POTENTIAL RESIDENTIAL DEVELOPMENT,
LAND AT CHURCH STREET,
CROPWELL BISHOP

Landscape & Visual Impact Assessment
# CONTENTS

1  INTRODUCTION .......................................................... 2  
2  LANDSCAPE RELATED POLICY BACKGROUND .................. 3  
3  BASELINE ASSESSMENT .............................................. 9  
4  DESCRIPTION OF THE PROPOSALS ............................... 20  
5  ASSESSMENT OF EFFECTS .......................................... 22  
6  SUMMARY AND CONCLUSIONS .................................... 29  

## PLANS

- ASPECT PLAN ASP1  
- ASPECT PLAN ASP2  
- ASPECT PLAN ASP3  

- SITE LOCATION PLAN  
- SITE AND SETTING PLAN  
- OPPORTUNITIES AND CONSTRAINTS PLAN

## APPENDICES

- APPENDIX 1 ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY  
- APPENDIX 2 VISUAL ASSESSMENT  
- APPENDIX 3 PROPOSED SITE PLAN
1. INTRODUCTION

1.1. Aspect Landscape Planning Ltd has been appointed by Terra Strategic to undertake a landscape and visual impact assessment relating to the outline application seeking the development of up to 85 dwellings, together with associated access and open space on land at Church Street, Cropwell Bishop. The location and context of the application site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.

1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyze the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.

1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.

1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:

- Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
- Baseline assessment – review of the existing landscape character, visual environment and landscape related policy (Section 3);
- Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
- Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
- Conclusions will be drawn (Section 6).

1.5. This assessment should be read alongside the other supporting material which accompanies this application.
2. LANDSCAPE RELATED POLICY


2.2. The application site is located within the Derby and Nottingham Green Belt, adjacent to the settlement boundary and is identified within the 2017 Rushcliffe Borough Council Strategic Housing Land Availability Assessment (SHLAA) Report as being potentially suitable for development if policy changes in 5+ years. However, within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version) the application site has been removed from the Green Belt and is identified as a Housing Allocation capable of supporting around 70 homes. Whilst the Rushcliffe Local Plan Part 2 has not been formally adopted, it is of material consideration.

National Policy

National Planning Policy Framework (March 2012)

2.3. The National Planning Policy Framework (NPPF) was published on the 27th March 2012 setting out the Government’s planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.

2.4. Paragraph 6 states that: “The purpose of the planning system is to contribute to the achievement of sustainable development.”

2.5. Paragraph 7 states that: “There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:…” including; “...an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and
pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

2.6. Paragraph 9 states that: “Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.”

2.7. Paragraph 14 states that: “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
– any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
– specific policies in this Framework indicate development should be restricted”.

2.8. The guidance sets out a number of core land-use planning principles in paragraph 17, which underpin both plan-making and decision-taking. The core principles embrace good design and protect character, stating that planning should; “always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;” and “take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

2.9. Section 7 of the NPPF, on ‘Requiring Good Design’, states as follows at paragraphs 56, 57, 61 and 64:

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

2.10. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

Rushcliffe Borough Council Local Plan (Adopted 1996)

2.11. While the 1996 Local Plan covered the period up to 2001, six policies were originally saved, reducing to five with the adoption of the Rushcliffe Local Plan Part 1: Core Strategy in December 2014. ‘Saved’ policy ENV15: Green Belt is still considered to be of some relevance to the site and its setting, however, if the emerging Local Plan Part 2 is adopted then the application site will be removed from Green Belt.

Rushcliffe Borough Council Local Plan Part 1: Core Strategy (Adopted December 2014)

2.12. The adopted Local Plan Part 1 establishes the strategic approach to new development in the Borough and identifies the main strategic allocations. Policies considered to be of some relevance to the site and its setting, in terms of landscape character include: Policy 3: Spatial Strategy; Policy 4: Nottingham-Derby Green Belt; Policy 10: Design and Enhancing Local Identity; Policy 16: Green Infrastructure, Landscape, Parks and Open Spaces; and, Policy 17: Biodiversity.


2.13. The emerging draft Local Plan Part 2 includes policies and proposals for housing, Green Belt, employment, retail, open spaces, nature conservation and some other matters. It includes the proposed allocation of a number of new sites across Rushcliffe for housing development. Within the Local Plan Part 2, the application site
has been removed from Green Belt, and is identified as being capable of supporting around 70 new homes.

2.14. Whilst the emerging policies would be of ‘material consideration’, they will not carry full weight until the Local Plan Part 2 is formally adopted. Emerging policies of some relevance include: Policy 7: Housing Allocation – Land East of Church Street, Cropwell Bishop; Policy 34: Green Infrastructure and Open Space Assets; and, Policy 37: Trees and Woodland.

2.15. Policy 7: Housing Allocation – Land East of Church Street, Cropwell Bishop States that:

“The area, as shown on the policies map, is identified as an allocation for around 70 homes. The development will be subject to the following requirements:

a) a new junction comprising a mini roundabout on Church Street will provide access to the site and an additional access and parking for the neighbouring primary school;
b) on-site multi-functional green infrastructure should provide a buffer between the new homes and sewage treatment works;
c) the right of way along the allocation’s eastern and southern boundaries must be retained as part of multi-functional green infrastructure buffers which retain the existing rights of way and provide a visually attractive settlement edge;
d) the completion of archaeological surveys prior to the submission of any planning applications; and
e) it should be consistent with other relevant policies in the Local Plan.”

Supplementary Planning Document: Rushcliffe Residential Design Guide (March 2009)

2.16. The Residential Design Guide sets out design principles and approaches to ensure the delivery of appropriately designed residential development across the Borough. The overriding aims of the document are to clarify, for all those involved in the design and construction process, what the Council expects of new housing and to
inspire excellence in residential environments. The Design Guide has been consulted through the design and development process of the proposals.
3. BASELINE ASSESSMENT

3.1. The site is located on the eastern edge of the built-up area of Cropwell Bishop and consists of approximately 4.7 hectares (11.6 acres) of agricultural land. The site is the well contained, western portion of a larger and irregularly shaped agricultural field that extends to the east of Cropwell Bishop. The site’s eastern boundary is formed by a footpath running from north to south.

3.2. The site is located outside of but directly adjacent to the current built-up edge of the village, with residential built form directly to the west, sewage works beyond the northern boundary and Cropwell Bishop Primary School and playing field to the southern boundary. The location and setting of the site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.

3.3. The site is bounded to the west by existing residential areas, associated with the eastern built-up edge of Cropwell Bishop. Dwellings at Springfield Close, Church Street, Hardys Close, Etheldene and Cropwell Bishop Road adjoin the western boundary of the site. The southern boundary lies adjacent to Cropwell Bishop Primary School, with existing dwellings on Fern Road to the south.

3.4. For the most part, the site comprises arable land enclosed by established mixed native hedgerows, some mature trees and vegetation structure, as well as the curtilages of properties associated with the existing eastern built edge that contains the site. It is acknowledged that the eastern site boundary is not bordered by any vegetation structure, as the site forms part of a larger field and is defined on the ground by the route of a public right of way. A robust green edge associated with an adjacent field and with the sewage works runs along the site’s northern boundary and north-western corner. The site’s western boundary is bounded by some gappy and lower hedgerows and by timber panels associated with the curtilage of residential properties associated with the eastern settlement edge of Cropwell Bishop. The southern boundary is made up of a combination of timber and wire mesh fencing with limited vegetation structure forming the boundary between the rear curtilages of a number of residential properties as well as the playing field associated with Cropwell Bishop Primary School.

3.5. The immediate context to the site is made up of a number of agricultural and pastoral fields to the north-east and south-east, bounded by established hedgerows
and mature treebelts which break up the landscape and, along with the undulating topography, limit longer distance views. The site itself is set low down in the landscape, relating to the western and south-western village edge of Cropwell Bishop. It is noted that the application site is identified as being potentially suitable for development within the 2017 SHLAA, and is identified as a housing allocation within the emerging Local Plan Part 2, as such, the principle of development has been considered.

3.6. Other than being an area of undeveloped agricultural land, the internal components of the site offer little in the way of landscape value. However, the more established vegetation structure and mature hedgerow to the northern boundary and north-western corner along with the varied topography provides a degree of containment and visual separation from the wider countryside to the north.

Public Rights of Way

3.7. Part of the public right of way (PRoW) Cropwell Bishop FP5 is located within the site, running along its southern site boundary, while the PRoW Cropwell Bishop FP2 runs along and defines the eastern boundary. In addition, a permissive footpath follows the built edge, northern and north western site boundary providing additional links with the PRoW network.

3.8. A number of other public rights of way are located within the vicinity of the site including the footpath Cropwell Bishop FP4 that connects Stockwell Lane to Church Street; the footpath Cropwell Bishop FP6 going from the north-east of the site to the east; and the Byway Cropwell Bishop BW1 that runs south from Fern Road. Refer to ASP1 Site Location Plan and ASP2 Site and Setting Plan.

Topography

3.9. The site is gently sloping from approximately 37m AOD in its south-eastern corner to 34m AOD along its northern boundary, while its immediate setting sits within an undulating and more varied landscape. The landscape rises sharply to the south-east of the site and village, providing a degree of containment and separation from the wider landscape setting. The localised higher ground and ridgeline broadly follows Fern Road, beyond which the topography falls again towards the south-east.
Refer to ASP3 Opportunities & Constraints Plan which illustrates the topography and localised ridgeline.

3.10. To the north-west, the topography of the localised landscape rises again beyond a localised valley with the north-western edge of Cropwell Bishop built-up area on slightly higher ground between the 45m and 50m AOD contour. Similarly, the wider landscape rises sharply beyond Nottingham Road and Kinoulton Road to the south-west of the village. This undulating topography, south-eastern and north-western facing slopes of the site provide a high level of physical and visual containment from the wider landscape setting.

National Landscape Character

3.11. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA’s). The site lies within the southern part of the Trent and Belvoir Vales NCA 48 which extends northwards from the countryside around Hickling to Gainsborough. The map includes large tracks of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements.

County Landscape Character

Nottinghamshire Landscape Character Assessment 2009

3.12. In addition to the NCA, Nottinghamshire County Council have produced a county wide character assessment in 2009. The site is located within the ‘10: South Nottinghamshire Farmlands’ regional character area and ‘Village Farmlands’ main landscape type. The ‘Village Farmland’ landscape type is subdivided in nine landscape areas and the site is located within the ‘SN06: Aslockton Village Farmlands’ character area.

3.13. The key characteristics of the SN06: Aslockton Village Farmlands’ landscape area are listed as being:

- Series of Mercia Mudstone outcrops and thin bands of lower-lying alluvial levels following rivers. The outcrops vary between 5 and 10m above
adjacent levels; the most prominent being along Sutton Lane and Barnstone Lane in the south east of the area

- A number of watercourses such as the River Smite and Devon flow through the landscape; they are lower than surrounding ground with arable fields extending to their banks and little riparian vegetation. Therefore they are not easily discernible in the landscape
- Rural remote and tranquil character comprising arable farmlands and a regular dispersal of small rural settlements
- Land use is mostly arable although pasture is common around village fringes. Larger tracts are present where villages are situated close to each other and pasture extends between; these tend to have a slightly more enclosed and intimate character
- Field pattern ranges from small-scale fields around village fringes to expansive large scale fields in open countryside
- Field boundaries are almost all hedgerows which are of variable condition; they tend to be more intact around pasture fields where left to grow taller whereas in adjacent arable fields are often low and in places quite fragmented
- There is a relatively low level of woodland cover with a regular pattern of small geometric and irregular shaped woodlands throughout; other woodland is often linear in character following the line of a former railway, around village fringes and where individual hedgerows are left to mature
- Hedgerow trees are infrequent although clustered around pasture fields on village margins and within villages. Where hedgerows are often taller around arable fields trees tend to be less frequent. There are lots of young hedgerow trees planted as avenues along small lanes which will increase tree cover as they mature. These are mostly ash and horse chestnut
- The combination of taller hedgerows, hedgerow trees and scattered woodlands creates a dispersed wooded character and woodland is often a key component within skyline views
- Small parklands at Flintham, Langar, Whatton and Wiverton Hall are local wooded features
- Dispersed small rural settlements include both linear and nucleated patterns; they are often situated on the slightly higher Mercia Mudstone outcrops. Bingham is the only large commuter settlement within the DPZ and its northern and eastern edges are locally prominent in the landscape
• **Villages of Elton on the Hill, Granby, Sutton and Barnstone** are prominent on higher ground; they are seen mostly as a single line of dispersed housing set within trees

• **Rooflines of villages** are generally obscured by mature trees; where visible they appear dispersed and as individual or small groups of properties. Church towers and spires are prominent above the villages and are distinctive features within the landscape

• **Buildings within villages** include small cottages and terraces and larger individual properties both set behind small and larger front gardens. Almost all are constructed of red brick with red pantile roofs although there is the occasional rendered or painted house. Villages often contain a few former farm buildings which are now converted to private residences.

• **Churches within villages** are almost all constructed from local stone and are either towers or spires and always set within mature grounds

• **Narrow winding lanes** are common throughout the landscape although a few straighter roads across lower lying land are present around Orston and Granby. Roads are characterised by often large verges or pockets of grassland. In these places traditional gypsy caravans and horses grazing are sometimes present

• **Scattered farmsteads**, often constructed of red brick with small out buildings and barns are throughout the DPZ although not present on the lowest lying ground

• **Pockets of rough grassland and village greens grazed by cattle** are a feature of villages in the northern part of the area such as between Car Colston and Screveton

• **Many prominent overhead line routes** are present within the landscape and are always visible on the skyline

• **Expansive long distance views** across the landscape to the Belvoir Ridge to the south in Leicestershire

3.14. The Nottinghamshire Landscape Character Assessment identifies the landscape character area as being of moderate-good overall quality due to the combination of a strong character strength and moderate condition of the landscape. It is however noted that there are few features of particular uniqueness or distinctiveness. The overall strategy for the SN06 Aslockton Village Farmlands is to conserve and enhance the landscape character. Within the Character Assessment, the landscape strength of SN06 is described as influenced by the relatively uniform character of
arable fields, linear blocks and clumps of woodland and small distinctive rural village. The site itself is set low down and relates well to the existing village edge and, as such, reflects a village fringe character more than the tranquil characteristics of the wider countryside.

3.15. As part of the character assessment, a number of Landscape Actions have been identified. Landscape Actions of note include:

- **Enhance field boundaries through planting of new hedgerows and hedgerow trees to reinforce field pattern.**
- **Enhance the distribution of hedgerow trees by encouraging planting of trees within hedgerows. Species used should be mostly ash with some horse chestnut along roads which currently have low numbers of hedgerow trees.**
- **Restore hedgerows and encourage planting of new hedgerow trees to provide unity between more open arable land and the slightly more enclosed and wooded pasture fields around village fringes.**
- **Enhance woodland cover within the DPZ ensuring where implemented it is small in size and reflect surrounding field patterns and contributes to the regular dispersal of woodland within views. Planting should be focussed on the more open areas to help integrate them with the more intimate pastoral landscapes close to village fringes.**
- **Conserve the prominence of churches within village skylines.**
- **Any new development along village fringes should aim to provide a dispersed character rather than a sharp line and incorporate smaller fields or open spaces, woodlands and trees along roads to provide a dispersed appearance to village fringes.**

**Aspect Landscape Character Assessment**

3.16. While the NCA and more localised Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the application site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment of the application site, the village edge of Cropwell Bishop and the immediate surrounding landscape. It is considered that the site and its immediate surrounding area is situated low down and directly adjacent to the
existing settlement edge, with residential development located to the west, a sewage treatment plant to the north, and Cropwell Bishop Primary School to the south. Whilst it is acknowledged that the site forms part of a wider agricultural field, the application site itself shares a strong degree of intervisibility with the existing settlement edge, and as such the urbanising influences and more prominent elements to the north, south and west create a village fringe character. Furthermore, it is noted that the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), as such, the principle of development has already been considered.

3.17. In order to assess the effects on the landscape resource, the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

- **Landscape Susceptibility:** “the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”;
- **Landscape Value:** “the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”; and
- **Landscape Sensitivity:** “a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”

3.18. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

**Landscape Susceptibility**

3.19. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing urban edge
immediately adjacent to the site reduces the susceptibility of the site to change resulting from residential development. The localised ridgeline to the south east of the site combined with the localised treescape create a defensible boundary between the settlement fringe and the wider rural setting to the east. Furthermore, it is noted that the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered. The landscape character of the site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be medium.

**Landscape Value**

3.20. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

3.21. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria.

**Table 1: Assessment of Landscape Value of the Site**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment of Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape quality (condition)</td>
<td>Medium – The site reflects that of its locality, comprising the western part of an arable field with managed field boundary hedgerows and trees. Internally, there are few landscape features of note.</td>
</tr>
<tr>
<td>Scenic quality</td>
<td>Medium – There is some intervisibility between the site and its localised and wider setting. However the application site is seen against the backdrop of the wider settlement of Cropwell Bishop which forms a notable feature within these views. There are no internal features associated with the site and as such the site itself is of limited scenic value.</td>
</tr>
</tbody>
</table>
### Rarity
- **Low** – The development site comprises an area of arable land which is common in the localised setting and within the district and is not considered rare.

### Representativeness
- **Low** – There are no internal landscape features of note within the site that do not exist elsewhere within the setting of the site and it is considered that it does not contribute substantially to the representativeness of the wider setting.

### Conservation Interests
- **Low** – The existing hedgerows and planting to the northern, western and southern boundaries represent some ecological interest.

### Recreation Value
- **Low** – The main body of the site is not publicly accessible, however it is noted that the southern and eastern site boundaries are defined by Public Rights of Way.

### Perceptual aspects
- **Low** – The presence of existing development to the north, west and south of the site, alongside the road corridors in the site’s localised context form notable urbanising features within the localised landscape setting and reduce the perceived tranquility of the site.

### Associations
- **None** – There are no known literary or historic associations with the site.

3.22. In terms of value, the landscape in which the site is immediately set is not formally designated. Furthermore, there are no known historic or literary associations with the site. The site is influenced by the presence of existing development to the north, west and south, alongside the localised road corridors, which detract from the tranquillity of the localised landscape. The site does not include any landscape features of note and it is considered that the site and its immediate countryside setting represent an ordinary landscape. Aspect concludes that the landscape value of the site and its immediate setting is **low / medium**.

### Landscape Sensitivity

3.23. Taking into account the assessment of the various factors above, it is considered that the typical value of the landscape character of the site is **low / medium**. The site is considered to be consistent in terms of its land use, features and elements with that of the immediate surrounding area, and is not remarkable nor does it include any features which elevate above ordinary landscape. The site is not considered to represent a “valued landscape” in relation to the NPPF. When both value and susceptibility of the landscape resource are considered together, it is considered that the application site would typically be of **medium** landscape sensitivity.

3.24. With regard to the localised and wider rural landscape to the east of the site and settlement edge, the localised ridgeline to the south east alongside the established vegetation structure and mature treescape provide positive landscape features that...
also help to integrate the existing built edge within the landscape. It is however considered that the existing settlement edge of Cropwell Bishop is still a notable feature within the wider receiving landscape setting from the east. Within the localised and wider landscape setting, it is considered that the landscape would be of **medium / high** sensitivity, as the distance from the settlement and, consequently tranquillity, increases.

**Visual Baseline Assessment**

3.25. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.

3.26. The visual assessment is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Advice Note 01/11.

3.27. The photographs were taken in March 2017 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI Advice No 01/11. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report and the table below provides a summary of the viewpoint assessment. Table 2 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

<table>
<thead>
<tr>
<th>Viewpoint</th>
<th>Location</th>
<th>Distance and Direction from Application Site</th>
<th>Receptors</th>
<th>Sensitivity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cropwell Bishop FP2 (Footpath)</td>
<td>0m north east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>2</td>
<td>Cropwell Bishop FP2 (Footpath)</td>
<td>0m south east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>Church Street</td>
<td>&lt;5m south west</td>
<td>Motorists, Pedestrians</td>
<td>Medium / High</td>
</tr>
<tr>
<td>4</td>
<td>Church Street</td>
<td>20m south west</td>
<td>Motorists</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Location</td>
<td>Distance</td>
<td>Pedestrians</td>
<td>Impact</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>5</td>
<td>Cropwell Bishop FP6 (Footpath)</td>
<td>50m east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>6</td>
<td>Cropwell Bishop FP6 (Footpath)</td>
<td>350m east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>7</td>
<td>Cropwell Bishop FP7 (Footpath)</td>
<td>300m north east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>8</td>
<td>Cropwell Bishop FP3 (Footpath)</td>
<td>250m north</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>9</td>
<td>Cropwell Butler FP11 (Footpath)</td>
<td>375m north east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>10</td>
<td>Cropwell Butler BW12 (Bridleway)</td>
<td>850m north east</td>
<td>Walkers</td>
<td>High</td>
</tr>
<tr>
<td>11</td>
<td>Cropwell Butler FP11 (Footpath)</td>
<td>850m north east</td>
<td>Walkers</td>
<td>High</td>
</tr>
</tbody>
</table>
4. DESCRIPTION OF THE PROPOSALS

4.1. Full details of the proposal are provided within the supporting material which accompanies this application. The sketch layout and proposed green infrastructure is illustrated within its context within Appendix 3: Proposed Site Plan. While this is an outline application, with all matters reserved, the layout has been carefully developed to complement the receiving landscape and townscape settings.

4.2. Vehicular access will be from Church Street, to the west of the site. This has been carefully designed in conjunction with the technical requirements set out within the Transport Assessment that accompanies this application. The proposals also include new and improved pedestrian access and links onto Church Street and with the wider footpath network providing greater access to the wider countryside. As part of the proposed development, additional parking spaces will also be provided in the southern extent of the site to support Cropwell Bishop Primary School.

4.3. The proposed layout incorporates various buffers around the edges of the site to ensure that the landscape setting and amenities of neighbouring properties have been appropriately considered. It is intended that any built form on the site would incorporate a simple palette of materials that have been informed by the local setting and vernacular.

Landscape Strategy

4.4. The proposed residential development for 85 units consists of a mix of detached, semi-detached and terraced properties, alongside associated garages, access roads, footpaths, landscape structure and public open space. Additional parking areas will also be provided for Cropwell Bishop Primary School. The sensitively designed proposals have sought to respond to the identified opportunities and constraints of the application site and its setting.

4.5. The proposals have sought to enhance the site boundaries with additional tree, hedge and shrub planting in order to provide an enhanced degree of amenity to the surroundings, and to ensure that the proposals can be integrated into the setting without harm. The eastern site boundary will be redefined with extensive tree, shrub and hedgerow planting, which will assist in integrating the proposals and the existing settlement edge of Cropwell Bishop into the localised landscape setting in views.
from the east. The additional planting will enhance the existing field boundaries, with proposed hedgerow trees reinforcing the field pattern in accordance with the Landscape Actions within the Nottinghamshire Landscape Character Assessment identified within Section 3 of this report. The proposed planting strategy will consist of native species typical of the wider character area, and provide links between the existing tree belts to the north and south, and the wider farmland setting.

4.6. The development of the site has been informed by the landscape and visual assessment. The proposals have been developed to ensure that a carefully considered and sensitive approach is achieved. The existing hedgerows and hedgerow trees which define the northern, western and southern site boundaries will be largely be retained as part of the proposals, with additional planting gapping up any breaks in the existing boundary.

4.7. An area of public open space, new tree and shrub planting and wildflower grassland area is included along the eastern and northern site boundaries, providing a breathing space for proposed residents and maintaining the character of the settlement edge. The proposed public open space provides an appropriate development setback from the eastern site boundary, ensuring that the proposed development can be successfully integrated into the receiving visual environment.

4.8. The proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the surrounding existing vegetation along within the site’s immediate context and wider green infrastructure within the setting. This green strategy will not only contribute to the sustainability of the site, but also assists in creating a high quality development which sits well within its landscaped context and is conducive to happy and healthy family life. Street tree planting and incidental open space within the proposed layout will assist in breaking up and softening the perceived built environment.

4.9. The landscape proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved.
5. ASSESSMENT OF EFFECTS

5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.

5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.

5.3. The assessment of effects have been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

**Effect upon Landscape Character**

5.4. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high quality development within the setting of Cropwell Bishop.

5.5. The existing topography within the site’s localised and wider setting, combined with the existing vegetation within the localised setting to the north east affords a degree of containment to the site and the existing settlement edge. This ensures that the proposals within the application site are only readily perceived within the immediate and localised setting of the site and as a result will not have a significant impact upon the wider landscape character. Furthermore, it is clear that the site itself is influenced far more greatly by a number of detracting or urban components associated with the existing settlement edge to the west and localised road corridors, than the wider rural landscape setting of the character area.

**Wider Landscape Setting**

5.6. The proposed development will have a limited effect upon the wider landscape character of Cropwell Bishop. The existing undulating topography combined with the extent of mature vegetation structure within the site’s localised setting affords a
strong degree of containment to the site. Where a limited degree of intervisibility exists between the site and the wider landscape setting, the proposals will be seen within the context of the existing settlement edge, which forms a notable feature within the wider receiving landscape setting. The additional planting along the site boundaries will provide an enhanced degree of containment to the site to that which currently exists, assisting in the successful integration of the site into the wider landscape context. It is considered that the magnitude of change within the site’s wider landscape setting will be negligible, resulting in a significance of effect of moderate / minor - minor.

Localised Setting

5.7. Within the site’s localised landscape setting, the proposed development of the site would be perceived within the context of existing residential properties, road corridors and other urbanising features. The prominence of the existing settlement edge within the localised landscape will ensure that the proposals do not introduce new or alien components into the receiving landscape context. The existing treescape and topographical features within the site’s localised setting affords a strong degree of containment to the site, which once combined with the proposed landscape mitigation along the eastern site boundary will further assist in the successful integration of the site into the receiving landscape setting. Furthermore, it is noted that the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered.

The use of a considered and appropriate palette of materials, which have been informed by the local vernacular alongside a scheme that reflects the scale, pattern and density within the locality will ensure that the proposed development can be integrated into its setting. The incorporation of a comprehensive scheme of landscaping will also assist the integration of any proposals creating a high quality environment in which to live, as well as creating opportunities for ecological and recreation enhancements. It is therefore considered that the magnitude of change within the site’s localised landscape setting will be low, resulting in a significance of effect of moderate - moderate / minor.
5.8. The character assessment within section 3 of this report identifies that the context of the immediate site and setting is already characterised by the neighbouring built form associated with Springfield Close, Hardys Close, Etheldene Close and Cropwell Butler Road, which make up the eastern built-up edge of Cropwell Bishop. The site is bound by built form on three sides, with existing residential development located to the west, Cropwell Bishop Primary School to the south and a sewage treatment works to the north. In addition, further residential development exists interspersed with farmsteads within localised setting to the east and south-east, and as such the site is characterised more by the village edge setting than the typical more tranquil components of the wider rural landscape. Furthermore, the site consists of the lower lying landscape of the wider field, set at a similar level to the village edge.

5.9. The proposed planting strategy will comprise extensive additional tree and hedgerow planting along the eastern site boundary, providing a robust defensible green edge to the site, which will assist in the successful integration of the proposals into the receiving landscape setting. The introduction of a sensitively designed residential scheme could be integrated without significant harm to the existing key characteristics of the site and its setting and represents a logical infill site and sustainable location for development. The application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered. It is therefore considered that the magnitude of change within the site’s immediate landscape setting will be medium, resulting in a significance of effect of moderate.

5.10. In summary, in reviewing effects upon the landscape character, it is considered that whilst some localised harm of the site itself is acknowledged as a result of developing a current green field site, the harm is restricted to the site only and reduces within the immediate landscape setting and furthermore in the wider setting. The localised topography and extent of vegetation within the site’s context affords a strong degree of containment to the site, which once combined with the proposed tree and hedgerow planting along the eastern site boundary will assist in integrating the proposals into the receiving landscape setting. The site is located directly adjacent to the existing settlement edge, with build form to the north, west and south
and as such, the introduction of the proposals would be seen within this context. Furthermore, the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered. It is therefore considered that the proposed development of the site for residential use can be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.

Effect upon the Visual Environment

5.11. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.

Table 3: Effect Upon the Visual Environment

<table>
<thead>
<tr>
<th>Viewpoint</th>
<th>Location</th>
<th>Receptor</th>
<th>Sensitivity</th>
<th>Magnitude of Change</th>
<th>Significance of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 &amp; 2</td>
<td>Cropwell Bishop FP2 (Footpath)</td>
<td>Walkers</td>
<td>High</td>
<td>High / Medium</td>
<td>Major – Major / Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Church Street</td>
<td>Motorists</td>
<td>Medium</td>
<td>High / Medium</td>
<td>Major / Moderate - Moderate</td>
</tr>
</tbody>
</table>

NOTES: Viewpoints 1 and 2 are taken from the Public Right of Way which defines the eastern site boundary. The viewpoints illustrate the relationship between the site and the existing settlement edge, with which it shares a strong visual relationship. It is considered that alongside the proposed development, the eastern site boundary will be redefined with additional hedgerow and tree planting, which will assist in providing a degree of containment to the site from these locations. A robust green edge will be provided to the site, running parallel to the footpath corridor. It is however acknowledged that views of the proposals will form significant features within the context of these viewpoints. Whilst the proposals will be apparent, they will be seen within the context of the existing settlement edge, which already forms a notable feature within the landscape. Furthermore, the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered.

NOTES: Viewpoint 3 is taken from Church Street to the west of the site, at the point of the proposed vehicular access. As with viewpoints 1 and 2, the view illustrates the relationship between the site and the existing settlement edge of Cropwell Bishop. It is considered that alongside the proposals,
additional tree and shrub planting will be implemented along the western site boundary, providing a high-quality frontage and threshold to the development. It is however acknowledged that the proposed development will form notable features within the viewpoint. Whilst the proposals will be apparent, they will be seen within the context of existing built form which characterises the existing streetscene setting.

It is noted that this viewpoint is also representative of residential receptors associated with the adjacent settlement edge, the sensitivity of which is higher. However the main receptors are likely to be users of the road corridor, the sensitivity of which is medium.

<table>
<thead>
<tr>
<th>Viewpoint</th>
<th>Type</th>
<th>Sensitivity</th>
<th>Specific Sensitivity</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Church Street</td>
<td>Motorists</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>NOTES: Viewpoint 4 is also taken from Church Street, south of viewpoint 3. The viewpoint illustrates the relationship between the site and the existing residential development associated with the eastern settlement edge of Cropwell Bishop. Whilst it is acknowledged that the proposals will be apparent from this location, they will be seen within the context of the existing residential development which already characterises the receiving streetscene and landscape setting.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>It is noted that this viewpoint is also representative of residential receptors associated with the adjacent settlement edge, the sensitivity of which is higher. However the main receptors are likely to be users of the road corridor, the sensitivity of which is medium.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Cropwell Bishop FP6 (Footpath)</td>
<td>Walkers</td>
<td>High</td>
<td>Medium</td>
<td>Major / Moderate</td>
</tr>
<tr>
<td>NOTES: Viewpoint 5 is taken from a Public Right of Way to the north east of the application site. The site is located beyond an intervening field boundary, which in summer months affords a strong degree of containment to the site, however, during winter months, glimpsed views of the site are apparent seen against the backdrop of the existing settlement edge. As part of the proposals, additional tree and hedgerow planting will be implemented along the eastern site boundary, forming a robust and defensible green edge to the site. It is however acknowledged that glimpsed views of proposed built form will be apparent from this location during winter months. Whilst the proposals will be perceptible, they will be seen within the context of the existing settlement edge which forms a notable feature within the receiving visual environment.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 Cropwell Bishop FP6 (Footpath)</td>
<td>Walkers</td>
<td>High</td>
<td>Negligible</td>
<td>Moderate / Minor</td>
</tr>
<tr>
<td>NOTES: Viewpoint 6 is taken from a Public Right of Way to the north east of the site, east of viewpoint 5. The viewpoint illustrates the degree of containment afforded to the site by intervening vegetation structure associated with localised field boundaries which entirely contains views of the site during winter months. It is however acknowledged that heavily filtered glimpsed views of the proposed roofscape will be apparent from this location during winter months. Whilst the proposals will be apparent, they will be seen within the context of existing residential development associated with the eastern settlement edge of Cropwell Bishop, and as such will not introduce new or alien features into the receiving visual environment. Furthermore, the proposals will not break the skyline and will be seen within a mature green context.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 &amp; 8 Cropwell Bishop FP7 &amp; FP3 (Footpath)</td>
<td>Walkers</td>
<td>High</td>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>NOTES: Viewpoints 7 and 8 are taken from a Public Right of Way to the north east of the application site. The viewpoints illustrate the extent of vegetation within the site’s immediate setting and associated with the northern site boundary, which affords a strong degree of containment to the main body of the site. It is however acknowledged that the eastern extent of the site is apparent from these locations. As part of the proposed development, additional tree and hedgerow planting will be implemented along the eastern site boundary, providing a robust green edge to the site and an enhanced degree of containment to that which currently exists. It is however acknowledged that glimpsed views of the proposals will be perceptible from this location, seen within the context of existing residential development associated with the eastern settlement edge of Cropwell Bishop.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9 Cropwell Butler FP11 (Footpath)</td>
<td>Walkers</td>
<td>High</td>
<td>Negligible</td>
<td>Moderate / Minor</td>
</tr>
</tbody>
</table>
NOTES: Viewpoint 9 is also taken from a Public Right of Way to the north east of the site, north of viewpoint 7. The viewpoint illustrates the degree of containment afforded to the site by intervening vegetation at this point, which entirely contains views of the proposals during summer months. It is however acknowledged that heavily filtered glimpsed views of the proposed rooftscape may be perceptible from this location during winter months.

<table>
<thead>
<tr>
<th></th>
<th>Cropwell Butler BW12 (Bridleway)</th>
<th>Walkers</th>
<th>High</th>
<th>None</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOTES: Viewpoint 10 is taken from a Bridleway to the north east of the site, and illustrates the degree of containment afforded to the site by intervening vegetation which entirely contains views of the proposals during summer and winter months.

<table>
<thead>
<tr>
<th></th>
<th>Cropwell Butler FP11 (Footpath)</th>
<th>Walkers</th>
<th>High</th>
<th>Negligible</th>
<th>Moderate / Minor</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOTES: Viewpoint 11 is taken from a Public Right of Way to the north east of the site. The viewpoint illustrates the extent of vegetation within the site's localised and wider setting, and the degree of containment that it affords to the site. Glimpsed views of the eastern extent of the site are available from this location, seen against the backdrop of existing built form associated with the existing settlement edge which forms a perceptible feature within the viewpoint. It is considered that alongside the proposed development, additional tree and shrub planting will be implemented along the eastern site boundary, forming a robust and defensible green edge to the site and assisting in the successful integration of the proposals into the receiving visual environment.

5.12. Within the context of the existing visual environment, it is considered that the site can integrate carefully designed residential development without compromising the visual amenities or qualities of the localised setting. As illustrated within the visual assessment, views of the site are largely localised, with the primary receptors being users the local Public Right of Way network to the north east and local residents adjacent to the site. Within views from the site's immediate setting, the proposed development will be seen against the backdrop of the existing settlement edge of Cropwell Bishop, which forms a notable feature within the receiving visual environment and landscape setting. It is considered that alongside the proposed development, additional tree and hedgerow planting will be implemented along the eastern site boundary, providing a defensible and robust green edge to the site and assisting in the successful integration of the proposals into the receiving landscape context. Within longer distance views from the north east, the extent of vegetation within the site's localised setting affords a strong degree of containment to the site, allowing for only heavily filtered glimpsed views of the proposals. Where the proposals will be apparent, they will be seen within the context of the existing settlement of Cropwell Bishop and as such, will not introduce new or alien features into the receiving visual environment. Furthermore, it is noted that the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered.
5.13. When considering views from existing residents within the immediate context of the application site, it is acknowledged that views of the proposals will be apparent. However the introduction of residential development will not compromise the residential amenity of the receptors in terms of light or overlooking. Almost all development in the vicinity of buildings will have some effect upon views from the neighbouring buildings. However, it is well established in planning terms that there is no ‘right to a view’. The proposals have sought to incorporate appropriate offsets from the neighbouring properties, a high quality appearance through the use of high quality materials, appropriate height, mass, bulk and scale, and also a landscaped setting to ensure that the proposed built environment is softened within the context of these views.

Effect upon landscape related policy

5.14. It is considered that the proposals comply with the aims and objectives of the NPPF, adopted Core Strategy policies and emerging Local Plan. The site is already characterised by the existing settlement edge of Cropwell Bishop, and a number of design solutions have been included which ensures the high quality design of the built elements befits the localised landscape character. It is therefore considered that the proposed development can be integrated in this location without significant harm to the intrinsic character of the landscape setting of Cropwell Bishop.

5.15. The site represents an appropriate location and the application proposals present social and environmental benefits, a high quality of design that is commensurate with the landscape setting and enhancements to the localised and wider landscape character that favour the sustainability of this site in policy terms.
6. SUMMARY AND CONCLUSIONS

6.1. Aspect Landscape Planning Ltd has been appointed by Terra Strategic to undertake a landscape and visual impact assessment relating to the outline application seeking the development of up to 85 dwellings, together with associated access and open space on land at Church Street, Cropwell Bishop.

6.2. In reviewing effects upon the landscape character, it is considered that whilst some localised harm of the site itself is acknowledged as a result of developing a current green field site, the harm is restricted to the site only and reduces within the immediate landscape setting and furthermore in the wider setting. The localised topography and extent of vegetation within the site’s context affords a strong degree of containment to the site, which once combined with the proposed tree and hedgerow planting along the eastern site boundary will assist in integrating the proposals into the receiving landscape setting.

6.3. The site is located directly adjacent to the existing settlement edge, with build form to the north, west and south and as such, the introduction of the proposals would be seen within this context. Furthermore, the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered. It is therefore considered that the proposed development of the site for residential use can be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.

6.4. Within the context of the existing visual environment, it is considered that the site can integrate carefully designed residential development without compromising the visual amenities or qualities of the localised setting. As illustrated within the visual assessment, views of the site are largely localised, with the primary receptors being users the local Public Right of Way network to the north east and local residents adjacent to the site. Within views from the site’s immediate setting, the proposed development will be seen against the backdrop of the existing settlement edge of Cropwell Bishop, which forms a notable feature within the receiving visual environment and landscape setting.
6.5. It is considered that alongside the proposed development, additional tree and hedgerow planting will be implemented along the eastern site boundary, providing a defensible and robust green edge to the site and assisting in the successful integration of the proposals into the receiving landscape context. Within longer distance views from the north east, the extent of vegetation within the site’s localised setting affords a strong degree of containment to the site, allowing for only heavily filtered glimpsed views of the proposals. Where the proposals will be apparent, they will be seen within the context of the existing settlement of Cropwell Bishop and as such, will not introduce new or alien features into the receiving visual environment. Furthermore, it is noted that the application site is identified as a Housing Allocation capable of supporting around 70 homes within the emerging Rushcliffe Local Plan Part 2: Land and Planning Policies (publication version), and as such, the principle of development has been considered.

6.6. It is considered that the proposals comply with the aims and objectives of the NPPF, adopted Core Strategy policies, and emerging Local Plan. The site is already characterised by the existing settlement edge, and a number of design solutions have been included which ensures the high quality design of the built elements befits the localised character.

6.7. It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.
ASPECT PLANS
Opportunities to provide public open space comprising tree and shrub planting in the northern corner of the site, maintaining an appropriate development offset from the existing sewage treatment plant to the north.

Key views towards the site from the existing Public Right of Way network to the north-east.

Opportunities to provide additional tree, shrub and hedgerow planting along the northern and southern site boundaries, assisting in the successful integration of the proposals into the receiving landscape setting and visual environment. Additional tree planting will provide a robust and defensible green edge to the site, providing both green infrastructure and biodiversity enhancements.

Key views into the site from the Public Right of Way which defines the eastern site boundary.

Hillside topography to the south-east of the site affords a strong degree of containment, largely restricting views of the site from the south and east.
APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY
LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.

1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.

1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study
   Landscape
   • Define the scope of the assessment.
   • Outline the planning policy context, including any landscape designations.
   • Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

   Visual
   • Define the scope of the assessment.

   • Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.
2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

This will identify whether the effects are:

*Adverse or Beneficial* - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

*Direct or Indirect* – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

*Short, Medium or Long Term* – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

*Reversible or Irreversible* – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.
4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB’s, Conservation Areas etc.</td>
</tr>
<tr>
<td>Medium</td>
<td>Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.</td>
</tr>
<tr>
<td>Low</td>
<td>Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.</td>
</tr>
</tbody>
</table>
Visual Sensitivity

1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.</td>
</tr>
<tr>
<td>Medium</td>
<td>Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.</td>
</tr>
<tr>
<td>Low</td>
<td>Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.</td>
</tr>
</tbody>
</table>

Effect Magnitude

1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.
Table 3: Magnitude of Change

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Effect Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.</td>
</tr>
<tr>
<td>Medium</td>
<td>Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.</td>
</tr>
<tr>
<td>Low</td>
<td>Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.</td>
</tr>
<tr>
<td>No Change</td>
<td>It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.</td>
</tr>
</tbody>
</table>

Significance Threshold

1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).
Table 4: Significance of Effect

<table>
<thead>
<tr>
<th>Significance</th>
<th>Threshold Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.</td>
</tr>
<tr>
<td>Moderate</td>
<td>A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.</td>
</tr>
<tr>
<td>Minor</td>
<td>A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.</td>
</tr>
<tr>
<td>Negligible</td>
<td>A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.</td>
</tr>
<tr>
<td>None</td>
<td>It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.</td>
</tr>
</tbody>
</table>

1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

Table 5: Measuring Significance of Effect

<table>
<thead>
<tr>
<th>Sensitivity of Receptors</th>
<th>High</th>
<th>Medium</th>
<th>Low</th>
<th>Negligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Major</td>
<td>Major/ Moderate</td>
<td>Moderate</td>
<td>Moderate/ Minor</td>
</tr>
<tr>
<td>Medium</td>
<td>Major/ Moderate</td>
<td>Moderate</td>
<td>Moderate/ Minor</td>
<td>Minor</td>
</tr>
<tr>
<td>Low</td>
<td>Moderate</td>
<td>Moderate/ Minor</td>
<td>Minor</td>
<td>Negligible</td>
</tr>
<tr>
<td>Negligible</td>
<td>Moderate/ Minor</td>
<td>Minor</td>
<td>Negligible</td>
<td>Negligible/ None</td>
</tr>
</tbody>
</table>
1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.

1.10. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

1.11. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.
APPENDIX 2

VISUAL ASSESSMENT
N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.
Viewpoint 5

- Sharply rising topography to the south-east which contains the site and village from the wider landscape setting.
- Playing field and vegetation structure associated with Cropwell Bishop Primary School.
- Roofscape associated with Springfield Close.
- Glimpse views of the application site beyond intervening vegetation lining the public footpath Cropwell Bishop FP6.

Viewpoint 6

- Approximate location of the application site beyond intervening vegetation lining the public footpath Cropwell Bishop FP6.
- Cropwell Bishop FP6.
- Tree belt and vegetation structure lining the boundaries of the Sewage Works and provides a degree of separation.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 65° and when printed at A2, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.
Rising topography of localised landscape to the south-east of the site provide a high degree of containment.

Glimpsed views of the application site.

Vegetation structure associated with the Sewage Works.

Built form associated with Farm Road.

Playing field associated with Cropwell Bishop Primary School.

St Giles' Church Tower.

Public footpath Cropwell Butler FP11.
APPENDIX 3

PROPOSED SITE PLAN