

High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

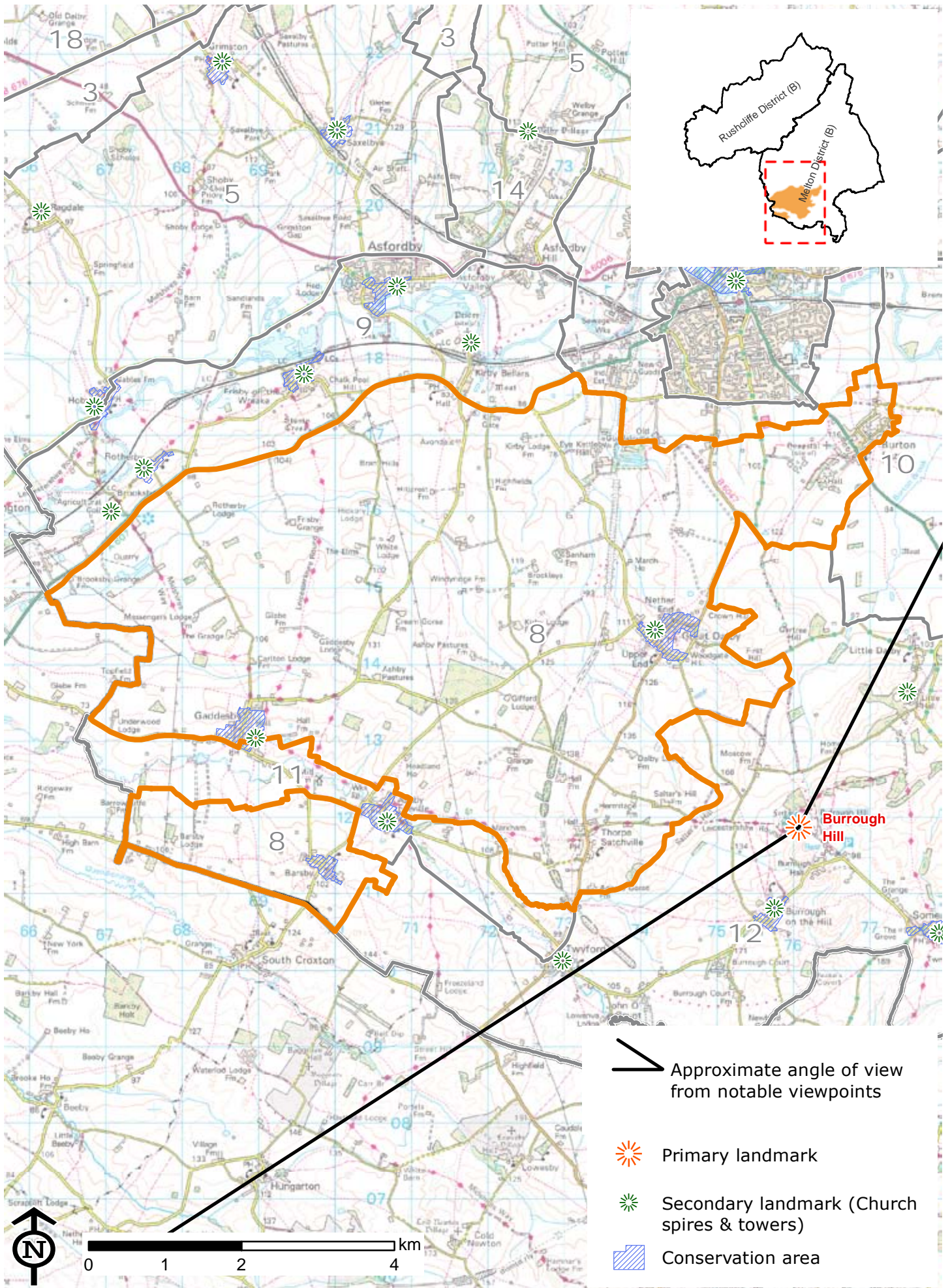


Figure 5.8

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LCU8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

7.120 This area comprises LCA11 Pastoral Farmland within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.8**.

Key Landscape Characteristics

7.121 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Pastoral Farmland LCA as a “*typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well managed, with diverse field shapes and sizes, good hedges and scattered trees*”.

7.122 Key characteristics of the High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland are as follows²⁴:

- Gently rolling topography
- Well managed pastoral landscape
- Scattered farmsteads
- Thick stock proof hedges
- Broad scale
- A pattern of medium scale regular and irregular shaped fields
- Scattered hedgerow trees but limited woodland

Landscape-related designations

7.123 The area includes two Conservation Areas covering the villages of Great Dalby and Gaddesby.

Important Landmarks and Views

7.124 No primary landmarks are located within this unit, although there are a number of church spires and towers across the unit that form secondary landmarks.

7.125 The area falls within the view cone of the view from Burrough Hill (see **Figure 3.4**).

7.126 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.127 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

²⁴ As set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

Table 7.8: Landscape sensitivity Landscape Character Unit 8 Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	Relatively large scale landform with a rolling topography, steeply sloping in some places (such as at the transition to the Gaddesby Valley and Wreak Valley).				
Land cover pattern and presence of human scale features			M		
	Field patterns are generally of a medium scale, with smaller scale and irregularly patterned fields on steeper slopes and surrounding villages, which are of higher sensitivity than the larger fields on the more open hilltops. Tree cover is generally limited, although small spinneys are regularly dispersed across the area, usually associated with farmsteads, and historic fox coverts and larger blocks of woodland are also found (such as at Cream Gorse and Ashby Pastures). The landscape contains many human scale features including fields, hedgerows, trees and buildings.				
Skylines				M-H	
	This is a relatively elevated area where hills form prominent skylines, which are typically undeveloped. Churches form landmarks on the skyline e.g. Great Dalby and Gaddesby Churches. A line of pylons crosses the area north to south.				
Perceptual qualities			M		
	This is a rural and tranquil farmland landscape with scattered farms and villages. There are also some pylons and former quarries.				
Scenic qualities				M-H	
	This is an attractive rural landscape with a pleasing combination of fields, hedgerows, woodland and villages set in a rolling landscape.				
Intervisibility			M		
	Middle to long-distant views are available from neighbouring LCUs to this area, although the adjacent Burrough Hill are more prominent. The edges of this area where it meets adjacent valleys form skylines that are visible from these lower-lying adjacent units, making these edges more sensitive than the centre.				
Discussion on landscape sensitivity to the principle of wind energy	<p>Although the large scale landform and human influences reduce sensitivity, the human scale of the landscape, its tranquil nature, undeveloped skylines and scenic quality increase sensitivity.</p> <p>Areas of larger-scale landform and land cover pattern, where open arable farmland is present, have a lower sensitivity while the edges of the area that form a skyline to adjacent valleys have a higher sensitivity.</p>				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.128 Although landform scale is relatively large, the overlying landscape pattern and presence of human scale features means the landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

7.129 The rolling topography and scale of field patterns means this LCU is likely to be highly sensitive to clusters of more than four to five turbines. Where topography is more varied and steeply sloping and field patterns smaller, sensitivity will be greater.

Summary of Key Sensitive Features and Views

- Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys.
- The historic villages, their churches that form local landmarks, and their rural settings.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The deeply rural character of the landscape and sense of tranquillity.
- Its location within views from Burrough Hill Viewpoint.
- The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic quality. This combination characterises the view from Burrough Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.130 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this.
- 7.131 At the time of writing there were four operational schemes within the area: a single turbine at Eye Kettleby Lakes (34.5m to tip); a single turbine at Pasture North Lane 25.1m to tip; a single turbine at Hall Farm, Klondyke Lane (46.1m to tip) and two turbines at Rotherby Lane (<25m to tip). In addition there was consent for a single turbine of 46.3m to tip at Frisby Grange.
- 7.132 These developments are dispersed across the area but generally occur on the more open hilltops where the landscape is of a relatively larger scale.

Guidance for development

7.133 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines of over 110m and clusters of more than four to five turbines.

- 7.134 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The rural setting of the historic villages is preserved.
 - Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The village churches continue to form local landmarks.
 - Areas of woodland, copses and spinneys are conserved as features of the rural landscape.
 - The deeply rural character of the landscape and sense of tranquillity is maintained.
 - The pleasing combination of field, hedgerows, woodlands and villages is preserved overall, particularly as viewed from Burrough Hill, and the view from Burrough Hill remains predominantly rural, as described in Table 3.4.
- 7.135 In addition, to minimise visibility of turbines from adjacent areas, they should avoid the areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys (this particularly applies to larger turbines). Development should be located in the less settled plateau areas where modern influences are greater.
- 7.136 Schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.137 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.138 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Wreake Valley

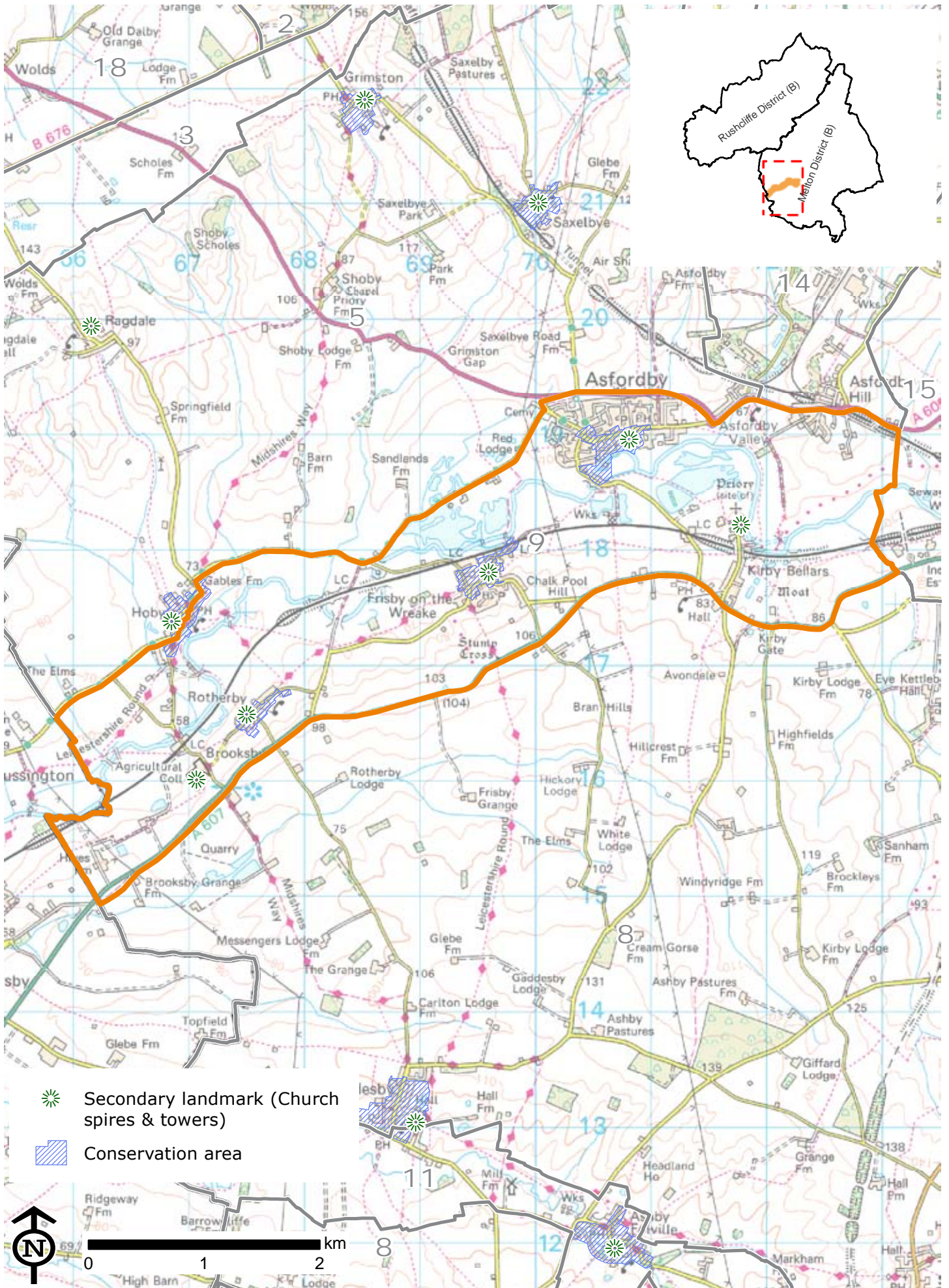


Figure 5.9

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LCU9 Leicestershire Wolds: Wreake Valley

7.139 This area comprises LCA12 Wreake Valley within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.9**.

Key Landscape Characteristics

7.140 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Wreake Valley LCA as “A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge”.

7.141 Key characteristics of the Leicestershire Wolds: Wreake Valley LCU are as follows:

- Flat bottomed, east-west oriented river valley with gently sloping sides
- Green wedge running into Melton Mowbray
- String of villages on edge of the valley
- Valley floor worked for sand and gravel and restored to wetland habitat
- Mixed arable and pasture
- Little woodland
- Localised areas with strong rural character
- Widespread features of historical and ecological (particularly wetland) interest

Landscape-related designations

7.142 The area includes a number of Conservation Areas covering the villages (or parts of the villages) of Asfordby, Frisby on the Wreake, Hoby and Rotherby.

Important Landmarks and Views

7.143 No primary landmarks are located within this unit, although churches form prominent landmarks in views along the river valley and to surrounding hillsides.

7.144 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.145 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

**Table 7.9: Landscape sensitivity assessment for Landscape Character Unit 9
Leicestershire Wolds: Wreake Valley**

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The valley profile is not always well defined, with a gradual transition into the adjacent character unit to the north near Hoby where the hill slopes of the valley sides are more gently. The more strongly sloping valley sides, such as those to the south between Rotherby and Frisby on the Wreake, are of greater sensitivity.</p>				
Land cover pattern and presence of human scale features				M-H	
	<p>Land cover pattern is varied and includes a mosaic of meadows and wetlands, bodies of open water and agricultural fields which vary from large or medium scale and open with regular fields, to smaller scale, irregular fields on steeper slopes and surrounding villages. A number of fields to the south of Rotherby and to the east of Frisby contain ridge and furrow. Tree cover is limited to small dispersed blocks of woodland, apart from the areas surrounding the restored former gravel workings where regenerating birch and willow create a greater degree of enclosure. Hedgerow trees are however common and a number of human scale features create smaller scale land patterns locally, including buildings in vernacular styles and local materials.</p>				
Skylines			M		
	<p>The skylines are generally formed by the rising ground of the adjacent wolds to the north and Leicestershire Hills to the south. To the north of Frisby on the Wreake and west of Asfordby, where tree fringed lakes and wetlands occur, the skylines are obscured by woodland and vegetation. Churches form key local landmarks on the skyline.</p> <p>A line of pylons crosses the valley north to south to the east of Frisby on the Wreake and form prominent features in views along the valley.</p>				
Perceptual qualities				M-H	
	<p>This is a relatively tranquil landscape with a strong rural character. Although the river floor has been historically worked for gravel, the restoration of these areas provides an impression of a semi-natural environment and there is generally little influence from modern development.</p>				
Scenic qualities				M-H	
	<p>The combinations of water and wetlands and views along the meandering course of the river, punctuated by church spires and towers, provides localised areas of visual interest. The more varied topography combined with hedgerow trees and the historic villages located on the higher ground on the valley sides provide visual diversity.</p>				
Intervisibility			M		
	<p>Views across the valley are available from the south from the edge of the High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland and from the southern fringes of the wolds to the north.</p>				

Lower sensitivity ↔ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	Although the landform is of a medium scale and the valley profile generally not well pronounced, the strong rural character, the land cover (which includes features of historic and ecological interest), and the presence of villages with distinctive churches and relatively high scenic qualities increase the sensitivity of this landscape unit.

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

- 7.146 This is a medium-scale, occasionally intricate landscape, with tranquil and strong rural qualities of human scale which would make it particularly sensitive to development over 50m and highly sensitive to development over 75m.
- 7.147 The scale of turbines relative to the church spires, which form important landmarks, will be an important consideration.

Discussion on different cluster sizes

- 7.148 The medium to small scale of this landscape indicates a particularly high sensitivity to groups of more than two to three turbines.

Summary of Key Sensitive Features and Views

- The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake.
- Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park).
- Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks.
- Scenic and special qualities including attractive compositions of river and vegetation.
- River habitats, pools and other wetland habitats (some recognised as SSSIs).
- Areas of ridge and furrow.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.149 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.150 The sensitivity assessment indicates that this area would be particularly sensitive to development over 50m and highly sensitive to development over 75m high sensitivity or to groups of more than 2-3 turbines.

- 7.151 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, development should be located within the areas of more open arable farmland, and particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages
 - The areas of steeper sided landform are avoided.
 - The village churches remain as local landmarks and the focus of views (scale of turbines relative to churches will be an important consideration).
 - The strongly rural setting of small villages is maintained.
 - The attractive compositions of river and vegetation are maintained.
 - Areas of ridge and furrow are avoided.
- 7.152 In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.153 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.154 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape, compete with church spires or towers for prominence, or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Eye Valley

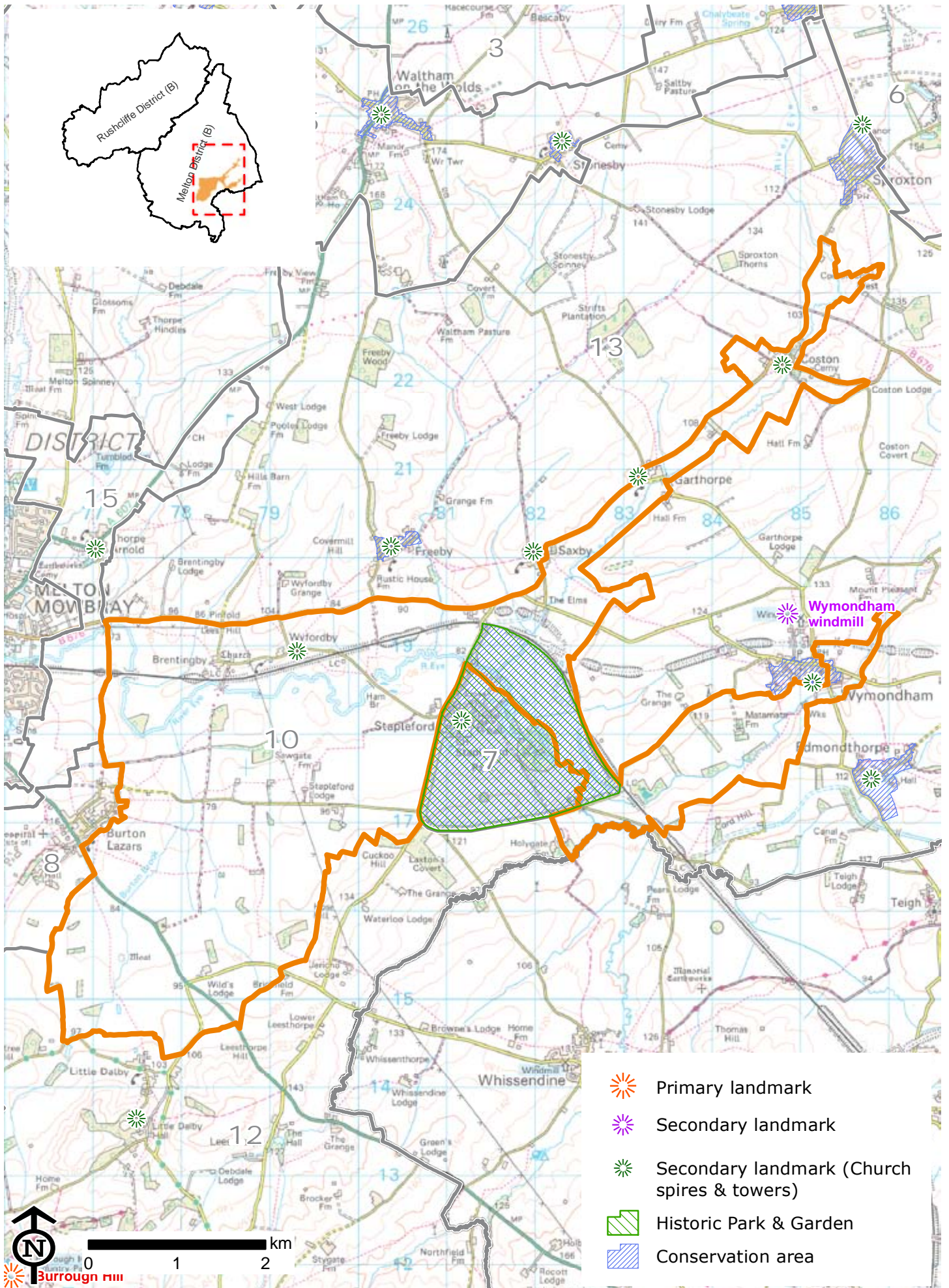


Figure 5.10

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LCU10 Leicestershire Wolds: Eye Valley

7.155 This area comprises LCA13 Eye Valley and part of LCA 17 Open Arable. The extent of the Landscape Character Unit is shown in **Figure 5.10**.

Key Landscape Characteristics

7.156 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Eye Valley LCA as “A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape”.

7.157 Key characteristics of the Leicestershire Wolds: Eye Valley LCU are as follows²⁵:

- Small scale pastoral landscape to the north.
- Large scale intensively farmed open arable fields to south.
- Sparse hedgerows and tree clumps
- String of villages on edge of the valley
- Mixed arable and pasture
- Limited woodland cover
- Urban influence of Melton Mowbray
- Strong rural character
- Features of historical interest

Landscape-related designations

7.158 The grounds of Stapleford Park, which are listed on the Register of Historic Parks and Gardens, extend into this landscape (the remainder is located in LCU7). The registered site comprises large arable fields and paddocks, although field trees have been retained. The Conservation Area is defined to the northeast and east by the railway and to the southwest continues into the small adjacent area of LCU7, within which Stapleford Hall is located.

Important Landmarks and Views

7.159 No primary landmarks are located within this unit. Towards the northern edge of the area, churches at Wyfordby and Saxby form secondary landmarks.

7.160 There are elevated and long views across the valley and floodplains of the unit from the long ridge between Cuckoo Hill and Hose Hill towards Burton Lazars and the wolds to the north.

7.161 Views are available towards the High Leicestershire Hills which form a prominent and attractive skyline of distinctive wooded hills and ridges.

7.162 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

²⁵ Melton Borough Landscape and Historic Urban Character Assessment (2006)

Landscape sensitivity assessment

7.163 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.10: Landscape sensitivity assessment for Landscape Character Unit 10 Eye Valley

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	The broad, flat and largely wide floodplain is of relatively low sensitivity to wind turbines, although the more steeply sloping valley sides to north near Wyfordby are of higher sensitivity.				
Land cover pattern and presence of human scale features		L-M			
	<p>The course of the river and the numerous drainage channels are not prominent features in the landscape and land cover comprises mostly medium to very large scale agricultural fields and occasional floodplain meadows.</p> <p>Tree cover is generally sparse, but blocks of woodland, including historic coverts and spinneys, are scattered across the valley and wide tree belts occur in the east. The overriding character is one of openness with occasional human scale and historic features (such as the churches at Wyfordby and Brentingby and the weir to the north of Stapleford Hall) and vernacular buildings. This indicates a lower sensitivity to wind turbines.</p>				
Skylines			M		
	<p>The skylines are formed by the hills enclosing the area to the north and south. These are generally wide and open. A relatively prominent ridge to the west of the area, on which the village of Burton Lazars is located, is widely visible across the valley and forms the skyline to the west. The more strongly rolling and wooded hills to the south form a distinctive and varied skyline in this direction.</p> <p>A line of pylons which crosses the area between Wyfordby and Hose Hill forms a large scale and prominent feature in the flat open landscape.</p>				
Perceptual qualities			M		
	This landscape is predominately rural with areas that have a tranquil and undisturbed character. It does however have the appearance of an intensely managed agricultural landscape and there is some influence from larger human structures, including pylons and the eastern fringes of Melton.				
Scenic qualities			M		
	The river corridor has been eroded through arable intensification but the enclosure of the broad flat valley and floodplains by rounded hills provide some visual diversity and long views to distant ridges. This is a landscape with low-medium scenic quality.				

Intervisibility				M-H	
	The valley and floodplains are visible from the rising High Leicestershire Hills to the south and the southern edges of the wolds to the south.				
Discussion on landscape sensitivity to the principle of wind energy	The flat and open landscape is of a medium to large scale and the valley profile generally not well pronounced, indicating a lower sensitivity to wind turbines. However the rural and relatively undeveloped character and areas of historical interest increase the sensitivity. Where the river valley becomes more enclosed at the eastern extents of the area, sensitivity is higher due to the smaller scale and more varied topography and its relationship with small villages which introduce more human scale features into the landscape.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.164 Whilst this is a landscape of relative simplicity in terms of both the landform and land cover pattern, taller features within this area are likely to appear out of scale in relation to the surrounding hills, which although prominent in views only rise to approximately 210m AOD (approximately 130m above the valley) and are relatively small. Due to the extent of the area and the scale of the surrounding hills, the landscape would be particularly sensitive to turbines over 50m in height and highly sensitive to turbines of over 75m. Areas to the east towards Wymondham and Saxby are of greater sensitivity due to the smaller scale and more sloping topography.

Discussion on different cluster sizes

7.165 Within the broader western part of the unit, which is of medium to large scale in terms of its topography and pattern, the area would be particularly sensitive to groups of 2-3 turbines. Within the east of the area, where the extent of the area is much smaller and the topography more varied, the area would be highly sensitivity to anything other than single turbines.

Summary of Key Sensitive Features and Views

- The historic villages and hamlets including Wymondham, Saxby, Garthorpe and Coston and their strongly rural setting and churches that form local landmarks.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The rural character of the landscape and sense of tranquillity, particularly in the east.
- Views to the Leicestershire Wolds to the north and High Leicestershire hills to the south.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.166 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.167 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines greater than 50m and highly sensitive to turbines greater than 110m in height due to the scale of the area and hill which surround it. It would be sensitive to clusters of more than 2-3 turbines within the larger western area and single turbines in the smaller eastern extents.
- 7.168 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The rural setting of the historic villages is preserved and churches continue to form local landmarks (scale of turbines relative to churches will be an important consideration).
 - Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Areas of woodland, copses and spinneys are conserved as features of the rural landscape.
 - The rural character and sense of tranquillity of the valley is maintained.
- 7.169 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.170 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

High Leicestershire Hills: Gaddesby Valley

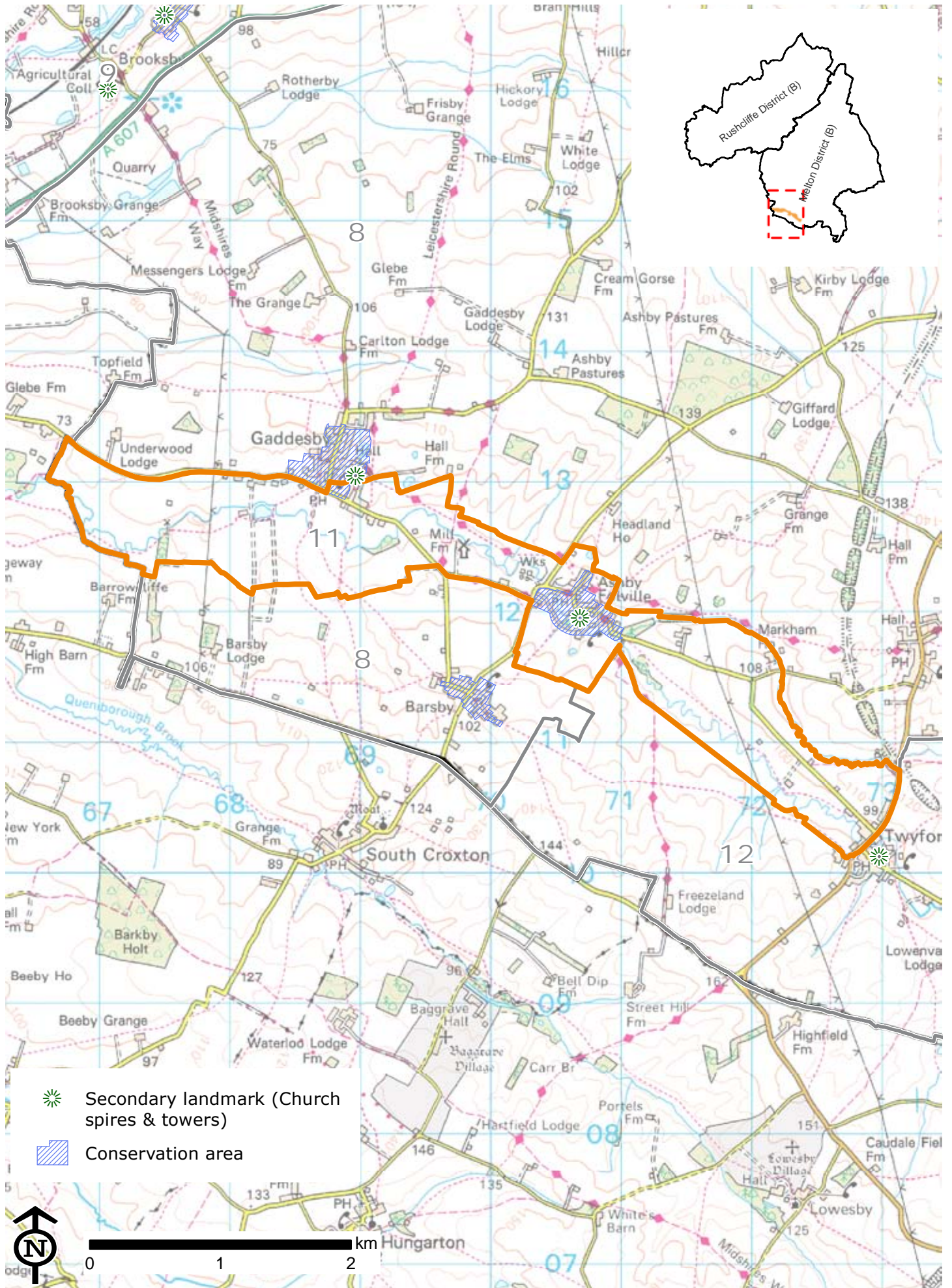


Figure 5.11

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LCU 11 High Leicestershire Hills: Gaddesby Valley

7.171 This area comprises LCA17 Gaddesby Valley within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.11**.

Key Landscape Characteristics

7.172 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Gaddesby Valley LCA as “A *gentle valley floor with sinuous river course and mixture of country houses, parkland, orchards, pastoral farmland and horticulture*”.

7.173 Key characteristics of the Leicestershire Wolds: Gaddesby Valley LCU are as follows:

- Restricted to valley floor
- Houses set in parkland
- Farmsteads and horticulture
- Traditional pastures and orchards

Landscape-related designations

7.174 The area includes two Conservation Areas covering the villages (or part of the villages) of Ashby Folville and Gaddesby.

Important Landmarks and Views

7.175 No primary landmarks are located within this unit. Church spires and towers within the valley form secondary landmarks.

7.176 In addition, there are a number of other locally valued views, including those identified by the Parish Councils in **Appendix 4**.

Landscape sensitivity assessment

7.177 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.11: Landscape sensitivity assessment for Landscape Character Unit 11 Leicestershire Wolds: Gaddesby Valley

	Lower sensitivity				↔	Higher sensitivity				
Landform and Scale			M							
	A small valley, located within the with gentle, broad and rounded valley slopes that give rise to a relatively well defined valley profile. The landscape has a small to medium landform, ranging from of 70m AOD to 120m AOD.									

Land cover pattern and presence of human scale features				M-H	
	The western part of the area contains meadows on floodplains and to the east the area the HLC identifies areas of parliamentary enclosure containing ridge and furrow. Small, historic villages, some associated with parkland, are regularly dispersed along the valley and form regular human scale focal points. Gaddesby Brook is not a prominent feature in the area. Historic villages, and their churches set within trees and woodland, also form local landmarks in views within the valley.				
Skylines			M		
	Skylines are formed by the surrounding valley sides, with the crests of the hills usually open. A line of pylons in the east forms a prominent feature where visible.				
Perceptual qualities				M-H	
	The area has strong rural and tranquil qualities, with limited influence from larger development, although a pylons line crosses the area in the east.				
Scenic qualities				M-H	
	This area has a relatively high scenic quality as a result of the attractive combination of meadows and fields, woodland and historic villages. Long views to the large and varied hills to the south contribute to the scenic quality.				
Intervisibility			M		
	Views along the valley are available from the edges of the more elevated adjacent hills to the north and south (LCU8 and LCU12), although often the convex slopes of the valley sides prevent views to the valley floor.				
Discussion on landscape sensitivity to the principle of wind energy	Although the landform is of a medium scale and the valley profile is gentle, the strong rural character and the sensitivity of the landcover (which includes features of historic and ecological interest) and pattern increase the sensitivity of this landscape unit.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.178 This is a medium-scale, occasionally intricate, landscape with tranquil and strong rural qualities and a human scale which would make it particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

7.179 The scale of turbines relative to the church spires which form important landmarks, will be an important consideration in this area.

Discussion on different cluster sizes

7.180 The medium to small scale of this landscape indicates a high sensitivity to groups of more than two to three turbines.

Summary of Key Sensitive Features and Views

- Areas of more steeply sloping land towards the higher hills which enclose the valley.
- The historic villages, their churches that form local landmarks, and their rural settings.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The deeply rural character of the landscape and sense of tranquillity.
- Scenic qualities resulting from the pleasing combination of field, hedgerows, woodlands and villages.
- River habitats (some recognised as SSSIs).
- Areas of ridge and furrow.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.181 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.1 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m or groups of more than two to three turbines.
- 7.2 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The village churches remain as local landmarks and the focus of views (scale of turbines relative to churches will be an important consideration).
 - The deeply rural character of the landscape and sense of tranquillity is maintained.
 - The pleasing compositions of fields, hedgerows, woodlands and villages are maintained.
 - Areas of ridge and furrow are avoided.
- 7.3 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.4 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

High Leicestershire Hills: Burrough Hills

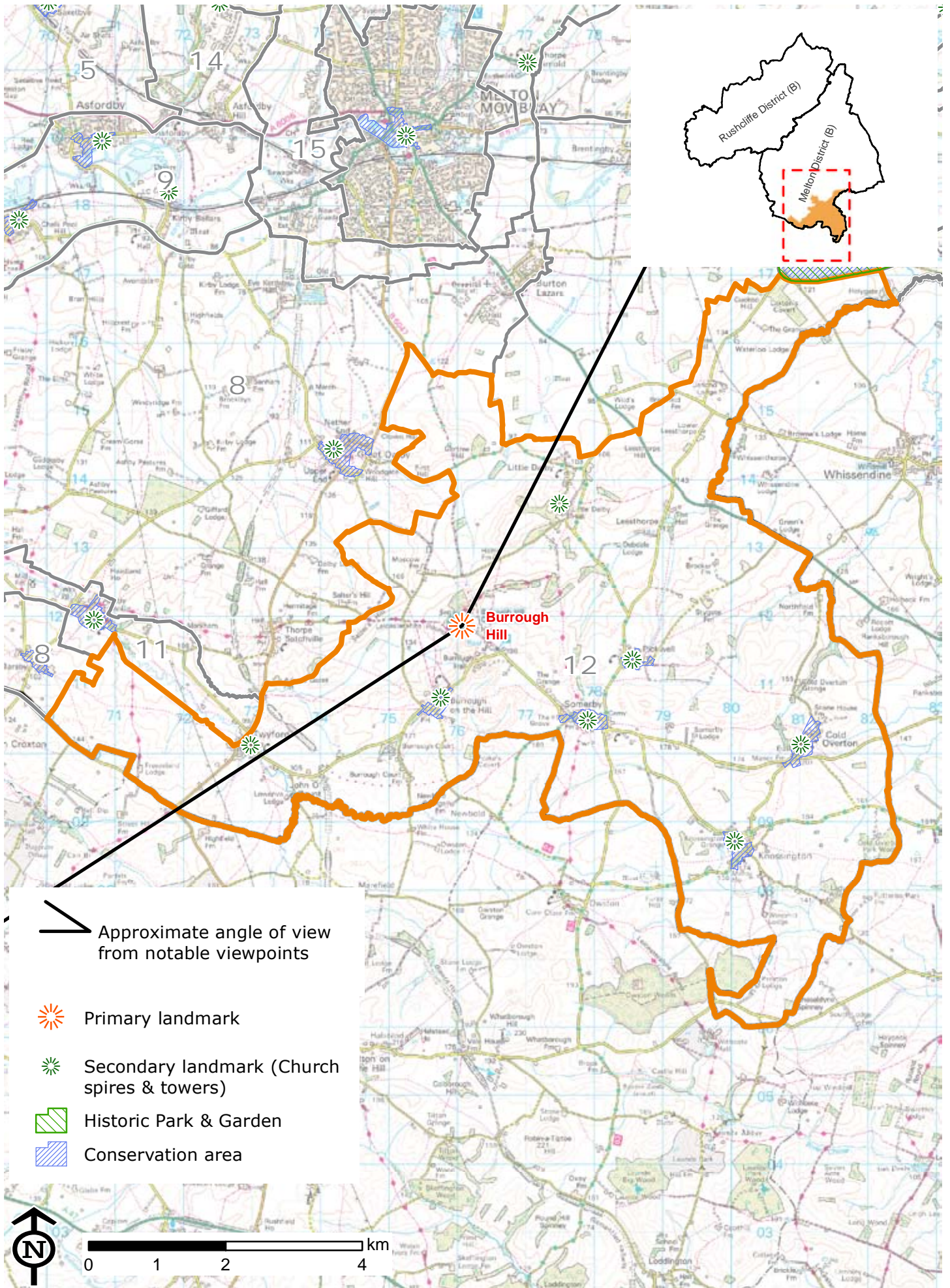


Figure 5.12

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LCU12 High Leicestershire Hills: Burrough Hills

7.5 This area comprises LCA15 High Leicestershire Hills within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.12**.

Key Landscape Characteristics

7.6 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the High Leicestershire Hills LCA as "*Classic landscape influenced by the requirements of sporting estates with attractive stone villages amongst rolling pastoral hills and escarpment, and a range of field shapes and sizes enclosed by well-managed often chamfered hedges, woodland, parkland, copses, green lanes, wide grass road verges and some more intensive arable land*".

7.7 Key characteristics of the Leicestershire Hills: Burrough Hills LCU are as follows²⁶:

- Rolling hills and pronounced escarpment.
- Broad rolling ridges and varied, often steep-sided valleys.
- Well preserved sporting estates.
- Historic features, green lanes and parkland.
- Arable on flatter ridges, pasture on slopes and in valleys.
- Narrow gated roads connecting remote hamlets and farms.
- Field ponds.
- Ancient oak and ash woodlands and unimproved grassland provide important habitats for key species.
- Sense of many trees being present in the landscape arising from surviving concentrations of ancient woodland, abundant wide hedgerows, hedgerow trees, copses, spinneys and small woodlands, the last often sited on ridges.
- Sparse settlement of small villages with little modern development.
- Ironstone and limestone churches and vernacular buildings but also abundant red brick with some survival of timber frame and thatch.
- A rich historic landscape hosting iron-age hill forts, frequent and very prominent ridge and furrow, ancient woodland and veteran trees, fine landscape parkland and attractive country houses often associated with evidence of many deserted or shrunken medieval settlements.

7.8 The area contains numerous Iron-age hill forts, including at Borough Hill, and conservation areas covering the villages of Burrough on the Hill, Somerby, Pickwell, and Cold Overton.

Important Landmarks and Views

7.9 The Iron-age Hill Fort on Burrough Hill is a primary landmark at the Borough level. In addition a number of the churches in the villages form secondary landmarks (see **Figure 3.4**).

7.10 The summit of Burrough Hill is marked on OS maps as a viewpoint and panoramic views from the north to the south-west are available from the summit. These views are over the undulating plateau that forms Great Dalby and Gaddesby Pastoral Farmland, the Wreake/Eye Valley (in which Melton Mowbray sits) and towards the Wolds to the north of Melton and the escarpment of High Leicestershire to the west. This is an undulating lush and rural farmed landscape of fields,

²⁶ Key characteristics as identified in the Melton Borough Landscape and Historic Urban Character Assessment (2006), the Leicestershire, Leicestershire and Rutland Landscape and Woodland Strategy (2003) and the High Leicestershire National Character Area Profile (2012)

woodlands, scattered farmsteads and villages (with prominent churches). The landscape also includes pylons, telegraph poles and wind turbines – although the view is rural. On the horizon to the west the Ratcliffe on Soar power station can be seen on a clear day.

- 7.11 In addition, there are a number of other locally valued views from the hills towards over the lower lying areas to the north, as well as other locally valued views including those identified by the Parish Councils in **Appendix 4**.

Landscape sensitivity assessment

- 7.12 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.12: Landscape sensitivity assessment for Landscape Character Unit 12 High Leicestershire Hills: Burrough Hills

	Lower sensitivity ↔ Higher sensitivity			
Landform and Scale	1	2	3	4 (M-H)
	The topography of this landscape is varied, but is predominantly elevated and strongly rolling, of a medium to large scale, with some steeply sided valleys separated by broad ridges. A pronounced escarpment runs north-east to south-west, including Burrough Hill – this is particularly sensitive. Flatter plateau areas are less sensitive.			
Land cover pattern and presence of human scale features	1	2	3	4 (M-H)
	There is a mixture of field patterns and scales, with some areas reflecting piecemeal enclosure before the parliamentary enclosures of the 18 th century, with more recent, strongly rectilinear patterns occurring on more elevated slopes (less sensitive). The steep slopes of the escarpment contain some important areas of species rich, unimproved grassland, which would be of high sensitivity. There are many human scale features including historic villages (of ironstone and limestone), trees, woodland which increase sensitivity to large scale turbines.			
Skylines	1	2	3	4 (H)
	Skylines prominent and distinctive in this area – in particular the skyline of the ridge that forms the tops of the escarpment, which includes Burrough Hill. In addition, the Iron age hill fort at Burrough Hill is an important skyline feature. Skylines tend to be undeveloped, although churches are also important skyline features on lower ground.			
Perceptual qualities	1	2	3	4 (M-H)
	This landscape has quiet, remote rural qualities compared to other areas within the borough. Narrow gated lanes link hamlets and farms and settlement is sparse. There are some pylons reduce the undeveloped qualities of the area.			
Scenic qualities	1	2	3	4 (M-H)
	This area has a relatively high scenic quality as a result of the pleasing combination of hills, valleys, fields, woodland and historic villages. Good views contribute to the scenic quality.			

		Lower sensitivity				↔	Higher sensitivity				
Intervisibility											H
	The hills of this area form an important backdrop in views from other adjacent areas in High Leicestershire as well as from the Wreake Valley and the Wolds to the north.										
Discussion on landscape sensitivity to the principle of wind energy	The strongly rolling landform and steep sided valleys, presence of many human scale features, prominent and distinctive skylines, strong rural and remote qualities, relatively high scenic quality and backdrop it provides to other areas increases sensitivity to wind turbines. The prominent escarpment, and the area around Burrough Hill, is particularly sensitive.										

Landscape sensitivity to different turbine heights

<25m	M
25 to 50 m	M-H
51 to 75 m	H
76 to 110 m	H
111 to 150 m	H

Discussion on different cluster sizes

- 7.13 Due to the varied and irregular nature of the landform, the landscape it is particularly sensitive to anything greater than a pair of turbines.

Summary of Key Sensitive Features and Views

- The undeveloped and prominent escarpment.
- Historic landmark features including the Iron-age hill fort at Burrough Hill and village churches.
- Quiet, remote and rural characteristics.
- Characteristic small historic villages with a rural setting.
- The narrow gated lanes
- Areas of ancient woodland and unimproved grassland.
- The pleasing combination of hills, valleys, fields, woodland and historic villages.
- The panoramic and rural nature of the views from Burrough Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.14 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this.
- 7.15 At the time of writing there were four operational schemes in the area: a single turbine (34.2m to tip) at Stygate Lane to the northeast of Pickwell; two turbines (25m to tip) at Moscow Farm; a single turbine at Cawthorne, Marfield Lane (18m to tip); and a single turbine at Sconsborough Farm (under 25m in height to tip).

Guidance for development

- 7.16 The landscape sensitivity assessment indicates that this landscape would be highly sensitive to any turbines over 50m to tip and to any developments greater in size than a pair (as currently exists at Moscow Farm). The escarpment, and particularly Burrough Hill, is particularly sensitive to any wind turbines.
- 7.17 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The undeveloped nature of the prominent escarpment skyline is conserved, and particularly the Iron-age hill fort at Burrough Hill which forms a Borough-wide landmark.
 - The village churches remain as local landmarks (scale and location of turbines relative to churches will be an important consideration).
 - The quiet, remote and rural characteristics of the landscape are conserved.
 - The rural setting of the small historic villages are maintained and development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The narrow character of the rural gated lanes is preserved (avoid widening associated with turbine delivery).
 - Areas of ancient woodland and unimproved grassland are maintained.
 - The pleasing combination of hills, valleys, fields, woodland and historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - The panoramic and rural nature of the views from Burrough Hill are preserved so that this remains a place to appreciate views of the Borough.
- 7.18 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.19 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland

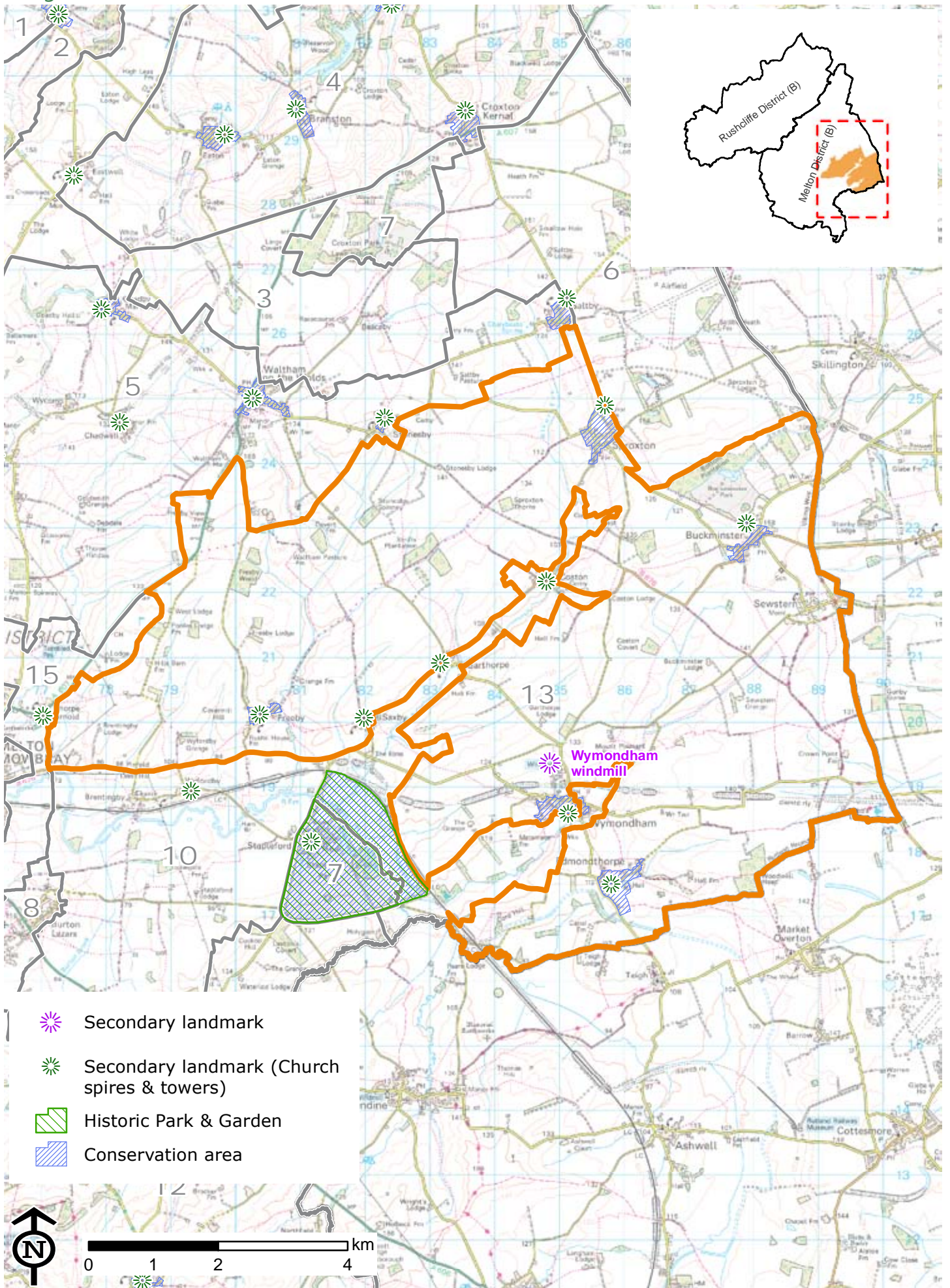


Figure 5.13

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LCU13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland

7.21 This area comprises LCA 17 Open Arable and LCA16 Farmland Patchwork within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.13**.

Key Landscape Characteristics

- 7.22 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Farmland Patchwork LCA as a “*gently rolling lowland mixed farmland landscape with a distinct patchwork of small to medium scale regular shaped pastoral and arable fields with blocks of game cover and small woodlands*”.
- 7.23 Key characteristics of the Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland are as follows:
- Landscape influenced by game shooting in the west, with blocks of trees, woodland, game cover crops
 - Areas of intensively farmed, large scale open landscape
 - Past field enlargement through hedge and woodland removal
 - Pattern of historic landscape still evident in places.

Landscape-related designations

7.24 The area includes Conservation Areas covering the villages (or parts of the villages) of Buckminster, Sproxton, Wymondham, Edmondthorpe, Freeby.

Important Viewpoints and Views

- 7.25 Villages, and in particular their churches, and a wind mill at Wymondham form local landmark features.
- 7.26 The landscape is undulating with varied views. There are a number of locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.27 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.13: Landscape sensitivity assessment for Landscape Character Unit 13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	This is a medium scale landscape with a rolling topography, including broader elevated areas on the top of the hills, rounded convex slopes and vales formed by the River Eye and smaller streams, although these are not particularly enclosed.				

	Lower sensitivity ← → Higher sensitivity			
Land cover pattern and presence of human scale features	M			
	<p>The landscape comprises mostly medium to large scale arable fields and a relatively strong pattern of woodland and hedgerows. Smaller and more irregular field patterns occur within the smaller vales and adjacent to villages. An area of Ancient Woodland occurs at Freeby Wood.</p> <p>Settlement is generally sparse, but there are regularly dispersed farmsteads and villages, most of which are conservation areas. These form important features within the LCU which form human scale landmarks, particularly churches.</p>			
Skylines	M			
	<p>The hills sides can form prominent skylines from within the vales, with wider, less prominent skylines on the hilltops, although views are available to prominent but distant skylines of the wooded High Leicestershire Hills.</p> <p>Landmarks on the skyline include villages, churches and a wind mill at Wymondham.</p>			
Perceptual qualities			M-H	
	<p>This is a rural and tranquil farmland landscape with scattered farms and villages, with few large, man-made structures and a sense of remoteness.</p>			
Scenic qualities	M			
	<p>This is an attractive rural landscape with a pleasing combination of fields, hedgerows, woodland and villages set in a rolling landscape.</p>			
Intervisibility	M			
	<p>Middle distant views are available from neighbouring LCUs to this area, including the Eye Valley to the west and the more northerly Leicestershire Wolds. The edges of this area where it meets adjacent valleys form skylines that are visible from these lower-lying adjacent units, making these edges more sensitive than the centre.</p>			
Discussion on landscape sensitivity to the principle of wind energy	<p>Although the large scale landform and intensive arable farming reduce sensitivity, the regular presence human scale features, its tranquil nature, and undeveloped skylines increase sensitivity.</p>			
	<p>Areas of larger-scale landform and land cover pattern, where open arable farmland is present, have a lower sensitivity, whilst the smaller scale areas within the vales and adjacent to villages are of higher sensitivity.</p>			

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.28 Due to the large to medium scale of the landform and land cover and strongly rural character of the area, the landscape would be particularly sensitive to turbines of greater than 75m to tip height and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

- 7.29 The rolling topography and scale of field patterns, particularly within the vales, means this LCU is likely to be particularly sensitive to clusters of more than two to three turbines.

Summary of Key Sensitive Features and Views

- Areas of more strongly rolling and sloping topography towards the Eye valley.
- The historic villages, their churches that form local landmarks, and their rural settings.
- The deeply rural character of the landscape and sense of tranquillity.
- Areas of ancient woodland.
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity.
- Long views from ridges across an attractive rolling and rural landscape.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.30 At the time of writing, there was a single operational turbine at Buckminster Road (32.6m to tip) located to the south of Sproxton (see **Figure 2.1a**).

Guidance for development

- 7.31 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines over 110m in height. It also notes that the landscape is likely to be highly sensitive to clusters of more than two to three turbines.
- 7.32 When siting and designing wind energy developments in this landscape, the generic guidance provided within Section 6 should be followed, particularly when considering the cumulative impacts of multiple schemes. In addition, within this area particular care will need to be taken to ensure:
- The historic villages with distinctive church spires remain as landmark features and that turbines do not compete with these as local landmarks.
 - The tranquil and strongly rural nature of the area is maintained overall.
 - The attractive views through the smaller vales and towards the small villages are retained.
 - The small scale of the pastoral areas, particularly areas associated with villages, is maintained and not dominated by large scale turbines.

- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.

- 7.33 Developments within the unit should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of medium scale turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.34 In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including the Waltham mast.
- 7.35 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Asfordby Quarry

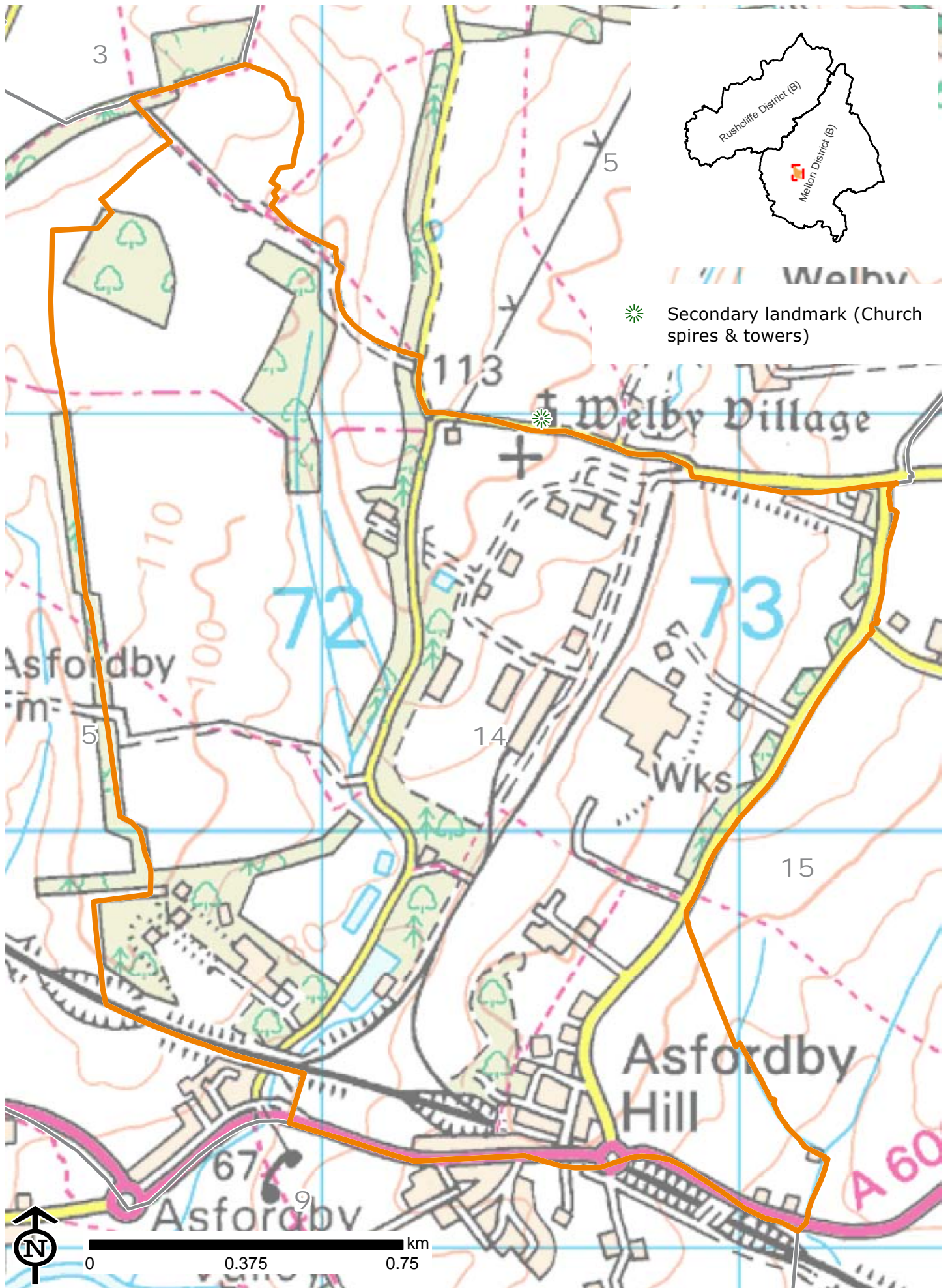


Figure 5.14

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LCU14 Leicestershire Wolds: Asfordby Quarry

7.36 This area comprises LCA19 Asfordby Quarry within Melton. The extent of the Landscape Character Unit is shown in **Figure 5.14**.

Key Landscape Characteristics

7.37 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Asfordby Quarry LCA as “A *disturbed, excavated, large scale, former colliery landscape now in industrial use*”.

7.38 Key characteristics of the Leicestershire Wolds: Asfordby Quarry are as follows²⁷:

- Industrial landscape – former colliery
- Large scale
- Disturbed
- Continued industrial use.

Landscape-related designations

7.39 There are no conservation areas or historic parks/gardens within the area.

Important Landmarks and Views

7.40 No primary landmarks are located within this unit. The church at the site of the Medieval Village of Welby forms a secondary landmark at the northern edge of the area.

Landscape sensitivity assessment

7.41 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.14: Landscape sensitivity assessment for Landscape Character Unit 14 Leicestershire Wolds: Asfordby Quarry

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>Although the landform in parts of the area have been modified through historic land use, the topography reflects that of the wider wolds, with rolling, broad hills cut through by smaller vales formed by brooks. Much of the unit is sloping, with elevations ranging from 75m AOD in the southeast to over 130m AOD in the northwest, with the exception of an area within the west which is flatter (comprising made ground on the site of a former colliery). The area is of a medium scale.</p>				

²⁷ As set out in Melton Borough Landscape and Historic Urban Character Assessment (2006)

	Lower sensitivity		↔	Higher sensitivity	
Land cover pattern and presence of human scale features		L-M			
	The area has been modified by historic and present industrial land uses, which include former mineral workings and a dismantled railway line. At present the area comprises a mixture of medium scale pastoral and arable fields, blocks of woodland, small man-made lakes, and an industrial estate with some light industry.				
Skylines			M		
	Skylines within the area are formed by the sloping sides of the hills, and are generally open with hedgerows or wooded. Slim chimneys and taller buildings and structures within the industrial estate are visible above the skyline within lower-lying areas. To the south the area is mostly enclosed within trees. Longer views beyond the unit to the south are available in which the higher Leicestershire Hills form the skyline.				
Perceptual qualities		L-M			
	Although the area is fragmented and there is clear evidence of large scale modifications of the landscape and industrial uses, the wooded areas, pastoral fields and areas which are regenerating have a degree of perceived semi-natural and rural qualities. The centre and northeast, where industrial land use still predominates is of lower sensitivity.				
Scenic qualities		L-M			
	Within localised areas the combination of the rolling landform, woodland and fields do provide visual interest and diversity despite the disturbed character. Within the vicinity of the industrial estate scenic qualities are limited.				
Intervisibility			M		
	The area is visible from wider areas of the wolds to the north and west and forms part of the skyline from Melton as well as areas within the east of the Wreak Valley.				
Discussion on landscape sensitivity to the principle of wind energy	The fragmented character of this area, former and industrial uses, indicate a lower sensitivity to wind turbines, although the strongly undulating topography and tranquil qualities (particularly in the northwest of the area) increase sensitivity. The overall impression is an area influenced by human development although this does not occur across all parts of the area.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.42 The presence of human scale elements and the scale of the topography means that the landscape is particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. Areas of more steeply sloping topography and where a smaller scale of land cover prevails are more sensitive.

Discussion on different cluster sizes

- 7.43 The area would be particularly sensitive to groups more than four to five turbines due to the scale and extent of the area.

Summary of Key Sensitive Features and Views

- Areas of more strongly rolling topography towards the centre and within the east of the area.
- Areas of woodland where there is a greater sense of enclosure.
- Landmark churches in adjacent areas.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.44 At the time of writing there were no existing or proposed developments within this LCU.

Guidance for development

- 7.45 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Schemes comprising more than one turbine are located away from the strongly rolling topography/ steep slopes.
 - Any scheme is balanced and in scale with the landscape and avoids visual clutter with existing development.
 - Churches in adjacent areas remain prominent and local landmarks.
- 7.46 Although the extent of the area is relatively small, if there is more than one development within the unit they should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.47 The overall aim should be to make sure that wind energy developments do not have a defining influence on the overall experience of the landscape (i.e. developments should not result in a change in landscape character of the unit or surrounding units).

The Leicestershire Wolds: Melton Farmland Fringe

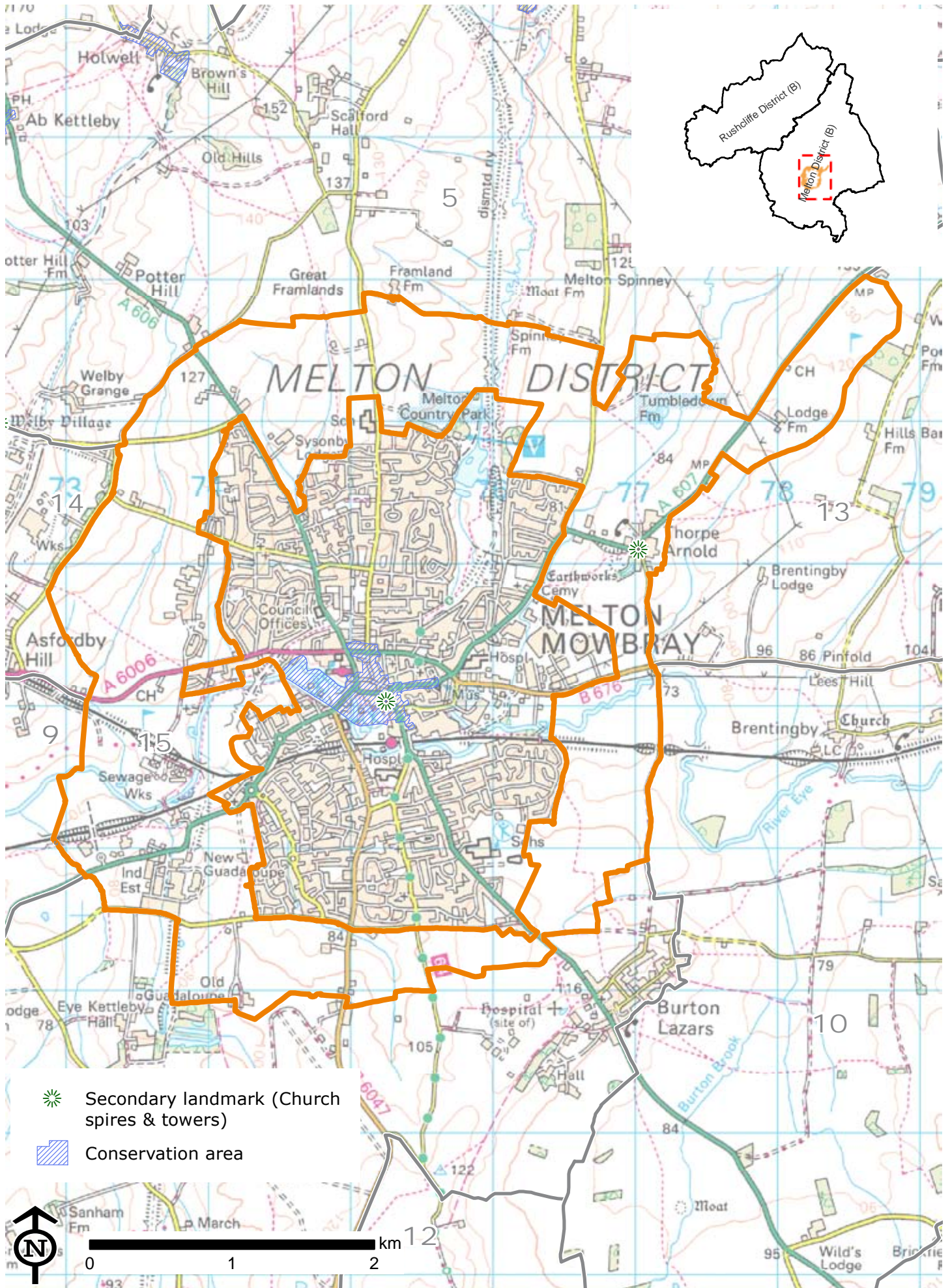


Figure 5.15

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LCU15 Leicestershire Wolds: Melton Farmland Fringe

7.49 The area comprises LCA21 Melton Farmland Fringe within Melton. The extent of the Landscape Character Unit is shown in **Figure 5.15**.

Key Landscape Characteristics

7.50 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Melton Farmland Fringe LCA as “A *mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land*”.

7.51 Key characteristics of the Leicestershire Wolds: Asfordby Quarry are as follows:

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)
- Urban influence of Melton Mowbray.

Landscape-related designations

7.52 There are no conservation areas of historic parks/ gardens within this unit.

Important Viewpoints and Views

7.53 No primary or secondary landmarks are located within this unit.

7.54 This area falls within the view cone from Burrough Hill (see **Figure 3.4**).

Landscape sensitivity assessment

7.55 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

**Table 7.15: Landscape sensitivity assessment for Landscape Character Unit 15
Leicestershire Hills: Melton Farmland Fringe**

	Lower sensitivity ↔ Higher sensitivity			
Landform and Scale	L	L-M	M	H-M
	<p>A medium scale, rolling landscape rising up from 70m within the river valley of the River Wreake to elevations of up to 130m to the north on the enclosing valley slopes. Small streams originating in the wolds flow south to the Wreake and form shallow valleys that create a gently rounded and undulating topography in the north. To the south of the river the topography is more gentle with more gradual slopes.</p> <p>The steeper slopes to the north are of greater sensitivity to wind turbines than some of the more subtly sloping areas to the south. Overall the landform and scale indicates a medium sensitivity to wind turbines.</p>			
Land cover pattern and presence of human scale features	L	L-M	M	H-M
	<p>Although landcover consists predominantly of agricultural fields, including a mixture of pastoral and arable fields, the area also includes an industrial estate and sewage works to the southwest, a golf course, and the Twin Lakes Park to the northeast. There are also floodplain fields adjacent to the course of the river. Areas of woodland occur along the course of the river and around the Twin Lakes Park and industrial estates.</p> <p>The mixed and fragmented nature of the area and but largely human scale of the landscape indicates a low-medium sensitivity to wind turbines.</p>			
Skylines	L	L-M	M	H-M
	<p>Within lower lying areas the skylines are formed by the valley sides, which are generally open, or with trees on the skyline. The buildings and rooftops within Melton dominate the skyline from localised areas. From more elevated areas to the north and south, skylines are varied, formed by surrounding interlinking and rounded hill slopes of adjacent areas or wider, less prominent skylines on the broader hilltops. There are few landmarks within this area.</p>			
Perceptual qualities	L	L-M	M	H-M
	<p>The landscape has a semi-rural busy character in the southwest and at the edges of Melton. This area is influenced by modern human activity but retains some more rural areas to the north and south.</p>			
Scenic qualities	L	L-M	M	H-M
	<p>This area has limited scenic quality with few distinctive features, mainly in the southwest where woodland follows the course of the River Wreake. To the north there is some more visual diversity associated with Melton Country Park (within Melton).</p>			
Intervisibility	L	L-M	M	H-M
	<p>There is some intervisibility between this character unit and neighbouring LCTs from elevated and open locations. Views are contained in parts of the river valley where there is tree cover. There are views from the urban area of Melton.</p>			

Lower sensitivity ↔ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	The fragmented character of this area, affected by intensification of arable farming on the more elevated slopes, industrial estates at the fringes of Melton and sewage works, indicates a lower sensitivity to wind turbines, although the area contains localised areas with a stronger rural character. The overall impression is an area influenced by human development although features are generally human scale.

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.56 The presence of human scale elements (including those within the town of Melton) and the scale of the topography means that the landscape is particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It has a low sensitivity to small turbines.

Discussion on different cluster sizes

- 7.57 The area would be particularly sensitive to groups of more than two to three turbines due to the scale and extent of the area. Any development would be subject to other constraints, including visual and residential amenity.

Summary of Key Sensitive Features and Views

- Areas of more rolling and sloping land towards the Wreake Valley in the north and Scalford Brook to the north.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- Views from residential areas of Melton.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.58 At the time of writing there were no existing or proposed developments within this LCU.

Guidance for development

- 7.59 The sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m, or groups of more than two to three turbines. However, the extent of the area and proximity to residential areas of Melton is likely to create a constraint to development.
- 7.60 When siting and designing wind energy developments in this landscape, the generic guidance provided within Section 6 should be followed. In addition, within this area particular care will need to be taken to ensure:

- Turbines are located away from the rolling and sloping land towards the Wreake Valley in the north and Salford Brook to the north.
 - Views from residential areas of Melton are considered in planning any development.
 - Turbines do not cause visual clutter with existing development.
- 7.61 Developments within the unit should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.62 The overall aim should be to make sure that wind energy developments do not have a defining influence on the overall experience of the landscape (i.e. developments should not result in a change in landscape character of the unit or surrounding units).

Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

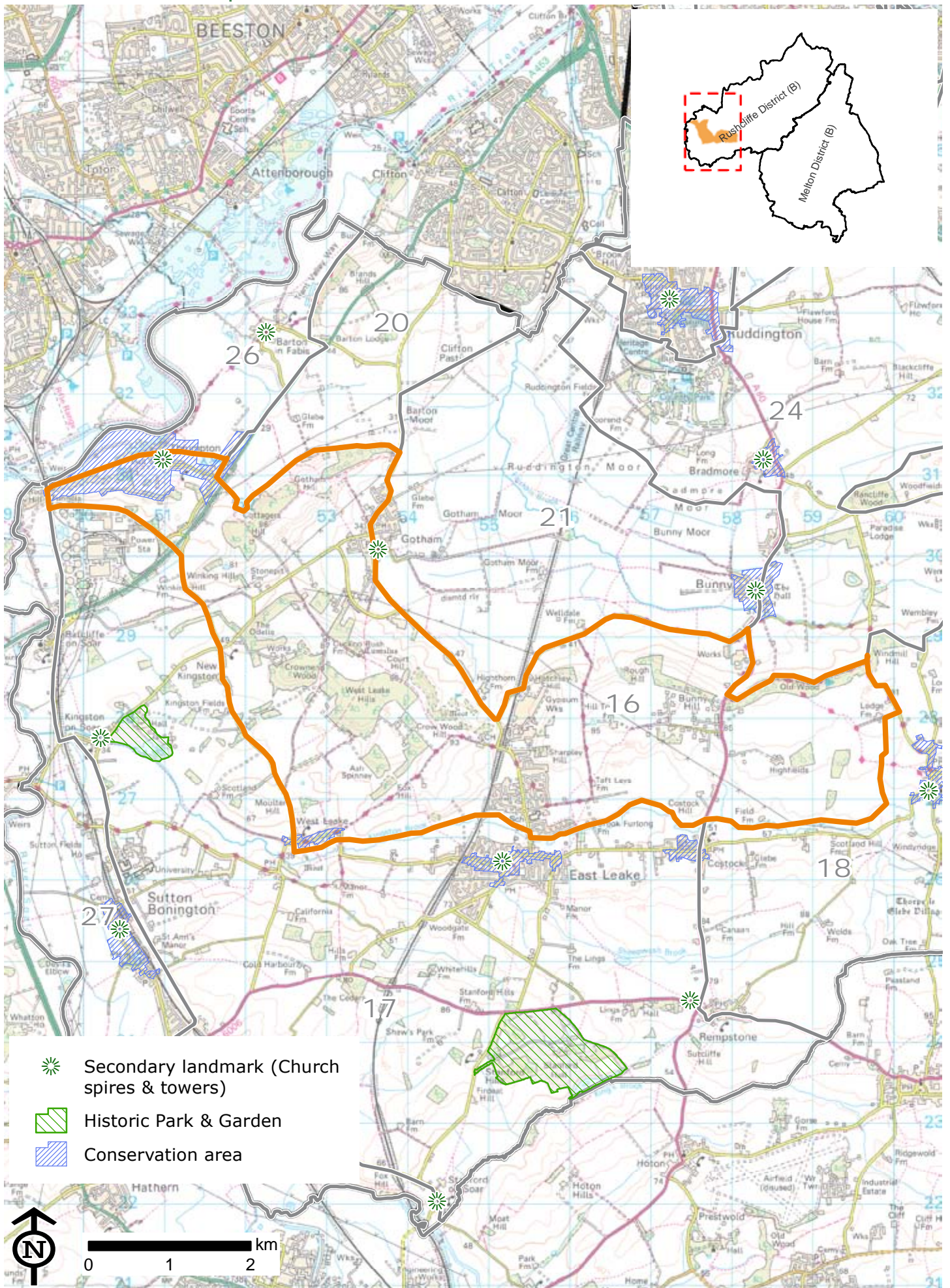


Figure 5.16

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LCU16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

7.64 This Landscape Character Unit comprises the NW1 Gotham and West Leake Wooded Hills and Scarps within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.16**.

Key Landscape Characteristics

7.65 Key characteristics of the Gotham and West Leake Wooded Hills and Scarps²⁸ are as follows:

- Series of prominent individual hills with steep sometimes scarp slopes and broad plateaus.
- Hills are the dissected northern extent of a low boulder clay plateau extending from Leicestershire traditionally known as 'The Wolds'.
- Rural character although urban elements such as villages, power station, industry and quarrying are frequent in the landscape.
- Kingston Brook is a localised feature on low ground between hills characterised by riparian woodland and some grazing pasture at its margins.
- Land use is a mixture of woodland, arable and pasture. Arable is on the lower and more gentle slopes, pasture close to rivers, settlements and scarp grassland where the land is steeply sloping precluding machinery from working the land.
- Field pattern is mostly modern although pockets of older field systems such as irregular geometric and geometric and those reflecting open fields are present.
- Field pattern in places sweeps down the slopes and is a distinctive feature.
- Field boundaries are mostly hedgerows on the slopes with fences often present on higher ground.
- Woodland is generally on high ground across the hills although there are smaller pockets of woodland on lower ground as establishing scrub and along village fringes/areas of former quarry.
- Prominent extensive woodland plantation covers the slopes and high ground, often on steep scarps.
- Rides and areas of open land are interspersed between plantation woodland.
- Wooded tracks with spring flowering understorey planting along tracks up hills.
- Large commuter settlements such as Gotham and East Leake and smaller settlements such as West Leake are nestled at the base of the hills on the fringes of the character area.
- Infrequent individual farms within the character area often on the slopes or high ground. A row of individual modern houses is present along Ash Lane. One distinctive red brick and pantile roof farmstead on Bunny Hill is set within gardens with a small orchard.
- Buildings are mostly red brick with older properties having red pantile roofs.
- Church towers and spires are prominent within a uniform village skyline.
- Overhead lines are prominent on low ground between hills.
- Small former spring (Wheldon Spring) on Gotham Hill is a localised feature characterised by a depression in the ground and establishing scrub.
- Enclosed channelled views on low ground between hills with extensive panoramic views across towards Nottingham City and beyond from high ground.

²⁸ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

- 7.66 The LCU includes the southern part of the Conservation Area of the village of Thrumpton and the Conservation Area covering the village of West Leake.


Important Landmarks and Views

- 7.67 No primary landmarks are located within this unit. Churches form secondary landmarks in this landscape. Ratcliffe on Soar power station (within the adjacent LCU 17 East Leake Rolling Farmland) also forms a prominent feature in many views from the LCU.
- 7.68 The Gotham Hills form a widely visible and distinctive backdrop from the surrounding and wider landscape. Conversely, there are extensive panoramic views available from the Gotham hills to the surrounding landscape. Views to the north towards the Trent Valley, Nottingham City and beyond can be experienced from higher ground such as Gotham Hill, and views to the north east over lower lying farmland of Ruddington and Bunny Moors in LCU 21 Ruddington Alluvial Farmland can be experienced from high points such as Cuckoo Bush and Crow Wood Hill on the Midshires Way. From the Midshires Way there are also panoramic views to the south including views over the town of East Leake to the Stanford Hills in the adjacent LCU 17 East Leake Rolling Farmland.
- 7.69 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.70 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.16: Landscape sensitivity assessment for Landscape Character Unit 16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

	Lower sensitivity  Higher sensitivity			
Landform and Scale				M-H
	<p>The LCU is dominated by a series of distinctive wooded hills including: Gotham Hill, Cottagers Hill, Wright's Hill, Wood Hill, The Odells, the West Leake Hills and Bunny Hill. The hills are characterised by steep, sometimes scarp slopes and broad plateaus with some gentler slopes – e.g. towards the east of the LCU. The hills are prominent in the local area, often forming a backdrop to views from the southern edges of Nottingham.</p> <p>Topography ranges from approximately 40m at the bottom of the slopes to 97m AOD at Gotham Hill. In the context of the surrounding flat and undulating landscape the hills appear prominent and distinctive although their scale is actually quite small, increasing their sensitivity as turbines may appear out of scale.</p>			

<p>Land cover pattern and presence of human scale features</p>				M-H	
<p>There is a broadly consistent pattern of land cover across the LCU. Arable fields are typically sited on lower and gentler slopes, whilst pasture is close to rivers or settlements and pockets of grassland on the steeper slopes. Plantation woodland is mainly located on high ground but there are some smaller pockets of woodland on lower ground. Moderate sized villages and some expanding commuter villages are present on low ground often with establishing scrub along village fringes.</p> <p>Field pattern is mostly modern, with arable fields mostly medium to large in size. At Gotham there is evidence of older irregular geometric patterns, but older field patterns are generally used for pasture. Woodland comprises large blocks of both broadleaved and conifer woodland which accentuates the landform of the distinctive hills. Rides and areas of open land are interspersed between plantation woodland</p> <p>Human scale features are present including some small, older and traditional villages e.g. West Leake – with occasional small farms often on the slopes or high ground. There are also intact hedgerow field boundaries and hedgerow trees on the slopes (fences often present on higher ground).</p>					
<p>Skylines</p>				M-H	
<p>The wooded hills are distinctive, undeveloped and consistent skyline features which often form a backdrop to views within the LCU. However, skylines are frequently broken by lines of pylons stretching across the landscape. From higher ground skylines are formed by more distant landscapes.</p>					
<p>Perceptual qualities</p>			M		
<p>The LCU has a rural character although urban elements such as villages, views of the power station at Ratcliffe on Soar (in the adjacent LCU 17 East Leake Rolling Farmland to the west), industry and quarrying are frequent in the landscape and overhead lines are prominent on low ground between hills.</p> <p>On the slopes or high ground, infrequent individual farms create a perception of sparse development and relatively little human activity. On the lower slopes and nestled at the base of the hills on the fringes of the LCU, are large commuter settlements such as Gotham and East Leake (in the adjacent LCU 17 East Leake Rolling Farmland) which are characterised by modern edges and a small older core with a distinctive church spire. Smaller settlements such as West Leake often have little modern development.</p>					
<p>Scenic qualities</p>				M-H	
<p>The LCU has a strong character, the agricultural land is well managed and features are intact with little sign of decline. The hills are distinctive – their wooded and sculptured forms create contrasts of height and texture against undulating arable fields. The small vernacular villages and Conservation Areas of Thrumpton and West Leake add visual diversity and built character.</p>					

Intervisibility	<div style="text-align: right; background-color: red; color: white; padding: 2px 10px; display: inline-block;">H</div> <p>Views are extensive and often over long distances from the high ground. Likewise, the hills are distinctive and form a backdrop to the surrounding landscape including the southern edge of Nottingham, the Clifton Slopes of LCU 20, the Attenborough Wetlands of LCU 26 to the north, high ground of the Mickleborough Fringe in LCU 22 to the north east and the lower-lying Ruddington Alluvial Farmland and Bunny within LCU 21 to the east. There are also views into the LCU from LCU 17 to the south – e.g. panoramic views from the edge of the village of Costock in the north east corner of LCU 17 are noted in the townscape appraisal for the Conservation Area.</p>
Discussion on landscape sensitivity to the principle of wind energy	<p>The LCU is characterised by a distinctive pattern of hills, often forming a backdrop and contrast to the low-lying farmland of surrounding areas as well as the urban areas of the south of Nottingham to the north. This indicates that any turbines located on this higher ground would be widely visible, particularly against the dark texture of woodland on the highest ground. Furthermore, the relatively small scale of the landform means that larger turbines may dwarf the perceived scale of the landform. The area has a generally rural character and human scale – increasing its sensitivity to wind energy development. Characteristics such as the larger scale arable fields and urban fringe/ commuter villages have relatively lower sensitivity to wind energy development.</p>

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.71 Due to the prominent hills, relatively small scale landform and extensive visibility the LCU would be highly sensitive to turbines over 75m.

Discussion on different cluster sizes

7.72 The LCU is considered to be particularly sensitive to clusters of more than two or three turbines. Areas of more undulating landform are likely to be particularly sensitive to more than a single turbine.

Summary of Key Sensitive Features and Views

- The distinctive pattern of the series of wooded hills which are locally prominent and form a backdrop to surrounding and wider landscapes.
- The expansive views from higher ground.
- Visual relationship with surrounding areas such as the south of Nottingham and views towards the hills from other areas.
- Scenic qualities associated with the contrast of wooded hills with the surrounding agricultural landscape.
- The character of Conservation Areas and smaller, traditional villages such as West Leake and Thrumpton, including views identified in the Conservation Area Appraisals (see **Appendix 3** for key views from Conservation Areas).

- Varied land cover including smaller scale field patterns defined by hedgerows and hedgerow trees and frequent human scale features.
- Areas that are more tranquil and remote in character such as hill tops and higher ground.

Guidance for Development

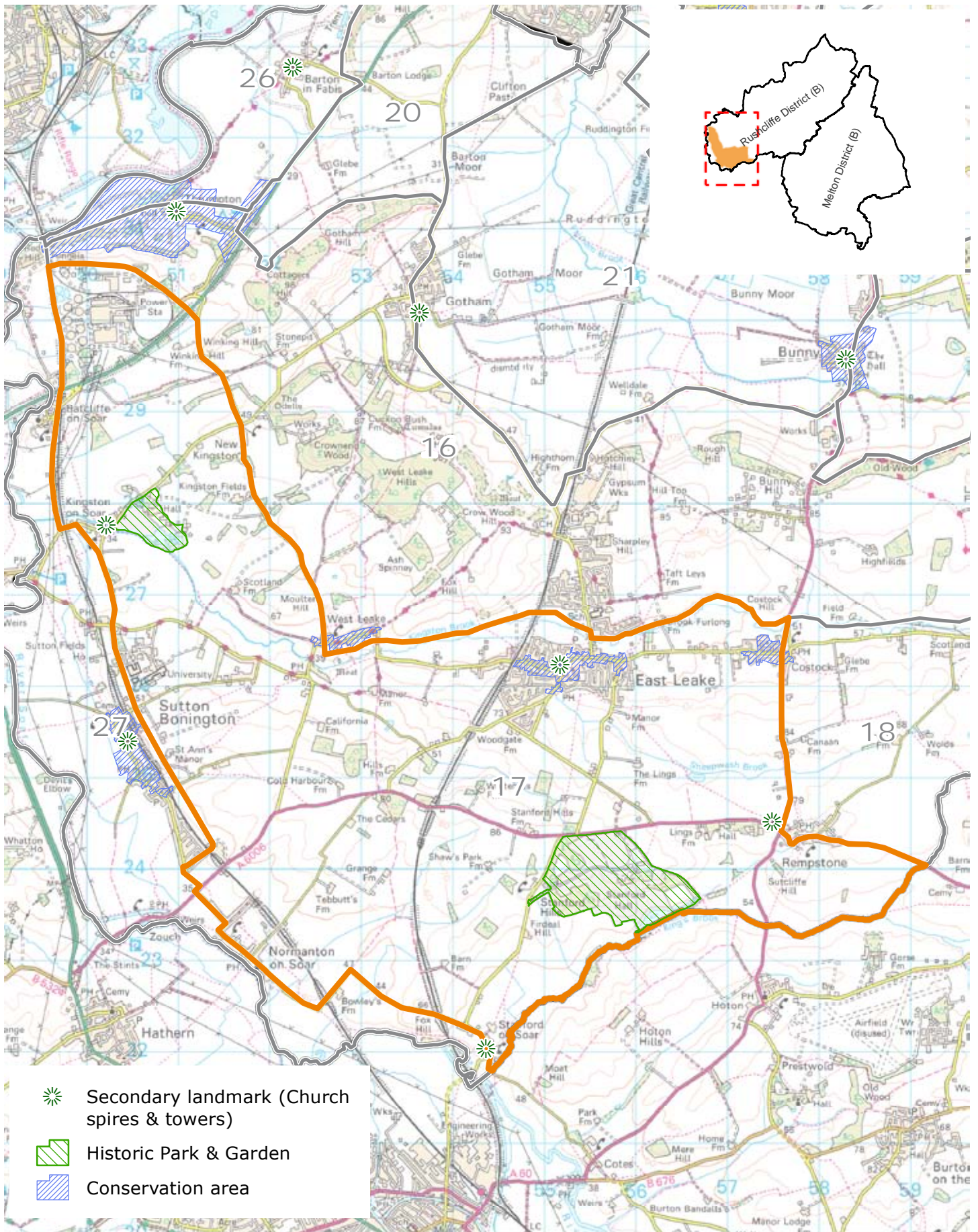
Existing and permitted development within the Landscape Character Unit

7.73 At the time of writing there were no existing or proposed schemes within the LCU.

Guidance for development

- 7.74 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 25m and highly sensitive to turbines over 50m. It also notes that the landscape is likely to be particularly sensitive to anything greater than single turbines within areas of more distinctive landform or clusters of two to three turbines elsewhere.
- 7.75 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The character and pattern of the prominent series of hills are conserved.
 - Choice of location and size/scale of development does not diminish the perceived scale of the hills.
 - The village churches continue to form local landmarks.
 - The rural setting of the small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views from the Conservation Areas of Thrumpton and West Leake to the surrounding countryside.
 - The pleasing combination of wooded hills, agricultural fields and historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - The panoramic and rural nature of the views from the hills are not adversely affected.
- 7.76 In addition, to minimise visual effects such as turbines appearing unbalanced from in views within the LCU and from other LCUs, turbines should avoid the areas of distinctive and irregular topography such as steeper slopes and the tops of narrow hills (this particularly applies to large turbines). Development should be located in the less settled larger scale fields or where they create balance with other large scale features such as the power station and gypsum works.
- 7.77 Schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.78 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.79 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: East Leake Rolling Farmland






-  Secondary landmark (Church spires & towers)
-  Historic Park & Garden
-  Conservation area



Figure 5.17

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LCU17 Nottinghamshire Wolds: East Leake Rolling Farmland

7.80 This Landscape Character Unit comprises the NW02 East Leake Rolling Farmland within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.17**.

Key Landscape Characteristics

7.81 Key characteristics of the Nottinghamshire Wolds: East Leake Rolling Farmland²⁹ are as follows:

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays; Kingston Brook is the most distinctive.
- Localised man-made earthworks present around Ratcliffe Power Station which have a localised influence on character.
- Frequent watercourses which are often demarcated by clusters of riparian willows along their course; where trees are not present watercourses are generally not visible in the landscape.
- Rural character present across the area although there are views towards urban elements such as Ratcliffe on Soar Power Station visible above hills, a gypsum works and village fringes.
- Land use is arable and some pasture. Pasture becomes more prominent around East Leake where it is mostly horse grazing and around Rempstone where sheep grazing is more common.
- Field pattern includes small, medium and large-scale fields recognised within the Historic Landscape Characterisation as being a mix of ages including regular, semi-regular geometric and irregular field patterns. Arable field pattern tends to be of modern origin.
- Oldest field enclosures are often concentrated around watercourses and smaller settlements.
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn; around horse grazing areas electric and timber and wire fencing is present which has a localised influence in character particularly along the southern fringe of East Leake.
- There are few hedgerow trees within the landscape; this in combination with low hedgerows creates an open character to fields. Hedgerow trees tend to be concentrated around smaller pastoral fields.
- Relatively low level of woodland cover comprising prominent geometric blocks of woodland on high ground, infrequent hedgerow trees, and clumps along watercourses including willow pollards. The most significant blocks of woodland are at Stanford Hall and the formal lake and entrance at Kingston Hall around the parkland margins which includes ornamental species.
- Parkland is a distinctive feature around Kingston Hall and Stanford Hall where permanent pasture and parkland trees are prominent.
- Prominent halls framed by vistas of trees such as lime avenues. Formal brick wall boundaries define the edges of parkland.
- Small estate cottages at Kingston on Soar and lodge houses are features in these areas.
- One large nucleated commuter settlement is at East Leake; the southern edge of the village is prominent within views.

²⁹ Taken from the Greater Nottingham Character Assessment (2009)

- Costock is a small linear settlement with a pocket of prominent new development concentrated along the western edge.
- New apartment buildings for Nottingham Trent University are a localised urbanising feature within the landscape and contrast with other smaller-scale buildings.
- Network of farms each often contains a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent.
- Views vary from enclosed and channelled views from lower ground along watercourses to open often expansive views from higher ground, particularly to the south and beyond the borough boundary.
- Views are rural in character, with frequent dispersed villages and open farmland; small woodland blocks are a feature on high ground.
- A sand and gravel quarry has a localised influence on the landscape character of the LCU.
- Roads through the area often have narrow grassed ditches on either side.

Landscape-related designations

- 7.82 The LCU includes Conservation Areas covering the villages of East Leake and Costock. Stanford Hall and Kingston Pleasure Gardens, both Grade II Registered Parks and Gardens are also found within the LCU.

Important Landmarks and Views

- 7.83 No primary landmarks are located within this unit. Church spires and towers within the villages such as Kingston upon Soar form secondary landmarks.
- 7.84 There are long views from Stanford Hills on the A6006 to the north and south across arable farmland into Leicestershire.
- 7.85 Views from Kingston Hall of the wider landscape to the south, west and east are noted in the listing for Kingston Pleasure Gardens Registered Park and Garden, in addition to views to the north east between trees from the main drive.
- 7.86 Views from the south east of the grounds of Stanford Hall are noted in the listing for the Registered Park and Garden – views out over lower lying farmland of the south eastern edge of the LCU and out towards the town of Loughborough (outside the borough within Leicestershire).
- 7.87 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.88 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.17: Landscape sensitivity assessment for Landscape Character Unit 17 Nottinghamshire Wolds: East Leake Rolling Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>This area has a varied and gently rolling landform from between around 40m – 80m AOD, with flatter and more open areas in the north west of the LCU. Localised undulations in the landscape are present as a result of small streams and tributaries, providing smaller scale features although generally landform scale is medium. The Stanford Hills form a prominent ridge in the surrounding landscape context, reaching 84m AOD.</p>				
Land cover pattern and presence of human scale features			M		
	<p>Modern, large scale arable fields are bound by intact low hedgerows, providing a generally consistent open pattern of land cover with little woodland apart from small areas on high ground and significant woodland blocks surrounding the two parklands. Closer to watercourses and on the edges of villages areas of pasture reflect older enclosure patterns of small fields, often also containing more varied land cover including hedgerow trees and clumps of willow alongside watercourses. These areas would be more sensitive to wind energy development (particularly larger scale turbines) e.g. Kingston on Soar.</p> <p>There are frequent human scale features including farmsteads often with red brick and pantile roofs and modern timber or metal outbuildings; older red brick barns are also frequent.</p>				
Skylines		L-M			
	<p>The Stanford Hills form a prominent ridge but otherwise skylines are varied and formed by LCU 16 Gotham and West Leake Wooded Hills and Scarps to the north.</p>				
Perceptual qualities			M		
	<p>The area has a rural character overall, with frequent dispersed villages and open farmland. However, there are occasional views towards urban elements such as Ratcliffe on Soar Power Station visible above hills, a gypsum works and village or commuter settlement fringes such as the southern edge of East Leake, the western edge of Costock and buildings for Nottingham University.</p>				
Scenic qualities			M		
	<p>Parkland is a distinctive feature around Kingston Hall and Stanford Hall – in these areas parkland trees, and views towards the halls framed by lime avenues are attractive designed features. Kingston on Soar is an intact and distinctive village with attractive estate character which will be particularly sensitive to larger scale turbines.</p> <p>Elsewhere in the LCU the fields and small settlements do not contain many outstanding scenic elements - features are generally well maintained although there is evidence of fragmentation where fields have expanded and where fields are subdivided for horse grazing using electric tape and fencing. The small areas of woodland on high ground are important scenic element – giving the perception of a more wooded landscape.</p>				

		Lower sensitivity	↔	Higher sensitivity
Intervisibility			M	
	There are views to and from the higher ground of the LCU (e.g. the Stanford Hills) from the west and from the north– in the adjacent Gotham and West Leak Wooded Scarp LCU and across rolling arable farmland into Leicestershire to the south. The Hoton Hills to the south (outside the borough boundary within Leicestershire) form an enclosing ridge to Stanford Park, as mentioned in the listing for the Registered Park and Garden.			
Discussion on landscape sensitivity to the principle of wind energy	The open and gently rolling landform of relatively consistent land cover and few special scenic qualities suggest a lower sensitivity. However, there are frequent human scale elements dispersed throughout the landscape – larger sizes of turbines could appear out of scale in this context. The two parklands and areas of smaller scale land cover pattern – such as around watercourses – are more sensitive.			

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

- 7.89 Although the landform is generally open, consistent and gently rolling, the frequent human scale elements indicate that the LCU would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

Discussion on different cluster sizes

- 7.90 It is considered that this landscape would be particularly sensitive to clusters of more than two or three turbines.

Summary of Key Sensitive Features and Views

- Small scale field patterns present along watercourse fringes and village edges.
- Small areas of woodlands on high ground which are important to the scenic quality and wooded character of the LCU.
- The formal parklands of Kingston Pleasure Gardens and Stanford Hall surrounded by woodland belts.
- Framed vistas towards the halls along tree lined avenues.
- The estate character of Kingston on Soar and the estate lodges at entrances to halls.
- Frequent human scale elements including rural scale and vernacular buildings in small villages, farmsteads and barns.
- Intervisibility with hills of the Gotham and West Leake Wooded Scarp to the north (including Bunny Hill, Gotham Hill and West Leake Hill).
- Key views from the Registered Parks and Gardens of Stanford Hall and Kingston Pleasure Gardens – particularly those noted in the listings.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.91 At the time of writing there were no existing or proposed schemes within the LCU.

Guidance for development

7.92 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m. It also notes that the area is likely to be particularly sensitive to clusters of more than two or three turbines.

7.93 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The scale of the Stanford Hills (which form a prominent ridge in the surrounding lower lying and more rolling landscape) and their surroundings are not overwhelmed by large scale turbines.
- The small human scale of the landscape around watercourses and village edges is maintained and not dominated by large scale turbines.
- Areas of prominent and distinctive woodland are conserved especially where this occurs on higher ground – e.g. Dog Kennel Wood.
- The rural setting of the small historic villages including the intact estate character of Kingston on Soar and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views from the Conservation Areas of East Leake and Costock – including the influence of views from north east of the LCU from the edge of Costock and views from the north of East Leake.
- The heritage value and setting of the Registered Parks and Gardens of Stanford Hall and Kingston Pleasure Gardens and their special character is maintained including framed vistas of the halls.
- The areas of distinctive parkland character around Kingston on Soar, Kingston Hall and Stanford Hall are maintained.
- Turbines relate to existing development such as the Ratcliffe on Soar power station and gypsum works and do not adversely affect the remote and tranquil areas of the landscape such as around Kingston on Soar.
- Intervisibility with surrounding LCUs (including within Leicestershire to the south) is considered in the siting and design of any development.
- In addition, to minimise visual effects such as turbines appearing unbalanced from in views within the LCU and from other LCUs, larger scale turbines should be located in the less settled larger scale fields or where they create balance with other large scale features such as the power station and gypsum works (and avoid dominating the scale of the landscape).

7.94 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

7.95 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: Widmerpool Clay Wolds

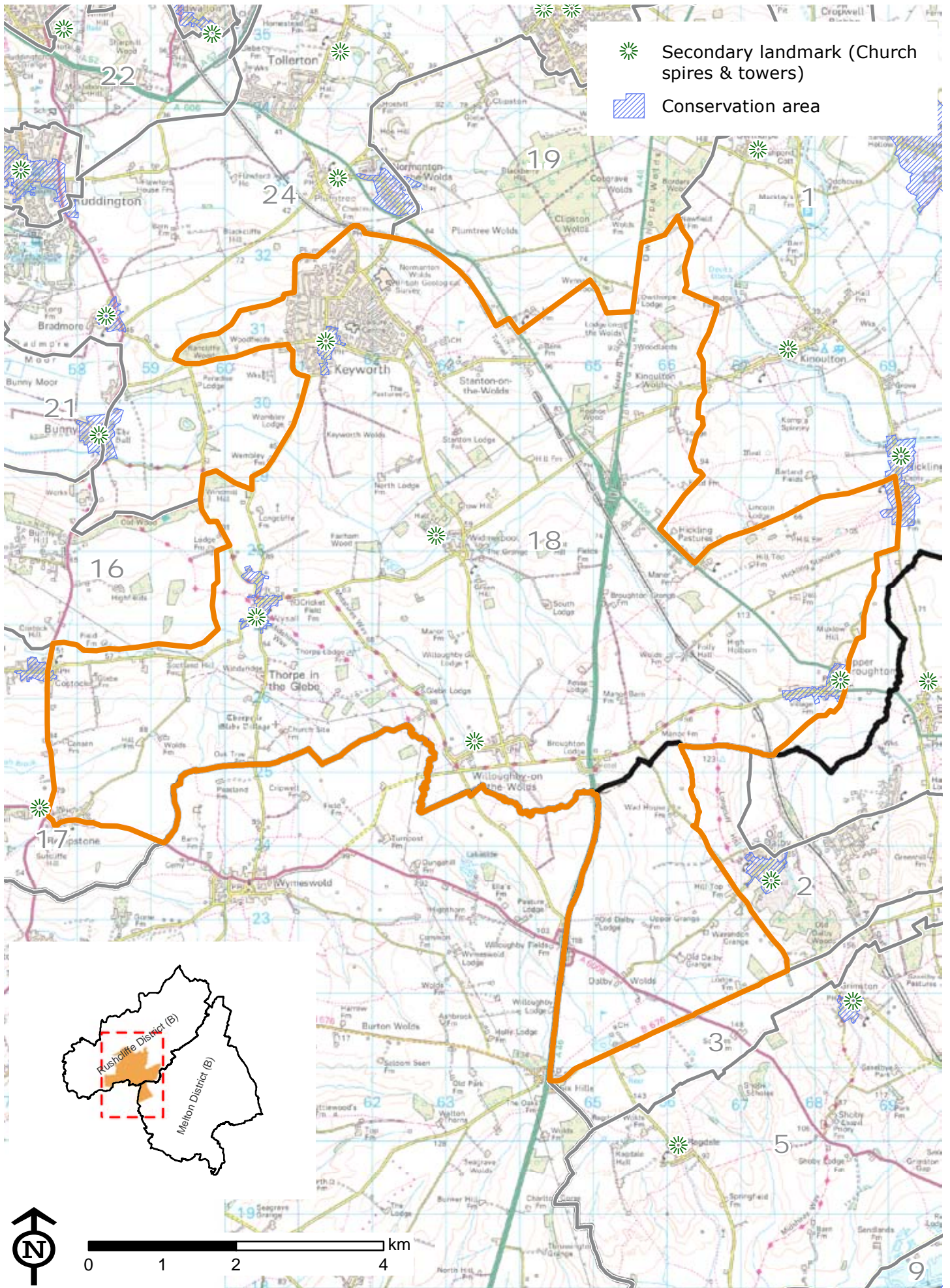


Figure 5.18

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LCU18 Nottinghamshire Wolds: Widmerpool Clay Wolds

7.96 This Landscape Character Unit comprises NW03 Widmerpool Clay Wolds and Mixed Farmland LCA as defined within the Melton Landscape Character Assessment. The extent of the Landscape Character Unit is shown in **Figure 5.18**.

Key Landscape Characteristics

7.97 Key characteristics of the Widmerpool Clay Wolds³⁰ are as follows:

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.
- Distinctive steep slopes present along the western edge of the LCU.
- Frequent watercourses which are often demarcated by landform and riparian trees along their course.
- Remote rural character present across the area although there are views towards the urban edge of Keyworth in the north.
- Land use is a mixture of arable and pasture although pasture becomes more dominant approaching Widmerpool and Willoughby-on-the-Wolds where the land is continuous pasture and is particularly distinctive.
- Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. An area reflecting one of the earliest forms of enclosure within Nottinghamshire is present as a cluster around Thorpe-in-Glebe.
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn although blackthorn, field maple and hazel are present in places.
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing. In places parkland style fencing provides an element of formality along roads.
- Areas of ridge and furrow are locally distinctive.
- Woodland comprises a mix of small linear belts, geometric copses and coverts on high ground and around large farmsteads and halls on village fringes.
- Wooded impression created through frequent blocks of small woodland, hedgerow trees and mature hedgerows.
- The railway is a prominent wooded feature within the landscape.
- Prominent Roman road (Fosse Way) is visible within the landscape, traffic movement on it provides a slight urbanising feature.
- Frequent small nucleated villages which have a remote and rural character with concentrations of distinctive vernacular buildings and some more modern additions.
- Farmsteads are frequent within the landscape, and they often contain a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent.

³⁰ Taken from the Greater Nottingham Character Assessment (2009)

- Some villages are set on slightly higher ground and are visible within the landscape. Woodland and trees along the boundaries reduces their prominence and edges are often seen as individual or small clusters of buildings.
- Thorpe Le Glebe, a former medieval village site is discernible through undulations within the ground.
- Wooded formal parkland present around Widmerpool is a local feature of the landscape.
- Views vary from enclosed and channelled views from lower ground to open often expansive views from higher ground.
- Views are rural in character with dispersed village fringes and small woodland blocks a feature on high ground.
- Distinctive long distance views along western edge of LCU on the A606 across the adjacent Vale of Belvoir flat farmland.

Landscape-related designations

- 7.98 The area includes a number of Conservation Areas covering the villages of Wysall, Upper Broughton, part of Hickling and Keyworth.

Important Landmarks and Views

- 7.99 No primary landmarks are located within this unit. Church spires and towers within villages form secondary landmarks. Widmerpool Hall also forms a local landmark in views from local footpaths e.g. around Wysall and Thorpe in Glebe.
- 7.100 There are panoramic views along the A606 from the plateau, and from Upper Broughton to the lower landscape in the Vale of Belvoir and the Belvoir escarpment. There are extensive views from higher ground across adjacent flatter landscapes to the west e.g. from Windmill Hill and the Midshires Way looking west to Bunny, views of the Wolds from higher ground around Wysall, Widmerpool and Willoughby-on-the-Wolds and views over the village of Hickling from Standard Hill.
- 7.101 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.102 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.18: Landscape sensitivity assessment for Landscape Character Unit 18 Nottinghamshire Wolds: Widmerpool Clay Wolds

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>This is a rolling landscape between approximately 50m – 90m AOD. Landform is varied but distinctive steep slopes follow the eastern edge of the LCU – this area would be more sensitive as turbines are unlikely to be able to be accommodated without appearing visually confusing or distracting from the distinct landform (particularly when viewed from the east, within LCU 1 Vale of Belvoir). Frequent undulations demarcate watercourses cutting through the landform. In general it is a medium scale landform. Electricity pylons are often conspicuous within the landscape indicating that larger turbines would appear out of scale.</p>				
Land cover pattern and presence of human scale features				M-H	
	<p>Land cover pattern is varied, with a mixture of arable and pasture and a regular dispersed pattern of woodland in small copses and coverts often on higher ground. A perception of a more wooded landscape is created through frequent blocks of small woodland, hedgerow trees and mature hedgerows. Frequent small wooded streams add to the variety, texture and intimate land cover pattern.</p> <p>Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. One of the oldest field patterns in the country occurs around Thorpe in the Glebe – small, regular patterns represent the earliest type of enclosure in Nottingham. Areas of ridge and furrow are locally distinctive.</p> <p>Human scale elements are present in frequent small nucleated villages with concentrations of distinctive vernacular buildings. Thorpe Le Glebe is a former medieval village site. Vernacular farmsteads and older red brick barns are frequent within the landscape.</p>				
Skylines			M		
	<p>Skylines within the LCU are often wooded due to the frequent small woodland blocks sited on higher ground but are sometimes formed by the crests of rolling hills, typically undeveloped. In other areas the interlocking rolling topography in combination with various hedges and trees obscures skylines. Some villages are set on slightly higher ground and are visible within the landscape. Church spires within villages form local landmarks from the outskirts of and within villages. Views containing spires will be more sensitive as turbines may detract attention from them. Pylons and overhead lines cross through the LCU and are frequent features on the skyline within the valley areas of the LCU.</p>				
Perceptual qualities			M		
	<p>The LCU has an intact, remote and rural character with dispersed villages, arable and pasture farming and pockets of woodland on high ground key features. There are some views towards urbanising elements e.g. the urban edge of Keyworth in the north and the junction of the A46/ A606 and the A46 in the south of the LCU.</p>				

Scenic qualities			M		
	Attractive and expansive long distant rural views are present across the LCU. The rolling topography is complemented by small pockets of woodland on higher ground and dispersed villages with distinctive vernacular buildings including church spires. There are also features of historic interest throughout the landscape, adding to its texture and variety including old field patterns of enclosure and ridge and furrow. The wooded formal parkland present around Widmerpool is a local feature of the landscape. Views of the Wolds can be experienced from the Midshires Way which crosses through the south western part of the LCU.				
Intervisibility			M		
	The escarpment on the eastern edge of the character area forms a backdrop to views within the Vale of Belvoir.				
Discussion on landscape sensitivity to the principle of wind energy	The small-medium scale of the rolling hills is moderately sensitive to the principle of wind energy development. Sensitivity is further increased by the relatively complex land cover patterns throughout the landscape and presence of vernacular villages, church spires and historical features. The strong rural character of the landscape and attractive pattern of fields and woodlands also increases sensitivity although the fragility of this characteristic has been increased by road and rail development within the LCU. The distinctive hills in the eastern part of the LCU are particularly sensitive and form important features in views from the Vale of Belvoir (LCU 1).				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.103 Due to the small-medium scale topography, small scale and complex landscape pattern, historic features and intact rural character of the area, the landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines greater than 110m.

Discussion on different cluster sizes

7.104 It is considered that this LCU would be particularly sensitive to clusters of more than four to five turbines. Where topography is more varied and steeply sloping and field patterns smaller, sensitivity will be greater.

Summary of Key Sensitive Features and Views

- The distinctive and undeveloped hills which form the eastern edge of the LCU and form important and attractive views from the Vale of Belvoir.
- Older field patterns within the character area such as those reflecting open systems, the semi-regular geometric patterns and ridge and furrow.
- The deserted medieval village at Thorpe in Glebe (visible as earth mounding).

- Open views along from high ground to the Vale of Belvoir (e.g. along the A6006 and from Upper Broughton).
- Predominantly rural character with built form infrequent in views.
- Formal wooded parkland adjacent to Widmerpool.
- Small scale distinctive, vernacular villages with a rural setting and churches as local landmarks.
- Narrow, winding, rural and remote character of lanes.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.105 At the time of writing there was one operational wind energy scheme within the LCU. This is a single turbine (<25m to tip) at the British Geological Survey, Keyworth (Rushcliffe Borough).
- 7.106 In addition there was one consented scheme of nine turbines of 79m height to tip at Paddy's Lane Old Dalby, within Melton Borough. Existing and permitted wind energy schemes are shown on **Figures 2.1a** and **2.1b**.

Guidance for development

- 7.107 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to clusters of more than two to three turbines.
- 7.108 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Choice of location and size/scale of development does not diminish the perceived scale of the hills as viewed from within the Vale of Belvoir (particular care to be taken on the eastern edge).
 - Development is set back from the eastern edge of the LCU in areas of larger scale and flatter landform so that the predominantly undeveloped and distinctive skyline is maintained as viewed from adjacent lower lying areas (in particular avoid views of partial blades above horizons which can be distracting).
 - Turbines are in scale with the landscape and villages are not dominated by large scale turbines.
 - The integrity of the old field patterns e.g. around Thorpe-in-Glebe (representing the earliest type of enclosure in Nottingham) are not adversely affected.
 - Areas of distinctive woodland on higher ground are conserved as features of the rural landscape, particularly where these contribute to skylines.
 - The rural setting of the small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views important to the character of the Conservation Areas of Wysall, Upper Broughton, Hickling and Keyworth.
 - The village church spires continue to form local landmarks.
 - The heritage value of the historic site of Thorpe in the Glebe is not adversely affected.
 - The intact, remote and rural characteristics of the landscape are conserved.

- The pleasing combination of rolling topography, wooded hills, and dispersed historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
- The wooded formal parkland character around Widmerpool is conserved as a local feature in the landscape including distinctive views to Widmerpool Hall from local footpaths.
- The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).

7.109 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

7.110 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

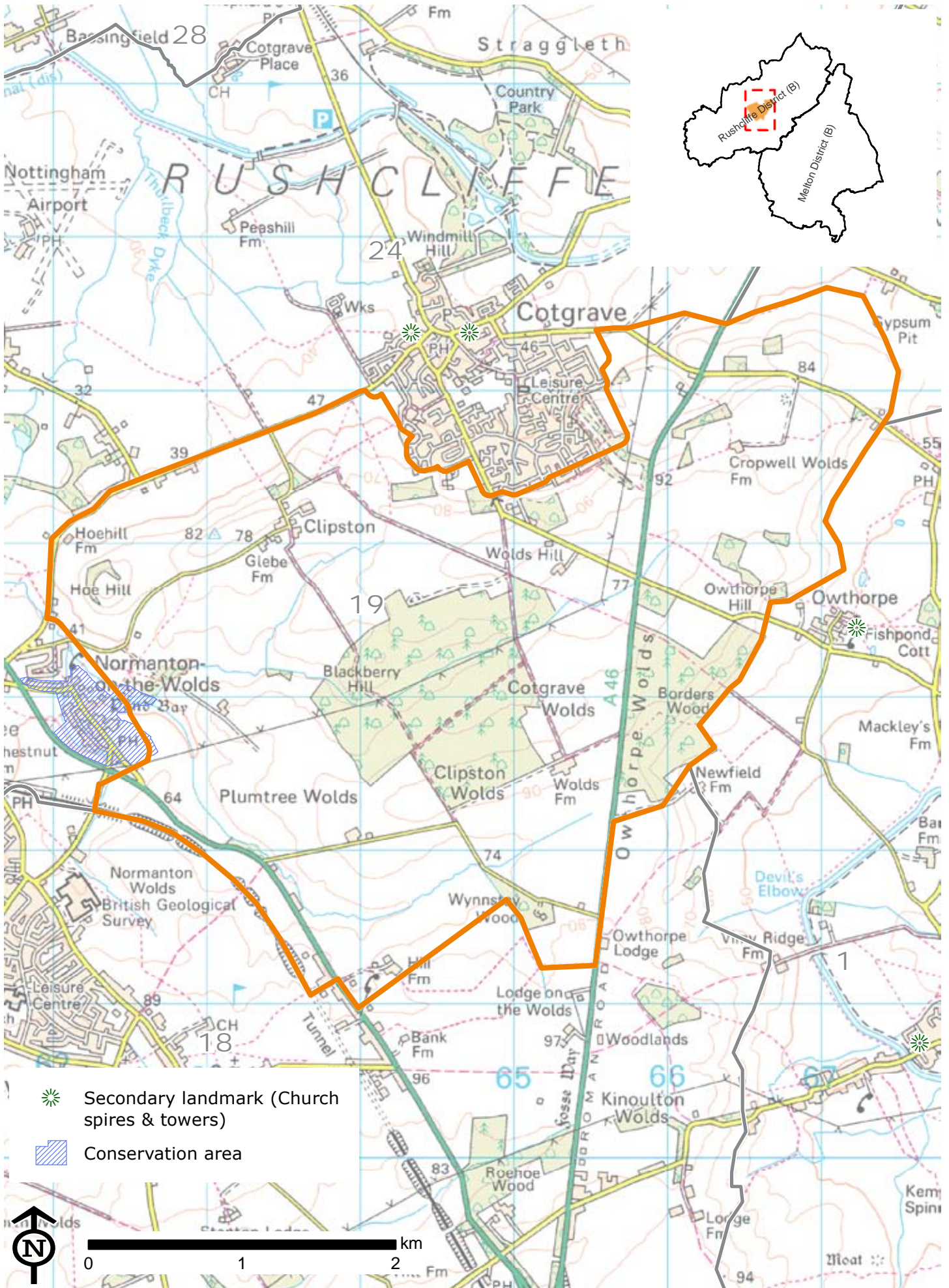


Figure 5.19

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LCU19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

7.111 This Landscape Character Unit comprises NW4 Cotgrave Wooded Clay Wolds within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.19**.

Key Landscape Characteristics

7.112 Key characteristics of the Cotgrave Wooded Clay Wolds are as follows³¹:

- Gently undulating broad plateau and escarpment which forms the northern extent of a glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Distinctive steep slopes present along the northern edge of the LCU.
- Watercourses flow through the area and have a local influence on landform.
- Rural character present across the area although there are views towards urban edges of Keyworth, Cotgrave and properties on A606.
- Land use is mostly arable although pockets of pasture are present around village fringes.
- Field pattern includes medium to large sized geometric field patterns. Much of the enclosure is of modern origin but there are pockets of older enclosure around Clipston and adjacent to the A46.
- Field boundaries are almost all hedgerows managed at a low height. They comprise mostly hawthorn although blackthorn, field maple and hazel are present in places.
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing.
- Woodland comprises two distinctive large plantations on high ground: Clipston Wood and Cotgrave Forest; and Borders Wood. This is plantation woodland; the conifers are distinctive and contrast with smaller broadleaved woodlands found elsewhere across Rushcliffe. The plantation pattern still retains the former field pattern; small rides within the woodland often are along former field boundaries.
- Small linear belts and clumps of woodland are present along village fringes and along watercourses. Willow is common in these locations.
- Woodland on the escarpment is on higher ground and is prominent along the northern fringes of this LCU.
- Few hedgerow trees and low hedgerows provides a contrast between enclosed woodland and open farmland.
- Prominent Roman Road (Fosse Way) is visible from high ground and traffic movement on it provides a slight urbanising feature.
- Large nucleated villages although their fringes are screened and filtered by small linear blocks of woodland.
- Smaller linear settlements also present such as Clipston.
- Some villages are set on slightly higher ground and are visible as a single line of individual properties dispersed within trees.
- Few large farmsteads which are often of modern design and construction with large modern barns.
- Farmsteads constructed from red brick with red pantile and clay tile roofs are common.

³¹ Taken from the Greater Nottingham Character Assessment (2009)

- Views vary from short distance views enclosed by woodland to open views over gently rolling land from higher ground.
- Views are rural in character, although urban elements such as village fringes and the A46 reduce the sense of seclusion and tranquillity.

Landscape-related designations

7.113 There are no Conservation Areas within the LCU although Normanton-on-the-Wolds Conservation Area lies just outside to the east within LCU 24 Cotgrave and Tollerton Village Farmland.

Important Landmarks and Views

7.114 No primary landmarks are located within this unit. Hoe Hill is a distinctive wooded hill. The prominent blocks of plantation woodland form a backdrop to views over lower-lying gently undulating farmland.

7.115 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.116 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.19: Landscape sensitivity assessment for Landscape Character Unit 19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The gently undulating broad plateau landscape ranges in height from around 50m at the base of the escarpment and in river valleys, to 90m AOD. The distinctive steep slopes present along the northern edge of the LCU will be more sensitive. Watercourses flow through the area and have a local influence on landform. There are some distinctive features e.g. Hoe Hill. The scale of the landform is small-medium as the undulations themselves are relatively small – this is apparent from the presence of pylons in some areas – e.g. just south of Normanton-on-the-Wolds – which appear relatively large.</p>				

Land cover pattern and presence of human scale features		L-M			
	<p>Land use is mostly arable although pockets of pasture are present around village fringes. Field pattern includes medium to large sized geometric field patterns but there are pockets of older enclosure on steeper slopes to the south of Cotgrave and south of Clipston which will be more sensitive.</p> <p>The combination of the arable farmland and large scale plantation woodland present a contrasting but relatively large scale landscape pattern. Cotgrave Forest and Borders Wood plantations are prominent plantations on high ground though they retain the former field pattern – sometimes marked by small rides along former field boundaries. Small woodland belts lie along village fringes and watercourses, creating a more intimate landscape scale, and will be more sensitive. The northern fringes of the LCU contain more woodland on the escarpment, contrasting with the openness of the farmland.</p> <p>There is not a strong presence of traditional human scale elements such as hedgerows and vernacular farm buildings.</p>				
Skylines				M-H	
	<p>Hills form prominent features in many areas of the LCU, forming the skyline in many views. Woodland on the tops of hills is often a feature on the skyline. Where there are views across more open, arable landscape, skylines are relatively distant but not distinctive. Elements such as church spires are occasionally visible from other LCUs e.g. the church in Cotgrave from Wolds Hill.</p>				
Perceptual qualities		L-M			
	<p>The LCU has a rural character although there are many human influences including the plantation forests. Urban elements include views toward the urban edges of Keyworth, Cotgrave and properties on A606 and the large A46 road and moving traffic. This reduces the sense of tranquillity.</p>				
Scenic qualities		L-M			
	<p>There are visual contrasts between the expansiveness and openness of the undulating farmland and the more enclosed and distinctive plantation woodland on higher ground containing small rides within them. These rural elements provide a degree of scenic interest.</p>				
Intervisibility			M		
	<p>There are wide-ranging panoramic views from the edges of the escarpment to other LCUs including LCU 24 Cotgrave and Tollerton Village Farmlands to the north – likewise the ridge and Hoe Hill form landscape features in views from LCU 24. There are also glimpses to surrounding LCUs from higher ground e.g. to the Widmerpool Clay Wolds of of LCU 18 from the east of the area.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>This gently undulating, broad plateau landscape has a medium-large scale land cover of a mixture of predominantly arable fields and plantation woodland. This indicates a lower sensitivity to wind energy development; nevertheless, the relatively small height of the hills may be dwarfed by the larger sizes of turbines. Distinctive hills e.g. Hoe Hill, steeper slopes and undulations and the escarpment to the north of the area will be more sensitive.</p>				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	M-H
111 to 150 m	H

7.117 Due to the relatively small scale of the topography the landscape is likely to be particularly sensitive to turbines over 50m and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

7.118 It is considered that the LCU would be particularly sensitive to clusters of more than four or five turbines.

Summary of Key Sensitive Features and Views

- Distinctive hills e.g. Hoe Hill, steeper slopes and undulations and the escarpment to the north of the LCU.
- Areas characterised by older field patterns e.g. pockets of older enclosure on the steeper slopes to the south of Cotgrave and south of Clipston.
- Smaller scale land cover pattern of woodland belts along village fringes and watercourses.
- Rural character with built form infrequent in views.
- The small scale and rural character of Clipston.
- Views to elements in surrounding LCUs such as the church spire in Cotgrave.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.119 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.120 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines of over 110m. It also notes that the landscape is likely to be particularly sensitive to clusters of more than four or five turbines.

7.121 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The perceived sense of scale and character of the landscape characterised by distinctive hills e.g. Hoe Hill are not diminished by large scale turbines. The hills in the north of the LCU which form features of the view from other LCUs to the north will be more sensitive to large turbines.
- Turbines should be in scale with the landscape in which they are placed and turbines in groups appear well balanced in views (and forming a compact group). The small scale of the wooded watercourses and village edges is maintained and not dominated by large scale turbines.
- The integrity of older field patterns with pockets of enclosure e.g. on steeper slopes to the south of Cotgrave and south of Clipston is maintained.

- The rural setting and historic character of villages such as Clipston and those outside of the LCU including the Conservation Area of Normanton on the Wolds are maintained. See **Appendix 3** for notes on views from this Conservation Area.
 - Pockets of rural tranquillity are maintained.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
- 7.122 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.123 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Clifton Slopes

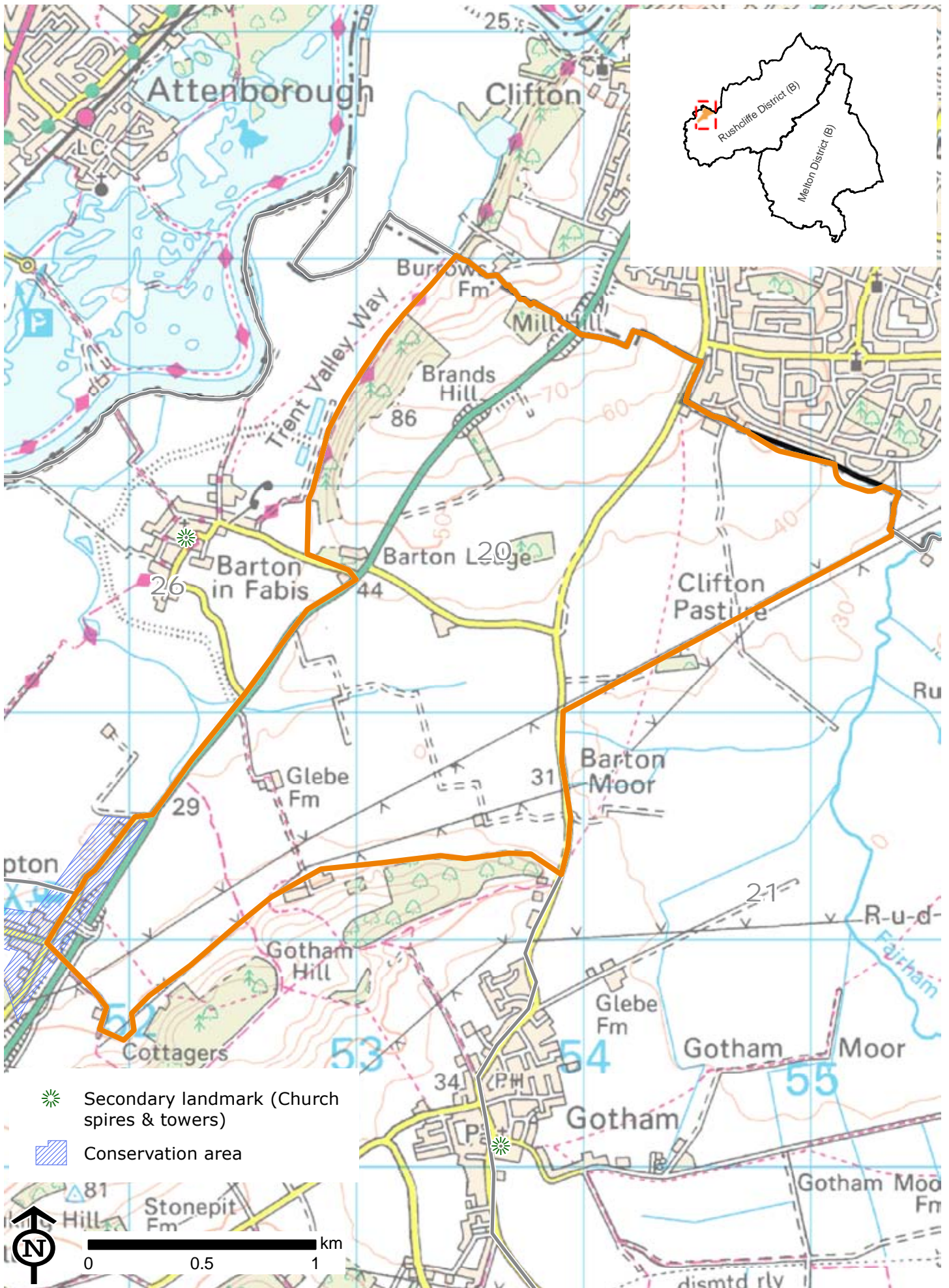


Figure 5.20

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LCU20 South Nottinghamshire Farmlands: Clifton Slopes

7.124 This Landscape Character Unit comprises SN01 Clifton Slopes within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.20**.

Key Landscape Characteristics

7.125 Key characteristics of the Clifton Slopes are as follows³²:

- Distinctive escarpment bordering the River Trent with a steep slope to the river and gentler slopes down to alluvial farmland at Ruddington Moor.
- Prominent Mercia Mudstone outcrop.
- Open large scale field pattern of both modern origin with fragmented hedges Remnants of former field boundaries in the form of undulations, tracks or areas left unploughed can be seen.
- Clifton and Barton Moor are an area of land which was not subject to the enclosures act and has remained open in character since the Sanderson's Map from 1835.
- A smaller scale pattern is present close to the urban fringe which is an older enclosure pattern reflecting former open systems and semi-regular and regular geometric enclosure identified from the historic landscape characterisation.
- Pocket of pasture present close to the urban edge of Clifton.
- A distinctive narrow wooded lane to Barton in Fabis although other routes are mostly open with long distance views.
- Much of the urban fringe is nestled and obscured by boundary vegetation and landform although new retirement apartment development is a prominent feature on high ground bordering open farmland.
- Regular dispersal of prominent geometric blocks of broadleaved woodland, its prominence is heightened by the lack of vertical features within farmland.
- Prominent linear wooded bluff on steepest sloping land adjacent to River Trent is a distinctive feature.
- Combination of linear woodland on slopes and a few geometric blocks of woodland creates a strong sense of enclosure along Clifton urban fringe.
- Almost no hedgerows or hedgerow trees within the landscape, around pastoral fields close to the urban fringe hedgerow trees and hedgerows are more common creating a degree of enclosure.
- Built form limited to a few large farms with brick farmsteads and a couple of modern farm buildings.
- Extensive and distinctive views from A453 through the area with wooded blocks and extensive views across the flat farmland to the ridgelines and hills beyond. It creates a distinctive route into Nottingham.
- Mast in the form of a false conifer tree is locally prominent on the approach into Nottingham.

Landscape-related designations

7.126 There are no Conservation Areas within this landscape although the area lies immediately adjacent to Thrumpton Conservation Area.

³² Taken from the Greater Nottingham Character Assessment (2009)


Important Landmarks and Views

- 7.127 No primary landmarks are located within this unit. The distinctive wooded escarpment near Brands Hill forms a backdrop to views from the River Trent and from the village and surroundings of Barton in Fabis.
- 7.128 There are extensive views to the south east from the A453 particularly at Brands Hill, with wooded blocks and flat farmland of Ruddington Moor to the ridgelines and hills beyond.
- 7.129 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.130 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.20: Landscape sensitivity assessment for Landscape Character Unit 20 South Nottinghamshire Farmlands: Clifton Slopes

	Lower sensitivity  Higher sensitivity			
Landform and Scale				M-H
	<p>The distinctive and prominent wooded escarpment around Brands Hill in the north west of the LCU slopes steeply towards the River Trent to the west. The landscape in the south and east of the LCU is more gently sloping down to alluvial farmland at Ruddington Moor to the east. The prominent linear wooded bluff on steepest sloping land of Brands Hill adjacent to River Trent is a distinctive feature, increasing sensitivity.</p> <p>Topography ranges between approximately 30m AOD – 87m AOD at Brands Hill.</p>			
Land cover pattern and presence of human scale features		L-M		
	<p>The area predominantly comprises open large scale fields with fragmented hedges, creating an expansive and open landscape. Field pattern is both of modern origin and land which has never been enclosed – e.g. Clifton and Barton Moor. Around the urban fringe the land is mostly pasture and reflects an older enclosure pattern.</p> <p>Regular but dispersed woodland across the LCU comprise geometric blocks and clusters e.g. at Clifton creating a strong sense of enclosure, and a mature wooded bluff on the steepest escarpment slopes – forming a prominent feature along the River Trent and Barton in Fabis. Human scale features across the LCU are infrequent, apart from occasional farmsteads.</p> <p>The pockets of land which retain a historic connection having never been enclosed and the visual prominence of the wooded bluff increase sensitivity to wind energy development. However, the predominantly large scale and relative simplicity of the remainder of the landscape is not inherently sensitive to wind energy development.</p>			

Skylines			M		
	<p>Within the LCU, skylines are generally formed by the hills of LCU 16 Gotham and West Leake Wooded Hills to the south, and distant skylines of the surrounding landscape within panoramic views from high ground. The regular dispersal of prominent geometric blocks of broadleaved woodland is prominent due to the lack of other vertical features within the farmland. Locally where topography is undulating, skylines become more complex. The A453 crossing through the LCU is a prominent feature on the skyline in many views throughout the LCU.</p>				
Perceptual qualities		L-M			
	<p>Built form within the LCU is limited to a few large farms with brick farmsteads and a couple of modern farm buildings. There are relatively large areas of the landscape with no tracks or main roads, creating a sense of remoteness in some places. However, there are some urbanising features: the A453 crosses through the area bringing an urbanising element locally, and the urban fringe of Clifton to the north east and views to Nottingham to the north and the power station to the south west also have an influence. The mast in the form of a false conifer tree is locally prominent on the approach into Nottingham and pylons cross through the south of the area.</p>				
Scenic qualities			M		
	<p>The landscape character assessment evaluates this landscape as having moderate character and moderate condition. There are elements of visual interest including the distinctive wooded bluff and escarpment and long views out from the top of the escarpment over Ruddington Moors of LCU 21 and the hills beyond.</p>				
Intervisibility				M-H	
	<p>The woodland on the escarpment forms a distinctive backdrop to views along the River Trent and from within and adjacent to Barton in Fabis within LCU 26 to the north, as well as in views from the Trent within Nottingham City.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>The steep slopes of the escarpment around Brands Hill and its prominence in views from surrounding landscapes increases this landscape's sensitivity to wind energy development, although the relatively large scale pattern of land cover and urbanising influences from outside the LCU reduce sensitivity – particularly in the south and east of the LCU.</p>				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	M-H
111 to 150 m	H

7.131 The gentler slopes would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 110m. The distinctive escarpment bordering the River Trent is more sensitive than the rest of the area.

Discussion on different cluster sizes

7.132 The gentler slopes in areas in the south and east of the LCU where the landscape is more expansive and with larger field sizes would be relatively highly sensitive to clusters of more than two to three turbines. The distinctive escarpment bordering the River Trent is more sensitive to any turbines than the rest of the area.

Summary of Key Sensitive Features and Views

- The distinctive and prominent wooded escarpment around Brands Hill in the north-west of the LCU which slopes steeply towards the River Trent to the west, which is a distinctive feature in views from the Trent and Barton in Fabis.
- The open unenclosed character of Clifton Pasture and Barton Moor.
- Open and extensive views from A453 across farmland on the approach into Nottingham.
- The narrow wooded character of New Road that links the area to Barton in Fabis.
- The rural and remote character of the landscape, with few tracks or roads.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.133 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.134 The landscape sensitivity assessment indicates that the gentler slopes on the south and east of this area would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 110m and to groups of more than 2-3 turbines. It also notes that the distinctive escarpment will be more sensitive than the rest of the area.

7.135 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The distinctive wooded escarpment on the edge of Brands Hill remains a prominent feature, particularly in views from Barton in Fabis and the Trent Valley (scale of turbines should not dominate or diminish the apparent scale of this landform).
- The small scale of the pastoral areas and older field patterns, particularly areas associated with villages such as Clifton and Barton Moor, is maintained and not dominated by large scale turbines.
- The historic integrity of the pockets of land which have never been enclosed is maintained.
- The rural setting and the special character of the Conservation Area of Thrumpton outside the LCU is maintained. See **Appendix 3** for notes on views from the Conservation Area of Thrumpton.
- The narrow wooded lane into Barton in Fabis is retained (avoiding road widening associated with turbine delivery) and attractive views from it retained.
- The panoramic and rural nature of the views from the hills towards the south and south west are retained.

- Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
- 7.136 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.137 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

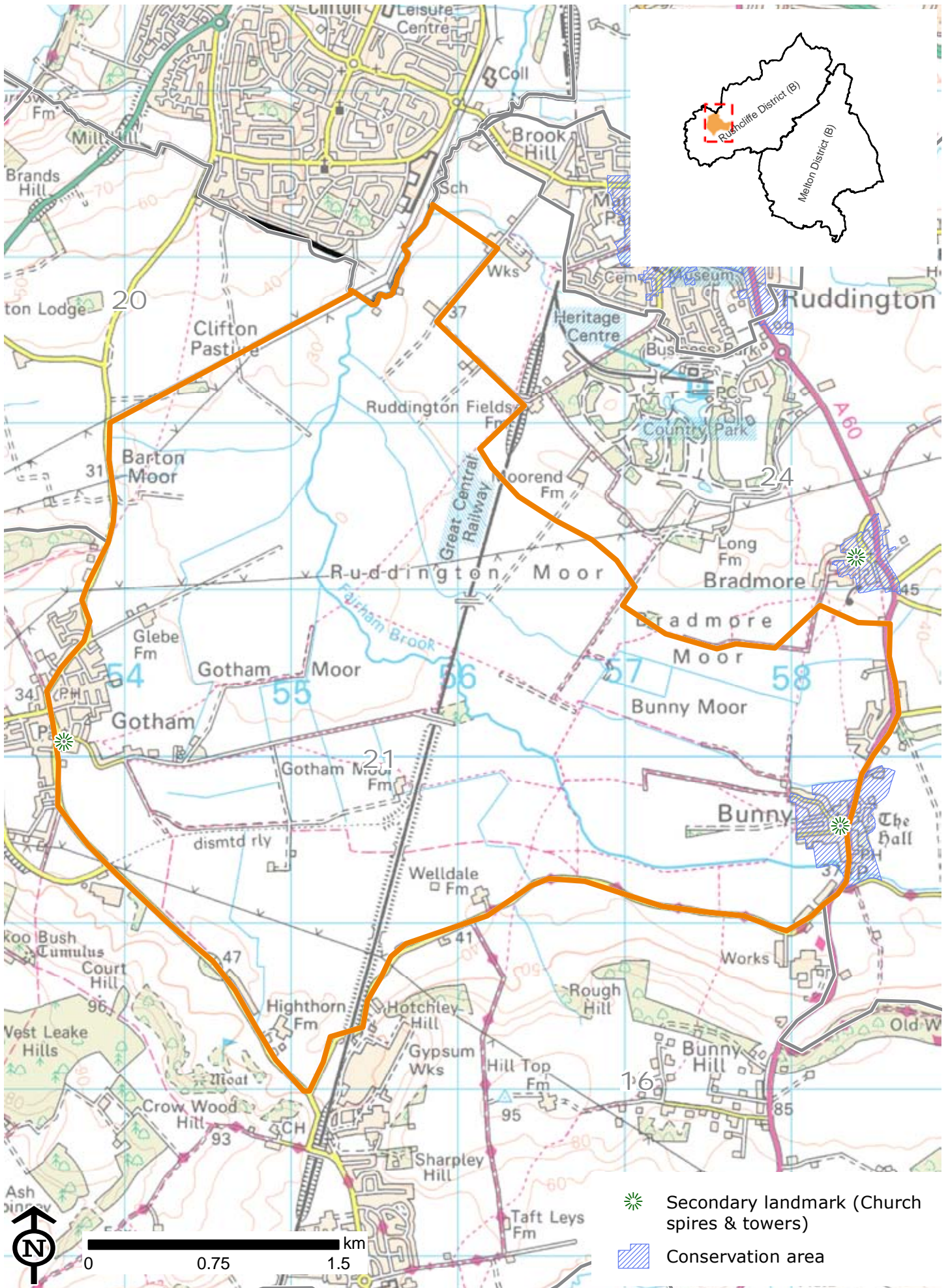


Figure 5.21

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LCU21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

7.138 This Landscape Character Unit comprises SN02 Ruddington Alluvial Farmland within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.21**.

Key Landscape Characteristics

7.139 Key characteristics of the Ruddington Alluvial Farmland are as follows³³:

- Large expanse of flat alluvial land characterised by arable farming; low-lying alluvial land subject to waterlogging.
- Frequent streams such as Fairham Brook, drainage ditches and dykes often with engineered uniform banks. Ditches are mostly in straight lines and form field boundaries.
- Rural farming character although there are frequent urban elements such as urban fringe at Clifton and large villages visible within the landscape.
- Large-scale arable farming with large sometimes expansive monotonous modern field patterns.
- Most field patterns are of modern origin although there are older patterns close to Barton Moor which are semi-regular and irregular geometric patterns.
- There is a small amount of pasture used as horse present close to village fringes such as the edge of Bunny.
- Infrequent woodland, where present, tends to be small geometric plantations or coverts along streams, the railway or around village and farm fringes. Where present woodland is prominent.
- Close to Bunny there are frequent ash, willow and poplar trees close to farmsteads and along hedgerow field boundaries.
- Field boundaries are either drainage ditches, dykes or hedgerows which are generally fragmented or the remnants of former field patterns.
- There is limited built form comprising a few farmsteads which are large in size.
- Nucleated villages such as Gotham, Bunny and Bradmore are on the fringes of the LCU on higher ground. These are characterised by older distinctive cores, prominent church spires and scrub along their fringes.
- Bunny contains a cluster of distinctive red brick buildings such as Bunny Hall, the Old Vicarage, Ivy Cottage, the Rancliffe Arms public house, the Post Office and the former Schoolhouse within its centre all designed by the same architect Sir Thomas Parkyns which creates a uniform and distinctive character.
- Red brick and red pantile roofs are common building materials.
- Inaccessible character with few tracks or roads through the character area.
- Lanes and roads within the area are often bordered by drainage ditches and rough grassland which emphasises the expansive and open character.
- There are open expansive views across the character area due to the general lack of trees, built form and infrequent hedgerows to filter views.
- Views are enclosed by a series of hills to the west at Gotham and West Leake, south at Bunny and north at Sharpill Wood and Mickleborough Hill.
- Overhead lines are prominent vertical features within the landscape

³³ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

7.140 The area includes Bunny Conservation Area.

Important Landmarks and Views


7.141 No primary landmarks are located within this unit. Church spires in the villages form landmarks in local views. In addition there are attractive views from the village of Bunny towards Bunny Hill and the Gotham Hills.

7.142 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.143 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.21: Landscape sensitivity assessment for Landscape Character Unit 21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

	Lower sensitivity  Higher sensitivity			
Landform and Scale	L			
	The landform within the LCU is open and low-lying landscape flat alluvial land. It is expansive and large in scale.			
Land cover pattern and presence of human scale features		L-M		
	Land cover mostly consists of uniform arable fields bounded by drainage ditches and fragmented hedgerows. The inconspicuous field boundaries give the impression of a large scale, expansive land cover pattern. There are pockets of enclosure close to Barton Moor which would have higher sensitivity. There is little built form, although some large farms present occasional human scale features. Villages are on the fringes of the area. Woodland is relatively infrequent with small geometric plantations, riparian woodland along streams and some hedgerow trees.			
Skylines		L-M		
	The flat, open and expansive landscape means that skylines within the LCU are not prominent. However, church spires within villages such as Bunny are prominent – these views will be more sensitive.			

Perceptual qualities			M		
	The LCU has a rural and inaccessible – sometimes remote - character dominated by arable farming (although this shows it is a man made landscape). There is limited built form with only a few large farmsteads, and few tracks or roads. Urban fringe at Clifton to the north and other large villages, as well as prominent overhead lines and views of the Ratcliffe on Soar power station (particularly from the west of the LCU) are urbanising elements.				
Scenic qualities		L-M			
	The vernacular features of the distinctive villages – particularly the church spires in Bunny and Gotham- provide attractive elements within the landscape. Otherwise there scenic quality is relatively low.				
Intervisibility			M		
	Views across the LCU are experienced from the A453 and Brands Hill within LCU 20 Clifton Slopes. There are views to and from the hills and scarps of LCU 16 Gotham and West Leake Wooded Hills and Scarps, and Sharphill Wood and Mickleborough Hill in LCU 22 Mickleborough Fringe.				
Discussion on landscape sensitivity to the principle of wind energy	The flat, expansive and uniform arable landscape inherently has a lower sensitivity to wind energy development. Nevertheless, there are elements of the landscape which are likely to be more sensitive including historic village cores – particularly where there are local landmarks such as church spires – and the limited built form in the area including a lack of tracks and major roads. The area is also visible from surrounding landscapes, increasing its sensitivity.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.144 Although the flat and expansive nature of the landscape has a relatively low inherent sensitivity to wind energy development, views to landmarks such as church spires and the scale of the landscape mean the LCU is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.145 The scale of the landscape and extent of the character area mean this LCU will be particularly sensitive to groups of more than 2-3 turbines.

Summary of Key Sensitive Features and Views

- Remnant intact hedgerows and woodland.
- Remnant older semi-regular and irregular geometric field patterns and pockets of enclosure close to Barton Moor which would have higher sensitivity.
- Areas of smaller landscape pattern with such as riparian land cover along Fairham Brook.
- Lack of built form and sometimes remote character.
- The distinctive character of the village cores of Bunny and Gotham.
- Infrequent small tracks and lanes and a general absence of more major roads.
- Views of the area from surrounding landscapes including the Gotham Hills and Brands Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.146 At the time of writing there were no existing schemes within the LCU.

Guidance for development

- 7.147 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It is also likely to be highly sensitive to groups of more than 2-3 turbines.
- 7.148 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The small scale of the landscape around watercourses and village edges is maintained and not dominated by large scale turbines.
 - Development does not result in the permanent of intact hedgerow field boundaries and does not affect the historic integrity of the small-scale irregular field enclosures such as those close to Barton Moor.
 - The rural setting of Gotham village and the special character of Bunny Conservation Area are maintained. See **Appendix 3** for notes on views from the Conservation Area of Bunny (which notes the views from the village towards Bunny Hill).
 - The attractive views along the winding narrow lanes within villages and towards the small villages and church spires retain their character.
 - The village churches continue to form local landmarks.
 - The quiet, remote and rural characteristics of the landscape are not adversely affected, particularly if new roads or tracks are required.
 - The fundamental character of views from adjacent landscapes such as LCU 16 Gotham and West Leake Wooded Hills and Scarps and LCU 20 Clifton Slopes is maintained.
 - The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – this is particularly important in the context of the open landscape and extensive views.
 - In addition, to minimise visual effects on views from other LCUs, turbines should be balanced with other landscape features and should be located in the less settled larger scale fields or where they create balance with other large scale features such as the gypsum works in LCU 16.

7.149 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Mickleborough Fringe

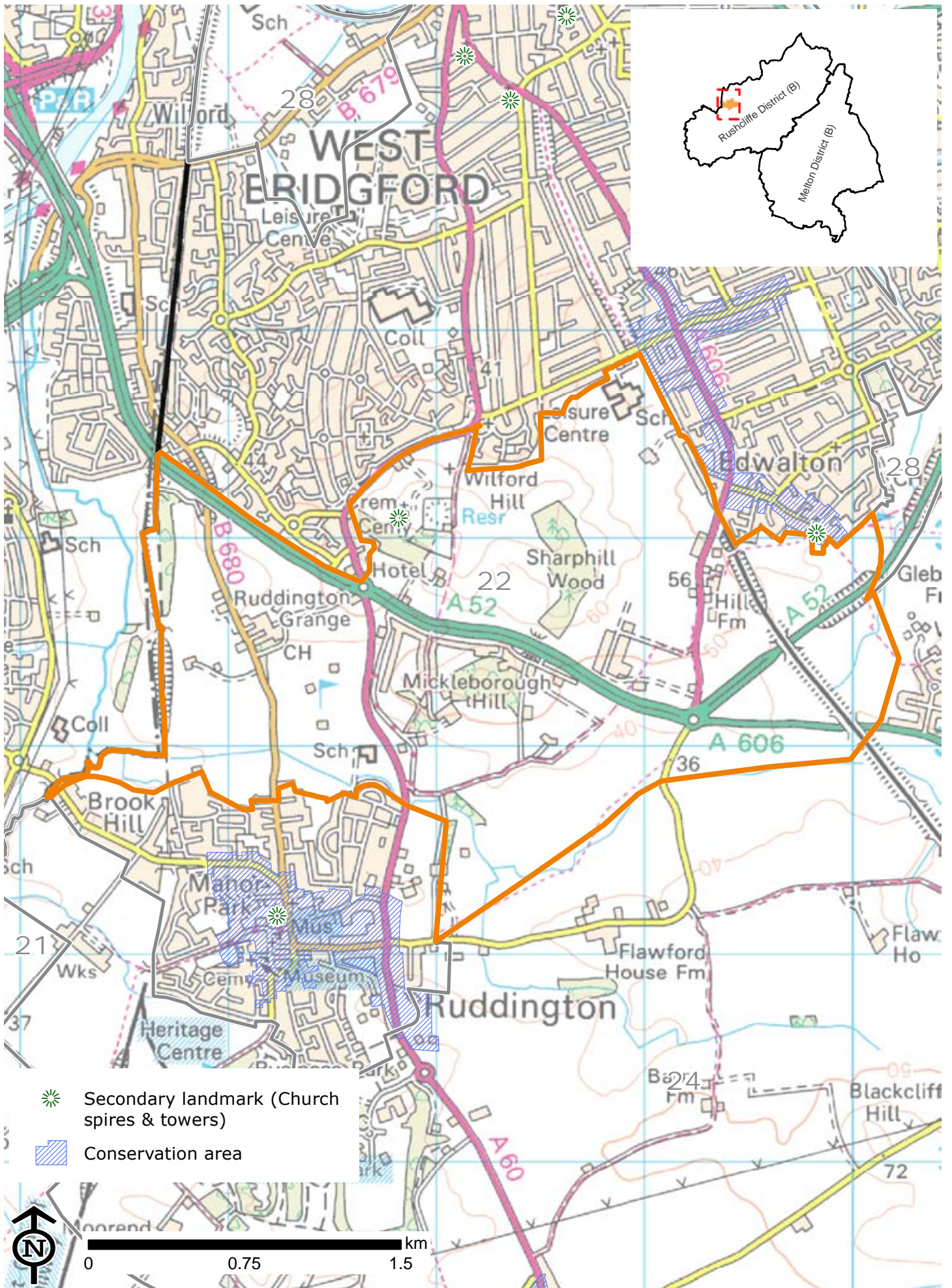


Figure 5.22

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LCU22 South Nottinghamshire Farmlands: Mickleborough Fringe

7.150 This Landscape Character Unit comprises SN03 Mickleborough Fringe within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.22**.

Key Landscape Characteristics

7.151 Key characteristics of the Mickleborough Fringe³⁴ are as follows:

- Two distinctive hills on the southern fringe of Nottingham which are prominent above the surrounding gently undulating farmland.
- Narrow cutting of former railway with steep sided wooded embankments.
- Wooded streams have a localised influence on the area; denoted mostly by the change in landform.
- Marginal rural character with frequent views across the lower-lying fringes of Nottingham.
- Land use is mostly arable with large to extensive field pattern around Sharphill Wood with trees a remnant of a former field pattern.
- Field patterns to the north of Ruddington are slightly smaller and narrower; all field patterns are of modern origin with a single field of older irregular geometric enclosure pattern.
- Field boundaries where present are mostly hedgerows; these are of variable condition and height.
- Sharphill Wood is a prominent woodland and is a managed local nature reserve. It shows evidence of regular use by local residents.
- Other woodland is present around Wilford Hill Cemetery, Mickleborough Hill and as linear belts and strips within two golf courses and the former railway cutting.
- Avenues of trees are present on approaches to larger properties and to the golf lodges.
- One stream is within the area and is characterised by mature woodland along its fringes.
- The area contains mostly large detached properties set within mature gardens; these are generally of modern styles and use a variety of buildings materials.
- A Garden Centre and small industrial park contribute to an urban fringe character to the landscape.
- Built form adjacent to the area in West Bridgford is largely red brick modern suburban homes set on gently sloping land; the housing and roofline are relatively uniform.
- Ruddington is a large village on the fringe of the LCU, characterised by large and small red brick properties set around a network of small roads and a village green. The village contains a number of the Grade II Listed Buildings, which were former framework knitters' workshops, provide a distinctive character to the village.
- Busy dual carriageways bordered by embankments with young woodland planting; busy roundabout junctions and traffic are a feature of the LCU.
- Extensive views are possible from higher ground across gently undulating farmland to the ridgeline at West Leake Hill, Gotham Hill and Bunny Hill.
- Extensive views north across Nottingham City with the castle, St Mary's Church, Wollaton Hall and County Hall prominent features within the city. The two football grounds, Trent Bridge and Colwick Woods are also prominent.

³⁴ Taken from the Greater Nottingham Character Assessment (2009).

- The land forms a small buffer between West Bridgford and Ruddington.

Landscape-related designations

7.152 There are no Conservations within the LCU; however Edwalton Conservation Area is adjacent to the LCU within West Bridgford to the north.

Important Landmarks and Views

- 7.153 No primary landmarks are located within this unit. The wooded hills of Mickleborough Hill and Sharp Hill form landmarks in the local landscape, seen from Nottingham to the north and from surrounding lower lying rural landscapes. The proximity of the LCU to urban areas means that there are likely to be a large number of visual receptors.
- 7.154 Extensive views to the south west are possible from higher ground across undulating farmland to the ridgeline of the Gotham Hills of LCU 16 and views north to Nottingham City including the castle St Mary’s Church, Wollaton Hall and County Hall prominent features within the city.
- 7.155 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.156 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.22: Landscape sensitivity assessment for Landscape Character Unit 22 South Nottinghamshire Farmlands: Mickleborough Fringe

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	Mickleborough Hill and Sharp Hill are distinctive wooded hills which are prominent above the surrounding landscape. Topography within the area ranges from between approximately 25m at the bottom of valleys containing wooded streams, and 90m AOD at Wilford Hill. Mickleborough Hill is 70m AOD. The landform scale is generally medium.				
Land cover pattern and presence of human scale features			M		
	Land cover pattern is varied, and generally medium in scale, reflecting the urban fringe land uses close to Nottingham urban areas and is fragmented by the dominant A52 and its junction. A mixture of large arable fields with some individual trees are a remnant of former field patterns. Field patterns are modern and bounded by hedgerows. Woodland is also a key feature of the landscape e.g. Sharphill Wood, Wilford Hill and Mickleborough Hill. Human scale features such as trees, hedges and large detached properties are frequent throughout the LCU.				

Skylines			M		
	The two wooded hills are prominent feature within skylines locally. Elsewhere in the LCU skylines are often wooded or are distant and formed by adjacent urban areas including Nottingham or the Gotham Hills in LCU 16.				
Perceptual qualities		L-M			
	The LCU has a marginal rural character with frequent views across the lower-lying fringes of Nottingham and is dominated by the busy A52 road and junction. Suburban development in adjacent West Bridgford is visible.				
Scenic qualities		L-M			
	The urban fringe character of nearby settlements and busy roads prevail across the LCU but the distinctive hills provide contrasting features within the surrounding agricultural undulating landscape and Sharphill Wood Local Nature Reserve is a popular recreational resource locally. Ruddington village located adjacent to the south and has a distinctive character.				
Intervisibility			M		
	There are extensive views to and from higher ground across gently undulating farmland to the ridgeline at West Leake Hill, Gotham Hill and Bunny Hill.				
Discussion on landscape sensitivity to the principle of wind energy	The varied land cover pattern and relatively distinctive wooded hills increase sensitivity to wind energy development. Nevertheless, the frequent urban influences and medium-low scenic quality of the area reduce sensitivity. The landscape character assessment notes that the landscape character is weak and that small changes in land use could have a significant effect on landscape character.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.157 The landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.158 The landscape is likely to be particularly sensitive to cluster sizes more than 2-3 turbines due to the limited extent of the LCU.

Summary of Key Sensitive Features and Views

- Open views from high ground such as Mickleborough Hill, Sharp Hill and Willford Hill across farmland to the south and Nottingham City to the north.
- The prominence of the wooded hills in views from surrounding areas.
- The distinctive village character within the centre of Ruddington.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.159 At the time of writing there were no existing schemes within the LCU.

Guidance for development

- 7.160 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In addition it would be particularly sensitive to cluster sizes of more than 2-3 turbines.
- 7.161 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The character of the wooded hills (including Mickleborough Hill, Sharp Hill and Willford Hill) are conserved and turbines do not diminish the apparent scale of these hills.
 - The special character of the Conservation Areas outside the LCU such as Ruddington and Edwalton are maintained.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons/ large highway lighting against one another – this is particularly important in the context of the open landscape and extensive views.
- 7.162 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.163 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).