



# Central Lincolnshire Green Wedge and Settlement Breaks Review

Updated April 2016

## Contents

1	Introduction .....	1
2	History of Green Wedge/Settlement Break Policy .....	2
3	Policy Context and Evidence Base.....	2
4	Methodology .....	5
5	Analysis and Evaluation of Existing Green Wedges.....	9
6	Analysis and Evaluation of Existing Settlement Breaks.....	55
7	Analysis and Evaluation of Proposed New Green Wedges/Extensions to Existing Green Wedges .....	76
8	Conclusions.....	88
	<b>Appendix 1</b> Green Wedge Site Assessment Proforma .....	89
	<b>Appendix 2</b> Landscape and Visual Impact Assessment Proforma .....	91
	<b>Appendix 3</b> Green Wedge Site Visit Photos .....	92
	<b>Appendix 4</b> Settlement Break Site Visit Photos .....	102

# 1 Introduction

1.1 The purpose of this report is to undertake a review and assessment of the role and function of Green Wedges (GW) and Settlement Breaks (SB) within Central Lincolnshire, to provide background evidence to inform the preparation of the Central Lincolnshire Local Plan. The mapped boundaries of the GWs and SBs should be reviewed, and where necessary amended, as part the preparation of the Local Plan. To accommodate Central Lincolnshire's future growth needs, all reasonable options for accommodating new housing and employment need to be identified, including the possibility of allocating land within existing GW and SB boundaries. This Review will not change or delete adopted GWs or SBs, but will provide evidence to inform these considerations as part of the plan making process.

1.2 Specifically, the GW Review seeks to:

- Review the role and function of the existing GWs and SBs;
- Review the boundaries of the existing GWs and SBs and whether there is any scope or justification to amend them;
- Consider the justification for the retention of existing GWs SBs;
- Consider what impact development within the boundary of the GWs and Settlement Breaks may have on their role and function;
- Assess whether there are any new areas that should be identified as a GW or SBs on the Policies Map.

1.3 The rest of this document is structured as follows:

- **History of GW/SB Policy** – sets out the history of GW policy in Central Lincolnshire
- **Policy Context and Evidence Base** – Outlines the key national and local drivers for GW and SB approach. Provides an overview of the relevant strategies and studies that have informed the preparation of this report.
- **Methodology** – sets out and explains how the GWs and SBs have been identified, assessed and evaluated.
- **Analysis and Evaluation of Existing GWs** – covers the desk top and on site analysis of existing GW designations, providing a detailed description of size/extent of the area, existing boundaries, landscape character and sensitivity, land uses, access and movement, ecology, topography, and sense of separation/leaving a place. This section also looks at historical development pressure and highlights sites that have been put forward for potential allocation in the Central Lincolnshire Local Plan. Evaluation of each GW against the criteria for designation.
- **Analysis and Evaluation of Existing SBs** – covers the desk top and on site analysis of existing SB designations, providing a detailed description of size and extent of area, existing boundaries, landscape character, land uses, access and movement, ecology, topography, and sense of separation/leaving a place. This section also looks at historical development pressure and highlights sites that have been put forward for potential allocation in the Local Plan. Evaluation of each SB against the criteria for designation.
- **Analysis and Evaluation of Proposed New GWs/Proposed Extensions to Existing GWs** – This section considers proposed new GW/proposed extensions to existing GWs as put forward during the consultation on the Further Draft Central

Lincolnshire Local Plan (published for consultation October-November 2015). Only those suggestions that clearly described boundaries or were submitted with a map of the proposed GW boundaries have been assessed. Proposed new GWs/extensions to existing GWs have been assessed in the same way as the existing GWs and SBs.

- **Conclusions** – sets out concluding comments and summary of recommendations to be considered through the preparation of the Central Lincolnshire Local Plan.

## 2 History of Green Wedge/Settlement Break Policy

- 2.1 GW designation and policy to protect strategically important areas of open land was introduced in Lincolnshire through the City of Lincoln Local Plan (1998). The concept was introduced more widely in the Lincolnshire Structure Plan (2000), and GWs were subsequently designated in the West Lindsey (2006) and North Kesteven Local Plans (2007).
- 2.2 The City of Lincoln, North Kesteven and West Lindsey Local Plans are the most recent adopted policy approach for GWs and SBs in Central Lincolnshire and have been used as the starting point for this review.

## 3 Policy Context and Evidence Base

### National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) and accompanying National Planning practice Guidance (NPPG) does not specifically recognise GWs and SBs as planning designations, however they do not rule out that locally valued landscapes may be identified and protected through a Local Plan. They are viewed as a policy tool that help to deliver sustainable development, a core principle of the NPPF.
- 3.2 The following parts of the NPPF are relevant to the consideration of GWs and SBs:
  - Section 4, para 35: “Plans should protect and exploit opportunities for the use of sustainable transport modes”;
  - Section 7, para 58: “Local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area”;
  - Section 8, para 73: “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities”;
  - Section 11, para 109: “Protecting and enhancing valued landscapes... recognising the wider benefits of ecosystem services...plans should allocate land with the least environmental value”;
  - Section 11, Para 114: “Local Planning Authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection and management of networks of biodiversity and green infrastructure.”
  - Plan Making, Para 157: “Crucially, Local Plans should...identify land where development would be inappropriate, for instance because of its environmental value” and “contain a clear strategy for enhancing the natural, built and historic environment.”

### **City of Lincoln Local Plan (August 1998)**

- 3.3 Saved Policy 43 sets out the criteria for considering new development proposals within land designated as GW. Saved Policy 54 sets out the criteria for considering proposals to develop existing uses within the GWs. The location and boundaries of the GWs are shown on the adopted City of Lincoln Local Plan Proposals Maps.

### **West Lindsey Local Plan (June 2006)**

- 3.4 Saved Policy STRAT 13 is concerned with both GWs and SBs, the location and boundaries of which are shown on the adopted West Lindsey Local Plan Proposals Map. STRAT13 sets out the criteria against which development proposals within GWs or SBs will be considered.

### **North Kesteven Local Plan (2007)**

- 3.5 Saved policy LW2 sets out the criteria for considering development proposals within the GWs, the location of which are shown on the adopted North Kesteven Local Plan Proposals Maps. The supporting text sets out the GWs are valuable in different ways but have four broad roles:
- Landscape;
  - Recreation;
  - Wildlife; and
  - Coalescence.
- 3.6 The GWs and SBs that will be considered in this review are:

<b>Green Wedges</b>	<b>Settlement Breaks (West Lindsey)</b>
<ul style="list-style-type: none"><li>• Canwick to Washingborough</li><li>• Canwick</li><li>• Waddington to Bracebridge</li><li>• Witham Valley</li><li>• Hykeham Pits</li><li>• Skellingthorpe to Birchwood</li><li>• Skellingthorpe</li><li>• Western Flank</li><li>• Greetwell</li><li>• Burton to Nettleham</li></ul>	<ul style="list-style-type: none"><li>• Caistor/Nettleton</li><li>• Gainsborough/Lea</li><li>• Market Rasen/Middle Rasen</li><li>• Cherry Willingham/Reepham</li><li>• Upton/Kexby</li><li>• Welton/Dunholme</li><li>• Owmbly-by-Spital/ Normanby-by-Spital</li></ul>

### **The Central Lincolnshire Local Plan**

- 3.7 A new Local Plan is being prepared to replace the adopted Local Plans above. It will cover the Central Lincolnshire area, which refers to the combined area covered by the City of Lincoln, North Kesteven and West Lindsey. It will set out the policies and proposals for the growth and regeneration of Central Lincolnshire over a plan period of 2012 to 2036.
- 3.8 A Preliminary Draft version of the Local Plan was made available for public consultation October-November 2014. This version proposed to maintain the principle of GWs on the edge of Lincoln and set out a draft policy with criteria for determining planning applications within GW boundaries.

- 3.9 In response to the issues raised during the Preferred Draft consultation, the policy approach in the Further Draft version of the Local Plan was to have a Central Lincolnshire wide policy on GWs, rather than just a Lincoln focus. The SBs within West Lindsey were retained and renamed GWs.
- 3.10 A Proposed Submission Central Lincolnshire Local Plan is due for public consultation April-May 2016.

### **Central Lincolnshire Green Infrastructure Study (2011)**

- 3.11 The Study provides a broad assessment of the quantity, quality and accessibility of Central Lincolnshire's Green Infrastructure in 2011, and identifies opportunities for addressing deficiencies. The overall objective of the Green Infrastructure Strategy is to improve and provide new Green Infrastructure in Central Lincolnshire by enhancing, developing and providing a multi-functional network of greenspaces, parks, rivers and other corridors within and around settlements that connect them to each other and the wider countryside, improving access, environmental quality and biodiversity.
- 3.12 The Study sets out a proposed Green Infrastructure Network for Central Lincolnshire. A number of the GWs and SBs fall within the identified network:
- **Strategic Green Corridors:** priority areas with key opportunities for strategic Green Infrastructure enhancement, linkage and creation, provide the backbone of the Green Infrastructure Network;
  - **Strategic Green Access Links:** intended to provide multi-user, predominantly off-road, strategic access routes for pedestrians and cyclists, linking and integrating residential and business communities across the area to key services, leisure destinations and greenspaces;
  - **Urban Green Grids:** are proposed for Gainsborough, Lincoln and Sleaford. These are priority areas with key opportunities for greening of the built environment. The Urban Green Grids comprise multifunctional networks of green (and blue) links and spaces threading through the built environment, weaving together areas where people live and work with public transport networks and the wider countryside.

### **Central Lincolnshire Biodiversity Opportunity Mapping Study (2013)**

- 3.13 The Biodiversity Opportunity Mapping Study provides an overview of the broad spatial characteristics for the protection, recreation and expansion of Central Lincolnshire's ecological network. GIS-based maps show Biodiversity Opportunity Areas across Central Lincolnshire. These represent areas in which resources should be targeted to maintain, restore, buffer, link and expand wildlife habitats at a landscape-scale. A number of the GWs and SBs fall within Habitat Opportunity Areas identified within the study.

## 4 Methodology

- 4.1 The process of preparing the Central Lincolnshire Local Plan is the most appropriate time to undertake a review of the GWs and SBs. There is no nationally prescribed methodology for defining or reviewing GWs or SBs, therefore a methodology must be determined at a local level.
- 4.2 The GWs around Lincoln were split into 34 zones so that each part of the GW network could be assessed in detail. These zones are of similar landscape ‘types’ and are based on desk top and field survey analysis of topography, vegetation, land-use and townscape character areas. A map showing how the GWs were split into zones is shown in **Figure 1** overleaf.
- 4.3 There were three stages to the assessment process. **Stage 1** involved desk based assessments for each GW and SB to gather factual information on land use, designations, planning history and development pressures. The main sources of information were GIS mapping and aerial photos.
- 4.4 **Stage 2** involved site visits to publicly accessible locations within each of the 34 GW zones and each SB. On site assessments were completed (see **Appendix 1**) covering information around land use, physical features, setting and character, landscape and visual impacts, threat of coalescence, boundaries, perception of distance and sense of separation/leaving a place. Photos were taken during the site visits and can be viewed in **Appendix 3**.
- 4.5 A methodology was developed to assess landscape and visual impacts on site within each GW zone (see **Appendix 2** for table completed on site visits). Guidance on the scope of landscape and visual impact assessment is set out in “Guidelines for landscape and visual impact Assessment “(Landscape Institute and IEMA 2013) and this has informed the adopted methodology.
- 4.6 Each GW zone was sensitivity tested. Sensitivity being defined as “the relative ability of a landscape to respond to, and where appropriate accommodate change of a particular type. It reflects landscape character, the nature of change and the way both are experienced and perceived”. For each zone, sensitivity was assessed using a five point scale (adapted from Benson et al (2003));
  - 1. Low sensitivity: Characteristics of landscape are robust and are able to accommodate development without significant character change; thresholds for significant change are very high. Built development relates to landscape character.
  - 2. Low-medium sensitivity: Characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high. Many aspects of built development relate to landscape character.
  - 3. Medium sensitivity: Characteristics of landscape are susceptible to change but with some ability to absorb development in some situations without significant character change; thresholds for significant change are intermediate. Some aspects of built development relate to landscape character.
  - 4. Medium-high sensitivity: Characteristics of landscape are vulnerable to change and development can be absorbed only in limited situations without

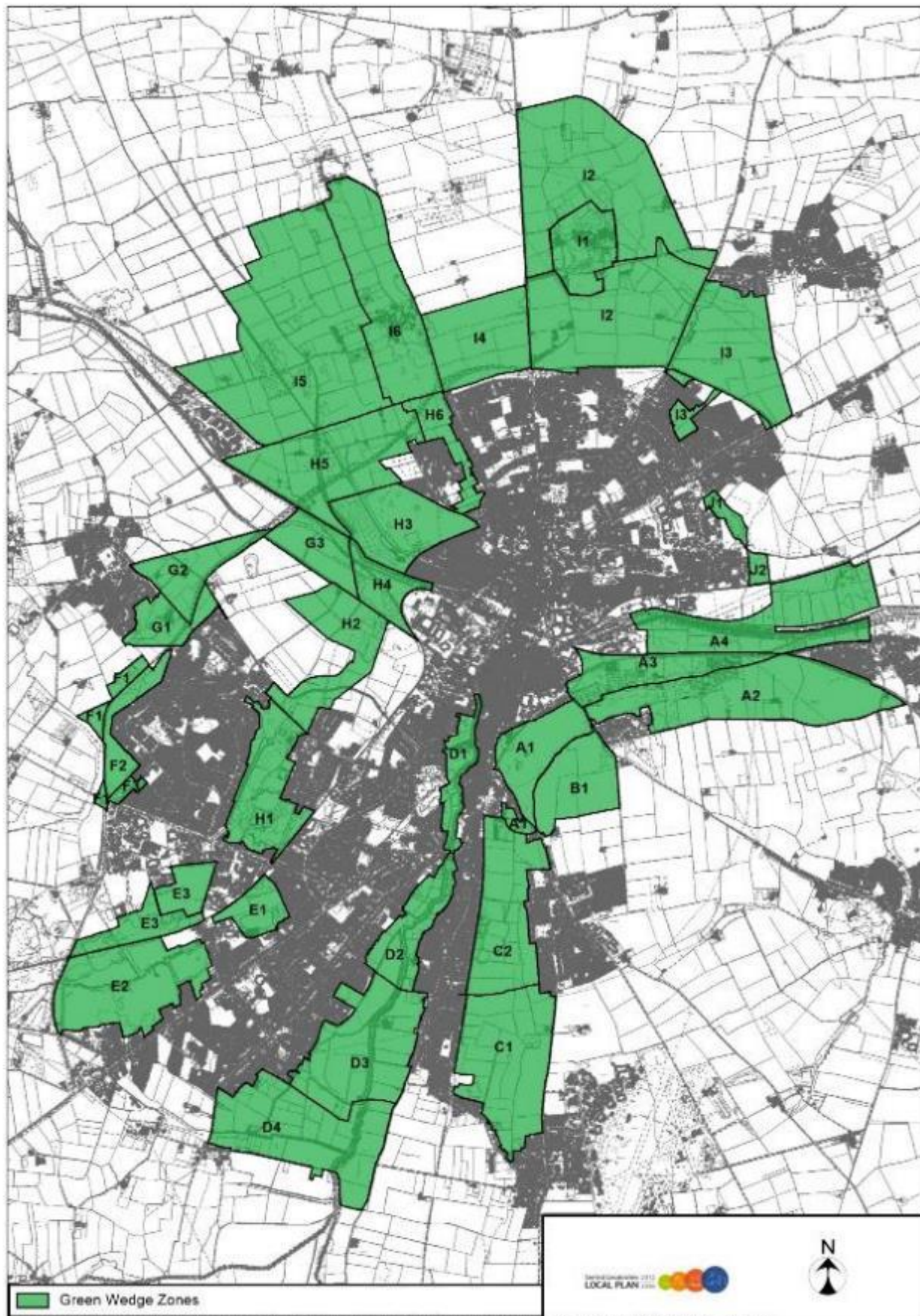
significant character change; thresholds for significant change are low. Few aspects of built development relate to landscape character.

- 5. High sensitivity: Characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low. Built development conflicts directly with landscape character.

- 4.7 The results of the landscape and visual impact assessment can be found in **Section 5 Analysis and Evaluation of Green Wedges** under “Landscape Character, Sensitivity and Visual Assessment”.
- 4.8 **Stage 3** Brings together the findings of the desk based surveys and site visits to evaluate each GW zone or SB against the relevant GW function criteria as set out in **Table 1** overleaf.



**Figure 1. Lincoln Green Wedge Network and Zones**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017826 West Lindsey District Council Licence No. LA 100018701 Date 14 October 2015



**Table 1.** Green Wedge Function Criteria

Criteria	Explanation
1. Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	GWs will safeguard the physical identity of local communities within and around urban areas that face growth pressures by preserving a physical separation between settlements. GWs help to protect and enhance the distinct identity, character and setting of settlements. They also protect important views into and out of settlements.
2. Providing a green lung into urban areas	<p>GWs will provide communities with a direct, continuous link to the open countryside beyond the urban area. GWs also provide multi-functional uses, including:</p> <ul style="list-style-type: none"> <li>• Open space, sport and recreational facilities;</li> <li>• Protection/improvement of sites important for nature conservation and links between them;</li> <li>• Maintaining and strengthening landscape character;</li> <li>• Flood alleviation;</li> <li>• Links to Green Infrastructure</li> <li>• Transport corridors based on footpaths, bridleways and cycle ways;</li> <li>• Air quality management;</li> <li>• Safeguard key views into and out of urban areas</li> </ul>
3. A recreational resource	GW provide a recreational resource, both formal and informal, close to where people live where public access is maximised.
4. Protect and enhance ecological value and linkages	GWs provide opportunities to conserve and enhance wildlife and protect links between wildlife sites to support wildlife corridors.

## 5 Analysis and Evaluation of Existing Green Wedges

### Burton to Nettleham

#### Location, Size and Extent

- 5.1 The Burton to Nettleham GW covers an area of around 14,606,346.5m<sup>2</sup>. It has been split into 6 landscape zones I1 to I6. It wraps around the north of Lincoln from west to east.
- 5.2 The northern boundary follows a mixture of field boundaries, drains and roads, including the A15 running north from Lincoln. The southern boundary largely follows the northern edge of the built up area of Lincoln. The eastern and western boundaries follow roads, Greetwell Lane and the A57 respectively.

#### Existing Boundaries

- 5.3 In general, the existing GW has strong, defensible boundaries that follow distinguishable features such as field boundaries and roads. Some parts to the south within the A46/A158 bypass are effectively 'cut off' from most of the GW. An alternative boundary would be for the GW to finish at the A46/A158 rather than the line of the built up area of Lincoln.

#### Landscape Character, Sensitivity and Visual Assessment

- 5.4 The GW partly lies within an Area of Great Landscape Value as identified in the adopted West Lindsey Local Plan.
- 5.5 It extends over 3 townscape character areas identified in the Lincoln Townscape Assessment:
- Riseholme Campus
  - Riseholme Fields
  - Glebe Park
- 5.6 Some of the key townscape characteristics of these character areas are:
- Small pockets of established woodland and small number of plantations;
  - Strongly agricultural with undulating fields of managed grassland hedged or fenced;
  - Riseholme Hall and associated buildings;
  - Rectilinear fields punctuated by workers cottages and large farmsteads;
  - In Glebe Park; suburban in character, form and style of residential properties vary throughout. Within King George's Fields, there are open views bounded by the rear plots of houses backing on to the fields.
- 5.7 The landscape and visual impact assessments identified all zones within this GW to be highly sensitive to moderate to substantial scale development due to the strong sense of rurality and openness within the zones. At zone I6, there are long distance, panoramic views westwards from vantage points along the limestone scarp. This is a visually sensitive area and is featured in views of the city from the western and southern approaches (along the A46 and A57), as well as the Fosdyke Canal and Lincoln to Sheffield railway line. Slight development associated with existing land uses would have a minimal impact.

- 5.8 Development along the southern boundaries of the GW between the built up area of Lincoln and the A46/A158 bypass is also likely to be accommodated without significant impact on landscape character.

### **Topography**

- 5.9 The topography is predominantly flat in zones I1 to I5. In contrast, zone I6 is part of a steep, limestone scarp slope.

### **Land Uses**

- 5.10 The predominant land use within this GW is arable farming land. On the steeper, scarp within zone I6, grassland/pasture dominates. The agricultural land classification is Grade 2 and 3. There are scattered pockets of woodland and isolated mature trees, especially in zones I1, I2 and I5. Nettleham Beck runs through GW zones I1 to I3, and the land either side lies within Flood Zone 3. St George's Playing Fields is located within I3.
- 5.11 The central part of the GW (Zone I1) contains Riseholme Campus, part of the University of Lincoln and Riseholme Registered Historic Park and Garden, including Riseholme Hall. There are numerous heritage assets throughout the GW, including Burton Conservation Area, 2 Scheduled Monuments and 42 listed buildings. Zone I6 extends over Burton by Lincoln and the southern edge of Carlton village.
- 5.12 Numerous transport links cross, run through or are adjacent to the GW, including the A46, A57, A15 and A158. The B1398 is also a busy route into the city from the north.

### **Access and Movement**

- 5.13 There are numerous footpaths within the boundary of the GW that provide opportunities for the public to access the countryside from Lincoln and the surrounding settlements. They include:
- A shared footpath and cycle path north along the A15 from the Riseholme Road roundabout beyond the northern boundary of the GW to Scampton;
  - A section of public footpath along Grange Lane that connects Lincoln and Riseholme Campus;
  - A shared footpath and cycle path north along the A46 that connects Lincoln and Nettleham.
- 5.14 The area falls within the Fossdyke Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.15 There are 2 Sites of Nature Conservation Value; Burton Gravel Pits and Riseholme Hall Wood but no sites Local Wildlife Sites.
- 5.16 Part of the GW is included in both the Wetland and Calcareous Grassland Opportunity Areas as identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

### **Separation**

- 5.17 Due to the relatively flat and open nature of the majority of this GW, the built up area of Lincoln, particularly Lincoln Cathedral, can be seen from within all the GW zones. The Cathedral provides a strong visual connection to the City and provides a key landmark when travelling through the GW. This contributes to a perception that Lincoln is moderately close. Zone I1 is well screened, enclosed by trees to the north, east and west, which restrict views of nearby Nettleham to the east and hence contributes to a perception of distance to this settlement.

### Development Pressures

- 5.18 The extent of built development within the GW varies across the zones. Within zone I1, built development is evident, including residential dwellings along Riseholme Lane, 18<sup>th</sup> Century Riseholme Hall and associated stables, church, rectory and lodges and a variety of educational buildings dating from 18<sup>th</sup> century to present. Zone I6 includes the village of Burton and the southern edge of South Carlton village. However, in Zones I2, I3, I4 and I5, built development is limited, with some isolated dwellings or farm buildings.
- 5.19 There have been very few changes to the GW since it was defined in West Lindsey and City of Lincoln Adopted Local Plans. However, there is significant pressure for future development within the boundaries of the GW. There are 6 potential sites for development which have been promoted within the Burton to Nettleham GW through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan.

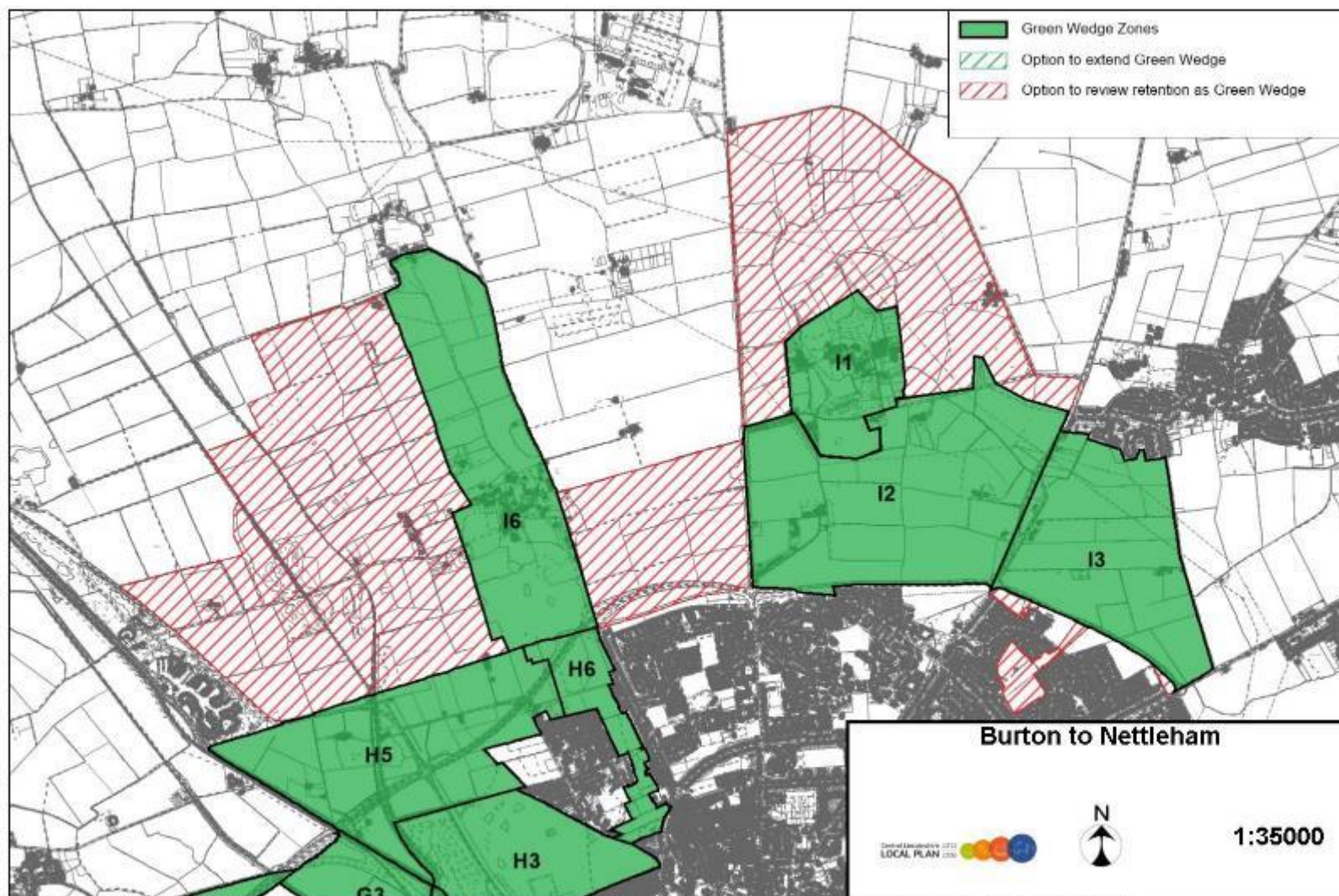
### Evaluation and Conclusions

- 5.20 The primary role of the Burton to Nettleham GW is to prevent the merging of the settlements of Nettleham and Riseholme to Lincoln, and to protect the character and setting of Lincoln and Riseholme Historic Park and Garden. Based on evidence gathered through this review, there are parts of the GW which do not meet the criteria for designation and could be considered for removal from the GW. These areas are shown in **Figure 2** below in red. Zones I2 and I5 predominantly consist of agricultural land. This area doesn't prevent the merging of settlements, is not a green lung into the urban area, offers few recreation opportunities and does not offer high ecological value. Similarly the same could be argued for zone I4, however decision makers should give careful consideration should to retaining the part of the GW as, part of Lincoln's rural hinterland, it contributes to the character and setting of Lincoln. King George's Playing Field within Zone I3 could also be considered for removal from the GW. Although a recreational resource, this area is severed from the rest of the GW to the north east by the A158 and does not meet any of the remaining criteria for designation.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> This is the primary role of this GW. It helps to prevent the merging of Lincoln and Nettleham and protects the separate identity and character of Nettleham. It helps to prevent the merging of Lincoln and Riseholme and protects the character and

	setting of Riseholme Hall Registered Historic Park and Garden. It also protects the character of the City and surrounding countryside through the linkage of GW sites to the west and east. Historically, development has been restricted within the GW.
Providing a green lung into urban areas	<b>No.</b> With the exception of St George's Fields, this GW does not penetrate into the urban area of Lincoln, so it doesn't perform the role of providing a green lung. The A46 and A158 are a significant barrier to access to the countryside beyond the built up area of Lincoln to the north. The GW is predominantly agricultural land, with the exception of Riseholme Campus, and therefore doesn't offer a multi-functional resource.
A recreational resource	<b>Yes.</b> There are no publicly accessible formal recreation opportunities within the GW (there are some sports facilities associated with Riseholme Campus). There is however, a network of Public Footpaths and Bridleways throughout the GW, which connect communities in South Carlton, Burton, Riseholme and Nettleham to the GW. For communities in Lincoln, access to the countryside via this GW is limited due to the physical barrier of the A46 bypass, however there are cycle routes out of the city along the A15 and A46.
Protect and enhance ecological value and linkages	<b>No.</b> The predominant land use within the GW is agricultural land. There are no Local Wildlife Sites and only 2 Sites of Nature Conservation Importance. Pockets of woodland but fragmented habitat with no linkages between sites to support wildlife corridors.

**Figure 2.** Recommended amendments to Burton to Nettleham Green Wedge



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
 Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017926 West Lindsey District Council Licence No. LA 100018701  
 Date 14 October 2015

## **Western Flank (West Common, Swanpool and Hartsholme)**

### **Location, Size and Extent**

- 5.21 This GW is located in the west of Lincoln between Doddington Road in the south and Bishops Bridge in the north. There are strong links between the Western Flank GW and other surrounding GWs in the network. To the north, the GW abuts with the Burton to Nettleham GW and to the northwest the Skellingthorpe GW.
- 5.22 The GW is irregular in shape. In total, it covers an area of around 5,782,530m<sup>2</sup>. At its widest point it is approximately 2,600m<sup>2</sup> and at its narrowest, along the Burton Ridge, it is approximately 70m<sup>2</sup>. The southern part of the GW penetrates around 2,000m into the built up area of Lincoln. It has been split into 6 landscape zones H1 to H6.

### **Existing Boundaries**

- 5.23 The GW in the north and south is generally well defined. It generally follows the rear of properties in the built up area, the boundary of parks and common land, field boundaries or transport routes. The central part of the GW does not follow clear boundaries as the GW in this location was shown indicatively on the adopted City of Lincoln Local Plan Proposals Map as part of the Skewbridge housing allocation. There are no obvious alternative boundaries.

### **Landscape Character, Sensitivity and Visual Assessment**

- 5.24 The GW extends over 7 townscape character areas identified in the Lincoln Townscape Assessment:
- Burton Fields
  - Burton Ridge
  - Swanholme and Skewbridge
  - Hartsholme Park
  - West Common
  - Boultham Mere
  - Swanholme Lakes
- 5.25 Some of the key characteristics of these areas include:
- Long ranging, uninterrupted views both towards and out of the built up area, including Lincoln Cathedral, the Trent Valley, and the north and south escarpment;
  - Continuous area of open space stretching from Lincoln's southern to northern boundary;
  - Strong influence of water features, including the Fosdyke Canal, Swanholme Lakes, the Catchwater Drain and Main Drain.
- 5.26 The landscape and visual impact assessments carried out for zones H1 to H6 identified a rural and open character to the landscape in many parts of the GW. This landscape can be appreciated from a number of visual receptors, such as strategic transport routes which either pass through or are adjacent to the GW, including the A46, A57 and railway lines and strategic recreational routes, such as national cycle route 64. There are also long views from with zone H2 towards Lincoln Cathedral and historic hillside.



## **Topography**

- 5.27 The topography to the south of the GW is generally low lying and flat with areas of open water. As the GW moves north, the topography gently rises at first from south to north before steeply increasing to form part of the northern limestone escarpment which forms a prominent landscape feature.

## **Land Uses**

- 5.28 The Western Flank GW hosts a mixture of land uses. Agricultural land is a prominent land use consisting of both arable and grazing pasture. The agricultural land classification is a combination of Grade 3, non- agricultural and urban. The Hartsholme area (zone H1) is a mixture of semi-formal park/woodland, grassland and wetland. There are two allotment sites; Burton Ridge and Long Leys Road. There are parts of the GW that lie within flood risk zones 2 and 3, particularly within zones H2, H3 and H5.
- 5.29 Numerous transport links cross or run through the GW, including the A46, A57, the Lincoln to Sheffield railway line and the Lincoln to Nottingham railway line.
- 5.30 There are a number of sports facilities and play areas within the GW offering formal recreational activities, including Carholme Golf Course, Skellingthorpe Road Playing Fields, Hartsholme Cricket Club and Playing Fields, Hartsholme Country Park and Whittons Park.
- 5.31 There are two registered Historic Parks and Gardens within the GW; Hartsholme Country Park and Burton Hall. Carholme Grandstand is a key landmark building within zone H3 and is a listed building.

## **Access and Movement**

- 5.32 There are numerous public footpaths within the GW, particularly in the north and south. The central section of the GW (zone H2) has very limited public access via open spaces or public rights of way. The majority of the land is farmland in private ownership. National cycle route 64 is a well-used cycle route which runs along the Fosdyke and which connects Lincoln to Skellingthorpe. Another cycle route crosses the West Common and links Long Leys Road to the West End of Lincoln. The third cycle route cuts through the GW along Skellingthorpe Road.
- 5.33 The area lies within the Upper Witham and Fosdyke Strategic Green Corridors as identified in the Central Lincolnshire Green Infrastructure Study.

## **Ecology**

- 5.34 This GW can be described as rich in ecological interest. There is 1 SSSI and LNR at Swanholme Lakes and 13 Local Wildlife Sites, including Boultham Mere Lincolnshire Wildlife Trust Nature Reserve, the West Common and Hobblers Hole.
- 5.35 This GW falls within Opportunity Area 9: Swanpool SUE in the Biodiversity Opportunity Mapping Study. The study identifies opportunities for the creation of new 'greenspace' comprising a mosaic of wetland, heathland, acid and neutral grassland habitats.

## **Separation**

- 5.36 The perception of distance to neighbouring settlements and feeling of openness varies by GW zone. At zone H1, the perception of distance to the nearest settlement is distant, as there is a feeling of enclosure from the trees within Hartholme Country Park, which also screen views out of this part of the GW. Zone H2 and H5 are more open and there are clear views of surrounding settlements, including Skellingthorpe and Burton Waters, as well as Lincoln's historic hillside setting.

## **Development Pressures**

- 5.37 Built development within this GW is largely associated with formal open space provision and current land uses (for example, a sports pavilion, café and farm buildings) however there are some isolated dwellings in zones H2 and H5.
- 5.38 There have been no significant changes to the GW since it was defined through the adopted City of Lincoln Local Plan. Any planning permissions that have been granted within the GW have been for uses ancillary to an existing land use, for example an extension to a bird hide at Boultham Mere Nature Reserve.
- 5.39 However, there is pressure for future development within the boundaries of the GW. There are 3 potential sites for development, including a potential Sustainable Urban Extension, which have been promoted within the Western Flank GW through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan.

## **Evaluation and Conclusions**

- 5.40 In general, the principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. Based on evidence gathered through this review, GW zones H1, H3, H4 and H6 have been assessed as having no scope to accommodate new development from a GW perspective. New development is likely to have a highly negative impact on the integrity of the GW, particularly on the setting and character of Lincoln, protecting and enhancing ecological value and linkages and impact on recreational opportunities. The boundaries of the GW at zones H1, H3, H4 and H6 should remain unchanged as shown on the proposals map for the adopted City of Lincoln Local Plan.
- 5.41 Zone H5 has been assessed as having very limited capacity for new development without undermining the role and function of the GW. There are long range views of Lincoln Cathedral and the historic hillside from Burton Road and approaching Lincoln along the A57. Some minor development could potentially be accommodated with appropriate mitigation measures, adjacent to the existing built up area of Lincoln.

- 5.42 Zone H2 has been assessed as having the most potential for change. This is because the boundaries of the GW in this zone are shown indicatively on the adopted City of Lincoln Local Plan Proposals Map as part of the Skewbridge housing allocation. Potential functions of the GW in this location could include a green lung in an urban area, informal and formal recreational opportunities, wildlife corridor connecting to existing wildlife sites to the north and south and, the protection of views of Lincoln and historic hillside. Masterplanning work for any SUE that may come forward in this location would need to take account of the above opportunities.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> This GW, particularly at zones H3, H5 and H6, plays an important role in defining the open, undeveloped rural character of the setting of Lincoln, including protecting long views of Lincoln Cathedral along the A57 and A46, the historic hillside, the South Common, the southern escarpment and the Trent Valley.
Providing a green lung into urban areas	<b>Yes.</b> This GW allows the countryside to penetrate deep into the built up area of Lincoln, providing a green lung into the urban area, especially to the south of the GW via Hartsholme Park and Swanholme Lakes (zone H1) and to the north of the GW via Burton Ridge (H6). This GW is a multi-functional resource which supports; open space, sport and recreational facilities, sites of nature conservation importance, landscape character and setting of Lincoln, flood alleviation and the safeguarding of key views into and out of the urban area.
A recreational resource	<b>Yes.</b> GW offers a resource with opportunities for both formal and informal recreational activities, including football, tennis, children's play areas, walking and cycling, close to the City Centre. Zone H3 includes the West Common, an extensive swathe of open space in close proximity to the City Centre. Zone H1 contains Hartsholme Country Park, which offers a both informal and informal recreational opportunities.
Protect and enhance ecological value and linkages	<b>Yes.</b> This GW provides a haven for wildlife in the urban area. Zone H1 includes Swanholme Lakes SSSI and Local Nature Reserve. Zone H4 contains Boultham Mere Local Nature Reserve and other zones within the GW contain sites of county wildlife significance. The GW offers protection for local sites of ecological value and forms an important wildlife corridor that links sites together.

## **Skellingthorpe**

### **Location, Size and Extent**

- 5.43 This GW is located to the west of Lincoln between the built up areas of Skellingthorpe and Lincoln, and runs from the Fosdyke Canal in the north east to Wiseholme Holt woods in the south west. It is irregular in shape and is dissected by the A46 along the eastern edge and by Lincoln Road to the south. The existing allocation 'washes over' the A46 and Lincoln Road.
- 5.44 The Wedge is at its widest along Lincoln Road where it is approximately 1000m wide. It is at its narrowest at the south western edge where it is around 70m wide. In total, the Wedge covers an area of approximately 1,617,901m<sup>2</sup>. It has been split into 3 landscape zones G1 to G3.

### **Existing Boundaries**

- 5.45 The boundaries in the northern half of the GW are clearly defined and follow topographical features or transport infrastructure routes. To the west and east, the boundaries are defined by the rear of residential properties in the built up area of Skellingthorpe and Lincoln respectively. The boundary at the mouth of the GW to the south is arbitrary and does not appear to follow a natural or man-made feature. An alternative, definable boundary would be for the GW to extend south to connect with the Skellingthorpe to Birchwood GW (Zone F1), following the line of field boundaries.

### **Landscape Character, Sensitivity and Visual Assessment**

- 5.46 The main landscape features within the GW are hedgerows, mature trees, drains and ditches and arable farmland. There is dense birch woodland to the south eastern edge which forms a visual and perceptual barrier between the suburbs of Lincoln and the open countryside of the setting of Skellingthorpe. Fosdyke Canal runs along the north eastern boundary.
- 5.47 Within the southern extent of the GW, long views are screened by dense woodland to the north east and east. Glimpses of Lincoln Cathedral to north east are possible. Moving further west and north, there are views out of the village and wedge of Lincoln Cathedral and its setting. The Fosdyke Canal is very straight and provides long views to countryside to the north west and the city to the north, east and south. From the Public Right of Way that crosses the GW from the national cycle route to the west to Lincoln in the east, there are long views of Lincoln Cathedral and the surrounding hillside.
- 5.48 The landscape and visual impact assessments carried out within this GW identified that the most sensitive characteristics of the GW are its rural, open character in locations G1 and G2 and Boultham Mere Nature Reserve at location G3/H4. Development of a moderate to substantial scale would unlikely to be absorbed by the landscape without a change in the character of the GW as few aspects of built development relate to the existing landscape character.

### **Topography**

- 5.49 There is very little topographical variation within the GW. The area is generally low lying and flat to the north and gently undulating between Lincoln and Skellingthorpe, with the exception of the embankments to Boultham Mere Nature Reserve. The A46 is raised several metres above the surrounding field levels.

### **Land Uses**

- 5.50 Land use within the area comprises of mixed arable and grazing pasture farmland, mainly to the north of the A46, with woodland to the south. The agricultural land classification throughout the GW is predominantly Grade 2.
- 5.51 There is a wood to the eastern fringe of Skellingthorpe village and a small area of parkland surrounding a country house. A dairy farm and ice cream attraction can be found in the south west of the GW just off Lincoln Road, with a café and toilets, children's play area and crazy golf course. There are sporadic residential dwellings to the north of Lincoln road, a residential care home and Skellingthorpe Hall which is listed.
- 5.52 Transport infrastructure features strongly within the GW and includes the A46, Lincoln Road, the Lincoln to Sheffield railway line and a national cycle route.
- 5.53 All of location G3 and the northern half of G2 to the east of the A46 lies within flood zone 3.

### **Access and Movement**

- 5.54 Access is generally by Public Rights of Way and National Cycle Route 64. Public access is limited in the southern half of the GW, with only 1 public footpath through Wiseholme Holt from Gardenfield to Liverpool Drive. Public access increases north of Lincoln Road, with a public footpath from Lincoln Road through Cross Holts to the Catchwater Drain and also crossing the wedge east to west from Lincoln in the east to north eastern edge of Skellingthorpe in the west. There is also the national cycle route 64 which runs along the north western boundary of the GW. This appears to be a popular recreational resource for local people, where walking cycling and running were all evident during the site visit. This is a key route that links Skellingthorpe to the surrounding countryside and Lincoln to the north.
- 5.55 The area lies within the Upper Witham Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.56 There are 2 Local Wildlife Sites that have been identified within this GW: Pyewipe Junction and Wiseholme Holt. Wildlife corridors consist of Catchwater Drain and a network of ditches and hedgerow lines field boundaries, with mature trees. Local Wildlife Sites in close proximity to the boundaries of the Wedge include Old Decoy (also a Scheduled Monument) and Boultham Mere Nature Reserve.

- 5.57 The wedge falls within the Biodiversity Opportunity Area 15 Skellingthorpe Moor which identifies opportunities for the creation of heathland acid grassland, open woodland and open space. For example, there is potential to link up Wiseholme Holt wood to woodland in the Skellingthorpe to Birchwood GW.

### **Separation**

- 5.58 On site in the south of the wedge (zone G1), the perception of nearby Lincoln is distant. Views of Lincoln are distant glimpses of uphill Lincoln and the nearby residential area of Birchwood is well screened by dense birch woodland. Moving north from Lincoln Road and along the National Cycle Route, the wedge opens up and views of Lincoln are much clearer but perception of distance between Skellingthorpe and Lincoln remains distant. The far north eastern part of the GW forms part of the urban fringe of Lincoln.

### **Development Pressures**

- 5.59 There have been very few changes to the GW since it was defined in the North Kesteven Adopted Local Plan. The most significant change has been at Daisy Made Ice Cream to include a larger ice cream shop and café and the erection of a farm workers dwelling at the farm.
- 5.60 There is moderate pressure for future development within the boundaries of the GW. There are 2 potential sites for development have been promoted within the Skellingthorpe GW through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan. Additionally, 4 sites have been promoted which are immediately adjacent to the GW. There are also sites which have been promoted to the south west of Skellingthorpe which could impact on the buffer between Skellingthorpe and Lincoln.

### **Evaluation and Conclusions**

- 5.61 The principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan.
- 5.62 Based on the evidence gathered during this review, zones G1 and G3 have been assessed as having very little scope to accommodate development pressure. Within zone G1, development is likely to have a negative impact on the integrity of the GW, particularly on preventing the coalescence of, and preserving the separate identity of Skellingthorpe and Lincoln. Zone G3 plays a role an important role in protecting and enhancing ecological value and linkages and therefore would be highly sensitive to development. It is recommended that the boundaries of zones G1 and G3 should remain unchanged as shown on the proposals map for the adopted North Kesteven Local Plan.
- 5.63 National Cycle Route 64 runs along the edge of zone G2, with long views towards Lincoln's historic hillside towards the northern boundary of this zone. Some development may be possible within this zone along Lincoln Road adjacent to the built up area of Skellingthorpe, but would require careful design to avoid negatively impacting on the recreational value of the cycle route.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> The GW, at all locations (zones G1, G2 and G3) prevents the merging of Lincoln and Skellingthorpe and protects the separate identity and character of Skellingthorpe. The GW also provides a woodland amenity buffer between the A46 and the built up edge of Lincoln (zones G1 and G2). At zone G3, the GW maintains long views of Lincoln's historic hillside. Historically, development has been restricted within the GW.
Providing a green lung into urban areas	<b>No.</b> The Skellingthorpe GW does not penetrate deep into the urban area so doesn't provide a green lung linking the urban area to the countryside.
A recreational resource	<b>Yes.</b> There are no formal open spaces used for recreation within the GW boundary. However, zones G2 and G3 do provide a strategic green transport corridor between Skellingthorpe village and the open countryside via National Cycle Route 64. There are Public Rights of Way through zone G2 that connect Skellingthorpe and Lincoln.
Protect and enhance ecological value and linkages	<p><b>Yes.</b> There is a Local Wildlife Site Wiseholme Holt, within zone G1 which is publicly accessible. The GW has the potential to meet this criteria further if it was extended at the southern boundary to join up with the Skellingthorpe to Birchwood GW.</p> <p>Part of the GW is included in the Heathland Habitat Opportunity Area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.</p>



## **Birchwood to Skellingthorpe**

### **Location, Size and Extent**

- 5.64 The Birchwood to Skellingthorpe GW is located in the south west of Lincoln between the built up area of Lincoln and Skellingthorpe and covers an area of around 670, 813m<sup>2</sup> in total. The GW is at its widest at Birchwood Nature Park, where it is approximately 600m wide. At its narrowest point in the northern half of the GW, measuring around 16m. It has been split into 3 landscape zones F1 to F3.

### **Existing Boundaries**

- 5.65 In general, the GW boundaries are considered to be strong and defensible, following landscape feature such as the edge of woodland, field boundaries, line of ditches and roads. At zone F1, there is an alternative boundary which could be considered which is to extend the GW to meet the Skellingthorpe GW at zone G1. The boundaries could also be extended further south at zone F1 and F2 to include Cinder Plot Local Wildlife Site and woodland (see **Figure 3**).

### **Landscape Character, Sensitivity and Visual Assessment**

- 5.66 The GW falls within the Hospital Plantation townscape character area identified in the Lincoln Townscape Assessment. Some of the key characteristics of this area include:
- Extensive area of oak birch woodland;
  - Infrastructure associated with former Skellingthorpe airfield;
  - Strong sense of enclosure from woodland either side of the A46.
- 5.67 The landscape and visual impact assessments carried out for locations F1 to F3 assessed the entire GW as being highly sensitive to moderate to substantial development, due to the need to clear fell existing woodland plantation to accommodate this level of development. Slight or medium scale development, such as widening of the A46 for example, could be accommodated with minimum impact, particularly where opportunities to replace lost trees and/or woodland are made. Other minor new infrastructure such as path/cycle route upgrades could be accommodated.

### **Topography**

- 5.68 Predominantly flat.

### **Land Uses**

- 5.69 The main land use within the GW is semi natural oak birch woodland with some open grassland at Birchwood Nature Park. The A46 is a prominent landscape feature that runs through the middle of the GW. Other land uses include a balancing lake, ponds, pathways and scrub. Surrounding land uses include roads, residential properties, a primary school, woodland, agricultural land and public open space.

### **Access and Movement**

- 5.70 Formal provision of footpaths is very limited however there are a number of informal footpaths that criss-cross the GW, including roads and paths that were laid down when the areas was used as an airfield, and those that run through Birchwood Nature Park.
- 5.71 The area falls within the Fossdyke Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.72 There are 2 Local Wildlife Sites within the boundaries of the GW: Birchwood Nature Park and Hospital Plantation. There is 1 Local Wildlife Site immediately adjacent to the GW; Cinder Plot.
- 5.73 The GW lies within the Biodiversity Opportunity Area 15 Skellingthorpe Moor. The study identifies opportunities for Heathland habitat creation in this area.

### **Separation**

- 5.74 The GW provides a visual woodland buffer and clear sense of separation between the A46 and the built up area of Lincoln and Skellingthorpe, protecting residential amenity. In addition, the A46 acts as a physical barrier that separates Lincoln from the countryside to the west. Inter-visibility between Skellingthorpe and Lincoln is very limited due to the woodland cover that the GW provides, although glimpses are possible. In Zone F3, although vegetation provides a significant screen, there is still an awareness that development is moderately close.

### **Development Pressures**

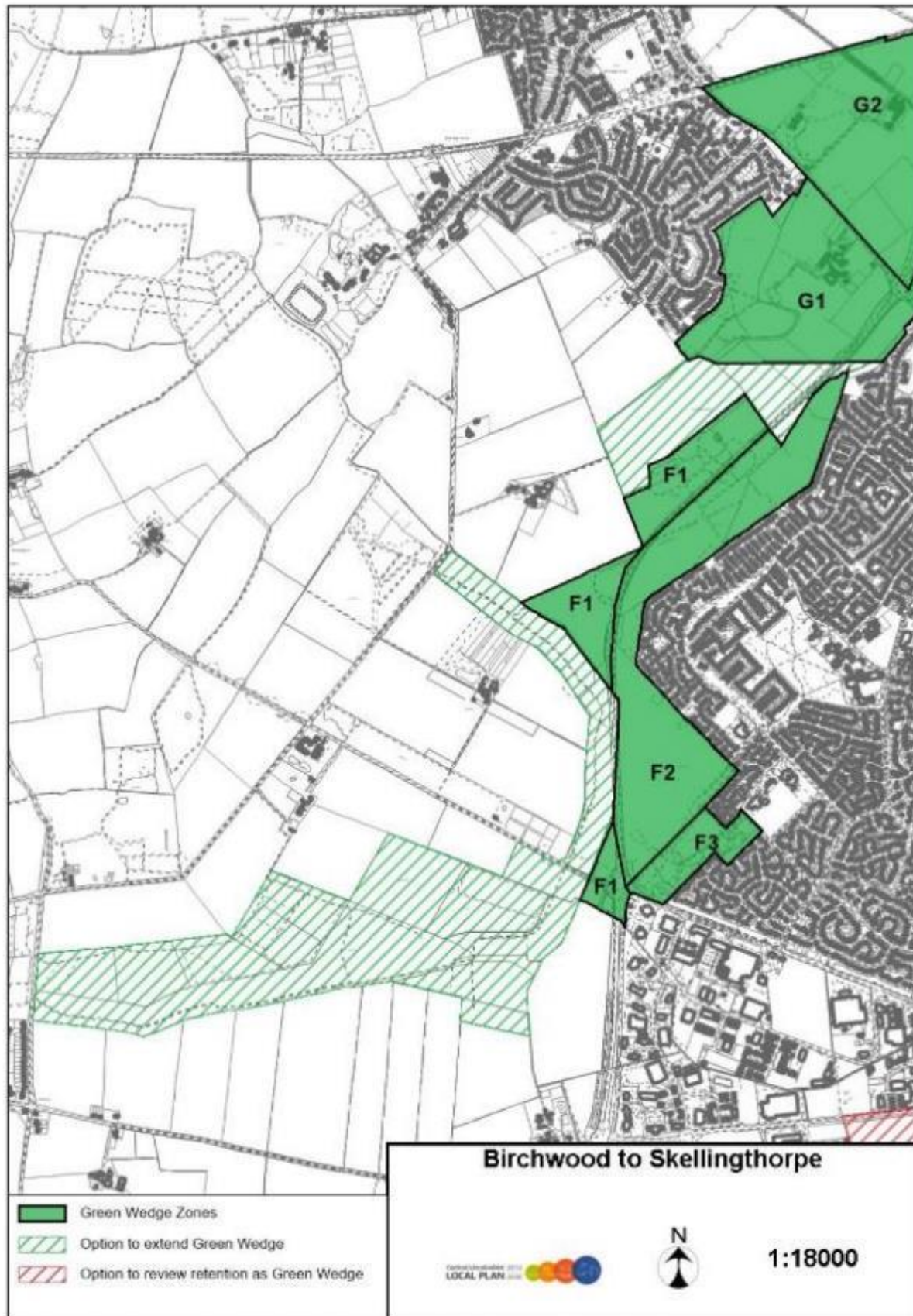
- 5.75 There is no built development identified within the GW. There have been very few changes to the GW since it was defined in the adopted City of Lincoln Local Plan.
- 5.76 There is little pressure for new development within this GW, with no sites promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan.

### **Evaluation and Conclusions**

- 5.77 The principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. The GW performs an important role in separating Lincoln and Skellingthorpe, is valued as an informal recreation resource and as a space for wildlife. The boundaries of the GW at zone F3 should remain unchanged as shown on the proposals map for the adopted City of Lincoln Local Plan. At zone F1 and F2, it is recommended that consideration is given to the revision of western boundaries to extend the GW to incorporate adjacent woodland plantations, including Cinder Plot Local Wildlife Site, (see **Figure 3**).

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> Provides a visual woodland buffer between the A46 and the built up area of Lincoln and Skellingthorpe, protecting residential amenity and preventing the merging of Lincoln and Skellingthorpe (at both zones F1 and F2). Historically, development has been restricted within the GW.
Providing a green lung into urban areas	<b>No.</b> The GW doesn't provide a continuous link between the open countryside and land which penetrates deep into the built up area of Lincoln and therefore cannot be viewed as a green lung into the urban area. The A46 acts as a physical barrier between Lincoln and the open countryside.
A recreational resource	<b>Yes.</b> Provides a valued, accessible woodland resource close to the built up area of Lincoln, for informal recreation.
Protect and enhance ecological value and linkages	<b>Yes.</b> Provides space for wildlife, including Birchwood Nature Park and sites of county wildlife significance.  Part of the GW is included in the Heathland Habitat Opportunity Area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

**Figure 3.** Recommended amendments to Birchwood to Skellingthorpe Green Wedge



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
 Unauthorized reproduction infringes copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA100016414 North Kesteven District Council Licence No. LA100017626 West Lindsey District Council Licence No. LA100019731  
 Date: 14 October 2015

## Hykeham Pits

### Location, Size and Extent

- 5.78 The GW is located south west of Lincoln between the A46 to the west and the built up area of North Hykeham and Lincoln to the east. This GW consists of three component parts and has been split into 3 landscape zones E1 to E3. An area of land and lakes to the east of North Hykeham railway station known as Richmond Lakes, and land and lakes to the west of station road in North Hykeham. Richmond Lakes is separated from the rest of the GW by Station Road and land of the former Lincoln Castings. These component areas cover an area of around 2,668,750m<sup>2</sup>.
- 5.79 The GW is at its widest at location E2, where it is approximately 1500m wide. It is at its narrowest along the western edge of location E1 where it is around 80m wide. It penetrates approximately 3000m into the built up area, following the line of the Lincoln to Nottingham railway line, which runs through the centre.

### Existing Boundaries

- 5.80 The boundaries of the Richmond Lakes component at location E1 are clearly defined. The northern boundary is based on the Lincoln to Nottingham railway line and the eastern, southern and western boundaries are based on the limits of the surrounding built up area of North Hykeham and Lincoln. The boundaries of the remaining GW in locations E2 and E3 are well defined to the east, south and west as they follow roads and the existing built up area of North Hykeham. The northern boundary of location E3 is less clearly defined and follows field boundaries and drains.

### Landscape Character, Sensitivity and Visual Assessment

- 5.81 This GW lies within Terrace Sandlands Sub Area within the Trent & Witham Vales character area, as defined by the North Kesteven Landscape Character Assessment. Key characteristics of this area include:
- Gentle, subtle undulations in topography, dominance of woodland blocks and hedgerow trees, large and less managed hedgerows;
  - Woodland is a dominant feature of the landscape, influencing length of views and sense of openness or enclosure;
  - Land reclamation post extraction of sand and gravel has created large expanses of open water with significant wildlife benefits;
  - Settlement is scattered and road patterns are winding and irregular;
  - Lack of arable farming creates subtle and soft layering of grassy pasture, straggly and irregular boundary hedges and post and wiring fencing.
- 5.82 The landscape across all 3 GW zones is dominated by open water. The absence of roads and limited public access offers a tranquil setting with a feeling of being close to nature. The elevated nature of the A46 along the western boundary provides extensive, sometimes dramatic views over the former gravel workings and across into Lincoln. Long views within the GW itself are restricted by tree coverage, however there are some glimpses of the top of Lincoln Cathedral.

- 5.83 Landscape and visual impact assessments were undertaken for zones E1 and E2 (zone E3 was not publicly accessible). They were assessed as having medium to high sensitivity to moderate to substantial development. E2 has an extensive lake environment, high nature conservation value and is a well-used, informal recreational resource. Substantial development is unlikely to be suitable on this basis. The fringes of this zone adjacent to the existing built up area of North Hykeham could potentially accommodate some residential development, however the design would need to be sensitive to the highly valued recreational use of the surrounding area. E1 is surrounded by residential development but there is no built development present within it. The lake complex is likely to restrict any substantial development and the majority of the area is a Local Wildlife Site which means the landscape character is vulnerable to change.

### **Topography**

- 5.84 The area is generally low and flat with gentle embankments along Station Road and Whisby Road and following the railway line. Large area of manmade lakes created in former gravel pits.

### **Land Uses**

- 5.85 The principal land use within this GW is a series of man-made lakes and ponds created in former sand and gravel pits. Agricultural land is sparse and is classified as Grade 3. Zone E3 includes a landfill site to the north.
- 5.86 Major transport infrastructure runs along the boundaries and bisect the GW, such as the A46 and Lincoln to Nottingham railway line. The existing GW allocation washes over the railway line. A small part of the GW south of Grace Avenue falls within flood zone 3.
- 5.87 The GW represents a significant area of linked greenspaces. Open space and sports facilities include a playing field off Newark Road to the south eastern boundary of the GW and a water sports centre to the south west off Thorpe Lane.
- 5.88 Surrounding land uses primarily include residential properties, a primary school, transport infrastructure, commercial and light industrial units and an energy from waste plant.

### **Access and Movement**

- 5.89 Access is generally restricted within the GW, with almost all of the land in private ownership. Public access is largely limited to two public footpaths and Witham Fields Playing Fields. The footpaths provide public access to a 1 mile circular route around the lake to the south east of the wedge commonly known as the Millennium Green (zone E2). During the site visit there was evidence that these paths are well used and appeared to be in good condition with signage and furniture such as litter bins and seating.
- 5.90 The area falls within the Upper Witham Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

## **Ecology**

- 5.91 The chain of lakes form an important strategic landscape and wetland wildlife link between the urban area of Lincoln, North Hykeham and the countryside. There are 3 Local Wildlife Sites within the GW: Richmond Lakes, North Hykeham Gravel Pit and Teals Lake. There are also a number of Local Wildlife Sites adjacent to the GW, including Whisby Pits complex, Hykeham Railway Line East and Whisby Nature Park.
- 5.92 This area falls within the Central Lincolnshire Biodiversity Opportunity Mapping Study Opportunity Area 24: Minerals Sites East of Whisby. The study identifies opportunities for heathland and wetland creation and restoration within this GW.

## **Separation**

- 5.93 The built up areas of Lincoln and North Hykeham are clearly visible from all three locations of the GW, especially at location E1, where the width of the GW is around 530m and the topography is flat and open.

## **Development Pressures**

- 5.94 There is very little built development visible within the Hykeham Pits GW. Land within and adjacent to this GW has historically been subject to development pressure. Development has taken place around the edges of the GW, including residential development adjacent to Richmond Lakes. Since the GW was defined, planning permission has been granted for major employment development comprising 24,000 sq ft industrial space (B1 Business), access and associated works. Permission has been granted on land adjacent to the GW for a major mixed use development comprising of commercial and industrial floorspace and 310 dwellings off Station Road.
- 5.95 There is significant pressure for future new development within Hykeham Pits GW. A total of 6 sites have been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan.

## **Evaluation and Conclusions**

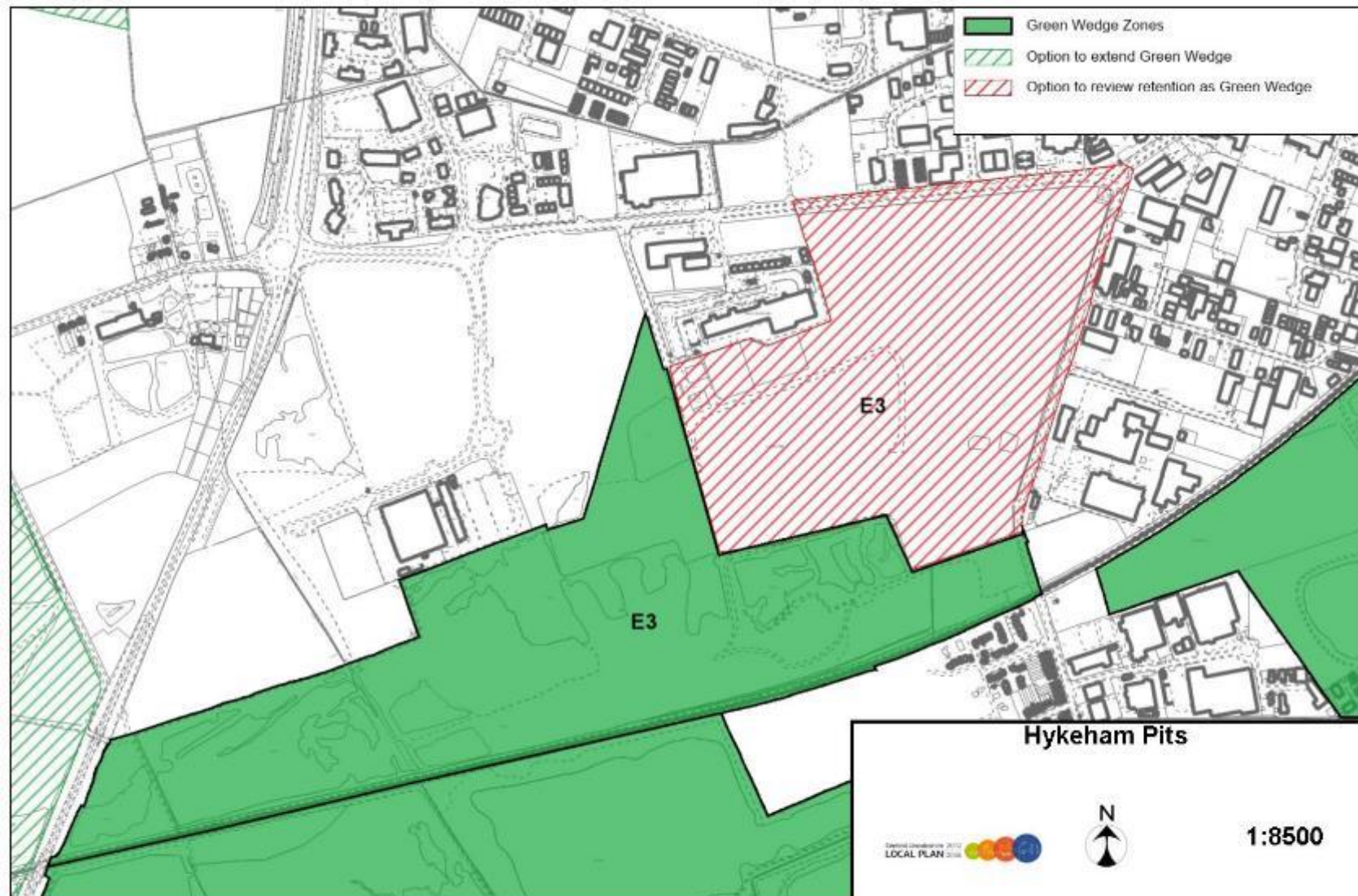
- 5.96 In general, the principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. Based on evidence gathered through this GW review, zone E1 has been assessed as having no scope to accommodate development pressure and the boundaries should remain unchanged as shown on the proposals map for the adopted North Kesteven Local Plan. The majority of this part of the GW is a Local Wildlife Site (Richmond Lakes), which forms part of a chain of lakes that are an important strategic landscape and wildlife link and is therefore vulnerable to change.
- 5.97 Zone E2 is also highly valued as a wetland habitat, as well as by the public for informal recreation, and is therefore highly sensitive to substantial scale development. It is considered that this zone may potentially having scope to accommodate some moderate to slight development with suitable mitigation measures. The most suitable locations are likely to be along the boundaries of the GW zones adjacent to existing built up areas.



- 5.98 The predominant land use in the north eastern half of zone E3 is landfill. The land is publicly inaccessible and cannot be easily viewed from outside the GW along Whisby Road or Station Road due to grass embankments. Based on evidence gathered through this review, this part of Zone E3 doesn't meet the GW criteria and could be considered for removal.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> The GW prevents the merging of Lincoln and North Hykeham, particularly at zone E1, but also by providing separation between the built up area of North Hykeham to the south of the Lincoln to Nottingham railway line and industrial estates to the north.
Providing a green lung into urban areas	<b>Yes.</b> A multi-functional GW that allows the countryside to penetrate deep into the urban area, providing a large population with access to the countryside, opportunities for recreational activities and ecological protection.
A recreational resource	<b>Yes,</b> although largely constrained to zone E2. The public can access the GW via the Millennium Green and a network of public footpaths, for both formal and informal recreational opportunities.
Protect and enhance ecological value and linkages	<p><b>Yes.</b> This GW provides a haven for wildlife (especially zones E1 and E2 and partly E3) in the urban areas through a linked chain of strategic wetland habitat.</p> <p>There are Local Wildlife Sites both within and immediately adjacent to the GW of county importance.</p> <p>Falls within the wetland Opportunity Area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.</p>

**Figure 4. Recommended amendments to North Hykeham Pits Green Wedge**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017926 West Lindsey District Council Licence No. LA 100018701  
 Date 14 October 2015

## Witham Valley

### Location, Size and Extent

- 5.99 The Witham Valley GW is linear in shape and runs from Lincoln City Centre at Dixon Street southwards past the built up area of Lincoln and North Hykeham up to Meadow Lane at South Hykeham. In total, it extends across an area of approximately 4,684,316m<sup>2</sup>. It is at its narrowest at Dixon Street at around 58m and at its widest between Mill Lane and Brant Road at around 2,000m. The Wedge generally follows the line of the River Witham, which meanders throughout the length of the GW and beyond. It has been split into 4 landscape zones D1 to D4.

### Existing Boundaries

- 5.100 The boundaries in the north of the GW, at locations D1 and D2, are clearly defined by the built up area of Lincoln and transport infrastructure and are tightly drawn. As the GW moves into open countryside to the south, at locations D3 and D4, it opens up and the boundaries do not always follow a strong land use or topographical delineation, particularly along the southern and south eastern boundaries.
- 5.101 At location D1, an alternative boundary could include the whole of the boundary of Boultham Park (see **Figure 5**). Currently, only the eastern part of the park is within the GW. Inclusion of all the park would provide a more logical and defensible boundary in this location.
- 5.102 There is also potential to reconsider and realign the boundaries along the south and south eastern edges of the GW in Zones D3 and D4 to reflect changes in the adjacent built up area. Where there has been new residential development off Sharp Walk and Mendip Avenue, minor adjustments to the GW boundary is justified to reflect this change in land use.

### Landscape and Historic Character, Sensitivity and Visual Assessment

- 5.103 This wedge lies within the Witham and Brant Vales Sub Area within the Trent & Witham Vales character area, as defined by the North Kesteven Landscape Character Assessment. Key characteristics of this area include:
- Extensive low lying, generally flat valley of twin rivers Witham and Brant running from the south to the north east of the sub-area;
  - Level terrain allows hedgerow and copse trees to foreshorten views across the vale, often allowing a strong band of trees and hedge between land and the large skies;
  - Small nucleated and sometimes linear villages of red brick and pantile construction.
- 5.104 In terms of the main sensitivities and pressures for change, the Landscape Character Assessment identifies pressure for change, predominantly relating to minerals operations, intensive agricultural practice and associated development and to flood alleviation works.

- 5.105 The landscape and visual impact assessments carried out on site within this GW identified that the most sensitive characteristics of the GW are the River Witham and river setting, and the narrowness of the Wedge at locations D1 and D2. Zones D1 and D2 were assessed as highly sensitive to any scale of development. Further south in locations D3 and D4, the landscape character is distinctly rural and, particularly in D4, the landscape has a very open character. The landscape is most sensitive to the east either side of the River Witham, where any scale of development is likely to have a significant impact on landscape character. At zone D4, the landscape has been assessed as having medium sensitivity to change, with the ability to absorb some development within the line of the existing built up area.
- 5.106 The flat, broad river valley affords extensive, long views of the city, focused upon Lincoln Cathedral.

### **Topography**

- 5.107 The land is relatively flat and low lying. The River Witham and its tributary drains present the main topographical interest, generally screened from view by flood defence embankments.

### **Land Uses**

- 5.108 The prevalent land use within the Witham Valley GW is intensive arable farming. The agricultural land is classified as Grade 3 throughout with the exception of location D1 and the northern half of D2, which are classified as Urban. The River Witham is also a dominant land use, with associated flood alleviation infrastructure.
- 5.109 Recreational uses are varied and include allotments off Sharp Walk in North Hykeham and Boultham Glebe, Boultham Park and Simons Hill, Lincoln. There is a play area and playing pitches off Fen Lane in North Hykeham. Boultham Park, a registered historic park and garden, lies partly within the GW, which offers a range of both formal and informal recreational opportunities including walks, a play area, woodland, tennis, bowling and putting.
- 5.110 There is a primary school and playing fields within the GW off Calder Road. There are pockets of modern housing development within the GW. There is a small, low density development of bungalows and a nursing home off Altham Terrace in the north of the wedge and more recently, there is new semi-detached housing/bungalows either under construction or recently completed along the western edges in the south of the wedge at North Hykeham off Mendip Avenue and Sharp Walk.
- 5.111 A significant proportion of the GW lies within Flood Zone 2 and 3.

### **Access and Movement**

- 5.112 Public access to the Green Wedge at locations D1 to D3 is primarily via the network of public footpaths, permissive footpaths and cycleways, however there is some formal open space provision which also allows access to the public, such as a public park, allotments, play area and playing fields. Location D4 has very limited public access.

- 5.113 The area falls within the Upper Witham Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.114 This GW provides a strategic wildlife corridor between the centre of Lincoln and the open countryside beyond South Hykeham approximately 4 miles in length. There are several Local Wildlife Sites within the GW: Witham Corridor North of Bracebridge, Catchwater Drain, Boultham Park, Witham Marshes, Witham Leas, South Witham Marshes, Witham Corridor South of Bracebridge, Newark Road to River Witham Drain, Witham Valley South Drain, River Witham Bracebridge to South Hykeham, North Hykeham Hayfield, North Hykeham Meadows. There are 2 Sites of Nature Conservation Interest within the GW: South Hykeham Meadows 1 and South Hykeham Meadows 3. The River Witham extends beyond the GW boundary to the south and links to other Local Wildlife Sites, such as the Brant Washlands.
- 5.115 This area falls within the Central Lincolnshire Biodiversity Opportunity Mapping Study Opportunity Area 21: East of North Hykeham. The study identifies opportunities for the creation of new reedbeds and wetland habitats, and the restoration of wet grassland/floodplain habitats, neutral grassland habitat and semi-natural habitats.

### **Separation**

- 5.116 In the southern part of the GW at locations D3 and D4, several settlements are visible: Lincoln, South Hykeham, North Hykeham and Harmston on the south escarpment. The edges of the built up area of North Hykeham, Waddington and Lincoln are clearly visible but feel distant from one another due to the width of the Green Wedge. Whilst preventing the merging of settlements is not the primary function of this Green Wedge, it does perform this role at zone D4, where there is a narrow band of countryside preventing coalescence between the built up area of North Hykeham and South Hykeham. The area of GW between these two settlements is approximately 700m at its widest.

### **Development Pressures**

- 5.117 Built development is clearly visible within the GW. Since the GW boundaries were defined in the adopted Local Plans for Lincoln and North Kesteven, the most significant built development to have taken place has been the erection of 20 affordable houses and 52 houses off Mendip Avenue in zone D4. A new allotment site has been created off Sharp Walk with associated car park, toilets and sheds. Development has taken place around the edges of the GW, including residential development at Abbotsford Way and Rivermead Close, the creation of a cycle route from Newark Road to Rookery Lane and a new footbridge at Altham Terrace.
- 5.118 There is significant pressure for future new development within the Witham Valley GW. A total of 11 sites have been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan. The line of the proposed Lincoln Southern Bypass passes through the southern extent of location D4 and to the south of South Hykeham village.

- 5.119 Zones D1 and D2 have been assessed as having very little capacity to accommodate new development of any scale from a GW perspective. The GW within these zones is both environmentally and visually sensitive. There are long views towards the city centre and historic hillside, and from the city out to the open countryside. The River Witham runs through the middle of the GW zones and land either side of the river forms part of the flood plain. There are a number of Local Wildlife Sites that have been designated within these zones, including the River Witham itself that would be vulnerable to change.
- 5.120 Zones D3 and D4 have been assessed as having the most scope for change within the Witham Valley GW. It is within these zones that the GW is at its widest and therefore some development could take place along the GW boundaries, with careful mitigation, without impacting negatively on the role and function of the GW. Within Zone D4, it is important to note that the GW plays an important role in preventing the coalescence of North and South Hykeham. Any future development within this zone would need to ensure that this role is maintained to protect the setting and identity of South Hykeham. The proposed route of the southern bypass passes through zone D4 and could lead to significant development pressure within and adjacent to the GW in the future. This could impact on the function of the GW as a green lung connecting the urban area to the countryside and as a wildlife corridor. Consideration should therefore be given to extending the GW south at zone D4 (see **Figure 6**) to protect the function of the GW.

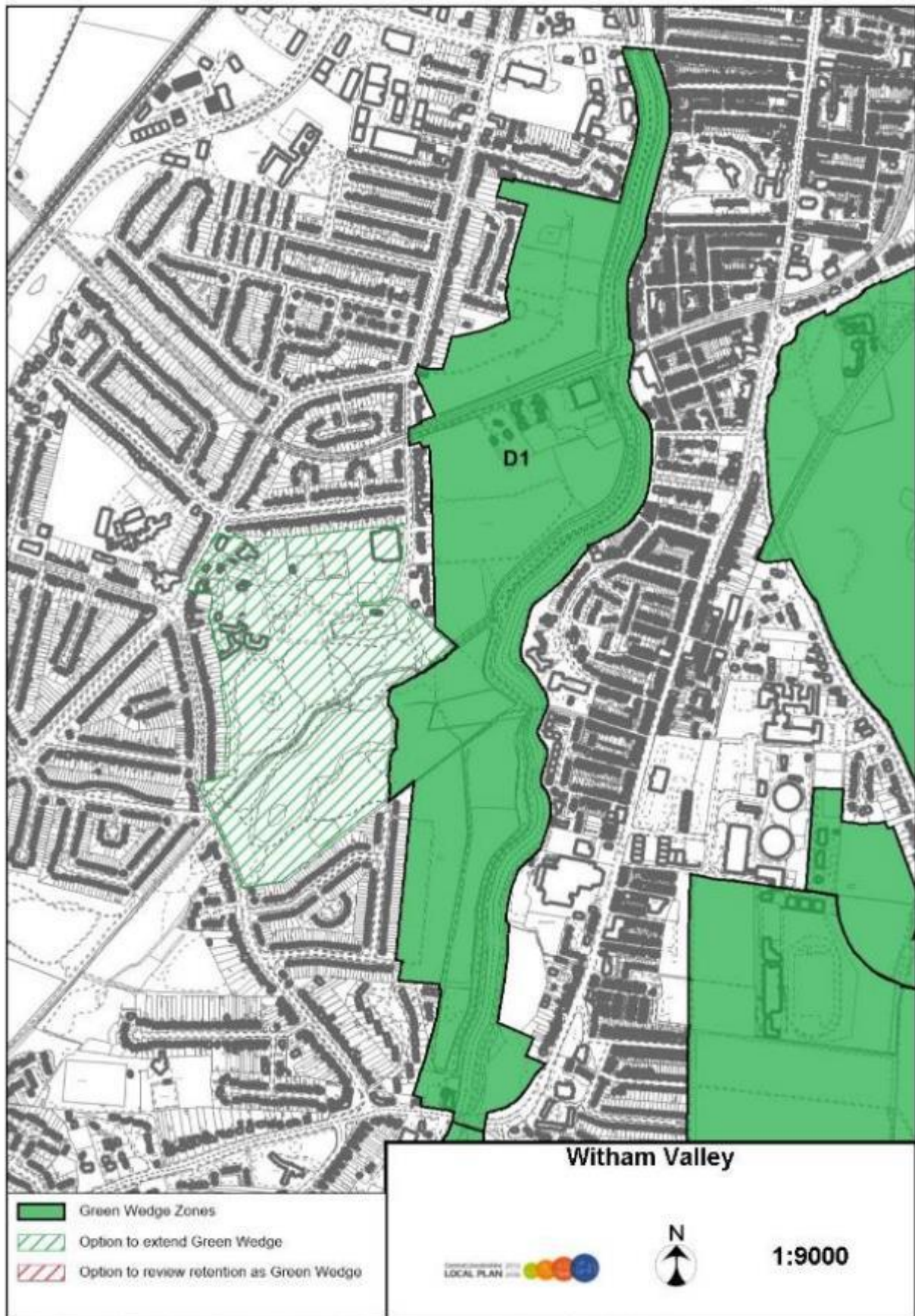
### **Evaluation and Conclusions**

- 5.121 The principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. The boundaries of the GW at zone D2 should remain unchanged as per the proposals map for the adopted City of Lincoln Local Plan. It is recommended that the western boundary of zone D1 should be extended to incorporate the whole of Boultham Park. Boultham Park is a registered Historic Park and Garden, with both formal and informal recreation opportunities, and a Local Wildlife Site, forming part of the strategic green infrastructure network in Lincoln. It is therefore considered appropriate for inclusion within the GW.
- 5.122 The boundaries of zone D4 should be amended to remove those parts of the GW where residential development has been completed since the GW was adopted. These parts no longer meet the role and function criteria. At zones D3 and D4, there may be scope to redefine the boundaries of the GW without undermining its role and function, particularly at the south western boundary of D4, and consideration should be given to extending the southern boundary of D4 beyond the line of the proposed southern bypass. This would ensure that the GW continued to perform its role as a green lung from the countryside to the urban area and would ensure development is directed to the most sustainable locations. Care will need to be taken to ensure that South Hykeham village continues to be protected from merging with North Hykeham to preserve its identity and character.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> Whilst this is not the primary function of the GW, it does prevent the merging of North Hykeham with South Hykeham village and to preserving the identity and character of the village at zone D4.
Providing a green lung into urban areas	<p><b>Yes.</b> All parts of the GW (zone D1 to D4) perform this role. The GW penetrates deep into the urban area of Lincoln and provides a continuous link from the edge of Lincoln City Centre out to the open countryside to the south of the city.</p> <p>Most of the GW lies within the flood plain of the River Witham and has a significant role to play in flood alleviation.</p> <p>Locations D1 and D2 lie within the City of Lincoln Air Quality Management Area.</p>
A recreational resource	<b>Yes.</b> There is good public access across and along the length of the GW linking the adjoining urban areas to the countryside. The majority of recreational opportunities are via the network of public footpaths, cycleways and permissive paths, which are most extensive in the northern half of the Wedge (zones D1 and D2). However, other opportunities include formal open space provision at Boultham Park, Witham Fields and 4 allotment sites throughout the GW.
Protect and enhance ecological value and linkages	<p><b>Yes.</b> The GW provides an important strategic wildlife corridor along the River Witham and contains a number of Local Wildlife Sites of county importance.</p> <p>The GW is identified as a Wetland Habitat Opportunity Area in the Central Lincolnshire Biodiversity Opportunity Mapping Study.</p>



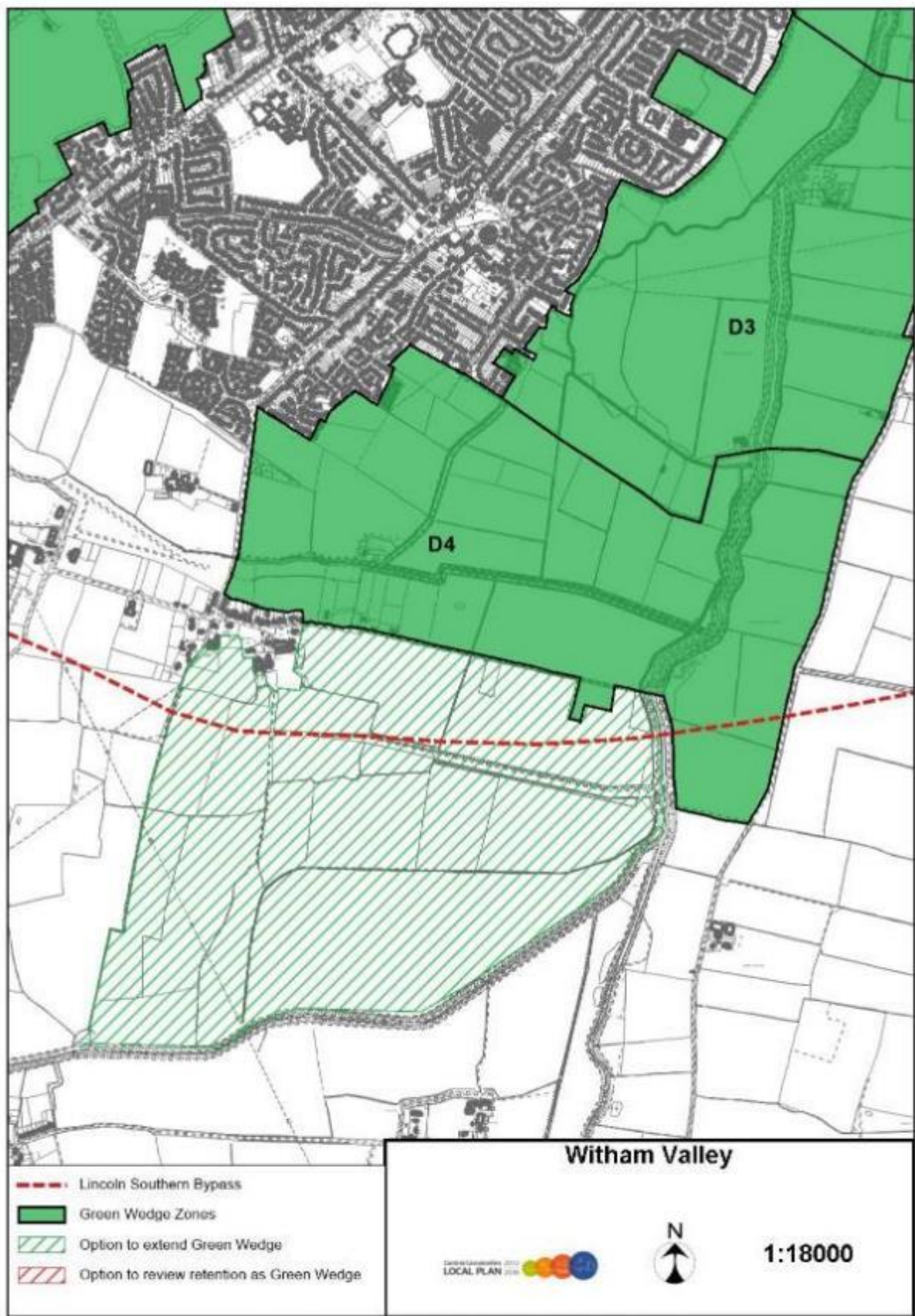
**Figure 5.** Recommended amendments to Witham Valley Green Wedge (north)



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017326 West Lindsey District Council Licence No. LA 100018701  
 Date 14 October 2015



**Figure 6.** Recommended amendments to Witham Valley Green Wedge (south)



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright.  
Unauthorised reproduction infringes copyright and may lead to prosecution on civil proceedings.  
City of Lincoln Council Licence No. LA100018414 North Kesteven District Council Licence No. LA100017920 West Lindsey District Council Licence No. LA100018701  
Date 16 October 2015

## **Waddington to Bracebridge Heath**

### **Location, Size and Extent**

- 5.123 The GW covers an area of around 3,127,101m<sup>2</sup> and consists of a single strip of land. It is at its narrowest at the far southern boundary where it is approximately 65m wide, and at its widest point it is around 1100m. It penetrates approximately 2100m into the built up area of Lincoln. It has been split into 2 landscape zones C1 and C2.

### **Existing Boundaries**

- 5.124 The existing boundaries of the GW are generally considered to be strong and defensible. To the north, the boundary closely follows the built up area edge of Lincoln between Urban Street and Cross O'Cliff Hill. To the east, the boundary follows the A607, A15 and the edge of the built up area of Bracebridge Heath. The southern boundary mostly follows the edge of the built up area of Waddington. To the west, the boundary mostly follows the edge of the built up area of Lincoln, however part of the boundary to the south west is less clearly defined.

### **Landscape Character, Sensitivity and Visual Assessment**

- 5.125 This wedge lies within Lincoln Cliff Sub Area within the Lincoln Cliff character area, as defined by the North Kesteven Landscape Character Assessment. Key characteristics of this area include:
- Limestone escarpment running north to south – a dramatic topographical feature with variation in scarp slope direction;
  - Scarp is often enclosed in character, mainly influenced by villages, tight field pattern and significant tree cover;
  - Villages generally located on the crest of the scarp. Much of the building material is limestone;
  - Church towers and spires are a prominent feature on the skyline;
  - Northern end of the scarp is a mixture of arable and pasture fields, open in nature and reduced tree cover.
- 5.126 In terms of the main sensitivities and pressures for change, the Landscape Character Assessment identifies:
- The Lincoln Cliff is particularly sensitive to the visual impact of new development;
  - The GW to the northern end of the Lincoln Cliff has the topographical and vegetation cover characteristics of the scarp but without settlement. The openness is very important to the character of this area of the cliff however proximity to Lincoln, North Hykeham and Bracebridge Heath places it under pressure for future residential development;
  - Treescapes are critical landscape features;
  - Setting of ridgeline settlements.
- 5.127 The plateau that runs along the top of the limestone scarp offers long distance, panoramic and open views to the south and west over the Witham, Trent Valley and Lincoln.

- 5.128 The landscape and visual impact assessment identified the landscape within this GW within both zones C1 and C2 as highly sensitive to change due to its striking topography and vegetation cover characteristics. The landscape would unlikely to be able to accommodate any medium to substantial development without causing harm to landscape character. The openness of the GW in this location is very important to the character of this area of the Lincoln Cliff. Sensitivity decreases moving from east to west beyond the contours of the escarpment in the flatter areas of this location towards the western boundary of C1 and C2. Lincoln Cliff is a striking landscape feature from the Trent Valley, as well as providing attractive views of wooded scarp slope and pasture from views out of the city, both from uphill locations and from the valley bottom.

### **Topography**

- 5.129 The topography within this GW is dominated by the Lincoln Cliff limestone scarp slope, with open, flat land at the top to the east and valley bottom to the west. At the top, the open land gently rises before dropping down as the 'dip slope'.

### **Land Uses**

- 5.130 The dominant land use within the GW is grazing pasture farmland that is intensively farmed. Fields are bordered by hedgerows and trees. The agricultural land classification is Grade 3 and 4. To the south at C1, there is a mixture of arable and rough grazing pasture on steeper fields. To the north at C2, the land use becomes more closely associated with urban fringe development. There is a playing field linked to The Priory LSST school to the north of the GW. There are two small light industrial compounds; 1 north of Station Road in Waddington and the second east of Bracebridge.
- 5.131 Adjacent to the GW are medium to high density residential dwellings in Bracebridge Heath and Waddington.

### **Access and Movement**

- 5.132 The Green Wedge can be accessed by the public but only via public footpaths. There are a number of linked footpaths and bridleways that run across the cliff and also offering circular routes. These routes include the Viking Way long distance footpath, which is accessible to the wider urban area and is an important recreational asset within the GW. At the time of the site visit, these footpaths were being actively used for walking, dog walking and jogging.
- 5.133 The area falls within the Upper Witham Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.134 The GW provides strategic landscape and wildlife links between the centre of Lincoln in the north and open countryside to the south. The GW is immediately adjacent to Cross O'Cliff Orchard Local Nature Reserve. There is 1 Local Wildlife Site at the mouth of the GW at zone C1; Waddington Grassland Viking Way.

- 5.135 The wedge lies adjacent to Habitat Opportunity Area 22: North West of Waddington as defined in the Central Lincolnshire Biodiversity Opportunity Mapping Study. Land on top of the limestone ridge to the east of the GW is part of the calcareous grassland Habitat Opportunity Area.

### **Separation**

- 5.136 The topography of the Green Wedge, with an open plateau at the top of the scarp providing panoramic, long distance views over the Trent Valley, means that the neighbouring settlements of Waddington and Bracebridge Heath are clearly visible from this plateau. The perception of distance between settlements is reinforced by open land and topography.

### **Development Pressures**

- 5.137 With the exception of the small industrial compounds mentioned earlier, there are very few buildings within the GW. Since the adoption of the current Local Plans, land within this GW has not been subject to any significant planning approvals. The only planning application was for a change of use from farm land to school playing fields for The Priory Academy LSST which was granted in 2010.
- 5.138 There is significant pressure for new development within the Waddington to Bracebridge Heath GW. A total of 6 sites have been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan. There are also a number of sites promoted adjacent to the GW boundaries. The line of the proposed Lincoln Southern Bypass passes through the southern extent of the GW, which is likely to create development pressure in the future.
- 5.139 Both Zones C1 and C2 have been assessed as having limited scope for accommodating future new development without negatively impacting on the role and function of the GW. The GW within these zones is both visually and environmentally sensitive. The plateau that runs along the top of the limestone scarp offers long distance, panoramic and open views to the south and west over the Witham, Trent Valley and Lincoln. The limestone scarp is an important landscape feature that contributes to the setting and character of Lincoln and surrounding villages.

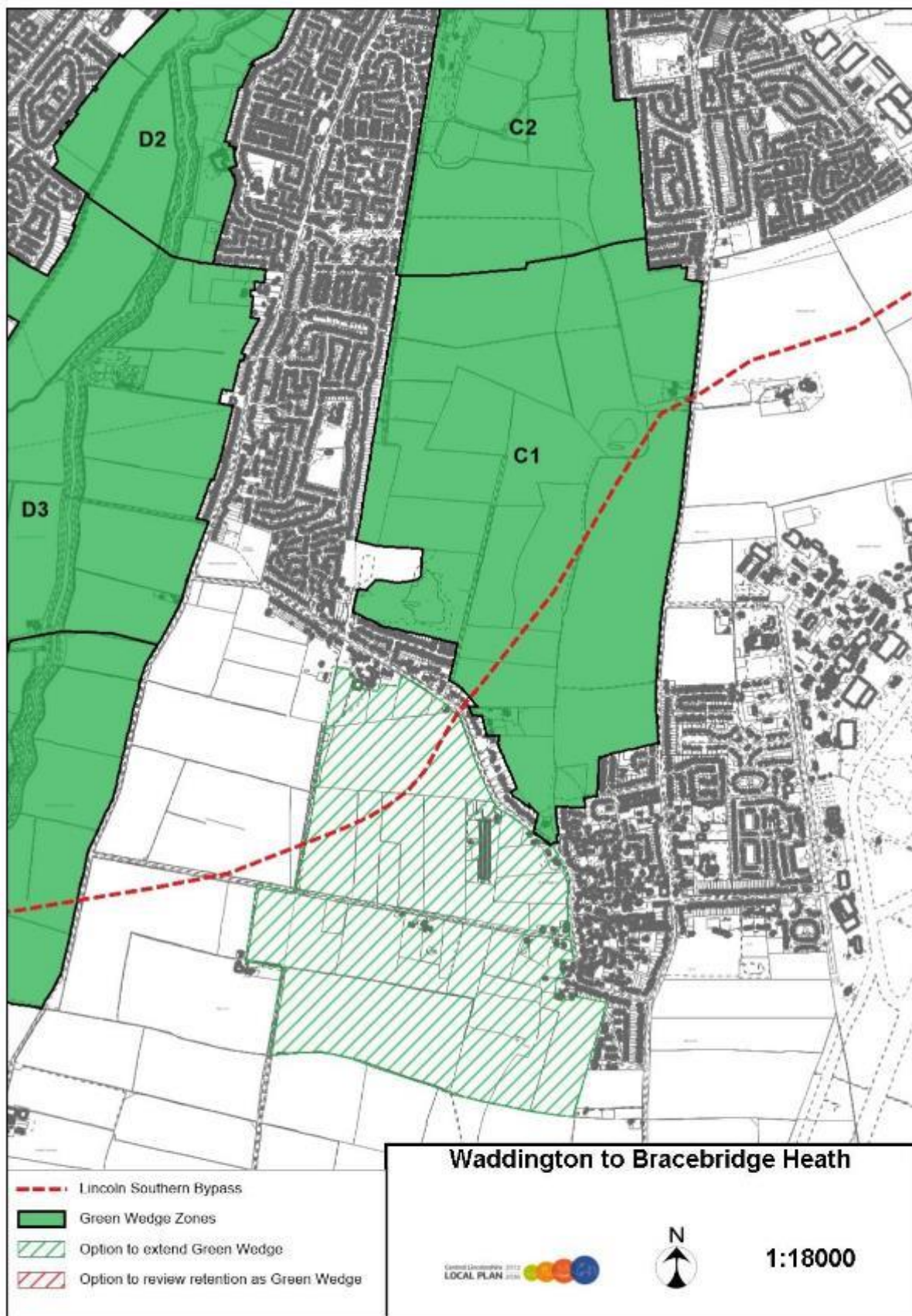
### **Evaluation and Conclusions**

- 5.140 The principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. Zones C1 and C2 have been assessed as having very limited capacity for new development without undermining the role and function of the GW, and therefore it is recommended that the boundaries should remain as per the adopted Local Plan for North Kesteven. It is recommended that consideration should be given to extending the boundary of the GW south at zone C1, to ensure that the GW continues to provide a continuous link from the edge of Lincoln City Centre out to the open countryside beyond the proposed line of the Lincoln Southern Bypass.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> The GW prevents the merging of Lincoln with Bracebridge Heath and Waddington at both zones C1 and C2. The limestone escarpment, a distinctive landscape feature which the GW helps to protect, contributes to the setting and character of Lincoln, Bracebridge Heath and Waddington.
Providing a green lung into urban areas	<b>Yes.</b> The GW provides a continuous link from the urban area of Lincoln to the open countryside, providing surrounding communities with good access to the countryside.
A recreational resource	<b>Yes.</b> Although there are no formal open spaces that provide the public with recreation opportunities, there is an extensive network of public footpaths and bridleways that run along and across the GW through both zones C1 and C2, including the Viking Way national long distance footpath. This network connects to the surrounding built up areas adjacent to the GW.
Protect and enhance ecological value and linkages	<p><b>Yes.</b> The GW provides strategic landscape and wildlife links between the centre of Lincoln and open countryside.</p> <p>Parts of the GW along the top of the limestone ridge are part of the Calcareous Grassland Habitat Opportunity Area identified in the Central Lincolnshire Biodiversity opportunity Mapping Study.</p>



**Figure 7.** Recommended amendments to Waddington to Bracebridge Green Wedge



## **Canwick**

### **Location, Size and Extent**

- 5.141 The GW is located to the south east of Lincoln between Bracebridge Heath and Canwick. It is generally regular in shape and similar in size in terms of its length and width, both measuring around 1000m. There are no obvious areas of narrowness. In total, it covers an area of around 855,229m<sup>2</sup>. It covers one landscape zone; B1.

### **Existing Boundaries**

- 5.142 There are strong existing boundaries which appear to be the most appropriate way of defining this GW. The eastern boundary is tightly drawn along the B1131. To the south west, the boundary follows the A15. The boundary to the north and northwest follows the line of the edge of the South Common in Lincoln and the route of the Viking Way Footpath. The southern boundary is the least clearly defined and follows a track between the B1131 and A15.

### **Landscape Character, Sensitivity and Visual Assessment**

- 5.143 This GW lies within Limestone Heath Sub Area within the Central Plateau character area, as defined by the North Kesteven Landscape Character Assessment. Key characteristics of this area include:
- Feeling of elevation and exposure;
  - Predominantly empty, open landscape with wide views to the skyline in all directions;
  - Landform is gently undulating plateau which dips gently towards the east;
  - Scattered woodland copses pepper the area, prominent because of the openness of the landscape;
  - Fields are large and rectilinear and field boundaries are often absent;
  - Roadside hedgerows often with mature trees;
  - Mineral working is a feature of the sub-area.
- 5.144 The landscape and visual impact assessments carried out within this GW identified medium to high sensitivity to moderate to substantial scale development. Development to the north of the GW could impact on the integrity and setting of the South Common and sensitivity of the GW increases towards this important green space. The open, flat nature of the rural landscape within the GW would make mitigation difficult without losing long views of Lincoln Cathedral.

### **Topography**

- 5.145 The topography of this GW is flat and open.

### **Land Uses**

- 5.146 Intensively farmed arable land is the dominant land use within the GW, with urban fringe land uses also apparent. The agricultural land is classified as Grade 2 and 3. There is limited existing built development within the GW. Canwick allotments are situated on the corner of the B1131 and B1188 and this is the only area of public open space within the GW.

- 5.147 Adjacent land uses to the GW include the South Common, residential dwellings at Canwick and Bracebridge Heath, Lodge Farm and Whitehall Farm, Premier Inn hotel and further arable farmland.

### **Access and Movement**

- 5.148 As the land is largely privately owned, public access is very limited with no Public Rights of Way within and through the GW.
- 5.149 The area does not fall within a Strategic Green Corridor, but it is identified in the Central Lincolnshire Green Infrastructure Study as a Strategic Green Access: Lincoln Edge South Link. The study identifies opportunities to provide new access routes and upgrade existing access where appropriate.

### **Ecology**

- 5.150 There are no identified sites of nature conservation value within the boundaries of the GW. However, landscape features include roadside hedgerows and hedgerow field boundaries and scattered mature trees which offer wildlife linkages and habitats.
- 5.151 The GW lies within Habitat Opportunity Area 8: Canwick SUE as defined in the Central Lincolnshire Biodiversity Opportunity Mapping Study. The study identifies a number of opportunities in this area, including the creation of species-rich calcareous grassland and neutral grassland, wetland habitat/wet grazing meadow and woodland, and the creation of a grassland buffer around the South Common.

### **Separation**

- 5.152 The settlements of Canwick and Bracebridge Heath either side of the GW are approximately 1600m apart. Much of Canwick is not visible from the GW due to screening which alongside the open feel of the GW, gives a perception of distance. The GW is separated from Lincoln by the South Common, which forms part of the Canwick to Washingborough GW. Prominent views of Lincoln Cathedral and historic setting across a rural foreground from most of the length of the B1131, gives the perception that Lincoln is moderately close.

### **Development Pressures**

- 5.153 Since the adoption of the North Kesteven Local Plan, there have been no significant changes to the landscape within the GW. Planning permission has been granted in the northern corner of the GW for the erection of a memorial to Lincolnshire Bomber Command incorporating an interpretation centre, memorial gardens and car parking.
- 5.154 There is significant pressure for future new development within the Canwick GW. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as a potential Sustainable Urban Extension allocation in the Central Lincolnshire Local Plan. The promoted site includes the entire land take of the GW.



- 5.155 Zone B1 has been assessed as having scope to accommodate future development. Any future development within this location would need to take into account the long distance views of Lincoln Cathedral Contributes and the role that the GW plays in protecting the separation, character and identity of Canwick and Bracebridge Heath.

### Evaluation and Conclusions

- 5.156 The primary function of the Canwick GW is preventing the merging of Lincoln with Canwick and Bracebridge heath, and to protect the separate identity and character of these settlements. However, as shown below, the GW does not perform well in relation to the other GW criteria and, so long as the coalescence function is maintained, there is scope for development and change within this GW.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> The GW contributes to the separation, character and identity of Canwick and Bracebridge Heath. Protects the rural setting of Lincoln and preserving long distance views of Lincoln Cathedral.
Providing a green lung into urban areas	<b>No.</b> This GW does not penetrate into the urban area of Lincoln and therefore doesn't provide a green lung function.
A recreational resource	<b>No.</b> With the exception of the allotments, (and the Bomber Command Memorial when completed) public access within and through the GW is very limited and there are no other opportunities for informal or formal recreation.
Protect and enhance ecological value and linkages	<b>No.</b> There are limited features of value for wildlife, apart from hedgerows and scattered mature trees. There are no sites designated for their ecological value within the GW. The GW is part of the Calcareous Grassland Habitat Opportunity Area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

## **Canwick to Washingborough**

### **Location, Size and Extent**

5.157 This GW is located in the east and south east of the city. It runs from the A15 in Lincoln in the west to Washingborough village and Greetwell Hall in the east. It total, it covers an area of approximately 5,415,310m<sup>2</sup>. It has been split into 4 landscape zones A1 to A4.

### **Existing Boundaries**

5.158 In general, the boundaries of the GW are clearly defined, following either the line of the built up area of Lincoln, transport infrastructure routes or landscape features, such as rivers, drains and field boundaries.

### **Landscape Character, Sensitivity and Visual Assessment**

5.159 This GW lies within Limestone Heath and Central Clays and Gravels Sub Areas within the Central Plateau character area, as defined by the North Kesteven Landscape Character Assessment. Key characteristics of these areas include:

- Feeling of elevation and exposure;
- Predominantly empty, open landscape with wide views to the skyline in all directions;
- Landform is gently undulating plateau which dips gently towards the east;
- Scattered woodland copses pepper the area, prominent because of the openness of the landscape;
- Fields are large and rectilinear and field boundaries are often absent;
- Roadside hedgerows often with mature trees;
- Mineral working is a feature of the sub-area.
- Gently undulating lowland edged by areas of woodland to the north;
- Fields that are smaller and more varied in shape with grazing land as well as arable;
- Well-kept hedgerows along roadsides and sometimes between fields;
- Small copses of broadleaved woodland throughout the sub-area and larger areas of woodland on the eastern edge.

5.160 The landscape and visual impact assessment identified the GW in all 4 zones as medium-high to high sensitivity to moderate to substantial scale development. In A1, the South Common is a highly valued, integral component of Lincoln's landscape. Development of any scale within this zone would have a significant, permanent impact on the landscape setting of Lincoln. At A2, major development would have a significant impact on the landscape which would be difficult to mitigate due to topography, views of Lincoln Cathedral and the open character of the zone. A3 offers a mosaic of open space uses. Due to the flat and open nature of the landscape and long range views and recreational use, this zone would be highly sensitive to major development. The cemeteries to the west of the zone offer historical character which would be sensitive to significant change. In A4, landscape sensitivity increases from west to east, moving out of the city towards the Witham Fens and open countryside. The western edge near to the existing built up area of Lincoln could potentially accommodate some slight to moderate development without significant character change.

### **Topography**

- 5.161 The topography of the GW is varied. To the north along the River Witham and north of the B1190, the GW is generally flat. However, to the south of the B1190, there are steep slopes up towards Canwick village and to the west the South Common slopes steeply from north-west to south east.

### **Land Uses**

- 5.162 There are a variety of land uses within the GW. At location A1, the predominant land use is common land. To the southern boundary of the South Common is the Viking Way long distance footpath. This zone also includes Cross O'Cliff Orchard Local Nature Reserve.
- 5.163 Canwick Golf Course is located within A2, sewage treatment works and arable farmland. The agricultural land within A2 is classified as Grade 2 and 3.
- 5.164 Within zone A3, land uses are typical of an urban fringe environment and include cemeteries, a crematorium, Lincoln Bowling Alley, water treatment works and a permanent gypsy and traveller site.
- 5.165 Within zone A4, the predominant land use is agricultural land, classified as Grade 2 and 4. There are also woodland copses and a number of listed buildings, including Greetwell Hall (Grade II) and Greetwell Medieval Village Scheduled Monument.
- 5.166 Land uses adjacent to the GW include residential areas of Lincoln, Canwick and Washingborough, arable farmland, railway lines.

### **Access and Movement**

- 5.167 There are a number of Public Rights of Way in the GW, including the route of the Viking Way and a Sustrans cycle route along the River Witham.
- 5.168 The area falls within the Upper Witham and Lower Witham and Fens Strategic Green Corridors as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 5.169 The GW has rich ecological value. There are 9 Local Wildlife Sites located within the boundaries of the GW, including Cow Paddle, South Common, St Swithin's Cemetery and Canwick Park Golf Course. There is also Cross O'Cliff Orchard Local Nature Reserve.
- 5.170 There are a number of important wildlife corridors that link up with other habitats within the GW. For example, the River Witham and associates drains, which runs along the northern edge of the GW.
- 5.171 The GW lies within Habitat Opportunity Area 6: North of Canwick as defined in the Central Lincolnshire Biodiversity Opportunity Mapping Study. The study identifies opportunities for the creation of wetland habitat/wet grazing meadow.

### **Separation**

- 5.172 Perception of distance between settlements varies within the GW. Within Zone A4, the topography is flat and open and therefore Lincoln and Washingborough are clearly visible. The topography within Zone A2 in terms of land and mature trees, and Canwick Golf Course, prevent Canwick being visible from Zones A3 and A4, and therefore the perception of distance between Canwick and Lincoln is distant.

### **Development Pressures**

- 5.173 Since the adoption of the North Kesteven and City of Lincoln Local Plans, there have been no significant changes to the landscape within the GW.
- 5.174 There is moderate pressure for new development within the GW. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 2 sites. The line of the approved route of the Lincoln Eastern Bypass runs through the GW at zones A2, A3 and A4, and is likely to lead to development pressure in the future, both within and adjacent to the GW.
- 5.175 Zone A1 has been assessed as having no scope to accommodate future new development without a significant, permanent negative impact on the role and function of the GW. The South Common is a highly valued, integral component of Lincoln's landscape. The Common provides a bridge between the built up area of Lincoln and the countryside beyond to escarpment to the north, which is a key characteristic of Lincoln. Zones A2, A3 and A4 have been assessed as having some limited scope for accommodating slight to moderate scale future development with suitable mitigation measures, without impacting on the role and function of the GW.

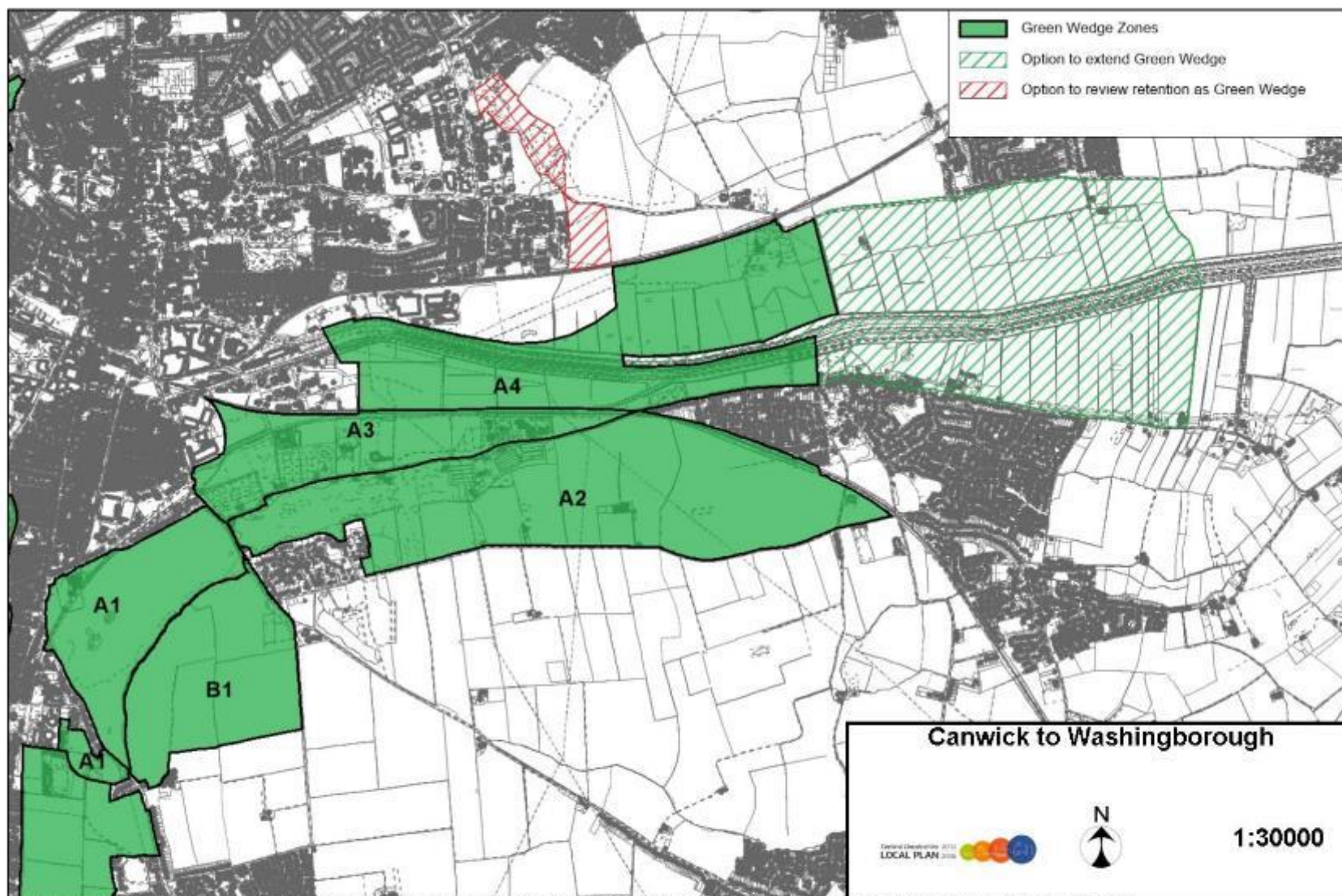
### **Evaluation and Conclusions**

- 5.176 The principal of a GW in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. The GW at zone A1 has been assessed as having no capacity for new development without undermining the role and function of the GW and, as such, it is recommended that the boundaries should remain unchanged as per the adopted City of Lincoln Local Plan.
- 5.177 The GW at zones A2 and A3 have been assessed as having very limited capacity for new development without undermining the role and function of the GW, and therefore it is recommended that the boundaries should remain as per the adopted Local Plans for Lincoln and North Kesteven.
- 5.178 Based on evidence gathered through this review, it is recommended that consideration should be given to extending the boundary of the GW at zone A4 to the east to incorporate Willingham Fen and Washingborough Fen (see **Figure 8**). This would extend and further protect the role of the GW as a green lung and recreational resource, providing a direct link from the urban area out to the open countryside via public footpaths, cycle routes and the Viking Way long distance footpath, which all run adjacent to the River Witham.

- 5.179 It would also contribute to protecting the separate identity and character of Cherry Willingham and Washingborough villages.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<p><b>Yes.</b> The GW prevents the merging of Lincoln with Canwick and Washingborough villages. It protects the separate identity of Canwick (zone A2) and contributes to the character and identity of Lincoln (zone A1 in particular).</p> <p>The GW protects long ranging, panoramic views of Lincoln Cathedral and its wider setting (zone A2 and A4).</p> <p>At zone A4, the GW protects the setting of Greetwell Hall and site of Greetwell Medieval Village.</p>
Providing a green lung into urban areas	<p><b>Yes.</b> The GW provides a continuous link between the urban area of Lincoln and open countryside to the east and is therefore a green lung into the city.</p> <p>The GW is multi-functional. There are footpaths, cycle routes, sports activities and opportunities for informal recreation, especially in zones A1, A2 and A3.</p> <p>The River Witham travels through the GW (zone A4), providing a green corridor with multi-functional benefits.</p> <p>Parts of the GW fall within Lincoln's Air Quality Management Area.</p>
A recreational resource	<p><b>Yes.</b> The GW provides good public access to both formal and informal sports and open space provision, including Canwick Golf Course (in zone A2) and Lincoln Bowl (in zone A3). Along the River Witham the public can access the Viking Way and a Sustrans cycle route as well as informal recreation such as fishing, walking and jogging (Zone A4).</p>
Protect and enhance ecological value and linkages	<p><b>Yes.</b> The GW has significant ecological value, with 9 Local Wildlife Sites, Cross O'Cliff Orchard Local Nature Reserve and wildlife corridors along the River Witham and numerous drains.</p> <p>The eastern part of the GW is part of the Wetland Habitat Opportunity Area and Calcareous Grassland Opportunity Area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.</p>

**Figure 8. Recommended amendments to Canwick to Washingborough Green Wedge**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
 Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017926 West Lindsey District Council Licence No. LA 100018701  
 Date 14 October 2015

## **Greetwell**

### **Location, Size and Extent**

- 5.180 The GW is located on the eastern boundary of Lincoln. It covers an area of approximately 217,358m<sup>2</sup>. At its narrowest point, the GW is only approximately 10m wide. The widest part of the GW is towards the southern boundary at approximately 260m. It has been split into 2 landscape zones J1 and J2.

### **Existing Boundaries**

- 5.181 The existing boundaries of the GW are considered to be strong and defensible. They follow Carlton Boulevard to the north, line of fenced boundary with Greetwell Quarry and field boundaries to the east, the railway line to the south and rear of the Allenby Industrial estate and business development to the west.

### **Landscape, Sensitivity and Visual Assessment**

- 5.182 The GW extends over 2 townscape character areas identified in the Lincoln Townscape Assessment; Greetwell Quarry and Greetwell.
- 5.183 Some of the key characteristics of these areas are:
- Redundant quarried landscape;
  - Views of Lincoln Cathedral;
  - Views to the east of agricultural fields give the landscape a more rural character;
  - Natural regeneration of the landscape;
  - Gently undulating, open fields provide a rural buffer between the City and satellite villages;
  - High limestone cliffs surrounding a flat quarry floor.
- 5.184 The landscape and visual impact assessment identified both zones J1 and J2 as highly sensitive to substantial scale development due to their topography and being an urban/rural edge where the city meets the open countryside. In zone J1, most of the views of the historic core are blocked by the warehouse development to the western boundary. Bunkers Hill development is visible to north and east. Within zone J2, there are views of Lincoln Cathedral to the west and views of open countryside to the south. Within this zone, moderate to slight development is more likely to be successfully absorbed in landscape sensitivity terms, however any development would need to ensure that access to the countryside via the Public Right of Way network is maintained and enhanced.

### **Topography**

- 5.185 The topography varies within the GW. In zone J1, it is undulating within a predominant valley running north south with a stream/brook at the bottom. In J2, it is generally flat, with some slight sloping from east to west.

### **Land Uses**

- 5.186 Within zone J1, the predominant land uses are wetland areas (to the south), a stream and dense scrub grassland. Within zone J2, the main land use is arable farmland and the Viking Way Public Right of Way.
- 5.187 Adjacent land uses include residential, retail, employment and arable farmland.

## Access and Movement

- 5.188 Formal access within the GW is limited, however there are informal routes that have been created in the basin of the quarry that are well used for recreation, including walking, cycling and motor biking. Access from the surrounding industrial areas to the GW is limited.
- 5.189 The area falls within the Lower Witham and Fens Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

## Ecology

- 5.190 The GW comprises of Greetwell Quarry Quarry Site of Special Scientific Interest, Local Geological Site and Local Wildlife Site.
- 5.191 The GW falls within the Central Lincolnshire Biodiversity Habitat Opportunity Mapping Study Opportunity Area 4: SUE East of Lincoln. The study identifies opportunities for calcareous grassland habitat creation within this area.

## Separation

- 5.192 Within zone J1, at points within the GW, adjacent settlements are visible and perceived as close. Screening by scrub elsewhere in the GW minimises views and perception changes of separation changes. Within zone J2, Lincoln Allenby industrial estate is clearly visible with distant views of the cathedral.

## Development Pressures

- 5.193 There is no built development identified within the GW. Since the adoption of the City of Lincoln Local Plan, there has been no significant change to the landscape.
- 5.194 There is significant pressure for new development within the GW. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as a potential Sustainable Urban Extension for allocation in the Central Lincolnshire Local Plan.

## Evaluations and Conclusions

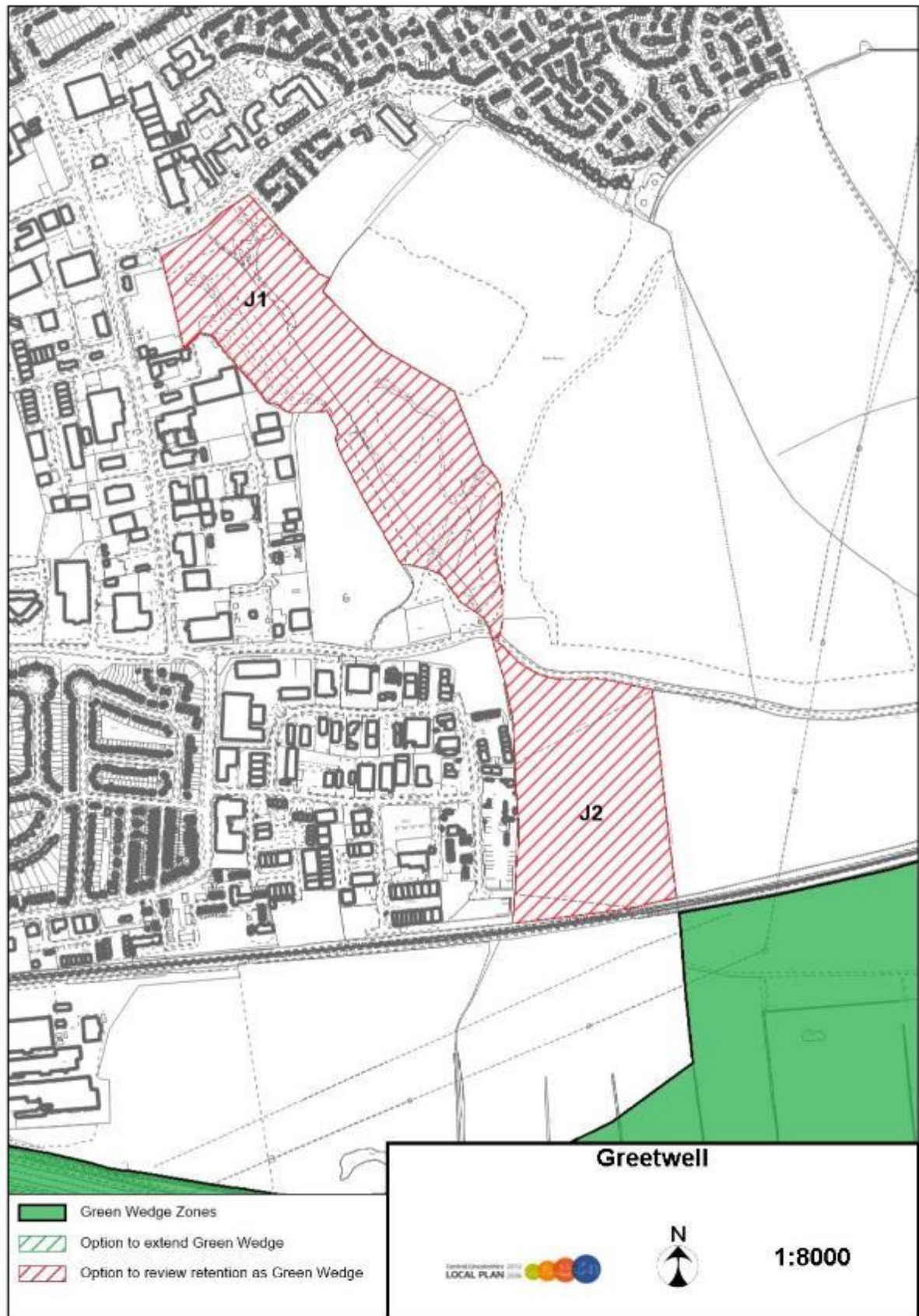
- 5.195 Both Zones J1 and J2 have been assessed as not meeting the GW criteria and are recommended to be de-allocated through the Central Lincolnshire Local Plan. The GW does not prevent coalescence between settlements and it doesn't penetrate into the urban area and therefore doesn't provide a green lung. There is no formal open space provision that could provide opportunity for recreational activities close to where people live, although there is evidence that the GW is used for informal recreation such as dog walking. It is recognised that Zone J1 has ecological value in that it includes Greetwell Hollow SSSI, Local Geological Site and Local Wildlife Site. However, these sites do not connect to others in the surrounding area to form a wildlife corridor. It is proposed that the ecological value of Greetwell Hollow can be sufficiently protected through policy in the Local Plan.

Criteria	Does the Green Wedge meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>No.</b> The GW doesn't prevent the merging of Lincoln with surrounding settlements although it plays a role in protecting the



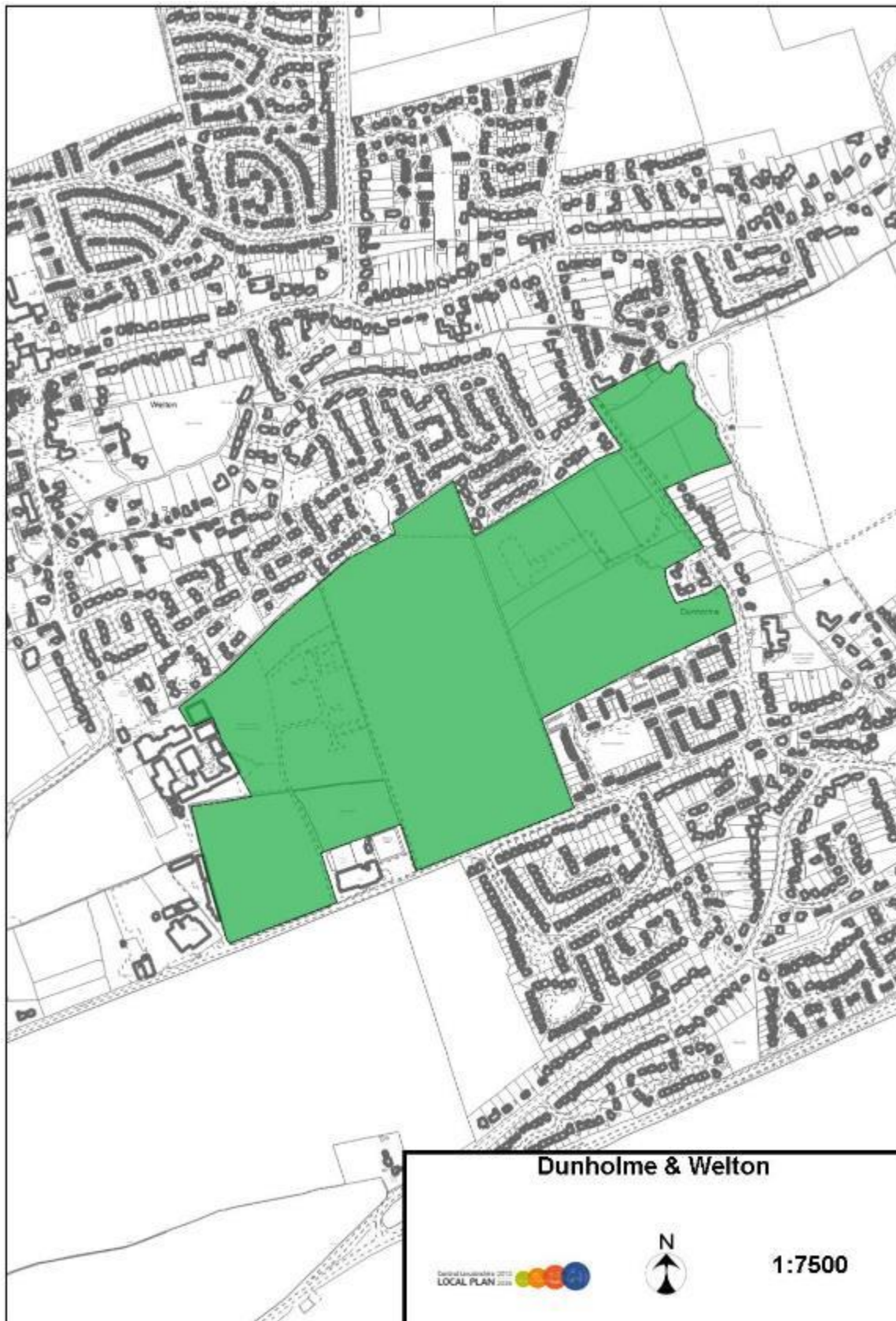
	character of Lincoln's urban fringe.
Providing a green lung into urban areas	<b>No.</b> The GW doesn't penetrate into the urban area of Lincoln or provide a link from the urban area to the countryside.
A recreational resource	<b>No.</b> Public access is poor, with only one Public Rights of Way skirting the eastern edge of Zone J1. There is no formal provision of open space for recreation, although the GW is used informally, for example, for dog walking.
Protect and enhance ecological value and linkages	<b>No.</b> Whilst Greetwell Hollow SSSI, Local Geological Site and Local Wildlife Site covers most of the GW in Zone J1 and are of ecological value, there are no linkages to surrounding open spaces that would form a wildlife corridor.

**Figure 9.** Recommended amendments to Greetwell Green Wedge



## 6 Analysis and Evaluation of Existing Settlement Breaks

### Welton / Dunholme



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright.  
Unauthorized reproduction infringes Ordnance Survey copyright and may lead to prosecution or civil proceedings.  
City of Lincoln Council Licence No. LA100010014 North Kesteven District Council Licence No. LA100017926 West Lindsey District Council Licence No. LA100010701  
Date: 10 October 2015

## **Location, Size and Extent**

- 6.1 This SB separates Welton and Dunholme. It is around 332, 648.9m<sup>2</sup> in area, approximately 1,000m long, 530m wide at its widest and 90m at its narrowest.

## **Existing Boundaries**

- 6.2 The northern, southern and western boundaries are based on the limits of the built areas of Welton and Dunholme. The eastern boundary follows the built up area of Welton and Dunholme as well as Dunholme Beck. The existing boundaries of the SB are considered to be strong and defensible, as they follow existing landscape features.

## **Landscape Character**

- 6.3 Forms part of the Lincoln Fringe character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Flat agricultural landscape with expanded settlements;
  - Medium sized fields with low hawthorn hedge boundaries;
  - Approaches to settlements dominated by the built form.

## **Land Uses**

- 6.4 The primary land use within the SB is arable farmland. The Agricultural Land is classified as Grade 3. Other land uses include woodland and playing fields. The SB is bisected by Rylands Road. Land to the east of Rylands Road lies within flood risk zones 2 and 3.

## **Access and Movement**

- 6.5 The SB can be accessed by the public via the Public Rights of Way network. There are also publicly accessible open spaces within the break, including Dunholme playing field and Willingham Far Wood.

## **Ecology**

- 6.6 There is 1 Site of Nature Conservation Importance, Willingham Farr Wood, within the boundaries of the SB. The SB does not fall within a Biodiversity Opportunity Mapping Area as identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

## **Topography**

- 6.7 The topography of the SB is gently undulating.

## **Separation/Sense of Leaving a Place**

- 6.8 This SB separates Welton and Dunholme villages. There is a clear visual break when travelling along Rylands Road from Dunholme to Welton and a sense of travelling through open countryside on leaving Dunholme before entering Welton. Both settlements are clearly visible within the SB, due to closeness of the settlements to one another and relatively flat topography. There are no buildings within the break, however there are some temporary metal hoardings along Ryland Road which have a negative impact on the open character of the break.

## **Development Pressures**

- 6.9 Since the adoption of the West Lindsey Local Plan, the SB remains intact and there have been no significant alterations, however there has been significant pressure in recent years to develop within the boundaries of the break. Since adoption of the West Lindsey Local Plan, there have been 3 planning applications for residential development submitted to West Lindsey, 2 have been refused and 1 is a current application. One of the reasons for refusal for both applications was that they would be contrary to policy STRAT 13 in the adopted West Lindsey Local Plan. One of the refused applications went to appeal where the inspector gave great weight to the principles set out in STRAT 13, which remain consistent with the NPPF. The appeal was dismissed.
- 6.10 There is significant pressure for new development within the SB. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 4 sites.
- 6.11 In general, new development within the break would be highly visible and undermine the openness of the break through significant narrowing of the break. However, there may be scope for some small scale development at the widest part of the break adjacent to the existing built up area along Honeyholes Lane, without impacting on the role of the break in preventing the merging of Welton and Dunholme. Such development would require careful mitigation to retain physical separation between Welton and Dunholme.

#### **Evaluation and Conclusion**

- 6.12 It is recommended that the principal of a SB allocation between Welton and Dunholme should be retained and continue to be protected through policy in the Central Lincolnshire Local Plan. There may be some small scale capacity to accommodate new development within the SB, with careful and sensitive mitigation, without having a major overall adverse impact on the role and function of the SB.



## Reepham / Cherry Willingham



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
City of Lincoln Council Licence No. LA100018414 North Kesteven District Council Licence No. LA100017926 West Lindsey District Council Licence No. LA100018701  
Date 15 October 2015

### **Location, Size and Extent**

- 6.13 This SB separates Cherry Willingham and Reepham. It is around 118, 306.9 m<sup>2</sup> in area, approximately 520m long, 310m wide at its widest and 180m at its narrowest.

### **Existing Boundaries**

- 6.14 The boundary to the north east is drawn along Kennel Lane and the built up area of Reepham. The boundary to the South/East follows the railway line. The western boundary follows the built up area of Cherry Willingham and Hawthorn Road but then is less clearly defined and does not appear to follow a natural or manmade feature. In general, the existing boundaries are considered to be strong and defensible and no alternative boundaries exist.

### **Landscape Character**

- 6.15 The SB falls within the Lincoln Fringe character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Flat agricultural landscape with expanded settlements;
  - Medium sized fields with low hawthorn hedge boundaries;
  - Approaches to settlements dominated by the built form.

### **Land Uses**

- 6.16 The predominant land use within the SB is arable farmland. The Agricultural Land is classified as Grade 3. There is also a cemetery within the SB. The SB is bisected by Hawthorn Road.

### **Access and Movement**

- 6.17 The SB to the south of Hawthorn Road can be accessed by the public via the Public Rights of Way network. The SB to the north of Hawthorn Road is less accessible, but includes a cemetery. The break falls within the Ancholme Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 6.18 There are no designated wildlife sites within the break. The break is located in an area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study as a Woodland Habitat Opportunity Area.

### **Topography**

- 6.19 The topography of the break is gently undulating.

### **Separation/Sense of Leaving a Place**

- 6.20 This SB provides a clear separation between Cherry Willingham and Reepham villages travelling along Hawthorn Road from either village.

### **Development Pressures and Potential for Change**

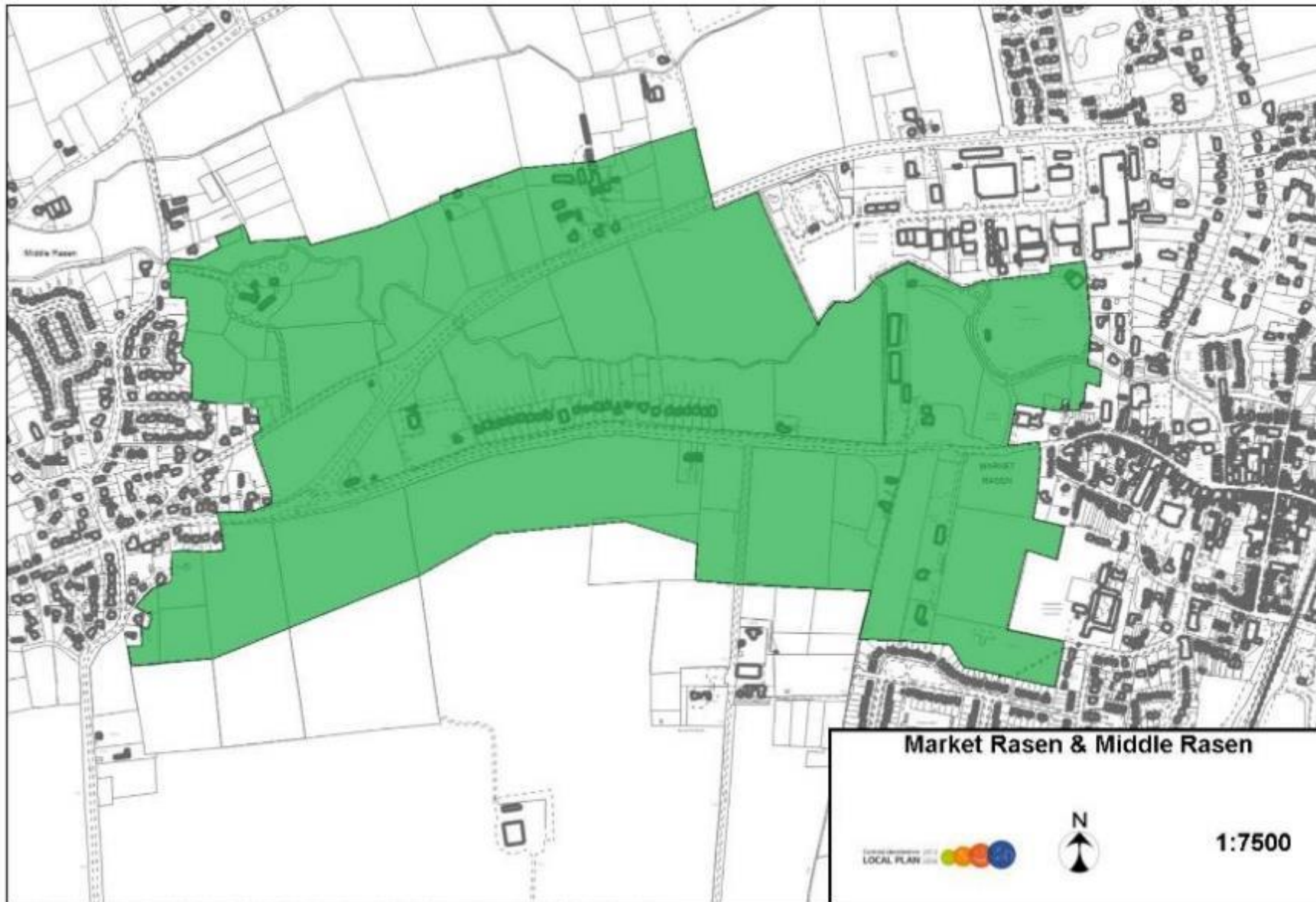
- 6.21 There have been no alterations to the SB or any significant applications submitted or approved since the settlement break was defined in the adopted West Lindsey Local Plan. There are no future development pressures within the break as there have been no sites submitted the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan

### **Evaluation and Conclusion**

- 6.22 It is recommended that the principal of a SB allocation between Reepham and Cherry Willingham should be retained in full and continue to be protected through policy in the Central Lincolnshire Local Plan. There is less than 200m between Cherry Willingham and Reepham at the narrowest part of the break in the south eastern half and the two settlements are clearly visible. It is therefore considered that there is limited capacity to accommodate new development within the SB without having a major overall adverse impact on the role and function of the SB.



## Market Rasen / Middle Rasen



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
Unauthorized reproduction infringes copyright and may lead to prosecution or civil proceedings.  
City of Lincoln Council Licence No. LA100013414 North Kesteven District Council Licence No. LA100017526 West Lindsey District Council Licence No. LA100013201  
Date 15 October 2015

## **Location, Size and Extent**

- 6.23 This SB separates Market Rasen town and Middle Rasen village. It is around 715, 989.5 m<sup>2</sup> in area, approximately 1,480m long, 640m wide at its widest and 400m at its narrowest.

## **Existing Boundaries**

- 6.24 To the north the break follows field boundaries and the line of the built up area of Market Rasen. To the south, the boundary largely follows the line of built up area of Market Rasen and field boundaries, however, some parts are more arbitrary and do not follow a particular feature. To the east, the break follows the line of the built up area of Market Rasen and to the west, the built up area of Middle Rasen. Generally, the existing boundaries are considered to be strong and defensible.

## **Landscape Character**

- 6.25 Forms part of the Heathland Belt character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Large conifer plantations;
  - Gorse, birch trees and acid grassland;
  - Mix of arable fields and pastures with patchy clumps of hedgerows and hedgerow trees;
  - Wide range of land uses on the fringes of Market Rasen and Caistor.
- 6.26 Within the break looking to the north and east, there are long distance views of the Lincolnshire Wolds Area of Outstanding Natural Beauty.

## **Land Uses**

- 6.27 The predominant land use within the SB is pasture farmland and associated farm buildings. Market Rasen and Middle Rasen are joined by a narrow ribbon of low density, detached bungalows and isolated detached dwellings along Gainsborough Road. Other land uses include Holy Rood Catholic Church, Rase Park Cricket Ground, Coronation Road Play Area and the River Rase.
- 6.28 The majority of the land within the SB to the north of the A631, either side of the River Rase, lies within Flood Risk Zone 3.

## **Access and Movement**

- 6.29 The SB includes publicly accessible open space (Rase Cricket Ground and Coronation Road Play Area), however the majority of the land within the break is private farmland. There are 7 Public Rights of Way within the break and a cycle route which runs along Gainsborough Road through the middle of the break. The break falls within the Lincolnshire Wolds Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

## **Ecology**

- 6.30 There are no designated wildlife sites within the break. The break is located in an area identified in the Biodiversity Opportunity Mapping Study as a Heathland/Acid Grassland Habitat Opportunity Area.

## **Topography**

- 6.31 Predominantly flat, visually open rural landscape.

## **Separation/Sense of Leaving a Place**

- 6.32 There is a clear visual break and sense of travelling through open countryside when travelling along Gainsborough Road on leaving Market Rasen.

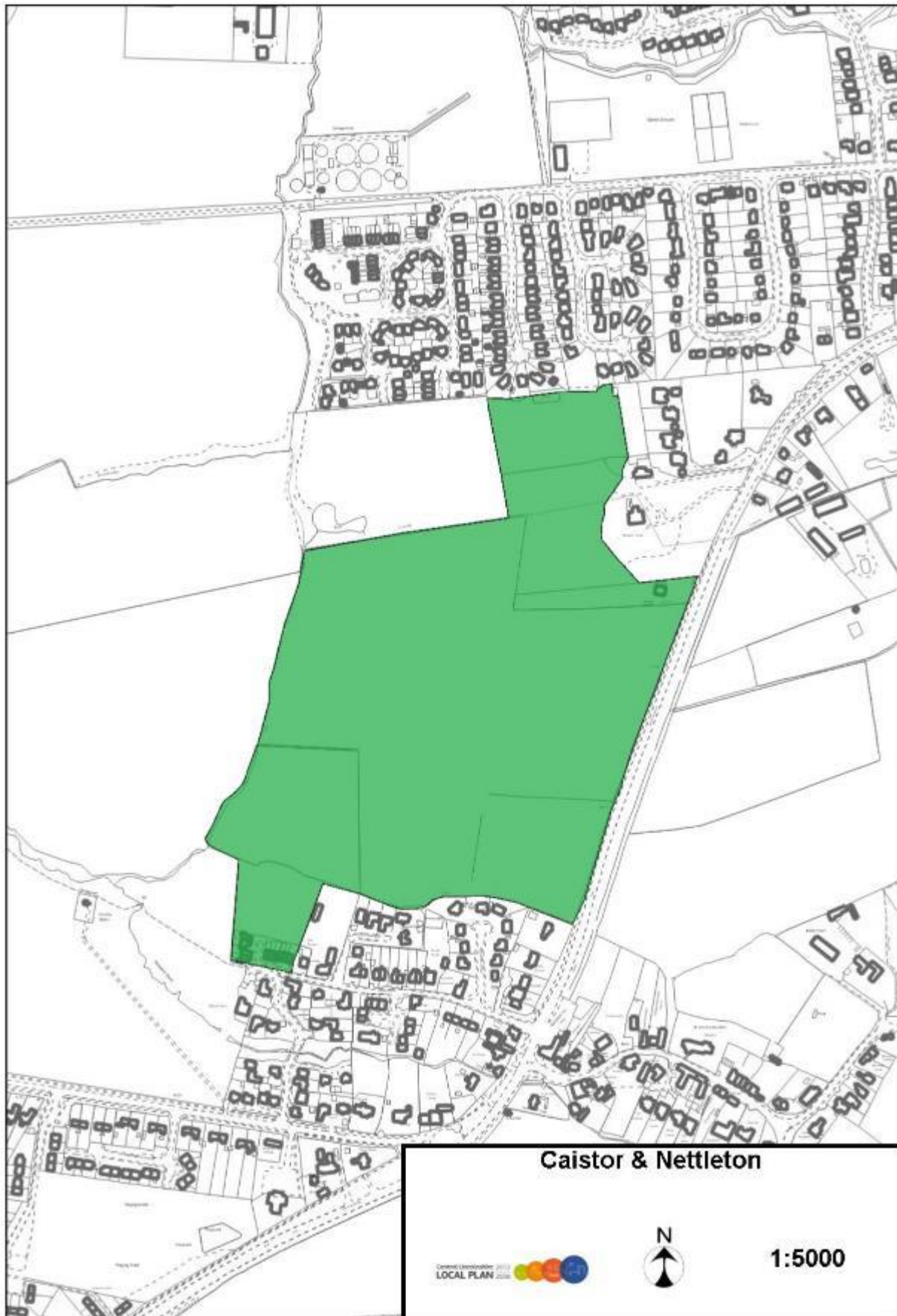
## **Development Pressures and Potential for Change**

- 6.33 There have been no significant applications submitted or approved since the settlement break was defined in the adopted West Lindsey Local Plan.
- 6.34 There is moderate pressure for future development within the break. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 3 sites within the SB boundaries.

## **Evaluation and Conclusion**

- 6.35 It is recommended that a separation between Market Rasen and Middle Rasen should be retained through a SB allocation and policy in the Central Lincolnshire Local Plan. There is limited capacity to accommodate moderate or substantial new development without having a major overall adverse impact on the role and function of the SB in preventing the merging of Market Rasen and Middle Rasen and preserving their separate identity and character.

## Caistor / Nettleton



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA100019414 North Kesteven District Council Licence No. LA100017928 West Lindsey District Council Licence No. LA100018701  
 Date 15 October 2015

### **Location, Size and Extent**

- 6.36 The SB separates Caistor town and Nettleton village. It is around 160,121m<sup>2</sup> in area, approximately 650m long, 385m wide at its widest and 92m at its narrowest.

### **Existing Boundaries**

- 6.37 The northern boundary of the SB largely follows field boundaries south of Caistor. To the south, the boundary follows the edge of the built up area of Nettleton. To the east, the boundary follows Caistor Road and to the west, a drain and field boundaries. The existing SB boundaries are therefore considered to be strong and defensible.

### **Landscape Character**

- 6.38 Forms part of the Heathland Belt character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Large conifer plantations;
  - Gorse, birch trees and acid grassland;
  - Mix of arable fields and pastures with patchy clumps of hedgerows and hedgerow trees;
  - Wide range of land uses on the fringes of Market Rasen and Caistor.
- 6.39 There are views of open countryside to the west and close range views of the Lincolnshire Wolds Area of Outstanding Natural Beauty to the south east. The SB lies within an Area of Great Landscape Value as identified in the adopted West Lindsey Local Plan.

### **Land Uses**

- 6.40 The predominant land use with the break is grazing pasture, with scattered woodland copses.

### **Access and Movement**

- 6.41 There are no publicly accessible open spaces or Public Rights of Way within the break and therefore public access and movement is restricted. The break falls within the Lincolnshire Wolds Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 6.42 There are no designated wildlife sites within the break. The break is located in an area identified in the Biodiversity Opportunity Mapping Study as a Heathland/Acid Grassland Habitat Opportunity Area.

### **Topography**

- 6.43 The topography of the break is undulating.

### **Separation/Sense of Leaving a Place**

- 6.44 The break provides a clear separation between Caistor and Nettleton. There is a sense of physical separation whilst travelling along Caistor Road.

### **Development Pressures**

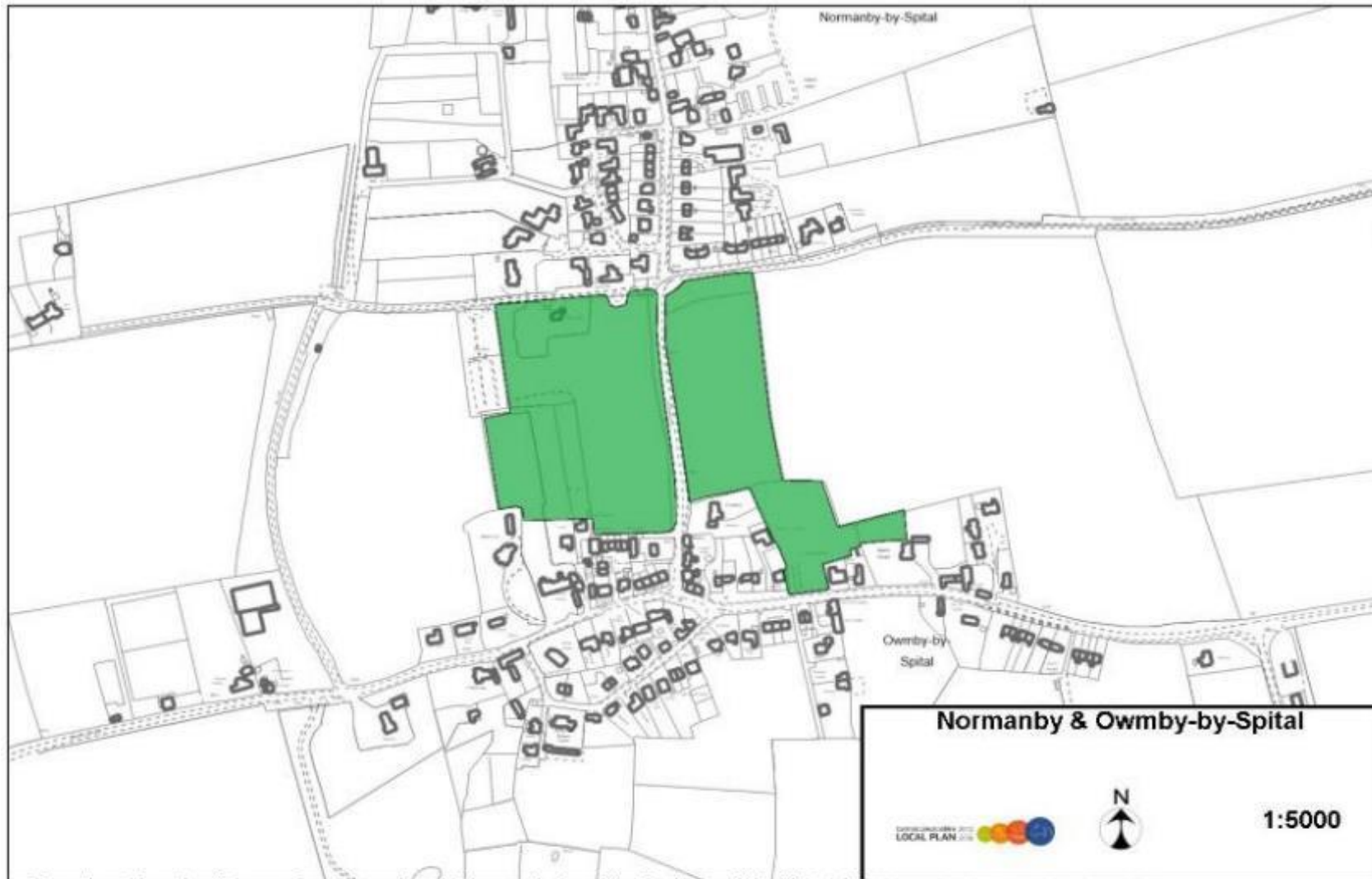
- 6.45 Since the settlement break was defined in the adopted West Lindsey Local Plan, there has been a small development of 10 dwellings along the southern boundary adjacent to the built up area of Nettleton.
- 6.46 There is moderate pressure for future development within the SB. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 1 site within the SB.

### **Evaluation and Conclusion**

- 6.47 It is recommended that the principal of a SB allocation between Caistor and Nettleton should be retained and continue to be protected through policy in the Central Lincolnshire Local Plan. In general, there is limited capacity to accommodate new development without having a major overall adverse impact on the primary role and function of the SB in preventing the merging of Caistor and Nettleton. Moderate to substantial development would be difficult to mitigate in relation to impact on the landscape character within the break, which lies within an Area of Great Landscape Value and which affords views of the Lincolnshire Wolds Area of Outstanding Natural Beauty.



## Normanby by Spital / Owmbly by Spital



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.  
Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.  
City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017926 West Lindsey District Council Licence No. LA 100018701  
Date 15 October 2015



### **Location, Size and Extent**

- 6.48 This SB separates the villages of Normanby by Spital and Owmbly by Spital. It is around 64, 992m<sup>2</sup> in area, approximately 330m long, 280m wide at its widest and 38m at its narrowest.

### **Existing Boundaries**

- 6.49 The existing boundaries of the SB are clearly defined. The northern boundary follows the Mill Lane. To the south, the break follows Fen Road and the built up area of Owmbly by Spital. To the east and west, the break follows the line of field boundaries and hedgerows. The SB is therefore considered to have strong and defensible boundaries.

### **Landscape Character**

- 6.50 Forms part of the Limestone Dip Slope character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Exposed open landscape;
  - Straight roads and trackways with characteristic wide verges backed by hedgerows;
  - Individual trees and lines of trees;
  - Large scale arable landscape.
- 6.51 There are long distance views of open countryside to the east.

### **Land Uses**

- 6.52 The main land use within the SB is arable farmland. The agricultural land classification is Grade 2.

### **Access and Movement**

- 6.53 There are no publicly accessible open spaces or Public Rights of Way within the break and therefore public access and movement is limited.

### **Ecology**

- 6.54 There are no designated wildlife sites within the break. The break does not fall within a Biodiversity Habitat Opportunity Area as identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

### **Topography**

- 6.55 The topography throughout the SB is flat and the landscape feels rural and open.

### **Separation/Sense of Leaving a Place**

- 6.56 The break provides clear, physical separation between the villages of Normanby by Spital and Owmbly by Spital. Both settlements can be seen from the edge and within the SB. There is a clear sense of leaving either settlement along Normanby Road, which cuts through the middle of the break.

### **Development Pressures**

- 6.57 There have been no significant applications submitted or approved since the settlement break was defined in the adopted West Lindsey Local Plan.
- 6.58 There is significant pressure for future development within the SB. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 2 sites, which covers the majority of the eastern half of the break.

### **Evaluation and Conclusion**

- 6.59 It is recommended that the SB allocation between Normanby by Spital and Owmbly by Spital should be retained in full and continue to be protected through policy in the Central Lincolnshire Local Plan. There is limited capacity to accommodate moderate to substantial new development without having a major overall adverse impact on the primary role and function of the SB in preventing the merging of Normanby by Spital and Owmbly by Spital and preserving their separate identity and character.

Upton / Kexby



### **Location, Size and Extent**

- 6.60 This SB separates the villages of Upton and Kexby. It is around 155, 084m<sup>2</sup> in area, approximately 700m long, 305m wide at its widest and 145m at its narrowest.

### **Existing Boundaries**

- 6.61 To the north, the SB boundary follows the line of the built up area of Upton. To the south, the boundary follows Westgate in Kexby. The boundaries to the west and east mainly follow landscape features, such as field boundaries. In general, the SB is considered to have a strong and defensible boundary.

### **Landscape Character**

- 6.62 This SB falls within the Till Vale character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Strong rural landscape with large, flat open fields;
  - Low hawthorn hedges to field boundaries with some hedgerow trees;
  - Extensive network of rivers, dykes and ditches;
  - Ancient enclosure roads with characteristic wide verges and hedgerow boundaries;
  - Long westward views to the power stations on the River Trent
- 6.63 There are long range views from within the SB towards open countryside to both the east and west.

### **Land Uses**

- 6.64 The main land use within the SB is grazing pasture, with associated farm buildings. The agricultural land classification is Grade 3. The SB also includes a village hall, play area, football pitches and an orchard. The SB straddles Upton Road in the northern half of the break towards Upton.

### **Access and Movement**

- 6.65 This SB can be accessed by the public. There are 3 Public Rights of Way route that cross the SB. There are two publicly accessible open spaces within the SB; a play area and football pitches.

### **Ecology**

- 6.66 There are no designated wildlife sites within the break. The break does not fall within a Biodiversity Habitat Opportunity Area as identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

### **Topography**

- 6.67 The topography within the SB is predominantly flat.

### **Separation/Sense of Leaving a Place**

- 6.68 Travelling along Upton Road from either village, there are few locations either side of the Road that do not feature built development in some form, albeit low density. However, looking south and north from either end of the SB, the landscape is open and strongly rural which provides a sense of clear separation between Upton and Kexby.

### **Development Pressures**

- 6.69 There have been no significant applications submitted or approved since the settlement break was defined in the adopted West Lindsey Local Plan.
- 6.70 There is moderate pressure for future development within the SB. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan at 1 site.

### **Evaluation and Conclusion**

- 6.71 It is recommended that the SB allocation between Upton and Kexby should be retained in full and continue to be protected through policy in the Central Lincolnshire Local Plan. There is limited capacity to accommodate moderate to substantial new development without having a major overall adverse impact on the primary role and function of the SB in preventing the merging of Upton and Kexby and preserving their separate identity and character.

## Gainsborough / Lea



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
City of Lincoln Council Licence No. LA100019414 North Kesteven District Council Licence No. LA100017928 West Lindsey District Council Licence No. LA100019701  
Date 15 October 2015

### **Location, Size and Extent**

- 6.72 This SB separates Gainsborough town from Lea village. It is around 128, 828.2 m<sup>2</sup> in area, approximately 625m long, and uniform in width at around 230m.

### **Existing Boundaries**

- 6.73 The SB boundaries follow landscape features and are therefore considered to be strong and defensible. To the north west the boundary follows Causeway Lane, north east the railway line, south east field boundaries, and to the south west Gainsborough Road.

### **Landscape Character**

- 6.74 This SB falls within the Trent Valley character area in the West Lindsey Landscape Character Assessment. Some of the key characteristics of this area include:
- Low-lying, gently undulating landform with higher terrain to the east and south of Gainsborough;
  - Good hedgerows and hedgerow trees create a relatively enclosed landscape;
  - Main roads are significant features of the landscape;
  - Views towards the west are dominated by the power stations along the River Trent.
- 6.75 The SB has an enclosed, rural landscape character. There are long views eastwards of nearby ancient woodland.

### **Land Uses**

- 6.76 The only land use within the SB is arable farmland. The agricultural land classification is Grade 3.

### **Access and Movement**

- 6.77 The SB consists of private farmland with no public open space and there are no Public Rights of Way through the break, therefore it cannot be accessed by the public.
- 6.78 The break lies within the Trent Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### **Ecology**

- 6.79 There are no designated wildlife sites within the break. The break is located in an area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study as a Woodland Habitat Opportunity Area.

### **Topography**

- 6.80 The topography within the SB is gently undulating.

### **Separation/Sense of Leaving a Place**

- 6.81 The built up area of Gainsborough is clearly visible within the SB as there is ribbon development to the west along Gainsborough Road

### **Development Pressures**



- 6.82 There have been no significant applications submitted or approved since the settlement break was defined in the adopted West Lindsey Local Plan. There are no future development pressures within the break as there have been no sites submitted the Strategic Housing and Employment Land Availability Assessment as possible housing or employment sites for allocation in the Central Lincolnshire Local Plan.

### **Evaluation and Conclusion**

- 6.83 It is recommended that the SB allocation between Gainsborough and Lea should be retained in full and continue to be protected through policy in the Central Lincolnshire Local Plan. The boundaries of the SB are well defined and provide a clear gap between Gainsborough and Lea. There is limited capacity to accommodate moderate to substantial new development without having a major overall adverse impact on the primary role and function of the SB in preventing the merging of Gainsborough and Lea and preserving their separate identity and character.

### Canwick to Washingborough (Extension South of Canwick)



## **Location, Size and Extent**

- 7.1 This proposed GW extension is triangular in shape, extending south of the village of Canwick to the south of Lincoln. It would cover an area of around 226,975m<sup>2</sup>. It is approximately 628m wide east to west and 653m wide north to south at the widest points.

## **Proposed Boundaries**

- 7.2 The northern boundary would follow Heighington Road and the south the B1188. To the west, the boundary would follow the edge of woodland and to the east, the edge of Canwick Playing Field.
- 7.3 The proposed GW area is considered to have strong and defensible boundaries as submitted that follow distinguishable features such as roads and field boundaries.

## **Landscape Character**

- 7.4 Canwick Hill Wood is a prominent landscape feature and gives the proposed GW area a predominantly enclosed character.
- 7.5 The proposed GW lies within the Limestone Heath Character Area in the North Kesteven Landscape Character Assessment. Some of the key characteristics of this area include:
- Gently undulating plateau which dips towards the east;
  - Scattered woodland copses which are prominent features due to the openness of the landscape;
  - Roadside hedgerows with mature trees;
  - Large rectilinear fields;
  - Intense arable agriculture is the dominant land use.

## **Topography**

- 7.6 Predominantly flat.

## **Land Uses**

- 7.7 The main land use within the proposed GW is Canwick Hill Wood; a broadleaved woodland which covers most of the land in the east and south eastern part of the GW. Other land uses include a play area, playing fields, bowls club and scattered single dwellings. There are no historic assets or landscape features within the proposed area.
- 7.8 The proposed area falls entirely within Flood Zone 1.
- 7.9 Adjacent land uses to the proposed GW include roads (Heighington Road and the B1188), residential dwellings in Canwick village, a Premier Inn hotel and Mill Lodge Public House, and arable agricultural land.

## **Access and Movement**

- 7.10 Public access is restricted to Canwick Playing Fields and one Public Right of Way that runs across the GW connecting Heighington Road with Lincoln Road and provides opportunities for the residents of Canwick to access Mill Lodge Public House. The rest of the GW is not accessible to the public.

## Ecology

- 7.11 Canwick Hill Wood is an ex SNCI. The area falls within an area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study as a Calcareous Grassland Habitat Opportunity Area.

## Separation

- 7.12 Currently only Canwick village can be seen from within the proposed GW (being adjacent to the northern boundary), however land to the east, south and west is a proposed for allocation in the Central Lincolnshire Local Plan as a Sustainable Urban Extension (SUE). There is therefore a future risk of merging between the SUE and Canwick village. The Canwick Hill Wood within the proposed GW would provide a screen between Canwick and the proposed SUE to the south giving a sense of separation.

## Development Pressures

- 7.13 Existing development within the proposed GW area is minimal, with a scattering of single dwellings. There is little evidence of development pressure within the proposed GW area itself, however there is significant pressure for future new development in the area immediately adjacent to the proposed GW. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment, and proposed for allocation in the Central Lincolnshire Local Plan, as a SUE. The proposed South East Quadrant SUE is expected to deliver around 3,500 dwellings up to 2036, with further potential beyond this date to deliver a total of 6,000 dwellings.

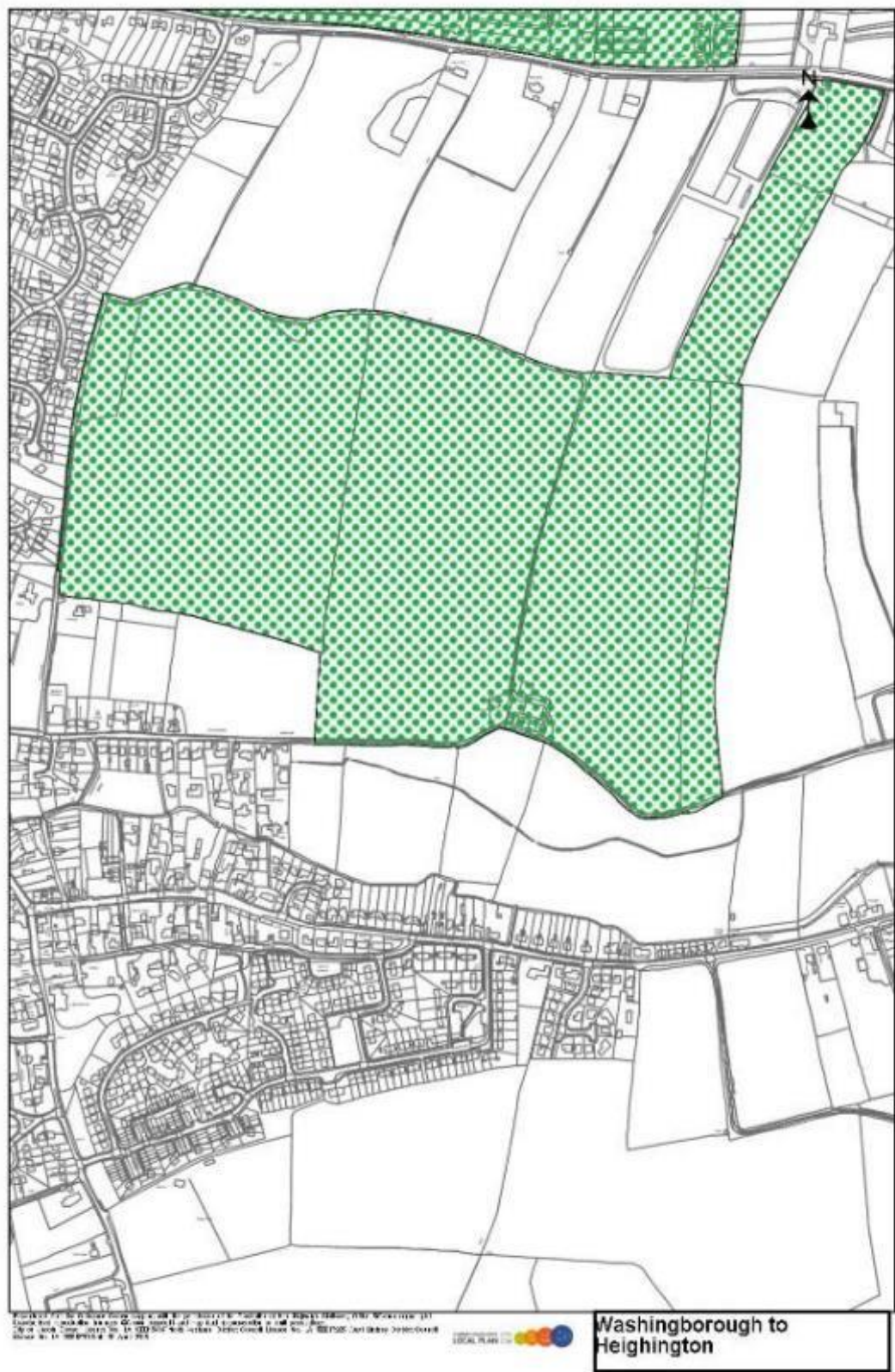
## Evaluation and Conclusions

- 7.14 A GW in this location meets the criteria for designation as a GW in terms of preventing the merging of settlements, preserving the identity and character of settlements and providing a recreational resource (see table below). It should therefore be protected through policy in the Central Lincolnshire Local Plan. The boundaries of the proposed GW area are considered to be logical and defensible.

Criteria	Does the Proposed Green Wedge area meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>Yes.</b> A GW in this location would protect the separate identity and character of Canwick village from significant development pressure to the south, east and west of the village. The perception of distance between Canwick and the propose SEQ SUE is close and the GW would contribute to preserving a physical separation between the SUE and Canwick.
Providing a green lung into urban areas	<b>No.</b> The land provides open space and sport facilities and a transport corridor

	linking Canwick to leisure facilities outside of the proposed GW. However, this GW doesn't penetrate deep into the urban area or provide communities with a direct, continuous link to the open countryside and is does not provide multi-functional uses. It therefore doesn't perform the role of providing a green lung.
A recreational resource	<b>Yes.</b> Canwick Playing Fields provide publicly accessible open space for both formal and informal recreation close to residents of Canwick village. The Public Right of Way provides access from the village to Mill Lodge Public House.
Protect and enhance ecological value and linkages	<b>No.</b> There are no sites within the proposed GW area currently designated for their ecological value, although Canwick Hill Wood is an ex SNCI.

Washingborough/Heighington





### **Location, Size and Extent**

- 7.15 This proposed is located adjacent to Heighington village, between Fen Road and Low Park Lane. It would cover an area of around 402,004m<sup>2</sup>. It is approximately 825m wide east to west and 930m wide north to south at the widest points.

### **Proposed Boundaries**

- 7.16 The northern boundary would predominantly follow field boundaries and partly Fen Road. The southern boundary would follow Low Park Lane. The boundary to the west would follow the line of the built up area of Heighington and the boundary to the east would follow field boundaries.
- 7.17 The proposed GW area is considered to have strong defensible boundaries to the north, west and east as submitted. The southern boundary could be extended to follow the line of the built up area of Heighington.

### **Landscape character**

- 7.18 The proposed GW falls within the Central Clays and Gravels Character Area in the North Kesteven Landscape Character Assessment. Some of the key characteristics of this area include:
- A gently undulating lowland, edged by areas of woodland to the north;
  - Small copses of broadleaved woodland throughout with larger areas of woodland to the east;
  - Small and varied field sizes with grazing as well as arable land;
  - Surface water drains and drainage ditches by the side of fields.
- 7.19 This proposed GW area has a very open, rural landscape character.

### **Topography**

- 7.20 Undulating, sloping from south to north along Low Park Lane in the south of the proposed GW and from north to south along Fen Road in the north of the proposed GW.

### **Land Uses**

- 7.21 The predominant land use within the proposed GW area is arable agricultural land. The agricultural land is classified as Grade 3. Other land uses include a farm along the southern boundary and a small broadleaved woodland copse. There are no historic assets or landscape features within the proposed area.
- 7.22 The proposed GW area lies almost entirely within Flood Zone 1, with a very small part of the area falling within Flood Zones 2 and 3 to the northern boundary along Fen Road.



- 7.23 Adjacent land uses to the proposed GW include roads (Fen Road and Alabala Lane), residential dwellings in Heighington and agricultural land.

### Access and Movement

- 7.24 Public access within the proposed GW area is limited as the predominant land use is private farmland. There is no provision of public open space for informal or formal recreation. There are 3 Public Rights of Way along the boundaries of the proposed GW but none that provide access within or through the area.
- 7.25 The area lies within the Lower Witham and Fens Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### Ecology

- 7.26 There are no sites designated for their ecological value within the proposed GW area. The area falls within an area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study as a Calcareous Grassland Habitat Opportunity Area.

### Separation

- 7.27 Due to the lack of public access, the proposed GW area could only be viewed from Fen Road and Low Park Lane. From these positions, the undulating topography within the proposed GW area means that inter-visibility between Heighington and Washingborough is limited. This gives the perception of both visual and physical separation. The villages of Heighington and Washingborough have historically already merged to the west of the proposed GW.

### Development Pressure

- 7.28 There is minimal built development within the proposed GW area. There is moderate pressure for development in the area surrounding this proposed GW. One site immediately adjacent to the proposed northern boundary was promoted through the Strategic Housing and Employment Land Availability Assessment, is proposed for residential allocation on the Central Lincolnshire Local Plan and has outline planning permission.

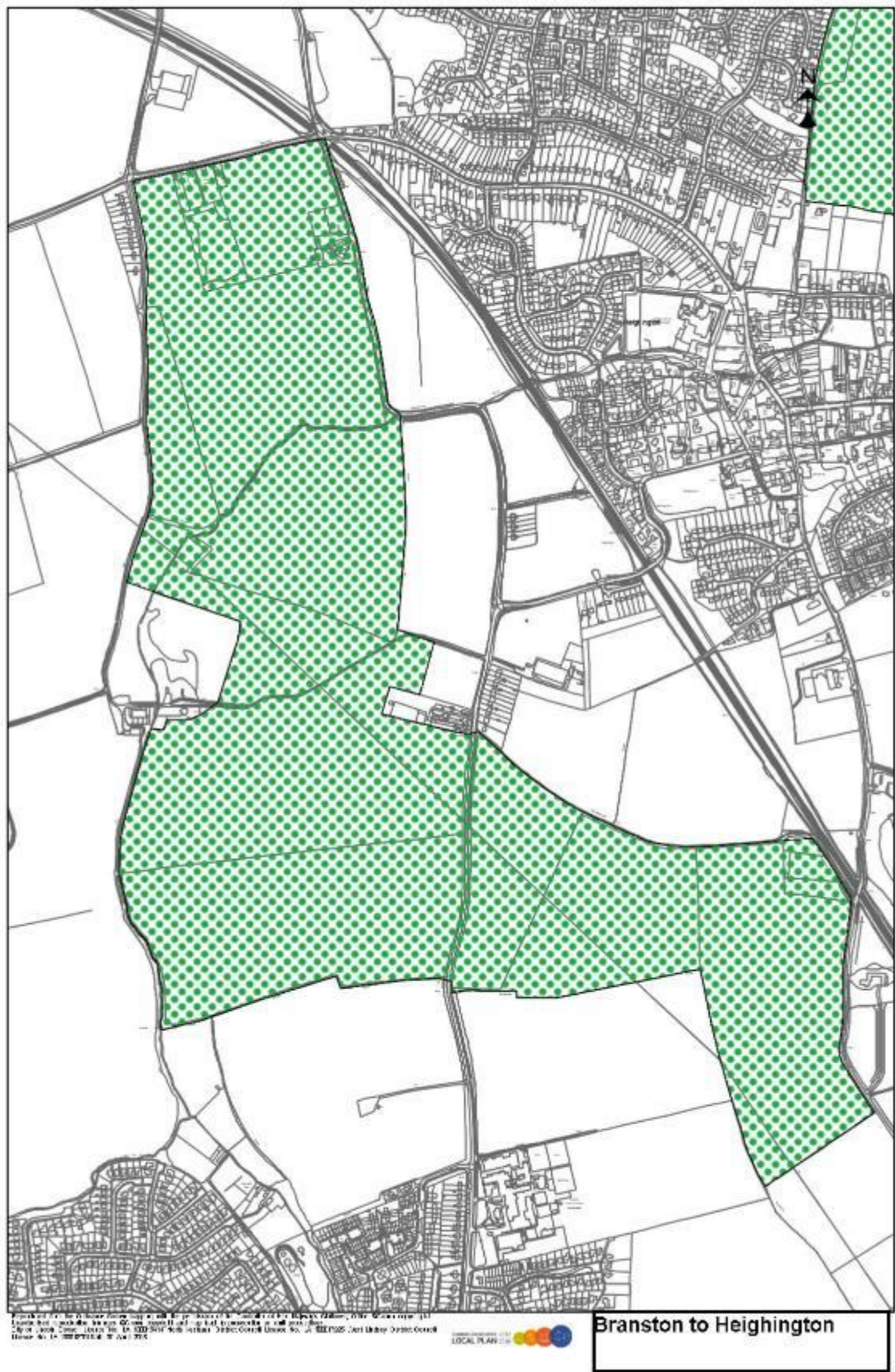
### Evaluations and Conclusions

- 7.29 A GW in this location is not considered to meet the criteria for designation as a GW (see table below) and therefore it is recommended that it should not be allocated in the Central Lincolnshire Local Plan.

Criteria	Does the Proposed Green Wedge area meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>No.</b> The villages of Washingborough and Heighington have historically already merged to the west of the proposed GW area. This area is not facing significant pressure or future growth, with the Local Plan allocating one residential site in close proximity. The risk of the two settlements merging together is considered to be low.
Providing a green lung into urban areas	<b>No.</b> This proposed GW doesn't penetrate

	<p>deep into an urban area and doesn't provide a continuous link from the urban area to the open countryside. It does not provide multi-functional uses, with the predominant land use being farmland. It therefore doesn't perform the role of providing a green lung.</p>
A recreational resource	<p><b>No.</b> There are no publicly accessible open spaces offering informal or formal recreation opportunities within the proposed GW area. The predominant land use is privately owned farmland with restricted public access and therefore there are limited opportunities to improve the recreational value of the proposed GW. The Public Rights of Way run along the proposed GW boundaries and do not provide access within and/or through the proposed GW.</p>
Protect and enhance ecological value and linkages	<p><b>No.</b> There are no sites within or immediately adjacent to the proposed GW area designated for their ecological value. Hedgerows and woodland within the area are fragmented. The area doesn't perform a role in providing or supporting wildlife linkages.</p>

Branston to Heighington



### **Location, Size and Extent**

- 7.30 This proposed GW is located between the villages of Branston and Heighington. It would cover a large area of around 1,006,906m<sup>2</sup>. It is approximately 1,310m east to west and 1,539m north to south at the widest points.

### **Proposed Boundaries**

- 7.31 To the north, the proposed boundary follows Canwick Road. To the south, the proposed boundary would follow field boundaries. To the east and west, the proposed boundaries would follow a mixture of field boundaries, roads (Sheepwash Lane, Pudding Busk Lane and Potterhanworth Road) and a railway line.
- 7.32 The proposed GW area is considered to have strong defensible boundaries as submitted. An alternative boundary would be for the proposed GW boundaries to the north and south to adjoin the built up areas of Branston and Heighington.

### **Landscape character**

- 7.33 The proposed GW lies within the Limestone Heath Character Area in the North Kesteven Landscape Character Assessment and is very open in character. Some of the key characteristics of this area include:
- Gently undulating plateau which dips towards the east;
  - Scattered woodland copses which are prominent features due to the openness of the landscape;
  - Roadside hedgerows with mature trees;
  - Large rectilinear fields;
  - Intense arable agriculture is the dominant land use
- 7.34 This proposed GW area has a very open, rural landscape character.

### **Topography**

- 7.35 Predominantly flat, gently undulating in parts.

### **Land Uses**

- 7.36 The primary land use within the proposed GW area is arable agricultural land. The agricultural land is classified as Grade 2 and 3. Other land uses include scattered dwellings, a farm and a road. There are no historic assets or landscape features within the proposed area.
- 7.37 The majority of the proposed GW area lies within Flood Zone 1. A small part of the area lies within Flood Zones 2 and 3 (land around Cliff Farm Stream).
- 7.38 Adjacent land uses to the proposed GW include a railway line, agricultural land, dwellings and a farm.

### **Access and Movement**

- 7.39 There are no publicly accessible open spaces within the proposed GW, but there are 3 Public Rights of Way within or adjacent to the area. Public access and movement is restricted as the predominant land use is private farmland.

- 7.40 The area lies within the Lower Witham and Fens Strategic Green Corridor as identified in the Central Lincolnshire Green Infrastructure Study.

### Ecology

- 7.41 There is one site designated for its ecological value within the proposed GW area – Cliff Farm Stream SNCI. There are no designated sites adjacent to the proposed GW area.
- 7.42 The area falls within an area identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study as a Calcareous Grassland Habitat Opportunity Area.

### Separation

- 7.43 Within the proposed GW, there are views of both Branston and Heighington, due to the relatively flat topography. There is a clear sense of physical separation between Branston and Heighington. There is a sense of wide separation due to the size of the proposed GW put forward and this is experienced from the edge of both settlements, within the proposed GW and by driving along the roads which cross the area.

### Development Pressure

- 7.44 There is limited built development within the proposed GW area with the exception of roads and scattered dwellings to the north. There is moderate pressure for development in the area surrounding this proposed GW. Land has been promoted through the Strategic Housing and Employment Land Availability Assessment at three sites and one of these sites is proposed for residential allocation on the Central Lincolnshire Local Plan.

### Evaluations and Conclusions

- 7.45 A GW in this location is not considered to meet the criteria for designation as a GW (see table below) and therefore it is recommended that it should not be allocated in the Central Lincolnshire Local Plan.

Criteria	Does the Proposed Green Wedge area meet the criteria?
Preventing the coalescence or merging of settlements and preserving the separate identity and character of settlements	<b>No.</b> Due to the relatively flat topography of the proposed GW area, both Branston and Heighington villages are visible from within the GW. However, there is a clear sense of physical separation between the two villages. This perception of separation is largely due to the size of the proposed GW put forward. This area is not facing significant pressure for future growth, with the Local Plan allocating one residential site adjacent to the built up area of Branston. Given the distance between the two settlements (approximately 1,000m), there is also room for the villages to expand without impacting on the physical separation

	between the two. Therefore the risk of the two settlements merging together is considered to be low.
Providing a green lung into urban areas	<b>No.</b> This proposed GW doesn't penetrate deep into an urban area and doesn't provide a continuous link from the urban area to the open countryside. It does not provide multi-functional uses, with the predominant land use being farmland. It therefore doesn't perform the role of providing a green lung.
A recreational resource	<b>No.</b> There are no publicly accessible open spaces offering informal or formal recreation opportunities within the proposed GW area. The predominant land use is privately owned farmland with restricted public access and therefore there are limited opportunities to improve the recreational value of the proposed GW. The Public Rights of Way offer some public access, but this is limited.
Protect and enhance ecological value and linkages	<b>No.</b> There is one site (Cliff Farm Stream SNCI) within or immediately adjacent to the proposed GW area designated for its ecological value. Hedgerows and woodland within the area are fragmented. The area doesn't perform a role in providing or supporting wildlife linkages.

## 8 Conclusions

- 8.1 GWs are a distinctive part of Lincoln's character and have historically received strong local support. This review has assessed a total of 10 GWs around Lincoln as designated in the adopted Local Plans for City of Lincoln, West Lindsey and North Kesteven. With the exception of Greetwell, all of them continue to fulfil the role and function criteria for GWs. They play a valuable role in preventing the merging of Lincoln with surrounding settlements, providing access to the countryside from the urban area, providing multi-functional recreation spaces and facilities and supporting sites and corridors of ecological value. They also make a significant contribution to flood alleviation, heritage, sustainable transport infrastructure and the health and wellbeing of local communities.
- 8.2 This review has provided recommendations as to where parts of the GWs do not meet any of the role and function criteria and could be considered for removal, and where there are opportunities to strengthen the existing GWs by extending them. The review has identified that some of the GWs could have capacity to accommodate some future development without undermining the role and function of the GW. Should development sites be identified as a reasonable option within any of the GWs, the impact on the GW will need to be assessed alongside their wider impacts (such as flooding, transport infrastructure, education etc). Some development within the GWs could bring positive impacts, such as new publicly accessible open space, sport and recreation facilities, and opportunities to enhance the Public Rights of Way network to improve access, where appropriate.
- 8.3 Overall, all seven of the SBs allocated within the adopted West Lindsey Local Plan meet the criteria to prevent the merging of settlements and preserving the separate identity and character of settlements. It is clear that in most cases, settlement distinction and identity has been supported, whilst at the same time new development has been focused primarily on the existing built areas. These breaks have played a key role in helping to preserve the open farmland character that exists between many settlements within West Lindsey.
- 8.4 Given the pressure for future development within Central Lincolnshire, particularly around the larger settlements such as Lincoln, the market towns of Market Rasen and Caistor, and large villages such as Welton, there may be some potential for small to moderate scale development within existing SB boundaries. However, this would require careful and sensitive mitigation to address potential impacts on landscape character and the perception of distance between the built up areas of settlements.
- 8.5 New GWs/extensions to existing GWs put forward at the Further Draft Local Plan stage have been assessed at three locations: Canwick to Washingborough extension (south of Canwick), Washingborough to Heighington and Branston to Heighington. The proposed GW extension south of Canwick is considered to meet the GW criteria and is recommended for inclusion in the Proposed Submission Local Plan.



## Appendix 1 Green Wedge Site Assessment Proforma

<b>Name of Green Wedge</b>	
<b>Function of Green Wedge</b>	
<b>Location</b>	
<b>Time and date of site visit</b>	
<b>Officer</b>	

<b>Land use</b>		
Description of Land use within Green Wedge		
Description of Land uses adjacent to Green Wedge		
Landscape features and vegetation (e.g. hedgerows, woodland)		
Topography		
<b>Setting and Character</b>		
Does the Green Wedge offer and protect views/long views to and from the urban area?	Yes	No
Details		
Does the Green Wedge have an identifiable character and sense of place?		
<b>Landscape Impacts and Sensitivity</b>		
See separate Green Wedge Landscape and Visual Impact Assessment proforma		
<b>Threat of Coalescence</b>		
Can more than one settlement be seen from current position?	Yes	No
Details		
Does the Green Wedge prevent the merging of settlements?		
Does the Green Wedge maintain and preserve the separate identity of settlements?		
Perception of distance to neighbouring settlements (e.g. clearly visible, moderately close, distant)		
<b>Green Wedge Boundaries</b>		
Does the current Green Wedge have a strong defensible boundary?	Yes	No

Details			
Does an alternative strong defensible boundary exist?	Yes	No	
Details			
<b>Development Pressure</b>			
What is the extent of current built development within the Green Wedge			
What effects would built development in the Green Wedge in this location have?			
Could development within the Green Wedge provide or enhance the amenity and landscape value of the countryside and improve linkages between urban and rural areas?			
<b>Open Space</b>			
Does the Green Wedge provide open space in a predominantly urban environment?			
What opportunities are there to enhance open space provision and linkages between open spaces?			
<b>Recreational Value</b>			
Can this Green Wedge be accessed by the public?	Yes	No	
Details			
Does the Green Wedge provide recreational opportunities? (including footpaths/bridleways and cycleways)	Yes	No	
Details			
What visible formal uses are there? (e.g. golf course, water sports, football pitches)			
What visible informal recreational uses are there? (e.g. fishing, dog walking)			
Could the integrity and quality of the recreational opportunity be maintained if the Green Wedge Boundaries were moved?			

## Appendix 2 Landscape and Visual Impact Assessment Proforma

Green Wedge name and landscape zone						
	Sensitivity					
Magnitude of change/development scenarios	1. Low Sensitivity	2. Low-medium sensitivity	3. Medium sensitivity	4. Medium-high sensitivity	5. High sensitivity	Notes
1 substantial						
2 moderate						
3 slight						

## **Appendix 3** Green Wedge Site Visit Photos

### **A. Canwick to Washingborough**

#### Zone A1



#### Zone A2



Zone A3



Zone A4



**B. Canwick**

Zone B1





## C. Waddington to Bracebridge

### Zone C1



## D Witham Valley

### Zone D1



### Zone D2



Zone D3



Zone D4





**E Hykeham Pits**

Zone E1



Zone E2



Zone E3



**F Skellingthorpe to Birchwood**



**G Skellingthorpe**

Zone G1



Zone G2





## H Western Flank

### Zone H1



### Zone H2



### Zone H3



Zone H5



Zone H6



**I Burton to Nettleham**  
Zone I1





Zone I2



Zone I5



Zone I6



## J Greetwell

Zone J1





## Appendix 4 Settlement Break Site Visit Photos

### A. Welton/Dunholme



### B. Reepham/Cherry Willingham



### C. Market Rasen/Middle Rasen







#### D. Caistor/Nettleton



#### E. Upton/Kexby



F. Gainsborough/Lea

