



LAND WEST OF BRADMORE ROAD AND NORTH OF WYSALL  
ROAD, WYSALL, NOTTINGHAM, NG12 5QZ -

LPA ref: 24/00161/FUL

PINS ref: APP/P3040/W/25/3375110

Appendix 3 to Proof of Evidence of  
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Prepared for Rushcliffe Borough Council  
and



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## FOREWORD

This Appendix 3 to S. Higson's Proof of Evidence presents context photographs taken by Mr Higson during fieldwork in December 2025 and January 2026.

They were taken with an iphone and have not been scaled within this document. Their approximate position is indicated on Figure SH-8 Mark up of Pegasus Site Location & Context Plan, from the Updated Landscape and Visual Impact Assessment submitted with the planning application.

They are intended as an *aide memoir* and indicate the appearance or context of the Appeal Site and its local landscape setting, with specific points of detail as noted.

They are not intended to be 'Technical Visualisations' as defined by the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals, which confirms in Clause 1.2.4, that context photographs may be effective ways to communicate to stakeholders, although they will not be used to explain design proposals within the planning process. Such illustrations, sketches and photographs are not the subject of the Technical Guidance.

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Context Photograph 2 (a & b) - View from Costock FP7 PRoW, within Appeal Site

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Context Photograph 17 – From Permissive Footpath looking over Fields 14 and 15 of the Appeal Site



**Context Photograph 1 - View from Costock FP7 PRoW**

- Bunny Old Wood (West) Nature Reserve interpretation board

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 2a - View from Costock FP7 PRoW, within Appeal Site looking south-east**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Extensive views from higher ground
- Holy Trinity Church (Grade I) spire visible, to right of footpath

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 2b – View from Costock FP7 PRoW, within Appeal Site looking south-west**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground
- Extensive views from higher ground
- Highfields (Grade II) Listed Building, roof visible with Charnwood behind

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 3 - View from Costock FP7 PRoW, within Appeal Site looking west**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Extensive views from higher ground with Charnwood behind Wolds
  - Highfields (Grade II) Listed Building, roof visible

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 4 – Wysall FP3 PRoW, within Appeal Site looking north**

- Notts Wolds Way waymarker sign
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows
  - Woodland on higher ground
  - Extensive views from higher ground

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 5a – View from Wysall FP4 PRoW, within Appeal Site looking south-west**

- Intervisibility from northern parcel with southern parcel
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows
  - Woodland on higher ground
  - Extensive views from higher ground

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 5b – View from Wysall FP4 PRoW, within Appeal Site looking west**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground
- Extensive views from higher ground

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 6 – View from Wysall FP4 PRoW, within Appeal Site looking east**

- Visibility of windows on several dwellings at Wysall from northern parcel
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows
  - Extensive views from higher ground

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 7 – View from Appeal Site, Southern Parcel (Field 14), looking east**

- Visibility of windows on several dwellings at Wysall from southern parcel
  - Holy Trinity Church (Grade I) spire on skyline
    - Largely rural character
    - Modern field pattern
    - Tightly clipped hedgerows

*(S. Higson – taken with iphone on 8<sup>th</sup> December 2025)*



**Context Photograph 8 – View from Costock FP4 looking north-east towards Appeal Site**

- Memorial bench near Canaan Farm
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows
  - Woodland on higher ground
  - Extensive views from higher ground
- Highfields Listed Building visible to left of view

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 9 – View from A60 ‘Nottingham Road / Bunny Hill Road’ looking north-east towards Appeal Site**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground
- Extensive views from higher ground

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 10 – From Costock Road, looking north towards the Appeal Site**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 11 – From Bradmore Lane, looking west towards the Appeal Site**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground
- Extensive views from higher ground

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 12 – View from Wysall FP4 PRoW, looking east**

- Holy Trinity Church (Grade I) spire on skyline
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 13 – View from H61/3 PRoW, looking north**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows

*(S. Higson – taken with iphone on 8th December 2025)*



**Context Photograph 14 – Costock Road, Wysall ‘Significant Views’**

- Wysall Conservation Area and defined as ‘significant views’ in Conservaton Area Appraisal and Management Plan

*(S. Higson – taken with iphone on 21<sup>st</sup> January 2026)*



**Context Photograph 15 – Permissive Footpath sign, on track accessed from Costock Road**

- Edge of Wysall Conservation Area, and 'significant views'

*(S. Higson – taken with iphone on 21<sup>st</sup> January 2026)*



**Context Photograph 16 – ‘Significant Views’ by Permissive Footpath sign, on track accessed from Costock Road**

- Edge of Wysall Conservation Area, and ‘significant views’
  - Largely rural character
  - Modern field pattern
  - Tightly clipped hedgerows

*(S. Higson – taken with iphone on 21<sup>st</sup> January 2026)*



**Context Photograph 17 – From Permissive Footpath looking over Fields 14 and 15 of the Appeal Site**

- Largely rural character
- Modern field pattern
- Tightly clipped hedgerows
- Woodland on higher ground
- Extensive views from higher ground

*(S. Higson – taken with iphone on 21<sup>st</sup> January 2026)*









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