



**Residential Development -White House Lane,
Boston, Lincs.**

Landscape and Visual Impact Appraisal

Client- Opal Homes

Date -January 2024

REPORT – 2401-RP-01

COMPLETED BY:

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February 2024

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REV	DATE	COMMENT	STATUS
First Issue	9 January 2024		
Second Issue	12 March24	Updated to layout	For planning

Contents

1. INTRODUCTION	3
2. METHODOLOGY	4
3. BASELINE SETTING.....	5
4. BASELINE CHARACTER.....	8
5. BASELINE VISUAL RESOURCE.....	19
6. ASSESSMENT OF EFFECTS	22
7. SUMMARY	28
8. CONCLUSION.....	29
APPENDICES.....	29

- Full Methodology
- Location
- Character
- Viewpoints
- Views 1-3
- Views 4-6
- Views 7-9
- Views 10-12
- Views 13-15
- Views 16-18
- Landscape Effects
- Visual Effects
- Mitigation

INTRODUCTION

- 1.1. This Landscape Visual Impact Appraisal has been prepared by Keary Design Associates Ltd, a registered practice of the Landscape Institute. The subject of the report is the proposed residential development at White House Lane, Boston, Lincolnshire, PE21 0BE.
- 1.2. The objective of the study was to provide an assessment of the landscape and visual issues associated with the development. (See location details and site context illustration)
- 1.3. The proposed residential development is approximately 2.9 Hectares in size and is positioned on White House Lane at the junction with Rider Gardens. The proposals include provision of 102 dwellings, access roads, hard standing and retained sections of existing boundary vegetation. The proposals will also include additional landscape planting to the boundaries and curtilage of the building.
- 1.4. This appraisal (also referred to as a report) has been produced in accordance with the Guidelines for Landscape and Visual impact Assessment (GLVIA). – Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment.
- 1.5. The proposed development (hereby referred to as 'the Site,' 'the Scheme' or 'the proposals') considers the effects of development upon:
 - 1.6. Landscape character and resources; including effects on the aesthetic values of the landscape caused by changes in its elements and qualities because of the development; and
 - 1.7. Visual amenity; including effects upon potential viewers and viewing groups (visual receptors) caused by changes in the appearance of the landscape as a result of the development.
 - 1.8. Landscape character is considered to be important in its own right and value for its intrinsic qualities where it can be seen or not. This is to be distinguished from visual amenity perceived by people which although closely linked is separate from impacts on landscape character as a resource.
- 1.9. This report includes a series of drawings that identify:
 - Site location and context
 - Landscape planning context
 - Landscape character
 - Topographical relationship
- 1.10. This report also includes a series of representative views taken from publicly accessible locations including the public highway, public rights of way, and areas of land with public access . Site work was conducted during January 2024. The limited leaf cover ensured the worst-case visual baseline as referred to in GLVIA.

2. METHODOLOGY SUMMARY

- 2.1. This report has followed the guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment' (3rd edition, 2013) produced by The Landscape Institute and the Institute of Environmental Management & Assessment. The summary below is expanded upon in the Appendix.
- 2.2. The guide is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right, and on people's views and visual amenity.
- 2.3. These two components of LVIA are examined separately in this report.
- 2.4. The GLVIA3 recognises that professional judgement is a very important part of LVIA, and states that whilst there is some scope for quantitative measurements of some relatively objective matters, much of the assessment must rely on qualitative judgements. It also states that in identifying significant effects, the approach needs to be in proportion to the scale of the project that is being assessed. Judgement needs to be exercised at all stages in terms of the scale of the investigation and that is appropriate and proportional.
- 2.5. The Full Methodology is expanded upon in the Appendix.

3. BASELINE SETTING

Site Description and Setting

- 3.1. The site is positioned on White House Lane, Boston Lincolnshire PE21 0BE. White House Lane is approximately 1.6km long on the margins of a residential area, on the eastern side Boston. The site is approximately 2.27km from the centre of Boston (St Botolph's Church), approximately 6.0km from the Freiston Shore RSPB Nature Reserve on east coast with The Wash. It is approximately 1.6Km from the village of Fishtoft to the southeast.
- 3.2. The site lies on the eastern side of White House Lane approximately 320m south of the road junction with Kingsway, Woodthorpe Avenue and Toot Lane. The site is opposite the road junction with Rider Gardens on the western side of Whitehouse Lane. White House Lane accommodates residential housing along its full length on the western side and at intermittent locations on the eastern side. The northern boundary abuts two residential properties in the northwest corner, but the majority of the northern boundary is shared with adjacent allotments. The Eastern boundary is marked by a drainage ditch separating the site from arable fields. The southern boundary abuts residential properties.
- 3.3. The site is relatively flat (approximately 2m height above the Ordnance Datum - AOD) and positioned within a low-lying landscape, The level terrain is accessed by a network of residential, and minor roads with tracks which connect to the A16 Spalding to Louth Road and the A52 Grantham to Skegness Road. White House Road is a residential road with street lighting on the periphery of the Boston built up area. It is relatively straight at its northern end but meanders at its southern end where it connects to Fishtoft Road. The housing stock include detached, semi detached houses and Bungalows.
- 3.4. A Public right of way (PRoW) passes approximately 700m south of the site connecting the village of Fishtoft to Havenside Business Park and Haven Country Park to the south end of Boston.
- 3.5. The site is positioned on the western side of a block of contiguous arable field from which it is separated by a drainage ditch. The block of fields are bounded by Toot Lane, Church Green Road, Fishtoft Lane and White House Lane at the edge of Boston. The site is currently fallow with short grasses and herbaceous colonising species.
- 3.6. The location exhibits a number of elements typical of the Wrangel to Settled Fen local character type.
- 3.7. The site is crossed by an electricity Pylon running east west and slightly north of the centre of the site. A second much lower power line running east west terminates in the ground outside of the site on its eastern side on the opposite side of the ditch.
- 3.8. The northern boundary currently comprises domestic privet hedge (1.5-1.8m high) to the Northwestern corner which develops along the northern boundary into an intermittent hedge and brambles on the allotment side of a drainage ditch which continues along the boundary. The eastern boundary is a well defined drainage ditch which separate the site from the wider arable landscape.

The southern boundary is a domestic privet hedge (1.5-1.8m high). The western side of the site is bounded by White House Lane which accommodates a series of detached properties which face into the site and wider landscape.

- 3.9. The site is within an open agricultural landscape with large horizons to the east and an enclosed build up urban area to the west with truncated views.

Settlement and Infrastructure

- 3.10. The site represents infill housing between existing properties on White House lane. There are Semi-detached housing with well-maintained boundary privet hedges to the north and south of the site.
- 3.11. A drainage ditch and informal hedge extend along the northern boundary behind the houses. The remainder of the boundary to the east and southeast is well defined by a well maintained ditch.
- 3.12. White House Lane is on the edge of Boston settlement and provides open views to the east where housing is not present. The flat open land is a working landscape with interlocking fields, drainage ditches and sporadic settlements and isolated buildings.
- 3.13. The southern end of White House Lane meets Fishtoft Road. Fishtoft Road connect Fishtoft to the commercial southern side of Boston which includes Havenside Business Park, Riverside Industrial Park and The Port of Boston. The northern end of White House Lane connects to Woodthorpes Avenue, Linds Road and Tower Road which loop around the outer sections of the residential areas to the east of Boston providing access to the town centre.
- 3.14. The A52 and A16 converge at the southern end of the town to become John Adams way, the arterial dual carriageway that provides access to all areas of the town centre. It narrows to become Spilsby Road, a single carriage road to the north of the town which splits back into the A52 and A16.
- 3.15. Water and drainage are a major part of the landscape setting. The site is bounded by drainage ditches to the north and south and these connect to a much larger network of drainage ditches (dykes) some of which are of substantial size. They are vital for the success of the town and its surrounds and enable the agricultural landscape. The river Witham runs through Boston Town and Boston Docks on its way to the sea. The tidal river becomes The Haven at the port of Boston and provides access for shipping, Boston Deeps in The Wash, the town and docks. It also serves as the outfall into the sea of the river Witham and several major land drains of the northern Fens of eastern England , known collectively as the Witham Navigable Drains. The Haven comes within 800m of the site on the other side of Havenside Business Park. Hobhole Drain is a major drainage channel 2.25km east of the site which empties into The Haven on its way to The Wash.
- 3.16. A prominent component of the landscape is the network of electricity pylons, power line and telecommunication infrastructure. The cables and supporting structures criss-cross the open landscape,

Topography

- 3.17. The topography of the local area is flat agricultural fields defined by drainage ditches, farm access roads and water bodies.
- 3.18. The site is approximately 2m AOD with the surrounding areas generally staying within 2-5m AOD.
- 3.19. The locality is influenced by the proximity of the sea approximately 6.5Km away. The drained arable landscape is very open with large horizons.

Land Use and Features

- 3.20. The location is dominated by agriculture. Arable farming is the main land use with a range of field sizes, which interlock and are punctuated by drainage ditches.
- 3.21. The network of ditches and drainage features are essential for agricultural and a major feature of the landscape.
- 3.22. Tree coverage comprises linear planting along field boundaries and water courses and sporadic specimens near residences and commercial buildings. Much of the planting is as shelter belts and comprise native species such as Hawthorn and Poplar but also exotic species of Cupressocyparis Leylandii and Chamaecyparis lawsoniana.
- 3.23. Communities and residences are sparse and appear randomly distributed.
- 3.24. A prominent feature of the landscape is the church of St Botolph in the centre of Boston. It has one of the tallest medieval towers in the country, with a height of approximately 266 feet 9 inches (81.31m). Nicknamed The Boston Stump it is a common component of views in and around the Boston area.
- 3.25. Power lines and communication infrastructure are consistent element of the landscape. It is particularly prominent to the south of Boston where the majority of the local industry is concentrated.
- 3.26. Drainage ditches and water courses are significant in the evolution of the form of the town and surroundings. The River Witham flows through the town becoming The Haven as it passes Boston Docks. The major drainage ditches of South Forty Drain and Hobhole Drain empty in The Haven on its way to The Wash.

4. BASELINE CHARACTER.

- 4.1. Landscape character Assessment (LCA) is the process of characterising a landscape by considering the distinctive features and assessing an area's ability to accommodate change. The various features of a landscape include cultural, historical, physical, natural elements which, when viewed in combination, set one area apart from another by creating a unique character.

National Landscape Character

- 4.2. The Countryside Character Initiative, published by Natural England, has mapped England into 159 separate, distinctive National Character Areas (NCAs). Natural England is currently revising these profiles.
- 4.3. Each profile includes a description of the natural and cultural features that shape the landscapes. Features include: how the landscape has changed over time; the current key drivers for ongoing change; a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA 46: The Fens

- 4.4. The site is within NCA 46: The Fens. The Fens National Character Area (NCA) is a distinctive, historic and human influenced wetland landscape lying to the west of the Wash estuary, which formerly constituted the largest wetland area in England. The area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons. The level, open topography shapes the impression of huge skies which convey a strong sense of place, tranquillity and inspiration.
- 4.5. Four main rivers, the Witham, Welland, Nene and Great Ouse, drain much of the surface water from the East Midlands across the Fens. The rivers often flow in canalised channels before discharging into the large Wash estuary. The rivers and their associated networks of ditches and dykes provide ecological networks and functional links to other NCAs.
- 4.6. Marine processes strongly influence the physical and biological character of The Wash. Marine sediments originating from the eroding nearshore seabed off central Lincolnshire and the Holderness coast of East Yorkshire predominate, although some accreted sediments originate from further north. While much of this sediment settles within The Wash, some moves seaward again to help supply the coastal structures along the North Norfolk coast.
- 4.7. Due to its low-lying landform, views to and from the neighbouring NCAs strongly reflect their geology, particularly the higher ground of the gently rolling East Anglian Chalk NCA to the south-east, the undulating Bedfordshire Claylands to the south-west, and to the west the gradually shelving slopes of the Kesteven Uplands and the South Lincolnshire Edge NCAs, while due north the Lincolnshire Wolds NCA rises to create a dominant elevated horizon. There are vast, open views of the sky throughout and wide, flat panoramic views, particularly over the mudflats of the Wash in the east.

- 4.8. Fenland farming is nationally important with, for example, a quarter of England's potatoes grown here and over one-third of English vegetables. Agriculture is the major source of employment, with approximately 27,000 people employed either permanently or seasonally/temporarily throughout the year. Nearly 90 per cent of the Fens were classified as either Grade 1 or Grade 2 agricultural land under the Provisional Agricultural Land Classification (ALC) survey of the late 1960s and early 1970s. Peat wastage will have reduced this since then.
- 4.9. The Fens play host to several major transport links. The East Coast railway mainline cuts across the south-western corner and there are east-west rail passenger and freight lines running through the area. Major roads include the A47, the A16 and A17, among numerous other A roads which form transport corridors across the landscape. Other major infrastructure, such as power stations, major gas and electrical distribution networks, either supply surrounding NCAs or the Fens are supplied by them.

Key Characteristics NCA 46

- 4.10. Expansive, flat, open, low-lying wetland landscape influenced by the Wash estuary, and offering extensive vistas to level horizons and huge skies throughout, provides a sense of rural remoteness and tranquillity.
- 4.11. Jurassic clays are overlain by rich, fertile calcareous and silty soils over the coastal and central fens and by dark, friable fen peat further inland. The soils are important for agriculture, which is hugely significant for the rural economy in The Fens. There are over 4,000 farms in The Fens; enough wheat is grown here annually to produce a quarter of a million loaves of bread and one million tons of potatoes are grown here. In addition to traditional vegetables, exotics such as pak choi are now cultivated. Some 40 per cent of England's bulbs and flowers are also produced in The Fens.
- 4.12. The Wash is the largest estuarine system in Britain, supporting internationally important intertidal and coastal habitats influenced by constant processes of accretion and deposition, forming salt marsh and mudflats and providing habitats for wildfowl, wading birds and other wildlife, including grey seals and approximately 90 per cent of the UK's common seals. It also provides important natural sea defences and plays a key role in climate change regulation. Flood storage areas on the Nene, Cam, Lark and Ouse washes also provide significant biodiversity interest. True fen mainly occurs at remnant conservation sites, such as Boston or Wicken Fen.
- 4.13. Overall, woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts of poplar, willow and occasionally leylandii hedges around farmsteads, and numerous orchards around Wisbech. Various alders, notably grey alder, are also used in shelterbelts and roadside avenues.
- 4.14. The predominant land use is arable – wheat, root crops, bulbs, vegetables and market gardening made possible by actively draining reclaimed land areas. Associated horticultural glasshouses are a significant feature. Beef cattle graze narrow enclosures along the banks of rivers and dykes and on parts of the salt marsh and sea banks.

- 4.15. Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern. The structures create local enclosure and a slightly raised landform, which is mirrored in the road network that largely follows the edges of the system of large fields. The drains and ditches are also an important ecological network important for invertebrates, fish including spined loach, and macrophytes.
- 4.16. The area is very rich in geodiversity and archaeology, with sediments containing evidence for past environmental and climate changes and with high potential for well-preserved waterlogged site remains at the fen edge, within some of the infilled palaeo-rivers and beneath the peat.
- 4.17. Large, built structures exhibit a strong vertical visual influence, such as the 83 m-high octagonal tower of 'Boston Stump' (St Botolph's Church), Ely Cathedral on the highest part of the Isle of Ely dominating its surrounding fen, wind farms and other modern large-scale industrial and agricultural buildings, while drainage and flood storage structures and embanked rail and road routes interrupt the horizontal fen plain.
- 4.18. Settlements and isolated farmsteads are mostly located on the modestly elevated 'geological islands' and the low, sinuous roddon banks (infilled ancient watercourses within fens). Elsewhere, villages tend to be dispersed ribbon settlements along the main arterial routes through the settled fens, and scattered farms remain as relics of earlier agricultural settlements. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.

The Historic Character of The County of Lincolnshire

English Heritage and Lincolnshire County council produced carried out a Historical Character Landscape Zones project. The site lies within Character Zone WSH6 Townlands within The Wash Character Area. The report describes the rural setting in a similar fashion to NCA 46, but describes Boston, as a medieval port which retains a strong maritime character, with working docks and associated infrastructure.

- 4.19. The report describes field morphology as consisting of a combination of irregular enclosures of early medieval origin, subdivided by straight field boundaries along the seaward edge of the zone. Most of the zone's seaward edges are defined by the 'Roman Bank', a medieval sea defence constructed in about 1300.
- 4.20. The Boston area is divided by large straight embanked river channels, mainly canalised during the nineteenth and twentieth centuries. Minor rivers and sewers are more sinuous in character, but nonetheless have been straightened and embanked from at least the sixteenth century.
- 4.21. Large scale drainage infrastructure includes the early nineteenth-century Cowbridge and Hobhole Drains, north and east of Boston.

District Landscape Character

4.22. The Landscape Character Assessment of Boston Borough (LCABB) was issued in July 2009. The report was prepared by Ecus Ltd to:

- Inform the development of strategic policies within the Boston Borough Core Strategy Development Plan Document (DPD);
- Inform both development control policies and Settlement Proposals DPDs; and
- Provide a reliable resource for use in planning applications prior to adoption of the LDF.

4.23. Boston Borough is within National Character area 46 (NCA 46)

Landscape Context

4.24. The LCABB report has subdivided the Borough into areas of similar character.

4.25. The Landscape Character Guidance for England and Scotland (2002) published by Scotland National Heritage and the Countryside Agency defines landscape Types and Areas with broadly similar character-

Landscape Character Assessment of Boston Borough

4.26. The assessment continues to identify nine Landscape Character Types. Landscape Character Types are areas with broadly similar character:

'These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern.'

4.27. Each Landscape Character Area is described by listing key features and characteristics, followed by descriptions of how these interact to create the landscape. Landscape forces for change that are evident in the landscape are noted followed by broad guidelines as to how any development should be designed to achieve the best fit with the landscape. Finally, a judgement is made about the overall sensitivity of the landscape of that area to change. The overall landscape character sensitivities of the adjacent character areas should also be taken into account when deciding upon the appropriateness of development within each landscape character area as well as the potential effects on tranquillity and dark night skies, as described in the Landscape Context.

Landscape Character Type

4.28. The nine Landscape Character Types are:

- A1 Holland Reclaimed Fen
- A2 Wrangle Common to Frieston Ings Reclaimed Fen
- B1 Bricker to Wyberton Settled Fen

- B2 Brampton to Fosdyke Settled Fen
- B3 Wrangle to Cowbridge Settled Fen
- C1 Welland to Haven Reclaimed Saltmarsh
- C2 Glebe Farm Reclaimed Saltmarsh
- D1 Welland to Haven Wash Saltmarsh
- D2 Frieston Low to Wrangle Flats Wash Saltmarsh

Wrangle to Cowbridge Settled Fen

- 4.29. The site is situated adjacent to the southwestern boundary of the Wrangle to Cowbridge Settled Fen Character Area where it abuts Boston Town. The character area is enclosed by sea banks which form the boundary with Glebe Farm Reclaimed Salt Marsh to the southeast and Wrangle Bank which forms the boundary with Wrangle Common to Freiston Ings Reclaimed Fen to the north.
- 4.30. This area is underlain by Jurassic clays which are overlain by Terrington Beds of older marine deposits, and tidal creek and river deposits. There is a significant strip of older storm beach deposits, silt and very fine grained sand which forms the very fertile and subtly raised silt ridge known as the Townlands. Localised medieval saltern mounds known locally as the Tofts are found here. Soils are a particularly fertile mix of calcareous and typical alluvial gley soils which support multiple crops per year.
- 4.31. It is a largely flat, open landscape with views to big skies. Some enclosure is provided by scattered settlements, farmsteads and dwellings which are set within the shelter of tree groups and belts. These contain conifers, poplars and other ornamental trees. There are views to windmills, water towers, and church towers and spires also set amongst mature trees in sporadic historic villages.
- 4.32. This is a continually evolving working agricultural landscape, which is apparent by the evident mix of ages, condition and styles of farm dwellings, buildings, sheds. Also there are large scale horticultural glasshouses, packing sheds, and food processing plants, many of which are active twenty four hours a day
- 4.33. There is a distinctive small to medium scale pattern of winding roads, ditches and dykes which are infilled with a mix of both geometric and irregularly shaped arable fields. This pattern varies, being smaller scale and more sinuous around the villages in the south, and more rectilinear and slightly larger scale towards the north. There is a localised area of narrow rectilinear fields in the north east of the character area adjacent to Glebe Farm Reclaimed Saltmarsh area known as Wrangle Tofts which were medieval salterns. There is also a transitional area between this character area and Wrangle Common to Freiston Ings Reclaimed Fen where the scale and pattern of fields and roads gradually changes between the two character areas.

- 4.34. The land is intensively farmed producing multiple crops of brassicas in some fields and a mix of other crops including wheat, beet, potatoes and maize in other areas. There are also occasional fields of pasture and horse paddocks.
- 4.35. Tree cover is generally sparse with occasional isolated deciduous trees on field boundaries and few hedgerows. Short rows of poplar and coniferous shelter belts are a repeated element within the landscape, screening dwellings and farmsteads. Tree sheltered settlements are scattered throughout and contribute strongly to the overall landscape character. A nature reserve at Hobhole Bank has large areas of scrub which provide a refuge for a variety of birds and other wildlife.
- 4.36. This early settled landscape forms part of the subtly elevated arc of Siltlands or Townlands. The settlements consist of a line of historic villages along the A52 road which are virtually linked by an almost continuous string of smaller settlements and dwellings. Farmsteads and dwellings are distributed alongside the network of minor roads to either side of the A52.
- 4.37. There has been settlement in this area since before medieval times and it is rich in heritage features which include a scattering of Listed Buildings and several designated village Conservation Areas. One historic landmark feature is the medieval Rochford Tower to the east of Boston town. Windmills are a more frequent feature of this area and can be found at Leake, Wrangle Tofts and Freiston Shore. There are also reminders of WWII with defensive structures including gun emplacements and pillboxes located alongside the large drains and near strategic bridges.
- 4.38. Minor urban influences include the winding, busy A52 with its associated visual clutter of signage, lighting, large scale sheds and commercial developments. The interface between Boston and this character area is well defined with fingers of residential housing developments, including some new ones, extending out into the intact agricultural fields. Other urban influences include a small industrial site on the southern edges of Boston, the North Sea Camp Prison and a sewage works alongside the Haven and outside but adjacent to this area. A golf course and country park are found on the northern outskirts of Boston town.
- 4.39. These urban influences are confined to the landscape around Boston and along the A52. Overall, the area can be described as an intact, intensively farmed working landscape, with the frequent associated traffic of farm workers, farm machinery and goods transport vehicles.

Development forces at play in the local landscape

- 4.40. Countryside and Environmental Stewardship Schemes, are affecting the appearance of buffer strips around arable field edges and dyke vegetation, through changed farming and management practices.

Expansion and modernisation of the infrastructure associated with intensive agriculture.

Boston Woods project: areas of new and planned amenity woodland around the edges of Boston town.

Urban expansion on the outskirts Boston town including leisure, residential, industrial and commercial developments which could, in the future, merge with outlying settlements.

Housing development over the last decade include expanding villages such as Butterwick and Old Leake.

Boston Town/Wrangle to Cowbridge Settled Fen and the Development Site Character

- 4.41. The site sits on the east side of White House Lane on the boundary of Boston Town with the Wrangle to Cowbridge settled Fen Character Area. The housing development will fill a gap between existing housing along White House Lane.
- 4.42. The site is positioned between two very different character areas. The residential outskirts of Boston town constitute mass housing and infrastructure of a historic market town. This contrasts with the open agricultural landscape of the Wrangle to Cowbridge Settled Fen Character Area.
- 4.43. Boston is a market town and in-land port. Its origins are unclear, but it is likely that it dates back to at least the Saxon era.
- 4.44. Boston's rich heritage include a great number of listed buildings, most of these can be found within the town conservation area. The town has 226 Listed Buildings, most of these are Grade II, but four have Grade I Listed Status and ten have Grade II* Listed Status (this includes several 'groups' of buildings listed as one record).
- 4.45. Notable buildings within the town conservation area include Fydell House, The Guildhall, Black Friars Art Centre and The Church of St Botolphs. The Church of St Botolphs is known as the Boston Stump. Boston Stump is a major landmark in the area and is visible for miles around.
- Hussey Tower is a listed building positioned on the outskirts of the town towards the site. The Heritage Trust of Lincolnshire has managed Hussey Tower on behalf of Boston Borough Council since 1996. It retains some rare architectural features including the remains of a brick vaulted ceiling and an octagonal stair turret containing a spiral staircase with a finely moulded brick handrail. It is both a Scheduled Ancient Monument and a Grade II* Listed Building. These designations recognise the importance of the tower and aim to protect it in the present and for the future. The Tower and its surroundings have a fascinating history and are an important part of Boston's past.
- 4.46. Havenside Country Park is a great place to experience Lincolnshire's wildlife. Overlooking the salt water stretch of the River Witham, known as The Haven, the park is linear in shape and can be accessed on foot by the seabank path. Wildlife ranges from oyster catchers and barn owls to bats and common seals. There is a mix of rough grassland with scrub and brambles, cattle grazed meadows, shallow seasonal ponds, estuary and mud flat. Salt marsh plants such as sea lavender and grasswort colonise the mud.
- 4.47. The Haven is an important river for navigation, with commercial ships up to 120 metres in length and 4,500 tonnes in weight regularly heading to and from Boston port. They bring in goods such as steel,

forest products, cereal crops and containers. The Haven is 500m away from the site and separated by the residential area and Havenside Business Park.

- 4.48. Contrasting to the urban aspect to the west of the site is the open character of the area to the east of the site. This comprises a flat agricultural rural landscape which accommodates crops, drainage ditches, settlements and industrial infrastructure.
- 4.49. The plain stretches to the coast. A major water way, Hobhole drain, runs north-south cutting across the plain and emptying out into The Haven. Hobhole drain is 2.25Km east of site and the coast 6Km from the site. Smaller drains, roads, tracks, Electricity cable and communication lines criss cross the area east of the site.
- 4.50. Fishtoft village is approximately 1.6km to the east of the site and is the nearest village. There are five listed buildings in Fishtoft- : Fishtoft Manor, Fishtoft War Memorial, Churchyard Wall of St Guthlac, Two gravestones south of the porch and Saint Guthlac Church itself. Fishtoft has a school, an Anglican church, a shop (at Hawthorn Tree Corner), and football and cricket clubs. The parish church is dedicated to the Saxon saint St Guthlac. The stonework contains traces of Norman work. There is a reference to the church in the Domesday Book.
- 4.51. Freiston is approximately 3 km to the east of the site. There are five listings in Freiston- Freiston War Memorial and Railings, Cross Shaft in the Church Yard of St James's, St James Church (Grade 1 listing), The Priory and The Stable of the Priory. In 1114 Freiston Priory of St James was founded by Alan de Creon for Benedictine monks – it became a monastic cell of Crowland Abbey in 1130. Nothing remains of the priory buildings that stood on the south side of the present church, except for a Norman doorway in the south aisle that opened into the cloisters.
- 4.52. Freiston Bridge is grade 2 listed and 2,35Km from the site. The Bridge (c.1805, probably by John Rennie.) is red brick in Flemish bond, gritstone coping, 3 arch span with elliptical brick arches, subdivided by pilasters on projecting rounded cutwaters with rounded gritstone tops. Brick band to parapet which has slightly splayed ends. One of a series of bridges over the Hobhole Drain, laid out by John Rennie when the Fens were drained.
- 4.53. Rochford Tower (Grade 1 listing) c.1460 with minor C17 alterations and C19 partial restoration. Red brick in English bond with ashlar dressings. Roof now vanished. The tower was attached to a contemporary hall block, demolished 1807.
- 4.54. Rochford Tower House (Grade 2) c.1807 and 1860 extension and minor alterations. Brick, partly stuccoed, partly colourwashed. Westmorland slate roof with stone coped gable, pantile rear wing. Rendered gable stack, ridge stack and wall stack.
- 4.55. Rochford Tower and Rochford tower house are approximately 1.5km from the site but physically and visually separated by Bladon Estate, a large residential development centred on the junction of Eastwood Road, Rochford Tower Lane, Priory Road and Church Green Road. The Development is Connected to Boston by linear development along Eastwood Road.

- 4.56. There are more isolated listings approximately 3km from the site, to north of Freiston along Church Road and to the south of Freiston along Church End Road. These include Milepost west of Church End Rd, House Next south of Freiston Rd, The Grange, Coupledye Hall, Peachy House and Mill Pit Farm. All are Grade II.
- 4.57. Havenside Country Park extends along The Haven from Boston to Hobhole Sluice. The park provides spectacular views of wildlife, fishing vessels (at high tide), The Boston Stump and big horizons over The Wash. The Pilgrim Fathers Memorial is located on the north bank of The Haven at the site of the former Scotia Creek, Fishtoft. It consists of a small granite obelisk mounted on a granite block. It commemorates the attempt at finding religious freedom in September 1607 by the Scrooby Congregation, a group of English Separatist Protestants who left for Holland. They were precursors of the Pilgrims who later crossed the Atlantic to New England.
- 4.58. Hobhole Nature Reserve follows the bank of Hobhole Drain and provide woody habitats for nesting birds and a range of wild flower species and grasses.
- 4.59. RSPB Freiston Shore is a nature reserve approximately 5.5km from the site. It is adjacent and part of The Wash Ramstar Site. The RSPB describe The Wash as the UK's largest bay and most important estuary for birds. The RSPB are working with the Environment Agency to convert 66 hectares of coastal farmland into tidal saltmarsh at Freiston Shore. There also two listed buildings at Freiston Shore. Plummers Hotel, Shore Road a Former house, now hotel. Early C18, raised and extended late C18, with early C19 and C20 alterations. Red brick, partly colourwashed, pantile roofs. And Marine Hotel, a former hotel, now derelict. Late C18, altered C20. Red brick, slate roofs with brick coped tumbled gables, 2 brick gable stacks.
- 4.60. **THE SITE** is currently a fallow agricultural field growing grasses and colonising herbaceous species and ruderals. The electricity pylon close to the centre of the field is the dominant element. The site is of an irregular shape about 2.92 ha. The White House Lane boundary approximates a straight line. The site is separated from the adjacent agricultural fields to the east by a substantial drainage ditch which has a pronounced kink along its length. The site is sandwiched between existing housing and is a part of the town's residential extension to the east.
- 4.61. The industrial centre of Boston begins approximately 600m to the south of the site. The area includes large warehouses, distribution facilities, office space and related infrastructure.
- 4.62. The site feels enclosed due to housing up to up to 6-7m high in relatively close proximity. The openness of the eastern boundary creates a marked contrast to the location. The Pylon within the site introduces a significant industrial feel to the site.

Landscape Sensitivity

- 4.63. The site is within/adjacent to the National Character Area (NCA) 46: The Fens. Its key characteristics are an expansive, flat, open, low-lying wetland landscape influenced by the Wash estuary, and offering extensive vistas to level horizons and huge skies throughout, providing a sense of rural remoteness and tranquillity.
- 4.64. The Landscape Character Assessment by Boston Borough Council places the site in the Wrangle to Cowbridge Settled Fen. It is a largely flat, open landscape with views to big skies. Some enclosure is provided by scattered settlements, farmsteads and dwellings which are set within the shelter of tree groups and belts. These contain conifers, poplars and other ornamental trees.
- 4.65. Any development should be designed to fit the mixed pattern, scale and character of the existing agricultural landscape and its component elements. The location of future developments should take advantage of the screening elements already existing in the landscape and be concentrated around existing settlements or developments.
- 4.66. The interface between Boston and this character area is well defined with fingers of residential housing developments, including some new ones, extending out into the intact agricultural fields. These urban influences are confined to the landscape around Boston and along the A52.
- 4.67. The overall landscape character sensitivity of Wrangle to Cowbridge Settled Fen is considered to be **Medium to High**.
- 4.68. The site is positioned in the south west corner of the Wrangle to Cowbridge Settled Fen Character Area. This is on the margins of Boston and close to the industrial sector and residential areas. As a result the setting of the site is considered on **Medium to Low sensitivity**.
- 4.69. Boston Conservation area and town centre, including Hussey Tower, are well defined and a historic port and market town. This is considered to have a **High sensitivity** to development.
- 4.70. Fishtoft Village has developed along its constituent roads but lacks a defined centre. It accommodates five listings of which three are associated with St Guthlac's church to the east of the village. The other two are in the centre of the village (War Memorial) and the south east of the village (The Manor). Given the setting they are considered of **Medium sensitivity**.
- 4.71. Freiston accommodates five listed buildings clustered around St James's Church. Freiston is a small compact village with its heritage assets confined to the southern edge of the village. It is considered **Medium to high sensitivity**.
- 4.72. Rochford tower is a Grade 1 listed building and the adjacent House a grade 2 listed building. They stand amongst mature vegetation with arable fields on three sides. Boston Bowl a recreational facility is their neighbour on the south side. The sensitivity is considered **High**.
- 4.73. Freiston Bridge crosses the Hobhole Drain and is an integral part of both the watercourse and road network in the locality. It sits well into the morphology and associated vegetation. It is considered of **Medium Sensitivity**.

5. BASELINE VISUAL RESOURCE

Introduction

5.1. The interaction of several elements determine the potential for views towards a site. These include urban development, rural structures and buildings, vegetation, landform, storage, infrastructure etc. This report has sought to establish the visibility of the Site from a representative sample of surrounding receptors (people who have a viewing opportunity towards the Site). A baseline analysis of the available views is set out below.

Receptor Sensitivity

- 5.2. Receptors are people and include residents, users of Public Rights of Way, views from highways and people at work.
- 5.3. Generally residents, users of Public Rights of Way (PRoW) and people enjoying the landscape itself for recreation are considered to be of higher sensitivity than highways users, people at work or those who are passing through the area for commercial reasons.
- 5.4. This is due to the prolonged and/or proprietary interest in the view, although the context of individual receptors can impact their sensitivity.
- 5.5. Views are principally considered from the public domain which includes PRoW, roads, public open space etc. Views from private residences have been estimated due to lack of accessibility.
- 5.6. The site is located between two areas of contrasting landscape character. The first is the urban mass of the Boston residential area which finishes at White House Lane. The second is the very open, flat landscape of agricultural fields with big skies and with some far-reaching views. This landscape type extends from White House Lane eastwards to the coast. The local area is sparsely populated with few residences and with a limited number of publicly accessible properties. Views were considered from locations which may have a discernible view of the site, and which could change as a result of any development. This included views from only a few metres from the site and others 4 kilometres from the site.

Viewpoint Selection

5.7. Eighteen viewpoints were selected to provide representation of views from the most significant locations. Nine viewpoints were selected from Public Rights of Way (PRoW), Five were relatively close to the site and a further four viewpoints at distance from the site.

Viewpoint Description

VIEWPOINT 1

5.8. This view is from White House Lane approaching the site from the west. The view is restricted by the conifer and trees of the neighbouring house. The site frontage is visible but the view is dominated by street lighting and the electricity pylon.

VIEWPOINT 2

5.9. View 2 is a representative view of the site from the pavement opposite the site which would be similar to that experienced by the properties opposite the site on White House Lane. The view extends across the site into the distance and agricultural landscape. The pylons and cables disappear into the distance. The conifers on the edge of the allotments are a prominent feature.

VIEWPOINT 3

5.10. This viewpoint is positioned slightly south of viewpoint 2 along White House Lane facing northeast into the site. Electricity cables and a conifer shelter belt are prominent features of the view.

VIEWPOINT 4

5.11. Viewpoint 4 is looking into the site approaching from the south along White House Lane. The view is of the grassed site frontage, the neighbouring property and its front privet hedge and the pylon within the site.

VIEWPOINT 5

5.12. View 5 is adjacent to the first property on the north side of Fishtoft Road heading east. The view is towards the site to the north across agricultural field .

VIEWPOINT 6

5.13. View 6 is from the PRow which heads east, following a drainage ditch across arable fields towards Fishtoft. The PRow leaves the public road adjacent to an industrial unit/ warehouse on Havenside Business Park

VIEWPOINT 7

5.14. This viewpoints are from the northern section the PRow within Havenside Country Park looking towards the site

VIEWPOINT 8

5.15. Viewpoint 8 is from the southern section of the PRow within Havenside Country Park looking towards the sight.

VIEWPOINT 9

5.16. Viewpoint 9 is adjacent to the Pilgrim Fathers Memorial within Havenside Country Park looking towards the site.

VIEWPOINT 10

5.17. Viewpoint 10 on the PRow within Hobhole Bank Nature Reserve looking towards the site over the open landscape.

VIEWPOINT 11

5.18. Viewpoint 11 is on Pinfold lane adjacent to Hobhole Drain, looking along the road and over fields towards the site.

VIEWPOINT 12

5.19. Viewpoint 12 is a representative view from the PRow from Fishtoft to Havenside Business Park across arable fields looking towards the site to the north west.

VIEWPOINT 13

5.20. The viewpoint is a representative from the PRow heading west from Rochford Tower Lane opposite Rochford Tower. The PRow heads toward Ryans farm on the outskirts of Boston. The view is taken from a section of footpath close to Rochford Tower lane looking towards the site.

VIEWPOINT 14 and 15

5.21. View 14 and 15 are views opposite and to the east of the site on Church Green Road. The views are from either side of Willow Lodge looking west towards the site across open arable fields towards the site to the west.

VIEWPOINT 16

5.22. View 16 is from the PRow along Hobhole Drain adjacent to Freiston Bridge looing south west towards the site.

VIEWPOINT 17

5.23. Viewpoint 17 is from Shore Road south east of Freiston village. It is a representative view of road users and pedestrians. The view is towards the site to the east.

VIEWPOINT 18

5.24. Viewpoint 18 is a representative view from Frieston Shore RSPB Nature Reserve some 5km to the east of the site. The view is to the west in the direction of the site.

Visual Analysis Summary

5.25. Due to the flat topography, agricultural landscape and limited number of buildings and roads, visibility of the site is limited to largely short distance views.

5.26. The distant views are across a flat open landscape, where the site merges with a conglomerate of buildings and vegetation on the horizon.

5.27. The close views from along White House Road will be affected by the closure of the gap in the line of housing on the eastern side of the road.

5.28. The PRow users will view the site from distance and as part of the built up residential area of Boston.

6. ASSESSMENT OF EFFECTS

Scheme Design and Mitigation

- 6.1. Design mitigation is intended to avoid, reduce and, where possible, remedy significant adverse effects on the landscape resulting from the proposals. Mitigation is not only concerned with reducing the negative impact but may also consider measures that could compensate for those effects that remain significant once mitigation has been implemented.
- 6.2. Mitigation is more effective if part of an iterative design process. This approach enables the site planning and detailed design to be informed by the ongoing decisions. The design develops until the refined solution is reached. Mitigation is thus used as part of a process to achieve the optimum design.
- 6.3. The Scheme comprises the following elements:
- Vehicular Site access on White House Lane.
 - 102 dwellings of semi detached houses and dormer bungalows.
 - Macadam road, side road and private driveways.
 - Macadam footways to highway standards
 - Block paving to car parking bays
 - Areas of tree and shrub planting within the site boundary.
 - Peripheral planting to the development margins and planting to the Public Open Space.
 - Self binding gravel to public Open Space paths.
- 6.4. The selection of the site and design of the development considers the characteristics of the adjacent landscape character:
- “Wrangle to Cowbridge Settled Fen is a distinctive and very intact worked landscape with some detractors. The open and flat landscape, shelterbelts and settlements provide some enclosure over much of the area which may help to screen future changes to the landscape to the moderate number of sensitive viewers in the area..”*
- 6.5. The site is located within the established residences on White House Lane on the edge of Boston.
- 6.6. The development will fill the space along the eastern side of the eastern side of White House Lane.
- 6.7. The development retains the existing Pylon and boundary drainage ditch which re enforces the boundary with the open arable landscape.
- 6.8. The proposals include additional native tree and shrub planting as well as hedgerow and herbaceous planting.
- 6.9. Additional shrub and herbaceous planting will increase the biodiversity of the location.

Source of Construction Impact

6.10. There will short term disruption and impact on the landscape because of the construction of the housing development. This will include:

- Site boundary fencing, defining the extent of operations.
- Views of construction machinery and activity.
- Loss of arable land.
- Stripping and storage of topsoil.
- Possible temporary restriction of the footway adjacent to the Site.
- Storage of materials and installation of a contractor's compound.
- Traffic movements into and out of the Site.
- Protection of overhead lines.
- Views of and noise created by construction machinery.
- Site security measures and associated lighting.

6.11. The main elements of the construction causing impact are the noise, vehicle activity and the physical activity which will impact the local residents, road users and users of the PRoW in the proximity.

Landscape Effects from Construction

The Site

6.12. Most of the construction effects will be of a temporary nature, such as the site construction fencing and cabins. There will be some aspects which will be permanent such as the new entrances to the site.

6.13. There will be a permanent loss of arable land and the addition of hedge, tree and shrub planting. The significance of the short-term effect would be **Slight Adverse**.

White House Lane and Site Context

6.14. The construction effects on the local character would be direct, having the physical impact of losing arable land replacing it with site construction equipment and enabling works. As it is positioned on the periphery of the village the impact would be reduced. The significance would be **Moderate Adverse**.

Boston Town Centre Conservation Area and Hussey Tower

6.15. Boston Town Centre is sufficiently far away from the site as to be unaffected. **Negligible**.

Wrangle to Cowbridge Settled Fen

- 6.16. Impacts of the site construction would be limited to the local area which will be self-contained and defined by the bounding roads and site boundary. This represents a very limited amount of the Wrangle to Cowbridge Settled Fen character area. None of the defining key characteristics will be impacted as a result of the development. As a result of the small proportion of the character area affected the Effect is considered to be **Negligible**.
- 6.17. The Fens Landscape Character Areas will not be directly affected by any aspect of the construction operations. The Effects would be **Negligible**.
- 6.18. Fishtoft village, Feiston Village, and isolated heritage assets are far enough away from the site and its construction activities that the effects would be **Negligible**.
- 6.19. Havenside Country Park, Hobhole Nature Reserve and RSPB Freiston Shore are separated by distance and terrain. The Effect would be **Negligible**.

Construction Effects on Visual Amenity

- 6.20. The construction of the development will result in temporary adverse impacts on the view experiences by all visual receptors who have a view of the site. This will include view of machinery, materials storage, contractor's compound, site entrance management etc.
- 6.21. Receptors close to the site will have the most significant impact which will include residents who live close by. Receptors experiencing the view from distance are less affected as the construction site will be absorbed into the background.
- 6.22. Users of the PRoW will have a significant change of view, although the nearest view is 900m away so any impact should be minor.
- 6.23. Road users along White House Lane will have a close view of the site construction although this is likely to be a transitory glimpse view.

Source of Operational Impact

- 6.24. The introduction of a new housing development into an existing edge of settlement residential area will not greatly impact upon the build-up area. The change to adjacent landscape setting will be limited as it is an expansion of existing element which will be absorbed by the existing mass. Any resulting change to the local landscape should be limited. The elements of the development which will cause permanent change:
- Change of use from arable production to residential use.
 - Loss of arable land
 - Addition to the built up area on the edge of Boston.
 - Increase of vehicle movements in and out of the development and along White House Lane.

- Additional tree and shrub planting within the site boundary.
- Additional open space.
- Introduction of hard surfacing, roads and parking areas.
- New entrance and access points.

Operational Impact on Landscape Character

- 6.25. The area of Wrangle to Cowbridge Settled Fen in the vicinity of the site is characterised by flat coastal plain, dramatic skylines across great distances, irregularly shaped arable fields, a network of telegraph poles and powers lines, ubiquitous drainage ditches and waterways and the presence of industrial activity.
- 6.26. The site will change from arable crop production to residential use, so a flat field will be replaced by houses, public open space and associated infrastructure. However, the impact on the landscape character is reduced as the proposals include a number of mitigating factors.
- 6.27. The housing is positioned between existing housing along White House Lane and is designed to complement the edge of settlement design and scale.
- 6.28. The pattern of drainage ditches and waterway is retained to continue to contribute to the local character. The site is bounded on two sides by drainage ditches which are retained and continue to fulfil their function.
- 6.29. Development is kept within the existing field boundaries.
- 6.30. The development requires no new external road or infrastructure and will utilise existing services.
- 6.31. Additional tree planting and new hedgerows will further integrate the development into its character area. This will become more effective over time as the planting matures.
- 6.32. As a result, the impact on the local character of Wrangle to Cowbridge Settled Fen will be **Negligible**. The impact on The Fens character area is also **Negligible**.
- 6.33. The Landscape character of the town of Boston and its conservation area is unlikely to change as a result of the White House Lane development. The development is some sufficient distance from the town centre and separated by existing residential area that there should be no impact or change. The impact is likely to be **Negligible**.
- 6.34. The character of Fishtoft, Freiston and the setting of the heritage assets to the east of the development should not be affected by a relatively slight increase in the residential areas on the edge of Boston. This would be further mitigated by their distance from the edge of settlement. The impact is likely to be **Negligible**.

- 6.35. The character of Havenside Country Park, Hobhole Nature Reserve and RSPB Freiston should not be affected due to the distance from the development, what it constitutes and the buffering of the separating landscape. The impact is likely to be **Negligible**.
- 6.36. The areas immediately adjacent to the site will experience the most change. As the mitigating planting matures the houses and site will become a more established part of the landscape and move from a **Slightly Adverse** impact on landscape character to a **Negligible** adverse impact.
- 6.37. For similar reasons, the site itself will initially experience a **Moderately Adverse** effect to a **Slightly Adverse** effect as the new vegetation matures.

Operational Impact on Visual Amenity

- 6.38. Impacts on the viewing experience of all visual receptors that have views of the development during its operational phase will be permanent, and potentially adverse to varying degrees. The sources of visual impacts are as follows:
- The housing development on White House Lane.
 - Vehicle access onto White House Lane.
 - Continuity of housing along the Boston urban edge.
 - Structural tree and shrub planting.
 - Supplementary hedge planting
 - Vehicle movements along White House Lane and adjoining roads.

Effects on receptors

- 6.39. The receptors close to the site will be impacted most by the change in view. These include nearby residents, road users on White House Lane and users of the Public Right with views of the site.

Residences Close to Site

- 6.40. The occupiers of the residences close to the site on White House Lane will have direct views of the development from the front or rear of their properties. The residents of the houses immediately opposite or adjacent to the site will have the closest views. Initially, the magnitude of change will be **High** as the elevation of the building will limit the views out to the open landscape to the vista created by the Public Open Space of the development. However, the proposed tree planting will, in time, filter any view of the site and begin to mitigate its impact. Given the **Medium** sensitivity of the receptors the significance of the effect would be **Moderately Adverse**.

Road Users White House Lane

- 6.41. Most road users will be passing the site going about their business for work or for going to school or for other commercial reasons. The development will probably represent one glimpse view of many during the journey. Therefore, the road users will have a **Low Sensitivity** to a change of view along

their journey. The magnitude of change will be **High** for such receptors. The effect would be **Moderately Adverse**.

Road Users Church Green Road, Fishtoft Road Toft Road

6.42. These road users will be further from the site than White House Lane road users and have distant glimpse views of the development set against the existing edge of settlement mass of housing. They are still likely to be traveling for business or education reasons and will be classed in the **Low Sensitivity** group. The magnitude of the effect would be considered **Negligible Adverse**.

Public Right of Way 900m from the Site

6.43. A Public Right of Way (PRoW) passes across an open arable field approximately 900m to the East of the site. The footpath in question begins adjacent to the Havenside Business Park and crosses arable fields to Fishtoft. At the western end of the path the site is obscured by existing development and vegetation. At the eastern end close to Fishtoft the view of the site is slightly discernible as part of the development, vegetation and infrastructure on the edge of the built up area. The sensitivity of the PRoW are considered **Highly Sensitive** but the significance of the effect are considered **Negligibly Adverse**.

6.44. *PRoW from Rochford Tower to Eastwood Road*

6.45. Users are considered **Highly Sensitive** but there is no discernible view of the site so the impact is **Not Significant**.

PRoW -HavensideCountry Park

6.46. Users of PRoW are **Highly Sensitive** receptors to change. However, the representation views along this route will not change significantly as a result of the development. The development is not discernible at this distance, the majority of the view towards the site are not discernible. The impact is **Not Significant**.

PRoW along Hobhole Drain through Hobhole Nature Reserve.

6.47. Th PRoW provides a few locations with open views towards the site but there are long sections obscured by hedgerow. Where there are views in the direction of the site, it is not discernible due to distance. PRoW users are **Highly Sensitive** but the is impact is **Not Significant**.

Road Users Shore Road

6.48. Shore Road extends from Freiston to Freiston Shore. It will be used by people travelling to and from work , school or by local businesses, as well as visitors to tourist attractions. The vehicle uses would be classed as having **Low Sensitivity** whilst traveling. Due to distance the site is not discernible, and the impact is **Not Significant**.

7. SUMMARY

- 7.1. This appraisal considers the existing landscape sensitivity of the Character area and Site within it to be medium. Therefore, the landscape has some potential to accommodate change.
- 7.2. The location for the development is within an established residential area. It already has infrastructure connecting it to the wider community and will result in minimal impact on the setting and landscape.
- 7.3. The development fills in a space within the White House Lane Street scene which currently accommodates a pylon. The development completes the residential mass creating a well-defined urban edge.
- 7.4. The design of the houses complements the existing residences blending the development with its setting.
- 7.5. The development will not impact on the existing character and form of a mostly simple rural landscape outlook with intensive agricultural fields. The field pattern and drainage regime are retained. The development will integrate with existing drainage patterns, hedgerows, and road networks.
- 7.6. The addition to the residential urban edge does not negatively impact on heritage assets, public opens spaces, nature reserves within the town or adjacent landscape character.
- 7.7. The design of the development includes retention of the electricity pylon as part of a public Open Space vista retaining a visual connection with the adjacent landscape.
- 7.8. The visual baseline assessment demonstrates that users of the Public Right of Way, adjacent residences and roads used passing close to the site are the only receptors likely to be affected by the development.
- 7.9. There is potential to supplement and improve the bio-diversity of the location with additional tree planting, hedgerows and wildflower meadow.
- 7.10. Planting would be sensitive to the local landscape character appearing as naturally distributed species rather than solid shelter belts.

8. CONCLUSION

- 8.1. The site lies within the National Character Area profile of the Fens by Natural England. At a regional level, the Landscape Character Assessment of Boston Borough (July 2009) put the site on the boundary with the B3 Wrangle to Cowbridge Settled Fen Character Area.
- 8.2. The Fens National Character Area in the proximity of the Development Site is characterised by a largely flat, open landscape with views to big skies. Some enclosure is provided by scattered settlements, farmsteads and dwellings which are set within the shelter of tree groups and belts. These contain conifers, poplars and other ornamental trees. There are views to windmills, water towers, and church towers and spires set amongst mature trees in occasional historic villages.
- 8.3. The character of the site will change from an arable field to a residential development. However, it will supplement the existing build form of the edge of settlement and help define the periphery of Boston. The adjacent landscape character will not be negatively impacted as the development does not introduce a new element to the setting but rather enhances it with more similar housing and associated planting and soft landscape.
- 8.4. The shape of the field accommodating the development is not untypical of the local field pattern accommodating drainage ditches along two boundaries. These will be retained along with the electricity pylon within the central part of the site. The addition of houses and associated trees and shrubs will help to blend the pylon with its surrounds.
- 8.5. The tree, shrub and hedgerow planting will, in time, integrate the development into the local setting and merge with the build form and landscape.
- 8.6. The development will not cause the loss of structure or significantly change the character of the local landscape, its field pattern, drainage systems, hedgerows or road layout. The local flora will be supplemented and enhanced with additional tree and shrub planting, in keeping with the local character.
- 8.7. The development will be an addition to an existing agricultural and residential landscape. The proposed housing is not an uncommon sight in the area and will become an addition to a landscape of similar buildings.
- 8.8. The most sensitive views are from close to the site by residents and passing road users. Initially, during construction, the view would significantly change. However, with the addition of judicious planting the impact would be reduced and become one of many similar elements in the disparate tapestry of an agricultural landscape. The development will be absorbed into any distant view as one of the numerous elements which make up the mosaic of residences, agricultural buildings and the natural landscape, typical of the area.

APPENDIX

Methodology

METHODOLOGY

Introduction

- 1.1. An LVIA of the proposed scheme has been conducted encompassing the Guidelines for Landscape and Visual Impact Assessment, third edition (referred to as GLVIA3 or Guidelines) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013.
- 1.2. In summary the GLVIA states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity.”
- 1.3. The guidance recognises a clear distinction between the impact, as the action being taken, and the effect, being the result of that action.
- 1.4. The two components of LVIA are:
 - 1: Assessment of landscape effects; assessing effects on the landscape as a resource in its own right.
 - 2: Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

These two elements are considered separately in this report.
- 1.5. The Guidelines acknowledge that professional judgement is a very important part of LVIA, and that whilst there is some scope for quantitative measurements, much of the assessment must rely on qualitative judgements.
- 1.6. In order to identify significant effect, the guidelines point out the need for an approach which is proportionate to the scale of the project and the likely effects judged appropriately and proportionate.
- 1.7. The components of the LVIA include: a project description, baseline studies, identification and description of effects, assessment of the significance of effects and mitigation.
- 1.8. The baseline studies provide an understanding of the landscape in the area affected, including its components, character, condition and value. The visual baseline provides an understanding of where the development may be visible, and who may experience views, and to what extent.
- 1.9. The appraisal considers many facets of the development - direct effects and any indirect, secondary, cumulative, short -, medium - ,and long term, permanent and temporary, positive and negative effects of the development.
- 1.10. The significance of effects is determined by considering two components.
 - Nature of receptor likely to be affected (Sensitivity)
 - Nature of the effect likely to occur (Magnitude)

1.11. To judge sensitivity two elements are considered.

- The susceptibility of the receptor to the type of change as a result of the proposal
- The value attached to the receptor.

1.12. Magnitude is judged by considering:

- The size and scale of the effect – E.G if there is a complete loss of a particular element of the landscape or a minor change.
- The geographical extent of the area that will be affected
- The duration of the effect and its reversibility.

1.13. Consideration of all these elements feeds into a comprehensive assessment of significance.

1.14. Mitigation includes measures proposed to prevent, reduce and where possible offset any significant adverse effects. Mitigation provided as part of the development is described and is included within the overall assessment of effects

Assessment of Landscape Effects

Landscape Effects

1.15. The Guidelines state that an assessment of landscape effects deals with the effects of change and development on landscape as a resource.

1.16. The baseline landscape considers existing landscape character assessments, and by a description of the site and its immediate context.

1.17. A range of landscape effects can arise through development:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape
- Addition of new elements that influence character and distinctiveness of the landscape
- Combined effects of these changes

Susceptibility To Change - Value of The Landscape Receptor

1.18. The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from the development.

1.19. Information relating to the landscape contributes to understanding landscape value.

1.20. This may include information about areas designated statute such as National Parks, National Scenic areas, Areas of Outstanding Natural Beauty as well as local designations, conservation areas, listed buildings, historic sites, community interests and elements which have an art or literary connection.

1.21. When there is no existing evidence of landscape quality or value an assessment should be made of the specific landscape. The guidance indicates this should be based on:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Magnitude of landscape effects

1.22. The effect on landscape receptors is assessed in terms of scale, duration, reversibility and spatial or geographical extent.

1.23. Judgement of the effects on size or scale takes into account the extent of the existing landscape element which will be lost or changed and the degree to which the aesthetics of the landscape will be key characteristics will be altered by removal or addition of new elements. Consideration of how these elements will be perceived by the receptors is taken into account. This is described as High, Medium or Low.

1.24. Parameters to describe the duration and reversibility of the effects are necessary to evaluate the magnitude of the effects. Short term effects are considered to be less than 5 years with medium effects as 5 to 15 years and long term 15 to 25 years.

1.25. The spatial extent of the effect would include the site, its setting and the context of the local and wider landscape character.

Overall significance of landscape effects

1.26. The overall significance of landscape effects considers the sensitivity of landscape receptors and the magnitude of the effect on the landscape.

1.27. Landscape sensitivity is a result of its susceptibility to change and its value as a landscape receptor. This is considered on a scale of High, medium or Low. The Magnitude of the landscape change of effect is considered as High, Medium, low or Negligible.

1.28. The guidance identifies there can be a complex relationship between landscape receptor and its susceptibility to change. (Valued landscapes are not necessarily highly susceptible to all types of change. There is no definitive rule as to what constitutes a significant effect).

1.29. However, major loss/irreversible effects/negative effects which impact on an extensive or nationally valued landscape are likely to be towards the greatest significance.

- 1.30. Conversely an effect that is negative but reversible short term over a small area of no key characteristics is likely to be of least significance and could be judged as not significant.
- 1.31. The assessment for these cases and those falling between the extremes should include a conclusion as to the significance of landscape effects.

Assessment of visual effects

Visual Effects

- 1.32. Visual effect deals with the effects of change and development on the views experienced by visual receptors, i.e., views of people and their visual amenity.
- 1.33. The initial step is to consider the extent of the view by mapping the area of visibility. This can be done by inputting information into a computer to produce a Zone of Theoretical Visibility (ZTV) or by manual field and map study. A series of viewpoint are selected to represent the available views. The locations would take into account:
- Views which describe or inform about the site itself.
 - Public viewpoint including rights of way, bridle paths, areas of open land accessible by the public.
 - Public locations which represent residential areas.
 - Communication or transport corridors
 - Places of work.
 - Views from a range of distance from the development experiences by a variety of people.

Sensitivity of Visual Receptors

- 1.34. Visual receptors are people and should be considered in terms of the value of the view they are experiencing and the susceptibility to change in that view.
- 1.35. Visual receptors most susceptible to change include:
- Residents at home.
 - People using the landscape for outdoor recreation such as walking and playing sport where the view is an integral part of the experience.
 - Visitors to historic landscapes, gardens and heritage assets where the surrounding landscape and setting is part of the experience.
 - Residents of communities where the surrounding views contribute to the landscape setting.
 - Users of the road network or transport routes are considered less sensitive as the view is often an ancillary part of the travelling experience, especially when the purpose of travel is commercial or a commute. However, if the route is recognised as particularly scenic, they may be considered to be of high sensitivity.

1.36. Visual receptors less likely to be sensitive to change include:

- Anyone carrying out sport or involved in recreation who are not affected by the view.
- People at their place of work and not focused on the view outside.

1.37. Susceptibility to changes in the view are rated High, medium and low.

1.38. Assessing the value of the view experienced considers:

- The value attached to a particular view of a noteworthy landmark, designation or asset.
- Publicised views which are acknowledged and valued.
- The value of the view is considered in terms of High, Medium and Low.

Magnitude of the visual effects

1.39. Visual effects are evaluated in terms of scale, extent, duration and reversibility.

1.40. With regard to scale the magnitude of the visual effect takes account of:

- The degree of change in the view, to loss or addition of elements of the view which change its composition. The change in the extent a particular element occupies that view or is introduced into that view.
- The impact the change makes in terms of Integration, Scale, Form, colour or texture.
- The relative amount of time affects the view will be experienced i.e glimpse / sustained full/partial.
- The extent of the visual effect is impacted by
- The angle of view in relation to the receptor.
- The distance of the viewpoint from the development.
- The extent of the area over which the change in view is discernible.

1.41. Visual effects can be short, medium or long in duration.

Limitations

1.42. Assessment of views from private property is based on the view from the closest publicly accessible location and should therefore be treated as an estimate.

Overall Significance of Landscape and Visual effects

1.43. The final conclusion is based on the sensitivity of the receptor and magnitude of the effect and determines the degree of significance.

1.44. The categories of significance with regard to decision making are:

- Substantial – an effect which is important
- Moderate -an effect which is material
- Slight – an effect which is noteworthy but not material.

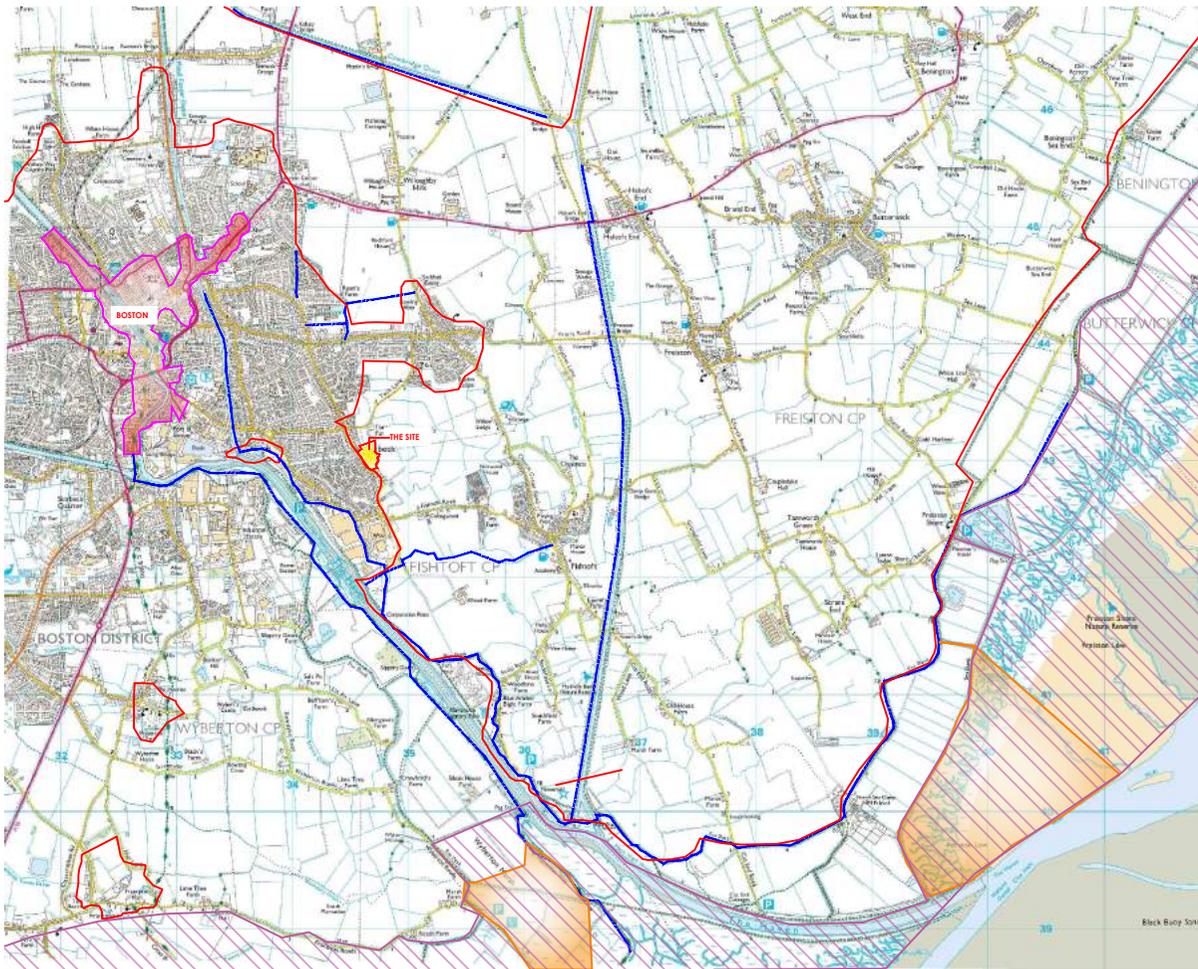
- Negligible – an effect which is noticeable but not likely to affect the decision.
- None – an effect which has limited impact and not relevant to the decision process.
- Substantial and Moderate are the most significant.

Iterative Design and Mitigation

- 1.45. Mitigation aims to avoid, reduce and if possible reverse significant adverse effects on the landscape resulting from the development. It is also meant to compensate for unavoidable detrimental legacies of the development.
- 1.46. Mitigation is most effective when integrated into the design and which responds to the interactions of the design process.

APPENDIX

Location Plan



KEY



SITE SIZE AND POSITION



PUBLIC RIGHTS OF WAY (PRoW)



BOSTON CONSERVATION AREA

LVIA PROPOSED RESIDENTIAL DEVELOPMENT WHITE HOUSE LANE BOSTON LINC.

REV DATE NOTES



Client **Boston New Home**

Project **Landscape Visual Impact Appraisal**

Drawing Title **Location Plan
White House Lane
Boston
Lincolnshire**

REV	DATE	NOTES
DK	Not to Scale	Prepared
January 2024	2401-PL1-05	Revised

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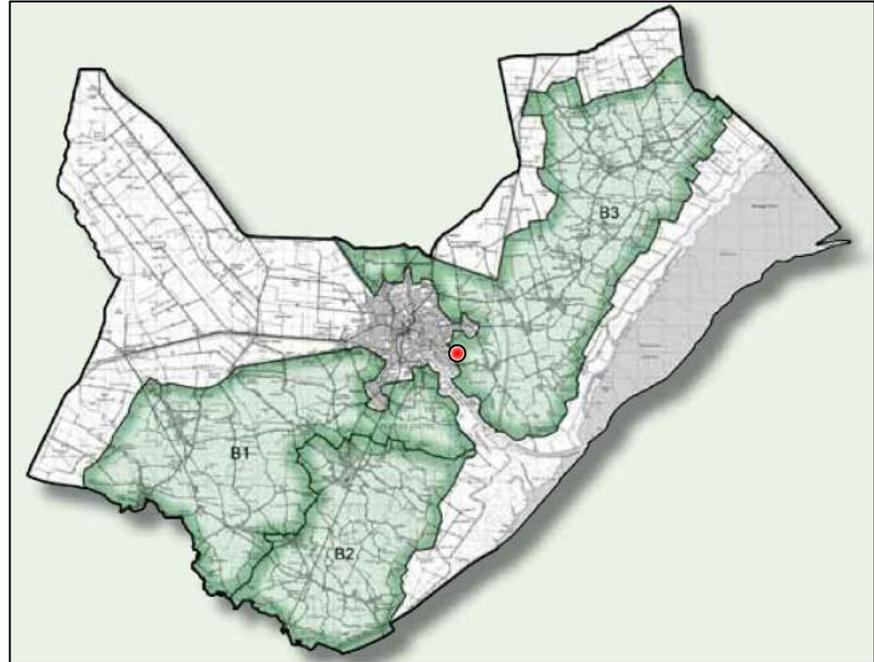
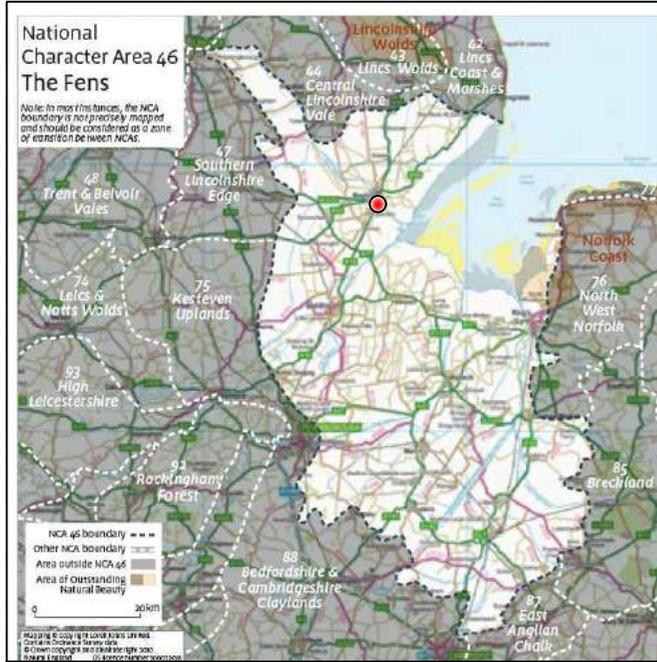
APPENDIX

Landscape Character Areas



THE FENS NATIONAL CHARACTER AREA

SETTLED FEN CHARACTER AREA - LANDSCAPE CHARACTER AREA - BOSTON BOROUGH



KEY

 APPROXIMATE SITE LOCATION

LVIA PROPOSED RESIDENTIAL DEVELOPMENT WHITE HOUSE LANE BOSTON Lincs.

REV	DATE	NOTES

KearyDesign Associates
Landscape Architects

Client: Boston New Home

Project: Landscape Visual Impact Appraisal

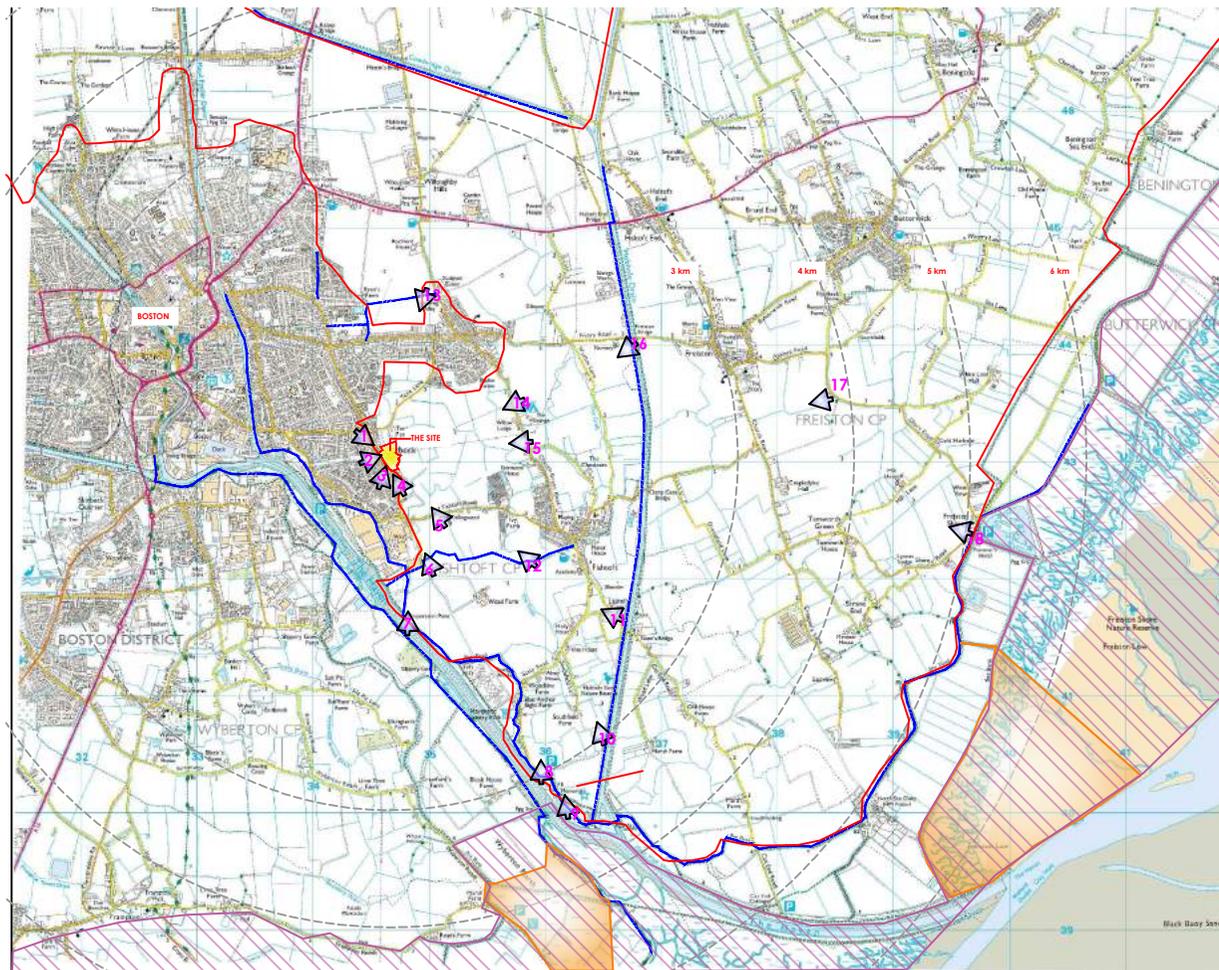
Drawing Title: Landscape Character Areas

OK	Not to Scale	Page 8/10
January 2024	2401-PL1-04	

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APPENDIX

View Points



KEY



SITE SIZE AND POSITION



VIEW WITH NUMBER REFERENCE



DISTANCE FROM THE CENTRE OF THE SITE



PUBLIC RIGHTS OF WAY (PROW)

LVIA PROPOSED RESIDENTIAL DEVELOPMENT WHITE HOUSE LANE BOSTON Lincs.

REV	DATE	NOTES

KearyDesign Associates
Landscape Architects

Client: **Boston New Home**

Project: **Landscape Visual Impact Appraisal**

Drawing Title: **Viewpoint Positions**

DK	Not to Scale	
January 2024	2401-PL1-04	

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APPENDIX

Views

1



View 1 - White House Lane - View approaching from the north

2



View 2 - White House Lane - View into the Site

3



View 3 - White House Lane - View from the south west

Properties opposite the site Site Frontage Electricity Pylon

Neighbour to the south of the site

4



View 4 - White House Lane - View approaching from the south

Development Site behind housing Allotments and site Power Lines

5



View 5 - White House Lane - View from Fishtoft Road

Development Site behind housing Shelter Belt of Toot Farm House Open Arable Landscape with new housing in the background Start of the Public Right of Way (PRoW)

6



View 6 - White House Lane - View from PRoW to Fishtoft

Havenside Country Park

Havenside Business Park

Site behind housing and business park

Arable landscape with electricity pylons

7



View 7 White House Lane- View Havenside Country Park North

Development Site in the distance behind trees

Pylons

Arable Fields

Footpath

8



View 8 White House Lane -View from Havenside Country Park South

The Haven

Havenside Walk

Pilgrim Fathers Memorial

Development site over 3km away beyond the trees

9



View 9-White House Lane - View from Pilgrim Fathers Memorial

10 Direction of the site 3.0 km away

Hobhole Nature Reserve

PRoW-Hob-hole Drain

Hedge with Hobhole Drain



View 10 White House Lane - View from Hobhole Nature Reserve

11 Direction of the development Site 2.4km away

Arable Fields

Pinfold Lane

Hedge with hob-hole drain



View 11 White House Lane - View from Pinfold Lane

12 Havenside Business Park

Group of pylons at Riverside Industrial estate

Boston Stump

Location of the site



View 12 -White House Lane -View from PRow near Fishloft

13

Arable crop

Direction of the site on the other side of development on Eastwood Road



View 13 White House Lane - View from PROW at Rochford Tower

14

Pylons converge on the site

Site Location

Shelter belt at Toot Farm



View 14 White House Lane - View from Church Green Road

15

Havenside Business Park

Group of pylons at Riverside Industrial estate

Location of the site



View 15 - White House Lane - View from Church Green Road

16

Fishtoft

Direction of the site



View 16 White House Lane - View from PROW at Freiston Bridge

17

Direction of the site 3.8 km away

Shore Road St James Church Freiston



View 17 White House Lane - View from Shore Rd Freiston

18

Direction of the site 5km away



View 18 -White House Lane -View from Freiston Shore

APPENDIX

Landscape Effects

Landscape Type and Designations	Sensitivity of Landscape		Magnitude of Landscape Effects		Note	Overall Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15
	Susceptibility to Change	Value	Size of the degreeen of change	Are the effects reversible				
Landscape Scale	High-Medium-Low	National-Regional-Local	High-Medium-Low	Yes-No		Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial
Landscape Character -Local								
B3:Wrangle to Settled Fen	Medium	Regional	Low	No	The site lies on the south western margin of Wrangle to Cowbridge settled Fen landscape character area. It is a largely flat, open landscape with views to big skies. Some enclosure is provided by scattered settlements, farmsteads and dwellings which are set within the shelter of tree groups and belts. These contain conifers, poplars and other ornamental trees.	Negligible	Negligible	Negligible

Landscape Type and Designations	Sensitivity of Landscape		Magnitude of Landscape Effects		Note	Overall Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15
	Susceptibility to Change	Value	Size of the degree of change	Are the effects reversible				
Landscape Scale	High-Medium-Low	National-Regional-Local	High-Medium-Low	Yes-No		Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial
Boston Town Conservation Area and Hussey Tower	High	Local	Low	No	Boston Town centre is approximately 2km from the site. Boston includes a great number of listed buildings, most of these can be found within the town conservation area. The town has 226 Listed Buildings, most of these are Grade II, but four have Grade I Listed Status and ten have Grade II* Listed Status (this includes several 'groups' of buildings listed as one record). Hussey Tower is a listed building positioned on the outskirts of the town towards the site.	Negligible	Negligible	Negligible

Landscape Type and Designations	Sensitivity of Landscape		Magnitude of Landscape Effects		Note	Overall Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15
	Susceptibility to Change	Value	Size of the degree of change	Are the effects reversible				
Landscape Scale	High-Medium-Low	National-Regional-Local	High-Medium-Low	Yes-No		Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial
Fishtoft Village	Medium to High	Local	Low	No	Fishtoft village is approximately 1.6km to the east of the site and is the nearest village. There are five listed buildings within the village.	Negligible	Negligible	Negligible
Rochford Tower	High	Local	Low	No	Grade 1 listed building .	Negligible	Negligible	Negligible
Freiston Village	High	Local	Low	No	Freiston is approximately 3 km to the east of the site. There are five listings in Freiston- One of the properties, St James Church, is Grade 1	Negligible	Negligible	Negligible

Landscape Type and Designations	Sensitivity of Landscape		Magnitude of Landscape Effects		Note	Overall Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15
	Susceptibility to Change	Value	Size of the degreeen of change	Are the effects reversible		Construction Phase	Construction Phase	Construction Phase
Landscape Scale	High-Medium-Low	National-Regional-Local	High-Medium-Low	Yes-No		Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial
Heritage Assetts	Medium to High	Local	Low	No	There are more isolated listings approximately 3km from the site , to north of Freiston along Church Road and to the south of Freiston along Church End Road. These include Milepost west of Church End Rd, House Next south of Freiston Rd, The Grange, Coupledyeke Hall, Peachy House and Mill Pit Farm. All are Grade II.	Negligible	Negligible	Negligible
Havenside Country Park		Local	Low	No	Havenside Country park is closely associated with the Haven and stretches from the edge of Boston to Hobhole Sluice passing through the working landscape of water and fen. The Pilgrim Fathers monument is at the eastern end	Negligible	Negligible	Negligible

Landscape Type and Designations	Sensitivity of Landscape		Magnitude of Landscape Effects		Note	Overall Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15
	Susceptibility to Change	Value	Size of the degreeen of change	Are the effects reversible				
Landscape Scale	High-Medium-Low	National-Regional-Local	High-Medium-Low	Yes-No		Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial
Immediate Site Context	Medium to Low	Local	Medium-High	No	The site context includes the properties along White House Lane , Properties on White House Lane near the juntion with Fishtoft Rd and Woodthorpe Avenue/Kingsway/Toot Lane and the adjacent arable fields.	Slight Adverse	Slight Adverse	Negligible
Site Itself								
The Site	Medium to Low	Local	High	No	The site is part of an arable field with hedgerows on two sides.	Moderate Adverse	Moderate Adverse	Slight Adverse

APPENDIX

Visual Effects

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
2	Residents/Road users White House Lane opposite the site.	MEDIUM	75M	FULL	HIGH	Substantial Adverse	Moderate Adverse	Moderate Adverse	The view into the site currently includes the distant landscape which is a working agricultural scene. The construction phase will block this view but once complete parts of the view will be retained along the Public Open Space vista
3	Residents / Road users White House Lane south west of the site.	MEDIUM	120M	FULL	HIGH	Substantial Adverse	Moderate Adverse	Moderate Adverse	The view looks diagonally across the site to the pylon, allotments and arable fields. The construction phase will block this view but once complete trees along the frontage and along the Public Open Space will mitigate the view.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
4	Residents / Road users White House Lane south of the site	MEDIUM	160M	FULL	HIGH	Substantial Adverse	Moderate Adverse	Moderate Adverse	The view is mainly of the front of the site and will be subject to site boarding and a busy entrance during construction. However the new landscape to the front of the site will add to the street scene and mitigate the development.
5	Road users - first property on the north side of Fishtoft Road	LOW	600M	DISTANT	LOW	Negligible Adverse	Negligible Adverse	Negligible Adverse	The view of the site is distant and comprises the tops of trees, the electricity pylon and possible some glimpse views at a lower level.
6	Users on the PRow which heads east , following a drainage ditch across arable	HIGH	900M	NONE	LOW	Negligible Adverse	Negligible Adverse	Negligible Adverse	The site is obscured by vegetation and housing beyond the adjacent open field.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
						Construction Phase			
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
9	Users of the PROw adjacent to the Pilgrim Fathers Memorial within Havenside Country Park	HIGH	3.4KM	NONE	LOW	None	None	None	The site is distant and obscured by vegetation and development.
10	Users of the PWOw within Hobhole Bank Nature Reserve	HIGH	3KM	NONE	LOW	None	None	None	The site is distant and obscured by vegetation and development.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
						Construction Phase			
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
11	Road users-Pinfold lane adjacent to Hobhole Drain	MEDIUM	2.4KM	NONE	LOW	None	None	None	The site is distant and obscured by development.
12	representative view of users from the PWow from Fishtoft to Havenside Business Park	HIGH	1.5KM	DISTANT-GLIMPSE	LOW	Negligible Adverse	Negligible Adverse	Negligible Adverse	The site is slightly discernible as part of the development, vegetation and infrastructure on the edge of the built up area.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
						Phase	Adverse-Beneficial	Adverse-Beneficial	
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
13	Users of the PWoW heading west from Rochford Tower Lane	HIGH	1.4KM	NONE	LOW	None	None	None	Views of the site are truncated by the Bladon Estate and development along Eastwood Road.
14	Road user's view opposite and to the east of the site on Church Green Road.	LOW	1.2KM	DISTANT	MEDIUM-LOW	Negligible Adverse	Negligible Adverse	Negligible Adverse	The view of the site is distant and most easily located by following the route of the Pylons. However the view is heavily populated with power infrastructure. The shelter belt around Toot Farm in front of the allotments next to the site help locating the site. The site itself is a minor element of the edge of settlement landscape.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase Construction Phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
15	Road user's view opposite and to the east of the site on Church Green Road.	LOW	1.2KM	DISTANT	MEDIUM-LOW	Negligible Adverse	Negligible Adverse	Negligible Adverse	The view of the site is distant and most easily located by following the route of the Pylons. However the view is heavily populated with power infrastructure. The shelter belt around Toot Farm in front of the allotments next to the site help locating the site. The site itself is a minor element of the edge of settlement landscape.
16	Users of the PWow along Hobhole Drain adjacent to Freiston Bridge	HIGH	2.25KM	DISTANT GLIMPSE	LOW	None	None	None	The site is not discernible at this distance. It has blended with the edge of settlement landscape and infrastructure.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY OF RECEPTOR(SUSCEPTIBILITY TO CHANGE)	DISTANCE FROM SITE	NATURE OF VIEW	MAGNITUDE OF CHANGE	Significance of Effect at construction phase	Overall significance of Effects at Year 0	Overall significance of Effects at Year 15	NOTES
		HIGH-MEDIUM-LOW		Full-Partial-glimpse-distant-none	HIGH-MEDIUM-LOW	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	Substantial-Moderate-Slight-Negligible-None	
						Adverse-Beneficial	Adverse-Beneficial	Adverse-Beneficial	
				DISTANT	LOW-YEAR 15		Negligable Adverse	Negligable Adverse	

APPENDIX

Mitigation



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KEY

-  SHRUB AND HERBACEOUS PLANTING
-  AMENITY CULTIVATED TURF
-  LARGE TREES - Extra heavy standards - semi mature trees Native or native varieties
-  MEDIUM TREES - Selected standards to Extra heavy standards trees - Native or native varieties
-  SPECIMEN SHRUBS AND GRASSES
-  WILD FLOWER MEADOW (Emsorgate EM8 mix)
-  WILD FLOWER MEADOW (Emsorgate EP1 mix or similar approved) FOR DETENTION BASIN

PLANT PALETTE (Trees-Shrubs-Herbaceous)

The selection of plant species needs to take account of the soil, climate, exposure and residential setting.

Where possible species are selected from a native palette. However the proximity of building foundations, available space around the properties and the presence of the pylon and overhead cable require specific plants which are suitable for the location.

Proposed species for the site could include:

- Acer campestre*
- Corpinus betulus*
- Frax fontaine*
- Fagus sylvatica*
- Draycock*
- Quercus robur*
- Koster*
- Crataegus monogyna*
- Cornus sanguinea*
- Malus sylvestris*
- Rosa rubiginosa*
- Viburnum opulus*
- Ilex aquifolium*
- Viburnum litmus*
- Aucuba japonica*
- Rozannie*
- Escallonia*
- Apple Blossom*
- Hebe marjorie*
- Choisya Aztec Pearl*
- Miscanthus sinensis*
- Vars*
- Callimargrostris*
- Karl Foerster*
- Stipa arundinacea*

PLANT PALETTE (Emsorgate EM8 mix or similar approved)

Wild flowers 20%

- 2.00% *Achillea millefolium* - Yarrow
- 0.60% *Agrimonia eupatoria* - Agrimony
- 3.60% *Centaurea nigra* - Common Knopweed
- 1.00% *Filipendula ulmaria* - Meadowweet
- 2.00% *Galium verum* - Lady's Bedstraw
- 0.20% *Geum rivale* - Water Avenas
- 0.20% *Lathyrus pratensis* - Meadow Vetchling
- 0.10% *Leontodon hispidus* - Rough Hawkbit
- 1.20% *Leucanthemum vulgare* - Oxeye Daisy (Moon Daisy)
- 0.10% *Lolus comiculatus* - Bedstraw Trefoil
- 0.40% *Lolus pedunculatus* - Greater Bedstraw Trefoil
- 3.00% *Plantago lanceolata* - Ribwort Plantain
- 0.20% *Primula vert* - Cowslip
- 0.10% *Pumelia vulgaris* - Selfheal
- 0.40% *Ranunculus acris* - Meadow Buttercup
- 1.40% *Ranunculus minor* - Yellow Rattle
- 1.20% *Rumex acetosa* - Common Sorrel
- 1.00% *Sanguisorba officinalis* - Great Burnet
- 0.20% *Silene fls-cuculi* - Ragged Robin
- 0.10% *Succisa pratensis* - Devil's bit Scabious
- 0.40% *Vicia cracca* - Tufted Vetch
- Grasses 80%
- 4.00% *Agrostis capillaris* - Common Bent (w)
- 4.00% *Anthriscum odoratum* - Sweet Vernal-grass (w)
- 1.40% *Carex divisa* subsp. *divisa* - Grey Sedge (w)
- 34.40% *Cynosurus cristatus* - Crested Dogtail
- 1.60% *Deschampsia cespitosa* - Tufted Hair-grass (w)
- 20.00% *Festuca rubra* - Red Fescue
- 4.00% *Hordeum secalinum* - Meadow Barley (w)
- 8.00% *Poa trivialis* - Rough-stalked Meadow-grass
- 2.40% *Schedonorus arundinaceus* - Tall Fescue

PLANT PALETTE (Emsorgate EP1 mix or similar approved)

Wild flowers 20%

- 1.00% *Angelica sylvestris* - Wild Angelica
- 2.60% *Centaurea nigra* - Common Knopweed
- 0.20% *Festuca ovina* - Cocksfoot
- 1.00% *Dischisma filiforme* - Wild heasel
- 0.40% *Lolus pedunculatus* - Greater Bedstraw Trefoil
- 1.20% *Filipendula ulmaria* - Meadowweet
- 0.20% *Geum rivale* - Water Avenas
- 4.00% *St. puegetanus* - Yellow Iris
- 0.20% *Lathyrus pratensis* - Meadow Vetchling
- 0.10% *Lolus pedunculatus* - Greater Bedstraw Trefoil
- 0.20% *Lycopodium europaeus* - Gypswort
- 0.20% *Centaurea pimpinellifolia* - Cowly-tufted Water dropwort
- 1.20% *Plantago lanceolata* - Ribwort Plantain
- 0.20% *Pumelia vulgaris* - Selfheal
- 1.00% *Ranunculus acris* - Meadow Buttercup
- 2.00% *Silene fls-cuculi* - Red Campian
- 1.00% *Silene fls-cuculi* - Ragged Robin
- Grasses 80%
- 4.00% *Agrostis capillaris* - Common Bent (w)
- 4.00% *Anthriscum odoratum* - Sweet Vernal-grass (w)
- 1.40% *Carex divisa* subsp. *divisa* - Grey Sedge (w)
- 34.40% *Cynosurus cristatus* - Crested Dogtail
- 1.60% *Deschampsia cespitosa* - Tufted Hair-grass (w)
- 20.00% *Festuca rubra* - Red Fescue
- 4.00% *Hordeum secalinum* - Meadow Barley (w)
- 8.00% *Poa trivialis* - Rough-stalked Meadow-grass
- 2.40% *Schedonorus arundinaceus* - Tall Fescue



Client: Opal Homes

Project: Residential Development
White House Lane
Boston
Lincs.

Drawing Title: Soft Landscape Masterplan

Quantity	Scale	Sheet	Drawn Date
DK	1:500	A1	
DATE	DATE	REVISION	
Feb. 2024	2401-PL1-02		

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SOFT LANDSCAPE MASTERPLAN - WHITE HOUSE LANE BOSTON