



Tillbridge Solar

PEI Report Volume II Appendix 12-3: Landscape Baseline
April 2023

tillbridgesolar.com

@: info@tillbridgesolar.com T: 0800 046 9643

Prepared for:

Tillbridge Solar Ltd

Prepared by:

AECOM Ltd

© 2023 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1.	Landscape Baseline.....	5
1.1	Introduction	5
1.2	National Level Published Landscape Character Assessments	5
1.3	East Midlands Regional Landscape Character Assessment.....	7
1.4	West Lindsey Landscape Character Assessment.....	9
1.5	Trent Vale Landscape Partnership.....	11
1.6	Bassetlaw Landscape Character Assessment (2009).....	11
1.7	The Historic Landscape Characterisation Project for Lincolnshire (2011).....	12
1.8	Neighbourhood Plan supporting documents	14
1.9	Conservation Area Appraisals.....	19
1.10	Draft Local Landscape Character Areas defined by the Applicant	20
1.11	References	32

1. Landscape Baseline

1.1 Introduction

- 1.1.1 This appendix sets out the relevant extracts and information from published landscape character assessments and associated studies across the Study Area, which have been used to inform the value of the landscape baseline and, in turn, landscape sensitivity and the assessment of landscape effects. This information should be read in combination with **PEI Report Volume II Figures 12-1 to 12-13**.
- 1.1.2 Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3) (Ref. 12-1) (paras 5.12-5.18) indicates that broad-scale character assessments, such as those produced at the national and regional level, can be used to set the scene and indicate the key characteristics that may be apparent in the study area. It suggests that local authority assessments provide more detail and that these can be mapped to show how the Scheme relates to them. GLVIA3 acknowledges that it is likely that it will be necessary to carry out specific and more detailed surveys of the site and its immediate setting or surroundings and that it is proportionate to the assessment of the Scheme.
- 1.1.3 This LVIA takes this approach, by identifying Local Landscape Character Areas (LLCAs). This site-specific LCA was requested by the County Landscape Officer. Further details are provided in Section 1.10 below.

1.2 National Level Published Landscape Character Assessments

- 1.2.1 Natural England produces mapping and written descriptions of the landscape character of England, based on National Character Areas (NCA). The aim is to assist those who make decisions regarding local plans to consider how best to enhance and respect local distinctiveness.

NCA 45: North Lincolnshire Edge with Coversands

- 1.2.2 With reference to **PEI Report Volume III Figure 12-8**, NCA 45: North Lincolnshire Edge with Coversands (2014) (Ref. 12-2) covers the eastern edge of the Study Area, broadly parallel to the north-south Lincoln Cliff (or Lincoln Edge) of Jurassic limestone. The wider NCA encompasses this feature from the Humber in north to Lincoln in the south, alongside a westwards extension that includes Laughton and Scotton Commons (the 'Coversands'), north of Gainsborough.
- 1.2.3 Relevant key characteristics of NCA 45 include the limestone cliff and scarp slope affording extensive views; a large scale-landscape on the Cliff plateau with extensive rectilinear fields and few boundaries; long, straight roads and tracks; and spring-line villages on the foot of the Cliff. Viewpoints at Hemswell and Scampston are noted.

- 1.2.4 Statements of Environmental Opportunity (SEO) include references to establishing networks of linking habitats to strengthen biodiversity and landscape character; maintaining the sense of place and diversity of landscape features through expanding semi-natural habitats; retaining the inspirational long views; ensuring that development is sustainable and well-integrated into the landscape; and providing access through good green infrastructure links.
- 1.2.5 The continuing demand for renewable energy is noted as a “*driver for change*”.
- 1.2.6 Landscape opportunities set out within the publication for NCA 45 with particular relevance to the Scheme are noted below:
- *“Protect the scarp slope from inappropriate development, increasing woodland cover where possible.*
 - *Retain long, panoramic views out over adjacent lower-lying land, especially from the scarp slope in the west.*
 - *Manage existing hedges, allowing them to fill out, and plant to fill in gaps.*
 - *Restore and introduce hedges into key locations to reinforce field patterns.*
 - *Increase the area of native broadleaved woodland especially along the scarp slope of the Edge in the west,*
 - *Manage grassy verges to encourage greater species richness and to maintain them as a feature of the long straight roads.*
 - *Protect long-distance views of the impressive Lincoln Cathedral.*
 - *Enhance the contrast between the open plateau and the wooded scarp slopes by encouraging more woodland establishment on the slopes.*
 - *Maintain and restore limestone rubble walls.”*

NCA 48: Trent and Belvoir Vale

- 1.2.7 NCA 48: Trent and Belvoir Vale (2013) (Ref. 12-3) encompasses the majority of the Study Area, with the wider NCA extending from Nottingham in the south to Gainsborough in the north.
- 1.2.8 Relevant key characteristics of NCA 48 include the largely gently undulating and low-lying landform associated with the broad floodplain of the River Trent; dominant agricultural land-use with a regular pattern of medium to large fields with hawthorn hedgerows and ditches; sparse settlement of small villages and dispersed farms; and immense coal-fired power stations that exert a visual influence over the wider area, including through plumes, pylons and overhead lines.
- 1.2.9 Statements of Environmental Opportunity include references to enhancing the woodland and hedgerow network to benefit landscape character and habitat connectivity; enhancing rivers for their ecological, historical and recreational importance; and managing and enhancing character and distinctive elements that contribute to the overarching sense of place.

1.2.10 Landscape-scale projects such as those delivered by the Trent Vale Landscape Partnership are noted under ‘drivers of change’.

1.2.11 Landscape opportunities set out within the publication for NCA 45 with particular relevance to the Scheme are noted below:

- *“Restore and manage hedgerows, where they have been lost, to strengthen the historical field patterns, improve wildlife networks and enhance landscape character. Retain long, panoramic views out over adjacent lower-lying land, especially from the scarp slope in the west.*
- *Enhance tree cover throughout the NCA following the recommendations of the East Midlands Woodland Opportunity Mapping Guidance for each of the sub areas within the NCA through, for example, extensive planting of hedgerow trees.*
- *Conserve protected areas and other high-quality habitats, the range and ecological variability of habitats and species. Manage grassy verges to encourage greater species richness and to maintain them as a feature of the long straight roads”.*

1.3 East Midlands Regional Landscape Character Assessment

1.3.1 The East Midlands Regional Landscape Character Assessment (Ref. 12-4) was published in 2010 and covers the counties of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire, Nottinghamshire and Rutland, along with a number of unitary authorities, and including the Peak District National Park and Lincolnshire Wolds AONB. It identified 31 Regional Landscape Character Types (RLCTs), within 11 broad groups. A non-technical description is provided for each, alongside a review of Forces for Change, and suggested mechanisms to counter adverse impacts and promote positive change.

1.3.2 Within Group 3 ‘River Valley Floodplains’ is RLCTS 3a Floodplain Valleys, which, within the Study Area, encompasses the flood plain of the River Trent, mainly to the west of the river. Key characteristics include the wide, flat floodplain with river channel; riparian habitats; mainly pastoral land use, with regular pattern of medium to large fields defined by hedgerows and post-and-wire fencing; hedgerow trees as an important component of the landscape; limited settlement; power stations and road or communication routes defining the outer edges of the floodplain.

1.3.3 Key aims under ‘Shaping the Future Landscape’ for RLCTS 3a that are relevant to the Scheme include protection of existing river valley features; restoration of river valley meadows; strengthening the character of river channels; and providing diverse range of habitats.

1.3.4 Within Group 4 Lowland Vales is RLCTS 4a Unwooded Vales, which covers the majority of the Study Area, including much of the low-lying land between the Trent and Lincoln Cliff. Key characteristics include long-distance and expansive views from higher ground at the margins giving visual containment; low hills and ridges that gain visual prominence in an otherwise gently undulating landscape; complex drainage patterns of watercourses; limited woodland cover, whereby shelter belts and hedgerow trees gain greater significance and habitat value as a result; productive arable and pastoral

farmland; regular pattern of medium-sized fields with low and generally well-maintained hedgerows; large modern fieldscapes in areas of arable reversion; and sparsely settled, with small villages and dispersed farms linked by quiet rural lanes.

- 1.3.5 Key aims under 'Shaping the Future Landscape' for RLCTS 4a Unwooded Vales that are relevant to the Scheme include ensuring that development is appropriate in terms of types, scale and location; restoration and creation of new hedgerows; creation of permanent pasture alongside watercourses; increasing the occurrence of semi-natural habitats. Extensive woodland planting is not generally considered to be appropriate, but limited tree planting could help create a mixed pattern of land-use, increase the occurrence of semi-natural habitats and maintain the perception of a well-treed landscape.
- 1.3.6 Also within Group 4 Lowland Vales is 4b Wooded Vales, which extends north from Gate Burton to Gainsborough. Key characteristics include gently undulating landform; low hills and ridges that gain visual prominence, with elevated landform fringing the vales giving a broad sense of containment; numerous watercourses within shallow undulations; relatively high levels of woodland cover, including notable tracts of ancient semi-natural woodland; productive arable and pastoral farmland; irregular-shaped assarted fields (ancient enclosures) marked by belts of trees and tall hedgerows, alongside regular patterns of medium-sized fields associated with enclosure of land; and open, modern fieldscape created by hedgerow removal in areas of arable reversion.
- 1.3.7 Key aims under 'Shaping the Future Landscape' for RLCTS 4a and 4b include the impact on setting of village churches that are distinctive local landmarks; the planting of new woodland in suitable locations; and the management of existing trees and woodland, to enhance biodiversity value and age structure.
- 1.3.8 Within Group 6 Limestone Farmlands is RLCTS 6a Limestone Scarps and Dipslopes. Within the Study Area, this covers the north-south escarpment, parallel to Middle Street. Key characteristics include the regular spring-line settlements on the scarp that contrast with the more open dip-slope; the strong historic character of the limestone villages; and evidence of declining landscape condition across intensively farmed areas.
- 1.3.9 Key aims under 'Shaping the Future Landscape' for RLCTS 6a include the protection of key views and vistas, ensuring that view lines are retained; limiting visual intrusion; siting infrastructure away from visually prominent locations; protection of existing landscape features, such as restoration of hedgerows, stone walls, grassland and areas of pasture; planting woodland to enhance the scarp slope; and managing existing woodland to encourage a varied structure, whilst removing invasive species.
- 1.3.10 For RLCTS 6a, the study notes that consideration should also be given to the relationship between Limestone Scarps and Dipslopes and Unwooded Vales, ensuring new planting does not negatively impact on the open character of the adjoining Landscape Character Type.

1.4 West Lindsey Landscape Character Assessment

- 1.4.1 The West Lindsey Landscape Character Assessment was published in 1999 (Ref. 12-5) and identifies four Broad Landscape Character Types, which are subdivided into four Broad Landscape Character Areas (LCA) and 14 Landscape Character Types (LCT). Each LCT, which represents a tract of land that display a unity of character, includes a description with a summary of key characteristics. Notes on landscape sensitivity, including a list of areas consider to be 'most sensitive', are provided, although there is no specific evaluation of sensitivity. Principles for both landscape management and accommodating new development are provided, with the latter generally referencing built form of no particular type. Three LCT are within the study area and are briefly described below:
- 1.4.2 LCT 2 Trent Valley, which extends along the eastern side of the Study Area and includes the land around Marton in the Cable Route Corridor. Key characteristics include low lying, undulating landform; significant blocks of deciduous woodland and good hedgerows with hedgerow trees; the River Trent with adjacent washlands enclosed by steep flood embankments; historic parkland landscapes such as deer parks and the landmark Torksey Castle; main roads; and views of the power stations along the river.
- 1.4.3 For LCT2, the areas described as '*most sensitive parts of the landscape*', and with reference to the Study Area and proposals, include:
- Higher land to the south and east of Gainsborough, which extends as far south as Marton;
 - Historic parklands including Knaith and Gate Burton;
 - Ancient woodlands;
 - River Trent washlands, and low-lying land along the River Trent; and
 - The Fosdyke and Torksey Castle.
- 1.4.4 For LCT2, under Principles for Landscape Management, with reference to the Study Area and the Schemes, the publication states the management of existing woodland; planting of new woodland, designed to link with existing; retention of hedgerows and hedgerow trees; and the careful consideration of landscape parklands and built features.
- 1.4.5 For LCT2, under Principles for Accommodating Development, the publication states that development on the low-lying land to the west of the A156/A1333 would be prominent and cannot easily be accommodated without detracting from the gentle transition to the river; and that new development should not impinge on views to the many important designed parklands in the area.
- 1.4.6 LCT 3 The Till Vale encompasses much of the Principal Site and the Cable Route Corridor, extending in a north-south oriented band across the District. Key characteristics of LCT 3 include large, flat open fields; low hawthorn hedges with some trees; small blocks of mixed woodland and shelterbelts; extensive network of rivers, dikes and ditches but with little visual presence; small, nucleated settlements on high ground with a sequence of views to landmark churches; ancient enclosure roads; and long views west to the power stations and east to the Cliff.

- 1.4.7 For LCT3, the areas described as “*most sensitive parts of the landscape*”, and with reference to the Study Area and Scheme, include:
- Rural roads and minor farm tracks bordered by wide verges and hedgerows;
 - Edges of villages which show evidence of medieval settlement;
 - The sequence of views to village churches along the B1241;
 - Avenues and lines of trees on the approaches to farms;
 - Views to Lincoln Cathedral;
 - Small woodlands - their edges are vulnerable to the impact of agricultural machinery; and
 - Minor streams and their associated riparian vegetation.
- 1.4.8 For LCT3, under Principles for Landscape Management and with reference to the Scheme, the publication notes retention of buffer zones and new planting along rivers and streams; management of existing small farm woodlands, shelterbelts and trees within villages and along rural roads; and creation of buffer zones around woodland blocks. The section ‘Principles for Accommodating Development’ states the need to conserve key tracts of open farmland between villages and adjacent outlying farms.
- 1.4.9 LCT 4 The Cliff covers the very eastern edge of the Principal Site, running north-south along the prominent landscape feature. Key characteristics include the straight, limestone-capped scarp slope; a diverse pattern of mixed pasture and arable land with good hedgerow boundaries; spring-line villages at the foot of the scarp with historic character and many trees; historic halls and associated landscapes; and ponds and lakes along the spring-line.
- 1.4.10 For LCT4, the areas described as ‘most sensitive parts of the landscape’, and with reference to the Study area and proposals, include:
- Diverse landscape pattern on scarp slope;
 - Wetlands: ponds and lakes at the springline;
 - Trees and woodlands, at the foot of the escarpment;
 - Village entrances: narrow and secluded, contrasting with the ridge-top road along the skyline (Middle Street);
 - Historic buildings and parkland e.g. Glentworth;
 - Village greens, mature trees, limestone walls and churches; and
 - Pastures on western fringes of villages that provide contrast to surrounding arable land.
- 1.4.11 For LCT4, under Principles for Landscape Management and with reference to the Study Area and the Scheme, the publication notes woodland management; management of trees and hedges to the margins and entrances to villages; scope for new hedgerow planting on the western edges of villages to reinforce the contrast in character between the Cliff landscape and that of open arable farmland to the west (framing rather than obscuring views to

village churches and other buildings, or landscape features with historic interest); and reversion of arable land to grazing pasture.

- 1.4.12 For LCT4, the section 'Principles for Accommodating Development' notes that new development and tree planting should be carefully sited and designed to avoid compromising the views associated with the design historic parkland landscapes that are characteristic of many of these villages.

1.5 Trent Vale Landscape Partnership

- 1.5.1 The Trent Vale Landscape Partnership (TVLP) was a three year programme which ran from January 2010 to December 2012, covering the stretch of the River Trent between Newark and Gainsborough. Aims of the partnership, which including a number of organisations led by the Canal & River Trust, included the conservation and enhancement of natural features and public access routes with the Trent Vale area. A Landscape Character Assessment was prepared, although this was not publicly available at the time of PEI Report preparation.

1.6 Bassetlaw Landscape Character Assessment (2009)

- 1.6.1 Within Nottinghamshire, the eastern end of the Cable Route Corridor is covered by the Bassetlaw Landscape Character Assessment (Ref. 12-6), which forms part of the county-wide Nottinghamshire Landscape Character Assessment. The NCAs described above are used as the basis for the definition of a series of Regional Character Areas (RCA), of which the Cable Route Corridor is within the Trent Washlands RCA. Bassetlaw is then subdivided into Landscape Policy Zones or Policy Zones (PZ), each of which includes a description of key criteria that are used to define landscape condition and sensitivity, from which factors a 'landscape Policy' is derived. All of the following PZ are within the Cable Route Corridor.

Trent Washlands (TW) Policy Zone (TW PZ) 21 Cottam, Rampton and Church Laneham Village Farmlands

- 1.6.2 Trent Washlands (TW) Policy Zone (TW PZ) 21 Cottam, Rampton and Church Laneham Village Farmlands covers the area to the west of Cottam power station and is typified by flat, large-scale arable fields with smaller scale pastoral fields around villages; long distance views dominated by power stations and pylons; and nucleated villages.
- 1.6.3 Landscape condition for TW PZ 21 is defined as 'good' and landscape sensitivity is moderate', resulting in a policy of 'Conserve and Reinforce'. Landscape Actions include the conservation of traditional hedge and field patterns around Cottam; recreation of historic field boundaries where they have been lost; restoration of arable land to permanent pasture/wet grassland; reinforcement of hedgerows in poor condition and continuity of ecological diversity in streams and ditches; and conservation of mature hedge lines along tracks.

Trent Washlands Policy Zone (TW PZ) 22: Cottam River Meadowlands

- 1.6.4 Trent Washlands Policy Zone (TW PZ) 22: Cottam River Meadowlands, to the north of Cottam, is described as a flat landscape of arable and pasture fields; long-distance views dominated by the power station; mature trees confined to the riverside and wetland areas; scrub and aquatic vegetation close to the river; and limited settlement.
- 1.6.5 Landscape condition for PZ22 is defined as 'good' and landscape sensitivity is 'moderate', resulting in a policy of 'Conserve and Reinforce'. Landscape Actions include the conservation of traditional historic patterns of hedges, fields, grazing pasture and mature trees along the Trent; re-creation of historic field boundaries where lost; restoration arable land to permanent pasture and wet grassland; reinforcement of hedgerows in poor condition and continuity of ecological diversity in streams and ditches; and conservation of the pattern and special features of meadowland hedges.

Trent Washlands Policy Zone (TW PZ) 48: Littleborough Village Meadowlands

- 1.6.6 Trent Washlands Policy Zone (TW PZ) 48: Littleborough Village Meadowlands is a narrow area along the western side of the River Trent, characterised by flat improved and unimproved pasture; willows and scrubby riparian vegetation along watercourses; hedgerows and a grassy flood bank.
- 1.6.7 Landscape condition for PZ 48 is defined as 'good' and landscape sensitivity is 'moderate', resulting in a policy of 'Conserve'. Landscape Actions include the promotion of measures to enhance ecological diversity of agricultural grassland; conservation of pastoral character, river channel diversity, waterside vegetation, the pattern and special features of meadowland hedgerows, and the simple unity of the landscape; and seek opportunities to re-pollard willows, re-create historic field boundaries and convert arable land to permanent pasture.

1.7 The Historic Landscape Characterisation Project for Lincolnshire (2011)

- 1.7.1 The Historic Landscape Characterisation Project for Lincolnshire, prepared by English Heritage and LCC and summarised in the report 'The Historic Character of The County of Lincolnshire' (Ref. 12-7), categorises and characterises the landscape of the county, with specific reference to its development over time. It identifies ten high-level Character Areas, which are sub-divided into Character Zones. For each Character Area, a number of 'Drivers for Change' are identified, whilst notes on 'historic landscape evolution' and 'legibility' are provided for each Character Zone.

Character Zone NCI3, The Cliff Edge Airfields

- 1.7.2 Regional Character Area 2 'The Northern Cliff' includes Character Zone NCI3, The Cliff Edge Airfields, which extends along the cliff from Lincoln in the south to Hibaldstow in the north. Key characteristics NCI3, with reference to the Scheme and Study Area, include:

- Largely modern field pattern, with some evidence of survival of planned enclosures, with strong east-west orientation where long boundaries have survived the process of consolidation;
- Surviving ancient enclosures, characterised by small field sizes, around historic settlements in the west; and
- Settlements arranged along the base break slope of the cliff, nucleated in nature and with little expansion beyond their historic cores.

1.7.3 Legibility of the medieval landscape within NCI3 is evident in the survival of the field pattern and long east to west oriented fields, with historic settlement cores still retaining much of their historic character with most modern development being small scale. Legibility of the post-medieval landscape is evident in the extensive survival of planned enclosure and isolated farmsteads across the character zone.

Character Zone TVL1, The Northern Cliff Foothills

1.7.4 Regional Character Area 6 The Trent Valley includes Character Zone TVL1, The Northern Cliff Foothills, which covers the area between the River Trent and the foot of Lincoln Cliff, from near Saxilby in the south, north to the M180, and including Gainsborough. Key characteristics of TVL1, with reference to the Scheme and Study Area, include:

- Largely flat, with level topography allowing wide views of large features in the landscape, especially the power stations and plumes.
- Settlements retain much of their historic character, with isolated farmsteads across the zone, the majority of which have expanded to include modern barns and animal pens.
- Surviving ancient enclosures, characterised by small field sizes, are concentrated in the west of the zone, with a number of ancient enclosures of a large size that seem to be associated with specific isolated farmsteads.
- Strong survival of planned enclosure landscape across the Character Zone, with modern fields-produced through 20th century consolidation-retaining much of the rectilinear (often east-west oriented) character of the underlying planned enclosures.

1.7.5 The section 'Historic Landscape Evolution' for TVL1 notes evidence of early enclosure of former open fields strips around most of the villages in the zone, with several examples of ancient enclosure associated with isolated farmsteads. The zone is described as being largely enclosed, in a planned fashion, between the 17th and 19th centuries, evident in the strongly rectilinear field boundaries that survive to this day. This enclosure also resulted in the creation of a new settlement pattern of many isolated farms in the landscape.

1.7.6 Legibility of the medieval landscape within TVL1 is evident in the survival of the linear settlement pattern and long east to west oriented field boundaries. Legibility of the post-medieval is evident in the good survival of planned enclosure and isolated farmsteads, giving the zone its dispersed character. The modern landscape shows field consolidation; and whilst most modern housing is centred on ancient settlements, these retain their historic character.

1.8 Neighbourhood Plan supporting documents

- 1.8.1 Character assessments, profiles and design guides are frequently provided as part of the evidence base for Neighbourhood Plans. A summary of key findings, with particular relevance to the Site and the nature of the development proposed, are provided below.

Corringham Character Assessment

- 1.8.2 The Neighbourhood Character Profile (Ref. 12-8) for Corringham provides an overview of key qualities and characteristics the parish and informs policies in the Corringham Neighbourhood Plan (Ref. 12-9).
- 1.8.3 The report includes a description of the landscape setting based on the West Lindsey LCA, with particular reference to long-distance views towards Lincoln Cliff, aided by the flat and open character. Windmills, including Corringham Mill situated around 0.8km east of the village, are noted as a *'key local landmark'* and a *'pleasing characteristic of the Till Vale LCA'*. The rural roads with verges, ditches and hedgerows are described as being of a *'strong, singular character'* and being of value to pedestrians, in the absence of the Parish's lack of dedicated PRow network.
- 1.8.4 Figure 26 in the document denotes general views towards Lincoln Cliff from the eastern edge of the village, and Figure 314-316 in the Character Profile highlights 'key views across rural landscape setting' that reflect those referenced in the Neighbourhood Plan Policy CPN6. For the latter, the two views of relevance to this Scheme are looking east from the village.

Neighbourhood Character Profile for Glentworth

- 1.8.5 The Neighbourhood Character Profile for Glentworth (Ref. 12-10) presents results of the events organised by the Glentworth Neighbourhood Plan Working Group and informs the Glentworth Neighbourhood Plan (Ref. 12-11).
- 1.8.6 Figure 1 in the Glentworth Neighbourhood Plan identifies areas of woodland and Figure 4 denotes recreational walking, horse riding and cycle routes, along with 'gateways' that include the junction of Middle Street and Hanover Hill. The recreational routes cover the PRow and majority of roads within the immediate vicinity of the village, including cycle routes along Middle Street (but not north of Dog Kennel Road) and walking routes along Kexby Road and Northlands Road, away from the village. These routes, along with woodland (where the narrative highlights those that are associated with the 'gateways') and roadside verges are described as Green Infrastructure, and subject to Neighbourhood Plan Policy 5.
- 1.8.7 Figure 5 in the Glentworth Neighbourhood Plan denotes ten views, accompanied by descriptions, that are considered to be of importance. These are subject to Neighbourhood Plan Policy 1 'Views'. Of relevance to the Scheme are the following:
- View 8, looking southwest from Middle Street to Glentworth Hall and beyond, described as a *'superb view of this historic house in its parkland setting with distant views across the Trent in the background.'*

- View 9, looking south from Middle Street towards St. Michael's Church and beyond, described as providing *'the best opportunity to appreciate the character and setting of the entire village in one view'*; and
- View 10, looking northwest from Middle Street (approaching the village from the south, near Glentworth Hall Farm), which notes *'glimpses of the church, Glentworth Hall and the characteristic pantile roofs, softened and harmonised by the trees. Emphasises the discrete rural setting'*.

Hemswell and Harpswell Character Assessment

- 1.8.8 The Hemswell and Harpswell Character Assessment (Ref. 12-12) provides a comprehensive review of key qualities and characteristics within the parish, particularly the two settlements; and informs policies in the Hemswell and Harpswell Neighbourhood Plan (Ref. 12-13).
- 1.8.9 The Assessment includes a description of the landscape setting based on the West Lindsey LCA. This notes the contrasting character of the Cliff and the landscape to the west, the latter described as being of a *'...more uniform, less dramatic character, but has a charm and identity of its own'*. Harpswell Low Farm, Harpswell Grange, Hermitage Low Farm and Billyards Farm are noted as dispersed farms, with *'...localised tree planting in and around their immediate setting, which helps to reduce their visual impact and integrate them into the rural setting'*.
- 1.8.10 Figure 7 in the Assessment identifies 21 'key views', each of which is supported by a photograph and accompanying descriptive text. Those which are of relevance to the Principal Site, through location and broad direction of views, are described below:
- View 10, looking east from the junction of the A631 Harpswell Lane and Hemswell Lane: *'...reveals a wide panoramic view towards the Lincoln Cliff, whose rising form terminates the view. Within this view, both Hemswell and Harpswell nestle at the foot of the Cliff behind a foreground of mature tree planting, whilst to the rear of each settlement the Cliff rises up above the villages and provides them each with a distinct and characterful backdrop.'*
 - View 11, looking southwest across the A631 Harpswell Lane from the junction with Hemswell Lane, towards Harpswell Grange: *'Harpswell accommodates several isolated farms within its parish boundaries, which are typically set within mature, heavily planted settings.'*
 - View 12, looking west from the junction of the A631 Harpswell Lane and Hemswell Lane: *"Long views out across the Till Vale...reveal an expansive agricultural landscape, comprised of large fields edged by low-lying hedgerows and with minimal tree cover"*.
 - View 13, taken from the private access road to Harpswell Grange, looking east: *"The flat character of the land that occupies the western extents of the Neighbourhood Plan Area allows for uninterrupted, open views towards Hemswell and Harpswell and their cliff setting. In this view, the rising profile of the scarp is most easily read by observing the stretch of land that runs along the cliff and separates Hemswell and Harpswell, its undeveloped and agricultural character exposing the precise slope of*

the cliff landform. This agricultural gap also allows the extents and positioning of both Hemswell and Harpswell to be easier read, and is crucial in providing clear separation between the two and preventing their coalescence”.

- View 17, looking east from Common Lane west of Harpswell, near to the moat on the site of the former Harpswell Hall: *“The flat and open pastoral landscape that defines the western half of Harpswell Parsh gives way to a more enclosed, wooded landscape at Hemswell village. In this view, Harpswell’s position in the landscape can be identified by the elevated woodland that looms above the village’s built core and creates a gentle wooded arch along the skyline above the settlement”.*
- View 18, looking west from the bends in Common Lane west of Harpswell: *“...present[s] a landscape comprised of open arable fields, within which sit occasional isolated farms, such as Hermitage Low Farm. Positioned to the right of this view, and forming a distinct feature on the horizon is Harpswell Wood, which lies to the western end of the parish.*
- View 19, looking east from the bends in Common Lane west of Harpswell: *“The contrasting character of the flat, open landscape of the Till Vale LCA and the rising, wooded nature of the Cliff LCA is one of the defining characteristics of Hemswell and Harpswell. These neighbouring landscape typologies combine to create picturesque, uninterrupted views from the west of the Neighbourhood Plan Area towards the Lincoln Cliff and the settlements of Hemswell and Harpswell, which sit along the escarpment.”*
- View 20, looking west from the private farm access track off Middle Street, above Harpswell: *“From Middle Street, which runs along the cliff ridge, expansive and far-reaching views can be obtained across the lower-lying landscape of the Till Vale. From this vantage point glimpses can be gained of elements of Harpswell’s roofscape, including local landmarks such as St Chad’s Church and Hermitage Lodge. Less pleasing is the large agricultural building positioned to the left of the view, which is of a scale and bulk unseen elsewhere in the parish. Sited in an exposed location without any form of landscaping or screening, this substantial structure disrupts the otherwise open character of the landscape and adversely impacts upon the quality of the view”.*

1.8.11 The Assessment includes a character of profile of Harpswell, which notes the following of relevance to the Scheme:

- The history and location of the now demolished post medieval Harpswell Hall and Gardens, a Scheduled Monument and non-designated heritage assets, including elements—identified on a plan—that are *“...still visible, including a prospect mound, which would have been used to gain views across the landscape grounds and out toward the countryside beyond, and a water-filled moat, which was likely a key ornamental feature of the garde”*.
- The large area of ‘access land’ south of Hall Farm is described as *“...allowing locals and visitors alike to view the various earthworks that mark this historic landscape”*, with the area around the moat site noted as a ‘community green space that is *“unique and picturesque”*.

Furthermore, it states that the access land is a “...*valued community asset and local attraction, which offers both local residents and visitors the opportunity for leisurely walks and relaxation in a handsome and distinct historic, rural landscape*”.

- Further to the access land described above, Figures 213 and 298 in the Hemswell and Harpswell Neighbourhood Plan denote ‘permissive paths’ provided by the same landowner that extend west from Hall Farm, offering additional outdoor leisure opportunities. These paths continue beyond the moat, and around the periphery of the field to the west, north of Common Lane.
- The 17th century Hall Farm is noted as a ‘key local landmark’, with a description of the associated gardens that are open to the public.
- St. Chad’s church is described as the ‘true landmark’ of the village, where it may be possible to visualise the broad, tree-lined avenue that once aligned the church to the former Harpswell Hall and gardens. Views from the western side of Church Lane, across the historic landscape of the former Hall and to Hall Farm, are also noted.

Draft Neighbourhood Profile for Ingham

- 1.8.12 A draft Neighbourhood Profile for Ingham (2020) (Ref. 12-14) has been prepared as an evidence base for the preparation of the Ingham Neighbourhood Plan. A number of key views are indicated on plans associated with Character Area descriptions of the village, but none is towards the Site.

Sturton by Stow and Stow Neighbourhood Profile

- 1.8.13 The Sturton by Stow and Stow Neighbourhood Profile (2019) (Ref. 12-15) provides a summary of character areas as evidence for the Neighbourhood Plan (Ref. 12-16). Of relevance to this assessment is Character Area 4 ‘Rural Stow’, that extends around Stow village and to the north, east and west of the Parish boundary.
- 1.8.14 For Character Area 4, the Sturton by Stow and Stow Neighbourhood Profile includes a hand-annotated map (Ref. 12-17) that notes the site of a shrunken village in Normanby. General views across open fields towards Lincoln Cliff are noted, with a specific view west (TV14) from Normanby “*towards the Trent Valley...towards Cottam power station...*” and “*a fine spot to enjoy a beautiful sunset*”. “*Beautiful views*’ to the north of the road to Coates, across the Till valley, are highlighted. Views towards Stow Minster are frequently noted, with a photograph from the bridleway (Wooden Pole Lane) provided, and the annotated plan indicating a view (IV19) due west of Stow.
- 1.8.15 North of East Farm, highlighted on the plan near the Padmoor Drain, the accompanying description notes that “...*there is part of the medieval Parish boundary hedge, rich in species such as medieval plum [where] cuckoos and nightingales can be heard singing*”.
- 1.8.16 It highlights road verges with wildflowers and the recreational value of local roads for walkers, runners, horse riders and cyclists, including the unclassified road from Normanby to Coates. In contrast, the B1241 is described as “*very busy*”.

1.8.17 The Sturton by Stow and Stow Neighbourhood Plan Protected Views Assessment (Ref. 12-18) presents seventeen important views, alongside the evidence and rationale for their inclusion in the Protected Views Policy in the Neighbourhood Plan. Although several views are identified in the precursor Character Area descriptions above, none is taken forward into this document. No protected views are towards the Scheme.

Treswell with Cottam Character Assessment

1.8.18 The Treswell with Cottam Character Assessment (2018) (Ref. 12-19) provides a comprehensive review of key qualities and characteristics within the parish and informs policies in the Treswell with Cottam Neighbourhood Plan (Ref. 12-20).

1.8.19 The Treswell with Cottam Character Assessment includes a description of the landscape setting based on the Policy Zones described in the Bassetlaw LCA. As an overall comment on the character area, the report highlights the over-bearing scale, dominance and adverse effects of the Cottam power station and associated pylons and power lines.

1.8.20 A plan (Figure 48 in Treswell with Cottam Character Assessment) notes the following elements that are relevant to the current Cable Route Corridor:

- Important views across the open space at the eastern entrance to the village, and eastwards from Town Street.
- Important view towards the Grade II listed Church of Holy Trinity, from Overcoat Lane.
- Overcoat Lane and Wells Lane as “*pedestrian links*”

1.8.21 The open space noted above is described as a “*particularly picturesque green backed by mature trees...one of the defining characteristics of this end of the village*”. A photograph caption states that the green “*...contributes greatly to the character and quality of this gateway...as do the mature deciduous trees that overlook it*”. This open space, which is subsequently described as the Cottam playing field, is subject to Neighbourhood Plan Policy LGS1, and designated as a Local Green Space. It is also designated as an open space and subject to policy protection through the Bassetlaw Local Plan.

1.8.22 Overcoat Lane (Restricted Byway RB4) is noted as “*...providing pedestrian access to Cottam’s immediate western landscape setting*”.

Rampton and Woodbeck Character Assessment

1.8.23 The Rampton and Woodbeck Character Assessment (Ref. 12-21) provides a comprehensive review of key qualities and characteristics within the parish, largely focused on the two settlements and including character area descriptions within the settlement boundaries to each. The Assessment informs policies in the Rampton and Woodbeck Neighbourhood Plan (Ref. 12-22).

1.8.24 Within the description of Rampton, the particularly straight alignment of Torksey Ferry Road, which extends east from the village toward the River Trent and Cottam power station, is noted. This alignment allows “*...long*

distance views eastwards along this route from the village core". Torksey Ferry Road is also described as having the "...*appearance and ambience of a quiet rural lane with an informal character*", which becomes even more pronounced further east, where only unenclosed grass verges are present either side of the road.

- 1.8.25 The Assessment includes a description of the wider landscape setting based on the Bassetlaw LCA. This includes reference to the presence of Cottam Power Station, the chimneys of which "...*rise up and stand prominently within many landscape views, their visual impact accentuated by the relatively flat, featureless character of the countryside that surrounds them*". The network of associated pylons is described as having "...*an equally acute impact on the parish's eastern landscape setting*". Overall, the power station is described as a distinct and arresting feature, a key landmark and a point of reference.
- 1.8.26 The assessment notes the "...*particularly extensive network of public footpaths and bridleways...forming peaceful, traffic-free pedestrian links*" that connect to the wider P_{RoW} network". These are further described as a true asset to the local community, allowing direct engagement with the rural landscape and recreational opportunities.
- 1.8.27 A number of landscape character recommendations are provided. With respect to areas outside the settlements, the use of existing tree planting to partly screen development, or new tree planting as mitigation, is noted. Views towards All Saints Church in Rampton and new development should avoid negatively impacting on the composition or visual quality of such views.
- 1.8.28 A map (Figure 245 in the Assessment) denotes a number of 'key views' in Rampton, including three that are across the rural landscape setting to the east of the village and therefore may have relevance to the Scheme:
- A view east along Torksey Ferry Road (Byway Open to All Traffic (BOAT) Rampton 13)
 - A view east from footpath (P_{RoW}) Rampton FP4, immediately north of the village and Old Manor Farm
 - A view east from the footpath (P_{RoW}) Rampton FP9, each of Orchard Drive
- 1.8.29 There is no specific description of these identified 'key views', which are referenced in more general terms within the descriptions of character areas identified inside the settlement boundaries.

1.9 Conservation Area Appraisals

- 1.9.1 The following Conservation Area Appraisals were reviewed. Information that may be relevant to landscape and visual matters, including where this may inform the value of an area or particular view, is noted below. A full review of Conservation Area Appraisals is provided in **PEI Report Volume I Chapter 8: Cultural Heritage**.
- 1.9.2 The Hemswell Conservation Area Appraisal (1985) (Ref. 12-23) includes a plan showing significant trees or groups of trees and notes attractive landscapes in relation the setting some of the building, but there is no reference to elements such as key views or vistas.

1.9.3 The Glentworth Conservation Area Appraisal (1993) (Ref. 12-24) notes the following of relevance:

- The Grade II* listed Glentworth Hall is seen clearly from Middle Street, along the Cliff, from the north, although much of the village itself is hidden by trees when viewed from this route;
- The larger spaces formed by fields, trees, hedges and scattered buildings beyond the village fringe, form the setting of Glentworth village and are an important contributory element of the Conservation Area; and
- The position of Glentworth Hall is a key features, especially from the north; and the collection of important buildings, trees, hedges, walls, open field and land, together with the informal arrangement of open spaces, provides Glentworth with a strong identity.

1.9.4 The Fillingham Conservation Area Appraisal (1993) (Ref. 12-25) notes the visual relationship between Fillingham Castle and the village; the importance of topography and views of the village from the wider landscape, including Middle Street; and views of the castle from the lake. A map is provided, but this does not denote any specific views.

1.9.5 The Ingham Conservation Area Appraisal (1971) (Ref. 12-26) does not note any key views associated with the designation.

1.9.6 The Springthorpe Conservation Area Appraisal (1985) (Ref. 12-27) notes that a feature of both the village and the area are the “*fine hedgerows*”. No references to views into or out of the village, or other references to the wider landscape, are provided.

1.10 Draft Local Landscape Character Areas defined by the Applicant

1.10.1 To ensure a proportionate, consistent and balanced approach when assessing landscape impacts, a Scheme-specific baseline local landscape assessment has been undertaken. This approach was also requested by the LCC Landscape Officer. All landscape effects arising from the Scheme will be assessed against Local Landscape Character Areas (LLCA), which have been defined by the Applicant but are based on published assessments. These LLCA are presented here in draft form, with the intention that they are further refined and defined prior to the ES stage, including through stakeholder consultation and comment. The draft LLCA are informed by baseline information detailed above, including Planning policies and evidence base documents, alongside site surveys. The LLCA are shown on **PEI Report Volume III Figure 12-11**.

1.10.2 The extent of the draft LLCA have been defined on the basis of expected significant landscape effects, such that those outside the Site will be derived from impacts on perceptual qualities, such as tranquillity; and important views where these are a key characteristic that informs the draft LLCA value. Based on the extent of visibility defined by site surveys and professional judgement, the draft LLCA extend to a minimum of approximately 2km from Scheme Boundary around the Principal Site; around 5km along Lincoln Cliff from the Principal Site; and around 1km from the Cable Route Corridor.

1.10.3 These draft LLCA will be subject to further iteration, including boundary adjustment or amalgamation, as the Scheme progresses beyond the PEI Report stage. This may also include the refinement of key characteristics and the resulting determination of value, susceptibility, and sensitivity. The draft LLCA are grouped into broad categories that exhibit shared characteristics and broadly reflect published assessments, as follows:

- Draft LLCA 1a, 1b Limestone Dip slopes;
- Draft LLCA 2a to 2d: Lincoln Cliff Scarp and Spring-line Villages;
- Draft LLCA 3a to 3c: Till Vale;
- Draft LLCA 4 Marton Ridge; and
- Draft LLCA 5a to 5c Trent Valley.

1.10.4 For each Draft LLCA, a list of Key Characteristics is provided, informed by An Approach to Landscape Character Assessment (Natural England (Ref. 12-28); and with an initial assessment of value, with reference to Assessing Landscape Value Outside National Designations (TGN 02/21) (Ref. 12-29).

Draft LLCA 1a Open Limestone Dip Slopes

1.10.5 Key characteristics of Draft LLCA 1a include:

- Gentle east-facing dip slope derived from underlying Jurassic Lincoln Limestone.
- Local Policy AGLV designation, which occupies much of the Draft LLCA in the Study Area.
- Largely agricultural, with simple pattern of planned enclosure, medium-scale rectilinear fields with boundaries comprising low hedgerows, with occasional trees; but sometimes absent. Absence of watercourses on free-draining soils.
- B1398 Middle Street runs north-south along the highest point of the dip slope, marking the edge of Lincoln Cliff immediately to the east.
- Limited built form, with occasional farmsteads, often associated with woodland shelter belts; and scattered residences along Middle Street. The exception is the former RAF Hemswell and associated quarters to the north, which is now largely private housing and commercial property, including a regular Sunday market.
- Limited access through occasional rural roads, although the A631 runs east-west to the north of the area.

1.10.6 Elements judged to be of relevance when making judgments on landscape value for Draft LLCA 1a include the open expansive character and long-range views to the east, reflected in the AGLV designation; balanced by the general dominance of intensive agriculture and large-scale fields. Overall landscape value is assessed to be Medium.

Draft LLCA 1b Limestone Dip Slopes - Fillingham Castle

1.10.7 Key characteristics of Draft LLCA 1b include:

- Gentle east-facing dip slope derived from underlying Jurassic Lincoln Limestone.
- Local Policy AGLV designation, occupying much of the Draft LLCA in the Study Area.
- Dominated by the Grade I listed Fillingham Castle, which was built to take advantage of the high point on Lincoln Cliff, alongside associated Grade II listed buildings such as former stables.
- Much of the LLCA covered by the Grade II Registered Park and Garden of Fillingham Castle.
- Field boundaries and woodland reflecting the designed landscape, including the formal eastern approach; woodland blocks with a vista overlooking the Till Vale; and smaller-scale lawns and gardens, including a walled garden.
- No public access.

1.10.8 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 1b include the designated heritage assets; evidence of planned landscapes; high level of woodland cover and framed, designed views both to the east and west. Overall landscape value is assessed to be High.

Draft LLCA 2a Lincoln Cliff – Hemswell

1.10.9 Key characteristics of Draft LLCA 2a include:

- Topography dominated by the relatively steep, west-facing scarp slope derived from more resistant Jurassic mudstone bedrock, forming part of the regionally prominent Lincoln Cliff. More gentle topography towards the west.
- Local Policy AGLV designation, which occupies much of the Draft LLCA.
- Spring line village of Hemswell, clustered around a historic core towards the base of the scarp slope but with peripheral, modern residential development including large plots along the Cliff.
- Designated heritage assets, including Grade II* Church of All Saints and other Grade II buildings. The village centre is designated a Conservation Area.
- Mature trees provide an attractive setting to Hemswell, contrasting with the more open surrounding farmland.
- Smaller-scale, mainly pastoral fields reflect a pre-enclosure field pattern, often bounded by dense hedges that limit wider views, especially west of the village.
- Some expansive, panoramic views to the west, although often limited by dense hedgerows and trees around private gardens.
- Fast moving (national speed limit) traffic along the B1398 Middle Street to the top of the Cliff; but rural and residential roads connecting this and the A631 to the village.

- Key views, routes and open spaces identified through the Hemswell and Harpswell Neighbourhood Plan and supporting documents.

1.10.10 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 2a include the older, enclosed historic village core with designated heritage assets; and presence of the Cliff, although the latter is subject to more modern housing development and with limited intervisibility through trees. Overall landscape value is assessed to be Medium.

Draft LLCA 2b Lincoln Cliff - Harpswell

1.10.11 Key characteristics of LLCA 2b include:

- Topography dominated by the relatively steep, west-facing scarp slope derived from more resistant Jurassic mudstone bedrock, forming part of the regionally prominent Lincoln Cliff. More gentle topography towards the west.
- Local Policy AGLV designation, which occupies much of the LLCA.
- Spring line village of Harpswell: small-scale, generally intimate in character, with detached properties and clusters of buildings set towards the base of the scarp slope.
- Grade I listed Church of St. Chad (Harpswell) as a focal feature, with the tower often glimpsed in local views, above the surrounding trees. The Scheduled Monument at Harpswell Hall reflects the post-medieval building and associated gardens, the former demolished in the 19th century but the latter still evident through earthworks.
- Mature trees provide an attractive setting to the villages, contrasting with the more open surrounding farmland and providing enclosure to the large open space on the former Hall site, where permissive access is provided, along with a short public footpath.
- Occasional glimpsed expansive, panoramic views to the west, although often limited by dense hedgerows and trees, including around private gardens.
- Busy A631 immediately to the north of the Draft LLCA, although relatively screened by trees, limiting influence on what is otherwise a generally tranquil area, with only light traffic on the unclassified Common Lane.
- Small businesses associated with Harpswell Hall Farm, including the Open Garden, offer a low-key visitor attraction, with permissive walks and interpretation boards around the Scheduled Monument moat and former gardens.
- Key views, routes and open spaces identified through the Hemswell and Harpswell Neighbourhood Plan and supporting documents.

1.10.12 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 2b include the designated heritage assets, particularly the prominent churches and legibility of the moated site; green spaces (including the accessible area within the centre of Harpswell); views and elements of value as described in the Neighbourhood Plan and supporting

documents; mature trees; and long-range views to and from the Cliff and the surrounding farmland. Overall landscape value is assessed to be High.

Draft LLCA 2c Lincoln Cliff – Open Farmland

1.10.13 Key characteristics of Draft LLCA 2c include:

- Topography dominated by the relatively steep, west-facing scarp slope derived from more resistant Jurassic mudstone bedrock, forming part of the regionally prominent Lincoln Cliff.
- Local Policy AGLV designation, which occupies much of the Draft LLCA in the Study Area.
- Expansive, panoramic views to the west, extending across the Trent Valley as far as the Peak District and including distant power stations at West Burton and Cottam.
- Dominantly intensive arable farmland, with medium-sized planned enclosure rectilinear fields, where boundary features are often absent or comprise gappy hedges.
- Built form limited to a single property 'Millfield', north of Harpswell.
- B1398 Middle Street along the Cliff, limiting tranquillity through relatively fast-moving vehicles.
- No designated heritage assets.
- Limited public rights of way, mainly between Harpswell and Hemswell.
- Very limited woodland cover or trees, with the latter generally limited to the edge of Middle Street.

1.10.14 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 2c include the open scarp slope that is subject to AGLV designation with views frequently cited in published assessments; the wider influence of the Draft LLCA over adjacent landscapes; and the generally intensively farmed nature of the land. Overall landscape value is assessed to be Medium.

Draft LLCA 2d Lincoln Cliff – Glentworth

1.10.15 Key characteristics of LLCA 2d include:

- Topography dominated by the relatively steep, west-facing scarp slope derived from more resistant Jurassic mudstone bedrock, forming part of the regionally prominent Lincoln Cliff. More gentle topography towards the west.
- Spring line village of Glentworth, largely clustered around a historic core towards the base of the cliff, with more modern development to the periphery.
- Grade II* listed Church of St. Michael and four Grade buildings located within the centre of the village. To the northwest edge is the Grade II* Glentworth Hall and associated Grade II stables; the latter in a more expansive, open setting with views to the west.

- Mature trees within Glentworth add character and contrast with the more open surrounding farmland. These, along with woodland blocks, provide some screening to views in and out of the village.
- A limited number of smaller-scale, mainly pastoral fields, mainly within or immediately adjacent to the village.
- The B1398 Middle Street along the Cliff has limited impact on the village, within which are number of narrow lanes, and Kexby Road which runs along the southern edge.
- Short sections of public footpath within the village, although PRow into the wider countryside are limited to a bridleway running south to Fillingham.
- Local Policy AGLV designation, which occupies much of the Draft LLCA in the Study Area.
- Key views, routes and green infrastructure identified through the Glentworth Neighbourhood Plan and supporting documents.
- Conservation Area in Glentworth.

1.10.16 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 2d include the designated heritage assets, the intimate, enclosed nature of the historic village core with narrow lanes, small green spaces and mature trees; limited open views associated with Glentworth Hall; and views and elements of value as described in the Neighbourhood Plan and supporting documents. Overall landscape value is assessed to be Medium.

Draft LLCA 3a – Till Vale Open Farmland

1.10.17 Key characteristics of Draft LLCA 3a include:

- Low-lying, often superficially flat topography, with superficial glacial clays overlying mudstones. Some gentle undulations provide interest to the southeast, around Glentworth.
- Medium to large scale rectilinear fields reflecting the post-enclosure landscape away from historic villages. Boundaries are generally low-cut hedgerows, sometimes gappy or absent. Land use is mainly arable, reflecting an overall character of intensive farming, including biomass such as maize.
- Occasional east-west oriented roads and tracks, locally with dense, high hedges and wide verges, that reflect former enclosure routes from villages to adjacent low-lying land.
- Small watercourses draining north into the River Eau and south (including the River Till), but often straightened and/or as drainage ditches, but with little visual influence on the landscape and limited biodiversity value.
- Built form generally limited to isolated farmsteads and occasional residential buildings, such as along Kexby Road. Large barns and outbuildings are often associated with both and occasionally as standalone features.

- A near-absence of designated heritage assets, with the exception of the Grade II listed Corringham Windmill on the A631. Views are locally available towards nearby church towers and spires, such as Stow Minster and St. Chad's at Harpswell.
- Limited woodland: mainly woodland blocks or shelter belts, largely focused on Big Wood in the centre of the Draft LLCA, which provides a subtle local change in character. Hedgerow trees are generally limited.
- The main communication route is the busy A631, which reduces tranquillity through noise and movement. To the west is the A1500 and the Gainsborough to Lincoln railway. Away from these routes, routes are limited to unclassified, single-track roads such as Common Land and Kexby Road.
- A notable lack of PRow, which limited amenity and recreational value; such routes are restricted to bridleways south of Kexby Road.
- A largely open, expansive character, dominated by long-range views towards the Lincoln Cliff in the east and with power stations at Cottam and West Burton in the west.
- Other man-made elements include 400kV and 132kV pylons and overhead line to the south between Sturton and Marton; 33kV overhead lines on woodland poles in the north around Corringham and Harpswell; the incongruous 'nodding donkeys' west of Glentworth; and an existing solar farm west of Stow.

1.10.18 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 3a include the open, expansive views dominated by intensive agriculture; relative absence of public access and registered heritage assets; and limited presence of green infrastructure features such as woodland, high biodiversity watercourses or non-agricultural grasslands. Overall landscape value is assessed to be Low.

Draft LLCA 3b – Till Vale - Sturgate airfield

1.10.19 Key characteristics of Draft LLCA 3b include:

- Strong influence of the former Royal Air Force (RAF) airfield, opened in 1944 as a location for Bomber Command, but with operational use curtailed by the rapid end to the War. After periods of disrepair, RAF and United States Army Air Forces (USAAF) use, the site was sold off after 1964.
- The truncated airfield has been used by private clubs (including Lincoln Aero Club, Sturgate Flying Club and Eastern Air Executive), with an operational runway and facilities including the original control tower as a club house.
- Relic areas of runway and hardstanding are used for storage of agricultural materials and aggregates, alongside a waste processing centre accessed from Kexby Road.
- A separate area of hardstanding to the northwest, linked by what appear to be historic airfield access routes, is currently used for storage of

Travelling showpeople equipment, including large tents and circus equipment.

- Rural roads that were diverted around the airfield during construction, resulting in a functional, engineered appearance.
- Areas of arable land reclaimed from sections of the airfield, but with a notable absence of tree or hedge planting, anecdotally due to legacy Ministry of Defence requirements. This results in a very open, featureless character, that accentuates the visibility of detracting storage features. The exception is the shelter belts around the separate storage area to the northwest.
- Occasional movement of aircraft, alongside vehicles accessing the airfield. Tranquility is also reduced by waste lorries travelling to the disposal site.

1.10.20 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 3b include the heritage interest of the airfield, including in relation to the wider strategic importance of Lincolnshire during the Second World War; remnant historic features such as the control tower; balanced against the largely open and featureless land with numerous detractors and a degraded appearance. Overall landscape value is assessed to be Very Low.

Draft LLCA 3c – Till Vale Villages

1.10.21 Key characteristics of Draft LLCA 3c include:

- Generally slightly higher elevation compared to the adjacent LLCA 3a, reflecting subtle differences in superficial glacial deposits. Some lower-lying areas, e.g. along Fillingham Lane.
- The slightly higher, better-draining ground historically giving rise to settlement, including villages such as Corringham, Springthorpe, Heapham, Willingham by Stow and Stow.
- Villages centred around historic cores, often with dominant churches, although Heapham has a more scattered character, with the Church of All Saints set—uncommonly for the area—within fields.
- Numerous designated heritage assets, including Grade I listed churches at Corringham, Springthorpe, Heapham and Stow; the Grade II* church at Upton; and Scheduled Monuments such as a moated site at Heapham.
- Typically medium to small scale fields, with boundaries that reflect the more ancient field patterns: less overtly rectilinear than the adjacent planned enclosure Draft LLCA3a farmland and with more frequent hedgerow trees, and hedges that are taller, denser, and often in better condition.
- East-west oriented road and tracks with dense, high hedges and wide verges reflect former enclosure routes from villages to adjacent low-lying land.
- Small watercourses draining north into the River Eau and south (including the River Till), sometimes straightened as drainage ditches,

but often exhibiting a more sinuous character that reflects lack of intervention.

- Mature trees and small woodland blocks associated with villages, adding character and often screening wider views, alongside a higher number of hedgerow trees compared to adjacent Draft LLCA3a.
- Network of rural roads linking villages, varying from the B1241 to single-track, unclassified routes that exhibit a more rural character. Some of the latter, where close to settlements, offer informal recreational value for walking and cycling, especially where traffic levels are low and PRow limited.
- Scattered PRow, mainly focused on settlements, providing amenity and recreational value to residents, allow opportunities to experience more expansive rural views. A recently-adopted byway and a temporary permissive path provides access to the east of Sturgate.
- Key views, routes and green infrastructure identified through the Corringham and Sturton by Stow and Stow Neighbourhood Plans and supporting documents.
- Conservation Area in Springthorpe.
- Fewer detracting elements than in the adjacent Draft LLCA3a, with only short section of 33kv overhead lines around Corringham.

1.10.22 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 3c include the relationship of historic settlement with adjacent farmland that often has a more enclosed character reflecting the pre-enclosure landscape; heritage assets including Grade I churches that can be visible in the wider landscape; recreational and amenity value through PRow or quiet rural roads close to villages; and localised views or elements of value as described in Neighbourhood Plans and supporting documents. Overall landscape value is assessed to be Medium.

Draft LLCA 4 – Marton Ridge

1.10.23 Key characteristics of Draft LLCA 4 include:

- Gentle north-south ridges parallel to the River Trent reflecting more resistant underlying mudstones, with the ridge to the east being slightly higher and giving rise to locally steep west-facing slopes around Marton. Some areas of low ground south of Marton, but topographically separate from the main Trent flood plain.
- The village of Marton, located on the west-facing slopes of the main ridge, centred on historic communication routes of the A1500 (a former Roman Road) and A156. The historic core is along the A156 High Street, with modern residential ribbon development on roads towards the Trent, and in small estates off Stow Park Road (A1500) on the ridge.
- Designated heritage assets, including the Grade I listed Church of St. Margaret in Marton, other Grade II listed buildings in the village and a windmill close to the Trent. The Grade II* Gate Burton Hall and associated Grade II Registered Park and Garden are located to the north

and outside the Study Area, with minimal intervisibility due to trees and woodland, including along Willingham Road.

- Rectilinear, medium-scale fields across the more rural areas with boundaries of gappy hedges or absent; but smaller scale fields and paddocks with taller, denser hedges and hedgerows trees around Marton, reducing views out of the village. Woodland blocks and scattered trees are prevalent along the west-facing ridges, alongside mature trees within the village that provide character, but the tree cover elsewhere is limited.
- The north-south A156 and A1500 are the main road routes, although traffic levels are lower than the A631 to the north. Rural lanes connect with Trent Port and Willingham in the east.
- A small network of PRoW offer recreational amenity around Marton, particularly towards and along the Trent, including the byway along Littleborough Lane to the historic river crossing site at Littleborough. A public footpath south of Marton runs alongside a former field that appears to be reverting through pioneer woodland to scrub, with evidence of informal recreational use.
- Open views across the Trent in the west and the Till Vale in the east, including Cottam power station in the former, although views from the main ridge itself are relatively limited, due to lack of access and screening around Marton.
- 400 kV and 132 kV pylons and overhead lines to the south of Marton.

1.10.24 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 4 include the older field patterns with dense hedgerows and trees around Marton with its Grade I church; the gentle topography of the ridge that acts as a subtle divide between the Trent floodplain and Till Vale; recreational and amenity value of PRoW around the village and linking to the Trent; and influence of busy roads, modern housing and overhead lines. Overall landscape value is assessed to be Low.

Draft LLCA 5a Trent Valley - Meadowlands

1.10.25 Key characteristics of Draft LLCA 5a include:

- Flat topography parallel to the River Trent, contained by flood banks and natural river terraces.
- The powerful presence of the River Trent, which has shaped much of the surrounding landscape, historic and social development; and is a dominant feature used by both leisure and commercial traffic.
- Largely comprised of medium to small, rectilinear fields enclosing improved and unimproved pasture, contrasting with larger, predominantly arable fields on the floodplain to the west (within Draft LLCA 5b) and ridge to the east (Draft LLCA 4). Fields bounded by bushy hedgerows, often with hedgerow trees.
- Areas of riparian vegetation, including woodland such as Cotes Woodland (SINC) and pioneer scrub, along with small areas of wetland.

- Field boundaries and the flood bank are evidence of historic field patterns and drainage.
- A notable absence of built form, other than the Grade II* listed Torksey viaduct, formerly part of the Retford to Lincoln railway and now offering pedestrian and cycle access across the Trent.
- Network of PRoW both along the Trent and connecting to nearby villages, providing amenity and recreational access to the river and across the former Torksey Viaduct. Paths along the left bank of the river form part of the signed long distance Trent Valley Way footpath.
- River Trent and Trent Valley Way denoted as Green Infrastructure in the Bassetlaw Local Plan.
- 400 kV and 132 kV overhead lines and pylons cross the Trent in the north, with a dominant visual influence of other pylons and the Cottam Power Station in the adjacent Draft LLCA.

1.10.26 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 5b include the River Trent as both a prominent asset and a driver for historic change; unimproved pasture, riparian woodland and scrub as part of the green infrastructure network; and the presence of PRoW. Overall landscape value is assessed to be Medium.

Draft LLCA 5b Trent Valley - Washlands

1.10.27 Key characteristics of Draft LLCA 5b include:

- Flat topography, dominantly arable and intensive farmland forming much of the floodplain on the west (left) bank of the Trent valley.
- Largely geometric field pattern with some smaller-scale fields around villages, including Cottam. Field boundaries are generally in good condition, with scattered hedgerow trees, although where absent fields are often bounded by drainage ditches. Woodland cover is limited.
- Built form focused on villages such as Cottam, with historic cores and some modern, peripheral development; alongside scattered farmsteads and occasional isolated properties in the wider farmland.
- Designated heritage assets are relatively limited, with the principal feature being the Grade II listed church in Cottam.
- Relatively dense network of PRoW, often linking village and including bridleways and byways, providing relatively accessible links to the surrounding countryside.
- Key views, routes, green spaces and green infrastructure identified through Neighbourhood Plans and supporting documents.
- Localised tranquility along rural lanes and footpaths, but some influence of traffic along the upgraded route to Cottam Power Station.
- Visual dominance of Cottam Power Station, alongside 400 kV overhead power lines that cross the flood plain, exacerbated by the open landscape outside villages.

1.10.28 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 5b include mature trees and open space in Cottam; the network of PRow; the wider intensive farmland with limited landscape features such as hedgerows; views and elements of value as described in Neighbourhood Plans and supporting documents; and the presence of pylons and power infrastructure. Overall value is assessed to be Low.

Draft LLCA 5c Trent Valley - Cottam Power Station

1.10.29 Key characteristics of Draft LLCA 5c include:

- Dominant presence of Cottam Power station, particularly the eight redundant cooling towers and the associated decommissioned coal-fired facility; the more recent gas-fired plant; and associated infrastructure such as the overhead power lines, substation, railway and sidings; and coal storage areas.
- Areas of former coal storage and lagoons, in various stage of colonisation and/or restoration to grassland, woodland and scrub. These areas may have biodiversity value, in contrast with the intensively farmed fields in Draft LLCA 5c.
- Screen planting around the plant, particular to limit views from Cottam village to the north.
- Future baseline status as a redevelopment site, proposed for housing following demolition of the coal-fired plant.

1.10.30 Elements considered to be of relevance when making judgements on landscape value for Draft LLCA 5c include woodland, including screen planting, around the power station; and areas of restored and/or recolonised habitats that may be of value for both biodiversity and as future green space within the redeveloped site. Overall landscape value is assessed to be Very Low.

1.11 References

- Ref. 12-1. Landscape Institute and the Institute of Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition.
- Ref. 12-2. Natural England (201) NCA Profile: 45 North Lincolnshire Edge with Coversands. Available at: <http://publications.naturalengland.org.uk/publication/4635967306596352>
- Ref. 12-3. Natural England (2013) NCA Profile: 48: Trent and Belvoir Vale. Available at: <http://publications.naturalengland.org.uk/publication/7030006>
- Ref. 12-4. Natural England (2010). East Midlands Regional Landscape Character Assessment. Available at: <http://publications.naturalengland.org.uk/publication/5635681403535360>
- Ref. 12-5. West Lindsey District Council (1999). West Lindsey Landscape Character Assessment. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/West%20Lindsey%20Landscape%20Character%20Assessment%20Part%201.pdf>
- Ref. 12-6. Bassetlaw District Council (2009). Bassetlaw Landscape Character Assessment (2009). Available at: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/submission-documents/landscape-character-assessments-study/>
- Ref. 12-7. English Heritage and Lincolnshire County Council (2011). The Historic Character of the County of Lincolnshire (The Historic Landscape Characterisation Project for Lincolnshire). Available at: <https://www.lincolnshire.gov.uk/downloads/file/2205/the-historic-character-of-lincolnshire-pdfa>
- Ref. 12-8. Carroll Planning + Design (2019). Corringham Character Assessment (2019). Available at: https://www.west-lindsey.gov.uk/sites/default/files/2022-02/11.%20Corringham%20NHP%20Character%20Assessment%20UPD%20ATED%20FINAL%20low%20res%2012%2002%202021OSR_Optimized.pdf
- Ref. 12-9. Corringham Parish Council (2021). Corringham Neighbourhood Plan 2021 to 2036 (Referendum Version October 2021). Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Corringham%20NP%20Referendum%20Version.pdf>
- Ref. 12-10. OpenPlan Consultants Ltd (2017). Glentworth Neighbourhood Character Profile. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/1.2%20-%20Glentworth%20Neighbourhood%20Plan%20Attachment%202%20-%20Neighbourhood%20Character%20Profile%20Report.pdf>
- Ref. 12-11. Glentworth Parish Council (2019). Glentworth Neighbourhood Plan 2018-2036. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022->

[02/Glentworth%20Neighbourhood%20Plan%20%28Approved%20Plan%29%20Rev%201.1%20%28for%20publication%29.pdf](https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Glentworth%20Neighbourhood%20Plan%20%28Approved%20Plan%29%20Rev%201.1%20%28for%20publication%29.pdf)

- Ref. 12-12. Carroll Planning + Design (2018). Hemswell and Harpswell Character Assessment. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Hemswell%20Character%20Assessment%20redacted.pdf>
- Ref. 12-13. Hemswell Parish Council (2022). Hemswell and Harpswell Neighbourhood Plan 2022 -2036. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Hemswell%20and%20Harpswell%20Neighbourhood%20Plan.pdf>
- Ref. 12-14. Ingham Neighbourhood Plan Steering Group and Open Plan Consultants Ltd. (2020). Ingham Neighbourhood Plan: Neighbourhood Profile (draft). Available at: <https://ingham.parish.lincolnshire.gov.uk/downloads/file/44/draft-neighbourhood-profile>
- Ref. 12-15. Sturton by Stow and Stow Neighbourhood Plan Steering Group and OpenPlan Consultants Ltd. (2019). Sturton by Stow and Stow Neighbourhood Plan: Neighbourhood Profile <https://www.west-lindsey.gov.uk/sites/default/files/2022-04/Sturton%20by%20Stow%20and%20Stow%20Neighbourhood%20Profile%20V7.pdf>
- Ref. 12-16. Sturton by Stow Parish Council and Stow Parish Council (2022). Sturton by Stow and Stow Neighbourhood Plan. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-04/Sturton%20by%20Stow%20and%20Stow%20Neighbourhood%20Plan%20Final%20Approved%20Version.pdf>
- Ref. 12-17. Sturton by Stow and Stow Neighbourhood Plan Steering Group and OpenPlan Consultants Ltd. (2019). Sturton by Stow and Stow Neighbourhood Plan 2019-2036 Neighbourhood Profile: Appendix 1: Enlarged A1 Character Area Maps. Available at: https://www.west-lindsey.gov.uk/sites/default/files/2022-04/Sturton%20by%20Stow%20and%20Stow%20NP%20Appendix%201-%20Enlarged%20Maps%20V2_0.pdf
- Ref. 12-18. Sturton by Stow and Stow Neighbourhood Plan Steering Group and OpenPlan Consultants Ltd. (2019). Sturton by Stow and Stow Neighbourhood Plan 2019-2036 Protected Views Assessment. Available at: <https://www.west-lindsey.gov.uk/sites/default/files/2022-02/Sturton%20by%20Stow%20and%20Stow%20Reg%2016%20Protected%20Views%20Assessment%20G.pdf>
- Ref. 12-19. Treswell and Cottam Parish Council (2022). Treswell with Cottam Neighbourhood Plan (Review Version 2022). Available at: <https://www.bassetlaw.gov.uk/media/6713/treswell-with-cottam-review-pre-submission-draft-np.pdf>
- Ref. 12-20. Treswell and Cottam Parish Council (2018). Treswell with Cottam Character Assessment. Available at: <https://www.bassetlaw.gov.uk/media/3269/treswell-plus-cottam-character-summary-final.pdf>

- Ref. 12-21. Rampton and Woodbeck Parish Council (2022). Rampton and Woodbeck Neighbourhood Plan (201-2037). Available at: <https://www.bassetlaw.gov.uk/media/6194/rampton-woodbeck-02-neighbourhood-plan-final.pdf>
- Ref. 12-22. Carroll Planning and Design (2019). Rampton and Woodbeck Character Assessment. Available at: <https://www.bassetlaw.gov.uk/media/3269/treswell-plus-cottam-character-summary-final.pdf>
- Ref. 12-23. West Lindsey District Council (1985). Hemswell Conservation Area Appraisal. Available at: <https://www.westlindsey.gov.uk/sites/default/files/2022-02/Hemswell%20Conservation%20Area%20Appraisal.pdf>
- Ref. 12-24. West Lindsey District Council (1993). Glentworth Conservation Area Appraisal. Available at: <https://www.westlindsey.gov.uk/sites/default/files/2022-02/Glentworth%20Conservation%20Area%20Appraisal.pdf>
- Ref. 12-25. West Lindsey District Council (1993). Fillingham Conservation Area Appraisal. Available at: <https://www.westlindsey.gov.uk/sites/default/files/2022-02/Fillingham%20Conservation%20Area%20Appraisal.pdf>
- Ref. 12-26. West Lindsey District Council (1971). Ingham Conservation Area Appraisal. Available at: <https://www.westlindsey.gov.uk/sites/default/files/2022-02/Ingham%20Conservation%20Area%20Appraisal.pdf>
- Ref. 12-27. West Lindsey District Council Springthorpe Conservation Area Appraisal (1985). Available at: <https://www.westlindsey.gov.uk/sites/default/files/2022-02/Springthorpe%20Conservation%20Area%20Appraisal.pdf>
- Ref. 12-28. Tudor, C. (2014). An Approach to Landscape Character Assessment. Natural England. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf
- Ref. 12-29. Landscape Institute (2021). Assessing Landscape Value Outside National Designations – Technical Guidance Note 02/21. Available at: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf>

