosen from publicly accessible vantage points.
- 2.1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. users of Public Rights of Way (PRoW).
- 2.1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

The Site

- 2.1.6 The proposals are for a poultry shed, feed bins and concrete apron.
- 2.1.7 The site is currently formed by part of a larger field in agricultural use that is bound by a combination of drainage features with intermittent vegetation. The intensively farmed landscape forms the receiving agricultural mosaic character of the area. The site is relatively flat and falls within a wider generally flat topography. The site falls within no areas of national designation related to landscape. The site is perceived as a typical component of the broader field pattern and lacks distinctive features.

3.0 Methodology

- 3.1.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.
- 3.1.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - “Guidelines for Landscape & Visual Impact Assessment – Third Edition”, published by The Landscape Institute and Institute of Environmental Assessment (2013).
- 3.1.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 3.1.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.
- 3.1.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.
- 3.1.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.
- 3.1.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses that are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1: Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2: Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3: Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Table 4: Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

3.1.8 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity				
	Very High	High	Medium	Low	Very Low
Large	Major	Major	Major/ moderate	Moderate	Moderate/ minor
Medium	Major	Major/ moderate	Moderate	Moderate/ minor	Minor/ negligible
Small	Moderate	Moderate/ minor	Minor	Negligible	Negligible
Negligible	Minor/ moderate	Minor	Minor/ negligible	Negligible	Negligible

3.1.9 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

3.1.10 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

3.1.11 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 7: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Description
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show material effects)

4.0 Landscape Baseline

Landscape Baseline

4.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.

4.1.2 An Approach to Landscape Character Assessment which was published by Natural England in 2014 offers five key principles of Landscape Assessment at paragraph 1.4. These are given as:

- Landscape is everywhere and all landscape and seascape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
- A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.

4.1.3 The NCA of relevance to the study area, the site and its vicinity is NCA 46: The Fens. The key characteristics of NCA 46 are defined as below (points of relevance to the site and setting are shown highlighted in bold text):

- **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.
- 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. The soils are important for agriculture, which is hugely significant for the rural economy in the Fens. There are over 4,000 farms in the Fens; enough wheat is grown here annually to produce a quarter of a million loaves of bread and one million tons of potatoes are grown here. In addition to traditional vegetables, exotics such as pak choi are now cultivated. Some 40 per cent of England's bulbs and flowers are also produced in the Fens.
- The Wash is the largest estuarine system in Britain, supporting internationally important intertidal and coastal habitats influenced by constant processes of accretion and deposition, forming salt marsh and mudflats and providing habitats for wildfowl, wading birds and other wildlife, including grey seals and approximately 90 per cent of the UK's common seals. It also provides important natural sea defences and plays a key role in climate change regulation. Flood storage areas on the Nene, Cam, Lark and Ouse washes also provide significant biodiversity interest. True fen mainly occurs at remnant conservation sites, such as Baston or Wicken Fen.
- 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.
- The area is very rich in geodiversity and archaeology, with sediments containing evidence for past environmental and climate changes and with high potential for well-preserved waterlogged site remains at the fen edge, within some of the infilled palaeo-rivers and beneath the peat.
- Large, built structures exhibit a strong vertical visual influence, such as the 83 m-high octagonal tower of ‘Boston Stump’ (St Botolph’s Church), Ely Cathedral on the highest part of the Isle of Ely dominating its surrounding fen, wind farms and other modern large-scale industrial and agricultural buildings, while drainage and flood storage structures and embanked rail and road routes interrupt the horizontal fen plain.
- 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.

4.1.4 NCA 46 covers a relatively wide and diverse area. The context of the site shows very few of the key characteristics, predominantly only where they relate to the relatively flat landform and fields that are bound by a network of drains but this lack of close representation is to be expected due to the relatively large scale of the character area.

4.1.5 The NCA can be scoped out due to the geographic area being so large that no strong connection can be found between the published key characteristics and the site, and no further assessment is needed.

Sub-Regional Character

- 4.1.6 The Historic Landscape Characterisation Project for Lincolnshire (September 2011) document was published to consider the development of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.
- 4.1.7 The site falls within Regional Character Area (RCA) 9: The Fens. A description of the present landscape of the RCA is provided as follows (points of relevance to the site and setting are shown highlighted in bold text):

The Lincolnshire Fens represents a large proportion of the southern half of the county. The area is well defined to the north and west, as in these directions there is a clear edge, defined by higher ground. To the south, the boundary is partially formed by the River Welland, but also meanders across the countryside for great lengths, presumably following the course of long-forgotten rivers, until it joins with the River Nene. The eastern edge is defined by the Townlands, a silt bank upon which many of the historic Wash settlements are situated.

*At first glance, the area appears to be quite uniform in character. The landscape is the most rural in the county, and **is mostly made up of arable fields**. These fields are typically rectilinear, with **boundaries formed from drains rather than hedges**. The drains form a network of channels, from individual field drains, to large, navigable artificial channels such as the Forty-Foot Drain. The flat landscape is relieved by occasional small blocks of woodland, raised roads and tracks, and the occasional isolated farmstead. The character area is the least settled in the county as a proportion of its area, largely due to the lack of nucleated settlements.*

However, there are subtle differences across the landscape, most of which are influenced by the length of time since drainage. The long tongue of fenland reaching up to Lincoln along the river Witham is sparsely populated, with only a handful of isolated farms along its length. The fields are arranged in a strongly rectilinear pattern, perpendicular to the primary east-west aligned farm tracks. In most cases, these tracks terminate at the river. The only vertical intrusions in this otherwise flat landscape are the isolated farmsteads and their associated modern barns, which are often situated some distance away from the residential farm buildings.

The few trees to be found in the area are also found near and around the farmsteads and there are no hedges in evidence as field boundaries. The overall effect of the flatness of the landscape, and the lack of tall objects therein, is to emphasise the impact of the sky. This is above all a lonely landscape, with wide unrelieved areas of flat farmland standing in stark contrast to magnificent cloudscapes and dark night skies.

A broadly similar landscape prevails along the fen edge from Bourne to Heckington, between the Southern Cliff character area and the South Forty-Foot Drain. The drained fenland in this part of the area is arranged along a series of east-west aligned farm tracks leading from the settlements on the high ground to the newer isolated farmsteads in the fen itself. The parishes themselves have elongated rectangular shapes on an east west alignment, with each parish having a share of the upland in the Southern Cliff and the fens to the east.

The fens to the south of Spalding, and to the east of the Forty-Foot Drain, are somewhat different in character to those of the north and west. The farm tracks and field boundaries are predominantly straight and regular, but are not parallel, instead forming a radial pattern around the South Holland Main Drain. Although the area is still characterised by the preponderance of isolated farmsteads, there are also several small settlements of a dispersed and linear character, such as Holbeach Drove and Sutton St Edmund. The exception to this settlement pattern is the small town of Crowland which, while retaining many historic features, such as its partially ruined

abbey and the famous Trinity Bridge, has been enlarged and expanded by the addition of modern residential estates.

- 4.1.8 The description of the RCA does not provide distinctive characteristics that relate closely to the site and its context. The description notes that the landscape is mainly laid to rectilinear arable fields that are bounded by a network of drainage channels.
- 4.1.9 The site and its context are not generally representative of the description of RCA 9 in which they fall so can be scoped out and no further assessment of the RCA is needed.

Landscape Sensitivity

- 4.1.10 The site is currently formed by part of a larger field in agricultural use that is bound by a combination of drainage features with intermittent vegetation. The intensively farmed landscape forms the receiving agricultural mosaic character of the area. The site is relatively flat and falls within a wider generally flat topography. The site falls within no areas of national designation related to landscape. The site is perceived as a typical component of the broader field pattern and lacks distinctive features.
- 4.1.11 Vehicular noise can be heard within the site from nearby roads, such as the A16. The area contains few features of landscape value other than the field boundary drainage ditches that surround fields. The landscape elements within the area are commonplace at the local level and are of varying quality. There is frequent presence of manmade elements and road noise and human activity is noticeable.
- 4.1.12 Due to the context formed by the receiving landscape, the susceptibility to change is considered to be medium and the value is considered to be low. The overall sensitivity of the landscape is considered to be medium.
- 4.1.13 The proposal would be consistent with the current landscape character of the site and its surrounding context. With a successful mitigation strategy, the proposal would further integrate with its setting.

5.0 Visual Baseline

Limits to study Area

- 5.1.1 The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered likely to be most impacted by physical change.
- 5.1.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 3: Zone of Theoretical Visibility.
- 5.1.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (approximately N52°46'08, W00°05'25) on the basis that at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 5.1.4 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

Table 10: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Sensitivity of Visual Receptor
1	Austendyke Road	0.78, S	52°46'42	00°05'26	Medium – Road users
2	Whirl Gate	1.23, W	52°46'06	00°04'10	High - users of publicly accessible route
3	Moulton Mere Bank	0.08, NW	52°45'57	00°05'22	High - users of publicly accessible route
4	Moulton Mere Bank	0.01, W	52°46'11	00°05'17	High - users of publicly accessible route
5	Fengate Drove	0.83, NE	52°45'48	00°06'12	Medium – Road users
6	Delgate Bank	0.01, E	52°46'03	00°05'34	Medium – Road users

Views to the site

- 5.1.5 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a limited number of private and public areas, the visual envelope is actually quite limited.
- 5.1.6 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.
- 5.1.7 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.
- 5.1.8 The site visit has been undertaken during transitional months when vegetation has begun to regrow its foliage and is acting as partial visual barriers. In months when vegetation has lost its foliage, it will act as less dense visual barriers and when foliage is fully regrown fewer views across the landscape will be available.
- 5.1.9 The sensitivity of most of the local receptors is assessed as either high or medium as shown in table 7: Visual Receptor Sensitivity.
- 5.1.10 The site was visited on the 8th of May 2026; the weather was bright and clear.

Viewpoint 1: View from Austendyke Road



Vp1	Panoramic View (Distance 0.78km looking south)	
Baseline Description	This is a view from Austendyke Road looking south towards the proposed site. The foreground of the view is formed by fields in agricultural use, currently laid to grassland that is defined by a combination of drainage ditches and intermittent vegetation. The wider relatively flat landscape is generally agricultural in nature with fields enclosed in places by hedgerows and pockets of woodland with partial views of existing farmsteads and dwellings interspersed within the wider landscape fabric. Telegraph poles cross the landscape, forming manmade elements with a vertical emphasis on views.	
Predicted change	From this viewpoint, the proposals will form a clearly visible change in the view with the northernmost façade of the building distinct set within the wider agricultural landscape. The change will be noticeable but will read as part of the existing agricultural landscape fabric that forms the receiving context.	
Type of effect	The introduction of the proposed building would form a reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a noticeable change in the view that would easily seen by an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Medium
Significance of Effect		Moderate – Not a material change

Viewpoint 2: View from Whirl Gate



Vp2	Panoramic View (Distance 1.23km looking west)	
Baseline Description	This is a view from Whirl Gate looking west towards the proposed site. The foreground of the view is formed by relatively flat fields in agricultural use that are defined by a combination of drainage ditches and intermittent vegetation. The wider relatively flat landscape is generally agricultural in nature with fields enclosed in places by hedgerows and pockets of woodland with partial views of existing farmsteads and dwellings interspersed within the wider landscape fabric. Telegraph poles cross the landscape, forming manmade elements with a vertical emphasis on views.	
Predicted change	From this viewpoint, the proposals will form a perceptible change in the view with the easternmost façade of the building evident set within the wider agricultural landscape. The change will be obvious but will read as part of the existing agricultural landscape fabric that forms the receiving context.	
Type of effect	The introduction of the proposed building would form a reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the view that would be obvious to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Small
Significance of Effect		Moderate – Not a material change

Viewpoint 3: View from Moulton Mere Bank - 0.08km, looking north west



Viewpoint 4: View from Moulton Mere Bank - 0.01km, looking west



Vps 3 & 4		Panoramic Views
Baseline Description	These are views from the route of Moulton Mere Bank looking towards the proposed site. The route sits the east of the site boundary. The foreground of the view is formed by relatively flat fields in agricultural use that are defined by a combination of drainage ditches and intermittent vegetation. The wider relatively flat landscape is generally agricultural in nature with fields enclosed in places by hedgerows and pockets of woodland with partial views of existing farmsteads and dwellings interspersed within the wider landscape fabric with the barns at West View Farm and Halgarth Farm more clearly visible. Telegraph poles cross the landscape, forming manmade elements with a vertical emphasis on views.	
Predicted change	From this viewpoint, the proposals will form a noticeable change in views with the site clearly visible set within the wider agricultural landscape. Due to the close proximity of the viewpoints the change will be noticeable but will read as part of the existing agricultural landscape fabric that forms the receiving context.	
Type of effect	The introduction of the proposed building would form a reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a noticeable change in views that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Medium
Significance of Effect		Major/moderate – A material change

Viewpoint 5: View from Fengate Drove



Vp5	Panoramic View (Distance 0.83km looking north east)	
Baseline Description	This is a view from Fengate Drove looking north east towards the proposed site. The foreground of the view is formed by relatively flat fields in agricultural use that are defined by a combination of drainage ditches and intermittent vegetation. The wider relatively flat landscape is generally agricultural in nature with fields enclosed in places by hedgerows and pockets of woodland with partial views of existing farmsteads and dwellings interspersed within the wider landscape fabric. Telegraph poles cross the landscape, forming manmade elements with a vertical emphasis on views.	
Predicted change	From this viewpoint, the proposals will form a perceptible change in the view with parts of the western and southern façades of the building evident set within the wider agricultural landscape. The change will be obvious but will read as part of the existing agricultural landscape fabric that forms the receiving context.	
Type of effect	The introduction of the proposed building would form a reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the view that would be obvious to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Small
Significance of Effect		Moderate/minor – Not a material change

Viewpoint 6: View from Delgate Bank



Vp6	Panoramic View (Distance 0.01km looking east)	
Baseline Description	This is a view from Delgate Bank looking east towards the proposed site. The view is formed by relatively flat fields in agricultural use that are defined by a combination of drainage ditches and intermittent vegetation. The wider relatively flat landscape is generally agricultural in nature with fields enclosed in places by hedgerows and pockets of woodland with partial views of existing farmsteads and dwellings interspersed within the wider landscape fabric set such as those along Austendyke Road and Fen Gate. Telegraph poles cross the landscape, forming manmade elements with a vertical emphasis on views.	
Predicted change	From this viewpoint, the proposals will form a prominent change in the view with the site easily seen and foreshortening views of the landscape beyond set within the wider agricultural landscape. Due to the close proximity of the viewpoints the change will be prominent but will read as part of the existing agricultural landscape fabric that forms the receiving context.	
Type of effect	The introduction of the proposed building would form a reduction in the quality of the present environment.	
Magnitude of Change	The development would result in a prominent change in the view that would be easily seen by an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Large
Significance of Effect		Major/moderate – A material change

6.0 Characteristics of Proposal

- 6.1.1 The proposed development is for a poultry shed, feed bins and concrete apron accessed from Delgate Bank.
- 6.1.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.
- 6.1.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. This should include visual barriers as close to the viewer as possible. Its principal objectives are to:
- Minimise views from residential areas
 - Assist visual integration of the development
 - Provide an internal site landscape structure and enhance internal road corridors
 - Reinforce the opportunity to maintain wildlife corridors at the site boundaries.
- 6.1.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.
- 6.1.5 The site and its context has an overall weighted medium landscape sensitivity. This conclusion was reached in line with the definitions of landscape impact shown in tables 1 to 4 within this document.
- 6.1.6 The scale and nature of the proposal and its relationship with the existing agricultural context will have an overall weighted landscape impact that could be considered medium as they are not substantially uncharacteristic when set within the attributes of the existing landscape and there will be a partial alteration to the baseline and no loss of existing landscape elements. This conclusion was reached in line with the definitions of landscape impact shown in table 5 within this document.
- 6.1.7 The overall weighted level of landscape effect can be considered moderate (i.e. not a material change).
- 6.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially major/moderate (i.e. a material change) without mitigation from viewpoints 3, 4 and 6 due in most part to the close proximity.
- 6.1.9 The visual change from the local landscape is generally localised and limited due to the similar agricultural setting of the receiving landscape.
- 6.1.10 Measures have been recommended to further reduce these impacts and these are located in section 7.0: Mitigation.

7.0 Mitigation

7.1.1 Mitigation measures would include:

- Management and retention of the vegetation that sits around the site boundary;
- Additional mixed native species tree and shrub planting of a similar nature to that which sits locally;
- The heights of built form to reflecting that of the nearby agricultural farmstead context;
- The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending.

7.1.2 With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact (i.e. not a material change).

8.0 Conclusion

- 8.1.1 The scale and nature of the development and its relationship with the existing agricultural context will have a medium landscape character sensitivity and the magnitude of change is medium; therefore resulting in a level of landscape effect of moderate (i.e. not a material change).
- 8.1.2 The visual effects are generally localised and limited due in most part to the similar setting of the proposed scheme formed by the existing farmsteads and associated elements.
- 8.1.3 For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however and will not require mitigation during the construction process.
- 8.1.4 The viewpoints assessed showed that although the site is at least partly visible from all of the six assessed, three of the assessed views can be considered subject to a material change.
- 8.1.5 The majority of receptors in the local area can be considered of a high or medium sensitivity (users of publicly accessible routes and road users). The visual impact of the development on the open countryside has been assessed, at worst case scenario, as major/moderate (i.e. a material change) from viewpoints 3, 4 and 6. Other viewpoints offer limited views of the site due in most part to the similar setting of the receiving landscape context.
- 8.1.6 With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact (i.e. not a material change).

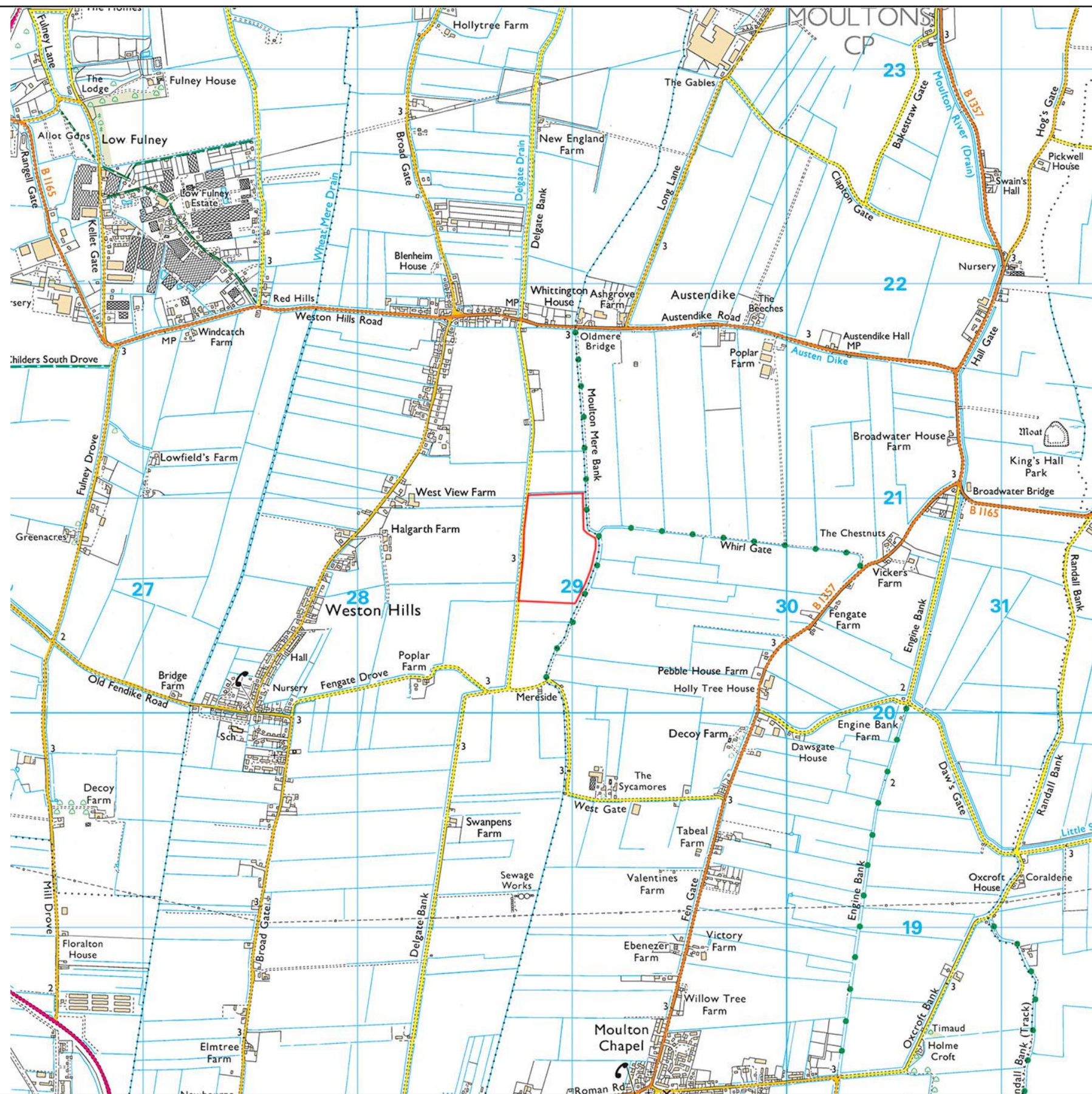
9.0 Appendices

Figure 1: Ordnance Survey Map

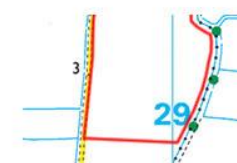
Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Drawing: Ordnance Survey Plan

Figure No: 1

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 09/06/26

Drawing: Aerial Photograph

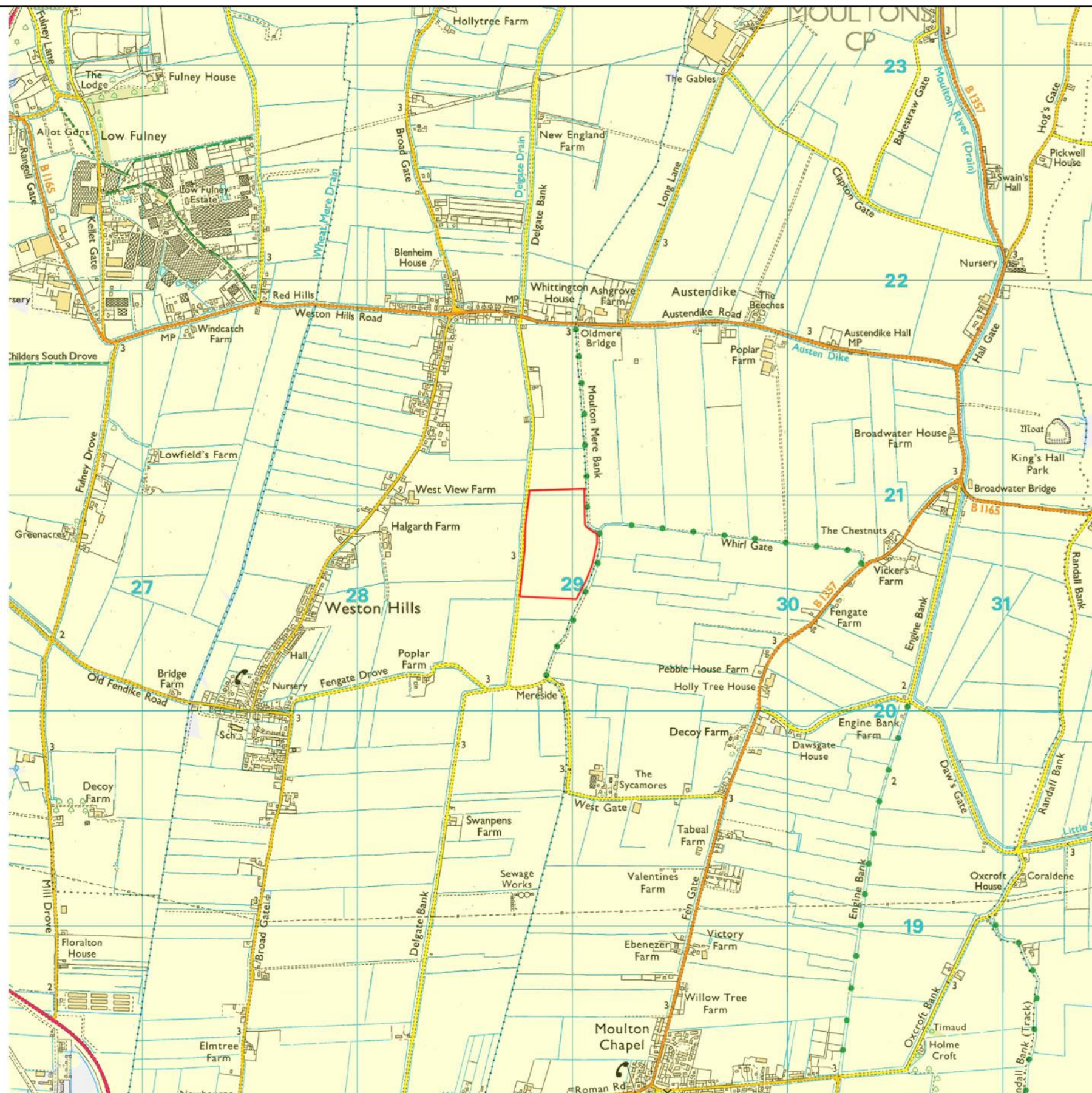
Figure No: 2

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 7m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Drawing: Zone of Theoretical Visibility

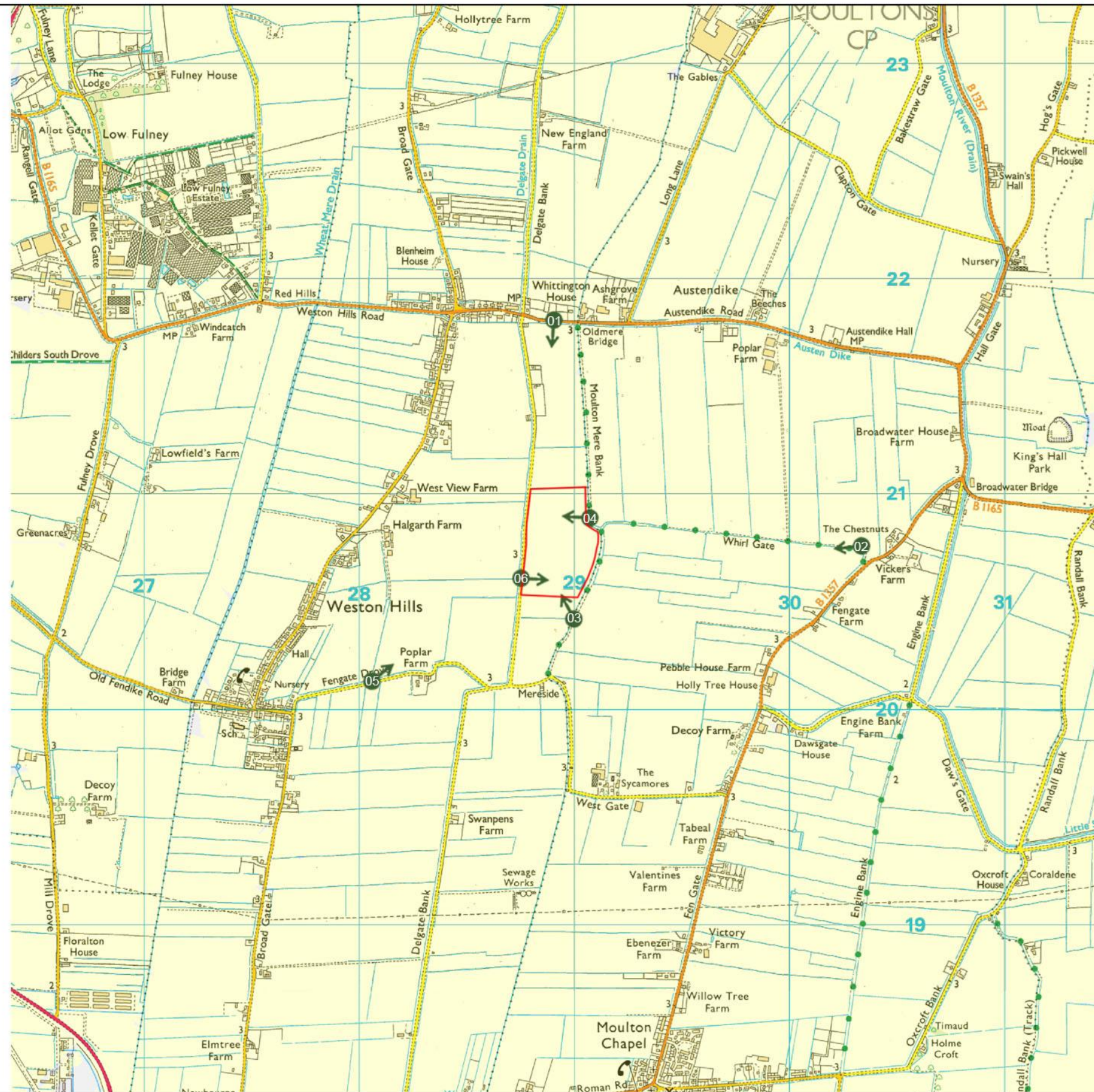
Figure No: 3

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 7m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Drawing: Viewpoint Location Plan

Figure No: 4

Scale: NTS@A3

Drawn: SC

Checked: JPF





Placing development well

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LANDSCAPE / TOWNSCAPE & VISUAL IMPACT ASSESSMENT | GREEN BELT ANALYSIS
PROJECT MANAGEMENT | EXPERT WITNESS | LANDSCAPE DESIGN & PLANNING
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