

Cherry Willingham Neighbourhood Plan

Landscape Character Assessment



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1 INTRODUCTION

- 1.1 Lincs Design Consultancy has been commissioned by Cherry Willingham Parish Council to undertake a Landscape Character Assessment (LCA) to inform preparation of the Cherry Willingham Neighbourhood Plan.
- 1.2 For the purpose of this report the Study Area will be defined as the land within the Parish Boundary of Cherry Willingham.
- 1.3 The aim of this assessment is provide a clear understanding of the Study Area and its setting in landscape and visual terms, identifying its landscape character, value and capacity for development. The assessment will provide an understanding of the Study Areas sensitivity to change and provide recommendations to inform future decision making.
- 1.4 Topic Paper 6 of the National landscape Assessment Guidance deals specifically with techniques and criteria for judging landscape sensitivity, value, and ultimately landscape capacity. This assessment follows these guidelines and employs a standardised methodology.
- 1.5 Judging landscape character, sensitivity and capacity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This means making decisions about whether or not significant characteristic elements of the landscape will be liable to loss through disturbance, whether or not they could easily be restored, and whether important aesthetic aspects of character will be liable to change.
- 1.6 The importance of preserving or enhancing the landscape character in any context is firmly embedded within International and National Planning Policy.

2 APPROACH AND METHODOLOGY

2.1 THE ROLE OF THE LCA

2.1.1 In this context, the aim of the LCA aims to establish the following:

- Study of baseline factors such as topography, geology, land use and vegetation as well as perceptual factors formed from site visits
- Provide a clear understanding and characterisation of the study area and define distinct areas of landscape character
- Identify the sensitivity, value and capacity of each character area
- Provide recommendations to inform decision making

2.1.2 Topic 6 of the of the National landscape Assessment Guidance provides the following definitions;

Landscape Sensitivity

'Relates to the stability of character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive.'

Landscape Value

'The Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.'

Landscape Capacity

'Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.'

2.2 ASSESSMENT METHODOLOGY

2.2.1 The methodology used in the preparation of this assessment has been developed from the following guidelines

- Guidelines for Landscape and Visual Impact Assessment Third Edition, Landscape Institute (LA) and IEMA 2013.
- Landscape Character Assessment- Guidance for England and Scotland, Scottish Natural Heritage and the Countryside Agency 2002.
- Topic Paper 6 of the National landscape Assessment Guidance; techniques and criteria for judging capacity and sensitivity.

2.2.2 A range of data relating to the study area has been obtained as part of the assessment through both field surveys and desk-based research;

- **Desk study**

Assembly and analysis of data to identify landscape character types and the analysis of the factors that jointly contributes to the landscape character. This includes topography, geology, ecology, land cover pattern, land use and settlement pattern.

- **Field survey**

The collection of field data to define the landscape character, to identify aesthetic and perceptual qualities which are unlikely to be evident from desk information, and to identify the current condition of landscape elements.

2.2.3 Sources of information have included:

- Field visits during February 2014
- West Lindsey District Council's Website (www.west-lindsey.gov.uk)
- Natural England Website (www.naturalengland.org.uk)
- The Magic Website (www.magic.gov.uk)

2.2.4 This assessment will follow this standardised methodology;

STAGE 1- ESTABLISH LANDSCAPE BASELINE

Establish Landscape baseline of study area
Produce baseline maps and layers
Desktop study and research followed by initial field survey
Record findings
Define distinct areas of landscape character

STAGE 2- EVALUATE LANDSCAPE CHARACTER SENSITIVITY

2A Establish Landscape Quality and Condition
2B Establish Landscape Sensitivity
2C Combine 2A and 2B and use Table 1 (page 8) to give **Landscape Sensitivity**.

STAGE 3- EVALUATE VISUAL SENSITIVITY

Desktop study and on-site assessment
Establish **Visual Sensitivity** using Table 2 (page 9) to set value

STAGE 4- EVALUATE OVERALL SENSITIVITY

Landscape Sensitivity + Visual Sensitivity = Overall Sensitivity
Evaluate **Overall Sensitivity** using Table 3 (page 10)

STAGE 5- EVALUATE LANDSCAPE VALUE

Evaluate **Landscape Value** using Table 4 (page 11)

STAGE 6- EVALUATION OF CAPACITY TO ACCEPT DEVELOPMENT

Overall Sensitivity + Landscape Value = Capacity to accept development
Using Table 5 (page 12)

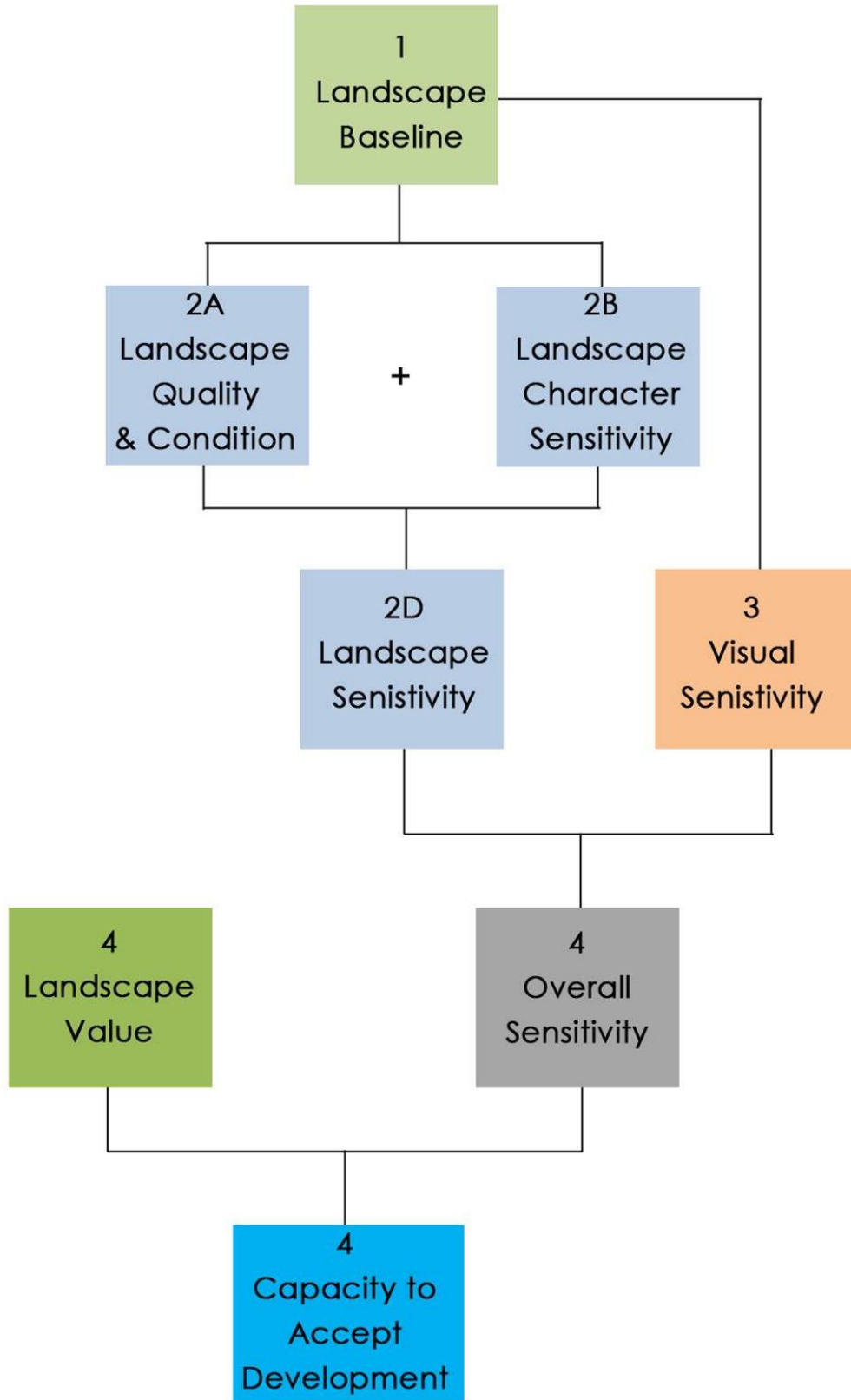


TABLE 1; LANDSCAPE CHARACTER SENSITIVITY ASSESSMENT CRITERIA

HIGH SENSITIVITY	<ul style="list-style-type: none"> • Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place. • Important intervening open land between settlements, or perceived as such. • Important to the setting of the town by providing a distinctive break between town and countryside • Open space important to the appearance, form and character of the built environment. • Development would be isolated from the town or would detract from important aspects of settlement form and pattern. • Site may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
MODERATE SENSITIVITY	<ul style="list-style-type: none"> • Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Part of a larger area of intervening open land between settlements, or perceived as such. • Of some importance to the setting of the town but the break between town and countryside is less distinctive. • Open space of some importance to the setting, appearance, form and character of the built environment. • Development would have some association with the town and may have some effect on the settlement form and pattern.
LOW SENSITIVITY	<ul style="list-style-type: none"> • Some elements/features are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. Few, if any, features/elements that could be replaced. • Is not important intervening open land between settlements. • Of little or no importance to the setting of the town as there is little or distinctiveness break between town and countryside. • Open space of little or no importance to the appearance, form and character of the built environment • Development would be an appropriate extension to the town with no adverse impact on the important aspects of settlement form and pattern

TABLE 2; VISUAL SENSITIVITY ASSESSMENT CRITERIA	
HIGH SENSITIVITY	<ul style="list-style-type: none"> • Provides important views into and/or out of the town which could not be mitigated. • Important to the setting of the town where development would create unacceptable visual intrusion into the countryside that could not be mitigated. • Site is very open to public or private views where views of the countryside or open space are very important. • Development would be uncharacteristically conspicuous and could not be successfully mitigated.
MODERATE SENSITIVITY	<ul style="list-style-type: none"> • Views into and/or out of the town are of some importance but there is scope for mitigating potential visual impacts. • Of some importance to the setting of the town but development could be mitigated so that visual intrusion to the countryside is acceptable. • Site is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance. • Development likely to be perceptible but would not significantly alter the balance of the features or elements within the existing view.
LOW SENSITIVITY	<ul style="list-style-type: none"> • Of little or no importance to the setting of the town such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation. • Site is well screened from public or private views. • Development would not be discernible or would enhance views or existing visual amenity.

TABLE 3; OVERALL LANDSCAPE SENSITIVITY				
LANDSCAPE CHARACTER SENSITIVITY	HIGH	HIGH	HIGH	HIGH
	MEDIUM	MEDIUM	MEDIUM	HIGH
	LOW	LOW	MEDIUM	HIGH
		LOW	MEDIUM	HIGH
		VISUAL SENSITIVITY		

TABLE 4; LANDSCAPE VALUE ASSESSMENT CRITERIA	
HIGH VALUE	<ul style="list-style-type: none"> • Lies wholly within a designated landscape where localised character and scenic value is distinctive. • Important to the setting of a registered historic park and garden. • Presents locally important landscape characteristic or scenic value. • Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
MODERATE VALUE	<ul style="list-style-type: none"> • Lies wholly or partially within a designated landscape but where localised character and scenic value is less distinctive or has become degraded. • Lies adjacent to a designated landscape. • Presents locally distinctive landscape characteristics with some scenic interest. • Presents some public amenity value by way of views, access, sporting facilities, biodiversity interest opportunity for quiet enjoyment (relative tranquillity).
LOW VALUE	<ul style="list-style-type: none"> • Does not lie within or adjacent to a designated landscape. • Does not present locally important/distinctive landscape characteristics or scenic value/interest. • Does not represent important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

TABLE 5; LANDSCAPE CAPACITY				
OVERALL LANDSCAPE SENSITIVITY	HIGH	MEDIUM	LOW TO MEDIUM	LOW
	MEDIUM	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	LOW	HIGH	MEDIUM TO HIGH	MEDIUM
		LOW	MEDIUM	HIGH
		LANDSCAPE VALUE		

3 LANDSCAPE CHARACTER CONTEXT

- 3.0.1 A landscape baseline has been established by identifying, describing and classifying the landscape character of the study area. This will identify the character, value and sensitivity of the landscape; thereafter defining the capacity of defined character areas.

3.1 NATIONAL LANDSCAPE CHARACTERISATION

- 3.1.1 As part of the Natural Environment White Paper Biodiversity 2020 and the European Landscape Convention the existing Joint Character Areas (published by the Countryside Agency 1998-1999) were replaced by the National Character Areas (NCA); revised profiles for all 159 character areas are due to be published by 2014. The Study Area falls on the boundary of 2 Character Areas; the Central Lincolnshire Vale for which the NCA has been produced and the Northern Lincolnshire Edge for which the NCA has yet to be produced; therefore for the purpose of this assessment the Joint Character Area (JCAs) will be referred to.
- 3.1.2 The following summarises the character areas;

JCA 45 Northern Lincolnshire Edge with Coversands

- Large-scale 'upland' arable escarpment broadly divided into north and south by River Witham at Lincoln. Area broadens to south.
- Prominent scarp slope of Lincoln 'Cliff' marks western edge of area.
- Open landscape with rectilinear fields and few boundaries. Where enclosure still present, a mixture of limestone walls, discontinuous hedges and shelter belts.
- Sparse settlement on top of escarpment. Spring-line villages to west at foot of 'cliff' and small parklands to east towards the clay vale.
- Active and redundant airfields.
- More complex landscape of the northern section includes a double scarp, urbanisation and dereliction in Scunthorpe area and the Coversands area of heath, blown sand habitats and conifer woods.
- Roman roads and ancient track ways such as Ermine Street or High Dyke follow north-south routes with one significant east-west route - Salter's Road. Green lanes occur in the southern area.

NCA 44 Central Lincolnshire Vale

- Tranquil, rural and sparsely settled landscape is largely used for agricultural production, mainly for the growing of arable crops, principally cereals.
- Its dominant 'boulder clay' derived soils underlain by mudstone bedrock lead to seasonably waterlogged conditions which, under natural unmodified conditions, support wet grasslands and woodlands; however, a history of agricultural improvement along with modern machinery and agrochemicals have transformed the land and vastly increased its productivity.
- An imperceptible rise in landform across the centre of the NCA means that the northern half drains north into the River Ancholme and out to the Humber, while the southern end drains into the River Witham and The Wash. Most of this natural drainage pattern has been straightened, deepened and confined within steep embankments and the land drained – especially north towards the Humber.
- In contrast, pockets of wind-blown sand deposits (the Coversands) and river-derived sands and gravels (the Fen Edge Gravels) have led to localised contrasting landscapes where soils are sandy, acidic and infertile and heathland habitats are found along with some extensive coniferous plantations.
- The Vale formed part of the ancient Anglo-Saxon kingdom of Lindsey (meaning 'island of Lincoln') which was almost cut off from neighbouring land by the Humber, The Wash and extensive wetlands between, with the only easy land access being along Ermine Street on the narrow Lincolnshire Limestone ridge, where Lincoln has been the key settlement of the wider area since Roman times.
- Access to the city and the sea via the River Witham has had important influence and led to a cluster of medieval settlements and monastic sites near to its course. The Vale still retains a sense of remoteness enhanced by its thinly scattered population and general lack of development and major roads and one of its key ecosystem services is the tranquillity of its landscape.
- The low, open nature of the land means that skies are expansive and relatively free of light pollution.
- Other key ecosystem services include its biodiversity resource which, despite being very limited overall, provides clusters of value, perhaps most notably but not exclusively in the Bardney Limewoods National Nature Reserve which provides the greatest concentration of original wildwood left in the country.

- The recreational potential of the area is also important because of the Vale's close proximity to Lincoln and also the Lincolnshire Wolds Area of Outstanding Natural Beauty, of which a small part extends into the area.
- Provision of food is a very important function of the NCA. A key challenge for the Vale is balancing agricultural and forestry production with the enhancement of other ecosystem services such as the regulation of water quality.

3.2 LOCAL LANDSCAPE CHARACTERISATION

3.2.1 The West Lindsey Landscape Character Assessment (1999) further expands on the defined JCA's. The Study Area appears to fall on the boundary of two character areas. These character areas will both influence the Study Area and therefore will both be referred to in this assessment. The following summarises the character areas;

Area 6- Lincoln Fringe

- Flat agricultural landscape with a number of expanded settlements
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees
- Approached to settlements generally dominated by built form
- Views to Lincoln Cathedral

Area 8- Lincolnshire Lime Woods

- Diverse, undulating landscape crossed by many rivers and streams.
- Ancient lime woodland caps shallow hills and forms contrast to surrounding arable fields.
- Medium sized fields, with good hedgerow boundaries and some hedgerow trees.
- Tiny dispersed settlements and individual farms, linked by an extensive network of minor roads and lanes.
- Desertion and shrinkage of some settlements.

3.3 CHERRY WILLINGHAM AND CONTEXT

- 3.3.1 The Study Area has been defined as the land within the Parish boundary of Cherry Willingham. The settlement is separated into two areas of built form located to the north and south of the railway. The smaller area of settlement to the north of the railway appears to be newer development and has a suburban form that includes the Community School. The larger main area of settlement to the south of the railway has a relatively small historical core based around the High Street and Church Lane with a small number of Listed Buildings. The village has spread to the south of the High Street with numerous more modern suburban developments. The most recent of these is a relatively large non-descript development to the east of the village. The sports pitch and primary school fields in the centre of the village creates a break in the built form. There is a variety of dwelling typologies within the village mainly constructed of traditional materials.
- 3.3.2 The railway runs across the northern boundary of the main part of the settlement. This has created an obvious development boundary for the settlement and has prevented it from spreading north. Fiskerton Road runs across the southern boundary of the village and forms another obvious settlement boundary as does Waterford Lane which runs along the eastern boundary the village. These roads create a landscape feature that has contained and prevented the development from spreading into the countryside. The majority of properties are located on the village side of the road and face south and east looking across the surrounding valley landscape. This composition is a key feature that categorises the external character of the village.
- 3.3.3 The village sits in an agricultural context surrounded by arable and pastoral fields with sporadic small areas of woodland and intermittent hedgerows. The city of Lincoln is located approximately 5km to the west of the village and forms the area's major conurbation. There are numerous other settlements in the surrounding area mainly based around the A15, B1308 and the River Witham. The River Witham is located approximately 100m to the south of the village running west to east. The river sits within an area of valley over which Cherry Willingham looks.

3.4 GEOLOGY

- 3.4.1 The National and Regional Landscape character assessments have expressed that the Study Area is approximately located on the boundary of differing character areas. This is somewhat reinforced by the geology of Lincolnshire and the surrounding area. The Limestone Heath which forms a line of hills cutting through Lincolnshire and the Clay Vale both influence the Study Area.
- 3.4.2 The British Geological Survey 50k Bedrock Map shows that a band of Cornbrash Formation (Limestone) runs across the centre of the study area. The eastern part of the study area is formed from Kellaways Formation (sandstone, siltstone and mudstone) with a band of Blisworth Clay Formation (Mudstone) runs along the western side of the Study Area. Willingham Fen sloping down the River Witham is composed of bands of Blisworth Limestone Formation, Blisworth Lay Formation (mudstone) and Lincolnshire Limestone Formation.

3.5 TOPOGRAPHY

- 3.5.1 The topography to the north of the railway line is characterised by a more undulating and hilly landscape, with the area to the north of Fox Covert wood being the high point of the study area. The area to the south of Fiskerton Road gently slopes down Willingham Fen before the River Witham. The topography of the Study Area slopes from Hawthorn Road in the north to the River Witham in the south.
- 3.5.2 The differing topographical characters of the study area is consistent with the geology study and reflects the regional and national landscape character assessments. The topography of the Study Area allows views, from certain vantage points, west to Lincoln Cathedral, east to Fiskerton Church and south across the valley to Washingborough

4 LANDSCAPE CHARACTER, SENSITIVITY, VALUE AND CAPACITY STUDY

- 4.1 The landscape baseline study had identified three generalised areas of landscape character within the study area. For the purpose of this assessment these will be referred to as;

1 Area to the North of the Railway

2 Central Strip

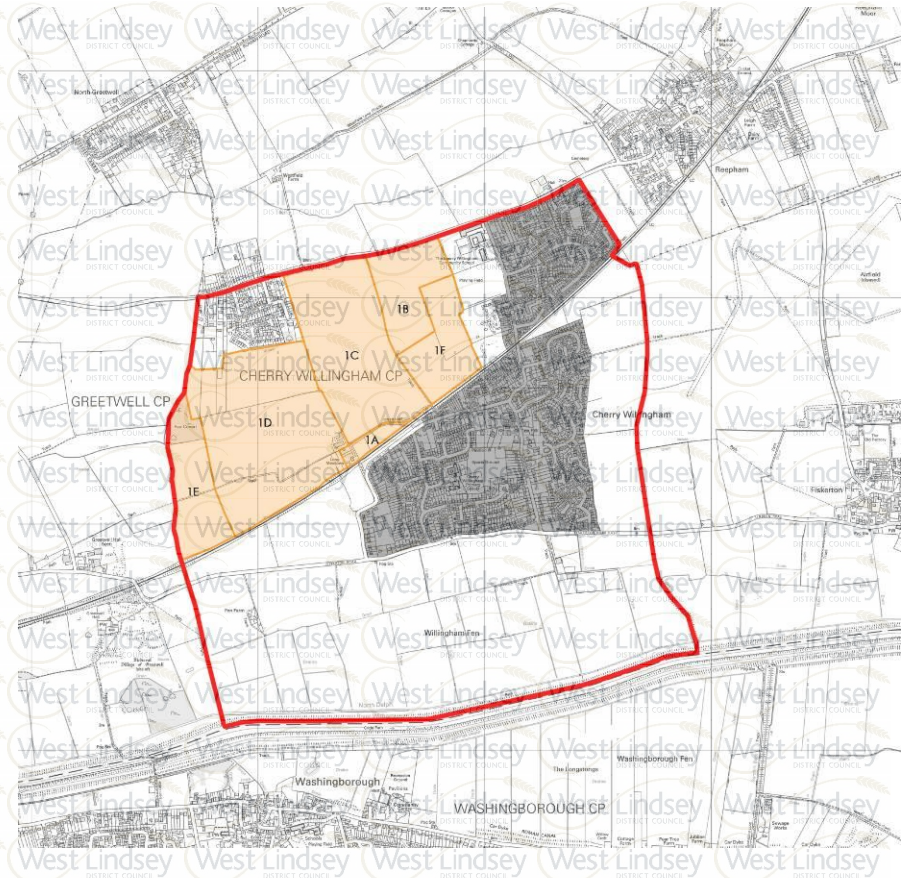
3 Land to the south of Fiskerton Road



- 4.2 The landscape Character, Sensitivity, Value and Capacity Study will further divide these generalised character areas into smaller areas of landscape character. These smaller areas are reflective of field patterns and possible future development parcels that may be identified in the Neighbourhood Plan. The use of this methodology will create legibility and clarity in relation to the Neighbourhood Plan.


Area 1



Land to the North of the Railway



- Relatively open, rolling agricultural land with areas of enclosed paddock to the south and small woodland to the north.
- Matrix of drainage ditches and broken boundary hedges; field pattern has been eroded for modern agricultural purposes but evidence of smaller traditional field pattern to the east. Mature trees and hedges to the south of Green Lane.
- Area is separated from main part of settlement to the south by railway line and adjoins the smaller area of settlement to the north east. Smaller, isolated area of settlement to the northwest and farmstead to the south.
- Limestone land rises from east to west to highest point in the study area before sloping back down, to the west. Important views to Lincoln Cathedral to the west and valley landscape to the south. PROW running east to west provides extensive views.







AREA 1A:						
Location: Enclosed paddock area to the south of Green Lane						
General Description: Small, enclosed, rough, relatively flat area used as a grassed paddock. Pasture used for grazing with mature trees/hedges to the boundaries. Railway line located to the south of area.						
Key Baseline Features: Mature tree and hedge planting to boundaries providing significant element for views from the north. Green Lane to the north provides access to wider public footpath network.						
Landscape Sensitivity: High/Moderate Mature trees important edge characteristic to settlement, if lost could not be replaced.		Visual Sensitivity: Moderate Important for views into settlement from the north. No important views out due to enclosed nature of areas.		Overall Sensitivity: High/Moderate Trees create Important element to the edge of settlement, there loss would have a detrimental effect.		
Landscape Value: Moderate Not located in any statutory designations but is important for local scenic value and walking routes along Green Lane to wider footpath network.						
Overall Capacity; MEDIUM/LOW TO MEDIUM Provides an opportunity for development; any development should be low density and retain existing trees.						
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY	
HIGH TO MODERATE	MODERATE	HIGH	MODERATE	MODERATE	MEDIUM	LOW TO MEDIUM

AREA 1B:						
Location: Field to the south of Hawthorn Road						
General Description: Area of limestone arable land. Medium, rolling, open area located on the western edge of the settlement. School and playing fields located to east.						
Key Baseline Features: Hawthorn Road runs to the north. Typical of local arable landscape. Some mature trees to boundaries. Open/broken boundaries allowing for views south across wider landscape. School located to the east. Possibility of views east to Cathedral, but unknown.						
Landscape Sensitivity: Moderate Typical arable landscape forming part of open land between settlements. Open character allows local views. Busy edge to settlement.		Visual Sensitivity: High Important view across area from Hawthorn Road footpath to the edge of settlement and wider landscape. Possibility of views west to Cathedral.		Overall Sensitivity: High/Moderate Located alongside edge of settlement. Area is visually sensitive to change; could be difficult to mitigate against.		
Landscape Value: Moderate Not located in any statutory designations but is important for local scenic value and views from Hawthorn Road,						
Overall Capacity; MEDIUM/LOW TO MEDIUM Does provide an opportunity for development but this should be restricted to the edge of the settlement (east) so that key views to the south from Hawthorn Road are retained.						
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY	
MODERATE	HIGH	HIGH	MODERATE	MODERATE	MEDIUM	LOW TO MEDIUM

AREA 1C:				
Location: Land between Hawthorn Road and Green Lane				
General Description: Area of limestone arable land Medium, open and undulating landscape, detached from settlement with views west to Cathedral.				
Key Baseline Features: Open countryside, typical of local arable landscape. Open/broken boundary hedging with sporadic mature trees to the south. Rolling topography, views to the west to the Cathedral. Railway located to the south.				
Landscape Sensitivity: Moderate/High		Visual Sensitivity: High	Overall Sensitivity: High	
Intervening land between settlements. Development would be isolated from settlement. Topography and open character result in a high sensitivity area.		Visible from Hawthorn Road to the south, PROW to west and Green Lane to the north. Open character. Important for views south across valley, west towards Cathedral and east towards settlement edge.	Open countryside between areas of settlement. Visually important/sensitive for views in/out of settlement, development would be clearly seen and hard to mitigate against. Important to local views.	
Landscape Value: Moderate				
Not located in any statutory designations but is open countryside. Is important for the setting of the settlement and has scenic value.				
Overall Capacity: LOW TO MEDIUM				
Provides a low to medium capacity. Any development would appear isolated from settlement. Visual sensitivity difficult to mitigate against. Largely inappropriate for development, any development should be very low density and designed to retain views.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH TO MODERATE	HIGH	HIGH	MODERATE	LOW TO MEDIUM

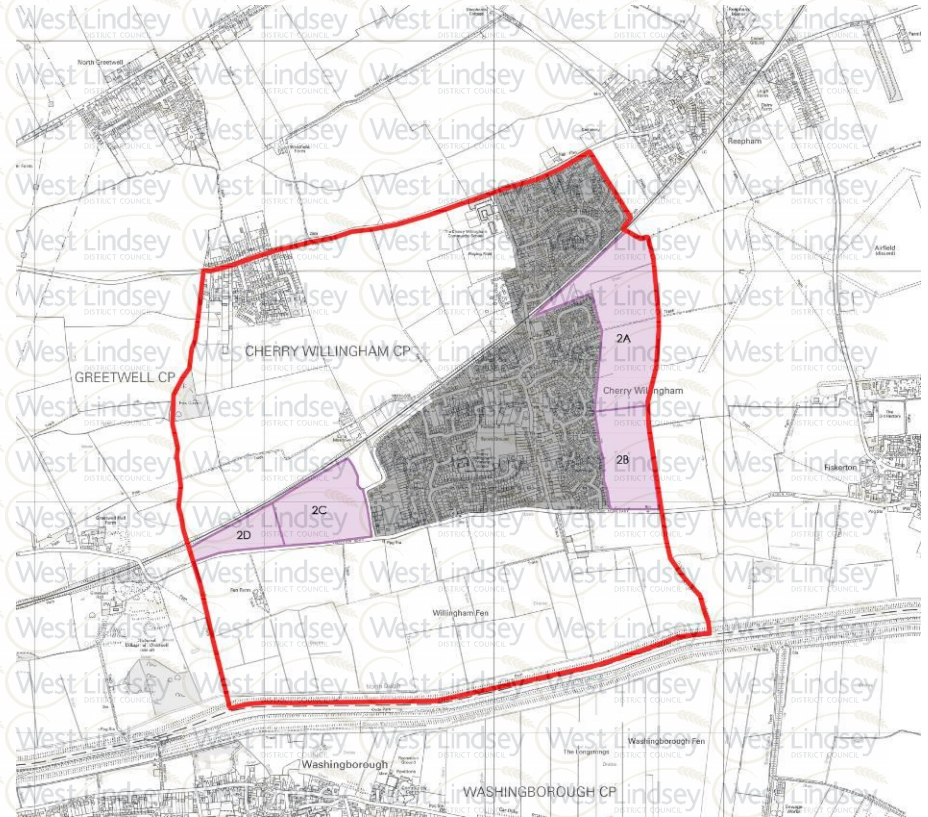
AREA 1D:					
Location: Land to the South of Franklin Way					
General Description: Area of attractive limestone arable land. Open and rolling character, with enclosed paddock to the south. Sloping up (west) to highest point in study area. Open boundary to the west allowing views to Cathedral.					
Key Baseline Features: Open rolling topography typical of surrounding agricultural land. Small area of settlement to north; recently extended. PROW runs through southern part of the area. Views west to cathedral and south across valley.					
Landscape Sensitivity: Moderate/High		Visual Sensitivity: High		Overall Sensitivity: High/Moderate	
Separated from main settlement. Located on ridge line with PROW running through centre. Very sensitive to change.		Very important for public views of the Cathedral and south across valley from PROW. Prominent for views in wider context.		Mainly separated from settlement. Visually very sensitive. Southern part of area is highly sensitive to any form of development or change.	
Landscape Value: Moderate					
Not located in any statutory designations. Very important for scenic value due to topography.					
Overall Capacity: LOW TO MEDIUM					
No development in south of area. The views to west and south should be protected. Possibility of small area of development to the north of area as an extension to the settlement, where it will be less visually intrusive.					
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY
MODERATE/MODERATE	HIGH	HIGH	MODERATE	MODERATE	LOW TO MEDIUM



AREA 1E:				
Location: Fox Covert and Land to the South				
General Description: Remote, clay arable land with an area of deciduous woodland in the north. Sloping west from high point of study area with open character allowing views across Cathedral and wider landscape.				
Key Baseline Features: Open countryside, completely separated from settlement. Broken hedgerows to boundaries. Sloping arable land with small area of woodland (BAP Priority). PROW running through the centre of area.				
Landscape Sensitivity: High Isolated area of woodland (BAP Priority), uncommon in landscape. In open countryside; exposed position. Highly sensitive to change	Visual Sensitivity: High Very important for public visual amenity; direct views from PROW to Cathedral to the west. Extensive views from PROW to Washingborough and valley landscape. Visually sensitive for views in wider landscape.		Overall Sensitivity: High/Moderate Very important for local scenic value and visual amenity. Completely separated from settlement. Highly sensitive to any form of development. Development in this local would be very inappropriate.	
Landscape Value: High to Moderate Not designated; but has a very high scenic value. Important for public visual amenity from PROW. Area of woodland is also of high visual/landscape value.				
Overall Capacity; LOW Very high visual sensitivity. Development in this location would damage landscape character and visual amenity.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH	HIGH	HIGH	HIGH TO MODERATE	LOW



AREA 1F:				
Location: Land to West of Croft Lane				
General Description: Lime agricultural land used for pasture with hedgerows defining a contextually smaller field pattern. Gently rolling topography constrained by settlement to the east and railway to the south.				
Key Baseline Features: Located alongside settlement boundary. Hedgerows form what to appear to older and more traditional field patterns. Relatively new area of settlement expansion to the east. Visible from Green Lane. Playfields located to the east.				
Landscape Sensitivity: Medium Evidence of traditional smaller traditional field patterns. Located alongside settlement and constrained to south by railway. Edge character not of great quality due to new development.		Visual Sensitivity: Medium Limited importance to setting of built form. Only public views in from Green Lane and restricted views from PROW. Possibility of limited views west to Cathedral.		Overall Sensitivity: Medium New development to east. Limited visual sensitivity that could be mitigated. Development would have association with settlement.
Landscape Value: Moderate Not in an area of landscape designation. Has a moderate level of scenic and public amenity value.				
Overall Capacity; LOW TO MEDIUM Provides opportunity for development. Development should provide an extension to the existing development; provides opportunity to create more positive edge treatment to settlement. Existing boundary hedges and views to Cathedral should be utilised.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM





Area 2 Central Strip



- Medium, rolling, undulating agricultural land with extensive vistas to the south. Located to the east and west of the settlement, constrained to the north by railway embankment and the south by Fiskerton Road.
- Area to east composed of larger, more open, agricultural fields, slopes mainly north to south with PROW running through centre, views to the south. Edge character has been eroded by new settlement to the east.
- Area to west composed of more enclosed, rolling agricultural landscape with mature tree and hedges to boundaries. Physically separated from settlement by Waterford Road. Land slopes north to south and west with extensive views across valley to south. Visual links to Schedule Ancient Monument to the west.



AREA 2A:						
Location: Land to the East of Thornton Way						
General Description: Flat, slightly undulating agricultural land located to the east of the settlement. More enclosed triangular field pattern to north of area with more open large field to the south.						
Key Baseline Features: Railway runs to the north. PROW runs to the south of area. Smaller areas of triangular fields to the north adjacent to railway.						
Landscape Sensitivity: Medium to Low Adjoined to settlement boundary. Poor residential edge character. Low level of scenic value. Moderate to Low sensitivity to change.		Visual Sensitivity: Medium Visible from Thornton Way and PROW to the south. Not important for wider landscape views. Does not provide important views into/out of the settlement.		Overall Sensitivity: Medium to Low Development would cause limited visual impact; will impact views from PROW to south but this can be mitigated.		
Landscape Value: Medium to Low Not in an area of landscape designation. Topography and constrained location creates a low level of scenic value.						
Overall Capacity; MEDIUM TO HIGH/HIGH Provides opportunity for development. Directly adjacent to settlement; opportunity to improve edge characteristics. Any development should mitigate against views in from PROW.						
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY	
MEDIUM TO LOW	MEDIUM	MEDIUM	LOW	MODERATE TO LOW	HIGH	MEDIUM HIGH

AREA 2B:					
Location: Land to north of Fiskerton Road					
General Description: Open, rolling agricultural land to the east of the settlement. Area slopes down south towards Fiskerton Road. Provides gateway into settlement when approaching from the east.					
Key Baseline Features: PROW located to the north of the area. Open character allows views to the south. Adjacent to settlement boundary and area of new development. Negative edge treatment busy and fragmented.					
Landscape Sensitivity: Medium to Low		Visual Sensitivity: Medium to High		Overall Sensitivity: Medium	
Alongside settlement. Existing broken hedgerows. Gateway into settlement but poor edge character. Development would be associated with settlement.		View across area from the PROW. Views south across wider landscape. Forms visual gateway into settlement.		Limited landscape sensitivity. Development would cause visual impact, but this could be mitigated (positive contribution to landscape)	
Landscape Value: Medium to Low;					
Not in an area of landscape designation. Does have some scenic value for views from PROW and views south.					
Overall Capacity; MEDIUM/MEDIUM TO HIGH					
Opportunity for future development; should be an extension to the existing development. Opportunity to improve edge character and scenic value of gateway into settlement. Views from PROW should be retained.					
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY	
MEDIUM TO LOW	MEDIUM TO HIGH	MEDIUM	MEDIUM TO LOW	MEDIUM TO HIGH	MEDIUM

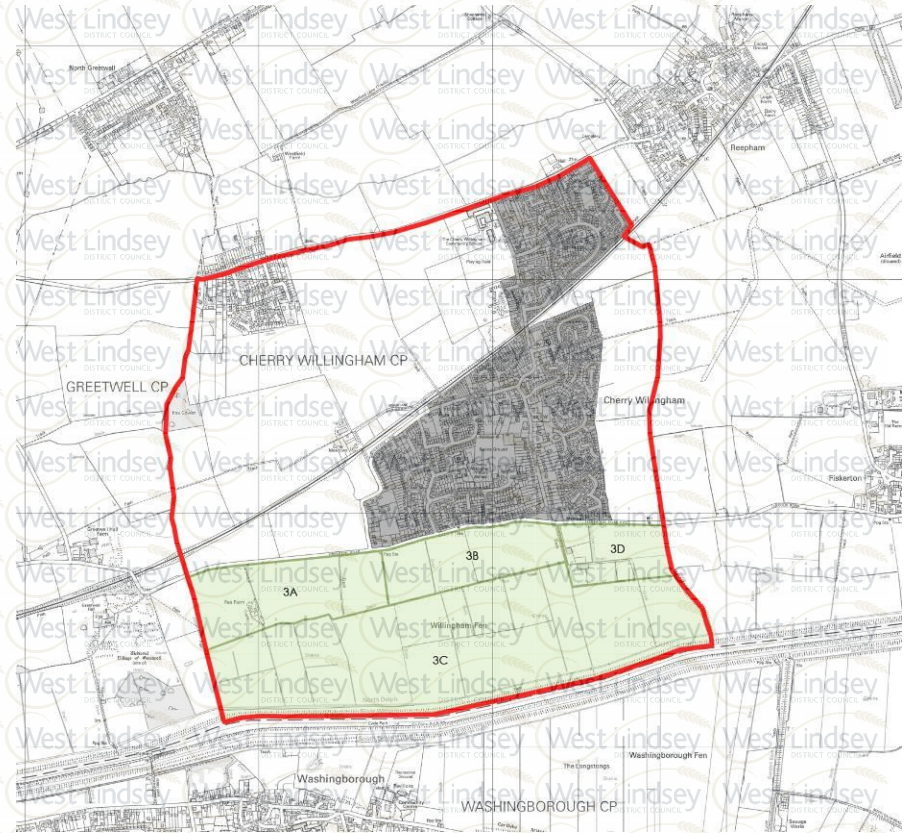
AREA 2C:					
Location: Land to West of Waterford Road					
General Description: Rolling, sweeping, clay agricultural land sloping south with mature tree and hedge planting to the boundaries. Important to views into settlement from the wider context.					
Key Baseline Features: Railway to the north. Mature trees and hedge planting of value to boundaries. Separated from settlement by Waterford Road. Forms gateway into settlement from west.					
Landscape Sensitivity: High Mature tree and hedges of value. Forms gateway into settlement from east. Adjacent to built limits but lies outside boundary elements. High character sensitivity- important edge and gateway.					
Visual Sensitivity: High Highly visible from Fiskerton Road and Waterford Road. Extensive views across valley landscape to the south. Important view into settlement from south and west.					
Overall Sensitivity: High High overall sensitivity; contributes to local sense of place. High visual sensitivity (but no public access to field) difficult to mitigate. Development would be highly inappropriate in this location.					
Landscape Value: High/Medium; Not in an area of landscape designation. Has a high local scenic value due to its position within a important view into settlement.					
Overall Capacity; LOW TO MEDIUM/LOW Provides a very low capacity, important to views into settlement. Development would be very inappropriate in this location.					
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY	
HIGH	HIGH	HIGH	HIGH TO MEDIUM	LOW TO MEDIUM	LOW


AREA 2D:				
Location: Land to North West of Fiskerton Road				
General Description: Enclosed Limestone agricultural field that tapers to the west. Rolling topography sloping north east to south west. Constrained to the north by the railway and south by Fiskerton Road.				
Key Baseline Features: Separated from settlement boundary by 500m of open countryside. Mature trees to southern boundary. Has a visual relationship to the Scheduled Ancient Monument at adjacent Greetwell.				
Landscape Sensitivity: High Strong hedge and mature trees to southern boundary. Totally separated from settlement, highly vulnerable to loss or development.		Visual Sensitivity: High In open countryside. Important for wider views across landscape and views towards settlement. Visual relationship to the adjacent SAM.		Overall Sensitivity: High In open countryside, very high sensitivity. Development would be isolated from settlement and would detract from landscape character. Development would be highly inappropriate in this location.
Landscape Value: High Not in an area of landscape designation. High scenic value, visual links to SAM. Isolated from settlement; separated by 500m of open countryside.				
Overall Capacity: LOW Highly sensitive. Development in this location would damage landscape character and visual amenity.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH	HIGH	HIGH	HIGH	LOW



Area 3



Land to the South of Fiskerton Road



- Large scale, open landscape, gently sloping from Fiskerton Road in the north to Willingham Fen. Extensive views west to Lincoln Cathedral and east to Fiskerton Church.
- Northern area slopes gently south, some areas of traditional field boundaries with large mature trees. Traditional farmstead to west with more rolling landscape, visually linked to adjacent Scheduled Monument. Important for views from settlement across landscape to the south.
- Willingham Fen located to the south of area; spreading expansive, open, flat peat flood plain landscape used as pasture and arable land. Matrix of extensive drainage ditches and broken boundary hedges. Embanked River Witham located to the south creating elevation for Viking Way. Possibility of archaeology interest.



AREA 3A:				
Location: Land to north of Fen Farm				
General Description: Open rolling, limestone agricultural landscape with small farmstead. Sloping from north to south towards to fenland.				
Key Baseline Features: Partly in Flood Zone 2/3. Isolated from settlement. PROW located on the eastern boundary of area. Farmstead at centre of area. Greetwell SAM to the east of area.				
Landscape Sensitivity: High	Visual Sensitivity: High	Overall Sensitivity: High		
Clearly separated from settlement. Visual relationship to adjacent SAM . Very sensitive to change.	Highly visible from Fiskerton Road to the north, the Viking Way to the south and PROW to the east. Important for views into and from the settlement across the valley landscape to the south. Partial views to Cathedral to the West.	Isolated from settlement, in open countryside and visibly highly sensitive Development would be highly inappropriate in this location.		
Landscape Value: High				
Not in an area of landscape designation. Important to views in and out of the settlement; has a high local scenic value. Visual links to SAM.				
Overall Capacity: LOW				
Separated from settlement boundary, development would be isolated. Visually sensitive. Development would be inappropriate.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH	HIGH	HIGH	HIGH	LOW

AREA 3B:					
Location: Land to South of Fiskerton Road					
General Description: Area of smaller agricultural fields directly to the south of Fiskerton Road, gently sloping south towards River Witham. Expansive character when viewed in wider landscape but relatively enclosed at site level.					
Key Baseline Features:					
Partially in Flood Zone 2/3. Defined by strong hedgerows and mature trees. Separated from settlement by Fiskerton Road. Important for views into and from settlement.					
Landscape Sensitivity: High		Visual Sensitivity: High		Overall Sensitivity: High/Medium	
Mature trees and hedging to boundaries are important landscape elements that could not be replaced. Scenic value makes the area sensitive to change.		Very important for views into and from the settlement. Visible from Viking Way and wider views to south. Overlooked by dwellings fronting onto Fiskerton Road.		Adjacent to settlement boundary, but separated by road. trees/hedges of value and highly visually sensitive.	
Landscape Value: High/Medium;					
Not in a designated area. Has a high scenic value. Development would be isolated from					
Overall Capacity: LOW TO MEDIUM/LOW					
Score of 'low to medium' because of lower landscape value; but development in this area should be avoided due to visual sensitivity. Any development should be small in scale and retain viewing corridors.					
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY	
HIGH	HIGH	HIGH	MEDIUM/LOW	LOW TO MEDIUM	LOW

AREA 3C:				
Location: Willingham Fen				
General Description: Low lying, open, arable fen land with an extensive drainage network located to the north of the River Withern.				
Key Baseline Features: Flood Zone 3. Viking Way located to the South, PROW to the east. Views to Cathedral to the west and Fiskerton Church to the east. Important for views across valley. BAP Priority Habitat; Coastal and Floodplain Grazing.				
Landscape Sensitivity: High Separated from settlement by open countryside, forms important fen landscape to the north of Viking Way, habitat interests. Highly sensitive to change.		Visual Sensitivity: High Views across area from PROW to east and Viking Way to south. Highly visible from views from the settlement and the wider context. Views to Cathedral and Fiskerton Church.		Overall Sensitivity: High Area is highly visible and separated from settlement. Important for scenic value and views. Development in this area would be very inappropriate and would damage landscape character.
Landscape Value: High/Medium;				
Not in an area of landscape designation. Has a high local scenic value and has priority habitat.				
Overall Capacity; LOW				
No capacity for development. Development in this area would be highly inappropriate. Entirely in Flood Zone 3.				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH	HIGH	HIGH	HIGH	LOW

AREA 3D:									
Location:									
General Description: Gently sloping area of smaller, fragmented, agricultural fields defined by hedgerows. Small collection of agricultural building located south/central.									
Key Baseline Features: Land used for a mixture of uses including agriculture and equestrian; large buildings associated to this use. Partly in Flood Zone 2/3. Separated from settlement by road, busy edge character to settlement.									
Landscape Sensitivity: High to Medium		Visual Sensitivity: High		Overall Sensitivity: High/Medium					
Land partly developed which has slightly eroded character. Strong field boundaries. Scenic value in wider landscape context results in being sensitive to change.		Important for long and short distance views south from settlement.		Overall sensitivity due to current use of the land, but this area does occupy a prominent location in the landscape.					
Landscape Value: High/Medium;									
Not in an area of landscape designation, is important for local scenic value.									
Overall Capacity: LOW TO MEDIUM/LOW									
Provides a 'low to medium' value due to existing development lowering sensitivity. Yet, as area 3B development in this area should be avoided due to visual sensitivity.									
LANDSCAPE SENSITIVITY		VISUAL SENSITIVITY		OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY		
HIGH TO MEDIUM		HIGH		HIGH		MEDIUM	HIGH TO MEDIUM	LOW TO MEDIUM	LOW

6 SUMMARY AND RECOMMENDATIONS

- 6.1.1 This assessment has been carried out using criteria set out in national guidance.
- 6.1.2 This assessment has created a landscape baseline for the study area which identified three generalised areas of landscape character. The following summarises the sensitivity and capacity of each area, Depending on the size and landscape characteristics, landscape capacity may not necessarily be uniform across the entire area;

1 Area to the North of the Railway

- Visually sensitive, important for views to wider landscape and Lincoln Cathedral. Important for public amenity with PROW located in west of area.
- Areas 1B and 1F are located adjacent to the settlement boundary. Area 1B provides a **Low to Medium/Medium** capacity because of its visual sensitivity; any development should be directly adjacent to the settlement boundary and protect views to the south from Hawthorn Road. Area 1F is seen as an appropriate extension to the settlement and provides a **Medium** capacity; development provides opportunity to create more positive edge treatment to settlement, any views west to the Cathedral should be retained.
- Area 1A provides a **Low to Medium/Medium** capacity. Any development should be low in density, retain the enclosed nature of the area and protect existing trees.
- Areas 1C and 1D have a **Low to Medium** capacity; separated from settlement and visually sensitive. Any development should be ideally located to the north of area 1D, adjacent to the existing area of settlement.
- Area 1E provides a **Low** capacity; areas is separated from development and is highly visually sensitive. Development in this area would be highly inappropriate, damaging landscape character and visually amenity.

2 Central Strip

- Landscape to east and west of settlement, provides gateway landscape into village. Expansive views south across wider landscape.

- Area 2A and 2B located to the east the village, adjoining the settlement boundary. Area 2A provides a **Medium to High/High** capacity, development in this area represents an appropriate extension to the settlement. Area 2B provides a **Medium/Medium to High** capacity, provides the opportunity to improve edge character and, views from PROW should be retained/mitigated.
- Areas 2C and 2D are located to the west of the village, separated from the settlement boundary. Area 2C provides a **Low/Low to Medium** capacity and Area 2D provides a **Low Capacity**; development in these areas would be inappropriate and would damage landscape character and visual amenity.

3 Land to the south of Fiskerton Road

- Large scale, open landscape, gently sloping from Fiskerton Road in the north to Willingham Fen. Extensive views west to Lincoln Cathedral and east to Fiskerton Church.
- Area 3A is visually sensitive and is separated from the settlement, any development would appear isolated; therefore the area has a **Low** capacity for development.
- Area 3C is separated from the settlement by open countryside, is an important fen landscape and is high visually sensitive. Development in this area would be highly inappropriate, therefore has a **Low** capacity.
- Areas 3B and 3D have a **Low/Low to Medium** Capacity. Areas have a lower landscape value, but have a high visual sensitivity. Development to the south of Fiskerton Road should be avoided and would be inappropriate; any development should be small in scale and retain viewing corridors.

6.2 RECOMMENDATIONS

- 6.2.1 The National Planning Policy Framework sets out to deliver new developments in sustainable locations. As such it is expected that new residential development will be directed to sustainable locations such as Cherry Willingham. This pressure for new development will probably see the further growth of Cherry Willingham.
- 6.2.2 This assessment has judged the character of the landscape defined within the parish of Cherry Willingham and provided a capacity for each character area. This capacity study should be used to understand the areas sensitivity to change and be used to directly inform the neighbourhood plan. Any new development should be located in the most appropriate location in the form of well-designed landscaped extensions that relate to landform and of a size appropriate to the size of the settlement.
- 6.2.3 Issues involving residential design, access, materials and landscaping are not within the scope of this report. This should be incorporated into specific guidelines for the neighbourhood plan. This assessment has identified areas that are appropriate for development; careful consideration should be given to the extent and design of any development within these areas. The neighbourhood plan should adopt policies that will sustain and support landscape infrastructure in the Parish and take the opportunity to;
- Improve the quality of the settlements edge in relation to the open countryside. Especially for areas that form an important gateway into the settlement.
 - Provide new PROW to allow greater access to the countryside
 - Provide ecology and bio-diversity enhancements
 - Protect existing landscape elements of value
 - Conserve habitats of value
 - Provide educational and permaculture projects for local residents

TERMINOLOGY

The phrases, vocabulary and terminology used throughout this chapter are described below;

Landscape:

Those physical components that together form the appearance of land, including its shapes, colours and textures. Landscape also reflects the way in which these various components combine to create a distinctive landscape character that might be particular to a specific locality.

Study Area:

The area within which desk and/ or site surveys have been carried out when determining the extent of the influence of the development upon the adjoining landscape.

Landscape Character:

The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape Character Type (LCT):

Areas with similar landscape characteristics. Normally sub-divided landscape areas on a local scale. Typical landscape components that define an area's landscape character could include landform, land cover, vegetation, settlement pattern, remoteness and degree of tranquillity.

Landscape Receptor:

Physical landscape resource that will be affected by any element of the proposed development.

Visual Receptors:

People (for example residents, visitors, travellers through the area and other groups of viewers) who have viewpoints that will be affected by any element of the proposed development. Individual visual receptors are identified and categorised in terms of their sensitivity to visual change.

Baseline Conditions:

The baseline landscape and visual conditions have been evaluated through both desk-based and site appraisal during November 2009. The baseline conditions are evaluated in terms of landscape planning context and landscape form and features

Landscape Sensitivity

Relates to the stability of character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive.

Landscape Capacity

Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.

APPENDIX A

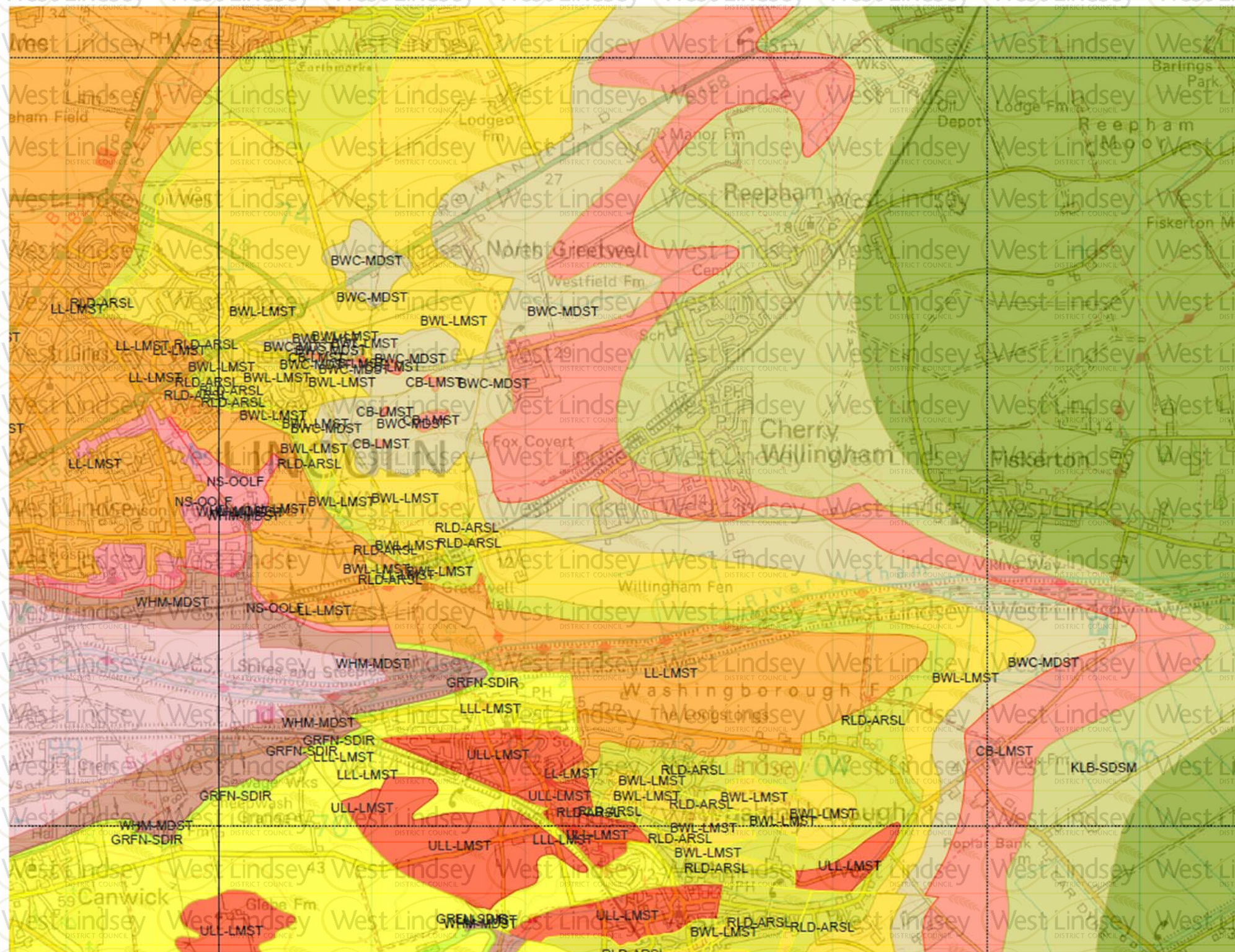
BASELINE MAPS

PROJECT:
Cherry Willingham
Landscape Character Assessment

TITLE:
Geology

DATE:
March 2014

Map Colour	LEX Code	Rock Name	Rock Type
	OXC-MDST	Oxford Clay Formation http://www.bgs.ac.uk/locations/lex/oxford.htm	Mudstone
	KLB-SDSM	Kellaways Formation http://www.bgs.ac.uk/locations/lex/kellaways.htm	Sandstone, Siltstone And Mudstone
	BWL-LMST	Blisworth Limestone Formation http://www.bgs.ac.uk/locations/lex/blisworth.htm	Limestone
	CB-LMST	Combrash Formation http://www.bgs.ac.uk/locations/lex/combrash.htm	Limestone
	BWC-MDST	Blisworth Clay Formation http://www.bgs.ac.uk/locations/lex/blisworth.htm	Mudstone
	RLD-ARSL	Rutland Formation http://www.bgs.ac.uk/locations/lex/rutland.htm	Argillaceous Rocks With Subordinate Sandstone And Limestone
	ULL-LMST	Upper Lincolnshire Limestone Member http://www.bgs.ac.uk/locations/lex/upper.htm	Limestone
	LL-LMST	Lincolnshire Limestone Formation http://www.bgs.ac.uk/locations/lex/lincolnshire.htm	Limestone
	LLL-LMST	Lower Lincolnshire Limestone Member http://www.bgs.ac.uk/locations/lex/lower.htm	Limestone
	NS-OOLF	Northampton Sand Formation http://www.bgs.ac.uk/locations/lex/northampton.htm	Ooidal Ironstone
	GRFN-SDIR	Grantham Formation And Northampton Sand Formation (Undifferentiated) http://www.bgs.ac.uk/locations/lex/grantham.htm	Sandstone And Ironstone
	WHM-MDST	Whitby Mudstone Formation http://www.bgs.ac.uk/locations/lex/whitby.htm	Mudstone
	SMCM-MDST	Scunthorpe Mudstone Formation And Charnworth Mudstone Formation (Undifferentiated) http://www.bgs.ac.uk/locations/lex/scunthorpe.htm	Mudstone







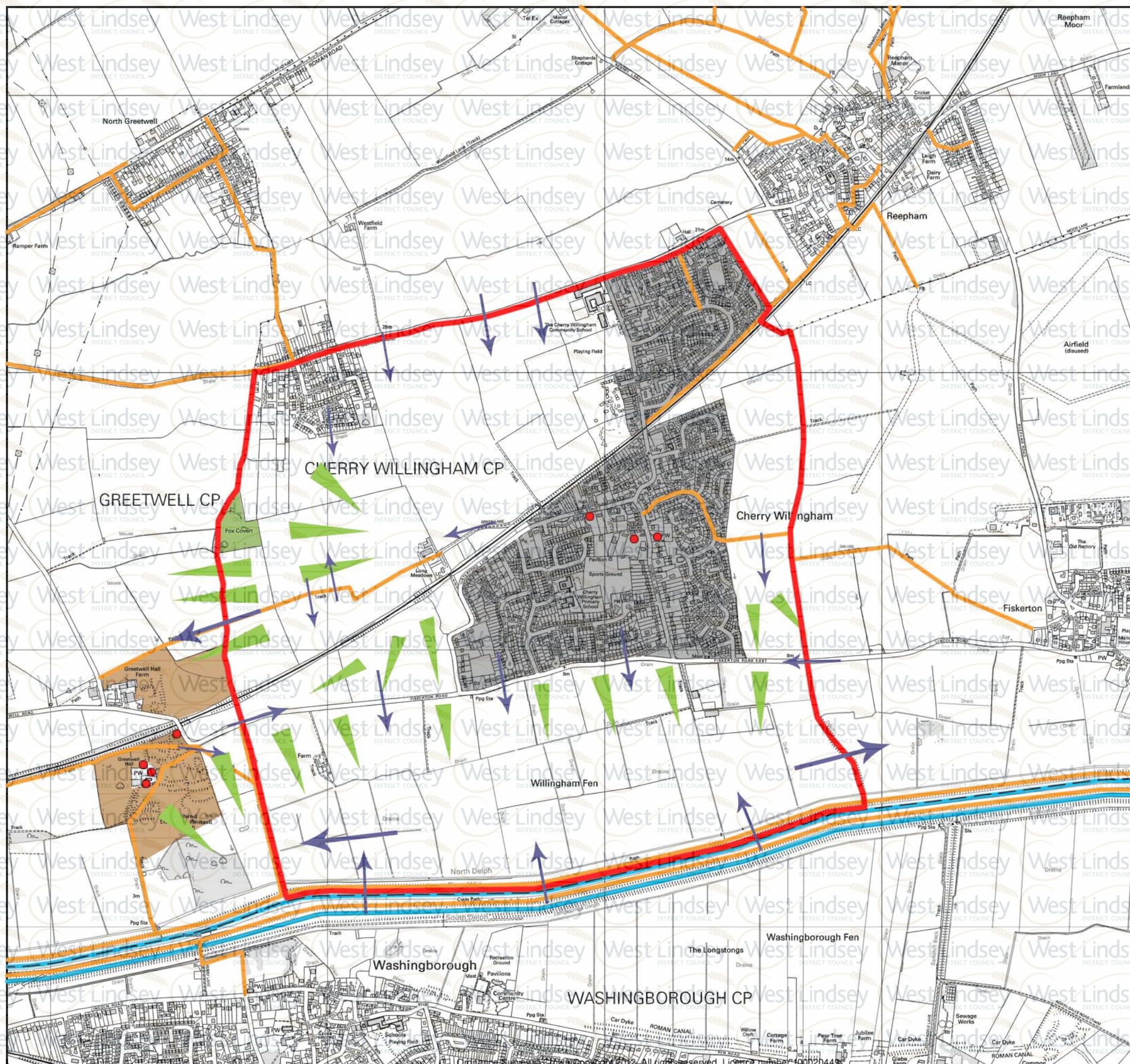
BGS 50k Geology Map (NTS)

PROJECT:
Cherry Willingham
Landscape Character Assessment

TITLE:
Landscape Assessment Plan

DATE:
March 2014

-  Study Area (Parish Boundary)
-  Development Boundary
-  Listed Buildings
-  Public Right of Way
-  Key Views
-  Slopes
-  Water Course
-  Ancient Scheduled Monument
-  Woodland



APPENDIX B

LANDSCAPE CHARACTER AREAS

PROJECT:
Cherry Willingham
Landscape Character Assessment

TITLE:
Character Area Plan

DATE:
March 2014

AREA 1
Land to the North of Railway

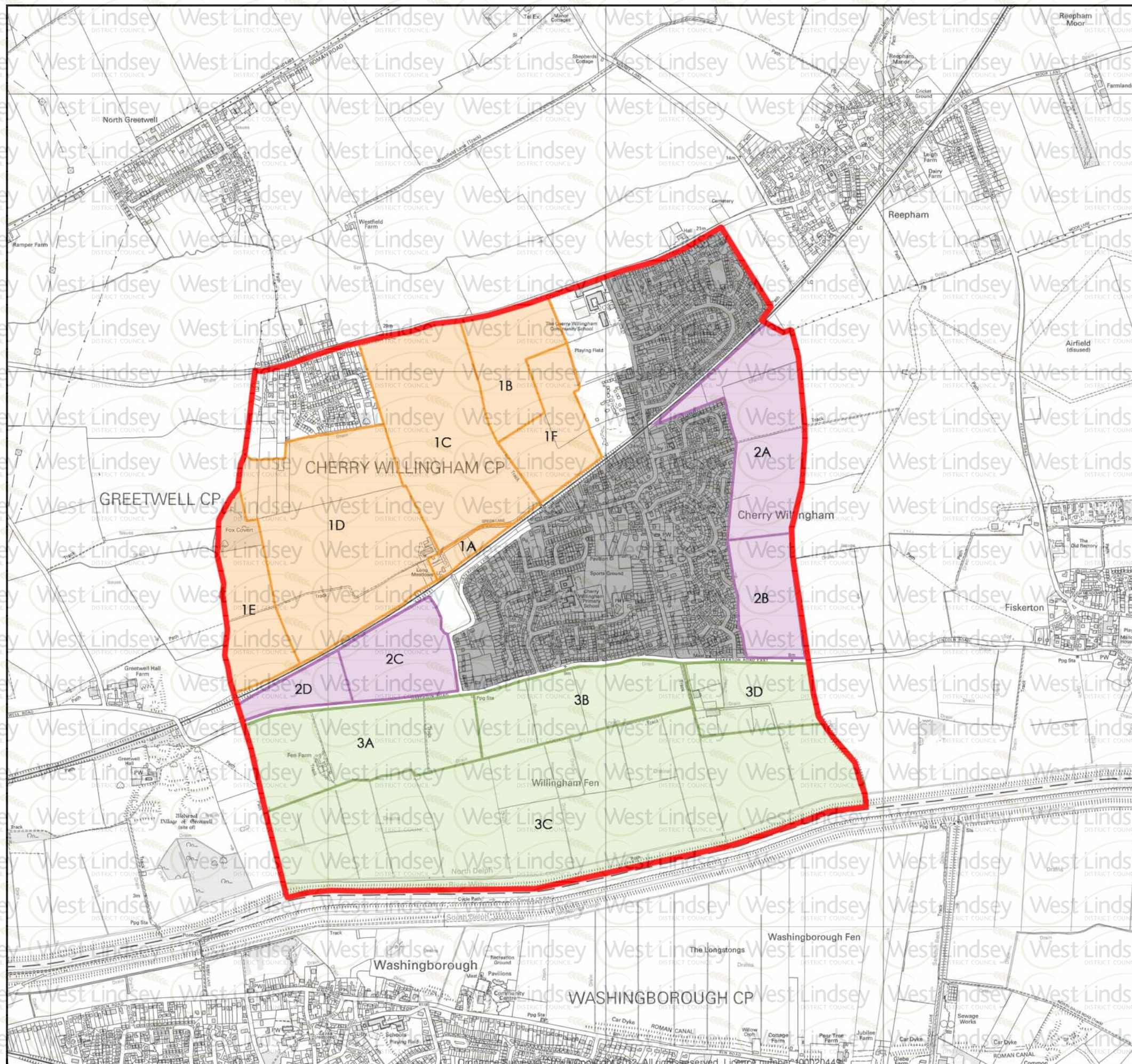
- 1A Enclosed Paddock South of Green Lane
- 1B Field to South of Hawthorn Road
- 1C Land between Hawthorn Road and Green Lane
- 1D Land to South of Franklin Way
- 1E Fox Covert and Land to the South
- 1F Land to the West of Croft Lane

AREA 2
Central Strip

- 2A Land to East of Thornton Way
- 2B Land to North East of Fiskerton Road
- 2C Land to West of Waterford Road
- 2D Land to North West of Fiskerton Road

AREA 3
Land to the South of Fiskerton Road

- 3A Land to North of Fen Farm
- 3B Land to South of Fiskerton Road
- 3C Willingham Fen
- 3D Land Surrounding Eastfield Farm



APPENDIX C

LANDSCAPE CAPACITY PLAN

PROJECT:
Cherry Willingham
Landscape Character Assessment

TITLE:
Landscape Capacity Plan

DATE:
March 2014

CAPACITY:



Low



Low/Low to Medium



Low to Medium



Low Medium to Medium



Medium



Medium/Medium to High



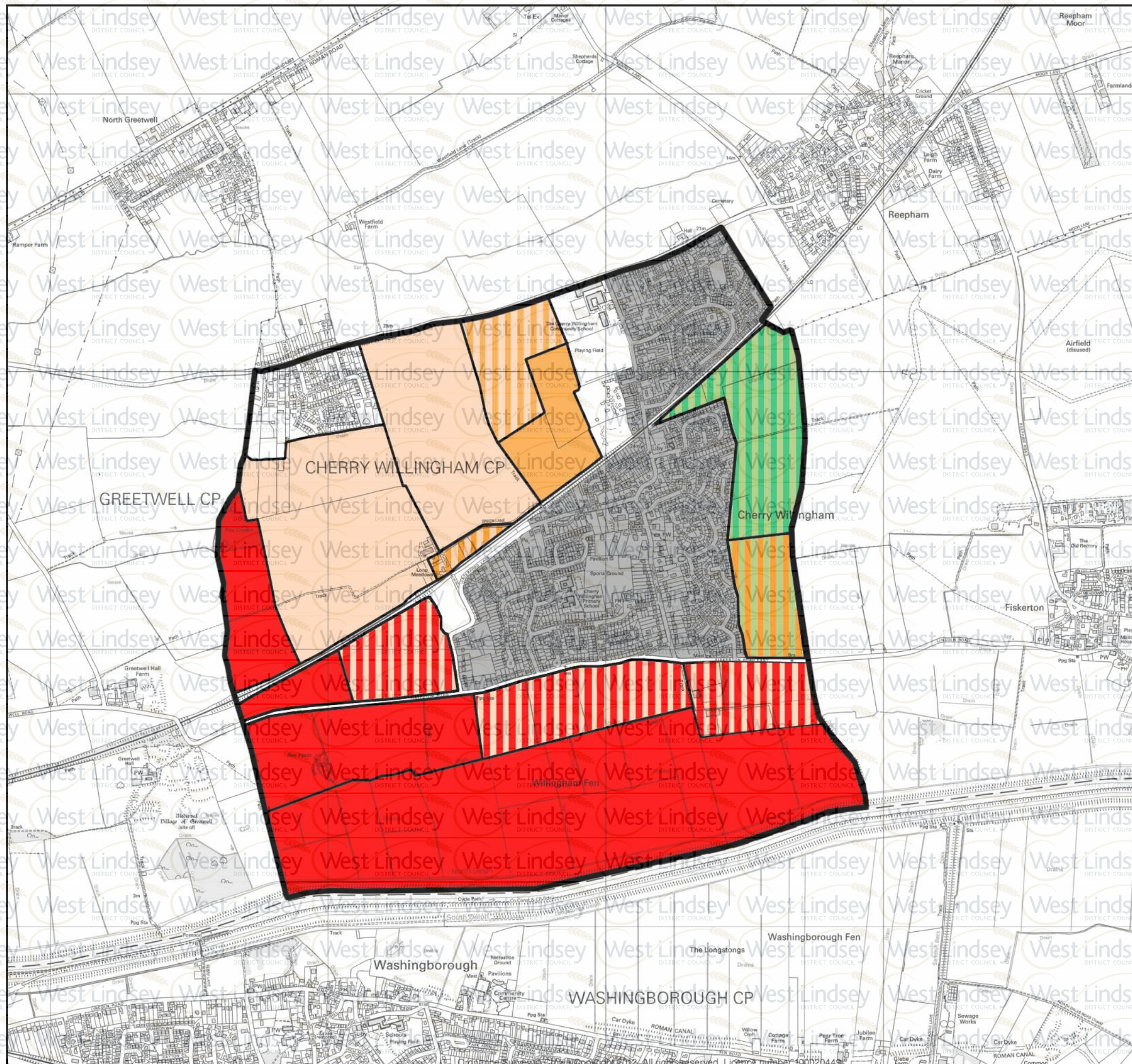
Medium To High



Medium to High/High



High



APPENDIX D

EXAMPLE OF INDIVIDUAL ASSESSMENT SHEETS

Area Assessment Sheet; Area XX

Date; XX

XX

LOCATION	COMMENT	VALUE	VALUE	VALUE
LOCATION REF. North/South/East/west Edge/Central etc.				
STAGE 1: LANDSCAPE BASELINE				
GEOLOGY				
SOIL				
HYDROLOGY				
LAND COVER				
LAND USE				
TOPOGRAPHY				
VEGETATION				
BUILDINGS/STRUCTURES				
COMMUNICATIONS				
LANDSCAPE CHARACTER DESCRIPTIONS	Scale: Enclosure: Unity: Form: Texture: Colour: Complexity: Dynamics:			

	Pattern: Remoteness:			
PERCEPTION	Security: Stimulus: Tranquillity: Pleasure:			
LANDSCAPE ELEMENTS				
LANDSCAPE FEATURES				
SETTLEMENT EDGE CHARACTER DESCRIPTION				
DESIGNATIONS				
LOCAL POLICIES				
NATURE/CONSERVATION				
HISTORIC/CULTURAL				
LANDSCAPE CONTEXT/FUNCTION				
GREEN INFRASTRUCTURE	<u>Access, recreation, movement and leisure;</u> <u>to nature;</u> <u>Landscape setting and context for development;</u> <u>Food production and productive landscape;</u>			
PUBLIC AMENITY				

		VALUE HIGH	VALUE MODERATE	VALUE LOW
STAGE 2A: LANDSCAPE QUALITY & CONDITION				
TYPICALNESS	High/Medium/Low			
INTACTNESS	Good/Fair/Poor			
CONDITION	Good/Fair/Poor			
QUALITY	High/Medium/Low			
VULNERABILITY	High/Medium/Low			
OVERALL IMPORTANCE	High/Medium/Low			
LANDSCAPE QUALITY & CONDITION				
STAGE 2B: LANDSCAPE SENSITIVITY				
What contribution do landscape elements and features make a contribution to the landscape?	Positive/Neutral/negative			
Are landscape elements/features valuable?	Value= High/medium/Low			
If valuable, are they easily replace	Yes=Low / In part= Medium / No=High			
Is landscape context/function important/or valuable	Importance= High/Medium/Low			
Would the loss result in positive/neutral/negative contribution to the landscape	If loss = Positive then value= Low If loss= Negative then value= Medium If loss = Negative then value = High			

What effect would new development have on existing development pattern and form?	If Positive then value = Low If Neutral then value = Medium If Negative then value = High			
Would new development in this location represent an appropriate extension to the settlement?	If Appropriate = Positive then value = Low If Neutral then value = Medium If Inappropriate = Negative then value = High			
LANDSCAPE SENSITIVITY				
STAGE 2C: LANDSCAPE SENSITIVITY- COMBINE 2A AND 2B				
STAGE 3: EVALUATE VISUAL SENSITIVITY				
DESIGNATED NATURAL/SCENIC BEAUTY	Not in a designated area of scenic beauty			
LOCAL NATURAL/SCENIC BEAUTY?	Based on Stage 1			
VIEWS INWARDS	High visible/cannot be mitigated= High Sensitivity Visible but can be mitigated = Medium Sensitivity Not visible = Low sensitivity			
VIEWS OUTWARDS	High visible/cannot be mitigated= High Sensitivity Visible but can be mitigated = Medium Sensitivity Not visible = Low sensitivity			
SETTING	Important/high conspicuous = Highly Sensitive Fairly important/can be assimilated = Medium Sensitivity Not discernable= Low Sensitivity			
VISUAL SENSITIVITY				
STAGE 4: OVERALL SENSITIVITY- LANDSCAPE SENSITIVITY + VISUAL SENSITIVITY				

STAGE 5: EVALUATE LANDSCAPE VALUE				
LANDSCAPE DESIGNATIONS	No designations			
LOCAL SCENIC VALUE	Based on Stage 1			
GREEN INFRASTRUCTURE FUNCTION/VALUE	Based on Stage 1			
PUBLIC AMENITY VALUE	Based on Stage 1			
LANDSCAPE VALUE				
STAGE 6: CAPACITY TO ACCEPT DEVELOPMENT= OVERALL SENSITIVITY (STAGE 4) + LANDSCAPE VALUE (STAGE 5)				
STAGE 7: SITE ASSESSMENT SUMMARY				
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY