



### 3. Landscape Setting

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### Contextual Landscape Setting

- 3.1 Saxilby is located within the rolling arable landscape of the Till Vale, a stretch of land which runs north south radiating out from the River Till and is bounded to the west by the River Trent and to the east by the abrupt escarpment of Lincoln Cliff, a Jurassic limestone cliff.
- 3.2 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character, distinctiveness and qualities of the various landscape types found across the district.
- 3.3 At a strategic level, it divides West Lindsey into four Broad Landscape Character Areas in respect of scale, geology, relief, land-cover and settlement pattern. Within these categories, Saxilby falls into the Trent Valley grouping.
- 3.4 Low-lying predominantly agricultural landscapes of strong rural character, with large, flat, open fields and hedgerows providing enclosure to roads typify this wider Trent Valley area with pockets of woodland scattered intermittently.

### Saxilby Landscape Character

- 3.5 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Saxilby sits within The Till Vale LCA, the key characteristics of which the WLLCA describes as:
  - Agricultural landscape with large, flat open fields
  - Some fields have low hawthorn hedgerows, with few hedgerow trees
  - Small blocks of mixed woodland and shelterbelts
  - Extensive network of rivers, dykes and ditches, which have little visual presence in the landscape
  - String of small nucleated settlements on higher undulating ground along a minor north-south route; sequence of views to landmark churches
  - Large farm buildings and individual farmhouses on flatter land to the east

- Ancient enclosure roads with characteristic wide verges and hedgerow boundaries, particularly in the east; and
- Long westward views to the power stations on the River Trent, and eastward views to the scarp face of the Lincoln “Cliff”.

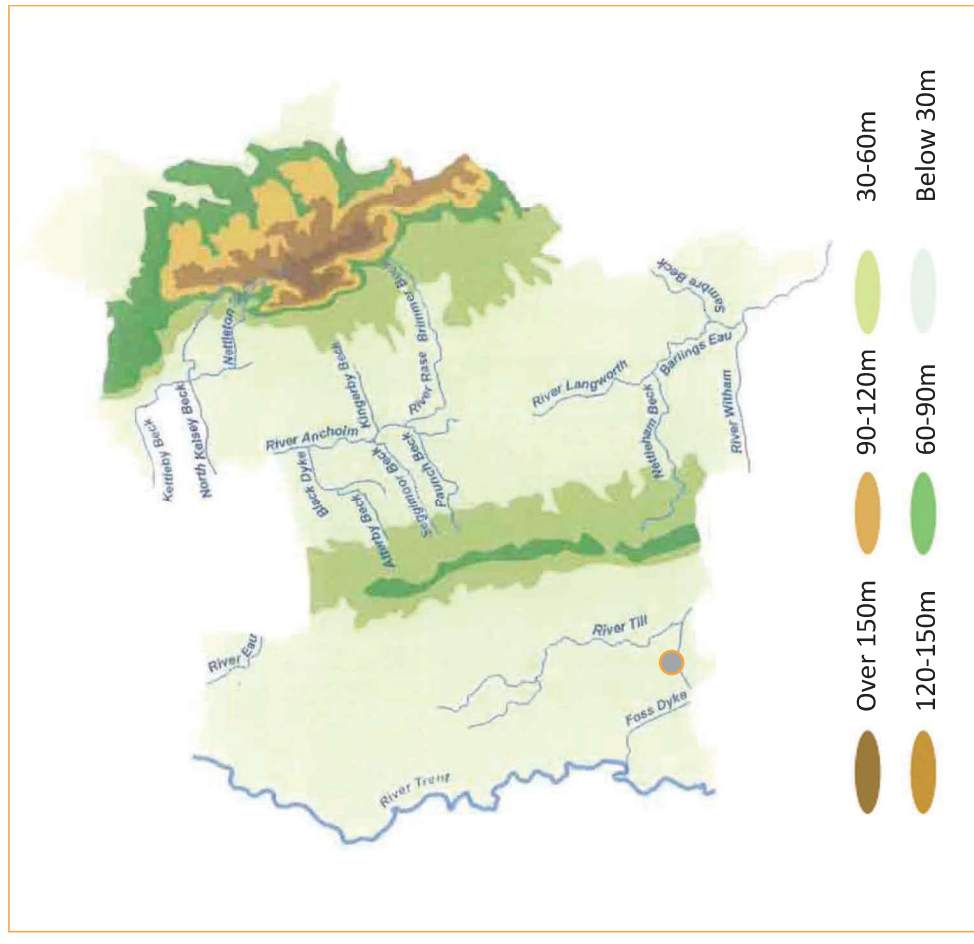


Figure 3.1: West Lindsey Physical Features Map with Saxilby located with a grey circle.

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- 3.6 The landscape character description for The Till Vale LCA, broadly reflects the landscape characteristics seen in and around Saxilby.
- 3.7 Development pressure arising from Saxilby's proximity to Lincoln has led to a significant expansion of the village in the past 50 years or so. This has considerably altered the visual landscape and character of the settlement.
- 3.8 The wider landscape is predominantly formed of agricultural fields which radiate out in rectilinear forms from the main roads that connect up the area. Most are narrow and long in shape with some larger fields more evenly proportioned or L shaped - giving access from two roads.
- 3.9 As outlined previously, the Fossdyke was constructed to connect the River Trent with the River Till and runs along the southern end of Saxilby. A multitude of streams and tributaries in the broader area surrounding Saxilby flow into both rivers and the Fossdyke. However, most of these smaller watercourses have little visual presence in the landscape due to general flatness of the terrain and the prominence of ditches and hedgerows in the area.
- 3.10 The sense of enclosure across Saxilby and its surrounds varies. Throughout parts of the area the existence of open boundaries and hedgerows, primarily formed of low hawthorn hedges, result in a low sense of enclosure.
- 3.11 This facilitates long views across the countryside, with the power stations to the west on the River Trent visually prominent while the escarpment of Lincoln 'Cliff' is visible from certain vantage points. While in other parts trees and tall hedgerows flank roads, creating a more acute sense of enclosure.
- 3.12 More detail on the nature of Saxilby's landscape and natural assets is provided within the individual character assessments at Section 5. The images included across the following pages provide a snapshot of some of the characteristics that define Saxilby's landscape character.

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### Village Approaches

3.13 Saxilby has three principal vehicular approach roads; the **A57** from both the east and west (which absorbs Broadholme Road, the access route from the south) and **Sturton Road** from the north, while Broadholme Road is the main access route from the south.

3.14 Each approach road has its own distinct qualities and characteristics in terms of both alignment (straight or curved), and edging (grass verges, hedgerows, trees, canal buildings, etc), and these variations influence how the village unveils itself to the approaching road-user, with each approach offering a differing first impression of the settlement.

3.15 The approach from **Sturton Road** into Saxilby passes through Ingleby and dog-legs twice and chicanes once before its straight arrival into the north of the settlement. This arrival is flanked on both sides by wide green verges and a mixture of open boundaries and low hedgerows, allowing long views into the settlement on approach and to the wider countryside on departure. Groups of larger deciduous trees are scattered along the route which serve to frame the road while also guiding the eye forward towards the village.

3.16 Arrival into Saxilby where it absorbs Broxholme Lane, the access route from the north-east, is marked by an attractive sign (see Figure 3.3) and also directional and informational signage at the point where the hedgerows give way to the first houses in the settlement, whose presence announces the transition from countryside to village setting (Figure 3.4).



Figure 3.2: Sturton Road approaching from Ingleby.



Figure 3.3: Attractive sign marking arrival into Saxilby.



Figure 3.4 : Where Sturton Road transitions into Mill Lane and thick vegetation gives way to housing.

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- 3.17 Approaching Saxilby from the east, along the **A57 (Lincoln Road)**, the visitor comes upon Saxilby in rather an abrupt manner. A number of possible factors contribute to this perception. The speed of vehicles, the absence of buildings on one side of the road (due to the presence of the Fossdyke) and the limited vision splay created by the right angled junction with Mill Lane, being among them. And while the rhythm of properties fronting the A57 does signify a built up area of sorts, it does not suggest a village of the scale of Saxilby is imminent.
- 3.18 Historically main routes leading to an urban centre of Lincoln's size are straddled either side by development. However, given the presence of the Fossdyke and the railway line, the A57 acts as a by-pass of sorts.
- 3.19 While many of the above conditions also apply to the approach along the **A57 (Gainsborough Road)** from the west, there are a few mitigating circumstances. The early presence of buildings on both sides of the road and their density, west of Broadholme Road, gives the suggestion that a transition from rural to urban is about to occur. However, this is reduced by the absence of development east of the junction with Broadholme Road where, in a manner similar to the approach from the east, the atmosphere of a primary route returns.

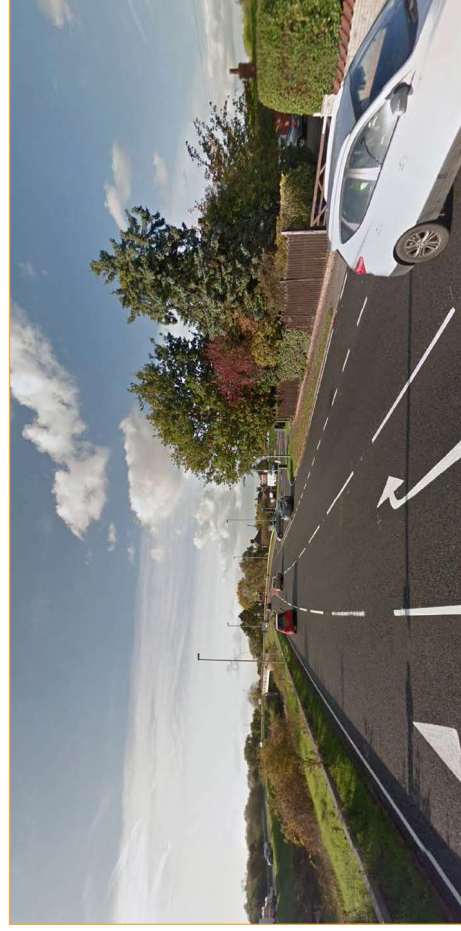


Figure 3.5: A57 (Lincoln Road) approaches Saxilby from the east.

- 3.20 One significant difference between the two approaches is the generous visibility splay, created by a reduction in vegetation and an increased elevation, with which those arriving from the Gainsborough direction benefit from.
- 3.21 While some experience arrival into Saxilby via the Canal or railway, the infrequency of the former, and the speed and limited visibility offered by the latter, dictated that the impact of these modes was not as significant as those assessed above.



Figure 3.6: Junction where Broadholme Road joins the A57 (Gainsborough Road).



Figure 3.7: A57 (Gainsborough Road) as it approaches from the west with a long straight road where measures to reduce speeds have been introduced.

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### Village Edges

- 3.22 Due to the aforementioned variance in the levels of landscape enclosure that the access routes to Saxilby have, married with the variety in boundary treatment within the built up area, some edges to the settlement are more exposed to views on approach than others.
- 3.23 In most cases the edges have been treated and landscaped in a manner which respects and responds to its rural setting, merging gently into the surrounding landscape.
- 3.24 Unfortunately, a number of developments on Saxilby's outer edges present a harsher boundary to the settlement, appearing with relative abruptness, and unfiltered views. This contributes to a diminishing of the village's rural character and special identity. In these locations, there is little integration with or sensitivity to the wider landscape setting. Images of these edges are shown below and on page 18.

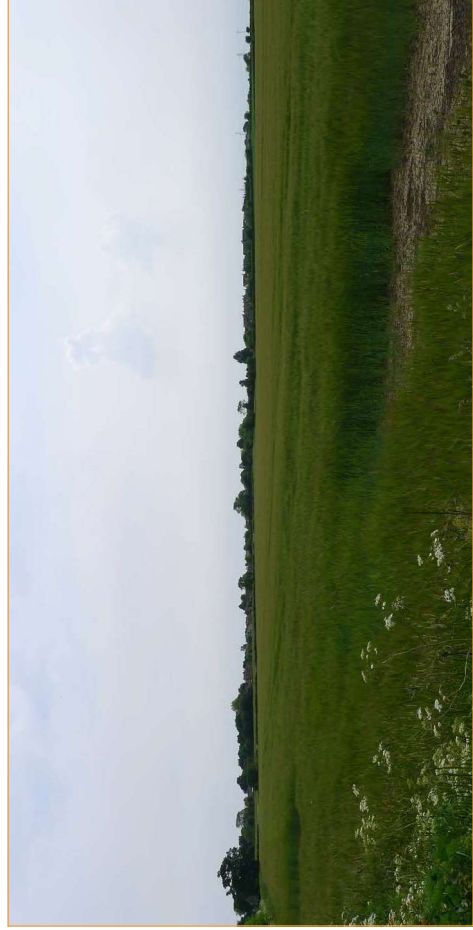


Figure 3.8: Image from Sturton Road towards Saxilby. Note the impact of landscaping on the different interfaces between dwellings and the countryside.

- 3.25 On certain sites which are not bound by an access road, or where development is not well landscaped it is difficult to avoid such an interface with undeveloped rural land. So too areas where only a portion of a field is developed out such as the recent development at Canon Cook Close on Church Lane or a site that is located at an unfavourably acute angle to the approach road meaning it is less concealed than it otherwise might be.

- 3.26 Landscaping offers only a partial solution to this issue due to seasonal adjustments, which mean the level of vegetation cover can be reduced significantly during winter months. A reduction of scale and density towards the periphery of development parcels is a principle that should be incorporated into any future development proposal at sites that create new edges to Saxilby.

- 3.27 Siting is a further consideration that can soften the transition between urban and rural. Any additional housing development should explore opportunities to vary building forms, heights and orientation so as to ensure the development does not appear a single wall of development in views towards the built up area.

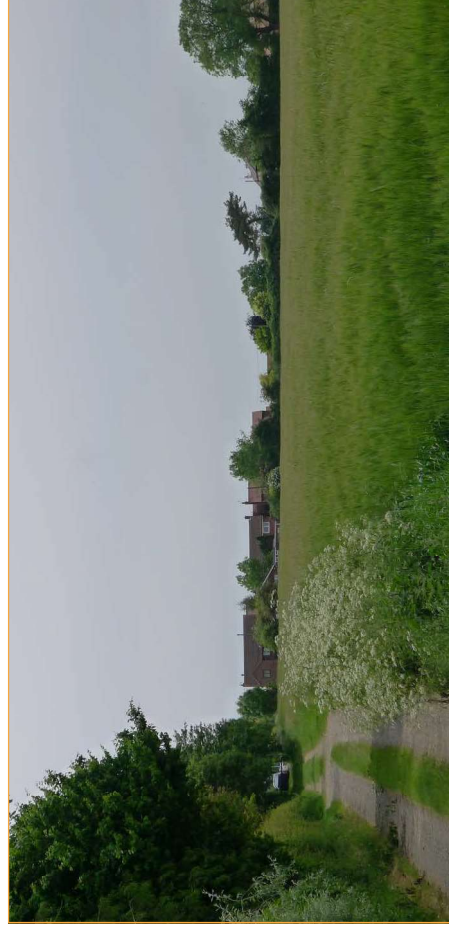


Figure 3.9: Image looking west along lane linking Sturton Road and Mill Lane with dwellings facing Church Lane in the background.

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Figure 3.10: View from Church Lane towards properties at the rear of Warwick Close and Westcroft Drive. Retention of original hedgerows and vegetation has softened the transition to agricultural lands.



Figure 3.12: View west from Broxholme Lane (West of the River Till) towards the rear of properties along Sturton Road/Mill Lane.

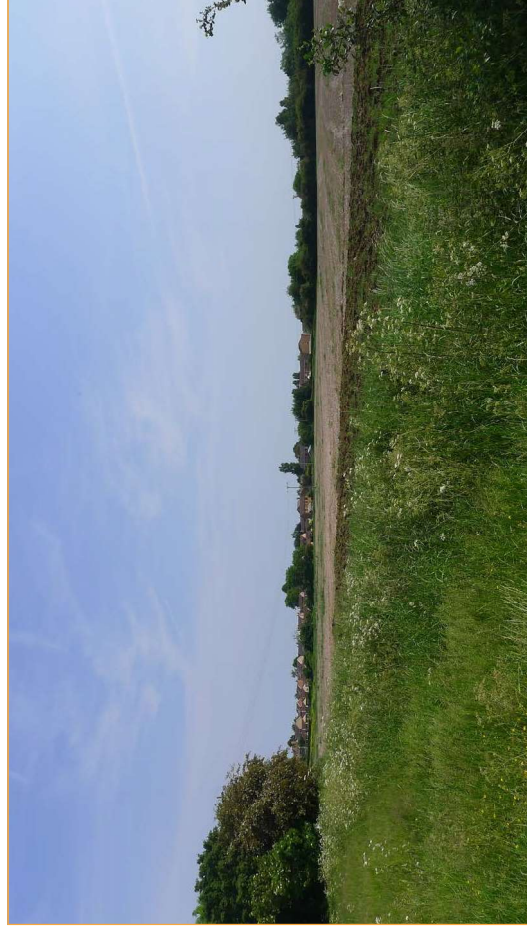


Figure 3.11: View from Church Lane towards the rear of houses along Westcroft Drive. This field may accommodate future housing development which would remove views to the abrupt transition between the houses and countryside that is currently visible.

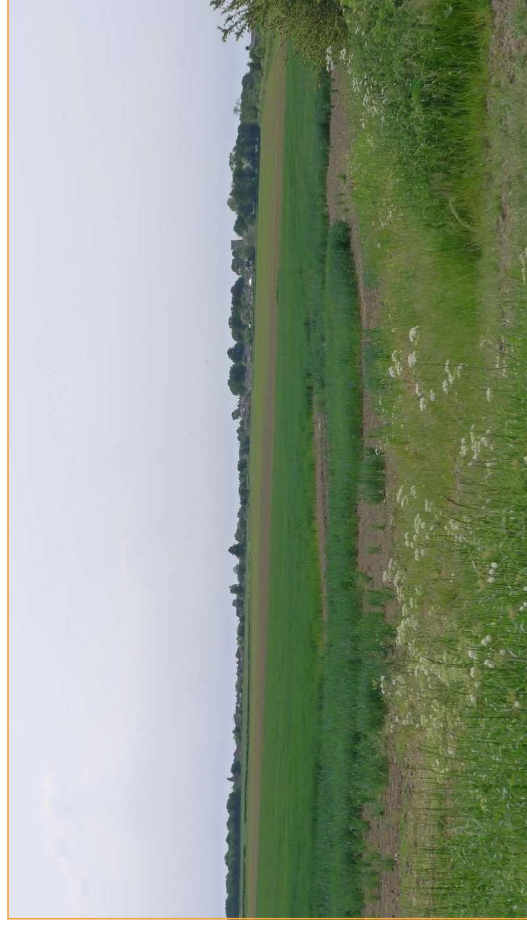


Figure 3.13: Longer view west from Broxholme Lane (east of the River Till) towards the rear of properties along Sturton Road/Mill Lane.