

Tollerton





LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 47**

SITE REFERENCE: RBC/TOL/001 - Land at Burnside Grove DATE VISITED: 09/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN03 (Poor - Moderate), SN04 (Moderate)

LIVING LANDSCAPES METHODOLOGY														OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✗	✗	✗	Nucleated	✓	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Variable	Variable
Rolling / undulating	✓	✗	✗	Clustered	✗	✗	Mixed farms	✗	✗	✗	Wooded - recent	✓	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable
Low plateau	✓	✗	✗	Settled	✗	✓	Pastoral farms	✓	✗	✓	Trees & woods	✓	✗	✓	Boundary treatments	Hedges	Variable
Sloping (low hills)	✓	✓	✗	Dispersed	✓	✓	Woodland	✓	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Variable	Variable
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✗	Other trees	✓	✓	✓	Tree pattern	Linear	Variable
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✓	✗	✗	Open / unwooded	✗	✗	✗	Other characteristics / features		
High plateau (>300m)	✗	✗	✗	Coalfields	✓	✗	Urban / brownfield	✓	✗	✓							
High hills (>600m)	✗	✗	✗	Urban	✓	✗	Parkland / leisure	✓	✗	✓							

LANDSCAPE VALUE Total Score (/25) **15**

Factor	Assessment	Score*
Landscape quality	Well managed arable land and strong domestic setting	High - 3
Scenic quality	A lot of human influence, suburban character	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area is mostly representative of the LCA key characteristics	High - 3
Conservation interests	TPO and some listed buildings, conservation area unrelated to settlement of Tollerton	Low - 1
Recreation value	Good network of PRoW linking settlements and play area close to sites	High - 3
Perceptual aspects	Settlement detracts from experience, lack of tranquillity due to A52 and A606 roads	Low - 1
Associations	N/a	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **9**

Factor	Assessment	Score*
Subtraction	Loss of agricultural land	Low - 2
Addition	Extension of settlement edge	Low - 2
Perception	Infill	Low - 2
Policy	Developments along village fringe should make a positive contribution to local character and distinctiveness	Low - 2

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **24**

Overall low landscape sensitivity due to medium landscape value and low susceptibility

Notes

VISUAL VALUE Total Score (/25) **10**

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	N/a	Low - 3
Other value	N/a	Low - 3

VISUAL SUSCEPTIBILITY Total Score (/25) **13**

Factor	Assessment	Score*
Primary receptors	Residential, forms part of rural setting	Med - 4
Secondary receptors	N/a	Low - 2
Number of receptors	Within settlement edge	Med - 4
Visibility of site	Obscured by built form particularly from the south and east	Low - 2

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **23**

Overall low visual sensitivity due to low visual value and low susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Strong vegetated boundary on north of site	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

The site comprises several fields with strong arable characteristics and lies directly north of an existing line of housing along Burnside Grove. There is a good network of PRoW within the study area but none which directly influence the site. There are some conservational interests within the study area, including some TPOs, listed buildings and a conservation area unrelated to the site. There is an overall medium landscape value within the study area due to well maintained arable landscape and strong domestic setting. There is a low susceptibility to change with some loss of agricultural land but the perception of infill development. The sensitivity of the landscape character is low overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the settlement edge. The overall visual susceptibility is low with most views of the site obscured by built form, particularly from the south and east. Overall, there is low visual sensitivity.

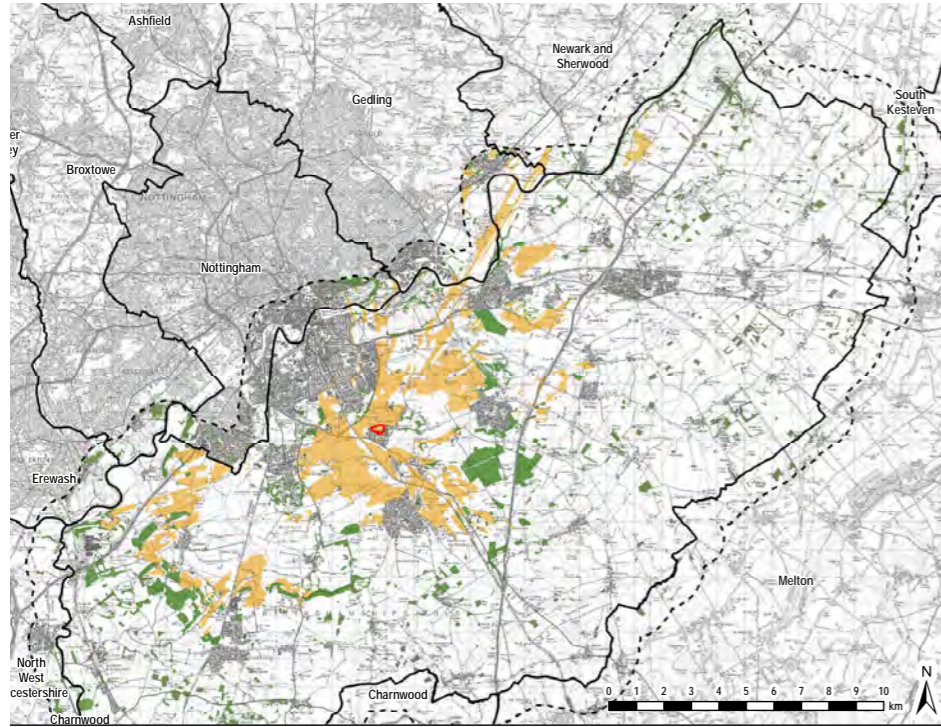
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

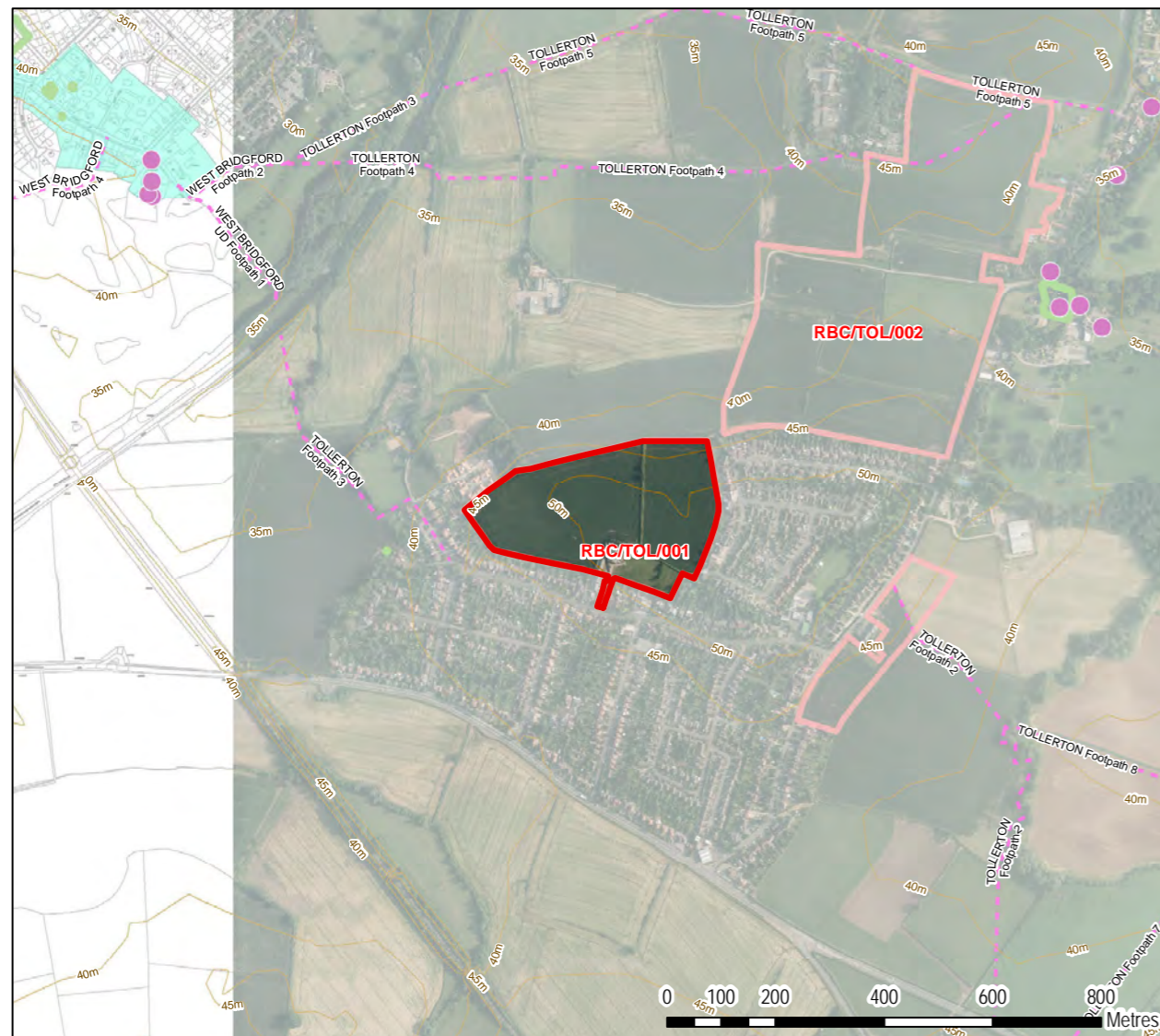
* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through into an overall score for the site. The overall site score is used for ranking the sites ONLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment.

TOL/001 - Land at Burnside Grove

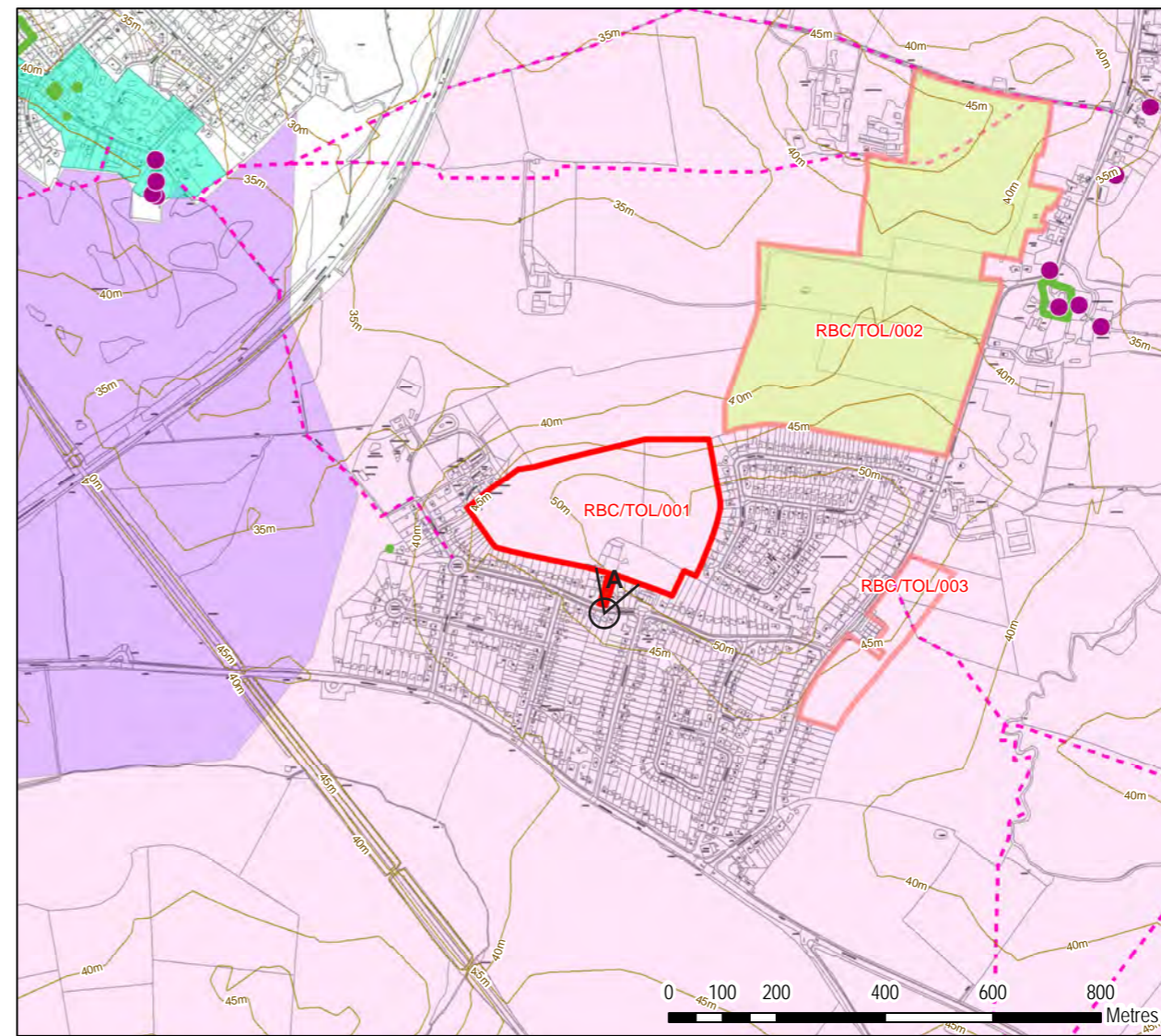


Site Photograph A - This view looks northwards towards the site from the edge of Russell Farm Close (private road). The site is screened to the west, east and south by built form with private land lying on its northern boundary. The site is situated between housing developments and any development would be seen as infill/ and extension of these built up areas.

Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones**
- SN03, Enhance & Restore
- SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 69**

SITE REFERENCE: RBC/TOL/002 - West of Tollerton Lane and North of Medina Drive DATE VISITED: 08/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate)

LIVING LANDSCAPES METHODOLOGY												OTHER					
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✗	✗	✗	Nucleated	✓	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Variable	Variable
Rolling / undulating	✓	✓	✗	Clustered	✗	✗	Mixed farms	✗	✗	✗	Wooded - recent	✗	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable
Low plateau	✓	✗	✗	Settled	✗	✗	Pastoral farms	✓	✗	✗	Trees & woods	✓	✗	✗	Boundary treatments	Hedges	Variable
Sloping (low hills)	✗	✗	✗	Dispersed	✗	✓	Woodland	✗	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Sub-regular	Variable
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✗	Other trees	✗	✓	✓	Tree pattern	Linear	Variable
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✓	✗	✗	Open / unwooded	✗	✗	✗	Other characteristics / features	PRoW	
High plateau (>300m)	✗	✗	✗	Coalfields	✓	✗	Urban / brownfield	✓	✗	✓							
High hills (>600m)	✗	✗	✗	Urban	✓	✗	Parkland / leisure	✗	✗	✓							

LANDSCAPE VALUE Total Score (/25) **16**

Factor	Assessment	Score*
Landscape quality	Well managed agricultural land and domestic setting	High - 3
Scenic quality	Strong rural setting, settlement detracts, particularly in south	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area is partially representative of the LCA with some differences in settlement pattern and land cover	Med - 2
Conservation interests	2 TPOs and 7 listed buildings	Low - 1
Recreation value	Network of PRoW linking settlements, some public open space	High - 3
Perceptual aspects	Sense of tranquillity away from settlement but settlements and A roads detract. Perceived rural character	Med - 2
Associations	N/a	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **19**

Factor	Assessment	Score*
Subtraction	Loss of rural setting to village	Med - 4
Addition	Large urban extension, linking old and new settlements	Med - 4
Perception	Perception of increased urbanisation and erosion of rural setting. Potential increased prominence of settlement from north	High - 6
Policy	Developments along village fringe should make a positive contribution to local character and distinctiveness	Med - 4

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **35**

Overall medium landscape sensitivity due to medium landscape value and medium susceptibility

Notes

VISUAL VALUE Total Score (/25) **13**

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Value as rural setting, recreational value	Med - 6

VISUAL SUSCEPTIBILITY Total Score (/25) **21**

Factor	Assessment	Score*
Primary receptors	Residential - site forms key part of rural setting	High - 6
Secondary receptors	Recreational - site is part of visual amenity	Med - 4
Number of receptors	Village edge with medium number of potential receptors	Med - 4
Visibility of site	Some long views of site, occasional screening from vegetation and built form but generally wide visibility	High - 6

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **34**

Overall medium visual sensitivity derived from low visual value and high susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

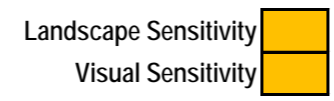
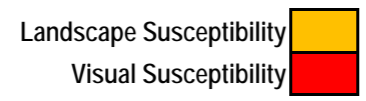
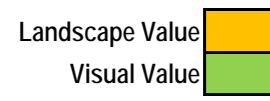
Landscape planting	✗		Form of development	✗	
Landscape buffer	✓	Site unable to be mitigated due to size and rural surroundings	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	PRoW	Off-site	
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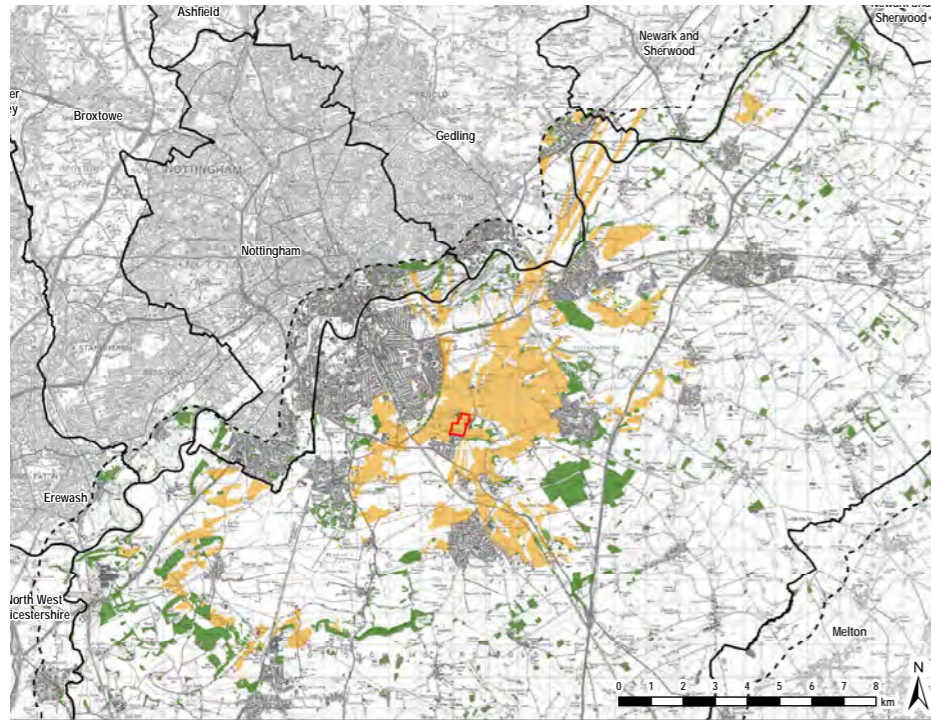
CONCLUSION

The site comprises several fields with strong arable characteristics and is situated west of Tollerton Lane. There is a good network of PRoW within the study area that link the various settlements together. Tollerton FP4 runs through the northern section of the site and Tollerton BW5 runs along the sites northern boundary. There are some conservational interests within the study area, including some TPOs and several listed buildings. There is an overall medium landscape value within the study area due to well managed agricultural land and a strong domestic setting. There is a medium susceptibility to change with a loss of rural setting to village evident as well as a large urban extension. The sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is high with some long distance views of the site and surrounding landscape. Overall, there is medium visual sensitivity.



* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through into an overall score for the site. The overall site score is used for ranking the sites ONLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment.

TOL/002 - West of Tollerton Lane and North of Medina Drive



Site Photograph A - This view looks westwards through the southern section of the site via a field gate along Tollerton Lane. The site comprises several fields with a mixture of arable and pastoral character. The site is partially visible from Tollerton Lane due to its open nature, undulating landform and low lying hedged boundaries.

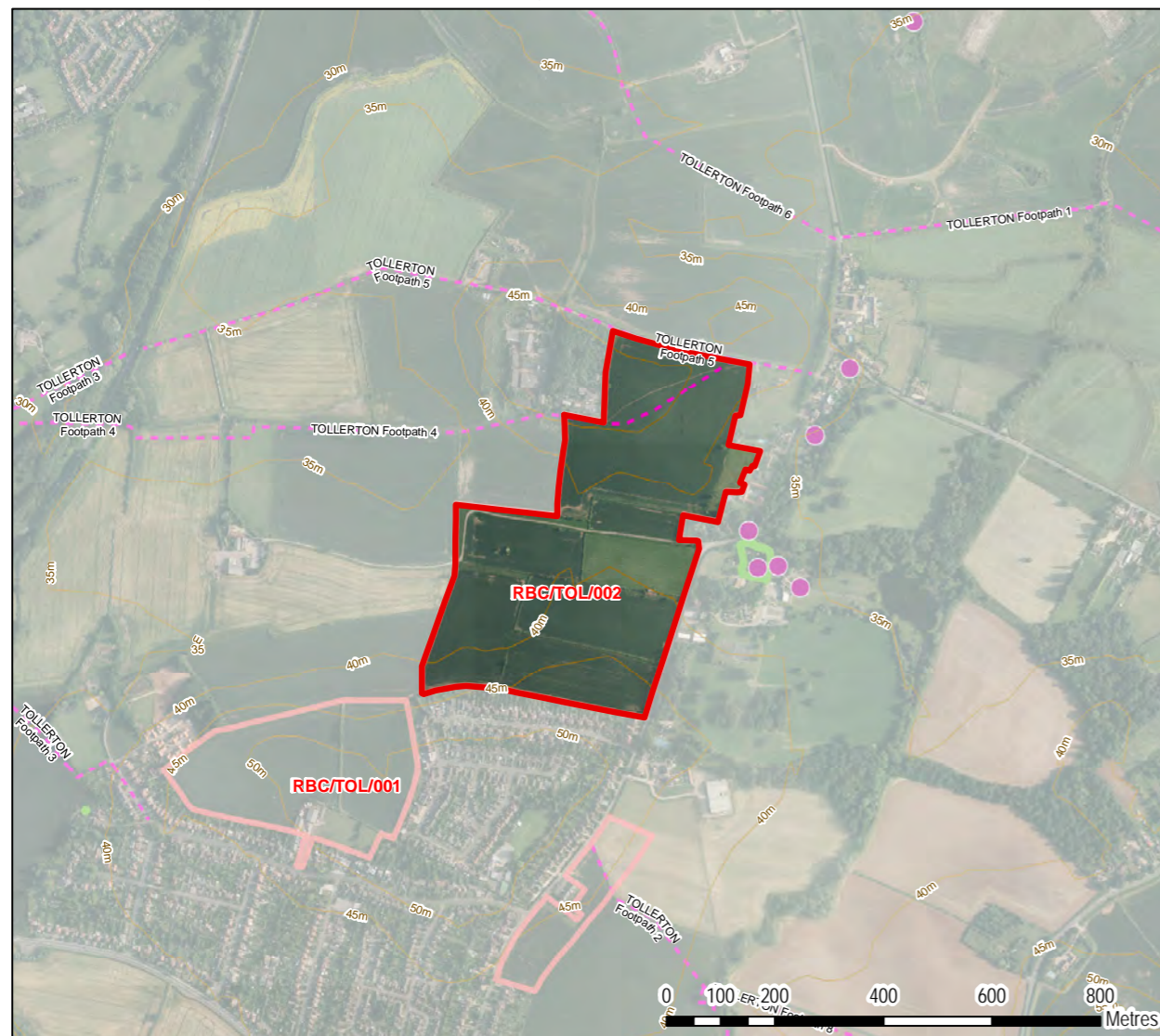


Site Photograph B - This location looks south-west through the northern section of the site from a point along PRow Tollerton BW5. This view accentuates the rolling character of the site with the potential for long distance views.

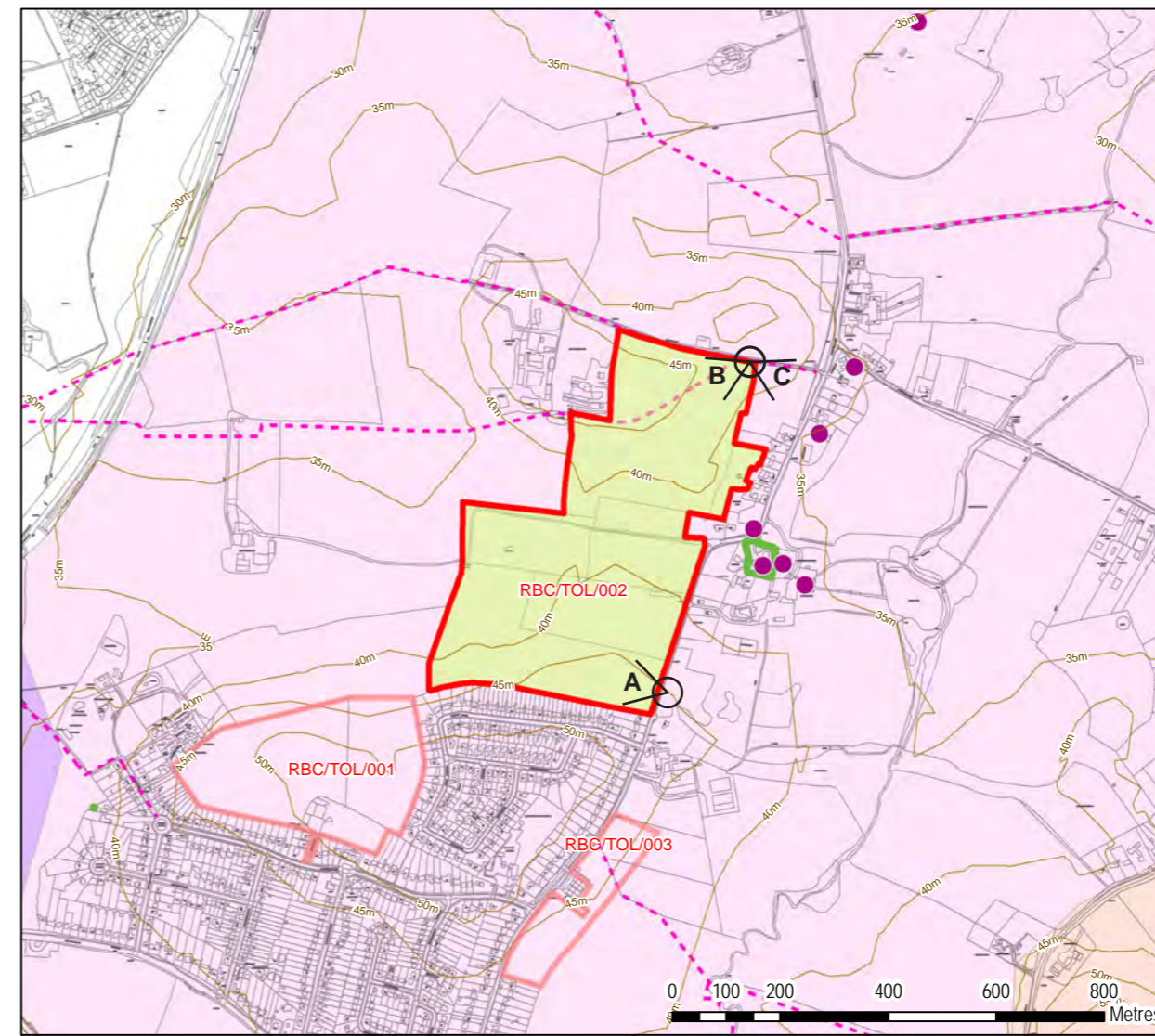


Site Photograph C - This panorama, taken from PRow Tollerton BW5, displays the rural character of the site, with some indicators of human influence. A number of PRow's within the area can be seen on the right of the image.

Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW04, Enhance
 - SN03, Enhance & Restore
 - SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 62**

SITE REFERENCE: RBC/TOL/003 - Land east of Tollerton Lane DATE VISITED: 08/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

LIVING LANDSCAPES METHODOLOGY														OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✗	✗	✗	Nucleated	✓	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Medium - open	Variable
Rolling / undulating	✓	✗	✗	Clustered	✗	✗	Mixed farms	✗	✗	✗	Wooded - recent	✓	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable
Low plateau	✓	✓	✗	Settled	✗	✗	Pastoral farms	✓	✗	✗	Trees & woods	✓	✗	✗	Boundary treatments	Hedges	Variable
Sloping (low hills)	✗	✗	✗	Dispersed	✓	✓	Woodland	✗	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Sub-regular	Variable
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✗	Other trees	✗	✗	✓	Tree pattern	n/a	Variable
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✓	✗	✗	Open / unwooded	✗	✓	✗	Other characteristics / features		
High plateau (>300m)	✗	✗	✗	Coalfields	✓	✗	Urban / brownfield	✓	✗	✓							
High hills (>600m)	✗	✗	✗	Urban	✓	✗	Parkland / leisure	✓	✗	✓							

LANDSCAPE VALUE Total Score (/25) **15**

Factor	Assessment	Score*
Landscape quality	Well managed arable and strong domestic setting	High - 3
Scenic quality	Strong rural setting	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area mostly representative of LCA despite some differences in tree cover	Med - 2
Conservation interests	TPO and 4 listed buildings	Low - 1
Recreation value	Network of PRoW, limited public open space	Med - 2
Perceptual aspects	Strength of character from rural setting, settlement detracts	Med - 2
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **17**

Factor	Assessment	Score*
Subtraction	Loss of small part of strong rural setting	Med - 4
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge, detracting from rural setting, perceived increase in density	Med - 4
Policy	Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge	High - 6

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **32**

Overall medium landscape sensitivity due to medium landscape value and medium susceptibility

Notes

VISUAL VALUE Total Score (/25) **13**

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	N/a	Low - 3
Other value	Recreational value and value as a rural setting	Med - 6

VISUAL SUSCEPTIBILITY Total Score (/25) **17**

Factor	Assessment	Score*
Primary receptors	Residential, site is part of rural setting	Med - 4
Secondary receptors	Recreational, site is part of rural setting	Med - 4
Number of receptors	Village edge	Med - 4
Visibility of site	Relatively open, some restrictions from built form	Med - 4

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **30**

Overall medium visual sensitivity due to low visual value and medium visual susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain hedges	Form of development	✓	Linear, single line of development along road matching existing
Landscape buffer	✗		Local vernacular	✗	
Site features	✗		Other	✗	



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

The site comprises part of two fields with arable characteristics and is situated immediately east of Tollerton Lane. There is a network of PRoW's within the study area with Tollerton FP2 intersecting the north-eastern section of the site. There are some conservational interests within the study area, including some TPO's and several listed buildings. There is an overall medium landscape value within the study area with some areas of well managed agricultural land and a strong domestic setting. There is a medium susceptibility to change with a small loss of strong rural setting to village and an extension to the urban edge. The sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is medium as the site is part of the villages rural setting. Overall, there is medium visual sensitivity.

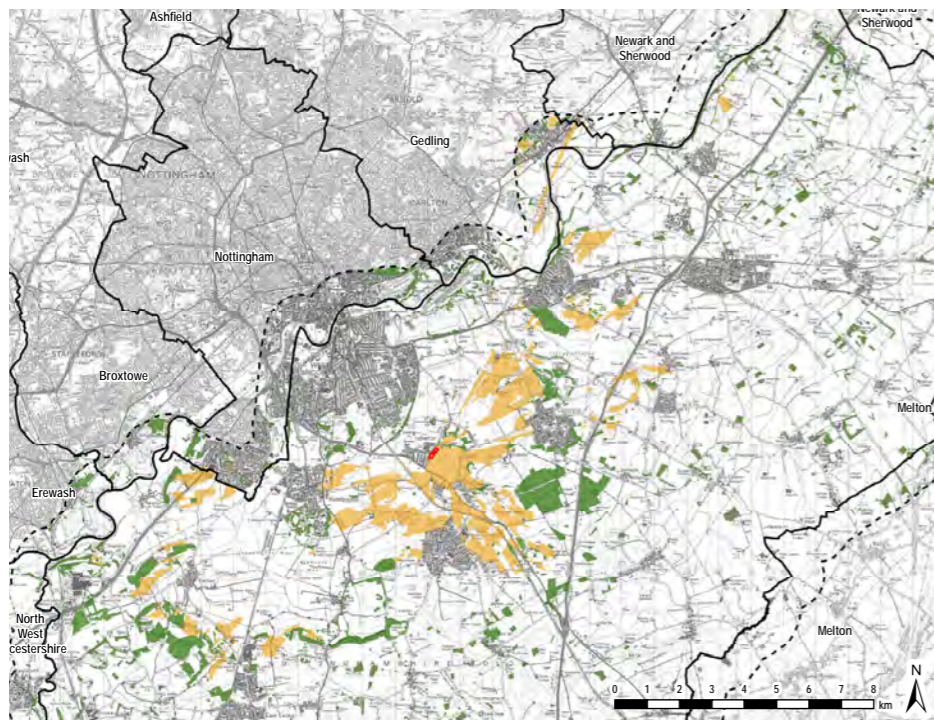
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

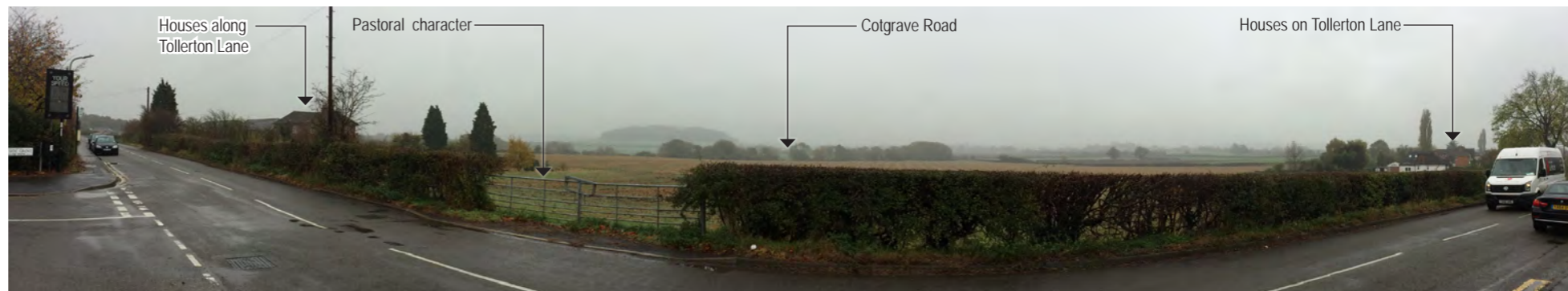
Landscape Sensitivity 
Visual Sensitivity 

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TOL/003 - Land east of Tollerton Lane



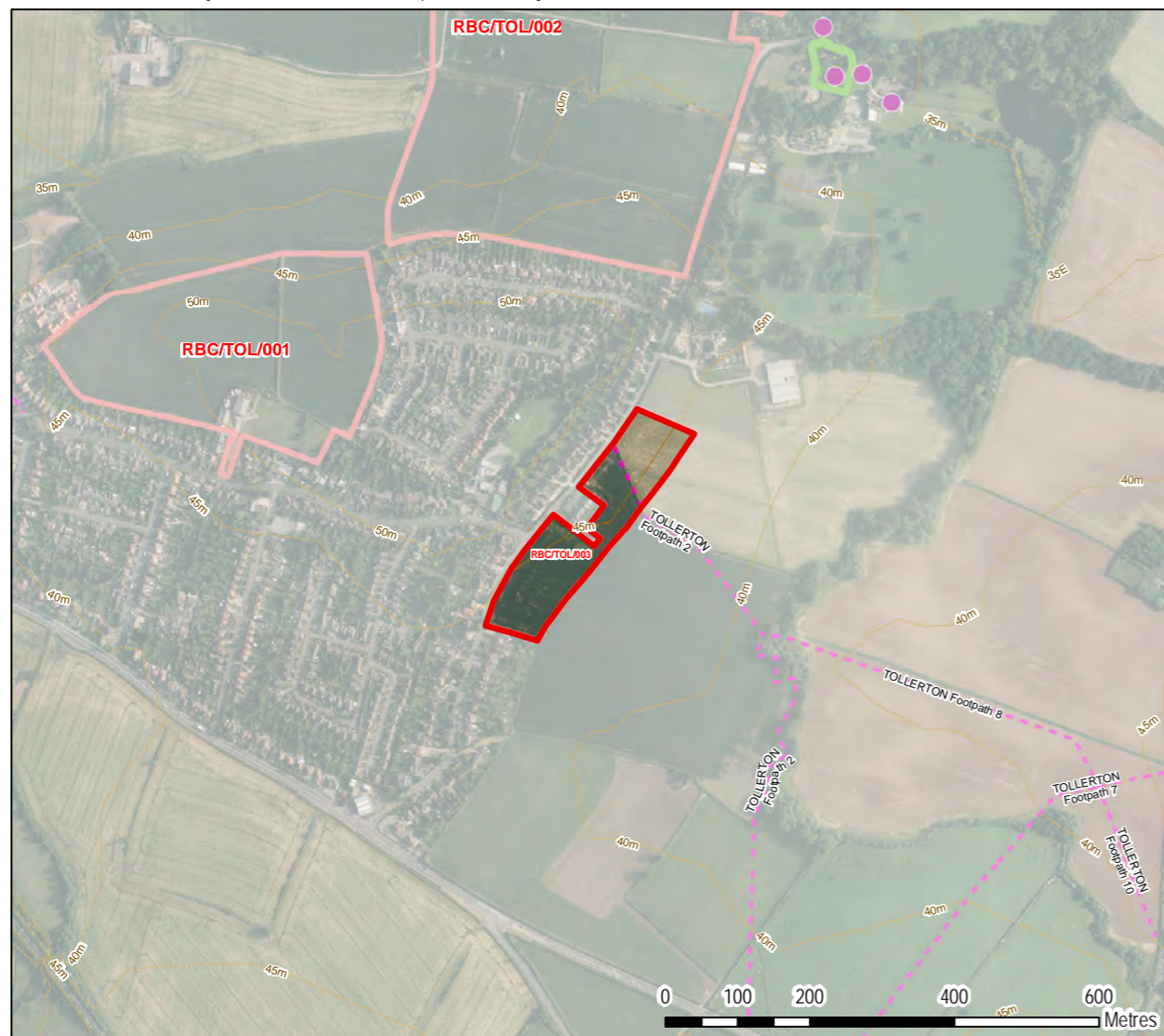
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



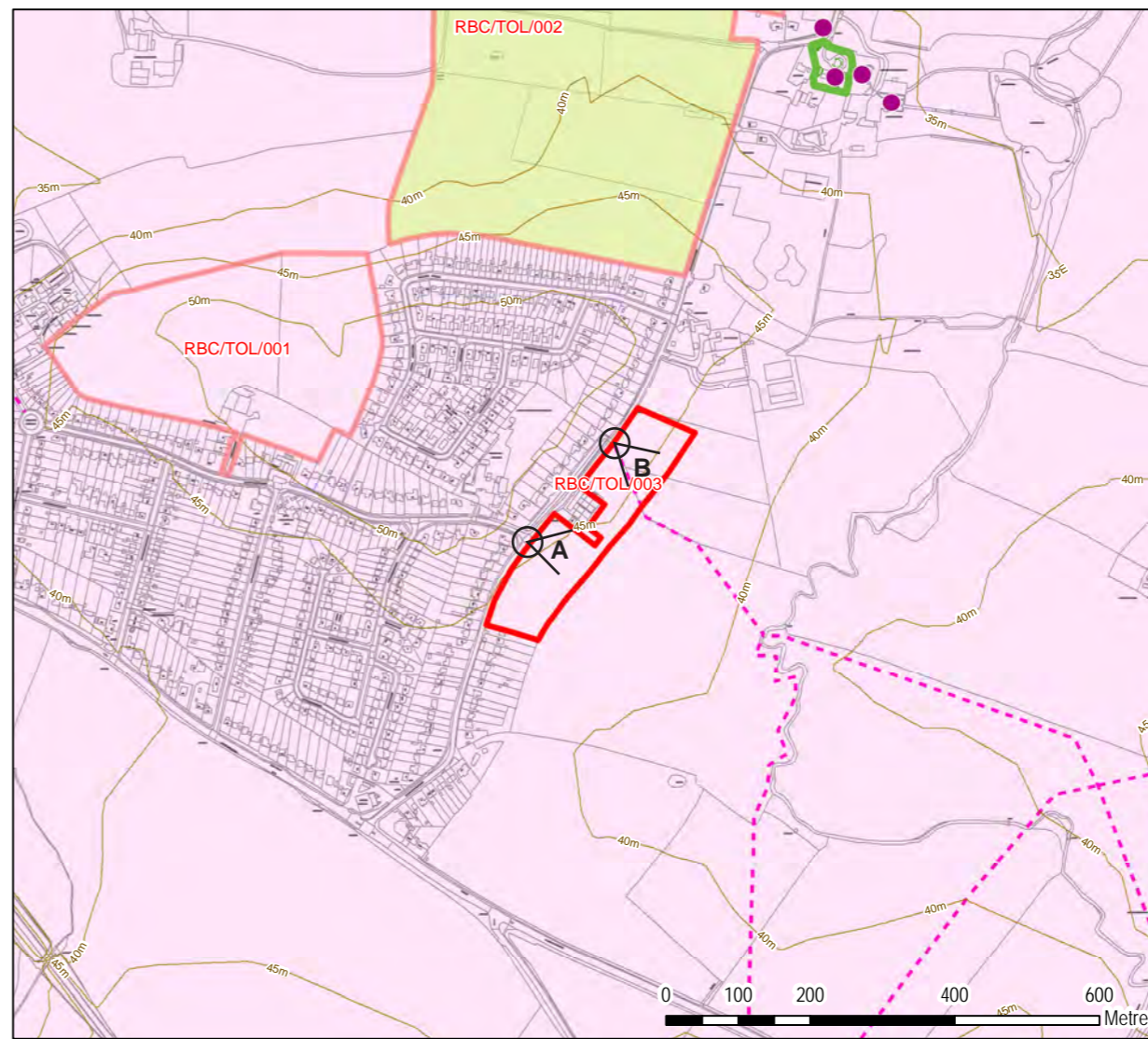
Site Photograph A - Looking eastwards from Tollerton Lane the southern section of the site comprises low lying arable land. The open and relatively un-obscured nature of the site means that long distance views eastwards are possible. To the west of the site is the core of the village with a high density of housing. On the left and right of the image are some residential properties along Tollerton Lane. Possible views of Cotgrave road.



Site Photograph B - This view looks south-east from the point at which Tollerton Lane meets PRoW Tollerton FP2. On the right of the image are some stand alone houses along Tollerton Lane. Long distance views are possible along the PRoW towards Cotgrave Road.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- NW04, Enhance
 - SN04, Enhance

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Whatton in the Vale





LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 66**

SITE REFERENCE: RBC/WHA/001 - Land south of Old Grantham Road DATE VISITED: 29/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good)

LIVING LANDSCAPES METHODOLOGY														OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✓	✓	✓	Nucleated	✗	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Variable	Variable
Rolling / undulating	✗	✗	✗	Clustered	✗	✓	Mixed farms	✓	✗	✗	Wooded - recent	✗	✗	✗	Indicative ground vegetation	Variable	Variable
Low plateau	✗	✗	✗	Settled	✓	✗	Pastoral farms	✓	✓	✓	Trees & woods	✗	✗	✗	Boundary treatments	Variable	Variable
Sloping (low hills)	✗	✗	✗	Dispersed	✓	✗	Woodland	✗	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Sub-regular	Sub-regular
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✗	Other trees	✓	✓	✓	Tree pattern	Linear	Linear
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✗	✗	✗	Open / unwooded	✓	✗	✗	Other characteristics / features	Conservation area, adjacent tree avenue is positive feature	
High plateau (>300m)	✗	✗	✗	Coalfields	✗	✗	Urban / brownfield	✗	✗	✗							
High hills (>600m)	✗	✗	✗	Urban	✗	✗	Parkland / leisure	✗	✗	✗							

LANDSCAPE VALUE Total Score (/25) **18**

Factor	Assessment	Score*
Landscape quality	Generally good levels of management across the study area	High - 3
Scenic quality	Several positive aspects, particularly tree avenue on north-east of site. Some 20th century buildings and A52 detract	Med - 2
Rarity	Scheduled moat and fishponds	Med - 2
Representativeness	Some aspects representative of PZ, settlement differs	Med - 2
Conservation interests	Scheduled monument, conservation area (including within site), listed buildings and TPOs	High - 3
Recreation value	Network of footpaths, including within the site, recreation ground to north of village	Med - 2
Perceptual aspects	A52 has auditory influence, but positive perceptual aspects from conservation area	Med - 2
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **15**

Factor	Assessment	Score*
Subtraction	Loss of part of conservation area and area assessed as positive open space in the Townscape Appraisal by RBC	Med - 4
Addition	Extension of urban edge	Low - 2
Perception	Perceived increase in density within the village and potential for loss of perceived rural character	Med - 4
Policy	Conserve the distinctive character of small villages; buildings should make a positive contribution to local distinctiveness	Med - 4

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **33**

Medium landscape value and susceptibility. Overall medium landscape sensitivity

Notes

VISUAL VALUE Total Score (/25) **18**

Factor	Assessment	Score*
Recognition of value	Part of site within conservation area, site recognised as having positive landscape contribution	High - 8
Indicators of value	N/A	Low - 3
Other value	Recreational value	Med - 6

VISUAL SUSCEPTIBILITY Total Score (/25) **15**

Factor	Assessment	Score*
Primary receptors	Recreational - site forms part of visual amenity	Med - 4
Secondary receptors	Residential - site is part of rural setting	Med - 4
Number of receptors	Busy A52, but small village	Low - 2
Visibility of site	Views from west and some from south, somewhat restricted by vegetation	Med - 4

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **33**

Medium visual value and susceptibility. Overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗	Site unable to be mitigated	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Conservation, PRoW	Off-site	
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CONCLUSION

The site comprises a series of arable and pastoral fields on the south-western edge of the small village of Whatton-in-the-Vale and includes part of the Whatton-in-the-Vale Conservation Area. The site has been noted within the Townscape Appraisal of the conservation area as positive open space and part of the conservation area setting. There is a medium landscape value within the study area, which is contributed to by the good levels of maintenance across the study area and the high degree of conservation interests including a scheduled monument. The susceptibility of the landscape to development of the site is medium; development of the site would result in loss of part of the conservation area and land assessed as positive open space in the Townscape Appraisal. Overall, the landscape sensitivity is medium. In terms of visual amenity, there is a medium visual value. This is attributed to in part by the conservation area and its setting, as well as the recreational value that the site offers. The site forms part of the visual amenity for both recreational and residential receptors and overall has a medium visual susceptibility. The visual sensitivity is medium.

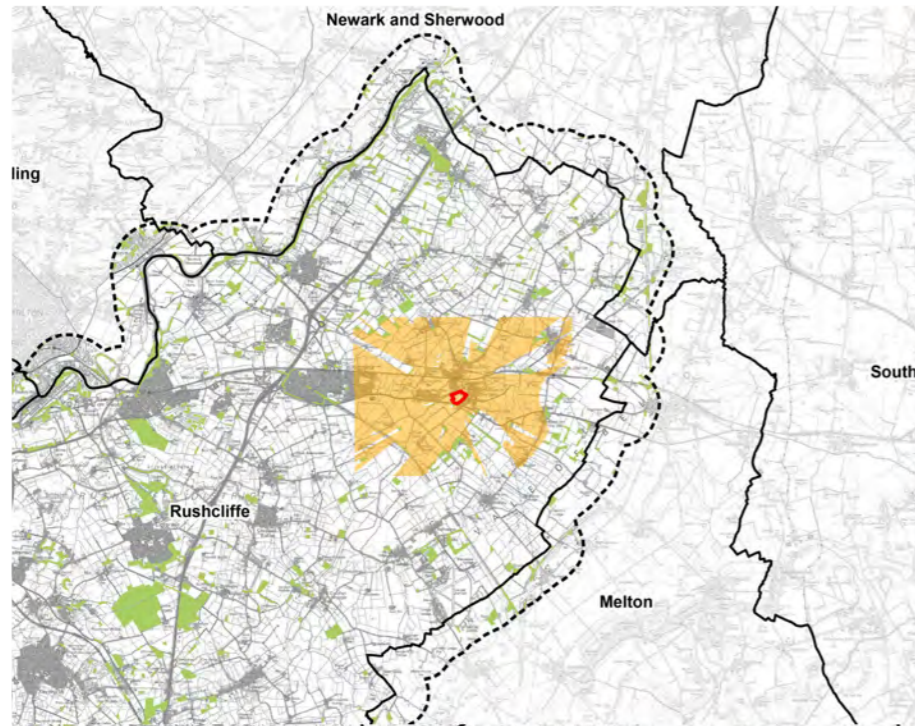
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through into an overall score for the site. The overall site score is used for ranking the sites ONLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment.

WHA/001 - Land south of Old Grantham Road



Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



Site Photograph A - Looking easterly from Old Grantham Road across the River Smithe towards the site. The site itself lies beyond the riparian vegetation in the view, with houses on Conery Gardens visible beyond. The listed windmill at Hillside House is also discernible in the view.



Site Photograph B - View taken from within the site along Whatton Byway Open to All Traffic (BOAT) 17. The view illustrates the enclosed nature of the byway in the western half of the site.



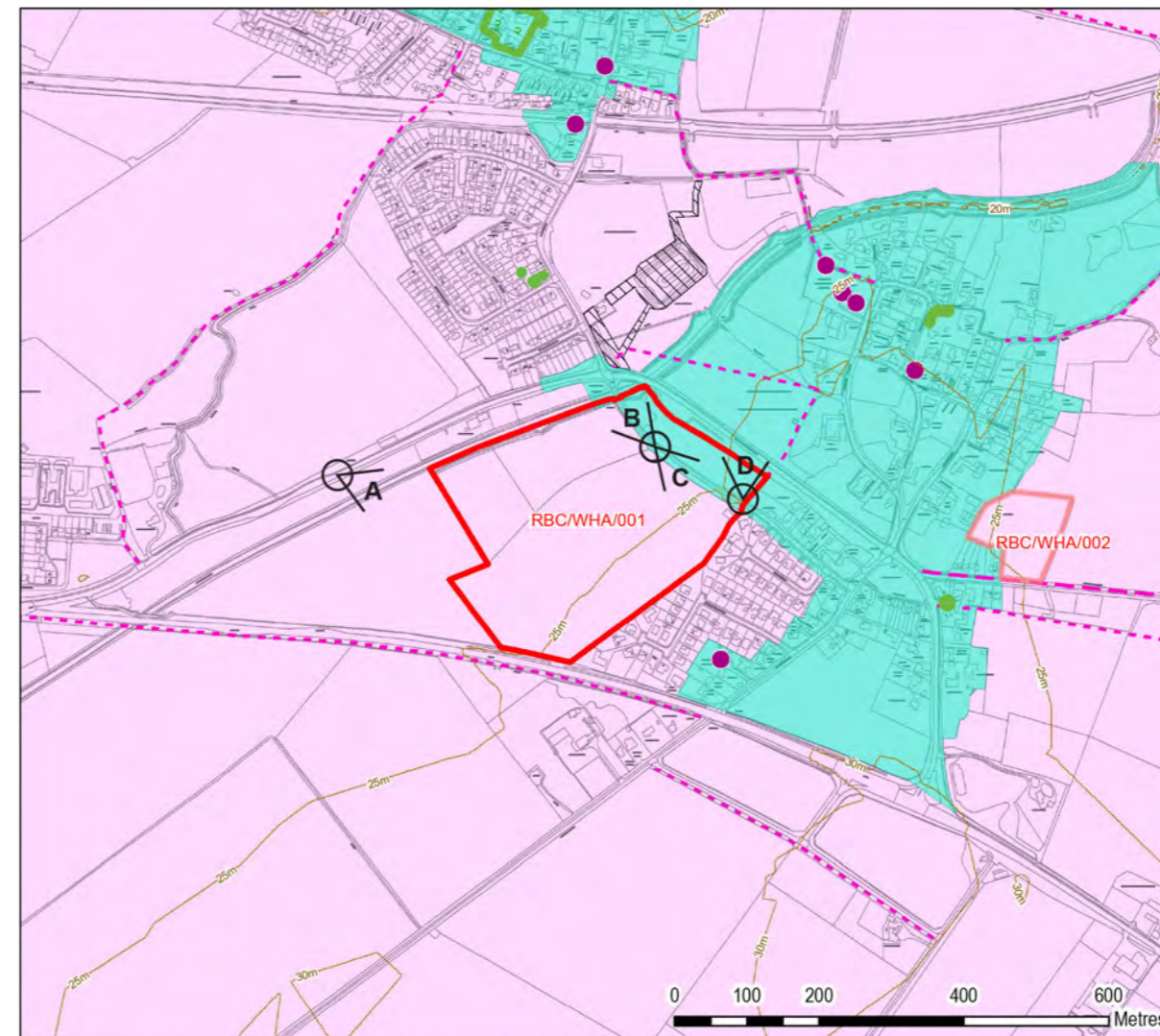
Site Photograph C - This panorama is taken from Whatton Byway Open to All Traffic (BOAT) 17 and demonstrates the rural nature of the site and its relationship to the urban edge. To the rear of the view can be seen houses on Conery Gardens, The Lawns, and Conery Lane. To the right of the view in the background can be glimpsed vehicles on the A52.



Site Photograph D - This view is taken from Whatton FP11 in the northern field of the site - this field is included within the Whatton Conservation Area. Beyond the field boundary can be seen the avenue of trees which forms a distinctive entrance to the village.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Scheduled Monument
- Tree Preservation Order
- LCA Policy Zones
- SN06, Conserve & Enhance

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Ordnance Survey 100019453

LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 61**

SITE REFERENCE: WHA002 - Land off Orston Lane, Whatton DATE VISITED: 19/05/2017 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate-Good) Landscape character within study area SN06 (Moderate-Good)

LIVING LANDSCAPES METHODOLOGY										OTHER							
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✓	✓	✓	Nucleated	✓	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Medium - framed	Variable
Rolling / undulating	✗	✗	✗	Clustered	✗	✗	Mixed farms	✗	✗	✗	Wooded - recent	✗	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable
Low plateau	✗	✗	✗	Settled	✗	✗	Pastoral farms	✓	✗	✓	Trees & woods	✗	✗	✗	Boundary treatments	Variable	Variable
Sloping (low hills)	✗	✗	✗	Dispersed	✓	✗	Woodland	✗	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Sub-regular	Variable
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✓	Other trees	✓	✗	✓	Tree pattern	n/a	Variable
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✗	✗	✗	Open / unwooded	✗	✓	✗	Other characteristics / features		
High plateau (>300m)	✗	✗	✗	Coalfields	✗	✗	Urban / brownfield	✓	✗	✓							
High hills (>600m)	✗	✗	✗	Urban	✗	✗	Parkland / leisure	✓	✗	✗							

LANDSCAPE VALUE Total Score (/25) **19**

Factor	Assessment	Score*
Landscape quality	Well managed areas of urban and rural land	High - 3
Scenic quality	Attractive urban and rural fringe	High - 3
Rarity	N/A	Low - 1
Representativeness	Study area is closely representative of PZ	High - 3
Conservation interests	Site on edge of conservation area some TPOs and listed buildings	Med - 2
Recreation value	A strong network of PROW and a canal	Med - 2
Perceptual aspects	Tranquil village setting, attractive village edge	High - 3
Associations	None of relevance	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **13**

Factor	Assessment	Score*
Subtraction	Loss of strong rural fringe	Med - 4
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge into attractive rural fringe	Med - 4
Policy	Conserve areas of pasture on village fringes	Low - 2

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **32**

Medium landscape value along with low susceptibility. Overall a medium landscape sensitivity

Notes

VISUAL VALUE Total Score (/25) **16**

Factor	Assessment	Score*
Recognition of value	Adjacent to conservation area	Med - 6
Indicators of value	Dog walking facilities on adjacent byway	Low - 3
Other value	Rural setting to adjacent properties	Med - 6

VISUAL SUSCEPTIBILITY Total Score (/25) **13**

Factor	Assessment	Score*
Primary receptors	Residential - site contributes to rural surroundings and visual amenity	Med - 4
Secondary receptors	Recreational - site is screened from byway and does not play an important role in its setting	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Site is relatively locally contained by vegetation and built form	Low - 2

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **29**

Medium visual value but a low susceptibility to change. Overall a medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Landscape planting	✓	Keep existing boundary vegetation	Form of development	✗	
Landscape buffer	✗		Local vernacular	✓	Respect adjacent conservation area
Site features	✗		Other	✗	

CONSTRAINTS

On-site		Off-site	Adjacent PRoW, potential access issues
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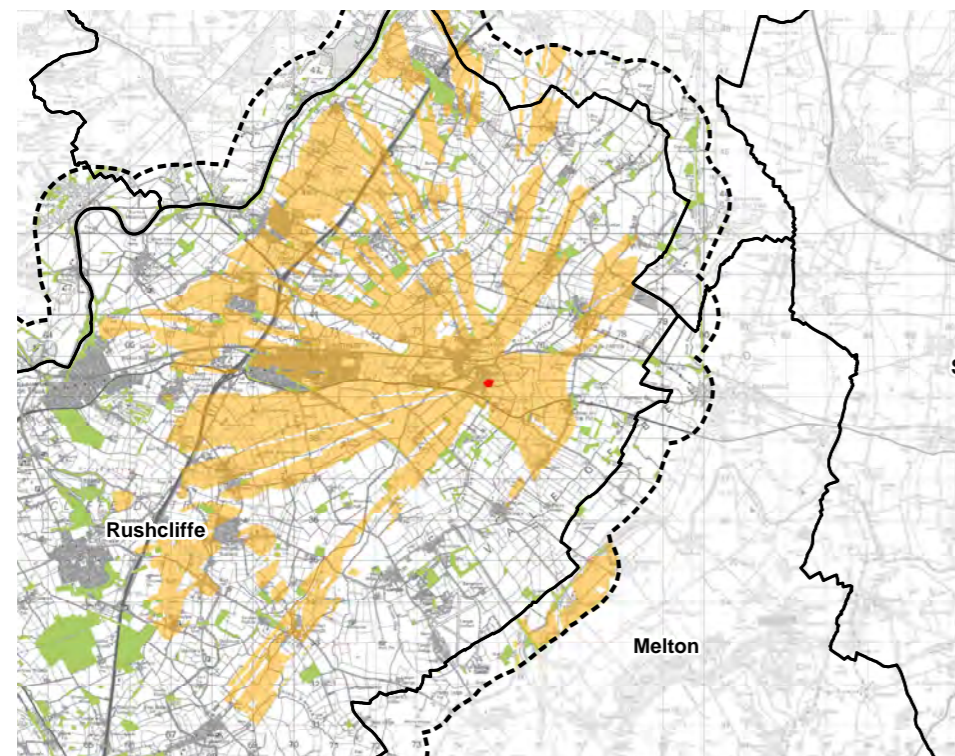
CONCLUSION

WHA002 is an arable field on the eastern edge of the village of Whatton-in-the-Vale. There is a high degree of both landscape quality and scenic quality within the study area - these contribute to a medium landscape value. A low landscape susceptibility is apparent due to the site being an extension of the existing urban edge and despite the loss of the strong rural fringe. Overall, there is a medium landscape sensitivity. Visually, the site forms an amenity as the rural setting to the village, as well as part of the setting to the conservation area - these factor into a medium visual value. The site is relatively visually contained by vegetation and built form and this contributes to a low visual susceptibility and overall a low visual sensitivity.

Landscape Value **Visual Value**
Landscape Susceptibility **Visual Susceptibility**
Landscape Sensitivity **Visual Sensitivity**

* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through into an overall score for the site. The overall site score is used for ranking the sites ONLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment.

WHA/002 - Land off Orston Lane



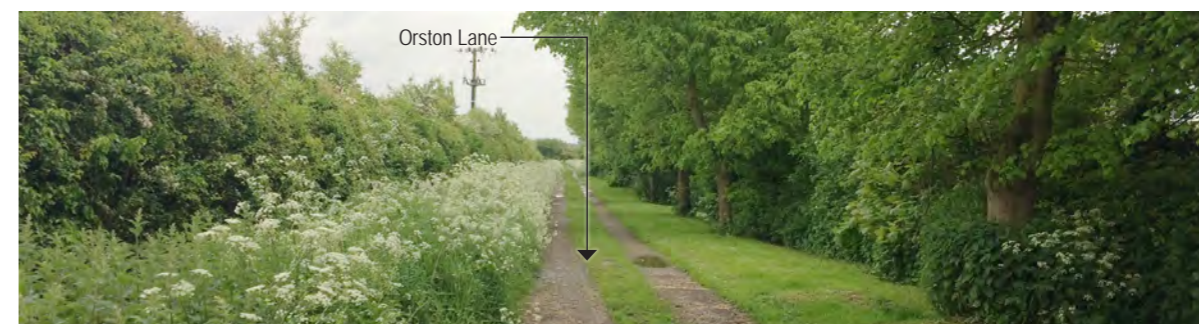
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



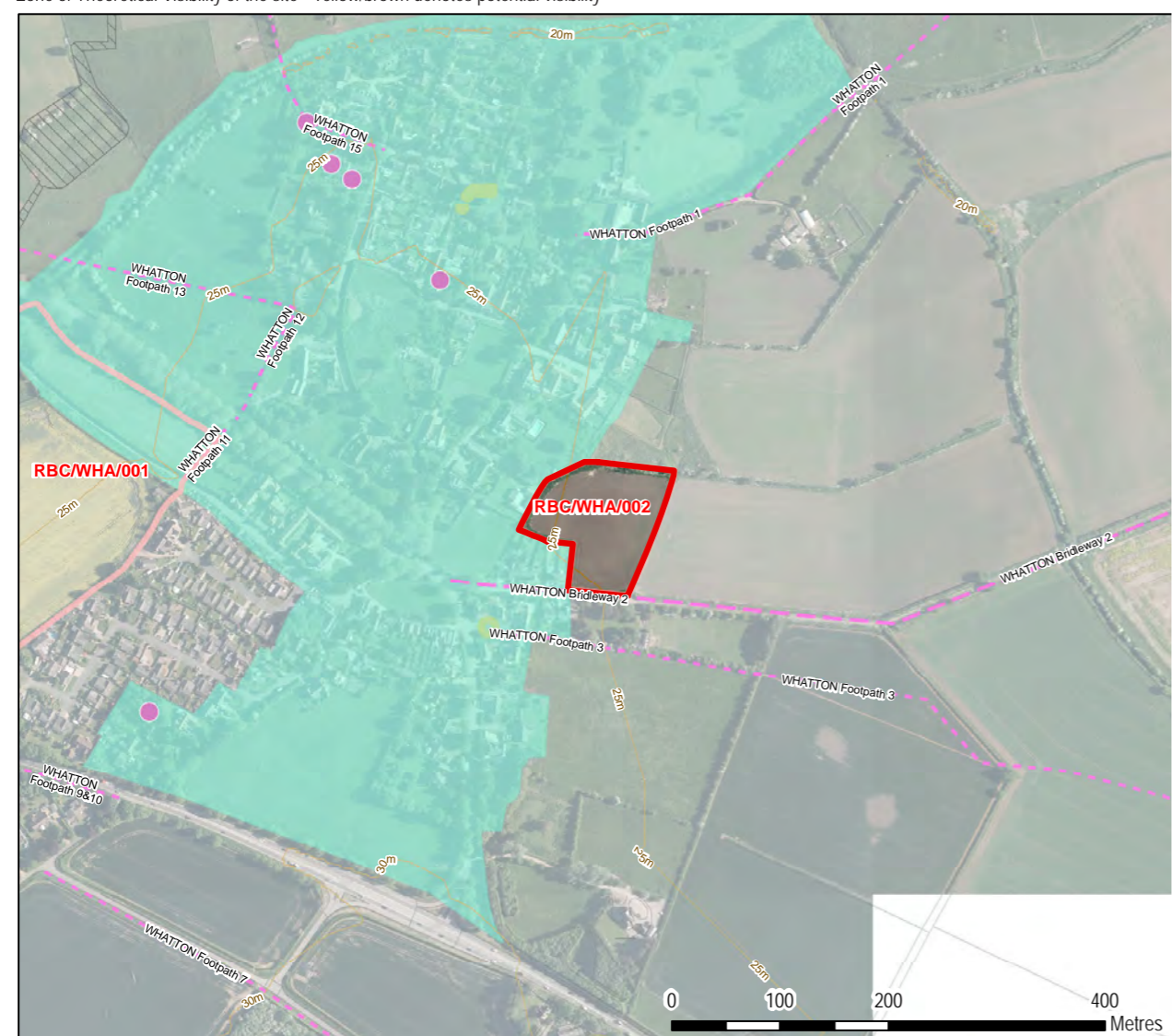
Site Photograph A - This view is taken from Orston Lane looking north-westerly directly into the site. The foreground of the view is dominated by the arable land use of the site and the field immediately adjacent (visible on the right hand side of the view). At the rear of the view on the left hand side of the panorama can be seen residential properties in the village of Whatton-in-the-Vale, including houses on Orston Lane and Whipling Close.



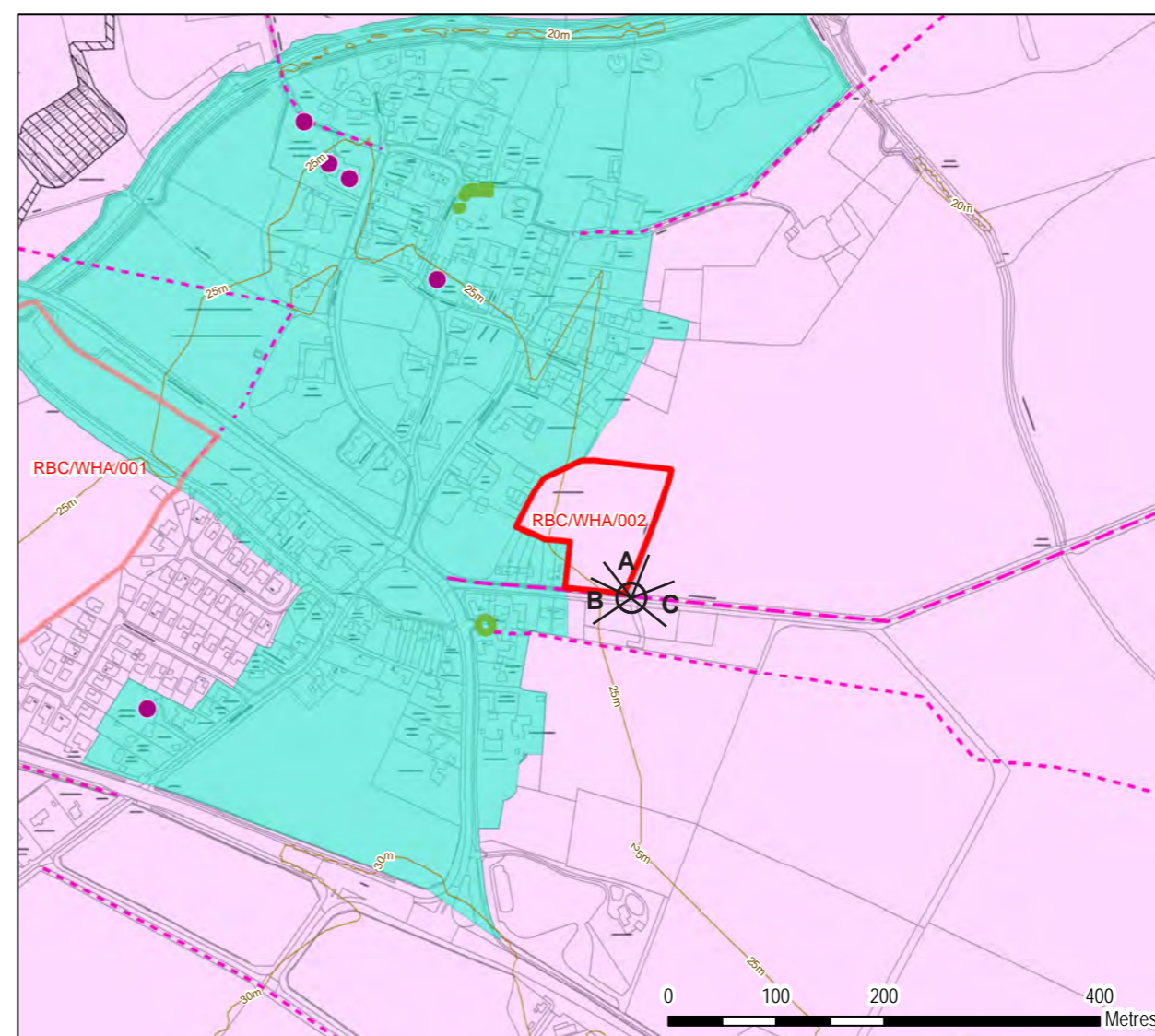
Site Photograph B - View taken adjacent to the site looking westerly along Orston Lane. This view demonstrates the rural nature of the site and its immediate context.



Site Photograph C - Looking westerly, this panorama demonstrates the rural context of the site, particularly to the south-west of its boundary.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Scheduled Monument
 - Tree Preservation Order
 - LCA Policy Zones**
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