

Sturton by Stow and Stow Neighbourhood Plan

2019 – 2036

Protected Views Assessment

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Prepared by:

Sturton by Stow and Stow Neighbourhood Plan Steering Group

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OpenPlan Consultants Ltd.



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1 Introduction

- 1.1 Protection of particular open views over the countryside from the edges of the urbanised environment, broad views approaching settlements from the countryside, as well as narrow views of particular streets or heritage assets, is essential to define the character of a settlement and to improve the lives and social cohesion of those enjoying them.
- 1.2 As part of the production of Neighbourhood Plans, communities can protect and enhance important views by identifying them, assessing their importance and the characteristics that make them so relevant, and listing such views as part of statutory policies.
- 1.3 Although views from private properties are not a material planning consideration, views from publicly accessible and enjoyable vantage points that have value to the community are of relevance to planning decisions. The National Planning Policy Framework recognises the importance of landscape setting and visual amenity (paragraphs 127, 170-172), and the protection of such assets.
- 1.4 Such a level of protection does not mean a blanket ban on any form of development within the identified view: on the contrary, this assessment should be seen as a tool facilitating high-quality development, clearly showing which views development proposals should take into consideration and what features and characteristics they should protect and enhance through careful design
- 1.5 When proposing a view for listing, it is the responsibility of the Steering Group to perform an assessment and demonstrate how the view meets the criteria. It is important to note that the view must be of high quality in its current state, not based on previous or potential future states or modification.
- 1.6 The following tables present, for each important view, the evidence and rationale for designation and inclusion in the Protected Views Policy in the Neighbourhood Plan. As part of this assessment, for each view the Steering Group has:
 - a. Identified and mapped the vantage point and direction;

- b. Collected photographic evidence clearly showing why the view is of such importance;
- c. Explained what makes the view so important for the community;

1.7 An initial list of views has been collected through consultation with the community as part of the Neighbourhood Profile exercise. The proposed protected views have been assessed against the following criteria:

- Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;
- Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;
- Particular openness of the view over the surrounding countryside, or the view over the

totality of the inhabited centre from a particular vantage point.

- Presence of particularly important geological or natural features.
- Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.

1.8 Any views and vistas to be incorporated to the Neighbourhood Plan needs to be of particular importance / significance in the sense of making a crucial contribution to the distinctive, place-defining characteristics and settings of the villages and/or surrounding countryside. They should be views and vistas that, if obstructed or marred, would fundamentally change the perceived character and distinctiveness of these villages.

2 Description of Protected Views in Stow

ID	Vantage point location and direction of view	Key features of the view and reason of importance
1	Looking west on Ingham Road into the village just before Barley House	<p>This view is the approach from the east and a gateway into Stow village. Ingham Road (once called Cow Lane) is a long straight road with open fields on the south side across which there are distant views of Lincoln Cathedral. It is the main link between Stow and the hamlet of Coates. While the Stow sign is further out of the village, this image signifies the point when you feel you have reached Stow village.</p> <p>The south side of the road is characterised by arable fields with Barley House being the only house on the south side of the road and this is just before the bend into the village. There are only sporadic dwellings sited between paddocks and arable land on the north side of the road. The view shows on the right and north an established hedgerow and trees, which bound a field that may show evidence of building platforms and hollow ways on the edge of the village. They add an element of greenery and contribute to the verdant and rural character of the streetscape, providing a valuable wildlife corridor. Frontage hedgerows are characteristic along this area of the road and provide a natural feel to the village entrance along Ingham Road.</p>
2	Standing on the south side of Ingham Road in the village looking towards the Minster viewed across the garden of the thatched cottage	<p>This is an excellent view of the Minster as you walk or drive into the village. Stow Minster (St Mary's) is Grade 1 listed and one of the most significant churches in the county with part dating back to Saxon times and also boasting a Viking graffito. This view also shows the thatched cottage, believed to be 17th Century, which is in the centre of the village, almost at the crossroads. You can also see the trees and the edge of the green space at the crossroads.</p> <p>The trees in the garden of the thatched cottage and at the crossroads frame the view to the Minster as you walk into the centre of the village</p>
3	Taken from the green space on the south side of the B1241 showing Stow Minster	<p>This is the view of the Grade 1 listed heritage asset of the Minster channelled by mature trees and including the green space as you walk or drive into the centre of Stow coming from Sturton. It also shows some of the older houses in the shadow of the Minster. This view defines Stow, reflects its historic character and shows the heart of the village. A classic village scene.</p>

ID	Vantage point location and direction of view	Key features of the view and reason of importance
4	Taken from the junction of Stow Park Road and Church Road looking north west across the village green to Stow Minster	View of heritage asset, Grade 1 listed Stow Minster channelled by mature trees and including the lovely green space known as the Village Green in the heart of Stow village. The view also includes the whipping post (Grade 2 listed) across from where the Court House was. This is a definitive Stow view, reflecting its historic character.
5	Taken from the pavement on the B1241 coming from Normanby and looking south west towards Stow Minster	This is the most classic view from the north of Grade 1 listed Stow Minster, a well-loved heritage asset, across an open vista. It is an excellent vantage point to appreciate the Minster in its rural setting. It is from the main road (B1241) coming south from Normanby and is an early view of the village. It is a beautiful uninterrupted view of the Minster, there is very little by way of built form in the foreground, or at least it is set beneath mature trees. This contributes to the setting of the settlement and the hedges, field margins and trees provide a valuable wildlife corridor. This view epitomises the term ‘coming home.’
6	From B1241 looking towards the rear of Church Road	This is a view across pasture looking towards rear of the houses on Church Road and towards the Minster, the Grade 1 listed St Mary’s. In winter the view is framed by the back of the houses and the outline of the trees; in summer when the trees are in leaf it is more lush. The pasture, used by a local farmer for cattle, has mature hedges and trees and in Spring is filled with May blossom. It gives a real rural feeling to this approach into the village.
7	Along Church Road looking towards St Mary’s, Stow Minster	Church Road has a mixture of houses, predominantly superb barn conversions, a Grade 2 listed farmhouse and other sympathetically restored historic buildings. There are a few more modern houses too, but they do not disturb the rustic attractiveness of the agglomeration of older buildings. It is a narrow road with quite an enclosed feeling that, as you reach the south end of the road, opens up into a magnificent view of Stow Minster, the Grade 1 listed St Mary’s church, at the centre of the village and a view you do not get from any other place.

3 Description of Protected Views in Sturton by Stow

ID	Vantage point location and direction of view	Key features of the view and reason of importance
8	View looking eastwards into the southern end of Sturton by Stow village returning on a public footpath, which is to the west of the village.	<p>This well used public right of way, historically linking Sturton by Stow to Westwoods and probably to the Subscription Mill, a very early 19th Century tower windmill.</p> <p>Great for open vistas and Lincolnshire big skies. Wonderful panoramic view of Sturton by Stow over particularly open countryside towards the Lincoln Edge. The hedges, field margins and trees provide a valuable wildlife corridor.</p> <p>This footpath is the only accessible view looking into the south of the village returning via Larners Field.</p>
9	The view eastwards taken from the west of Sturton by Stow on the A1500, Marton Road, just before the 'gateway' into the village and the 30mph area looking down into the village.	<p>View of the attractive western approach to Sturton by Stow including a heritage asset (ridge and furrow field) on the left accessed by a public right of way. It marks the entrance to the village and provides a channelled view into the village with hedges, trees, wooden entry markers and grazing meadow. The hedges, ridge and furrow grassland, field margins and trees provide a valuable wildlife corridor. The mature trees on the left include Lime, Oak, Horse Chestnut and Beech. The last tree appears to have a Tree Preservation Order, possibly dating from the infill housing development in the mid-1990s.</p> <p>This view draws you into the village centre and you can see the shop in the centre of the village in the distance.</p>
10	A view on the A1500 entering Sturton by Stow coming from the east looking westwards towards the crossroads in the centre of the village.	<p>A view of the A1500, following the route of a Roman Road passing through Sturton by Stow village centre with heritage buildings dating from 1840's onwards, the Old Schoolroom and the chapel, which is now a private residence, on the right and on the left early Victorian workers cottages in The Plough public house car park. The new Co-op, built on the site of the Red Lion public house, is just out of view past The Plough. The Old School Room on the right and the former workers' cottages in the pub car park are both made from local brick and tile.</p>

ID	Vantage point location and direction of view	Key features of the view and reason of importance
11	A view south on Sturton High Street looking towards the crossroads at the centre	A view south on the B1241 incorporating some of the oldest part of Sturton by Stow village centre with heritage buildings dating from the 18th Century onwards. The T-junction with the A1500 is the site of the former village pond, hence the width of the road and verges. The former artisans cottages, now dwellings, are made from local brick and tile and included a former beer house, butcher and blacksmith.
12	View of the Subscription Mill, looking south west from A1500 just west of Sturton by Stow across open fields.	This is possibly the best view of this industrial/agricultural heritage asset, the early 19th century Subscription Mill. The Grade II listed building stands on a highpoint, against the skyline and originally would have benefitted from the prevailing south westerly winds across the Trent flood plain. Subscription Mill is important as it is one of only a few remaining windmill towers in a 10 km area. The view helps narrate the story of bygone village life and rural economy.
13	View heading east leaving Sturton by Stow on Fleets Road	The view on Fleets Road as you leave the village of Sturton by Stow shows the rural aspect of the edge of the built area. This is the most important single lane road out of the village. It is used by many for recreational purposes encompassing dog walking, running and horse riding to name a few activities. It has an abundance of wildlife and has footpaths to and from the recreation ground and surrounding areas.
14	View heading west into Sturton by Stow at the junction of Fleets Road and Fleets Lane.	Fleets Road is a much loved walking and cycling route to the River Till and offers access to a network of lanes and public rights of way leading to the Lincoln Edge. Fleets Road is used extensively by residents for access to the recreation ground and beyond to an important link with several routes including Fleets Lane. This view is defined by wide grass verges, and mature hedging which perfectly capture the characteristic of open countryside together with field margins and watercourses which help provide a valuable wildlife corridor. It is a lovely peaceful boundary to the built part of the village.

ID	Vantage point location and direction of view	Key features of the view and reason of importance
15	View looking north east from where a PROW enters the Recreation Ground	This view looks northeast across valued community green space. The view is taken from the point where a PROW enters the Recreation Ground having crossed an arable field from Tillbridge Road. The Recreation Ground was created in the late 1970s and replaced various former sites. The site continues to be used for sport, outdoor functions and individual recreation. The tree planting to the north and east are quite mature at 40 years old, the hedge to the west borders back gardens and the hedge to the south is possibly a remnant of the original field boundary with an Oak standard. The site helps form a wildlife corridor around the east of the village. The PROW crosses the site to the north and exits onto Fleets Road enabling walkers to access the countryside to the east of Sturton by Stow.
16	View westwards of Home Farm as you enter Bransby on Cowdale Lane from the A1500 to the north	This view emerges as a 'pleasant surprise' when entering the hamlet of Bransby from the north. It emerges after you turn a very sharp bend followed by a shallow curve in the lane shielded by mature hedgerows. Home Farm is at least 17th century and is an important view as you enter Bransby. Along with several others in a small group, both trees in the view have Tree Preservation Orders on them and the pond in the garden may be Bonny Well, Bransby's original village pond.
17	View from PROW between Sturton (Saxilby Road) and Bransby (Bonniwells Lane) looking west towards Sturton by Stow	This PROW is a well walked path, which connects Sturton by Stow to Bransby. Many residents of both villages use it as part of a walk and for access to Bransby Horses Home. The field has recently been put to grass and has attracted Barn Owls among other wildlife. These fields form a natural route for our wildlife such as deer, which are often seen around Westwoods and stands of trees in the area. It is important to keep a green corridor between Bransby and Sturton by Stow. They are distinct and different villages.

4 Photographs of Protected Views



1) Approaching Stow village on Ingham Road just before Barley House



2) The thatched cottage and view of the Minster from Ingham Road



3) Stow Minster from Sturton Road (B1241)



4) Stow Minster, the village green and the whipping post



5) Stow Minster from the B1241 coming from Normanby



6) From B1241 across pasture to the rear of Church Lane and the magnificent Stow Minster



7) Looking south along Church Road



8) Sturton village from Larners Fields



9) Entering Sturton on Marton Road (A1500) showing ridge and furrow field and footpath



10) The Old schoolroom, old chapel and the Plough in Sturton centre



11) The centre of Sturton by Stow, looking south from Sturton High Street



12) Subscription Mill looking south-west from A1500



13) Leaving Sturton by Stow looking east on Fleets Road



14) Heading west into Sturton by Stow at junction of Fleets Road and Fleets Lane



15) Looking north east from PROW entering the Sturton by Stow Recreation Ground

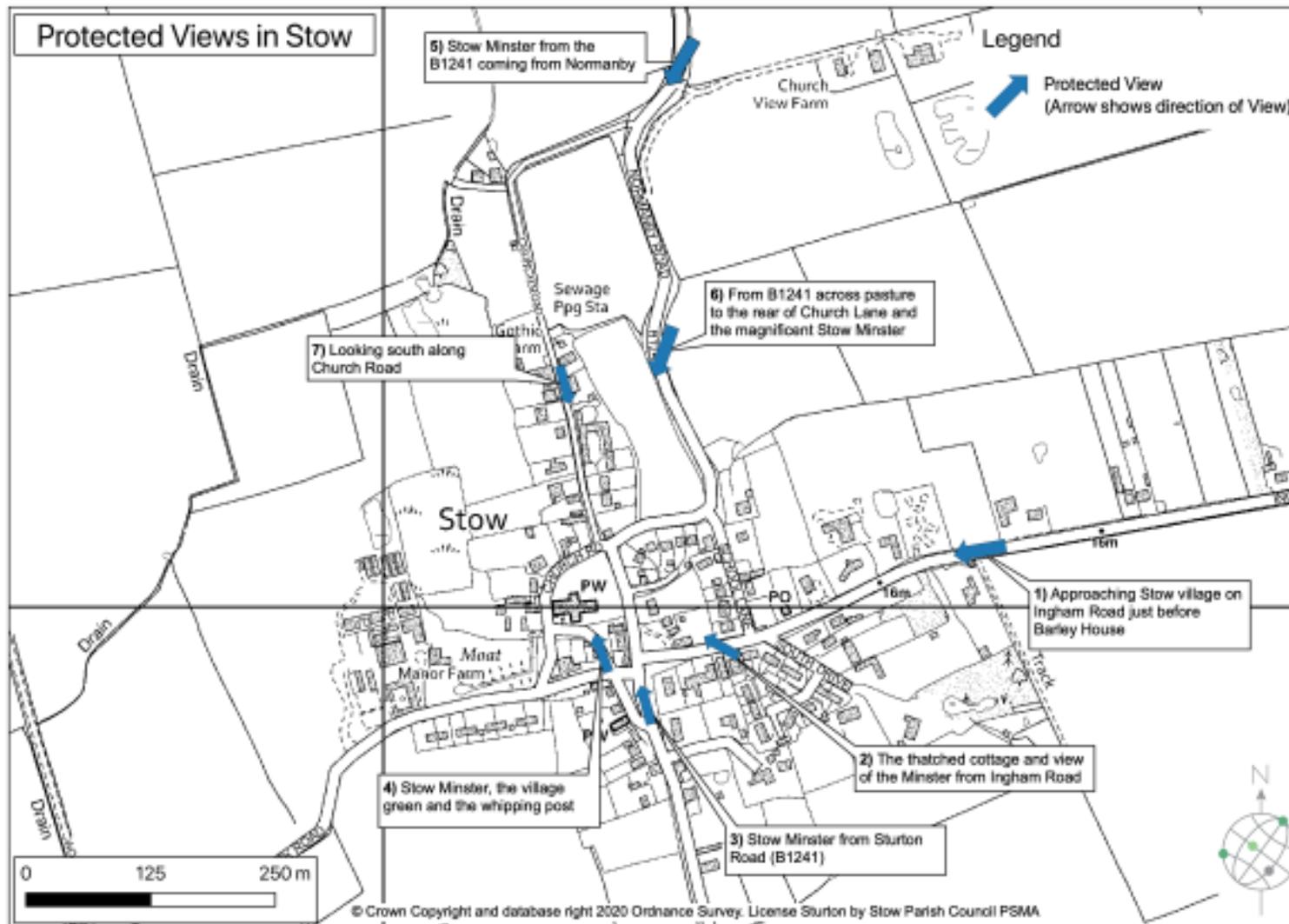


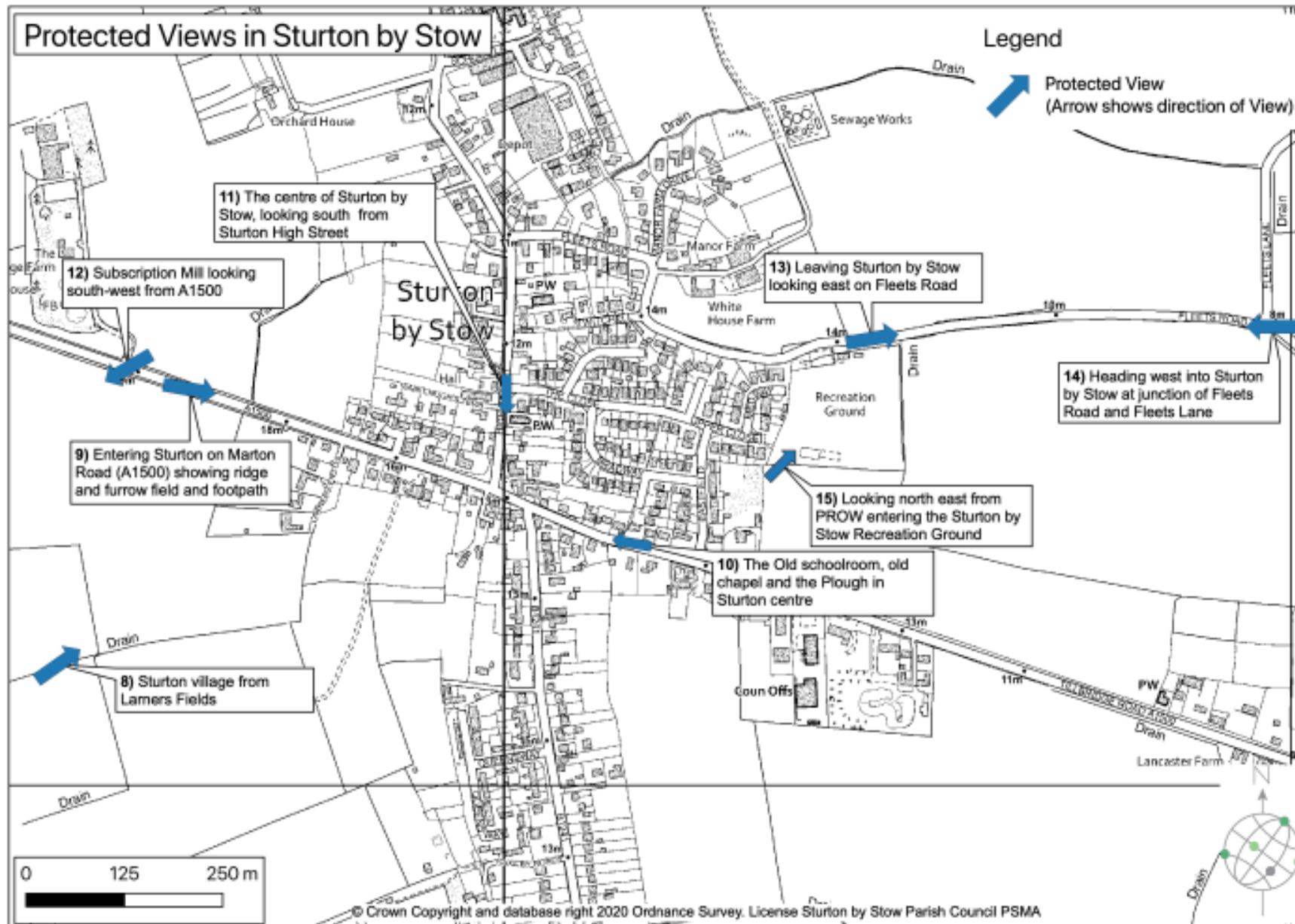
16) View of Home Farm in Bransby, looking west



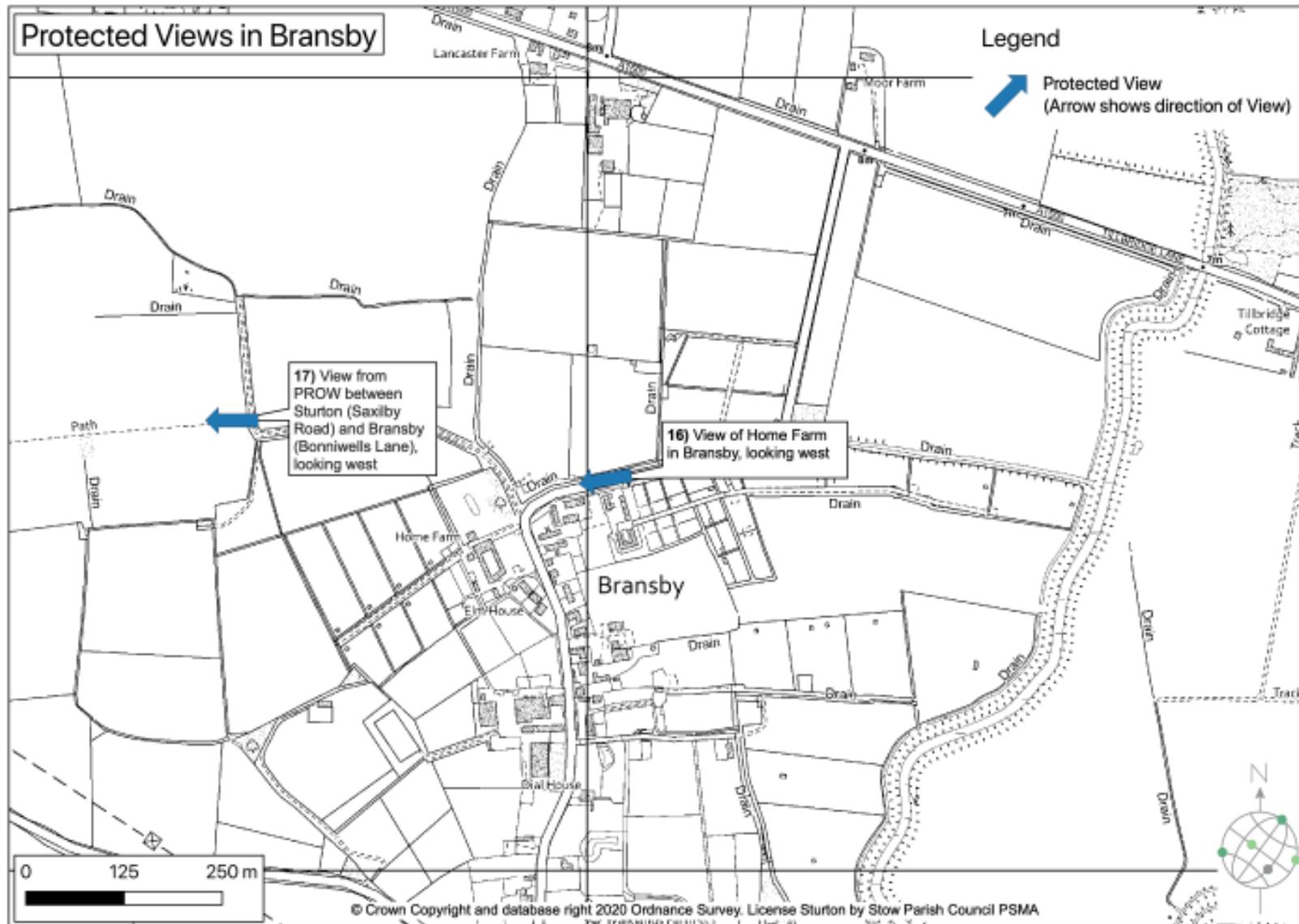
17) View from PROW between Sturton (Saxilby Road) and Bransby (Bonniwells Lane), looking west.

5 Location of Protected Views





Protected Views Assessment

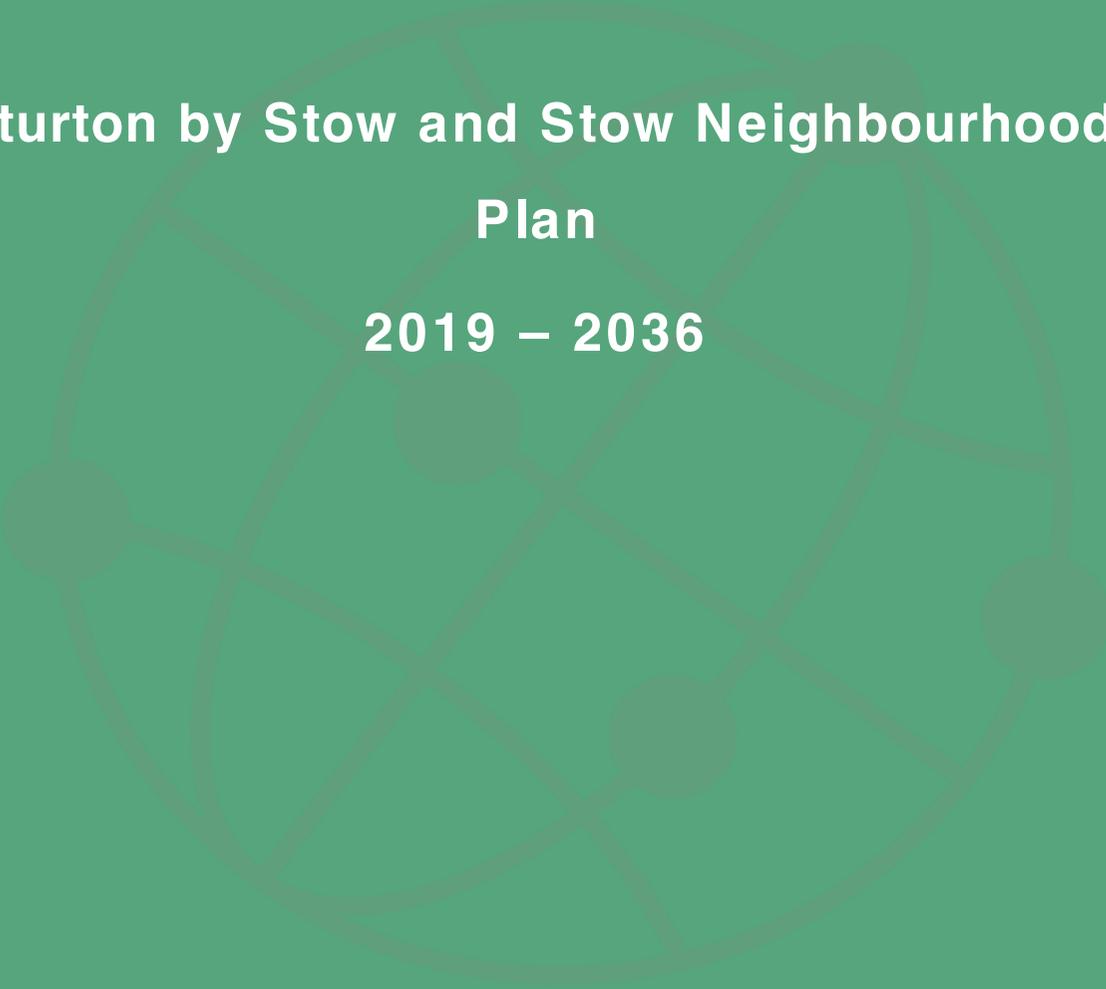


6 Conclusion

In conclusion, the above views and vistas, within, toward, and out of the settlement, have been considered suitable for inclusion and protection in Policy 10: Protected Views in the Neighbourhood Plan.

Development Proposals will need to consider the impact on such views in the earliest phases of development and design of the site, and clearly demonstrate (through a design statement, if requested) how the layout, scale, massing, height, design, landscaping, etc. of the development do not have a detrimental impact on the view or mitigate unavoidable impact.

The views listed above will be subject to consultation as part of Regulation 14 Consultation on the Neighbourhood Plan.



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Plan
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