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North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(i)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Flat landform comprising of industrial and commercial development with associated car parking at the north-western edge of Grimsby. Also includes an area of arable farmland north of Energy Park View, and an area of habitat mitigation north of this adjacent to the Humber Estuary Special Protection Area.
- Vegetation is limited to ornamental planting within and around the industrial/commercial area, however remnant hedgerow field boundaries are evident within the area of farmland.
- The sub unit is well served by public rights of way. Two drainage dykes cross the area; Mawnbridge Drain and Town's Croft Drain, a public footpath follows part of Mawnbridge Drain. Croft Drain defines the south-western edge of the sub unit.
- The local road network within the sub unit serves the industrial/commercial area and connects to adjacent areas outside the sub unit, it includes Energy Park View which runs from south-east to west through the sub unit. A railway also bisects the sub unit running parallel to Energy Park View.
- Bordered by the east coastline to the north, further industrial/commercial development to the east and north-west, the A180 to the south and open arable farmland to the south-west.
- Views are generally limited by built development though there are open views across the undeveloped farmland area.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Flat landform combined with existing large scale built development, roadside vegetation provides containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Industrial activity and arable farmland.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Limited to ornamental planting, some remnant hedgerow field boundaries, and tree belt along the A180.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	Large areas of the sub unit are developed, however an area of undeveloped farmland is available.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Large scale industrial/commercial land uses and arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	Hedgerow along the south-western edge provides little containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	General noise arising from industrial activity, the A180 and the railway.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature vegetation within the developed areas and tree belts along the A180 provide some enclosure.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Potential for industrial/commercial development set within a green infrastructure of structural landscaping.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain and enhance existing hedgerows and hedgerow trees, provide suitable landscape buffers.
- Retain public rights of way and drainage dykes within suitable buffers.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Increase hedgerow, and hedgerow tree, cover.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and trees within future green infrastructure proposals.
- New landscaping of hedgerows and trees associated with future development.
- Enhance vegetation along drainage dykes to increase diversity.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(ii)

Date: 13.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A flat landscape of arable farmland and open grassland at the north-western industrial and residential edges of Grimsby and adjacent to Great Coates which lies to the south.
- Hedgerow field boundaries are well established with mature hedgerow trees. A small woodland block occurs at the western edge of the sub unit. The sub unit is also crossed by a network of field drainage dykes
- A single public right of way crosses the eastern part of the area.
- The A1136 bisects the sub unit north to south.
- Bordered by the A180 to the north, residential development to the east, the railway line to the south and open countryside to the west.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs from south to north at the west of the sub unit.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with well vegetated road corridors and internal field boundary hedgerows provides containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland and open grassland crossed by the A1136.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Limited hedgerow and hedgerow tree cover, a small woodland block is located at the western edge of the sub unit.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Arable farmland and open grassland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature vegetation provides some containment along the settlement edge to the east.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Traffic noise from the A180, A1136 and railway line reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The SGIC runs through the west of the sub unit.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature hedgerows along roadsides and field boundaries provide enclosure within the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees as well as vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain public right of way within suitable buffer.
- Potential landscaped earth bund/structural landscaping adjacent to the A180 and railway corridors to mitigate visual/noise effects of busy transport routes.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve SGIC at the east.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the settlement edge and adjacent rural area.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

GRIMSBY AND CLEETHORPES SUB UNIT GC(iii)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A generally flat landscape of medium scale arable farmland adjacent to Great Coates and the north-western residential edge of Grimsby. Landform rises slightly to the south and south-west.
- Encompasses a small residential area south of Healing at Carr Lane and Aylesby Lane, Meadow Farm, The Grange Farm, and Manor House. Playing fields associated with Healing Academy are located at the west of the sub unit adjacent to Healing.
- North East Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit from south to north. Great Coates Conservation Area encroaches into the sub unit at the eastern edge.
- Hedgerows along roadsides and field boundaries are generally well established with mature hedgerow trees. However, there are some large gaps in roadside vegetation and sections of timber post and rail fencing occurs. There is a small block of woodland at the south-east of the sub unit. Drainage dykes occur to the south and west of the sub unit.
- High voltage pylons cross through the centre of the area north to south.
- A single public right of way crosses the north-eastern part of the sub unit and follows the northern boundary.
- Both the A1136 and the B1210 pass through the area, separating it into three fragments.
- Bordered by the railway line to the north, the residential edge of Great Coates and Grimsby to the east, open countryside to the south and south-west and the settlement of Healing to the north-west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform and limited vegetation allows open views of the majority of the sub unit. Rising ground contains the south and south-western part of the area.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Great Coates Conservation Area.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Limited hedgerow and hedgerow tree cover.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Great Coates Conservation Area (several listed buildings adjacent to the eastern edge of the sub unit), individual farmsteads and residential properties.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and playing fields.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Generally well contained by mature vegetation along varied the settlement edge at Great Coates. The edge of Healing is less contained.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Traffic noise from the A1136, the B1210 and the railway line reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	North East Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit, part of the eastern edge is within Great Coates Conservation Area.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Healing to the north-west

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Hedgerow field boundaries with hedgerow trees together with vegetation along roadsides provide a degree of enclosure from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views towards Great Coates church (grade I listed).

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees as well as vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain public right of way within suitable buffer.
- Safeguard the character and setting of Great Coates Conservation Area, as well as Great Coates church, including views to and from these features.
- Potential landscaped earth bund/structural landscaping adjacent to the A180 and railway corridors to mitigate visual/noise effects of busy transport routes.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and hedgerow trees within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the settlement edge and adjacent rural area.
- Potential for new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(iv)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A generally flat arable landscape of medium scale adjacent to the north-western residential edge of Grimsby. Landform rises slightly to the west.
- Encompasses a sub station at the north-eastern corner, Stud Farm Cottage and Laceby Acres. Pyewipe Farm is prominent to the west but is outside of the sub unit. Laceby Acres retail park is located at the south-east corner of the sub unit
- North East Lincolnshire Strategic Green Infrastructure Corridor runs through the site following the route of the River Freshney.
- Hedgerows field boundaries are sparse. Aylesby Road has an open character to the south with almost no vegetation defining its southern boundary but vegetation to the north, while the section of the A46 bordering the southern edge of the sub unit is defined by a low cut hedgerow with some hedgerow trees. Wyber Wood wraps around the sub station to the north-east of the area, there is a woodland belt at the south-western edge of the area and also towards the centre of the sub unit.
- High voltage pylons cross the north and east of the sub unit, via the sub station. Low voltage pylons also cross the area.
- Public rights of way, including footpaths and bridleways cross the majority of the sub unit, the bridleways are concentrated to the south around Stud Farm Cottage.
- Aylesby Road bisects the sub unit, crossing the northern part.
- Bordered by the open countryside to the north and west, largely by the existing residential edge (and a woodland block which divides the residential area) to the east and the A46 (Grimsby Road) to the south.
- There are open views across the area, towards landmark structures at Grimsby docks, Immingham Power Station as well as open views of the residential edge of Grimsby, including views of prominent church spires. The wind turbine at Pyewipe Farm is also visible to the west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Flat landform and limited vegetation allows open views of the majority of the sub unit.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	No particular landscape features, limited hedgerow and hedgerow tree cover.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Limited hedgerow and hedgerow tree cover.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	The River Freshney runs through the sub unit.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	The urban edge is open and abrupt with no vegetation to contain it.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Traffic noise from the A46 and Aylesby Road together with the existing settlement edge reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The NE Lincs Strategic Green Infrastructure Corridor runs through the site.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit. However there is a residential development to the north, west of Meadow Farm to be mindful of.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths, bridleways).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Woodland blocks provide some containment.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident, though church spires are evident within the residential areas to the east.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees and woodland blocks, provide suitable landscape buffers.
- Retain public rights of way within suitable buffers.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Preserve and enhance Strategic Green Infrastructure Corridor at the River Freshney.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and hedgerow trees within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the settlement edge and adjacent rural area.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.
- Enhance native riparian planting along the River Freshney.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(v)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat landscape comprising of recreational uses nestled within the north-western residential area of Grimsby.
- Encompasses Grimsby Golf Club, Willow Park Golf Course, the River Freshney and surrounding recreational/wildlife area. Little Coates church (grade I listed) is located at the eastern edge of the sub unit, adjacent to the A1136 which bisects the centre of the area.
- Grimsby Ice Rink, Auditorium, and Leisure Centre are located at the north of the sub unit.
- Hedgerow boundaries are well established with mature trees. Meadow grassland covers a large part of the sub unit through which a footpath passes (not designated right of way), this is accessed from the A1136. A woodland block, 'Town's Holt', lies at the south-western edge of the sub unit. The sub unit also contains New Cut Drain field drainage dyke to the north-west.
- High voltage pylons cross the north and north-west of the sub unit.
- No public rights of way cross the sub unit.
- The area is bordered by the railway line to the north, the residential edge of Grimsby to the east, south and west and a pocket of open countryside to the south-west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with mature vegetation to the majority of the sub unit boundary provides containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Recreational land uses, mix of wildlife habitats.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature trees, scrub planting, areas of meadow grassland.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	1	Predominantly a recreational and wildlife uses.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	The River Freshney.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Low level of management for wildlife/biodiversity, golf courses well managed.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	A woodland block separates the sub unit from the rural area to the south-west, the sub unit is largely surrounded by the residential edge and is generally well contained by mature vegetation along the settlement edges.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	The nature of the sub unit land use provides a degree of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Part of the sub unit is designated as a Local Wildlife Site (LWS), the church is grade I listed. The LWS forms part of the Strategic Green Infrastructure Corridor.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Well used recreational area and dog walking route. Grimsby Golf Club and Willow Park Golf Course.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature vegetation around the perimeter of the sub unit largely prevents views of the surrounding built development edge, however there is some intervisibility.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- This sub unit is dominated by recreational and wildlife land uses. However, there may be potential for a small amount of residential development adjacent to the existing residential edge, single storey - 2+ storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland, meadow grassland, individual tree planting, provide suitable landscape buffers as appropriate.
- Retain existing footpath within suitable buffers.
- Retain vegetation associated with the River Freshney
- Safeguard the setting of the church including views to and from it.
- Provide appropriate buffers to Grimsby Golf Club and Willow Park Golf Course.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and adjacent recreational area.
- Enhance tree and scrub cover through small scale planting of broad leaved copses and areas of scrub while retaining visually open character.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees, woodland within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Supplement vegetation associated with the River Freshney to encourage further establishment of riparian vegetation.
- New green infrastructure to connect to existing hedgerows and woodland block.
- Incorporate existing footpath within green corridors as part of future development. Provide links to the golf courses.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

GRIMSBY AND CLEETHORPES SUB UNIT GC(vi)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A generally flat landscape with bunding to the eastern perimeter, adjacent to the north-western residential edge of Grimsby.
- Encompasses Little Coates Allotment Gardens and the former West Marsh Mineral Workings.
- The sub unit forms part of a Strategic Green Infrastructure Corridor which runs through the site from south to north.
- Encompasses scrub, grassland and a water body/wetland on the former West Marsh Mineral Workings. The River Freshney runs from south to north along the west of the sub unit and from west to east along the northern border. Running parallel to the river at the west of the sub unit is a railway line serving Grimsby Docks.
- No public rights of way cross the sub unit. Sidings way runs through the sub unit at the south and crosses the railway line at the south west.
- Bordered by the residential edge of Grimsby to the north and east, the railway line to the south and industrial development to the west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Landscape bunding restricts views into the sub unit.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Little Coates Allotment Gardens.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Scrub, grassland, wetland and riparian vegetation.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	Adjacent to existing settlement edge.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	River Freshney.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Grassland associated with the former mineral works appears to be managed. Little Coates Allotment Gardens.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	The urban edge is largely open with little vegetation to contain it.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Urban influences, including the railway reduce the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Recreational routes along the River Freshney.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Vegetation within the sub and around its perimeter together with bunding limits intervisibility with the surrounding residential edge.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- This sub unit is dominated by allotment gardens and mineral workings. However, there may be potential for a small amount of residential development adjacent to the existing residential edge, single storey - 2+ storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain Little Coates Allotment Gardens
- Retain existing trees/vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain, scrub, grassland and wetland habitats.
- Retain separation from the River Freshney.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Increase hedgerow and tree cover, as well as structural landscaping, while retaining visually open character.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing vegetation within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the sub unit and adjacent settlement edge.
- Provide new pedestrian/cycle links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY SAND CLEETHORPES UB UNIT GC(vii)

Date: 14.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A generally flat landscape within the western area of Grimsby.
- Encompasses Littlefield Allotment Gardens within the western part of the sub unit, some of which has been given over for the construction of Birkwood Medical Centre, and areas of neutralised scrub/woodland.
- A cricket pitch lies within the north-east, areas of meadow grassland and scrub/woodland to the south with playing fields to the east. Plymouth Brethren Church is located adjacent the southern edge of the sub unit.
- Mature hedgerows and scrub planting divides the eastern part of the sub unit and an avenue of mature trees help to define the southern edge of the sub unit. The sub unit is also crossed by drainage dykes.
- No public rights of way or roads cross the sub unit, but a path runs from north to south to the east of the allotments connecting Westward Ho with Littlefield Lane. There are also informal routes running through the area of meadow/scrub/woodland.
- Bordered by the residential edge of Grimsby to the north, east and west, and by Westwood Ho to the south.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with mature vegetation to part of the sub unit boundary provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Littlefield Allotment Gardens.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Well established boundary vegetation and hedgerow crossing part of the sub unit/areas of scrub and meadow.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	Adjacent to existing settlement edge.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Littlefield Allotment Gardens/cricket pitch and areas of amenity grassland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	The residential edge is open along the northern boundary, more enclosed to the east, limited enclosure to the south-east and the western edge of the allotments.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Surrounding urban influences reduce the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Littlefield Allotment Gardens/Cricket pitch/informal footpaths.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature hedgerow and scrub area across the sub unit and vegetation adjacent to the existing residential edge provides some enclosure
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, scrub, meadow grassland as well as vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain Littlefield Allotment Gardens, provide suitable landscape buffer.
- Maintain separation from the Plymouth Brethren Church and Birkwood Medical Centre.
- Retain an informal footpath network within suitable buffers.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Increase hedgerow, hedgerow tree and individual tree cover as well as structural landscaping.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing vegetation within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the sub unit and adjacent settlement edge.
- Provide new pedestrian/cycle links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

Date: 01.04.2026

GRIMSBY AND CLEETHORPES SUB UNIT GC(viii)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- A generally flat landscape within the eastern area of Grimsby.
- Encompasses a mix of land uses including industrial development and a recreational ground within the north, Old Clew Primary Academy within the east, King George V Athletics Stadium together with open recreational space in the south. The south-eastern part of the sub unit falls within Old Clew Conservation Area. Old Clew church (grade I listed) is located outside of the sub unit to the east. Cleethorpes Town Football is located to the south-east with an area of naturally regenerated land north of this.
- Hedgerows are mature where they occur in the sub unit though there is generally greater coverage in the east with the western part of the area being a little more open.
- No public rights of way or roads cross the sub unit.
- Bordered by the residential edge of Grimsby to the east and by local roads to the north, south and west, residential areas surround the sub unit to the north, south and south-west, industrial development lies to the north-west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with mature vegetation to part of the sub unit boundary provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Old Clew Conservation Area/King George V Athletics Stadium/Old Clew Primary Academy/Cleethorpes Town FC/Industrial
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Well established boundary hedgerows and trees to parts of the sub unit/areas open grassland.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	There are pockets of naturally regenerated brownfield/undeveloped land adjacent to existing settlement edge.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Old Clew church and examples of local vernacular housing are located within the conservation area further east of the sub unit.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	The sub unit is partly developed, the athletics stadium and recreation grounds are well managed.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Some containment provided by vegetation adjacent to the existing settlement edges, particularly to the east.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	The sub unit is surrounded by urban influences including industrial activity/residential/school/roads.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Old Clew Conservation Area covers the south-eastern part of the sub unit and extends further east to include Old Clew church which is grade I listed and several grade II listed buildings.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	King George V Stadium/recreational areas.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	The eastern part of the sub unit has some enclosure, the west less so.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Close range views towards Old Clee church from the eastern edge of the sub unit.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for mixed use development (residential and employment) / industrial development within the north-western part of the sub unit set within a green infrastructure of structural landscaping.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Safeguard the character and setting of Old Clee Conservation Area, as well as Old Clee church, including views to and from these features.
- Provide appropriate buffers to Old Clee Primary Academy/King George V Athletics Stadium/recreation areas.
- Additional landscape planting to contain industrial area.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Increase hedgerow and tree cover, as well as structural landscaping, while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and trees within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing vegetation.
- Create an improved transition between the sub unit and adjacent settlement edge.
- Provide new pedestrian/cycle links to surrounding public rights of way network as part of future development, set within new green corridors. Potential to provide links to the school, stadium and recreation areas.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(ix)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, small to medium scale, arable farmland nestled between the settlements of Humberston to the east and New Waltham to the west, south-east of Grimsby.
- Encompasses Humberston Academy and Humberston Country Club within the east. Peaks Covert Farm is located at the north-western edge.
- The North East Lincolnshire Strategic Green Infrastructure Corridor runs through the site from the north east to the north west and south.
- Hedgerows along roadsides are well established with mature hedgerow trees, internal field boundaries are gappy in places with some hedgerow trees. woodland blocks lie adjacent to Peak Covert Farm and the residential edge of New Waltham to the west, and the country club has a woodland setting.
- Buck Beck passes through the north-western part of the sub unit, south of Peak Covert Farm. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the northern part of the sub unit.
- A single public right of way crosses the western part of the sub unit, close to the eastern edge of New Waltham.
- Bordered by the A1098 to the north-west, an industrial estate to the north/north-east, the residential edge of Humberston to the east/south-east and New Waltham to the south and west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Landform rises slightly to the south providing some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Humberston Academy/Humberston Country Club.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature hedgerows, hedgerow trees and woodland.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Potentially Peaks Covert Farm.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Some containment provided by mature vegetation along the settlement edges.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	The sub unit is surrounded by urban influences including industrial activity/ residential/school/ roads.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Part of the sub unit falls within the NE Lincs Strategic Green Infrastructure Corridor.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Humberston to the east and New Waltham to the west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Humberston Country Club/public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature roadside and field boundary vegetation provides strong enclosure.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries and Peaks Covert Farm, provide suitable landscape buffers.
- Retain public right of way within suitable buffer.
- Retain vegetation associated with Buck Beck.
- Provide appropriate buffers to Humberston Academy/Humberston Country Club.
- Additional landscape planting to contain industrial area as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Supplement vegetation associated with Buck Beck to encourage further establishment of riparian vegetation.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(x)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium to large scale, arable farmland contained by Grimsby and Cleethorpes to the east, New Waltham to the south and Scartho to the west.
- Encompasses two designated Local Nature Reserves (LNRs); Weelsby Woods and Carr Plantation located within the north-eastern part of the area and forming part of the Weelsby Woods Country Park. Includes a local wildlife site at the north west. Individual farmsteads dotted throughout the sub unit include Old Hall Farm, Peaks Top Farm and Low Farm.
- The North East Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit from the north east and north west to the south west, and into the sub unit from Cleethorpes Country Park in the east.
- Hedgerows along roadsides are well established, some low cut, with occasional mature hedgerow trees, internal field boundaries are infrequent due to large field parcels and are gappy in places with some hedgerow trees. The A16 is bordered by a tree belt/hedgerow. Connected woodland blocks and tree belts are located within the centre and north/north-eastern parts of the sub unit and form the majority of the Local Nature Reserves. The sub unit is also crossed by a network of field drainage dykes, including Gooseman's Drain to the north-west.
- High voltage pylons cross the southern part of the sub unit.
- Two public rights of way cross the central and western parts of the sub unit, linking New Waltham to Scartho and providing access further north along the A16.
- Bisected by the A16 in a north to south-west direction. The A1098 crosses the southern part of the sub unit

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Large scale open flat landscape.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Weelsby Wood and Carr Plantation Local Nature Reserves.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Weelsby Wood and Carr Plantation Local Nature Reserves.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is large scale, simple and open.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Potentially the farmsteads.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Parts of the settlement edges are open with no boundary vegetation.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Several urban influences including busy roads and residential edges.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Weelsby Wood and Carr Plantation Local Nature Reserves. Weelsby Woods Country Park. NE Lincs Strategic Green Infrastructure Corridor.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially New Waltham to the south.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Woodland, tree belts, hedgerows.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Small scale wind energy.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries and farmsteads, provide suitable landscape buffers.
- Provide appropriate buffers to Weelsby Woods and Carr Plantation LNRs
- Retain public rights of way within suitable buffer.
- Provide structure planting along road corridors to reinforce screening as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Manage and maintain the LNRs in accordance with their specific management plans.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

Date: 01.04.2026

GRIMSBY AND CLEETHORPES SUB UNIT GC(xi)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium scale, arable farmland between Scartho to the north-west, New Waltham to the south-east and Waltham to the south-west. Landform slopes slightly towards Scartho.
- Encompasses Toll bar Academy adjacent to the southern edge of the sub unit. Individual farmsteads dotted throughout the sub unit include Beck Farm, Toll bar Farm and Grove Farm.
- The North East Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit from the north east to the west and the south.
- Hedgerows along roadsides are well established and low cut, with occasional mature hedgerow trees, internal field boundaries are generally gappy with some hedgerow trees. Woodland belts occur north of Beck Farm, south of Boundary Farm and west of Grove Farm.
- Buck Beck passes through the south-eastern corner of the sub unit, following the northern and western boundary of the Tollbar Academy.
- High voltage pylons cross the centre of the area in a north-east to west direction.
- No public rights of way cross the sub unit.
- Bisected by the A1243 and bordered by the A16 to the east, B1203 to the west and B1219 to the south.
- Bordered by the residential edge of Scartho to the north/north-west, New Waltham to the south-east and Waltham to the south-west as well as by open fields to the north-east, south and west (across the B1203 and B1219).

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Medium scale open flat landscape.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Tollbar Academy.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Buck Beck/mature trees and tree belts.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is large scale, simple and open.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Potentially the farmsteads.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Parts of the settlement edges are open with no boundary vegetation.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Several urban influences including busy roads/ residential/school.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	NE Lincs Strategic Green Infrastructure Corridor.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially New Waltham to the east/Waltham to the south-west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	3	No public rights of way or recreational land uses.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Hedgerow trees/tree belts.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some views towards the Lincolnshire Wolds National Landscape. Views of Waltham Windmill.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries and farmsteads, provide suitable landscape buffers.
- Retain views towards the National Landscape and Waltham Windmill.
- Retain vegetation associated with Buck Beck.
- Provide appropriate buffer to Tollbar Academy.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Supplement vegetation associated with Buck Beck to encourage further establishment of riparian vegetation.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
GRIMSBY AND CLEETHORPES SUB UNIT GC(xii)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat open arable farmland of medium to large scale between the south-western edge of Scartho and the northern edge of Waltham.
- Encompasses Grove Farm at the centre of the sub unit and an area of ancient woodland; Bradley Gairs, which dominates the north-western corner.
- The North East Lincolnshire Strategic Green Infrastructure Corridor runs through the centre of the sub unit from west to east.
- Hedgerows along roadsides are well established and low cut, with occasional mature hedgerow trees, internal field boundaries are generally gappy with some hedgerow trees. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the southern part of the area in an east to west direction.
- Three public rights of way, including two footpaths, which cross the south-east and south-west of the sub unit, and a bridleway, which crosses the northern edge, provide connectivity between the residential areas of Scartho and Waltham as well as the wider countryside.
- Bordered by the residential edge of Scartho to the north-east, Waltham to the south and open fields to the north, east (beyond the B1203) and west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Medium-large scale open flat landscape.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Bradley Gairs Ancient Woodland.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Bradley Gairs Ancient Woodland/Mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is medium-large scale, simple and open.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Potentially the farmsteads. Grove Farm includes examples of local vernacular. Ancient woodland.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	Parts of the settlement edges are open with no boundary vegetation.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Several urban influences including busy roads/ residential.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Bradley Gairs Ancient Woodland. NE Lincs Strategic Green Infrastructure Corridor.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Waltham to the south.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpath, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Bradley Gairs restricts views to the north and west.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries and Grove Farm, provide suitable landscape buffers.
- Retain public rights of way within suitable landscape buffers.
- Provide appropriate buffer to Bradley Gairs Ancient Woodland.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edges and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Manage and maintain Bradley Gairs Ancient Woodland in accordance with a specific management plan.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

Date: 14.04.2014

GRIMSBY AND CLEETHORPES SUB UNIT GC(xliii)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat open arable farmland of medium to large scale at the south-western edge of Grimsby.
- Encompasses Bradley House adjacent to the western edge of the area and an area of ancient woodland; Dixon Wood located further south. There is also a recreation ground at the northernmost part of the sub unit.
- Hedgerows along roadsides and field boundaries are well established and low cut, with occasional mature hedgerow trees. The sub unit is also crossed by a network of field drainage dykes.
- Public rights of way cross the western part of the area, connecting Grimsby with the small hamlet of Bradley as well as Dixon Wood.
- Bordered by the residential edge of Grimsby to the north and east and predominantly open countryside to the south and west, beyond Bradley Road which defines the western edge of the sub unit.
- The southwest of the site is identified as an area most suitable for Wind Energy in the Local Plan

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Predominantly medium to large open flat landscape.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Dixon Wood Ancient Woodland and Local Nature Reserve/recreation ground.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Dixon Wood Ancient Woodland/mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is simple and open.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Bradley House. Ancient woodland.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	The existing settlement edge of Grimsby is very open.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Several urban influences including Bradley Road and the residential edge of Grimsby.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	Dixon Wood Ancient Woodland and Local Nature Reserve.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1= yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths)/recreation ground.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Dixon Wood restricts views to the south and west.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Small scale renewable energy to the southwest away from the settlement edge.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries and Bradley House, provide suitable landscape buffers.
- Retain public rights of way within suitable landscape buffers.
- Provide appropriate buffer to Dixon Wood Ancient Woodland.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Manage and maintain Dixon Wood Ancient Woodland in accordance with a specific management plan.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:

Date: 14.04.2026

GRIMSBY AND CLEETHORPES SUB UNIT GC(xiv)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat arable farmland of small to medium scale at the south-western edge of Grimsby.
- Encompasses the small settlement of Bradley (including a grade II* church as well as a small number of grade II listed buildings), Bradley Manor, Laceby Manor Farm, Manor House, Cottagers Plot Conservation Area, Council Farm and Woodland Farm as well as Bradley Complex Care at the southern corner. Grimsby Garden Centre is also located within the sub unit.
- The North East Lincolnshire Strategic Green Infrastructure Corridor runs through the site from south to north.
- The west of the sub unit is identified as being suitable for wind energy in the local plan.
- Hedgerows along roadsides are well established and low cut, with occasional mature hedgerow trees, internal field boundaries are also well established with hedgerow trees and semi-enclose the sub unit. Drainage dykes occur to the north-east, close to Council Farm.
- High voltage pylons cross the western part of the area in a north to south direction.
- Public rights of way cross the sub unit and connect Bradley with the south-western edge of Grimsby and the wider countryside. The Wanderlust Way (a local trail) follows the majority of the southern boundary and extends further south-west towards the Lincolnshire Wolds.
- Bordered by the residential edge of Grimsby and the A46 (Grimsby Road) to the north, Bradley Road to the east and open countryside to the south and west. Open countryside lies beyond Bradley Road further east of the sub unit.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Small to medium scale flat landscape combined with mature vegetation provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Settlement of Bradley/Cottagers Plot Conservation Area.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	1	Bradley, including listed buildings and Bradley Manor/Cottagers Plot Conservation Area/Manor House/farmsteads.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	The settlement edge is partly open with no boundary vegetation.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Several urban influences including busy roads and residential edge of Grimsby.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	NE Lincs Strategic Gap/Cottagers Plot Conservation Area/ listed buildings within Bradley.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Bradley is located within the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Wanderlust Way/public right of way (footpaths, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature vegetation within the sub unit/Bradley Wood defines part of the south-eastern edge of the sub unit but lies outside of it.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium - Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, farmsteads and hospital, provide suitable landscape buffers.
- Retain public rights of way within suitable landscape buffers.
- Safeguard the character and setting of Cottagers Plot Conservation Area and the settlement of Bradley and its listed buildings.
- Provide appropriate buffer to Bradley Wood Ancient Woodland and Local Nature Reserve (outside sub unit).

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edges and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow and hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows/woodland.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
IMMINGHAM SUB UNIT I(i)

Date: 04.06.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium to large scale, open arable farmland adjacent to the south-western residential edge of Immingham.
- Encompasses Willows Court and a small number of residential properties along Stallingborough Road.
- Hedgerow field boundaries are a mix of intact/continuous and some with gaps. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the southern part of the sub unit.
- No public rights of way or recreational routes cross the sub unit.
- The area is bordered by Habrough Road to the north, residential properties along Stallingborough Road to the east, the A180 to the south and open countryside to the west.
- Views are generally open across the sub unit and there are views of the A180 from Habrough Road.
- Views towards oil refinery chimneys from Roxton Road.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs through the centre of the sub unit from north to south.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with hedgerow field boundaries/hedgerow trees and roadside vegetation provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with a small amount of housing.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Hedgerow field boundaries with hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	No particularly sensitive features identified. Former Willows Farm buildings are encompassed within new residential development at Willows Court.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature vegetation alongside rear garden boundaries provides containment
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Busy roads bordering the sub unit together with the existing residential edge reduce the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The SGIC runs through the sub unit.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	3	There are no rights of way or recreational uses within the sub unit.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Hedgerow field boundaries with hedgerow trees provide a degree of enclosure from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **High-Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Additional landscape planting to contain Willows Farm.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Retain and enhance the SGIC.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and property boundary vegetation within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Improve the landscape buffer to the A180 corridor.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Potential for new green infrastructure to connect to existing hedgerows.
- Provide SuDS, designed to maximise biodiversity, as part of future development.
- Reinforce hedgerows including along A180.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
IMMINGHAM SUB UNIT I(ii)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium to large scale, open arable farmland.
- Encompasses Immingham Grange, The Bungalow and Gatehouse Cottages.
- Hedgerow field boundaries, some low cut, are intact and continuous with hedgerow trees. Roadside vegetation provides a strong buffer. A woodland block is located adjacent to the southern edge of the sub unit. The sub unit is also crossed by a network of field drainage dykes.
- No public rights of way or recreational routes cross the sub unit, public right of way 'Immingham 4' follows the southern boundary alongside the railway line.
- The sub unit is bisected by Stallingborough Road.
- The area is bordered by the A180 to the north, the railway line to the south and open countryside to both the east and west. It is separated from the edge of Immingham by the A180.
- There are open views across the farmland towards Immingham docks and industrial area.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs through the sub unit from the north to the west.
- An area to the northwest is identified as most suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with hedgerow field boundaries/hedgerow trees and roadside vegetation provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with two isolated residential properties.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Hedgerow field boundaries with hedgerow trees, woodland block adjacent to railway corridor.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Woodland block, potentially Immingham Grange, The Bungalow and Gatehouse Cottages, but could be easily mitigated.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees. Internal hedgerows are gappy to the west of the area.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	N/A	No relationship, the A180 separates the sub unit from the existing settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Noise from traffic along the A180, the railway line and Stallingborough Road.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	SGIC
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	3	Public right of way 'Immingham 4' follows the southern boundary alongside the railway line.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Hedgerow field boundaries with hedgerow trees together with vegetation along the roadside and railway corridors provide a degree of enclosure from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Potential for small scale renewable energy.
- Residential development, other than very small scale proposals associated with existing properties and land uses, is not considered appropriate in this location.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees and woodland block, provide suitable landscape buffers.
- Additional landscape planting to contain Immingham Grange, The Bungalow and Gatehouse Cottages.
- Appropriate mitigation should be provided alongside any energy development and proposals should be developed in conjunction with and following the recommendations of a separate LVIA process

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, under storey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland block within future green infrastructure proposals.
- Improve the landscape buffer to the A180 and railway corridors.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Enhancements to existing woodland as above.
- Potential for new green infrastructure to connect to existing hedgerows and woodland.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
IMMINGHAM SUB UNIT I(iii)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium to large scale, open arable farmland adjacent to the south-eastern residential edge of Immingham.
- Encompasses Highfields residential development adjacent to the southern edge of Immingham, and Mauxhall Farm Solar Farm and industrial/business development at the south-eastern edge of the sub unit.
- Hedgerow field boundaries are well established and intact/continuous with hedgerow trees. Stretches of low cut hedgerow are evident throughout, the roadside vegetation is generally above head height with some short lower sections. A woodland block occurs close to the eastern edge and field drainage dykes cross the sub unit.
- Low voltage pylons are evident.
- Public rights of way cross the sub unit, providing access from the north, south and west.
- The area is bordered by the existing residential edge of Immingham (generally late 20th century character) to the north and north-west, Manby Road to the north-east, the A1173 to the south-east, the A180 to the south and Stallingborough Road to the west.
- The flat landscape allows open views across the sub unit towards Immingham and the docks beyond, albeit with Mauxhall Farm Solar Farm in the foreground when viewed from the south of the sub unit.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with hedgerow field boundaries/hedgerow trees/woodland block and roadside vegetation provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland, residential development, industrial/business development, and solar farm.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Hedgerow field boundaries, hedgerow trees and woodland block.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is relatively simple and already incorporates residential and industrial development, and a solar farm.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Few features other than a woodland block.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows with hedgerow trees, some drainage ditches including North Beck Drain.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Some mature vegetation alongside rear garden boundaries provides containment
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Busy roads bordering the sub unit together with the existing residential edge and docks in close proximity reduce the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	The sub unit is crossed by several public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Roadside vegetation and internal hedgerow field boundaries and hedgerow trees provide a degree of enclosure from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident. Views are generally towards the docks and roads around the perimeter of the sub unit.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Potential for mixed use development (residential and employment).
- Residential development, single storey - 2+ storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees and woodland block, provide suitable landscape buffers.
- Retain drainage ditches, incorporate into future green infrastructure framework.
- Retain existing public rights of way within suitable buffers.
- Additional landscape planting to contain Mauxwell and Highfield Farms.
- Potential landscaped earth bund/structural landscaping adjacent to the A180 corridor to mitigate visual/noise effects of busy transport routes.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees, woodland and property boundary vegetation within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Improve the landscape buffer to the A180 corridor.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows and woodland block.
- Incorporate existing public rights of way within new green corridors as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
IMMINGHAM SUB UNIT I(iv)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat landscape at the north-eastern edge of the settlement of Immingham, dominated by industrial works and local docks.
- Vegetation is limited to roadside hedgerows, which is gappy in places, and ornamental planting associated with individual businesses i.e. car park planting etc.
- Security fencing and roads serving the docks/terminals are prominent throughout.
- No public rights of way or recreational routes cross the sub unit.
- Manby Road borders the majority of the area to the west along with urban edge of Immingham, industrial land uses surround it to the north, east and south.
- The Grimsby and Immingham Electric Railway line bisects the sub unit in an east to west direction and Kings Road crosses the southern part of the area.
- The flat landform allows open views towards the urban edge of Immingham, however the industrial uses of the sub unit and its immediate context to the north and north-west dominates local views, particularly the imposing chimneys and towers within it.
- The NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs through the sub unit from north west to south east.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Flat landform combined with existing built development, hedgerows and roadside vegetation provides containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Industrial activity across the majority of the sub unit.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Largely limited to planting adjacent to the existing urban edge, roadside hedgerows and tree planting and some ornamental planting associated with car parking within the sub unit.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The sub unit is mostly developed, however some parcels of land are available i.e adjacent to Manby Road and Kings Road.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	3	Majority is industrial land use.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Manby Road separates the majority of the sub unit from the existing settlement edge/rural area.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	General noise arising from industrial activity, Manby Road and the railway.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	SGIC.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	3	There are no rights of way or recreational uses within the sub unit.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Potential for enhancement as part of future development.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Low Sensitivity** and has **Low Capacity** to accommodate development (due to the majority of the sub unit already being developed).

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Potential for employment development.
- Potential for industrial development south of Kings Road set within a green infrastructure of structural landscaping.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and trees.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Reinforce and supplement existing hedgerows where gaps are evident.
- Increase hedgerow tree, and hedgerow tree, cover.
- Retain and enhance SGIC.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and trees within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- New landscaping of hedgerows and trees associated with future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 1 - the Urban Area and Main Towns:
IMMINGHAM SUB UNIT I(v)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium scale agricultural farmland, mostly arable with occasional fields used for horse grazing, to the north-western residential edge of Immingham.
- Encompasses Luxmore Farm, Church Field House, Homestead Park (with angling lake) and Immingham Golf Club. A sewage works is located within the south-eastern corner of the sub unit. The site of the medieval village of Immingham (undesigned) lies to the north of the church, close to the golf course.
- Hedgerow field boundaries are well established and intact/continuous with hedgerow trees. A small woodland block lies close to the centre of the sub unit. The sub unit is also crossed by a network of field drainage dykes.
- Two public rights of way cross the sub unit, linking the church with the surrounding countryside.
- The sub unit is bisected by Mill Lane which links the western edge of Immingham with the Habrough Road to the south.
- The area is bordered by Manby Road to the north-east, the urban edge (residential; houses and bungalows, generally mid to late 20th century character, and commercial) of Immingham to the east, Habrough Road to the south and open countryside to the north and west.
- Views are generally open from Manby Road and Habrough into the sub unit, however the layering of internal hedgerow field boundaries limits the extent of visibility.
- The NE Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit from the south to the north east.
- Two areas to the northwest and west are identified as being most suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with hedgerow field boundaries/hedgerow trees provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	The site of the medieval village of Immingham, recreational uses of Homestead Park and the golf course, hedgerow field boundaries with hedgerow trees, and an area of scrub planting north of the golf course.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Hedgerow field boundaries with hedgerow trees, Homestead Park.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape within the sub unit is relatively simple, non-farming land uses are contained to the urban edge and could be easily mitigated.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	The site of the medieval village of Immingham lies within the sub unit and the church (grade I listed) forms part of the settlement edge adjacent to it.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees, golf course, Homestead Park.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	The existing recreational uses provide a degree of transition. Some mature tree planting adjacent to the existing residential edge provides containment
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	The existing settlement edge and recreational uses within the sub unit together with traffic noise from Manby Road and Habrough Road. Also, the railway line lies close to the north-eastern edge of the area
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The site of the medieval village of Immingham is undesigned. SGIC.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Homestead Park, Immingham Golf Club, public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Hedgerow field boundaries and hedgerow trees provide a degree of enclosure from the wider landscape. Homestead Park is visually well contained.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views towards the church from public rights of way.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Small scale renewable energy at the northwest and west of the site.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Retain existing public rights of way within suitable buffers.
- Safeguard the setting of the church and the site of the medieval village of Immingham, including views to and from these features.
- Provide appropriate buffers to Homestead Park and Immingham Golf Club.
- Additional landscape planting to contain Luxmore Farm and Church Field House.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Raise public awareness of the site of the medieval village of Immingham i.e. interpretation etc.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows and woodland block.
- Incorporate existing public rights of way within new green corridors as part of future development. Potential to provide links to the golf course and Homestead Park.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
HEALING SUB UNIT He(i)

Date: 20.07.2014

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat medium to large scale open arable farmland to the northern edge of Healing.
- Encompasses Meadows Farm, Meadow Cottages and The Meadows at the northern edge of the sub unit.
- Few hedgerow field boundaries exist, those that are apparent are quite sparse and gappy. A small woodland block occurs within the eastern edge, but outside of the sub unit. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the eastern part of the area.
- A single public right of way crosses the western part of the sub unit, linking Healing with Stallingborough.
- A narrow lane to Meadows Farm bisects the sub unit, connecting to Healing and land north of the A180.
- Bordered by the A180 to the north, the A1136 to the east, the railway line to the south and open countryside to the west.
- Distant views towards Grimsby industrial area which is dominant to the north-east beyond the A180. Immingham docks are prominent to the north-west. Views tend to be more open to the north-east while vegetation filters some views to the north-west. The vegetated railway corridor provides some visual screening to the south.
- Strategic Green Infrastructure Corridor (SGIC) runs into sub unit at south east.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Flat landform with little containment to the north.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with two isolated properties (including one farm).
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Little vegetation cover, largely limited to adjacent roadsides and the railway corridor. A water body is present at the northeast.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	The railway corridor provides a reasonable edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Traffic noise from busy roads and the railway along the perimeter of the sub unit, industrial influences to the north.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	SGIC.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Stallingborough to the west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Some enclosure to the west, the east is more open.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident, although St Nicolas Church, Great Coates is evident from the A180 at the northern boundary.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Low Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Low capacity, but should a higher level of development come forward - residential development, single storey - 2+ storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees, woodland block as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain public right of way within suitable buffer.
- Provide additional landscape planting to contain Meadows Farm, Meadow Cottages and The Meadows as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve the existing woodland structure by appropriate management together with woodland edge, under storey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedge lines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Improve the landscape buffer to the railway corridor.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
HEALING SUB UNIT He(ii)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Very gently undulating open arable farmland overall of medium to large scale to the western edge of Healing.
- Encompasses Manor Farm at the south-eastern edge of the sub unit.
- Hedgerow field boundaries are generally gappy with few hedgerow trees. Roadside vegetation is strong, this is particularly notable along Wells Road. Healing Covert is dominant within the south-western part of the area. The sub unit is also crossed by a field drainage dyke 'Old Fleet Drain'.
- Low voltage pylons cross the sub unit, high voltage pylons are visible to the south-west.
- A single public right of way crosses the northern part of the sub unit, linking Healing with Stallingborough.
- Healing Road (B1210) bisects the sub unit and also connects the settlements.
- Bordered by the railway to the north, Healing residential edge to the east and open countryside to the south and west.
- Views towards Stallingborough and more distant views of Immingham power station to the north.
- Manor Farm Poultry Unit is a dominant large built feature to the west of Healing.
- The NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs through the sub unit from west to north east.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Very gently undulating, open views afforded.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with one isolated farm and a large poultry unit.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Healing Covert is a strong feature, otherwise vegetation cover is largely limited to roadsides and the railway corridor.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Potentially Manor Farm but could be easily mitigated.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature planting adjacent to the existing settlement edge provides some containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from busy roads and railway along the perimeter of the sub unit, urban influences to the east and west.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	SGIC.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Stallingborough to the north-west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Healing Covert provides a degree of enclosure within the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident, other than views towards a former windmill to the south-west (now a private residence).

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale renewable energy development within the south-west of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees, Healing Covert as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain public right of way within suitable buffer.
- Provide additional landscape planting to contain Manor Farm as appropriate.
- Provide structure planting to screen views of Immingham Power Station.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Retain and enhance the SGIC.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Improve the landscape buffer to the railway corridor.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
HEALING SUB UNIT He(iii)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Very gently undulating medium scale arable farmland, across the majority of the sub unit, to the southern edge of Healing.
- Encompasses Healing church (grade II listed), Healing Manor (grade II listed, opened as a hotel in 2013) and grounds, part of which are a designated Scheduled Monument (SM), are located within the northern part of the sub unit. Mount Pleasant, an individual property, is located within the south-east of the area.
- Hedgerow field boundaries are well established, some gaps are evident, with hedgerow trees. The sub unit is reasonably well wooded with several small woodland blocks, belts and copses. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the southern tip of the sub unit, a wind turbine is visible further to the south.
- Public rights of way cross the area in a north to south direction, linking Healing with the wider countryside.
- Bordered by the residential edge of Healing to the north, a small amount of residential development and open fields to the east and open countryside to the south and west. Wells Road defines the north-western boundary of the sub unit.
- The NE Lincolnshire Strategic Green Infrastructure Corridor runs through the sub unit from the south east to the north west.
- An area to the west is identified as being most suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Very gently undulating landform largely contained by vegetation.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Healing church grounds, Healing Manor (hotel) and grounds.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland blocks, belts and copses.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Healing church and Healing Manor Hotel and grounds, including SM and its setting.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by hedgerow field boundaries and hedgerow trees, tree belts.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Healing Road separates the sub unit from the existing settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from Healing and Wells Road, urban influences to the north.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	Part of the northern area; Healing Manor grounds is a designated SM. Both the church and Manor are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths). The church and grounds, Healing Manor Hotel and grounds.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Hedgerows, hedgerow trees, woodland blocks, belts and copses provide enclosure within the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	Both the church and Manor are well contained by mature vegetation, only close range views available from within the grounds.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale wind energy development within the south of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland blocks, belts and copses as well as vegetation containing Healing Church and Manor grounds. Provide suitable landscape buffers.
- Retain public rights of way within suitable buffer.
- Safeguard the setting of the church and the Manor and SM, including views to and from these features.
- Provide additional landscape planting to contain Mount Pleasant as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Raise public awareness of the SM i.e. interpretation etc.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
HUMBERSTON SUB UNIT Hu(i)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform gently sloping southwards, to the south and south-west of Humberston. The sub unit comprises of open arable farmland of medium to large scale with some cattle grazing in the north and is a simple landscape overall.
- Encompasses Kirby Farm and South Sea Lane Farm.
- Hedgerows tend to be higher at roadsides and lower along internal field boundaries. Hedgerow trees are evident throughout. A small copse occurs within the centre of the sub unit, and an area of scrub/woodland at the east separates farmland from a golf course. The sub unit is also crossed by a network of field drainage dykes.
- Public rights of way cross the eastern, western and northern parts of the sub unit, providing access from the holiday parks to the wider countryside.
- The A1031 bisects the sub unit north to south and South Sea Lane passes through much of the area in an east to west direction.
- Bordered by Humberston Holiday Centre and the settlement edge to the north, The Holiday Park to the east and open countryside to the south and west.
- Humberston Conservation Area lies adjacent to the northern edge of the sub unit and St Peter's Church (grade II* listed) is clearly visible from the eastern part of the area. A Scheduled Monument (SM) and several listed buildings are located within the Conservation Area.
- The Fitties Conservation Area lies to the east beyond The Holiday Park.
- The NE Lincolnshire Strategic Green Infrastructure Corridor runs from north to south at the east of the sub unit
- Areas most suitable for wind energy are identified in the local plan at the south-east and south-west of the sub unit

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Some containment to the north as the landform rises.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with two isolated residential properties.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Hedgerow field boundaries with hedgerow trees, areas of scrub/woodland.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Vegetation adjacent to the existing urban edge provides some containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Existing urban edge and traffic noise from the A1031 reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Recent development south of the B1219 connects with New Waltham to the west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Views are generally open, though hedgerow field boundaries and trees provide some containment, particularly from the B1219. Wind turbines are evident to the south of the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views towards St Peter's Church.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development within the northern parts of the sub unit, single storey - 2+ storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small-medium scale wind energy development within the southern parts of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain existing public rights of way within suitable buffer.
- Safeguard the character and setting of the Conservation Area, church and Scheduled Monument (SM) at the southern edge of Humberston, including views to and from these features.
- Provide additional landscape planting to contain Kirby Farm and South Sea Lane Farm as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Preserve and enhance the Strategic Green Infrastructure Corridor which runs from north to south at the east of the sub unit.
- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Raise public awareness of the SM i.e. interpretation etc.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows and woodland copse.
- Incorporate existing public rights of way within new green corridors as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(i)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform rises gradually to north and east, peaking to the north-east of Aylesby. The sub unit comprises of arable farmland of small to large scale and is a simple landscape overall.
- Encompasses properties including Little Laceby, Little Beck and Southfield.
- Hedgerows are infrequent, fragmented and are generally more prevalent close to settlement and along internal field boundaries. Hedgerow trees are evident within intact hedgerows. Several small copses are present, with additional trees alongside Laceby Beck which runs east to west through the sub-unit. Fields to the south contain frequent field trees, south of an area of woodland planting close to the eastern edge. The sub unit is also crossed by a network of field drainage dykes.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) surrounds the north and east of Laceby passing through the sub unit at the north and west
- Public rights of way cross the sub unit, providing access from Laceby to the wider landscape and the western extents of Grimsby.
- Aylesby Road bisects the sub-unit east to west before forming part of the northern boundary, with Butt Lane defining part of the sub-unit boundary north of Laceby.
- Bordered by the settlement edge of Laceby to the south-west, the A46 to the south, and open countryside to the east, north and north-west.
- A small number of listed buildings are located to the south-west of the sub unit, including 'Little Laceby', with further listed buildings contained within the Laceby Conservation Area beyond the sub unit to the south-west.
- Sewage works are positioned in the southern portion of the sub-area, north of Little Laceby.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Containment primarily to north and east as landform rises
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with a small number of properties. Some grassland/naturalised areas adjacent to the settlement edge north of the brook
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Hedgerow field boundaries with hedgerow trees and small copses.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Small number of listed buildings and Laceby Beck
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	1	The existing residential edge is open with limited vegetation containing it.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Tranquillity limited to central locations away from the A46 and Aylesby Road
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	SGIC runs through the sub unit at the north and west. Close to Laceby Conservation Area and contains a small number of listed buildings.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlements are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths)
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Views are generally open to the north, with increased screening from hedgerows, hedgerow trees and copses to the south.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	No significant views.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development within the western parts of the sub unit around Laceby, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale wind energy development towards the northern extents of the sub-unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain and enhance existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain trees along Laceby Beck and copses.
- Retain existing public rights of way within suitable buffer.
- Provide additional landscape planting to contain existing properties within the sub-area as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows and woodland copse.
- Incorporate existing public rights of way within new green corridors as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(ii)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium scale, arable farmland south of Aylesby.
- Encompasses Barton House within the south-west and a small number of residential buildings adjacent to the south-eastern edge. Allotment gardens north of Butt Lane.
- Hedgerows are well established with mature trees along local lanes and are intact/continuous within the sub unit. A woodland belt within the centre of the area provides some visual separation.
- The sub unit is well served by several public rights of way, including a cycle route which crosses the area in a south-east to north-west direction linking Laceby with Aylesby.
- Butt Lane is a direct connection between Laceby and Aylesby and passes through the north-eastern corner of the sub unit.
- Bordered by Aylesby and Church Lane (beyond which lies Aylesby Park) to the north, and Laceby to the south and east, and the A18 to the west with open countryside beyond.
- St Lawrence church (grade I listed) is located at the northern edge (outside) of the sub unit.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) separates Laceby and Aylesby running through the sub unit at the north.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with mature roadside vegetation and internal hedgerow field boundaries/hedgerow trees provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with isolated properties, woodland belt, Allotments.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland belt, well established hedgerow field boundaries and hedgerow trees/roadside vegetation.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	3	None within the sub unit itself, however St Lawrence Church lies adjacent to the northern boundary.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature landscaping adjacent to the existing residential edge provides some containment, however the residential edge of Laceby is openly visible.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A18 reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The SGIC runs through the sub unit at the north.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Aylesby to the north.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths and local cycle route).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	There are views within the sub unit, however roadside and internal vegetation provides containment from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident within the sub unit, there are views into Aylesby Park from Church Lane.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain existing public rights of way and cycle route within suitable buffer.
- Safeguard the setting of the church at the southern edge of Aylesby, including views to and from it.
- Provide additional landscape planting to contain Barton House.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows and woodland belt.
- Incorporate existing public rights of way and cycle route within new green corridors as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(ii)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium scale, arable farmland south of Aylesby.
- Encompasses Barton House within the south-west and a small number of residential buildings adjacent to the south-eastern edge. Allotment gardens north of Butt Lane.
- Hedgerows are well established with mature trees along local lanes and are intact/continuous within the sub unit. A woodland belt within the centre of the area provides some visual separation.
- The sub unit is well served by several public rights of way, including a cycle route which crosses the area in a south-east to north-west direction linking Laceby with Aylesby.
- Butt Lane is a direct connection between Laceby and Aylesby and passes through the north-eastern corner of the sub unit.
- Bordered by Aylesby and Church Lane (beyond which lies Aylesby Park) to the north, and Laceby to the south and east, and the A18 to the west with open countryside beyond.
- St Lawrence church (grade I listed) is located at the northern edge (outside) of the sub unit.
- NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) separates Laceby and Aylesby running through the sub unit at the north.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with mature roadside vegetation and internal hedgerow field boundaries/hedgerow trees provides some containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with isolated properties, woodland belt, Allotments.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland belt, well established hedgerow field boundaries and hedgerow trees/roadside vegetation.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None within the sub unit itself, however St Lawrence Church lies adjacent to the northern boundary.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature landscaping adjacent to the existing residential edge provides some containment, however the residential edge of Laceby is openly visible.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A18 reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The SGIC runs through the sub unit at the north.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Aylesby to the north.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths and local cycle route).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	There are views within the sub unit, however roadside and internal vegetation provides containment from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident within the sub unit, there are views into Aylesby Park from Church Lane.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain existing public rights of way and cycle route within suitable buffer.
- Safeguard the setting of the church at the southern edge of Aylesby, including views to and from it.
- Provide additional landscape planting to contain Barton House.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows and woodland belt.
- Incorporate existing public rights of way and cycle route within new green corridors as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(iii)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, rising slightly at the western edge, open arable farmland of medium scale.
- Encompasses The Crofts, located at the centre of the area. A small number of properties and a petrol station/food outlet are located at the south-east corner of the sub unit.
- A large woodland block, incorporating a water body, defines the northern tip of the sub unit, roadside hedgerows are well established and generally above head height with mature trees, internal hedgerows tend to be lower cut and gappy in places with occasional tree hedgerow trees.
- Low voltage pylons are evident across the area.
- A single public right of way crosses the centre of the sub unit in a north-east to south-west direction and a bridleway follows the north-western boundary.
- Bordered by the A18 to the east, the A46 to the south, and open countryside to the north and west.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Flat landform combined with hedgerow field boundaries/hedgerow trees and roadside vegetation provides some containment. Rising ground to the west provides further containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with a single isolated property in the centre. A small number of properties and a petrol station/food outlet at the south-east corner.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland block, water body, well established hedgerow field boundaries and hedgerow trees/roadside vegetation.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	N/A	No relationship, the A18 separates the sub unit from the existing settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Traffic noise from the A18 and A46 reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way (footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	There are views within the sub unit, however roadside and internal hedgerow vegetation provides containment from the wider landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale wind energy development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain existing public right of way within suitable buffer.
- Provide additional landscape planting to contain The Crofts as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Reinforce and supplement existing hedgerows where gappy.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Improve the landscape buffer to the A18 and A46 corridors.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows and woodland block.
- Incorporate existing public right of way within new green corridor as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(iv)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform is generally flat, rising slightly towards the south-west. Open arable farmland of medium to large scale within the south-western/western part of the sub unit, Oaklands Hotel and Oaklands Garden Centre occupy the north-eastern/eastern area.
- Encompasses Holme Farm, at the northern corner of the sub unit adjacent to the A18, and Scrub Holt Farm at the south-eastern corner. The western/south-western part of the sub unit falls within the Lincolnshire Wolds National Landscape.
- Hedgerow field boundaries are well established with intermittent hedgerow trees. There is also an area of mature woodland which provides the grounds and setting for the hotel.
- No public rights of way cross the sub unit, however a public footpath follows part of the western boundary and a public bridleway follows the southern edge.
- A local lane leading to Irby-upon-Humber passes through the north-western corner of the sub unit.
- Bordered by the A46 to the north, the A18 to the east and open countryside to the south and west.
- Distant views of Grimsby docks to the east and to the Lincolnshire Wolds to the south-west from higher ground at the south-west, a combination of landform and vegetation restricts visibility across the sub unit otherwise.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform combined with hedgerow field boundaries/hedgerow trees and roadside vegetation provides some containment. Woodland within the hotel grounds contains from the east. Rising ground to the south-west where the landscape is more open provides further containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Oaklands Hotel.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland area associated with Oaklands Hotel grounds.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The western/south-western part of the sub unit is a relatively simple landscape of arable farmland.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Oaklands Hotel and associated buildings.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland defined by managed hedgerows and hedgerow trees, Oaklands Hotel and Oaklands Garden Centre.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	N/A	No relationship, the A18 separates the sub unit from the existing settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A18 and A46 reduces the level of tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The south-western part of the sub unit falls within the Lincolnshire Wolds National Landscape.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	The settlement of Irby-upon-Humber is c.0.5km to the west of the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Oaklands Hotel grounds.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	There are some distant views towards Grimsby docks from higher ground.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views towards open countryside to the north-east and the Wolds to the south-west.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High - Medium Sensitivity** and has **Low Capacity** to accommodate development (due to the eastern part of the unit being occupied by Oaklands Hotel and Oaklands Nursery).

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale wind energy development within the south of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Provide additional landscape planting to contain Holme Farm and Scrub Holt Farm as appropriate.
- Protect the setting and grounds of Oaklands Hotel, provide suitable landscape buffers.
- Retain distant views across open countryside to the north-east.
- Maintain landscape character and meet the aims/objectives of the Lincolnshire Wolds National Landscape (refer to separate Management Plan).

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to Lincolnshire Wolds management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Improve the landscape buffer to the A18 corridor.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
LACEBY SUB UNIT L(v)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform is generally flat, rising slightly towards the west. Predominantly open arable farmland of medium to large scale.
- Encompasses New Farm to the north-west, The Limes Farm to the north by the A46, Pigeon Cote to the north-east, and Mill Farm to the south-east.
- A car garage is located at the north-west corner adjacent to the A46/A18 roundabout.
- Hedgerow field boundaries are fragmented but otherwise well maintained with intermittent hedgerow trees. Some small woodland blocks are present, predominantly along the A46.
- An irregular woodland belt crosses the sub-area on a broadly north/south axis along the route of Team Gate Drain.
- Lopham Lane and New Road cross the sub-unit, each being on the route of one of the six public rights of way within the sub unit that connect to the Wanderlust Way.
- Bordered by the A46 to the north, the A18 to the west and open countryside to the south and east.
- Laceby lies to the north beyond the A46.
- Low voltage power lines cross the sub unit.
- Includes an area to the south identified as most suitable for Wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Predominantly flat landform
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland with fragmented hedgerows and occasional hedgerow trees, with a woodland belt associated with Team Gate Drain
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	As above
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	Landscape is relatively simple. Views from south should be considered.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	Hedgerows and associated trees. Woodland belt along Team Gate Drain
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and managed hedgerows
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	N/A	No relationship. The A46 separates the sub unit from the existing settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Tranquillity reduced by the A46 and A18. Greater tranquillity to the south-east.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	Laceby Conservation Area lies north of the sub unit, separated from it by the A46.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other areas are within close proximity of the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Six public rights of way through the sub-unit, including a bridleway along Lopham Lane and a footpath along New Road.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Increased sense of enclosure to the west.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some open views to higher ground south-west of sub-unit

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium - Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Small scale residential development reflecting existing pattern along roadside, single storey - 2.5 storey, most appropriate directly south of Laceby across the A46. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small scale wind energy development to the south of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain woodland belt along Team Gate Drain.
- Enhance and extend hedgerows at field boundaries and along roads.
- Provide additional landscape planting to contain existing farms as appropriate.
- Maintain distant views across open countryside to the south.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- Improve the landscape buffer to the A46 and A18 corridors.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development, including enhanced access to the Wanderlust Way.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
NEW WALTHAM SUB UNIT NW(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat landform, gently sloping westwards towards Waltham. The sub unit predominantly comprises of open arable farmland of small to medium scale, with a small section of the sub unit to the west of the A16 near Waltham House Farm and an area alongside Station Road used for grazing. This is a simple landscape overall.
- Encompasses Waltham House Farm, Poplar Farm and The Bungalow, plus an area of works to the west of the sub unit and three properties along Station Road.
- Internal field boundaries are occasionally defined by hedgerows or mature trees, with hedgerows along the A16 and Station Road being more consistent and robust. A row of coniferous trees surround Poplar Farm and two small copses occur at the southern boundary of the sub unit, either side of the A16. Tree cover is otherwise limited.
- No public rights of way are present through the sub unit.
- The A16 bisects the sub unit north to south.
- Bordered by Station Road and New Waltham to the north and north-east and by open countryside to the remaining boundary, although the northern extents of Holton-le-Clay lie close to the south-east corner of the sub unit.
- Waltham Windmill is visible above trees to the west, with longer distance views to the hills within the Lincolnshire Wolds National Landscape possible beyond. Wind turbines are visible to the east/south-east.
- NE Lincolnshire Strategic Green Infrastructure Corridor runs from north to south through the east of the sub unit separating New Waltham from Waltham to the east.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Predominantly flat landform. Some containment to the east.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Predominantly arable farmland with some grazing with a small number of agricultural/residential properties.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Two small copses with fields occasionally defined by hedgerows and trees
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The landscape is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Predominantly arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Vegetation along edge of New Waltham to the east of the A16 provides some containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Roads bisecting the sub unit and to the north reduce tranquillity.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Holton-le-Clay to the south.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	3	None evident.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Views are generally open, with a degree of enclosure provided by trees to the south.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views to Waltham Windmill.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development to the north of the sub unit, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for small-medium scale wind energy development within the southern parts of the sub unit.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain copse to provide separation between new development and Holton le Clay.
- Safeguard views to Waltham Windmill.
- Provide noise barriers/landscape bunds to the A16 and Station Road.
- Provide additional landscape planting to contain existing properties as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Conserve and enhance the Strategic Green Infrastructure Corridor which separates New Waltham from Waltham to the east.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
NEW WALTHAM SUB UNIT NW(ii)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat landform, predominantly comprised of open arable farmland of medium to large scale. This is a simple landscape overall.
- A cemetery is located within the eastern part of the sub unit, with Humberstone Allotments to the east and north of the cemetery.
- Internal field boundaries are sparse, comprising of long grassland associated with drainage ditches and individual mature trees. A small woodland block is located to the south-east of the sub unit.
- NE Lincolnshire Strategic Green Infrastructure Corridor runs through the centre of the sub unit from north to south although this is interrupted by ribbon development along the B1219.
- Residential boundary to the north defined by mature hedgerows and a mix of native and ornamental tree planting.
- A single public right of way passes north to south through the sub unit between the B1219 Humberston Avenue and the surrounding countryside.
- No roads are present within the sub unit.
- Bordered by existing residential fringe to the north, east and west, and open farmland to the south.
- Views are contained to the north, east and west by development. Views extend to Eastfield Farm to the south and to Holton-le-Clay to the south-west. Views to Holton-le-Clay include the spire of Saint Peter's church.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Sub unit is contained by development to the north, east and west but open to the south.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	The sub-unit is predominantly a simple arable landscape.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Woodland and mature trees contained primarily at the edges of the sub unit.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	Relatively simple landscape with an existing residential fringe.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Predominantly arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature hedgerow and tree planting along the residential edge provides some containment to the north.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Tranquillity reduced by traffic noise from the B1219.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	Humberston to the east which has already connected with ribbon development along the B1219.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	A single public right of way through the site.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	1	Majority of the sub unit open, with a small amount of enclosure by a woodland block to the south-east.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	View towards Saint Peter's Church in Holton-le-Clay.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is generally of **Medium-Low Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development - single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retention of existing trees as well as vegetation adjacent to existing property boundaries, provision of suitable landscape buffers.
- Retention of public right of way.
- Retention of woodland block.
- Safeguard views to Saint Peter's Church.
- Additional landscape planting to contain existing recreational areas as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Improve field margins to create an ecologically diverse edge to the farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Retain and enhance the Strategic Green Infrastructure Corridor.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Retain the public right of way within a green corridor to maintain connection between New Waltham and the surrounding countryside.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
WALTHAM SUB UNIT W(i)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat landform, primarily comprising arable farmland of medium scale with grazing associated with Grange Farm.
- Encompasses Grange Farm, Netherwood Farm, Netherwood, and The Gairs Bungalow.
- Field boundaries are limited. Where present, they generally consist of fragmented hedgerows and occasional trees. However a woodland belt passes through the north of the sub unit on a broadly north-west to south-east axis and north of this the hedgerows are more intact. Small woodland blocks are present around the properties to the north, however Grange Farm and much of Waltham Road are generally clear of vegetation. Other significant woodland is beyond the boundary to the north, west and south-west. The sub unit is also crossed by a network of field drainage dykes.
- A single public right of way crosses the sub area to the north-east, with Waltham Road bisecting the sub unit between Waltham and Barnoldby-le-Beck.
- Bordered by the residential fringe of Waltham to the east, open fields to the north, north-east, south and west and by Barnoldby-le-Beck and adjacent woodland to the south-west.
- High and low voltage pylons cross the sub unit.
- The Wanderlust Way local trail follows the western and southern boundary, with a further public right of way along the northern boundary.
- The NE Lincolnshire Strategic Green Infrastructure Corridor (SGIC) runs through the north of the sub unit.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Predominantly flat with medium scale field compartments.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Predominantly arable farmland with some grazing land.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Some sensitivity associated with the riparian tree belt crossing the sub unit to the north.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	3	The sub unit is a simple agricultural landscape.
Landscape Features	Are there any sensitive particularly landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Woodland belt and trees around existing properties and at the sub unit boundary.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Predominantly arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Vegetation provides some screening but is fragmented and includes lower sections which increases intervisibility.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Tranquillity reduced by Waltham Road and settlements of Barnoldby-le-Beck and Waltham.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	2	The SGIC passes through the north of the sub unit.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potential Barnoldby-le-Beck to the south-west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public right of way within sub area to north-east, with Wanderlust Way and an additional right of way on the boundary.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	1	Some limited screening from the woodland belt.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	Predominantly open views but with little sensitivity.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development close to the existing settlement edge, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Small scale wind energy development away from existing residential areas.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain woodland belt through the sub area.
- Retain public rights of way within an appropriate corridor or with a stand off between routes on the boundary and new development.
- Provide additional landscape planting to contain existing properties as appropriate.
- Provide new hedgerow and tree planting on field boundaries to provide screening for new development.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
WALTHAM SUB UNIT W(ii)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform rises slightly to east and declines to the west, allowing views towards the Lincolnshire Wolds National Landscape. The sub unit primarily comprises arable farmland of medium to large scale, with a small area used for grazing.
- Encompasses the grade II listed Waltham Windmill at the north-east.
- Encompasses a small area of residential properties on the B1203 south of Waltham, small scale developments along Cheapside to the east of the sub unit, and Prospect Farm to the west along with a camping/caravan site at Brigsley Covert. A further property lies close to Brigsley Top to the east of the sub area.
- Field boundaries are defined by fairly robust hedgerows and occasional trees, with well established hedgerow and trees along the B1203 Waltham Road which bisects the area. Brigsley Covert contains a significant group of trees.
- A public right of way runs through the centre of the sub unit and follows the north-west boundary, whilst a further public right of way runs through a short section of the sub unit and along the boundary to the north-east.
- Bordered by residential properties to the north and north-east, open fields to the west and Cheapside to the east. The southern boundary is defined by a combination of the Wanderlust Way to the south-west, the northern extents of Brigsley to the south and a Bridleway to the south east, beyond which lies agricultural land.
- Views to the aerial mast at Brigsley Top and to the Lincolnshire Wolds National Landscape are possible in some parts of the sub area. There are also views towards wind turbines on higher ground to the north-east.
- Areas of the site to the south-west and south-east are identified as being most suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Contained to the east, with increased exposure from declining landform to the south-west.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Predominantly arable farmland.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature boundary hedgerows and trees, and Brigsley Covert to the west of the sub unit.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	Adjacent to existing residential areas, and in areas screened from the National Landscape, the landscape is simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	Local vernacular limited to Prospect Farm.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Predominantly arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Vegetation along existing residential edge provides some containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Tranquillity increases away from Waltham Road and Cheapside.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	Waltham Windmill is Grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Brigsley and development along Waltham Road to the south.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Two public rights of way within the sub unit, with others limited to the boundary.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Some enclosure, primarily to the east.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some views available to the National Landscape and Waltham Windmill.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development close to the existing settlement edge, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Areas of the site to the south-west and south-east are identified as being most suitable for wind energy in the local plan.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers.
- Retain public right of way within an appropriate corridor.
- Provide additional landscape planting to contain existing properties as appropriate.
- Provide increased screening to developments in the south and south-west of the sub unit to protect views from the National Landscape, Brigsley and the adjacent agricultural landscape.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 2 - Western and Southern Arc Villages:
WALTHAM SUB UNIT W(iii)

Date: 25.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform rises slightly to east and south. The sub unit primarily comprises a combination of arable farmland of small to medium scale, horse grazing, and The Waltham Windmill Golf Club. The south of the sub unit includes the Grimsby Town Football Club training ground, and scrub/woodland/rough grassland associated with a disused airfield at the southern corner of the sub unit.
- Encompasses properties at The Old Tanyard.
- Agricultural field boundaries are defined by established hedgerows and occasional trees. Planting within the golf course consists of ornamental trees and hedgerows.
- Ings Lane enters the site from the west, ending at Tanyard cottages where it becomes a public right of way that crosses the sub unit en route to Holton-le-Clay.
- Bordered by the residential edge of Waltham and a cemetery to the north-west, Station Road to the north, agricultural land to the north-east, the disused airfield to the south-east and Cheapside to the south-west, beyond which lies open fields and a small number of residential properties.
- To the east of the sub unit is an area identified as being most suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Rising slightly to east and south. Vegetation provides majority of containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	A combination of arable farmland, intensively managed golf course/football pitches, and scrub/woodland/grassland around old airfield buildings.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Established hedgerows containing mature trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	Consideration should be given to the golf course.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	3	None evident.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and golf course.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Vegetation along existing residential edge provides some containment.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Greater tranquillity towards the centre among the golf course and arable fields, reduced closer to settlement and roads.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The sub unit is not covered by any designations.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity of the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Golf course plus a single public right of way.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Greater enclosure to the centre of the sub unit, with increased visibility and gaps in the vegetation to the east and south.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development, primarily along western edge and away from the golf course.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development close to the existing settlement edge, single storey - 2.5 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Potential for commercial development within the southern parts of the sub unit around disused airfield set within structural landscaping to provide visual containment as appropriate.
- To the east of the sub unit is an area identified as being most suitable for wind energy in the local plan.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries. Provide suitable landscape buffers, particularly to the adjacent properties and the golf course.
- Retain public right of way within an appropriate corridor.
- Provide additional landscape planting to contain existing properties as appropriate.
- Provide increased screening to developments in the south and south-west of the sub unit to protect views from the adjacent agricultural landscape.
- Protect setting of The Old Tanyard.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Create an improved and enhanced transition between the settlement edge and adjacent agricultural farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Increase woodland planting and hedgerow connectivity.
- Regenerate airfield.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland planting within future green infrastructure proposals.
- Enhance and supplement vegetation adjacent to existing property boundaries.
- Provide new structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:

Date: 23.03.2026

ASHBY-CUM-FENBY SUB UNIT AcF(i)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, small to medium scale, agricultural farmland (mostly grazing and rough grassland) surrounding the settlement of Ashby-cum-Fenby. There are smaller field parcels in the south-west. Landform rises slightly in a south-westerly direction towards the A18 (Barton Street) allowing expansive views towards Immingham, Grimsby and the coast.
- Encompasses Ashby-cum-Fenby church (grade II* listed), Hall Farm and Homefield (grade II listed). Other individual properties and farmsteads within the sub unit include Roberts Farm, Thoroughfare Farm, Ashby Hill Top Farm, The Cottage and White Cottage.
- Hedgerow field boundaries are well established with mature hedgerow trees. Some are unmanaged at the southern boundary where there is a mix of hedgerow and tree belt. A woodland block occurs to the south of the settlement. The sub unit is also crossed by a network of field drainage dykes.
- High voltage and low voltage pylons cross the southern part of the sub unit.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the north, south and west, together with two further public rights of way.
- Bordered by open countryside to the north, east and south, the A18 (Barton Street) to the south-west and the B1203 to the north-west.
- Overall, an attractive settlement with some examples of local vernacular (generally detached properties).
- South-east corner of the sub unit is identified as being suitable for wind energy in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform overall, rising gently to the south-west. Some glimpses of the A18 and across open countryside surrounding the sub unit.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Woodland block, Wanderlust Way, Willow Lakes complex with restaurant and holiday cottages.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Strong mature hedgerow and hedgerow tree, and tree belt framework.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple. More complex in the south-west with smaller field parcels, and the north west dedicated to Willow Lakes complex.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Ashby-cum-Fenby church, some residential housing/Hall Farm/Homefield/Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Grazed farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Strong mature landscape buffer along the settlement edge, otherwise the built edge is separated from open fields by local lanes bordered by strong hedgerows.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Rural hamlet character with A18 to south-western boundary.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The landscape is not covered by any designations, however the church is grade II* listed and Hall Farm/Homefield are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Brigsley to the north.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Public rights of way (Wanderlust Way and footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Strong hedgerow framework with mature hedgerow trees - along roadsides and field boundaries.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some open views from the Wanderlust Way.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland blocks and belts as well as vegetation containing Ashby-cum-Fenby church, the farmsteads, Homefield, The Cottage and White Cottage, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
AYLESBY SUB UNIT A(i)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, medium scale, arable farmland surrounding the settlement of Aylesby.
- Encompasses Aylesby itself, Aylesby church (grade I listed) and Aylesby Park which covers the south-western part of the sub unit.
- Hedgerows along roadsides are well established with mature hedgerow trees, Nooking Lane bisects the sub unit and is particularly well defined by a wooded edge/tree belt. Internal hedgerows are more sparse and fencing delineates the parkland from the farmland. Aylesby Park includes several individual mature trees and forms an attractive area of the landscape. There is a block of woodland to the north of the park. The sub unit is also crossed by a network of field drainage dykes.
- A single public right of way crosses the area in a north-west to south-east direction, directly through the parkland area and links with the wider countryside as well as Laceby to the south-east.
- Bordered by open countryside to the north, east and south. The busy A18 defines the south-western boundary of the sub unit.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Flat landform contained by woodland tree belts along the A18/Nooking Lane.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Aylesby Park.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature trees and tree belts/woodland.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	1	Aylesby church, some residential housing/Manor Farm and Home Farm/Aylesby Park.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and parkland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Strong mature landscape buffer along the settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A18, also from Nooking Lane.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The landscape is not covered by any designations, however the church is grade I listed and a further building within the sub unit is grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Laceby lies approximately 0.5km to the south-east.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Aylesby Park covers the south-west part of the sub unit (south of Nooking Lane), a public right of way (footpath) passes through this.
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature vegetation within and surrounding the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	1	Views across the parkland from both the public right of way and adjacent private properties (Manor Farm).

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland blocks and belts as well as vegetation containing Aylesby church, provide suitable landscape buffers.
- Retain and safeguard Aylesby Park, mature parkland trees and overall setting within the landscape.
- Retain public right of way within suitable buffer.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity and enhance the transition between the woodland and arable farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:

BARNOLDBY-LE-BECK SUB UNIT BIB(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat across the eastern part of the sub unit rising gradually to the west towards the A18 (Barton Street). The landscape is largely arable farmland of small to medium scale surrounding the settlement of Barnoldby-le-Beck.
- Encompasses Barnoldby-le-Beck church (grade I listed), several grade II listed buildings including Manor House and Barnoldby-le-Beck Park which lies at the south-west of the sub unit. Two large woodland blocks fall partly within the sub unit; to the north and south-east.
- Hedgerow field boundaries are generally low, where they occur, with some hedgerow trees either individual and well spaced or in groups. Waltham Road is well vegetated overall. The sub unit is also crossed by a network of field drainage dykes.
- High voltage pylons cross the western edge of the sub unit.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the north, east and west, together with a further public right of way extending northwards.
- Waltham Road bisects the area east to west.
- Bordered generally by open countryside to the north, east and south. Large mature woodland blocks occur at the north-western and south-eastern edges and the A18 (Barton Street) defines the south-western edge.
- Overall, the settlement comprises of large detached properties well set back from Waltham Road, semi-detached properties and recent housing developments which make reference to the local vernacular.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Exposed to the west where the landform rises.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland blocks, Manor House, Barnoldby-le-Beck Park, Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland blocks, hedgerows with hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	1	Barnoldby-le-Beck church, some residential housing/Manor House/Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland beyond the settlement edge.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Strong mature landscape buffer along the varied settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Relatively busy thoroughfare along Waltham Road but generally tranquil.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The landscape is not covered by any designations, however the church is grade I listed and Manor Farm/other buildings are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Waltham to the east.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Public rights of way (Wanderlust Way, footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Large mature woodland blocks to the north-west and south-east.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some open views across the landscape from the Wanderlust Way.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland blocks as well as vegetation containing Barnoldby-le-Beck church and Manor House, provide suitable landscape buffers.
- Retain and safeguard Barnoldby-le-Beck Park and overall setting within the landscape.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity and enhance the transition between the woodland and arable farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
BEELSBY SUB UNIT Be(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- The settlement of Beesley is largely located within a valley, landform rises both to the east and west. The landscape is largely arable farmland of medium scale surrounding the settlement of Beesley.
- Encompasses Beelsby church (grade II listed), Beelsby Hall Farm, Greenwood House, Walk House and Beelsby House Farm as well as the general settlement area.
- The entire sub unit falls within the Lincolnshire Wolds National Landscape.
- Local lanes are generally well vegetated with hedgerows and hedgerow trees, however some gaps in hedgerows are apparent. Internal field boundaries comprise of hedgerows with mature hedgerow trees, however these also appear gappy and provide partial enclosure. There are mature tree belts to the southern perimeter of Beesley and several individual properties within the settlement include mature tree planting.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the north-west and south-east, together with a further public right of way extending south-westwards along the northern site boundary. National cycle routes 1 and 110 follow the roads through the village.
- The sub unit is well served by local lanes; three lanes cross the area and connect to Irby-upon-Humber to the north, Hatcliffe to the south and Croxby to the south-west.
- Bordered by open countryside in all directions.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	Landform contains the settlement area itself. The area is more open to the west where landform is elevated and to the east where it begins to descend eastwards.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees, Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple in land use terms, although the landform is undulating.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	A mix of vernacular and non-vernacular with the settlement, however larger buildings i.e. farmsteads, Greenwood House are prominent examples of local vernacular. Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Mature landscape buffer along the settlement edge. The settlement is also well contained from surrounding rural area by landform.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Rural setting with almost no urban influences.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The sub unit falls within the Lincolnshire Wolds National Landscape. The church is grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Hatcliffe to the south-east.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Public rights of way (Wanderlust Way, footpath).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature hedgerows and hedgerow trees.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Views across the National Landscape to the north-east and distant views towards Grimsby further east.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape (refer to separate National Landscape Management Plan).

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to National Landscape management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
BRIGSLEY SUB UNIT Br(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat across the sub unit rising gently to the north-west and south-east. The landscape is a mix of small to medium scale arable and grazed farmland surrounding the settlement of Brigsley.
- Encompasses Brigsley church (grade II* listed), two other grade II listed buildings, Melbourne House Farm and Moor House.
- Hedgerow field boundaries, where they occur, are well established with mature hedgerow trees. Waltham Road is well vegetated overall whilst there are some gaps in vegetation along Waithe Lane. Waithe Beck crosses the south of the sub unit.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the north-west and south, together with several public rights of way, including a bridleway which extends eastwards.
- Waltham Road bisects the area north to south. Waithe Lane also serves the sub unit, connecting Brigsley with settlements located further east.
- Bordered by open countryside in all directions.
- Overall, the sub unit is more open to the north. Existing residential housing is predominantly of late 20th century and there are few examples of local vernacular.
- The south-west of the sub unit is within an area identified as being most suitable for wind power in the local plan.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	A slight rise in landform to the north-east and south-west provides some containment. Landform more open to the north-west and south-east.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Brigsley church, some residential housing/ Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Part arable farmland, part grazing/meadow.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Strong mature landscape buffer along the varied settlement edge to the south. The northern part of the settlement (north of the bridleway) has a stronger relationship with the adjacent countryside.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Relatively busy thoroughfare along Waltham Road but generally tranquil.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The landscape is not covered by any designations, however the church is grade II* listed and other buildings are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	1	Potentially Waltham to the north, Ashby-cum-Fenby to the south.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Public rights of way (Wanderlust Way, footpath, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature vegetation along roadside and field boundaries provide a strong screen across much of the sub unit. More open views are available to the north-west.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	Close range views of the church from Waltham Road.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The south-west of the sub unit is within an area identified as being most suitable for wind power in the local plan.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees, woodland blocks as well as vegetation containing Brigsley church, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows and hedgerow trees within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:

Date: 11.03.2026

EAST AND WEST RAVENDALE SUB UNIT EWR(i)

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- The settlement of East Ravendale lies within a shallow valley in the eastern part of the sub unit. West Ravendale, which comprises predominantly of Priory Farm, lies further west within the area. The landscape is a mix of arable and grazed farmland of medium scale surrounding the settlement area. Grazing tends to dominate land to the east of the B1203 and arable to the west.
- Encompasses East Ravendale church, school, East Ravendale Hall, and Parkside Farmhouse (grade II listed) as well as other, residential, examples of local vernacular.
- The entire sub unit falls within the Lincolnshire Wolds National Landscape.
- Hedgerow field boundaries are generally well established and intact/continuous with mature hedgerow trees. Woodland belts/plantations occur to the northern and eastern perimeter of the sub unit as well as through the centre, along sections of Wanderlust Way and around East Ravendale Hall. Mature trees occur at the settlement edges and at individual properties. The B1203 is well vegetated overall.
- Low voltage pylons cross the northern part of the sub unit.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the east and west, linking East and West Ravendale, together with two bridleways which cross the southern part of the sub unit.
- The B1203 bisects the sub unit in a north to south direction.
- Bordered by open countryside in all directions.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	The settlement area itself lies within a shallow valley. Landform surrounding the settlement is quite exposed.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees, Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple in land use terms, although the landform is undulating.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	1	East Ravendale church/school/East Ravendale Hall/other residential properties/Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and well managed hedgerows.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Mature landscape buffer along the settlement edge. The settlement is also well contained from surrounding rural area by landform.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Rural setting with almost no urban influences.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The sub unit falls within the Lincolnshire Wolds National Landscape. The church, school, East Ravendale Hall and Parkside Farmhouse are grade II listed.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Wanderlust Way, public rights of way (bridleways).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature hedgerows and trees along roadsides and field boundaries, tree belts/linear woodlands along Wanderlust Way and parts of the sub unit perimeter.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, and that containing East Ravendale Hall, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to Lincolnshire Wolds National Landscape management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
HABROUGH SUB UNIT Hab(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, arable landscape of medium scale surrounding the settlement of Habrough to the north, east and west, with areas of grassland evident. Horse and cattle grazing dominates much of the southern part of the sub unit around Newsham Farm.
- Encompasses Habrough church and Appletree Cottage (both grade II listed), The Grange, Newsham Farm, Pelham House and Church Farm. The Habrough (hotel) is located opposite the church, adjacent to Station Road.
- Hedgerow field boundaries are well established along roadsides with little tree cover. Internal fields boundaries are generally mature with hedgerow trees. There is no woodland cover within the sub unit.
- High voltage pylons cross the south-western corner of the sub unit and low voltage pylons cross the north-eastern corner.
- The sub unit is crossed by several public rights of way, providing good connectivity to the wider countryside to the north, south and east.
- Areas to the north, east and south-west of the sub unit are identified as being most suitable for wind energy in the local plan.
- The sub unit is fragmented by several transport routes including the A180, the B1210 and the railway as well as a network of local lanes. The B1210 separates the settlement area from the rural landscape to the east.
- Bordered generally by open countryside in all directions, the B1210 forms the south-eastern boundary.
- Overall, the settlement comprises of mid to late 20th century housing; bungalows/terraces/semi-detached/detached with some Victorian and 1930's examples.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	3	Flat landform combined with hedgerow field boundaries/hedgerow trees and roadside vegetation provides containment.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Predominantly arable and grazed farmland surrounding the settlement area.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	2	Habrough church/the Grange/farmsteads/residential properties.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Mix of arable and grazed farmland with some areas of open grassland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Mature vegetation provides some containment along the settlement edge to the west.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Some tranquillity south of the railway line, less tranquil closer to the A180 due to traffic noise.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	3	The landscape is not covered by any designations, however the church is grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature hedgerows and trees along roadsides and field boundaries.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident, views of the church are close range.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium-Low Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Areas to the north, east and south-west of the sub unit are identified as being most suitable for wind energy in the local plan.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees as well as vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain public rights of way within suitable buffers.
- Safeguard the setting of the church including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the settlement edge and adjacent rural area.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
HATCLIFFE SUB UNIT Hat(i)

Date: 23.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- The settlement of Hatcliffe lies within a shallow valley surrounded by open rising countryside in the form of gently rounded hills. A medium scale arable landscape surrounds the settlement area.
- Encompasses Hatcliffe church (grade I listed), Manor Farm Cottage and Hatcliffe Manor.
- The entire sub unit falls within the Lincolnshire Wolds National Landscape.
- Hedgerow field boundaries are well established and intact/continuous with mature hedgerow trees. Woodland belts wrap around the hillsides within the north-west and south-east of the sub unit. The local lane serving the settlement is well vegetated with mature hedgerows and hedgerow trees.
- Waithe Beck passes east to west through the sub unit, close to the church.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area to the north and south-east, together with a public footpath and bridleway which cross the south-western part of the sub unit.
- A local lane bisects the sub unit in a north-west to south-east direction connecting to Beelsby to the north-west and East Ravendale to the south-east.
- High voltage power lines pass through the east of the sub unit.
- Bordered by open countryside in all directions.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	The settlement area itself lies within a shallow valley. Landform surrounding the settlement is quite exposed.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees, Waithe Beck, Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland belts, hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple in land use terms, although the landform is undulating.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	1	Hatcliffe church/small number of residential properties/Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland and well managed hedgerows.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Mature landscape buffer along the settlement edge. The settlement is also well contained from surrounding rural area by landform.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Rural setting with almost no urban influences.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The sub unit falls within the Lincolnshire Wolds National Landscape. The church is grade I listed, two further buildings are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Potentially Beelsby to the north-west.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1= yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Wanderlust Way, public rights of way (footpath, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Breaks in vegetation allow views into surrounding National Landscape, across rounded hillsides.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some open views across the National Landscape.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, Manor Farm Cottage and Hatcliffe Manor, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Retain vegetation associated with Waithe Beck.
- Maintain views across open countryside from the Wanderlust Way.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape (refer to separate National Landscape Management Plan).

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to Lincolnshire Wolds National Landscape management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Supplement vegetation associated with Waithe Beck to encourage further establishment of riparian vegetation.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
HAWERBY-CUM-BEESBY SUB UNIT HcB(i)

Date: 11.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform rises approximately 50m from flatter landscape in the east to higher ground in the west. Predominantly arable landscape of medium scale across the sub unit.
- Encompasses Hawerby church (grade II* listed), Hawerby Hall (grade II listed), and Park (provides a mature setting for the Hall), Hawerby Hall Farm, Beesby Farm and Corner Cottage.
- The entire sub unit falls within the Lincolnshire Wolds National Landscape.
- Hedgerow field boundaries are well established, though occasional gaps are evident, with mature hedgerow trees. Woodland envelopes Hawerby Hall Farm and occurs along part of the Wanderlust Way. There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area from north to south, together with a bridleway crossing the southern part of the sub unit.
- A local lane bisects the sub unit in an east to west direction connecting Hawerby-cum-Beesby with Wold Newton to the south-west and is well vegetated with mature hedgerows and hedgerow trees.
- Bordered by open countryside to the north, west and south. The A18 (Barton Street) defines the eastern edge of the sub unit.
- Note** - Beesby is located within the Lincolnshire Wolds National Landscape, further south of Hawerby. It is the designated Scheduled Monument (SM) site of the medieval village of Beesby which is defined by Beesby Wood along its northern edge. Due to the area being a designated SM site it is not included within this assessment.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Sloping landform allows visibility across the sub unit and surrounding countryside.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	1	Hawerby Hall and Park/Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Hawerby Park, mature hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple in land use terms, although the landform rises significantly from east to west.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	1	Hawerby church, Hawerby Hall which sits prominently on the hillside towards the east of the sub unit.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland, Hawerby Park.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Individual buildings are generally well contained by mature vegetation, however Hawerby Hall is openly visible.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A18 (Barton Street).
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The sub unit falls within the Lincolnshire Wolds National Landscape. The church is grade II* listed, Hawerby Hall is grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Wanderlust Way, public right of way (bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Sloping landform allows increased visibility across the surrounding countryside from some parts of the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some open views across the Lincolnshire Wolds National Landscape. Views/vistas to and from Hawerby Hall.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, Hawerby Hall and Hawerby Hall Farm, provide suitable landscape buffers.
- Retain and safeguard Hawerby Hall and Park, mature parkland trees and overall setting within the landscape.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to Lincolnshire Wolds National Landscape management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:

IRBY-UPON-HUMBER SUB UNIT luH(i)

Date: 01.04.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Landform slopes gently to the north and east. The landscape is generally medium to large scale arable farmland of open character surrounding the settlement of Irby-upon-Humber. Some grassland areas are evident west of the A46. A steeper valley is evident to the north-west.
- Encompasses Irby-upon-Humber church (grade I listed), Manor Farm and Irby Dales Farm.
- The area south of Old Main Road (southern and eastern parts of the sub unit) falls within the Lincolnshire Wolds National Landscape.
- Hedgerows are well established and intact/continuous where they occur along roadsides, with few intermittent hedgerow trees. Some roadsides are open with only grassland defining field boundaries. However, the A46 is well vegetated. Arable fields tend to be more open and internal hedgerow boundaries are limited. There are a few pockets of tree cover present.
- The northern part of the sub unit is particularly well served by public rights of way, a bridleway follows part of the south-eastern edge of the area.
- The A46 bisects the sub unit in a north-east to west direction, Old Main Road passes through the settlement and connects to the A46. Trunkass Lane connects Irby-upon-Humber with Beelsby Lane and, in turn, Beelsby to the south.
- Bordered by open countryside in all directions.
- A dispersed settlement character overall with a mature tree setting to the periphery.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Largely elevated, sloping to the north and east.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Arable farmland surrounding the settlement area.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Vegetation is contained to the settlement edges, roadsides and some internal field boundaries.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1= yes (dominant within landscape) 2=yes (few) 3=no	1	Irby-upon-Humber church/several large examples of local vernacular are prominent within the settlement.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Well contained by mature vegetation along the varied settlement edge.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	2	Traffic noise from the A46 reduces the level of tranquillity in the north. More tranquil within the south of the sub unit.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The area south of Old Main Road falls within the Lincolnshire Wolds National Landscape. The church is grade I listed, three further buildings are grade II listed.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	1	Generally an open landscape.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Open views to the north-east towards Immingham and Grimsby docks and south towards an area of ancient woodland.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows and hedgerow trees as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Retain public rights of way, within suitable buffers.
- Maintain views across open countryside.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape (refer to separate National Landscape Management Plan).
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to National Landscape management objectives and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:

STALLINGBOROUGH SUB UNIT S(i)

Date: 04.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- Generally flat, arable landscape of medium scale surrounding the settlement of Stallingborough. The north-western part of the sub unit is particularly open and simple in character.
- Encompasses Stallingborough church (grade II* listed) which is surrounded by land designated as a Scheduled Monument (SM), Low Farm and Eleanor House as well as Pidgeon Cote Farm and Manor Farm which form part of the settlement edge.
- Hedgerow field boundaries are well established along roadsides. Internal fields boundaries are generally low, gappy in places or non-existent. Generally there is little tree cover aside from field boundaries, the area surrounding the church and a block of woodland adjacent to the south of the village. The sub unit is also crossed by a network of field drainage dykes, including Middle Drain.
- High voltage pylons cross the north-western corner of the sub unit.
- The sub unit is criss-crossed by several public rights of way, providing good connectivity to the wider countryside to the south, east, west and north-west.
- The sub unit is fragmented by several transport routes including the A180, Healing Road, the A1173 (Riby Road), the B1210 (Ephams Lane) and the railway which cross the area in an east to west direction, and Station Road which bisects the settlement area and sub unit north to south.
- Bordered generally by open countryside in all directions, the A180 forms the north-western boundary.
- Overall, the settlement comprises of mid to late 20th century housing with occasional examples of local vernacular.
- The NE Lincolnshire Strategic Green Infrastructure Corridor runs between Stallingborough and Healing and enters the sub unit at the south.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	1	Flat landform and limited vegetation allows open views of the sub unit.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Stallingborough church grounds, SM; ridge and furrow evident.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	3	Limited hedgerow and hedgerow tree cover.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The landscape surrounding the settlement is relatively simple.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	2	Stallingborough church/SM/residential properties.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	1	Arable farmland.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	2	Well contained by mature vegetation along varied the settlement edge to the south-west in the vicinity of the church/SM. Stronger to the south and east.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	3	Constant traffic noise from the A180 and other roads/urban influences, including the railway.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	Part of the south-western area is a designated SM. The church is grade II* listed, three further buildings are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	2	Healing lies approximately 1km to the south-east.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	2	Public rights of way (footpaths).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	2	Mature hedgerows along roadsides provide enclosure within the sub unit.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	3	None evident.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **Medium Sensitivity** and has **Medium-Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- Small scale renewable energy.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees as well as vegetation adjacent to existing residential properties, provide suitable landscape buffers.
- Retain public rights of way within suitable buffers.
- Safeguard the setting of the church and SM, including views to and from these features.
- Structural landscaping to buffer/screen the proposed future highway route as appropriate.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Increase hedgerow, and hedgerow tree, cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Raise public awareness of the SM i.e. interpretation etc.
- Retain and enhance the SGIC.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- Create an improved transition between the settlement edge and adjacent rural area.
- Potential for new green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.

North East Lincolnshire Landscape Character Assessment

Stage 2 Field Survey : Sensitivity and Capacity of NE Lincs Settlements

Reference: Category 3 - Rural Settlements:
WOLD NEWTON SUB UNIT WN(i)

Date: 11.03.2026

Description of Sub Unit (land form, land use, land cover and vegetation, landscape features, rights of way and roads, existing settlement character / urban edge / context, green infrastructure, biodiversity, visibility and key views)

- The settlement of Wold Newton lies within a shallow valley surrounded by open countryside which rises to the east and west to form gently rounded hills. A medium scale landscape surrounds the settlement area; grazed farmland in the south and arable in the north.
- Encompasses the Church of all Hallows (grade II listed), The Grange (grade II listed), South Farm and North Farm.
- The entire sub unit falls within the Lincolnshire Wolds National Landscape.
- Hedgerow field boundaries are well established with mature hedgerow trees, they are largely intact/continuous but with occasional gappy hedgerows. Woodland surrounds North Farm and the church and extends to the west as well as encompassing the Grange and a section of Wanderlust Way to the south.
- There is good connectivity to the wider countryside provided by the Wanderlust Way (local trail), which crosses the area north to south, together with a public footpath crossing the western part of the sub unit and a bridleway crossing the south-eastern part.
- A local lane bisects the sub unit in a north to south direction connecting to East Ravendale to the north.
- Bordered by open countryside in all directions.

Quality and Condition of Sub Unit (1=High; 2=Medium; 3=Low)

Landscape Character	Judgement	Value	Justification
Landform	What is the character of the landform? 1=predominantly exposed 2=partially exposed/partially contained 3=predominantly contained	2	The settlement area itself lies within a shallow valley. Landform surrounding the settlement is more exposed.
Land Use	Is the current land use sensitive in landscape, ecological and/or historical terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland, hedgerows and hedgerow trees, Wanderlust Way.
Land Cover and Vegetation	Is the current land cover/vegetation framework sensitive in ecological and/or landscape terms? 1=sensitive 2=some sensitive characteristics 3=not particularly sensitive	2	Mature woodland, hedgerows and hedgerow trees.
Scale/Complexity	Does the landscape have potential to absorb built development? 1=no 2=potentially with sensitive master planning 3=yes	2	The majority of the landscape surrounding the settlement is relatively simple in land use terms, although the landform is undulating.
Landscape Features	Are there any particularly sensitive landscape features (including local vernacular)? 1=yes (dominant within landscape) 2=yes (few) 3=no	1	The Church of all Hallows/residential properties/ Wanderlust Way.
Landscape Condition	Is the landscape managed? 1=predominantly well managed 2=management evident 3=no/little management evident	2	Mix of arable and grazed farmland, some unmanaged grassland, well managed hedgerows.
Townscape Setting/ Urban Edge Character	What is the relationship between the existing settlement edge and the rural area? 1= strong relationship 2=some relationship 3= poor relationship	3	Mature landscape buffer along the settlement edge. The settlement is also well contained from surrounding rural area by landform.
Tranquillity	Is the landscape tranquil? 1=yes 2=some tranquillity 3=no	1	Rural setting with almost no urban influences.
Landscape, Ecological/Historical Designations	Is the landscape affected by any designations? 1=statutory designation(s) 2=non statutory designation(s) 3=no designations	1	The sub unit falls within the Lincolnshire Wolds National Landscape. The church is grade II listed, three further buildings are grade II listed.
Prevention of Coalescence	Are there any settlement areas nearby that would be affected by development within this landscape? 1=yes (small gap) 2=yes (large gap) 3=no	3	No other settlement areas are within close proximity to the sub unit.

Recreational use of the Landscape	Are there sensitive rights of way, recreational activities within the landscape? 1=yes (recreational activities/rights of way have a significant bearing on the current use of the landscape) 2=some 3=no	1	Wanderlust Way, public rights of way (footpath, bridleway).
Visual Amenity	Judgement	Value	Justification
Openness/Visibility	Does the existing vegetation provide visual enclosure? 1=no 2=partial 3=predominantly yes	3	Mature hedgerows and trees along roadsides and field boundaries, woodlands within the sub unit/along Wanderlust Way and public footpath.
Key Views	Are there any key/sensitive views? 1=significant key public/private views 2=some open views 3=no notable views	2	Some views across the landscape from Wanderlust Way.

Overall Sensitivity to Change and Capacity to Accommodate Development

The sub unit is of **High-Medium Sensitivity** and has **Low Capacity** to accommodate development.

Suitability for Development and Mitigation Measures

Appropriate Built Development (form, layout heights, building materials, open space provision and green infrastructure) if applicable

- Residential development, single storey - 2 storey. Materials reflective of the surrounding local context/local vernacular and set within a green infrastructure of structural landscaping and, where relevant, POS appropriate to the scale of development.
- The scale of development should be appropriate to the settlement size and setting.

Mitigation Recommendations (retention of existing landscape features and vegetation, key views and important routes / recreational facilities, mitigation ground modelling and planting)

- Retain existing hedgerows, hedgerow trees and woodland as well as vegetation adjacent to existing property boundaries, provide suitable landscape buffers.
- Retain public rights of way, including the Wanderlust Way, within suitable buffers.
- Maintain views across open countryside from the Wanderlust Way.
- Maintain landscape character and aims/objectives of the Lincolnshire Wolds National Landscape.
- Safeguard the setting of the church, including views to and from it.

Other Land Use / Management Opportunities

Landscape Management Objectives (agriculture, trees and woodland, buildings / settlements, ecological and historical components)

- Improve field margins to create an ecologically diverse edge to the farmland.
- Improve and enhance the existing woodland structure by appropriate management together with woodland edge, understorey and ground flora planting to increase habitat diversity throughout and enhance the transition between the woodland and arable farmland.
- Increase hedgerow tree cover.
- Enhance tree cover through small scale planting of broad leaved copses and woodland blocks while retaining visually open character.
- Conserve the historic field pattern, restore and reinforce primary hedgelines, including those along roadsides.
- Refer to Lincolnshire Wolds AONB management plan 2018-2023 and implement where feasible.

Green Infrastructure and Biodiversity Opportunities

- Incorporate existing hedgerows, hedgerow trees and woodland within future green infrastructure proposals.
- New structural landscaping of native hedgerows/hedgerow trees/woodland belts.
- New green infrastructure to connect to existing hedgerows.
- Provide new pedestrian/cycle/equestrian links to surrounding public rights of way network, including the Wanderlust Way, as part of future development.
- Provide SuDS, designed to maximise biodiversity, as part of future development.