

South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

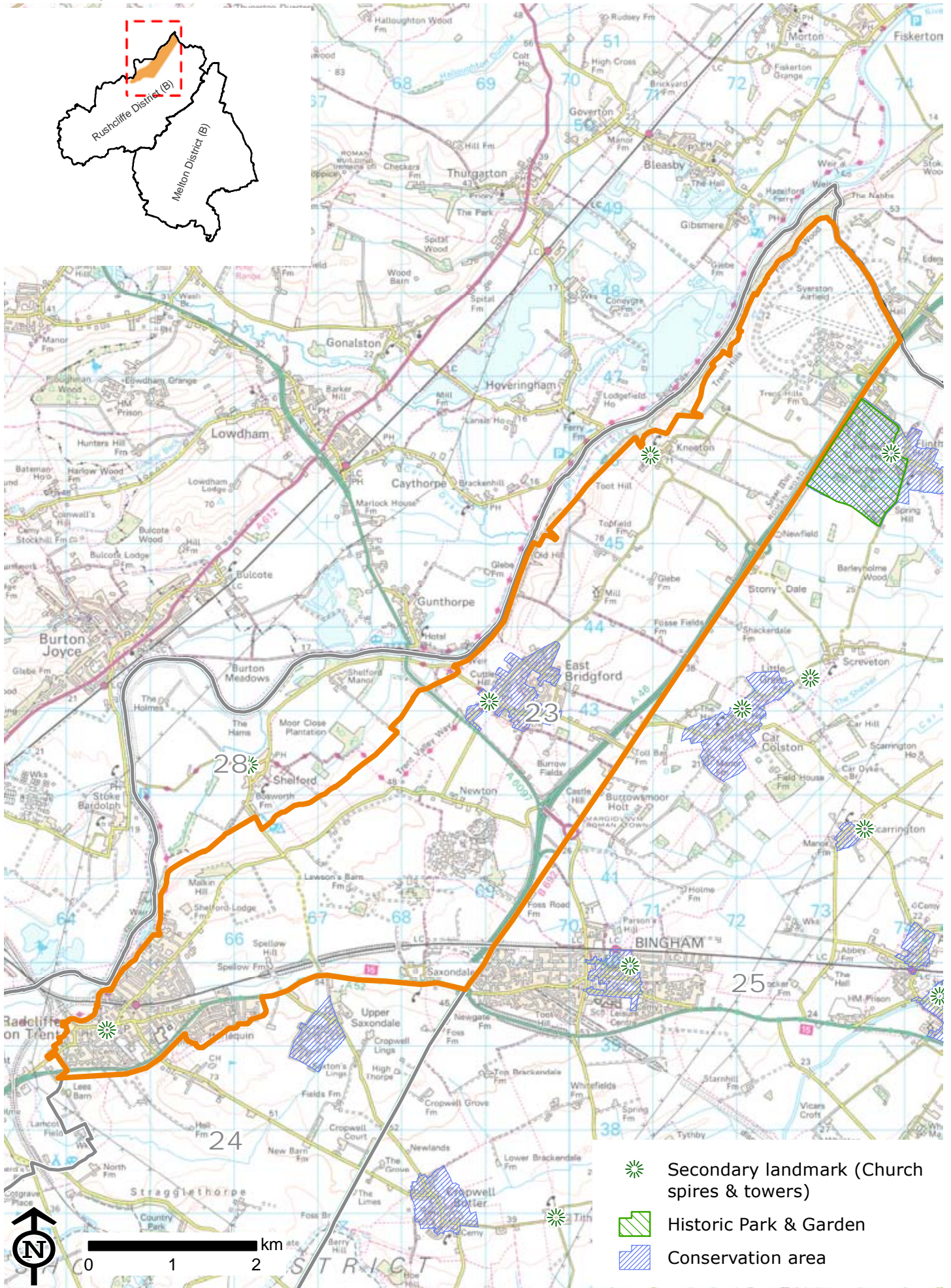


Figure 5.23

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LCU23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

7.164 This area comprises SN05 East Bridgford Escarpment Farmland within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.23**.

Key Landscape Characteristics

7.165 Key characteristics of the South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland are as follows³⁵:

- Escarpment with a steeply sloping northern edge down to the Trent Washlands and more gentle slope to the south to the A46 forming a broad plateau either side of Kneeton Road.
- Rural character with a sense of enclosure created on high ground through limited views beyond the plateau to adjacent lower ground; on the slopes views towards the A46 and Nottingham City Centre provide an urbanising influence.
- Land use is almost totally arable although individual fields of pasture are present around the edge of East Bridgford and Kneeton.
- Fields are mostly medium to large in size and enclosure pattern includes modern field patterns to the south and around Syerston Airfield with older enclosure present at East Bridgford and Kneeton.
- Field boundaries are almost all hedgerows which are of variable condition; along roads they are almost always intact and over 1.5m in height but within fields there is evidence of fragmentation particularly around arable fields.
- There is very little woodland cover and where present it is prominent in the landscape. Woodland is generally irregular shaped blocks often with smaller fields planted with woodland. The largest wood is to the south of Syerston Airfield.
- Clumps of woodland are present around village fringes which help to reduce their prominence in the landscape although the rising roofline of Radcliffe on Trent remains locally visible in the landscape, other tree groups are present around farmsteads.
- There are few hedgerow trees and where present are often in small groups along field boundaries, often close to woodlands.
- There are few settlements; the largest is Radcliffe on Trent which is on the gentle slopes of the escarpment. East Bridgford and smaller Kneeton are nestled into the landscape often with mature boundaries helping to reduce their prominence.
- Smaller villages are characterised by small terraces and cottages of red brick with pantile roofs, individual working and converted former farms. The variety in orientation of buildings along streets provides distinction and interest. East Bridgford is also characterised by a prominent red brick wall along Kirk Hill which adds an element of formality on the approach to the village.
- Farmsteads include both old and new properties, mostly constructed from red brick. A converted mill is a distinctive feature visible on the skyline.
- An area of housing at Newton is a large isolated area of more modern housing constructed from red and brown brick. It is locally prominent in views from the A46. However elsewhere only glimpsed views of the larger buildings are possible.
- Extensive and distinctive views are possible across low-lying farmland along the River Trent and to the village of Shelford from Shelford Road.

³⁵ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

7.166 The area includes one Conservation Area covering part of the village of East Bridgford.

Important Landmarks and Views

- 7.167 There are no primary landmarks within this unit. The scarp top forms a backdrop to views along the Trent Valley and from beyond the borough (e.g. from Newark & Sherwood). Conversely there are extensive and distinctive views across low-lying farmland along the River Trent and to the village of Shelford from Shelford Road.
- 7.168 The windmill at Mill Farm on Kneeton Road forms a landmark in local views, and church towers and spires are also local landmarks.
- 7.169 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

7.170 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 7.23: Landscape sensitivity assessment for Landscape Character Unit 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	Landform is undulating, and slopes more gently towards the A46 to the south west. The area between East Bridgford and Kneeton forms a broadly sloping plateau which forms a more distinctive escarpment alongside the Trent Valley which is particularly sensitive. Topography ranges from approximately 40m AOD at the bottom of the escarpment to around 80m at the top of Old Hill.				
Land cover pattern and presence of human scale features			M		
	Land cover is relatively uniform - mostly arable fields with a few prominent woodlands. Individual fields of pasture are present around the edge of East Bridgford and Kneeton. Fields are mostly medium to large in size with modern field patterns to the south and around Syerston Airfield with older enclosure present at East Bridgford and Kneeton which will be more sensitive. Field boundaries are almost all hedgerows which are of variable condition; along roads they are almost always intact and over 1.5m in height but within fields there is evidence of fragmentation particularly around arable fields. Nucleated villages and scattered farmsteads provide human scale features.				

Skylines			M		
	From the plateau top skylines are distant. Elsewhere in the LCU skylines are often tree-lined. The skyline of the escarpment is undeveloped and particularly sensitive. A converted mill is a distinctive feature on the plateau top, visible on the skyline.				
Perceptual qualities			M		
	The LCU has a rural character, particularly in the north where it is more remote and tranquil, away from larger settlements in the south. Radcliffe on Trent is the largest settlement whilst other settlements are relatively enclosed: Bridgford and smaller Kneeton are nestled into the landscape often with mature boundaries helping to reduce their prominence. Views towards the A46 and Nottingham City Centre provide an urbanising influence locally.				
Scenic qualities			M		
	Away from the larger settlements in the south of the LCU the rural character is more intact and villages such as Kneeton have attractive vernacular character. Panoramic views from the high points and slopes of the escarpment comprise some attractive combinations of rural fields towards the river.				
Intervisibility				M-H	
	The escarpment at the western edge of the LCU forms part of the distinctive wooded scarp which is a key feature in views from the Trent valley and outside the borough to the north within Newark and Sherwood. There are also views across the area from the A46 and across the Trent Washlands from higher ground and slopes of the escarpment.				
Discussion on landscape sensitivity to the principle of wind energy	The areas of broader plateau and large scale arable fields are likely to be less sensitive to wind energy development. The escarpment on the western edge of the LCU will be more sensitive as it forms a key feature of views from the Trent Valley.				

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

7.171 Although the relatively uniform and large scale land cover and areas of broader scale landform such as plateaus indicate lower sensitivity to wind energy development, the presence of human scale features and overall scale of landform means the landscape will be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. The scarp slopes, areas close to the scarps, and areas close to settlements would be more sensitive generally, and particularly to larger turbines.

Discussion on different cluster sizes

7.172 This LCU is likely to be particularly sensitive to clusters of over 2-3 turbines in most areas and 4-5 turbines in larger scale areas.

Summary of Key Sensitive Features and Views

- The prominent wooded escarpment and its undeveloped skyline.
- Small scale field patterns around East Bridgford and Kneeton.
- Distinctive views across the Trent Washlands from the scarp.
- The historic character of village cores and their rural settings.
- Narrow rural roads e.g. through East Bridgford and the distinctive walled approach along Kirk Hill.
- The small scale character of Kneeton.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.173 At the time of writing there were no existing schemes within the LCU. There was one consented wind energy scheme within the LCU consisting of one turbine <25m height to tip at St James Business Park, Radcliffe on Trent (see **Figure 2.1b** showing existing and proposed schemes).

Guidance for development

7.174 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines of greater than 75m and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to more than 2-3 turbines and 4-5 turbines in larger scale areas.

7.175 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 character and scale of the escarpment along the Trent Valley is conserved and turbines do not overwhelm, or detract from, this.
- The panoramic and rural nature of the views from the escarpment are not adversely affected.
- The small scale areas, particularly in and around villages such as East Bridgford and Kneeton, are maintained and not dominated by large scale turbines.
- The special character of the Conservation Area of East Bridgford is maintained. See **Appendix 3** for notes on views from the Conservation Area such as views to the south from East Bridgford.
- The attractive and vernacular character of villages and rural character of their settings is maintained.
- The attractive views along the winding narrow lanes and towards the small villages and church spires are retained and the character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
- The quiet and rural character of the landscape is maintained and 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

7.176 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.

- 7.177 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: Cotgrave and Tollerton Village Farmland

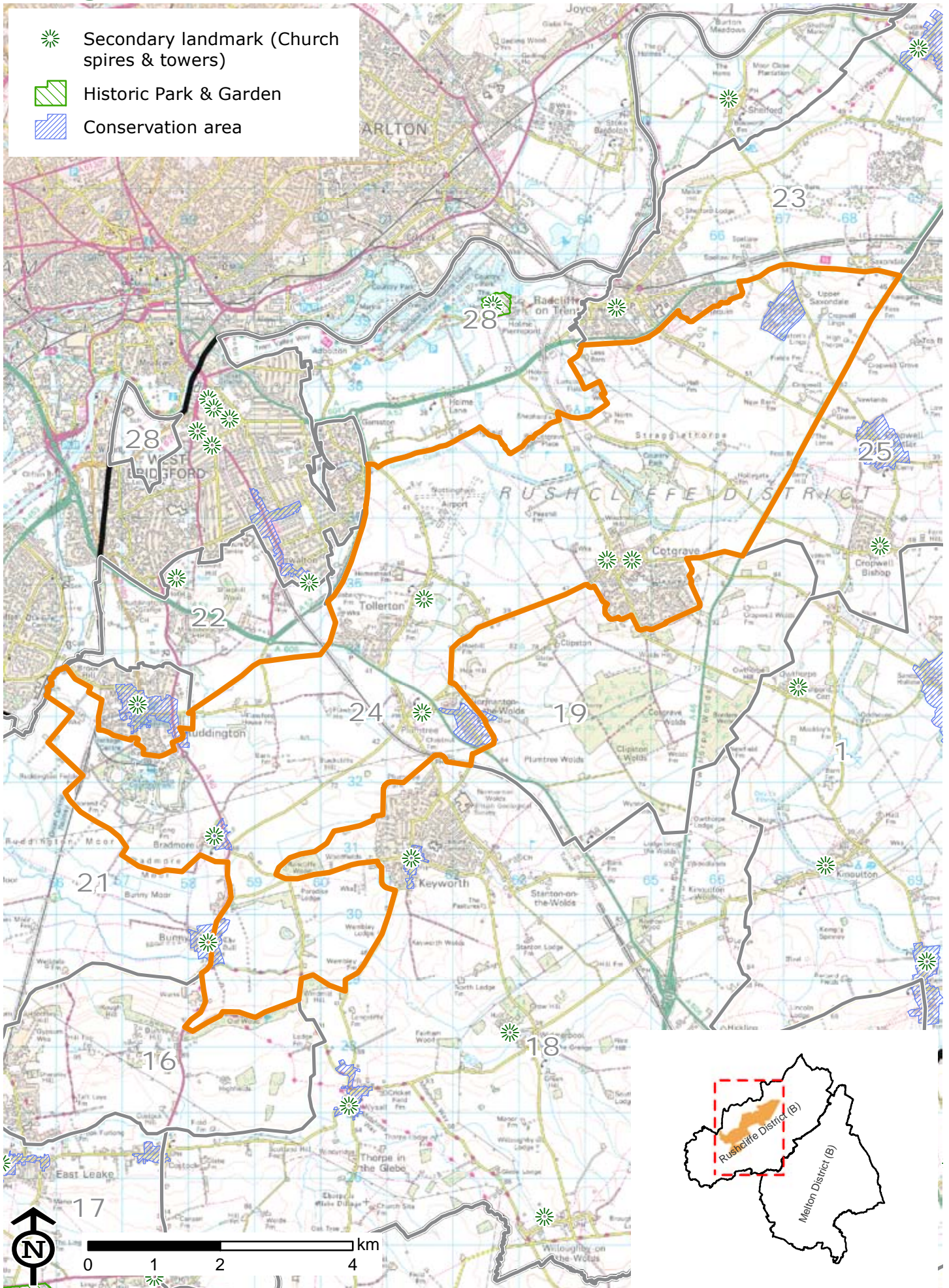


Figure 5.24

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LCU24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland

7.178 This Landscape Character Unit comprises SN04 Cotgrave and Tollerton Village Farmland within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.24**.

Key Landscape Characteristics

7.179 Key characteristics of the Cotgrave and Tollerton Village Farmland are as follows³⁶:

- Gently undulating landform with localised steeper areas around watercourses at Upper Saxondale and localised plateaus.
- Man-made hill formed from former mining operations is prominent around Cotgrave.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.
- Frequent watercourses which are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Where trees are not alongside, watercourses are generally not visible in the landscape.
- Disused Grantham Canal is a local wooded feature in the landscape, with a mix of riparian trees, reeds, wetlands and open water.
- Rural character present across the area although there are frequent urbanising elements providing a reminder of the proximity of built form such as large villages, Nottingham, industry and large farm buildings.
- Land use is mostly arable although pasture is common around village fringes and along watercourses.
- Fields are mostly medium to large in size and pattern includes predominantly modern field patterns. Older enclosure is present around village fringes particularly around Tollerton and larger tracts of fields reflecting open systems and semi-regular enclosure to the south of Radcliffe on Trent.
- Field boundaries are almost all hedgerows which are of variable condition, along roads they are almost always intact but within fields there is evidence of fragmentation. Along A46 hedgerows have been removed to enable road widening.
- Scrub and rough grassland is present around field margins particularly close to West Bridgford.
- There is a relatively low level of woodland cover; concentrations around Ruddington Country Park, Cotgrave Country Park, golf courses, settlements and watercourses creates the impression of higher woodland cover than actually exists.
- Areas of restored land, now country parks, are characterised by young structure planting, areas of open water and wetlands, grassland and natural regeneration.
- Few hedgerow trees which tend to be present as small clusters along field boundaries and along roads.
- Frequent large nucleated commuter settlements such as Bingham, Radcliffe on Trent, Ruddington and Cotgrave and smaller nucleated settlements at Plumtree, Normanton on the Wolds and Tollerton.
- Long distance views towards the centre of Nottingham possible across farmland and from high ground at Cotgrave Colliery.

³⁶ Taken from the Greater Nottingham Character Assessment (2009).

- Urban edges of West Bridgford are locally visible above a narrow belt of woodland along Gamston Lings Bar Road.
- Smaller villages often have belts of woodland along their fringes; woodland along the railway limits views of Plumtree.
- Small areas of parkland to the north east of Tollerton and at Ruddington Hall; wooded boundaries reduce their prominence in the landscape.
- Rising roofline present within smaller villages with prominent church spires.
- Older centres of villages are characterised by red brick and pantile roofs; modern buildings use a variety of materials and are more uniform in layout, orientation and layouts are denser.
- Large industrial buildings at the airfield and large agricultural buildings are prominent within the landscape.
- Frequent overhead line routes are prominent within the landscape.

Landscape-related designations

7.180 A number of villages (or parts of villages) within the LCU are designated as Conservation Areas. These are: Bunny (partly within the LCU), Ruddington (partly within the LCU), Normanton-on-the-Wolds and Saxondale.

Important Landmarks and Views

7.181 There are no primary landmarks within the unit. Church spires form local landmarks in views near the villages throughout the LCU.

7.182 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

7.183 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 7.24: Landscape sensitivity assessment for Landscape Character Unit 24 Cotgrave and Tollerton Village Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The area is generally medium in scale and characterised by gently undulating landform with localised steeper areas e.g. Upper Saxondale and localised plateaus. Topography ranges from approximately 25m AOD – 70m AOD. Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.</p>				

Land cover pattern and presence of human scale features			M		
<p>Land cover pattern consists of predominantly medium to large sized arable fields with frequent farmsteads. Frequent watercourses are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Older enclosure is present around village fringes particularly around Tollerton and larger tracts of fields reflecting open systems and semi-regular enclosure to the south of Radcliffe on Trent. Syerston Airfield is partly located in the north of the LCU also contributing to the larger scale land pattern. Woodland is concentrated around Ruddington and Cotgrave Country Parks, golf courses, settlements and watercourses creating the impression of higher woodland cover than actually exists. The relatively large scale and regular land cover pattern indicates a lower sensitivity although the presence of human scale features such as farmsteads increase sensitivity.</p>					
Skylines			M		
<p>Views are varied throughout the LCU: there are relatively long views across the predominantly open landscape to distant skylines and some views are less distinctive, relatively short to rounded undulations and contained by woodland. Prominent church spires form local landmarks – views containing these landmarks would be more sensitive.</p>					
Perceptual qualities		L-M			
<p>The area is rural in character although there are frequent urbanising elements including modern fringes of villages, the urban edges of West Bridgford, Nottingham airport and associated industrial buildings, views of Ratcliffe on Soar power station and large farm buildings. The A46 is also prominent to the south of the LCU. There are also frequent overhead lines prominent within the landscape. Areas of restored land are now country parks and are regenerating landscapes of woodlands, wetlands and grasslands.</p>					
Scenic qualities			M		
<p>The landscape of arable fields, occasional blocks of woodland and frequent farmsteads is rural with some attractive features including small villages and church spires. Ruddington Country Park and Cotgrave Country Park are local visitor attractions.</p>					
Intervisibility			M		
<p>Views into the LCU are from high ground such as Sharphill Wood to the north and higher land around Clipston (LCU 21). From within LCU 19 Cotgrave Wooded Clay Wolds there are extensive views across this LCU. Likewise, hills within LCU 19 including Hoe Hill form a backdrop to views from the south of the LCU. The LCU forms a backdrop to the town of Radcliffe from the north east and east on higher ground e.g. Saxondale.</p>					
Discussion on landscape sensitivity to the principle of wind energy	<p>The relatively simple landform and land cover pattern of this gently undulating landscape, as well as the frequent urbanising features including roads, industrial buildings and large village fringes indicate a lower sensitivity to wind energy development. Nevertheless, features such as church spires increase sensitivity locally as do localised areas of older small scale field systems and areas where the topography is more pronounced.</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

7.184 Although the landform is relatively large scale the overlying landscape pattern and human scale of the landscape means it is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.185 The LCU is likely to be particularly sensitive to cluster of over three turbines (or five turbines in larger scale areas with less pronounced topography and larger fields).

Summary of Key Sensitive Features and Views

- Areas of more pronounced topography such as in the north of the LCU.
- Older field patterns such as those reflecting open systems and the semi-regular geometric patterns in the north, and the more enclosed and wooded pasture fields around village fringes e.g. around Tollerton.
- The historic character of the village cores and the human scale of the landscape close to these areas.
- Prominence of churches on the skyline, forming local landmarks.
- Riparian character along small streams e.g. along the Grantham Canal.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.186 At the time of writing there was a single operational wind turbine within the LCU, it is <25m height to tip at Rushcliffe Country Park (see **Figure 2.1b** showing existing and proposed schemes).

Guidance for development

7.187 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It is likely to be highly sensitive to clusters of over three turbines (or five turbines in larger scale areas with less pronounced topography and larger field patterns).

7.188 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:

- Turbine size is suited to landscape scale, for example the areas of more pronounced topography such as in the north of the LCU around Saxondale and the small scale landscapes around watercourses and village edges will have a higher sensitivity to larger turbines.
- The wetlands at Ruddington Country Park are not harmed by turbines and it continues to be possible to enjoy and appreciate the landscape of this area.

- Development does not result in the permanent loss of intact hedgerow field boundaries and does not affect the historic integrity of the small-scale medieval field enclosures.
- 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 to/ from the Conservation Areas of Bunny, Ruddington, Normonton on the Wolds and Saxondale.
- The attractive views along the winding narrow lanes and towards the small villages and church spires are retained.
- The rural setting of the historic villages is preserved and the village churches continue to form prominent local landmarks.
- Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – such as those at Blackcliffe Hill.

7.189 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.

7.190 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: Aslockton Village Farmland

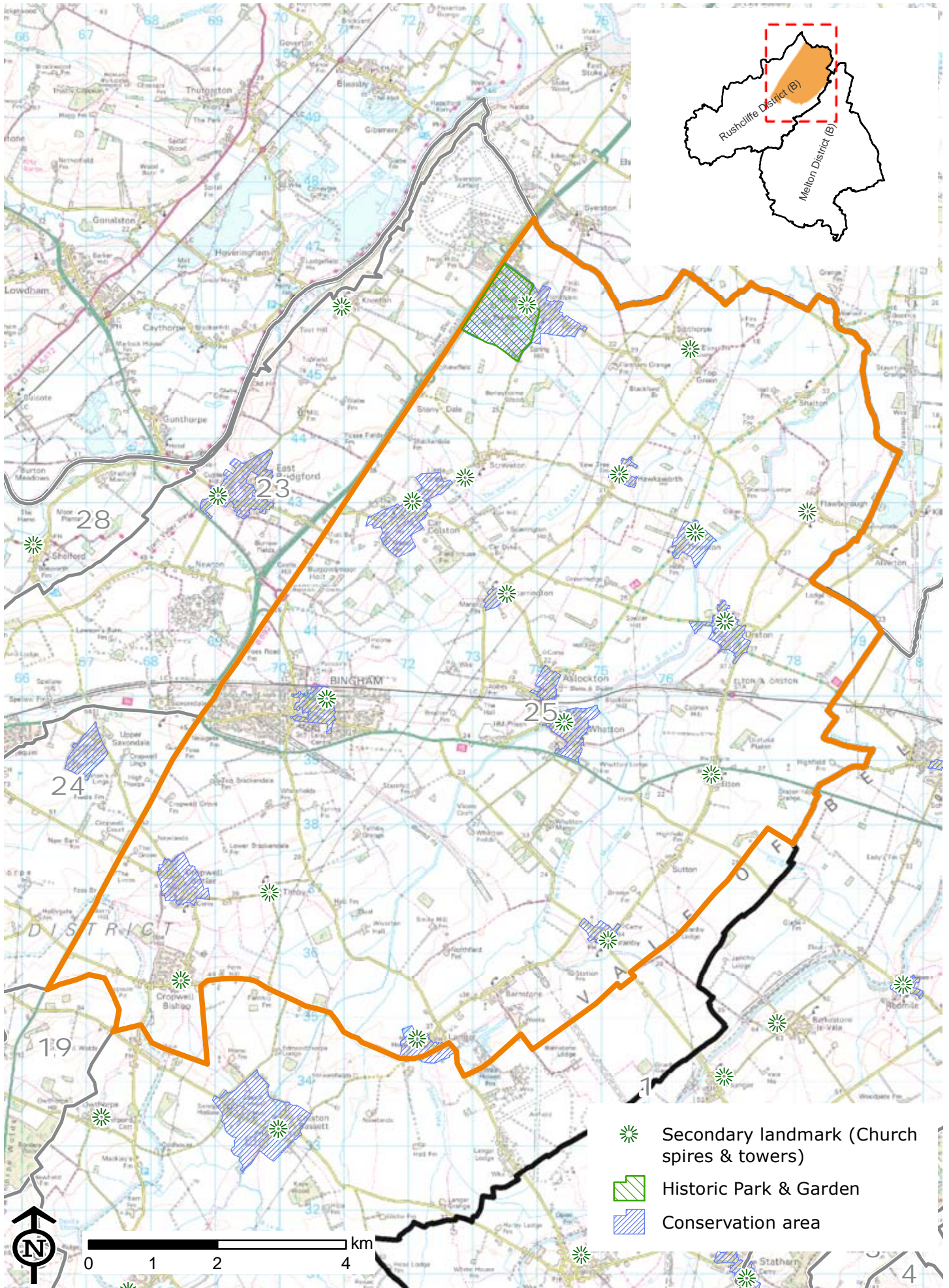


Figure 5.25

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LCU25 South Nottinghamshire Farmlands: Aslockton Village Farmland

7.191 This Landscape Character Unit comprises SN06 Aslockton Village Farmland within Rushcliffe borough. The extent of the LCU is shown in **Figure 5.25**.

Key Landscape Characteristics

7.192 Key characteristics of the Aslockton Village Farmland LCU are as follows³⁷:

- Series of Mercia Mudstone outcrops and thin bands of lower-lying alluvial levels following rivers. The outcrops vary between 5 and 10m above adjacent levels; the most prominent being along Sutton Lane and Barnstone Lane in the south east of the area.
- A number of watercourses such as the River Smite and Devon flow through the landscape; they are lower than surrounding ground with arable fields extending to their banks and little riparian vegetation. Therefore they are not easily discernible in the landscape.
- Rural remote and tranquil character comprising arable farmlands and a regular dispersal of small rural settlements.
- Land use is mostly arable although pasture is common around village fringes. Larger tracts are present where villages are situated close to each other and pasture extends between; these tend to have a slightly more enclosed and intimate character.
- Field pattern ranges from small-scale fields around village fringes to expansive large scale fields in open countryside.
- Field boundaries are almost all hedgerows which are of variable condition; they tend to be more intact around pasture fields where left to grow taller whereas in adjacent arable fields are often low and in places quite fragmented.
- There is a relatively low level of woodland cover with a regular pattern of small geometric and irregular shaped woodlands throughout; other woodland is often linear in character following the line of a former railway, around village fringes and where individual hedgerows are left to mature.
- Hedgerow trees are infrequent although clustered around pasture fields on village margins and within villages. Where hedgerows are often taller around arable fields trees tend to be less frequent. There are lots of young hedgerow trees planted as avenues along small lanes which will increase tree cover as they mature. These are mostly ash and horse chestnut.
- The combination of taller hedgerows, hedgerow trees and scattered woodlands creates a dispersed wooded character and woodland is often a key component within skyline views.
- Small parklands at Flintham, Langar, Whatton and Wiverton Hall are local wooded features.
- Dispersed small rural settlements include both linear and nucleated patterns; they are often situated on the slightly higher Mercia Mudstone outcrops. Bingham is the only large commuter settlement within the LCU and its northern and eastern edges are locally prominent in the landscape.
- Villages of Elton on the Hill, Granby, Sutton and Barnstone are prominent on higher ground; they are seen mostly as a single line of dispersed housing set within trees.
- Rooflines of villages are generally obscured by mature trees; where visible they appear dispersed and as individual or small groups of properties. Church towers and spires are prominent above the villages and are distinctive features within the landscape.

³⁷ Taken from the Greater Nottingham Character Assessment (2009)

- Villages are particularly distinctive often containing very little modern development; they are along narrow roads often bordered by red brick walls. All villages are well wooded with many mature trees along roads within small fields and open spaces within the villages and around their fringes.
- Buildings within villages include small cottages and terraces and larger individual properties both set behind small and larger front gardens. Almost all are constructed of red brick with red pantile roofs although there is the occasional rendered or painted house. Villages often contain a few former farm buildings which are now converted to private residences.
- Churches within villages are almost all constructed from local stone and are either towers or spires and always set within mature grounds.
- Narrow winding lanes are common throughout the landscape although a few straighter roads across lower lying land are present around Orston and Granby. Roads are characterised by often large verges or pockets of grassland. In these places traditional gypsy caravans and horses grazing are sometimes present.
- Scattered farmsteads, often constructed of red brick with small out buildings and barns are throughout the LCU although not present on the lowest lying ground.
- Pockets of rough grassland and village greens grazed by cattle are a feature of villages in the northern part of the area such as between Car Colston and Screveton.
- Many prominent overhead line routes are present within the landscape and are always visible on the skyline.
- Expansive long distance views across the landscape to the Belvoir Ridge to the south in Leicestershire.

Landscape-related designations

- 7.193 Many of the villages or parts of villages within this relatively large LCU are designated as Conservation Areas. These are: Cropwell Butler, Langar, Granby, Bingham, Watton, Aslockton, Orston, Scarrington, Car Colston, Thoroton, Hawskworth and Flintham. Flintham Hall Listed Garden also lies within the LCU.

Important Landmarks and Views

- 7.194 There are no primary landmarks within this unit. One key view is noted in the Conservation Area Appraisal for Langar, stating that the open views across the river valley from Langar Hall to Wiverton Hall are particularly important. Church spires form local landmarks throughout the LCU.
- 7.195 Views are often over quite long distances due to the very gently undulating landform and low woodland cover. There are expansive long distance views across the landscape from the Belvoir Ridge to the east and south and partly from within Leicestershire.
- 7.196 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

- 7.197 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 7.25: Landscape sensitivity assessment for Landscape Character Unit 25 South Nottinghamshire Farmlands: Aslockton Village Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	<p>A very gently undulating landform of between approximately 20m – 50m AOD. Villages are generally situated on mudstone outcrops between 5 and 10m above the adjacent alluvial levels; the most prominent being along Sutton Lane and Barnstone Lane in the south east of the area – these areas will be more sensitive as turbines may diminish the scale of the villages and landscape. The landform is generally medium – large in scale.</p>				
Land cover pattern and presence of human scale features			M		
	<p>There is a regular pattern of land cover varying between expansive large scale arable fields and small scale pasture around village fringes (these often have an enclosed and intimate character and will be of greater sensitivity as turbines may dominate these smaller scale features). Fields around Car Colston and Orston display patterns which are some of the oldest enclosures in Nottinghamshire – these will be more sensitive.</p> <p>There is also a relatively uniform pattern of dispersed rural villages and a regular pattern of small geometric and irregular shaped groups of woodland around village fringes and where individual hedgerows are left to mature.</p>				
Skylines			M		
	<p>Skylines in this low lying and gently undulating landscape are generally not distinctive. They are often wooded and contain views of villages set within woodland on higher ground – e.g. Elton on the Hill, Granby, Sutton and Barnstone.</p> <p>Church towers and spires are prominent above the villages and are distinctive features within the landscape – increasing sensitivity, as turbines may detract attention away from them. Many prominent overhead line routes are present within the landscape and are always visible on the skyline.</p>				
Perceptual qualities			M		
	<p>The LCU has a rural, remote and tranquil character despite the prominence of intensive arable farmlands which are set within a regular dispersal of small rural settlements - often containing very little modern development. All villages are well wooded with many mature trees along roads within small fields and open spaces within the villages and around their fringes. Narrow winding lanes are common throughout the landscape. The A46 along the western boundary provides a major urbanising element locally.</p>				
Scenic qualities				M-H	
	<p>The relatively intact rural character of the LCU results in typical rural scenes of farming and distinctive small villages along narrow roads often bordered by red brick walls set in a wooded character of hedgerows, hedgerow trees and scattered woodlands. Small parklands at Flintham, Langar, Whatton and Wiverton Hall are local wooded features.</p>				

Intervisibility			M		
	There are expansive long distance views across the landscape to and from the Belvoir Ridge to the south in Leicestershire and on the southern fringes at the start of the Leicestershire Wolds. Views across the LCU from outside the area are possible from surrounding high ground and along the A46.				
Discussion on landscape sensitivity to the principle of wind energy	The relatively large scale, simple topography and regular land cover of the LCU indicate a lower sensitivity to wind energy. However, the strongly rural, remote and tranquil character of the area in addition to the distinctive and small scale villages, church spires on the skylines and surrounding farmland/ woodland increase sensitivity as turbines may detract from these features.				

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

7.198 Although the landform is relatively large scale, the scale of the landscape pattern and presence of human scale features means it is likely to be particularly sensitive to turbines 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.199 The LCU would be particularly sensitive to clusters of over 2-3 turbines (possibly increasing to five turbines in larger scale areas).

Summary of Key Sensitive Features and Views

- Small scale landform features of the raised mudstone outcrops with villages e.g. Sutton Lane and Barnstone.
- Small scale field patterns in the north particularly enclosure patterns around Car Colston and Screveton.
- Narrow winding rural lanes.
- Rural, remote and tranquil character.
- Prominence of church spires.
- Distinctive historic villages in wooded settings.
- Local wooded features such as the small parklands at Fintham, Langar, Whatton and Wiverton Hall.
- Long views to and from the Vale of Belvoir.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.200 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1b**. At the time of writing there was one operational scheme within the LCU, at Butt Field Recreational Ground, Bingham, measuring 15m height to tip.

Guidance for development

- 7.201 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines 75m and highly sensitive to turbines over 110m. In addition it would be particularly sensitive to clusters of over three turbines (possibly increasing to five turbines in larger scale areas).
- 7.202 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 smaller scale raised mudstone outcrops such as at Sutton Lane and Barnstone are maintained.
 - Areas of smaller scale fields close to villages such as the enclosure patterns around Car Colston, are preserved.
 - Local wooded features such as the small parklands at Fintham, Langar, Whatton and Wiverton Hall are conserved as features of the rural landscape.
 - The rural setting of the large number of small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views to/from the Conservation Areas of Cropwell Butler, Langar, Granby, Bingham, Watton, Aslockton, Orston, Scarrington, Car Colston, Thoroton, Hawksworth and Flintham.
 - The attractive views along the winding narrow lanes and towards the small villages are retained and village church spires continue to form locally prominent features/ landmarks.
 - The quiet, remote and rural characteristics of the landscape are conserved.
 - The pleasing combination of intact rural farmed fields, distinctive small villages along narrow roads and wooded settings remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - Development does not detract from the quality and character of the expansive views to and from the Vale of Belvoir and the Belvoir Ridge.
 - 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.
- 7.203 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 LCU.
- 7.204 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).

Trent Valley: Attenborough Wetlands

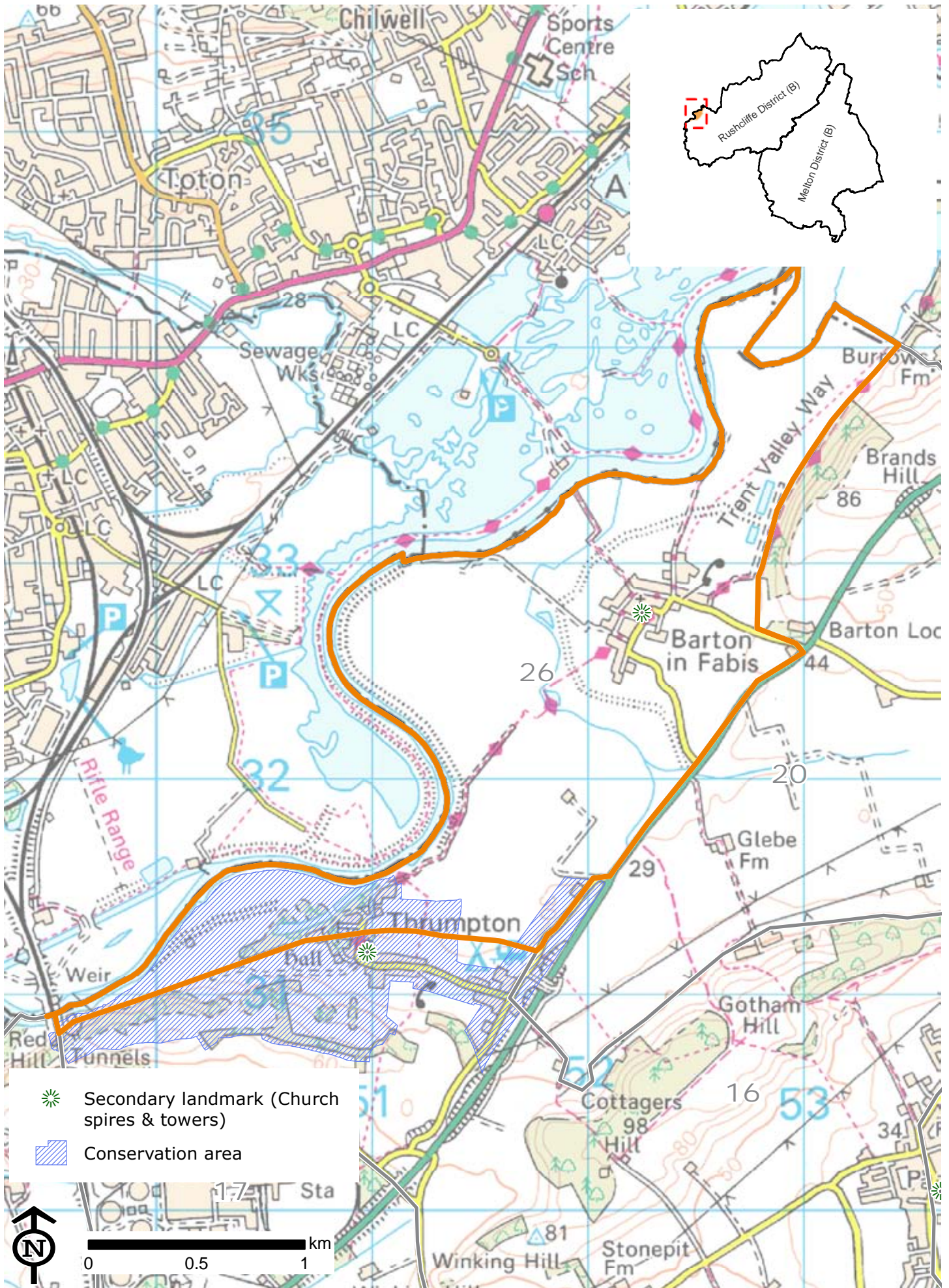


Figure 5.26

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LCU 26 Trent Valley: Attenborough Wetlands

7.205 This Landscape Character Unit comprises TSV01 Attenborough Wetlands within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.26**.

Key Landscape Characteristics

7.206 Key characteristics of the Attenborough Wetlands³⁸ are as follows:

- Broad low lying river corridor enclosed by steep sided wooded ridges with an underlying geology of Mercia Mudstone
- Range of river valley wetlands at different stages of maturity created from restoration of former sand and gravel extraction sites including large expanses of open water, reed beds and riverside pasture. Now used for recreation and nature conservation purposes.
- Continuing mineral extraction is apparent adjacent to Attenborough Nature Reserve; the land is heavily influenced by mineral extraction.
- The meandering navigable river channel of the Trent forms a distinctive feature.
- Urban fringe character is evident to the north of the area due to the influence of urbanising features such as railway lines, roads, industrial and commercial development, sewage treatment works and encroaching residential development. South of the River Trent the character is more rural.
- Farmland is predominantly large arable fields bounded by fragmented hedgerows and some ditches.
- Areas of former workings restored to agriculture using pulverised fuel ash. Hedgerows and woodland within these areas is limited.
- Small pasture fields of sheep and horse grazing are present on settlement fringes.
- Areas of scrub woodland dominated by willow, hawthorn and blackthorn are present along the river corridor.
- Larger areas of young to semi-mature native woodland associated with restoration of former mineral workings such as Attenborough. Pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland are also present close to the river.
- The historic settlement core is predominantly large red brick traditional properties with pantile roofs, small cottages and stone churches. Within Attenborough modern urban expansion is apparent along roads and urban fringes.
- Large blocks of semi-mature to mature deciduous woodland on surrounding ridge lines enclose views however, longer views can be seen across the large expanses of open water. Views to urban features are also apparent including Ratcliffe on Soar Power Station, Attenborough village church and St George's Church in Barton in Fabis.
- Areas of arable farmland have an open exposed character with few features.
- Man made flood defence embankments provide a contrast to the low lying fluvial floodplain with steep sided banks and no vegetation cover.
- Areas restored to wetland are criss-crossed by a wide network of recreational routes which are popular with visitors. Associated visitor infrastructure including car parking and visitor centres are also provided within several locations.

³⁸ Taken from the Greater Nottingham Character Assessment (2009).

Landscape-related designations

7.207 The edge of the Thrumpton Conservation Area lies within the southern part of the LCU.

Important Landmarks and Views

7.208 There are no primary landmarks within the unit. Churches form local landmark features. There are attractive views to Attenborough village church and St George’s Church in Barton in Fabis.

7.209 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

7.210 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 7.26: Landscape sensitivity assessment for Landscape Character Unit 26 Trent Valley: Attenborough Wetlands

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	A flat, low lying river corridor and floodplain. The landform is medium to large scale.				
Land cover pattern and presence of human scale features			M		
	<p>Land cover is varied, including medium to large scale arable fields bounded by fragmented hedgerows and some ditches, small pasture fields of sheep and horse grazing present on settlement fringes such as Barton in Fabis and pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland close to the river. Views to wooded ridges and linear woodland bordering the river give the impression of a well vegetated landscape, although arable areas are more open. The meandering river Trent on the northern boundary of the LCU forms a distinctive feature.</p> <p>The restored mineral workings, now the Attenborough Wetlands lie just outside the borough boundary to the north, containing large expanses of open water and large areas of young to semi-mature woodland.</p> <p>Areas of large open arable fields with few features are of relatively lower sensitivity although the smaller scale and varied land cover pattern close to villages and the river increase sensitivity.</p>				

Skylines		L-M			
	<p>The flat landform means that skylines are usually formed by the hills and ridges of adjacent LCUs 20 Clifton Slopes and 16 Gotham and West Leake Wooded Hills and Scarps. The wooded hills of these LCUs create a sense of enclosure. The churches in Barton in Fabis and in Attenborough village (outside the borough to the north) are visible in some skyline views – where these are present in views sensitivity will be increased.</p>				
Perceptual qualities			M		
	<p>There are few roads through the LCU, with the only the roads present to the east of Barton in Fabis. This lends an overriding rural and remote character to the LCU. There are frequent views of the power station at Ratcliffe on Soar and overhead lines/ pylons, giving an urbanising influence.</p> <p>The land is influenced by the past mineral extraction in the area which has since been restored to water, reed beds and riverside pasture – particularly around Attenborough Wetlands.</p>				
Scenic qualities			M		
	<p>The wetland habitats and river are distinctive features in the landscape and provide a strong sense of place. However, areas of agricultural landscape have fewer landscape features and little visual interest. Within the LCU itself there are often wide open views across agricultural fields or across open water.</p>				
Intervisibility				M-H	
	<p>The LCU is flat and enclosed by the wooded hills within LCU 20 Clifton Slopes and LCU 16 (Gotham Hills) to the south – there are frequent views of and from these hills from across the character area. There are localised views to the church spire in Attenborough.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>Certain characteristics of the landscape indicate that it may have a lower sensitivity to wind energy, including the flat and consistent landform, the medium-large scale arable fields with fewer landscape features within it and views of urbanising elements such as the power station and pylons. There are however, areas which would be more sensitive to wind energy such as closer to settlements where land cover pattern is smaller scale or where the river is distinctive in views.</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

7.211 Although the landform is generally flat and consistent with medium scale fields, the areas of small scale land cover and distinctive features such as the river mean that the landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In

addition, the prominence of the adjacent scarp slopes means that areas close to this would be highly sensitive to turbines over 50m.

Discussion on different cluster sizes

7.212 Due to the relatively small area of the LCU it is likely to be particularly sensitive to cluster sizes of more than three turbines.

Summary of Key Sensitive Features and Views

- Small scale and varied land cover patterns close to villages and riparian character close to the river.
- Strong sense of place associated with the wetland habitats and river.
- Views from the visitor attractions in the Attenborough Wetlands.
- Small scale field pattern such as the older field enclosure pattern close to Barton in Fabis.
- Rural character and sense of remoteness.
- Distinctive wooded ridges including the views to wooded ridges outside of the LCU such as LCU 16 Gotham and West Leake Wooded Hills and Scarps and LCU 20 Clifton Slopes.
- The distinctive views of the meandering River Trent.
- Character of Barton in Fabis and its prominent church spire.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

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

Guidance for development

7.214 The landscape sensitivity assessment indicates that the landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In addition it is likely to be particularly sensitive to cluster sizes of more than three turbines.

7.215 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.
- Turbines do not diminish the apparent scale of the enclosing wooded scarp ridge provide by LCU 20 Clifton Slopes and LCU 16 Gotham and West Leake Wooded Hills and Scarps.
- Areas of smaller scale fields such as those related to the older field pattern close to Barton in Fabis.
- The rural setting and the special character of the Conservation Area of Thrumpton is maintained. See **Appendix 3** for notes on views to/from the Conservation Area.
- The rural setting and character of Barton in Fabis is preserved.
- Village churches continue to form locally prominent landmarks.
- The overall rural character of the landscape is maintained and potential development is focussed on areas characterised by larger scale land cover and already influenced by urbanising elements such as views of the power station, pylons or roads.
- The distinctive views of the meandering River Trent are maintained.

- 7.216 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.
- 7.217 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).

Trent Valley: Soar Valley



Figure 5.27

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LCU27 Trent Valley: Soar Valley

7.218 This Landscape Character Unit comprises TSV02 Soar Valley Farmlands within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.27**.

Key Landscape Characteristics

7.219 Key characteristics of the Soar Valley are as follows³⁹:

- Low-lying narrow floodplain bordering the River Soar.
- Land rises on either side of the valley creating a strong sense of enclosure.
- The River Soar is a prominent and distinctive feature within the LCU. The river has a meandering channel and gentle often grassed meadow banks and riparian tree planting.
- Remote character created through a lack of built form. Woodland, scrub and hedgerow trees reduce the scale and frequency of built form within views.
- Urban fringe character in places conveyed by frequent views towards urban edges, the railway embankment, horse paddocks and other fringe uses.
- Land use is almost all pasture including rough grazing, rough grassland and horse paddocks. A very small amount of arable is present close to the River Soar where the field pattern changes markedly.
- Mostly an area with intact historic field enclosures. Most are semi-regular and reflect open field systems which are some of the oldest enclosures in Nottinghamshire.
- Fields are bounded mostly by hawthorn hedgerows which are often species-rich with frequent hedgerow trees which are mostly ash.
- Infrequent woodland, which where present tends to be clustered around village fringes as small copses and linear belts along field boundaries.
- Frequent clusters of hedgerow trees, mostly ash or willow, along the river, tracks and field boundaries create a wooded impression.
- Regular pockets of riparian vegetation along the fringes of the River Soar which become more frequent and larger in extent where the land is pasture.
- Very little built form on low ground; villages are on higher ground with woodland and mature trees softening their appearance.
- Church spires are prominent features of rooflines e.g. Church of St Michaels.
- Built form includes distinctive 'estate' villages at Sutton Bonington and Kingston on Soar.
- Built form at Sutton Bonington is set on high ground with a group of conifers on the highest land around a prominent manor house.
- Views are channelled along the river valley to higher ground on the valley fringes around Sutton Bonington and Kegworth.
- Urban elements become more frequent in views towards the north of the LCU with Ratcliffe on Soar power station and adjacent quarrying prominent.
- Overhead lines form prominent vertical features across the landscape often following the line of the river.
- The railway is a prominent man-made element set on a raised embankment which provides a local contrast to the surrounding flat land.

³⁹ Taken from the Greater Nottingham Character Assessment (2009).

Landscape-related designations

7.220 Sutton Bonington Conservation Area lies within the LCU.


Important Landmarks and Views

- 7.221 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 e.g. the spire of the Church of St Michael in Sutton Bonington forms a local landmark in many views.
- 7.222 Views into and out of the Conservation Area of Sutton Bonington are noted as being particularly important to the special qualities of the village and its relationship with the surrounding countryside.
- 7.223 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

7.224 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 7.27: Landscape sensitivity assessment for Landscape Character Unit 27 Trent Valley: Soar Valley

	Lower sensitivity  Higher sensitivity			
Landform and Scale			M	
	<p>The area has a relatively well defined valley profile in the south, but there is a more gentle transition to adjacent areas near Kingston and Soar. The scale of the landform is medium, influenced by the valley sides outside of the LCU (up to approximately 80m high to the east and west) which provide a strong sense of enclosure. The low-lying narrow floodplain bordering the River Soar is generally flat, but rises to approximately 50m AOD at Red Hill in the far north of the LCU and 65m at Fox Hill in the far south of the LCU.</p>			
Land cover pattern and presence of human scale features				M-H
	<p>Land use is mostly grazing pasture, rough grassland and horse paddocks in small to medium sized fields. The HLC identifies old patterns such as those reflecting open fields (one of the earliest enclosures) around Sutton Bonington and a mix of irregular and regular shaped fields which are evidence of slightly later enclosure.</p> <p>There are frequent human scale elements present throughout the landscape including hedgerows and hedgerow trees field boundaries, riparian vegetation and hedgerows following the meandering course of the river which provide an irregular sense of pattern, railway bridges and historic village cores such as Sutton Bonington. The River Soar is a prominent and distinctive feature. The varied and irregular land cover pattern with human scale features such as trees and hedgerows indicate a relatively higher sensitivity to wind energy development.</p>			

	Lower sensitivity		↔	Higher sensitivity	
Skylines			M		
	<p>Church spires are prominent features on the skyline e.g. Church of St Michaels. Overhead lines form prominent vertical features across the landscape often following the line of the river. The power station is often visible in views on the skyline. The relatively flat landscape in other areas results in undistinctive skylines which are often vegetated or formed by the hills of surrounding LCUs such as LCU 18 to the north.</p> <p>Areas where there is potential for clutter with existing pylons or where church spires are present in views are likely to be more sensitive.</p>				
Perceptual qualities		L-M			
	<p>There is a degree of remoteness created through a lack of built form within parts of the area. However, there are urbanising elements including pylons, which area a consistent feature across the area, and views to the power station in the adjacent LCU 18. A railway line and associated infrastructure, buildings of the university campus and horse paddocks also occur at the eastern edge of the area. Urban elements become more frequent in views towards the north of the LCU with Ratcliffe on Soar power station and adjacent quarrying prominent.</p>				
Scenic qualities			M		
	<p>The largely undeveloped pastoral and riparian character of the landscape provides some attractive views of mature trees and verdant fields and along the river with framed views to small scale features such as railway bridges. Villages such as the distinctive 'estate' villages at Sutton Bonington and Kingston on Soar provide texture and attractive architectural features. Fewer scenic qualities are present within the larger scale arable fields and areas dominated by pylons with fewer landscape features.</p>				
Intervisibility		L-M			
	<p>There are very few views into the area from outside the LCU due to rising land on its fringes which screens the landscape. There are occasional views from outside the LCU from the valley slopes to the west (outside Rushcliffe borough) and from the east (from LCU 17).</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>Areas of the LCU which are likely to be less sensitive are the areas of larger scale open arable fields and areas more influenced by urbanising elements such as the railway line and associated infrastructure (e.g. towards the north of the LCU). Although there are urbanising elements such as the power station and pylons in many views around the landscape, the over-riding rural character of the LCU and human scale increase sensitivity, particularly to larger turbines. Since the character of the landscape has already been affected by urbanising features there is potential for visual clutter in this area which increases sensitivity.</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

7.225 Due to the relatively small scale of the landscape and land cover pattern, the LCU is likely to be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

Discussion on different cluster sizes

7.226 Owing to the small scale land cover pattern and potential for visual clutter with features such as pylons the LCU is likely to be particularly sensitive to anything more than single turbines.

Summary of Key Sensitive Features and Views

- Small scale landscape pattern including the riparian, pastoral and meandering character of the River Soar.
- The human scale of the landscape (indicated by hedgerows and hedgerow trees, bridges and historic village cores with churches).
- Distinctive estate character of the villages of Sutton Bonington and Kingston on Soar (just outside the LCU) and village churches which act as local landmarks.
- Older field patterns such as those reflecting open systems and the irregular and regular geometric patterns.
- The undeveloped pastoral and riparian character of parts of the landscape and the attractive views of mature trees and verdant fields and along the river with framed views to small scale features such as railway bridges.
- Narrow character of roads and tracks bordered by frequent hedgerow trees.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

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

Guidance for development

7.228 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m in height and highly sensitive to turbines over 75m. It also notes that the landscape is likely to be highly sensitive to groups of more than single turbines. Larger turbines might relate to the more open arable farmland landscapes.

7.229 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:

- Areas of smaller scale pastoral and riparian character such as areas close to villages are conserved and not dominated by large scale turbines.
- The attractive views of mature trees and verdant fields along the river with framed views to small scale features such as railway bridges are retained.

- The rural setting of the small historic villages and the special character of the Conservation Area of Sutton Bonington are maintained. See **Appendix 3** for notes on views to/from the Conservation Areas of Sutton Bonington which has strong links to the surrounding countryside.
 - The village churches continue to form local landmarks.
 - 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 large numbers of pylons in some areas of the LCU.
- 7.230 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.
- 7.231 The overall aim should be to make sure that infrastructure developments (e.g. turbines and pylons) do not result in excessive visual clutter, or become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape.

Trent Washlands: West Bridgford to East Bridgford Washlands

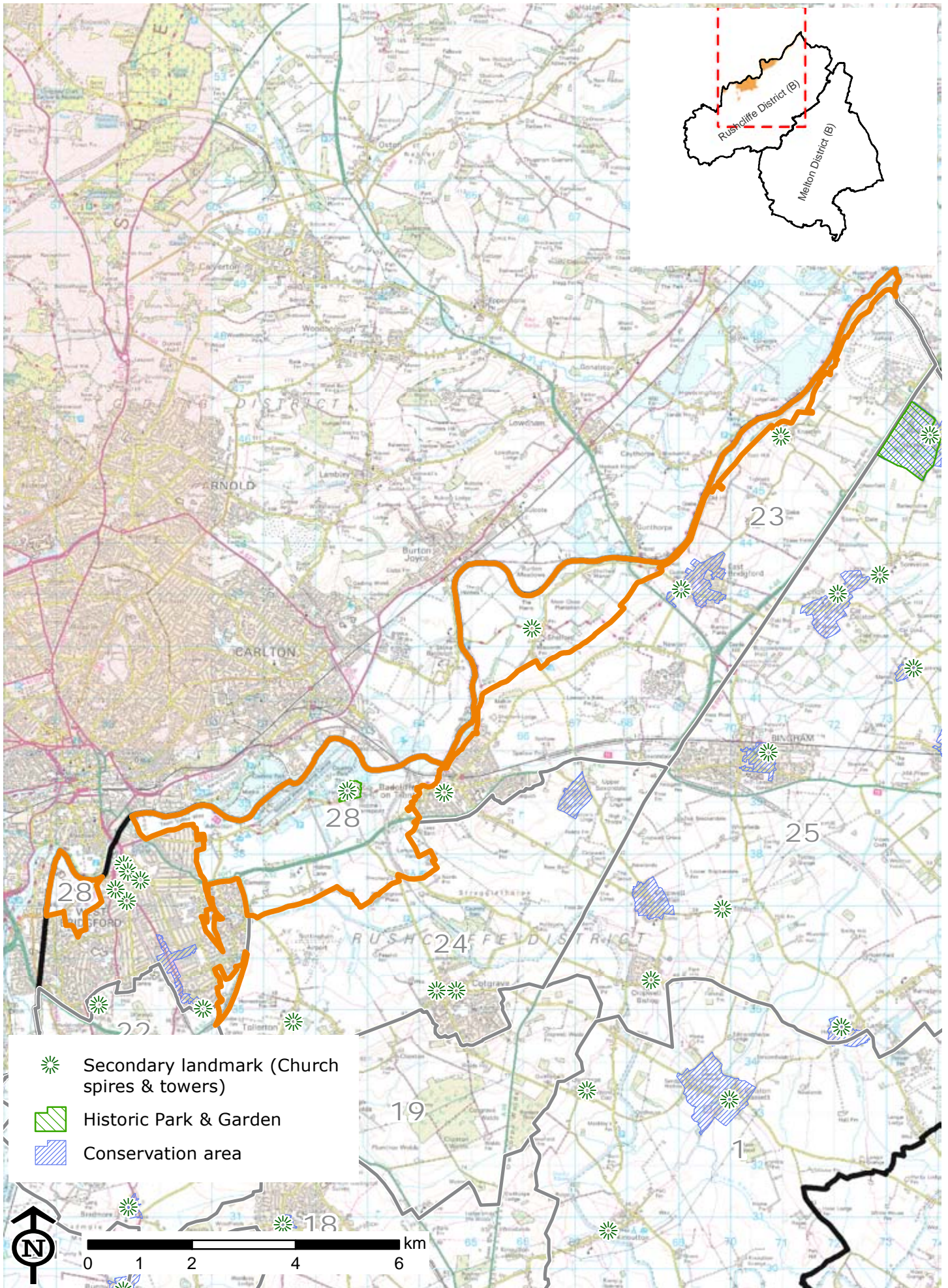


Figure 5.28

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LCU28 Trent Washlands: West Bridgford to East Bridgford Washlands

7.233 This Landscape Character Unit area comprises TW01 Trent Washlands: Gamston and Edwalton River Meadowlands, TW02 Trent Washlands: Polser Brook River Meadows, TW03 Trent Washlands: Holme Pierrepont and Bassingfield Village Farmlands, TW04 Trent Field River Meadowlands, TW07 Shelford Village Farmlands, TW51 Stoke Lock River Meadowlands, within Rushcliffe Borough. Refer to **Appendix 2** for an explanation of why these units have been considered together. The extent of the Landscape Character Unit is shown in **Figure 5.28**.

Key Landscape Characteristics

7.234 Key characteristics of the LCU28 Trent Washlands: West Bridgford to East Bridgford Washlands⁴⁰ are as follows:

- Flat and low lying landscape bordering the River Trent, drained by ditches and small watercourses.
- Small -medium sized fields of arable, pasture, wet meadowland and horse grazed paddocks.
- Small finger ponds and water bodies surrounded by wetland scrub and trees.
- Small clumps of Willow and Alder woodland.
- Remnant sections of the Grantham Canal.
- Recreational and urban edge amenity land uses including sports grounds, caravan park and camping sites, nursery and Country Park.
- Busy A52 road corridor dominated by associated structures and traffic.
- Previously worked gravel pits restored and now used for a number of recreational uses e.g. the national water sports centre and Country Park, and re-establishing scrub vegetation.
- Parkland around historic core of Holme Pierrepont.
- Narrow lanes with thick hedges and hedges on banks.
- Nucleated red brick village settlements.
- Views of urban edge of Nottingham.
- Open views from the Trent to wooded hills in the north and south.
- Flood defences and bunds close to the river.

Landscape-related designations

7.235 There are no Conservation Areas within the LCU. Holme Pierrepont Hall and Listed Garden is located to the west of Radcliffe on Trent.

Important Landmarks and Views

7.236 There are no primary landmarks within the unit although churches form secondary landmarks in some local views.

7.237 There are open views from the wooded ridgeline of the Trent Hills within LCU 23 to the northern part of the LCU, across the unit. There are also views from the rolling hills to the north west,

⁴⁰ Based on the combined characteristics from each unit within the Greater Nottingham Character Assessment (2009)

outside of the borough. Views from the LCU include to the urban edge of Nottingham, including the Green's Mill windmill visible on the skyline between West Bridgford and Radcliffe.

7.238 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

7.239 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 7.28: Landscape sensitivity assessment for Landscape Character Unit 28 Trent Washlands: West Bridgford to East Bridgford Washlands

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	The landform is flat to very gently undulating at the south of the LCU, and low lying. It is drained by ditches and small watercourses and is medium in scale. In the north/eastern section of the LCU, the valley profile is more defined and the scale is smaller where Toot Hill and the Trent Hills are more steeply sided bluffs at the valley edge and provide contrast with the surrounding flat valley. These hills continue into LCU 23: South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland.				
Land cover pattern and presence of human scale features			M		
	The area contains a variety of land uses associated with the River Trent and adjacent water bodies (including sections of the Grantham Canal), and the restored gravel pits. Fields of arable, pasture, wet meadowland and horse grazed paddocks are small-medium in scale with smaller fields of pasture around settlements e.g. the north of Radcliffe on Trent – these areas would be more sensitive. The LCU is relatively well vegetated including clumps of willow and alder in blocks and linear belts along the river. Parkland around the historic core of Holme Pierrepoint provides a more formal and intricate pattern with human scale features which would also be more sensitive.				
Skylines		L-M			
	Owing to the flat landscape, skylines are generally not prominent or they are defined by hills within other LCUs such as LCU 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland to the south, or views are shortened by tree and vegetation cover. Pylons are often visible and are prominent in the otherwise relatively flat landscape.				
Perceptual qualities			M		
	This LCU has largely a rural character with many urban fringe influences in the west of the area towards West Bridgford (e.g. busy roads such as the A52 which is locally prominent, and pylons) and restored landscapes characterised by water bodies, regenerating scrub and woodland. In some places away from major roads the landscape can feel quite remote, e.g. around Bassingfield and a strong parkland character around Holme Pierrepoint. However the eastern area has stronger rural qualities and is more removed from the fringes of Nottingham.				

		Lower sensitivity	↔	Higher sensitivity
Scenic qualities			M	
	<p>There are occasional features of scenic interest such as the parkland around Holme Pierrepont, views across pastoral fields to the Trent valley and pockets of pastoral areas around villages. Areas of larger, intensively farmed fields and gappy hedgerows have little scenic interest and will be lower in sensitivity with regards to scenic quality. The wooded bluffs form a contrasting feature in the northern section of the LCU.</p>			
Intervisibility			M	
	<p>The area is visible from the wooded hills around Colwick and Nottingham in the north (outside the borough), from the Trent Valley to the north and from the wooded bluffs to the south e.g. to LCU 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland. Elsewhere views are limited by trees and vegetation cover.</p>			
Discussion on landscape sensitivity to the principle of wind energy	<p>Although areas of the LCU are influenced by nearby urban fringe elements including roads, views of commercial and city centre development and features such as railway lines and pylons, there is still an over-riding rural and pastoral feel to the landscape particularly away from busy roads and close to historic villages including the parkland of Holme Pierrepont. These, and smaller scale areas of river corridor will be more sensitive. Areas of lower sensitivity may occur away from settlements where land cover pattern is larger in scale (e.g. areas of more intensive arable farming and large water bodies) and landform is flat.</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

7.240 This LCU will be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. Larger turbine would be more suited to areas of larger scale fields and associated with existing infrastructure such as the A52.

Discussion on different cluster sizes

7.241 The LCU is unlikely to be able to accommodate clusters of more than 2-3 turbines.

Summary of Key Sensitive Features and Views

- The remaining rural pastoral character in places.
- Small and historic field patterns.
- The character of villages such as Home Pierrepont, Bassingfield and Shelford and their rural pastoral settings.
- The parkland character of Home Pierrepont.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

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

Guidance for development

- 7.243 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m in height and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to groups of more than 2-3 turbines. Large scale turbine may be more suited to more open arable farmland landscapes or those influenced by urban fringe elements subject to other constraints and sensitivities.
- 7.244 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 pastoral areas, particularly areas associated with villages, is maintained and not dominated by large scale turbines.
 - Turbines do not overpower or diminish the apparent scale of the wooded bluffs that enclose the valley.
 - The rural setting and small scale character of the historic villages is preserved.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
 - The parkland character around Holme Pierrepont is conserved.
- 7.245 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.
- 7.246 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).

8 Summary and Conclusions

- 8.1 **Table 8.1** provides a summary of the overall landscape sensitivity results for wind energy development across LCUs. The full assessment matrices provided in Chapter 7 (which contain specific information relating to different sensitivities within the LCUs) should always be referred to when interpreting the summary tables.
- 8.2 These overall results are also mapped in **Figures 8.1-8.5**. The aim of the maps is to show visually the results of the landscape sensitivity assessment at the LCU level.

Interpretation of the landscape sensitivity assessment results

- 8.3 LCUs often contain areas of higher and lower sensitivity within them, which should be borne in mind when using the overall sensitivity results maps and tables. It is therefore very important to take note of the content of the specific LCU sensitivity assessments and guidance in Chapter 7, as well as the generic guidance on siting and design in Chapter 6.

Overall findings

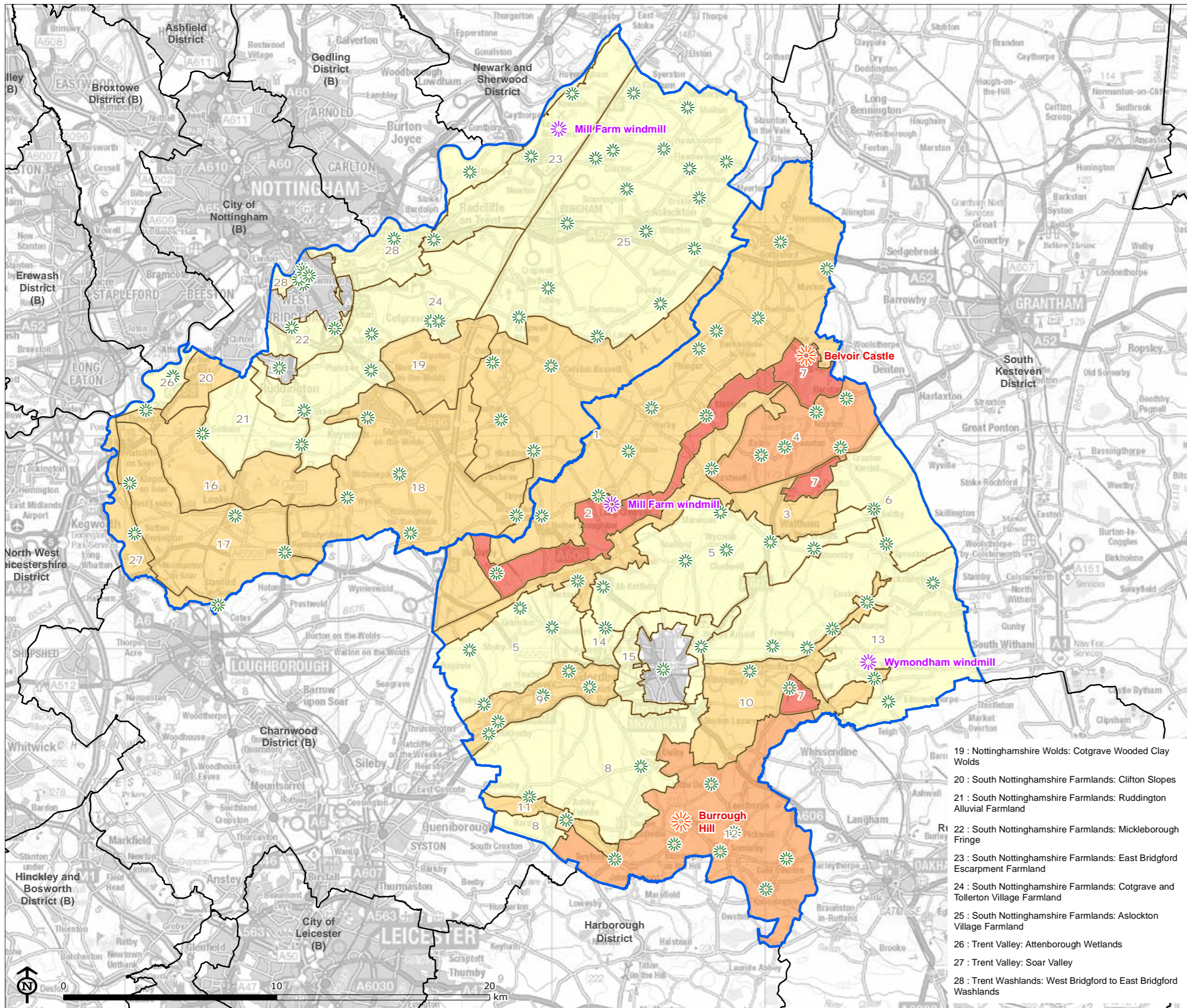
- 8.4 Landform scale varies across the study area, and can be relatively large on the extensive undulating landscapes of the Vales and Wolds. However, the overlying landscape pattern, presence of hedgerows with hedgerow trees and frequency of historic villages punctuated by churches (which are important local landmarks) mean that the sensitivity of the landscape becomes progressively higher as you progress through the different sizes and scales of development, as indicated in **Figures 8.1 to 8.5** and in **Table 8.1**.
- 8.5 Reflecting the scale of the landscapes across the two Boroughs, the assessment has found that all of the Landscape Character Units assessed are of either 'moderate-high' or 'high' sensitivity to wind turbine developments of over 75m to blade tip, and all but one of the Landscape Character Units have a 'high' sensitivity to turbines of over 110m to blade tip.

Guidance for wind energy development

- 8.6 For wind energy, the guidance included for each LCU suggests that, in general, single or small clusters of 2-3 turbines will be most appropriate (rising to 4-5 in larger scale area subject to other constraints).
- 8.7 Within the same LCU wind energy 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 LCU.
- 8.8 In many LCUs there may be opportunities for very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) as well as occasional larger single turbines or, in larger scale landscapes, small groups of larger turbines, maintaining a distinct hierarchy between these two scales of turbine.
- 8.9 In some of the larger scale landscapes it may be preferable to have fewer larger wind turbines than many small ones to avoid significant cumulative impacts and visual confusion. The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape of the LCU or have a defining influence on the overall experience of the landscapes of the two Boroughs.

MBC and RBC
Landscape Sensitivity and
Capacity Study

Figure 8.1:
Landscape Sensitivity to
Turbines Up To 25m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ★ Primary landmark
 - ★ Secondary landmark
 - ★ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

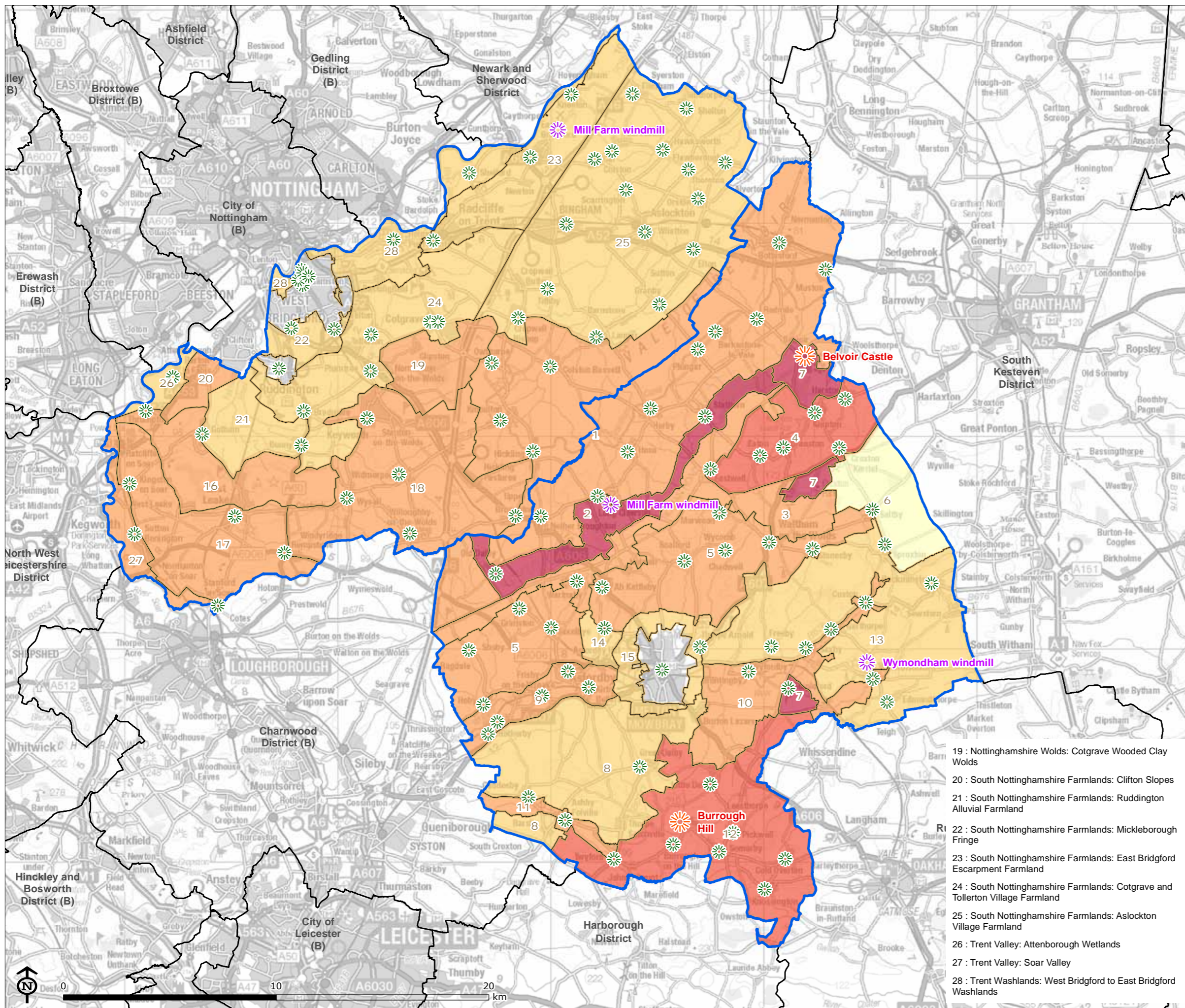
- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
- 4 : The Leicestershire Wolds: Knipton Bowl
- 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
- 6 : Kesteven Uplands: Saltby and Sproxtton Limestone Edge
- 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
- 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- 9 : The Leicestershire Wolds: Wreake Valley
- 10 : The Leicestershire Wolds: Eye Valley
- 11 : High Leicestershire Hills: Gaddesby Valley
- 12 : High Leicestershire Hills: Burrough Hills
- 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
- 14 : The Leicestershire Wolds: Asfordby Quarry
- 15 : The Leicestershire Wolds: Melton Farmland Fringe
- 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
- 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.2:
Landscape Sensitivity to
Turbines 25m to 50 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ✱ Primary landmark
 - ✱ Secondary landmark
 - ✱ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

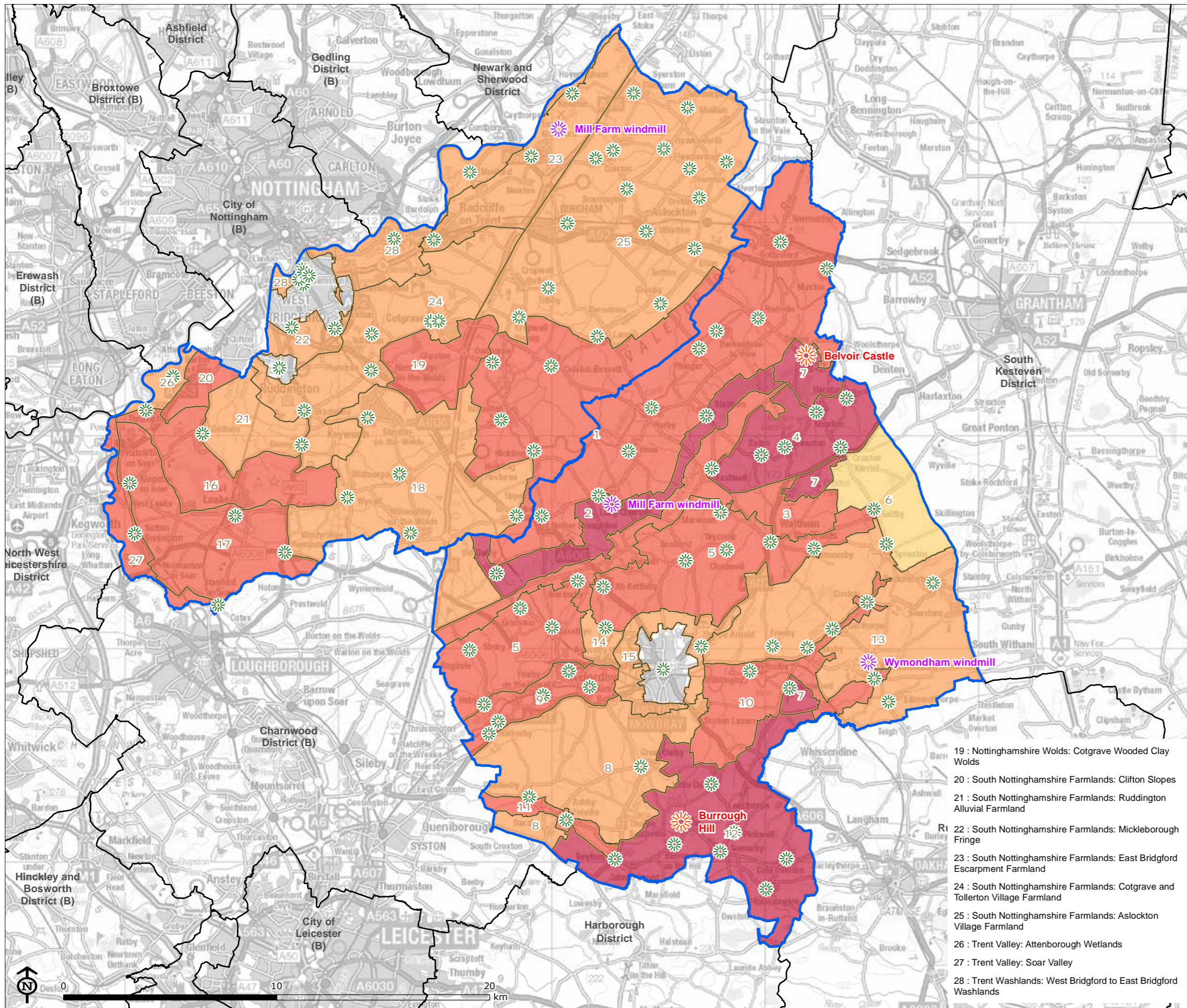
- 1 : Vale of Belvoir
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- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
- 4 : The Leicestershire Wolds: Knipton Bowl
- 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
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- 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
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- 15 : The Leicestershire Wolds: Melton Farmland Fringe
- 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
- 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds
- 19 : Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds
- 20 : South Nottinghamshire Farmlands: Clifton Slopes
- 21 : South Nottinghamshire Farmlands: Ruddington Alluvial Farmland
- 22 : South Nottinghamshire Farmlands: Mickleborough Fringe
- 23 : South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland
- 24 : South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland
- 25 : South Nottinghamshire Farmlands: Aslockton Village Farmland
- 26 : Trent Valley: Attenborough Wetlands
- 27 : Trent Valley: Soar Valley
- 28 : Trent Washlands: West Bridgford to East Bridgford Washlands

Map Scale @ A3: 1:175,000



MBC and RBC
Landscape Sensitivity and
Capacity Study

Figure 8.3:
Landscape Sensitivity to
Turbines 51 to 75 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ✱ Primary landmark
 - ✱ Secondary landmark
 - ✱ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

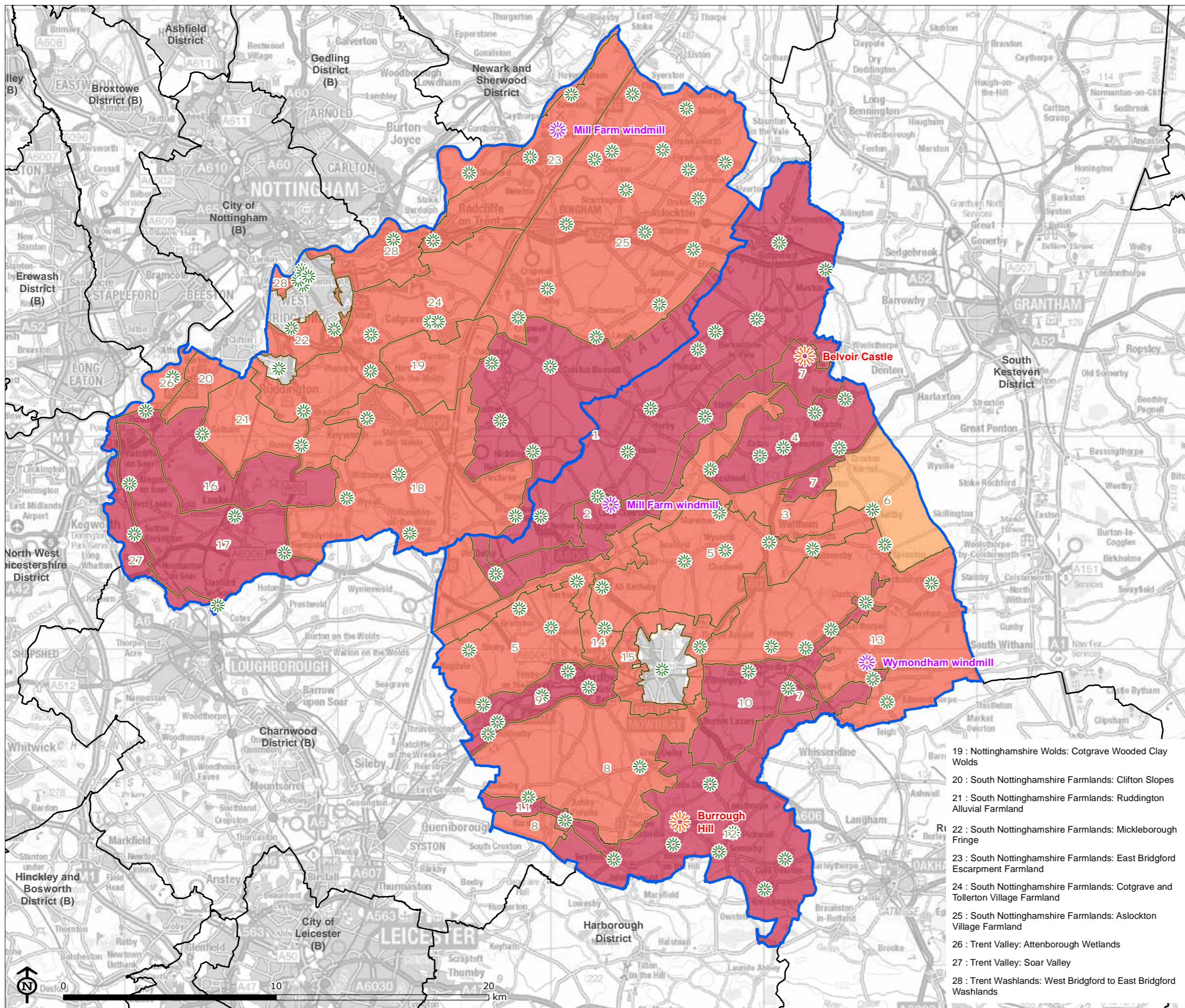
- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
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- 25 : South Nottinghamshire Farmlands: Aslockton Village Farmland
- 26 : Trent Valley: Attenborough Wetlands
- 27 : Trent Valley: Soar Valley
- 28 : Trent Washlands: West Bridgford to East Bridgford Washlands

Map Scale @ A3: 1:175,000



MBC and RBC
Landscape Sensitivity and
Capacity Study

Figure 8.4:
Landscape Sensitivity to
Turbines 76 to 110 m



■ Melton and Rushcliffe Borough Councils

□ Surrounding authorities

☀ Primary landmark

✿ Secondary landmark

✿ Secondary landmark (Church spires & towers)

Sensitivity

■ Low

■ Low-Medium

■ Medium

■ Medium-High

■ High

Landscape Character Assessment Unit

- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
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Map Scale @ A3: 1:175,000

