



LANDSCAPE AN	ID VISUAL SENSIT	TIVITY ASSESSMENT	Γ				CLIENT:	Rushcliffe Borough Council						Aggregate Score (/100	0): 54
SITE REFERENCE:		nd to the SO Nottm Rd and EO		DATE VISITE	D: (04/11/20	016						SURVEYED BY: MB	CHECKED E	
EXISTING LANDSCA	PE CHARACTER			Landscape character within si	ite		SN06	(Moderate- Good)			Lands	scape character within study area	SN06 (Moderate - Good), NW04	(Moderate), VB01 (Moderate - Go	ood)
			LIVING LA	NDSCAPES METHODOLOGY									OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA Stud		LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	✓ X X	Nucleated	4 4		4	×	√	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable	
Rolling / undulating	✓ X X	Clustered	X X	Mixed farms	×	X	×	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	4 4 4	Settled	XX		4	√	√	Trees & woods	X	×	×	Boundary treatments	Variable Variable	Variable Variable	
Sloping (low hills) Coastal dunes / shingle	X X X	Dispersed Waste ground / derelict	' X X		4	×		Coverts & tree groups Other trees	4	✓	4	Enclosure pattern Tree pattern	Variable	Variable	
Marine levels	XXX	Unsettled	XX		×	×	×	Open / unwooded	4	×	×		Validatio	Variable	
High plateau (>300m)	X X X	Coalfields	××		×	×	4					Other characteristics / features			
High hills (>600m)	XXXX	Urban	XX	Parkland / leisure	4	×	4					leatures			
LANDSCAPE VALUE					Total Sco	re (/25)	16	VISUAL VALUE	_					Total Score (/:	25) 10
	Assessment						Score*	Factor	Asses	sment					Score*
	0	edges, well maintained urban a					Med - 2	Recognition of value	N/a						Low - 3
Scenic quality	Adjacent to main village the	oroughfare, attractive village se	etting with some	urban detractors			Med - 2	Indicators of value	N/a						Low - 3
Rarity	Na						Low - 1	Other value	N/a						Low - 3
Representativeness	Study area is mostly repres	sentative of the LCA					High - 3	VISUAL SUSCEPTIBI	LITY					Total Score (/:	25) 15
Conservation interests	Several listed buildings and	d a TPO					Low - 1	Factor	Asses	sment					Score*
Recreation value	Recreational space and ne	etwork of PRoW and Grantham	Canal				High - 3	Primary receptors	Reside	ential and	d road use	ers, part of village setting			Med - 4
Perceptual aspects	Forms part of village settin	ıg					Med - 2	Secondary receptors	Recrea	ational, s	site not im	portant to visual amenity			Low - 2
Associations	Stilton cheese						Low - 1	Number of receptors	Part of	f village	core, on b	usy road			Med - 4
LANDSCAPE SUSCE	PTIBILITY				Total Sco	re (/25)	13	Visibility of site	Relativ	ely oper	n site				Med - 4
Factor	Assessment						Score*								
Subtraction	N/a						Low - 2								
Addition	Extension of village urban	space					Low - 2								
Perception	Perceived as infil developn	ment, altering the form of devel	opment				Med - 4								
Policy	Conserve the consistent di	istinctive character of small villa	ages throughout	the area			Med - 4								
OVERALL LANDSCA	PE SENSITIVITY (Comb	bined Value and Susceptil	bility)		Total Sco	re (/50)	29	OVERALL VISUAL S	ENSITIV	/ITY (C	ombined	Value and Susceptibility)		Total Score (/	50) 25
Overall low landscape se	ensitivity derived from mediu	um landscape value and low su	sceptibility					Overall low visual sensiti	vity deriv	ed from	low visual	value and medium susceptibility			
Notes								Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	NDATIONS						<u> </u>							
Landscape planting	×							Form of development	4			Single row of deve	elopment along roadside to conserve ribbo	n character	
Landscape buffer	×							Local vernacular	×			•			
Site features	×							Other	×						
CONSTRAINTS															
On-site								Off-site							
CONCLUSION									-						
There is an overall mediu	ım landscape value within tl	he study area and an attractive	e village setting.		inge due t	o the pe	erception of	f infill and a continuation of the	existing	. The se	ensitivity of	f the landscape character is low over	conservational interests within the study a rall. Visually, there are no distinct indicato		

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

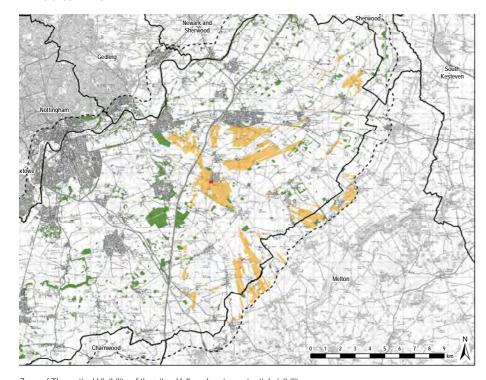
Landscape Sensitivity

Visual Sensitivity

64

* 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.

CBI/001 - Land to the south of Nottingham Rd and east of Kinoulton Rd



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



Site Photograph A - This viewpoint looks easterly from a field gate along Nottingham Road towards the centre of Cropwell Bishop. The view portrays the urban character of the area along the busy road, with houses on Hoe View Road dominating the view and the Cropwell Bishop Creamery (famous for its Stilton cheese) in the panorama's centre.



Site Photograph B - This view looks directly into the site, again from the busy Nottingham Road. It demonstrates the wooded nature of the western edge of the site. On the right of the image are some residential properties on Nottingham Road and Old Lenton Close. In the distance an old brickyard plantation is partially visible.



Legend Site boundary Rushcliffe Borough boundary Contours Listed Building RBC/CBI/003 - Bridleway --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones SN06, Conserve & Enhance All maps: © Crown copyright and database rights 2016. Ordnance Survey 100019453. 200

Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE A	ND VISUA	L SENSI	TIVITY	ASSESSMEN					CLIE	NT: F	Rushcliffe Borough Council							Aggregat	e Score (/100)	: 58	
SITE REFERENCE:		RBC/CBI	I/002 - La	nd north of Memorial	l Hall (1)		DATE VISITED):	04/11/	/2016								SURVEYED BY: MB		CHECKED BY	
EXISTING LANDSCA	APE CHARAG	CTER				L	andscape character within sit	е			SN06	(Moderate- Good)			Lanc	dsc	cape character within study area	SN06 (Moderate - C	Good), NW04 (Moderate)	
					LIVI	NG LANDS	SCAPES METHODOLOGY											OTHER			
Landform	LCA Site	Study Area	Settle	ement Pattern	LCA	Study Area	Land Cover	LCA	Site	e Stu		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	√ ×	×		eated	4	4	Arable farms	4	4	· 4	P	Wooded - ancient	×	×	×		Spatial character	Medium - open	Variable		
Rolling / undulating	√ ×	×		ered	×	×	Mixed farms	×	×	>	\$	Wooded - recent	×	×	×	4	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4 4	√	Settle		×	×	Pastoral farms	4	×	4	_	Trees & woods	×		4	4	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	X X	× ×	Dispe	ersea te ground / derelict	×	×	Woodland Rough / wild / equestrian	4	→	4	_	Coverts & tree groups Other trees	4		4		Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels	XX	×		ettled	X	X	Disturbed	X	×		2	Open / unwooded	4	×	×	1		Lilieai	variable		
High plateau (>300m)	XX	×		fields	×	×	Urban / brownfield	×	×	√	<u>*</u>	Open / unwooded	4			1	Other characteristics /	Two PRoW		Grantham Canal	
High hills (>600m)	XX	×	Urbai		×	×	Parkland / leisure	4	×	4	•						features				
LANDSCAPE VALUE	E						T	otal Sco	ore (/25	5)	16	VISUAL VALUE								Total Score (/25	5) 16
Factor	Assessment Some managed and degraded elements											Factor	Asse	ssment							Score*
Landscape quality	Some manag	ed and degra	aded elen	nents						Med	l - 2	Recognition of value	N/a								Low - 3
Scenic quality	Settlement edge a detractor from rural scenic character											Indicators of value	Signa	age for A	djacent G	Gran	ntham Canal				Med - 6
Rarity	Na Na											Other value	Recr	eational v	/alue and	l rura	ral setting to settlement				Med - 6
Representativeness	Study area m	ostly represe	entative of	f LCA					Low High	-	VISUAL SUSCEPTIB	ILITY				-			Total Score (/25		
Conservation interests	TPO, several					Low		Factor	Asse	ssment							Score*				
Recreation value	Grantham Ca				High	1 - 3	Primary receptors	Resi	dential, si	te is part	of r	rural setting				Med - 4					
Perceptual aspects	Settlement ed				Med	l - 2	Secondary receptors	Recr	eational,	site is par	ırt of	f visual amenity				Med - 4					
Associations	Stilton Chees					Low	ı - 1	Number of receptors	Villaç	je edge							Med - 4				
LANDSCAPE SUSC	EPTIBILITY			T	otal Sco	ore (/25	(5)	11	Visibility of site	Stror	gly vege	tated bou	ında	aries on three sides and built form I	restricting views			Low - 2			
Factor	Assessment									Sco	re*										
Subtraction	N/a									Low	- 2										
Addition	Extension of	urban edge								Low	- 2										
Perception	Slight increas	e in urbanisa	ation but s	site has capacity to b	e develope	ed				Low	- 2										
Policy	Conserve the	consistent o	distinctive	character of small vi	illages thro	oughout the	area			Med	- 4										
OVERALL LANDSC	APE SENSITI	VITY (Com	nbined V	alue and Suscept	tibility)		T	otal Sco	ore (/50	0)	27	OVERALL VISUAL S	ENSIT	VITY (C	ombine	ed V	Value and Susceptibility)			Total Score (/50	0) 31
Overall low landscape s	ensitivity derive	ed from medi	ium lands	cape value and low s	susceptibili	ity						Overall medium visual se	ensitivit	derived	from med	diun	m visual value and medium suscep	tibility			
Notes												Notes									
MITIOATION ORGAN	THE PERSON AND THE PE	25001115	NID ATIO	110																	
MITIGATION OPPOR		KECOMME	.NDATIO		Date!:- '	atlant b	an a actati					Farm of the state of	0.0	_							
Landscape planting	×				ketain exis	sung bound	ary vegetation					Form of development	×	+							
Landscape buffer Site features	×											Local vernacular Other	₩	+							
CONSTRAINTS												Journal	<u> </u>								
	I					DDaW						Official	Τ				C	nam Canal and regrestional anges			
On-site						PRoW						Off-site					Grantn	nam Canal and recreational space			
CONCLUSION		-	_			_															_
																		daries. aThere is also a recreational walkw ne perception of a slight increase in urbani			

character is low overall. Visually, there are some indicators of value relating to Grantham Canal. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site as the site is part of the village setting. Overall, there is a medium visual sensitivity.

Landscape Value

Landscape Susceptibility

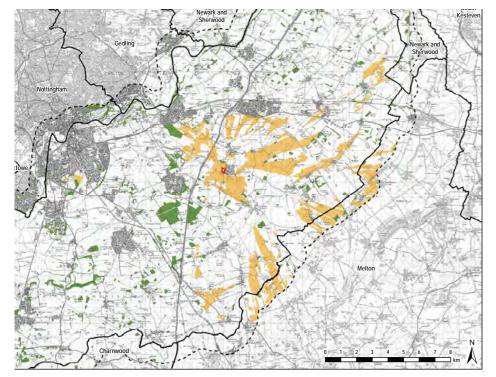
Landscape Susceptibi

Landscape Value Visual Value Landscape Susceptibility

Visual Susceptibility

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CBI/002 - Land north of Memorial Hall (1)



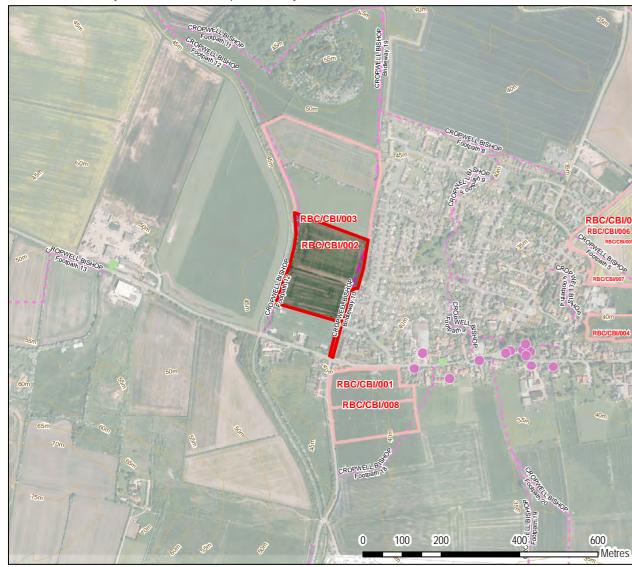
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

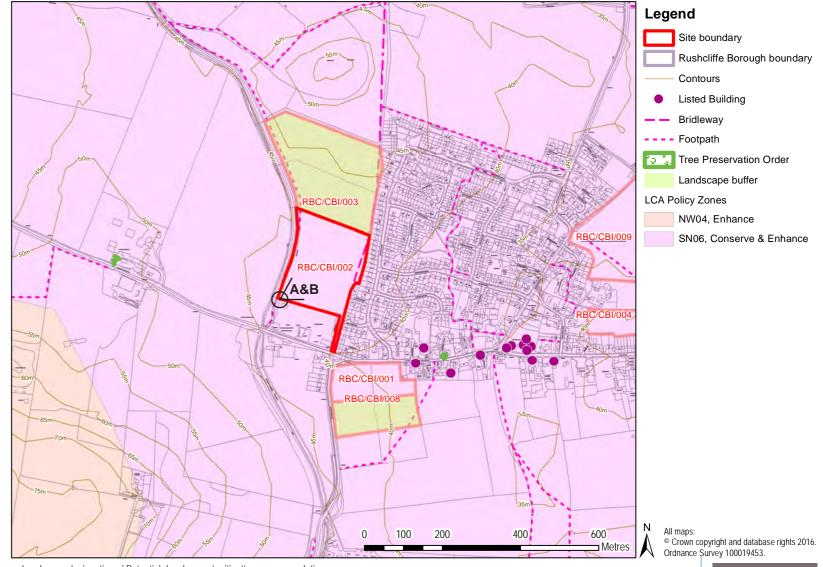


Site Photograph A - This viewpoint along PRoW (Cropwell Bishop FP12) in the south-west corner of the site looks north- east towards Hoe View Road on the urban fringe of Cropwell Bishop. The view portrays the pastoral character of the land beyond the urban edge. The view portrays the enclosed nature of the site with screening by vegetation and built form



Site Photograph B - Viewpoint B shows the effects of urban sprawl from an otherwise intricate village core. The pastoral character of the site is again demonstrated within this view.





LANDSCAPE AN	ID VISUAL SENSIT	TIVITY ASSESSMENT	Ī					CLIENT:	Rushcliffe Borough Council						Aggregate Score (/10	0): 66
SITE REFERENCE:	RBC/CBI/	/003 - Land north of Memorial F	Hall (2)		DATE VISITED): C)4/11/20	016						SURVEYED BY: MB	CHECKED	
EXISTING LANDSCA	PE CHARACTER			Lar	ndscape character within site	е		SN0	6 (Moderate- Good)			Land	scape character within study are	SN06 (Moderate - C	Good), NW04 (Moderate)	
			LIVING	G LANDSC	CAPES METHODOLOGY	•								OTHER		
Landform	LCA Site Study Area	Settlement Pattern	III(.AI	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	✓ X X	Nucleated	4	4	Arable farms	4	4	4	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable	
Rolling / undulating	✓ X X	Clustered	×	×	Mixed farms	×	×	×	Wooded - recent	×	- : :	×	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	4 4 4	Settled	×	×	Pastoral farms	4	×	4	Trees & woods	×		4	Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	V X X	Dispersed Waste ground / derelict	4	×	Woodland Rough / wild / equestrian	4	✓	4	Coverts & tree groups Other trees	4	* *	4	Enclosure pattern Tree pattern	Sub-regular Variable	Variable Variable	
Marine levels	$\hat{\mathbf{x}}$ $\hat{\mathbf{x}}$ $\hat{\mathbf{x}}$	Unsettled	X	×	Disturbed	×	×	×	Open / unwooded	4		×		Variable	Variable	
High plateau (>300m)	XXX	Coalfields		×	Urban / brownfield	×	×	4	opony annocaca	,	•		Other characteristics /	Two PRoW	Grantham Canal	
High hills (>600m)	XXX	Urban	×	×	Parkland / leisure	4	×	\checkmark					features			
LANDSCAPE VALUE					To	otal Scor	re (/25)	16	VISUAL VALUE						Total Score ((/25) 16
Factor	Assessment							Score*	Factor	Asse	ssment					Score*
Landscape quality	Some managed and degra	aded elements						Med - 2	Recognition of value	N/a						Low - 3
Scenic quality	Settlement edge a detractor	or from rural scenic character						Med - 2	Indicators of value	Signa	age for A	djacent Gr	antham Canal			Med - 6
Rarity	Na							Low - 1	Other value	Recr	eational v	value and r	rural setting to settlement			Med - 6
Representativeness	Study area mostly represe	ntative of LCA						High - 3	VISUAL SUSCEPTIB	ILITY					Total Score ((/25) 17
Conservation interests	TPO, several listed building	gs						Low - 1	Factor	Asse	ssment					Score*
Recreation value	Grantham Canal, several F	PRoW and recreational green s	pace					High - 3	Primary receptors	Resi	dential, si	ite is part o	f rural setting			Med - 4
Perceptual aspects	Settlement edge detracts,	as does distant A46 (which is v	visible from	site), stror	ng rural setting			Med - 2	Secondary receptors	Recr	eational,	site is part	of visual amenity			Med - 4
Associations	Stilton Cheese associated	with village						Low - 1	Number of receptors	Villaç	je edge					Med - 4
LANDSCAPE SUSCE	PTIBILITY				To	otal Sco	re (/25)	17	Visibility of site	Vege	tated boo	undaries o	n three sides, although sometimes	gappy and built form restricting views, some	e areas with more open views	Med - 4
Factor	Assessment							Score*								
Subtraction	N/a							Low - 2								
Addition	Irregular extension of urba	ŭ						Med - 4								
Perception		setting through large extension		0	,			High - 6								
Policy		istinctive character of small villa		phout the a				Med - 4								
OVERALL LANDSCA	APE SENSITIVITY (Comb	bined Value and Susceptib	oility)		To	otal Sco	re (/50)	33	OVERALL VISUAL S	ENSIT	VITY (C	ombined	Value and Susceptibility)		Total Score ((/50) 33
Overall medium landscap	pe sensitivity derived from n	medium landscape value and m	edium susc	ceptibility					Overall medium visual s	ensitivit	derived	from medi	um visual value and medium susce	ptibility		
Notes									Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	NDATIONS														
Landscape planting	✓		etain existin	ng boundar	y vegetation				Form of development	×	T					
Landscape buffer	4				rve rural village setting				Local vernacular	×						
Site features	×								Other	×						
CONSTRAINTS																
On-site			PF	RoW					Off-site				Gran	ham Canal and recreational space		
CONCLUSION	•								•	•						
The site comprises four t														n and western boundaries. aThere is also a		
														lity to change due to the rural character of t		
landscape character is m	nealum overall. Visually, the	ere are some indicators of value	e relating to	Grantham	Canal. There is a medium nur	mber of p	ootentia	receptors	s due to the site forming part (or the vil	iage edg	e. The ove	raii visual susceptibility is medium a	is the site as the site is part of the village ed	age. Overall, there is a medium v	Isual

Landscape Susceptibility

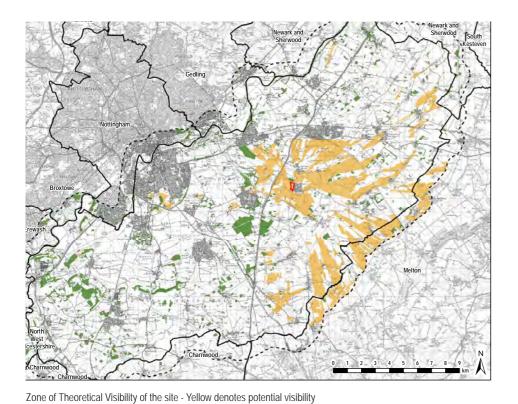
Visual Susceptibility

Landscape Value Visual Value 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.

CBI/003 - Land north of Memorial Hall (2)



Site Photograph A - This viewpoint taken looking north-east from PRoW (Cropwell Bishop FP12) depicts the rural and unmanaged nature of the northern section of the site. Unlike Photograph B this section of the site has a rough terrain with areas of degradation and is met on its northern boarder by an area of dense woodland. Perceived as rural character rather than urban fringe.

Rough unmanaged character



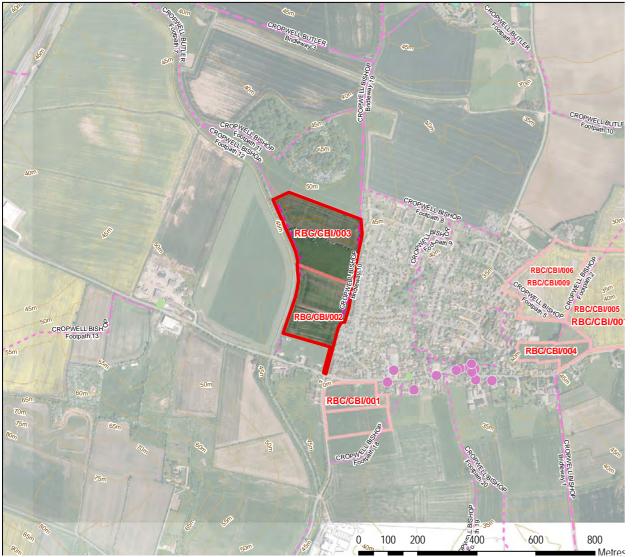
Areas of woodland / Rural character-

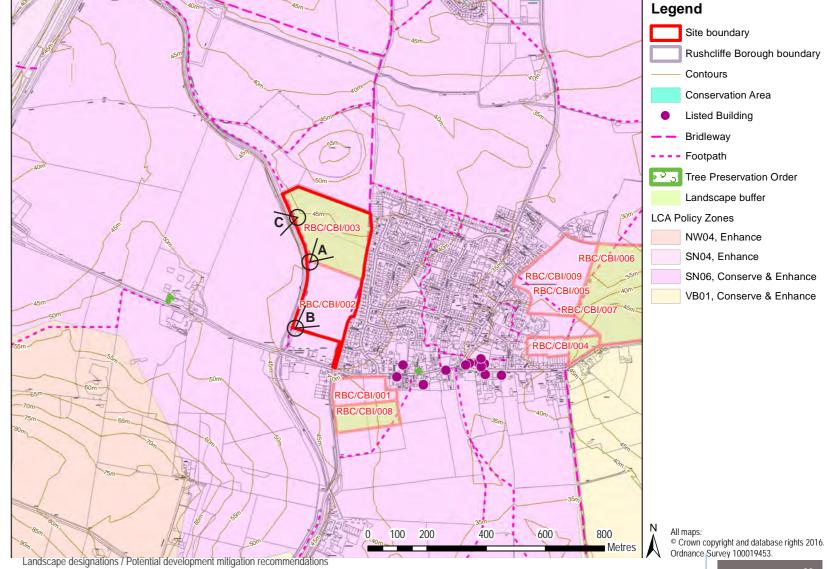
Site Photograph C - Looking west towards the A46 road the open nature of the

Houses on Hoe View Road-

Site Photograph B - This viewpoint along PRoW (Cropwell Bishop FP12) in the south-west corner of the site looks north- east towards Hoe View Road on the urban fringe of Cropwell Bishop. The view portrays the pastoral character of the land beyond the urban edge. The area is perceived as having an urban fringe character due to dense urban form.

Site Photograph C - Looking west towards the A46 road the open nature of the northern section of the site allows for long distance views of the wider landscape from PRoW (Cropwell Bishop FP12)





Aerial view of the site

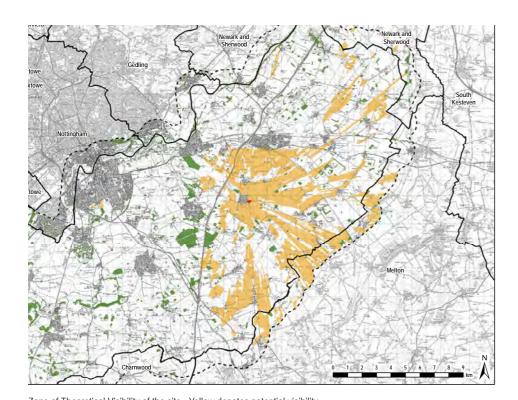
LANDSCAPE AN	ND VISUAL SENSIT	TVITY ASSESSMENT	Τ			CLIENT: R	ushcliffe Borough Council						Aggregate So	core (/100): 61
SITE REFERENCE:	RBC/CBI	I/004 - Land north of Fern Roa	nd (2)	DATE VISITED	04/11/20	016						SURVEYED BY: MB		CHECKED BY: NW
EXISTING LANDSCA	APE CHARACTER		Lar	ndscape character within site	е	SN06 ((Moderate- Good)		La	andsc	ape character within study area	SN06 (Moderate - Goo	od), VB01 (Moderate	- Good)
			LIVING LANDS	CAPES METHODOLOGY				•				OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA Site	Study Area	Tree Cover	PZ S	ite Stud	· I	Descriptive Attribute	Site	St	tudy Area
Vales & valley bottoms	✓ X X	Nucleated	4 4	Arable farms	√ ×	4	Wooded - ancient	×	< ×		Spatial character	Small	Variable	
Rolling / undulating	4 X 4	Clustered	XX	Mixed farms	XX	×	Wooded - recent	X X	< ×		Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	4 X 4	Settled	XX	Pastoral farms	4 4	√	Trees & woods	X	(X		Boundary treatments	Variable	Variable	
Sloping (low hills) Coastal dunes / shingle	XXX	Dispersed Waste ground / derelict	XX	Woodland Rough / wild / equestrian	XX	× -	Coverts & tree groups Other trees	4 4		_	Enclosure pattern Tree pattern	Sub-regular Variable	Variable Variable	
Marine levels	$\hat{\mathbf{x}}$	Unsettled	$\frac{1}{x}$	Disturbed	XX	×	Open / unwooded	_	(X	-		Valiable	variable	
High plateau (>300m)	XXXX	Coalfields	XX	Urban / brownfield	XX	4	open / unwooded	1 🔻 1 🗸	<u> </u>		Other characteristics /	PRoW		
High hills (>600m)	XXX	Urban	XX	Parkland / leisure	✓ ×	4					features			
LANDSCAPE VALUE				T	otal Score (/25)	17	VISUAL VALUE						T	Total Score (/25) 10
Factor	Assessment					Score*	Factor	Assessme	ent					Score*
Landscape quality	Relatively well managed, b	ooth agricultural field and dome	estic setting, some de	gree of degradation		Med - 2	Recognition of value	N/A						Low - 3
Scenic quality	Attractive rural setting to vi	illage				High - 3	Indicators of value	N/A						Low - 3
Rarity	Na					Low - 1	Other value	Recreation	al value a	nd val	ue as rural setting to village			Low - 3
Representativeness	Study area is mostly repres	sentative of LCA				High - 3	VISUAL SUSCEPTIBI	LITY					T	Total Score (/25) 19
Conservation interests	Couple of listed buildings w	vithin village, a TPO				Low - 1	Factor	Assessme	ent					Score*
Recreation value	Strong network of PRoW, r	recreation ground on edge of s	study area			High - 3	Primary receptors	Residentia	I part of v	isual a	amenity for east of village due to ri	sing land		Med - 4
Perceptual aspects	Tranquil despite urban fring	ge, attractive rural edge to set	tlement			Med - 2	Secondary receptors	Recreation	ıal - part o	f visua	al amenity for PRoW			Med - 4
Associations	Stilton cheese					Low - 1	Number of receptors	Village edg	je					Med - 4
LANDSCAPE SUSCE	PTIBILITY			To	otal Score (/25)	15	Visibility of site	Site is pro	minent risi	ng land	d			High - 6
Factor	Assessment					Score*								
Subtraction	No loss of key characteristi	ics				Low - 2								
Addition	urban extension					Low - 2								
Perception		d prominence of village given l				High - 6								
Policy		stinctive character of small vill	0 0			Med - 4			. (2					(-2)
	•	bined Value and Suscepti	J .	T	otal Score (/50)	32			•		/alue and Susceptibility)		T	Total Score (/50) 29
	pe sensitivity derived from m	nedium landscape value and n	nedium susceptibility					vity derived fi	rom low vi	sual va	alue and medium susceptibility			
Notes							Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	NDATIONS												
Landscape planting	×						Form of development	×						
Landscape buffer		te unable to be mitigated in ea	stern section, possib	le scope for development in we	estern section		Local vernacular	X						
Site features	×						Other	×						
CONSTRAINTS							1	1						
On-site		PRoV	V and landform, acce	ess issues			Off-site							
CONCLUSION														
related to the site. There	e is an overall medium landso	cape value within the study are	ea and an attractive r		is a medium sus	sceptibility to	change due to the rural cha	racter of the				There are some conservational interests was medium overall. Visually, there are no indi		

Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

CBI/004- Land north of Fern Road (2)



Sloping pastoral landscape Hedged boundary between site and Fern Road

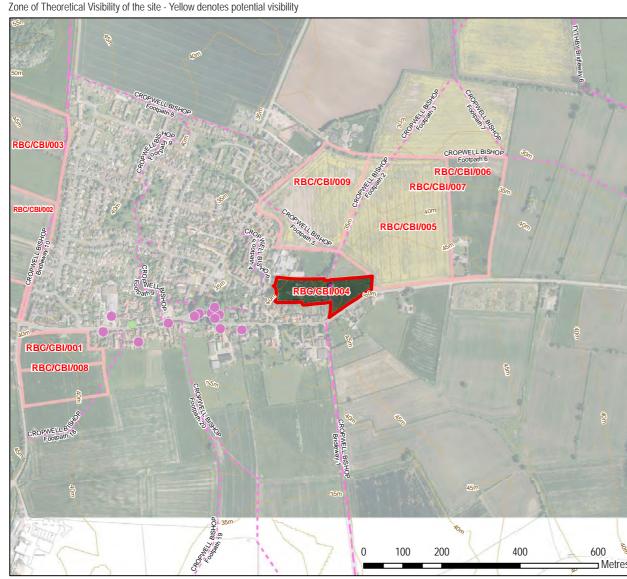
Site Photograph A - Viewpoint taken from PRoW (Cropwell Bishop FP2) looking northwards into the site. View portrays the sloping nature of the landscape and the pastoral character within the site. Long Distance views northwards.

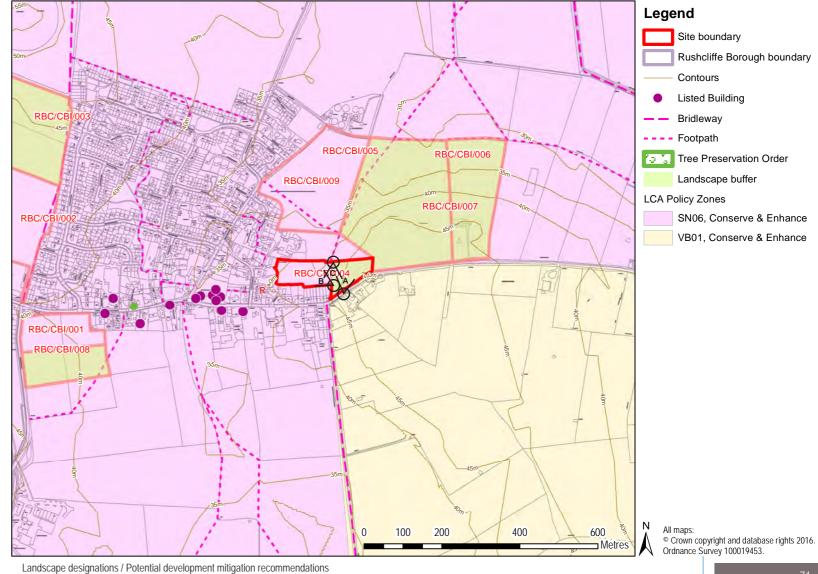


Site Photograph B - This view looks westwards towards Cropwell Bishop village centre and the urban fringe from PRoW (Cropwell Bishop FP2). The view shows the relatively screened nature of the western section of the site as the topography slopes down towards the village.



Site Photograph C - From this location along PRoW (Cropwell Bishop FP2) both the eastern and western section of the site are visible. The view shows the rapidly sloping nature of the site from west to east. This view depicts areas of managed pastoral land and some areas of degradation. Due to the rise in topography long distance views northward are created. Some glimpsed views of housing along Fern Road are present from this location.





Aerial view of the site

LANDSCAPE AN	D VIS	UAL	SENSI	TIVIT	Y ASSESSMENT						CLIENT:	Rushcliffe Borough Council							Aggregate Score (/100): 73
SITE REFERENCE:			RBC/CE	31/005 -	- Land north of Fern Roa	d (1)		DATE VISITED	: 0)4/11/20	016							SURVEYED BY: MB		KED BY: NW
EXISTING LANDSCA	PE CHA	ARAC1	ER				Lai	ndscape character within site	9		SNO	6 (Moderate- Good)			Land	dsc	cape character within study area	SN06 (Moderate - Good	d), VB01 (Moderate - Good)	
						LIVIN	G LANDS	CAPES METHODOLOGY						•		Τ		OTHER		
Landform	LCA	Site	Study Area	Se	ettlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Are	a
Vales & valley bottoms	\	×	×		ucleated	4	4	Arable farms	4	4	4	Wooded - ancient	×	×	×		Spatial character	9	Variable	
Rolling / undulating	\checkmark	\checkmark	4		ustered	×	×	Mixed farms	×	×	×	Wooded - recent	×	×	×	╛	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	√	×	4		ettled	×	×	Pastoral farms	4	×	4	Trees & woods	×		×	4	Boundary treatments	Variable	Variable	
Sloping (low hills)	×	×	X		spersed	√		Woodland	X	×	×	Coverts & tree groups	4		4	_	Enclosure pattern	Sub-regular	Variable	
Coastal dunes / shingle Marine levels	×	×	×		aste ground / derelict	×	×	Rough / wild / equestrian	√	×	×	Other trees	4		×	4	Tree pattern	Linear	Variable	
High plateau (>300m)	×	◇	~		nsettled palfields	×	×	Disturbed Urban / brownfield	×	*		Open / unwooded	4	×	^	┨	Other characteristics /	PRoW		
High hills (>600m)	X	\	*		ban ban	X	X	Parkland / leisure	✓	X	4					ı	features	1 Kow		
LANDSCAPE VALUE		~~		011	buil		•••		otal Scor			VISUAL VALUE				_			Total Sci	ore (/25) 13
Factor	Assess	ment								. ,	Score*	Factor	Asse	ssment						Score*
Landscape quality	Relative	ely well	managed,	both aç	gricultural field and dome	stic settir	ig, some a	reas of degradation			High - 3	Recognition of value	N/A							Low - 3
Scenic quality	Attractiv	ve rural	setting to v	village							High - 3	Indicators of value	N/A							Low - 3
Rarity	Na									Low - 1	Other value	Recre	eational v	alue and	d va	alue as rural setting to village			Med - 6	
Representativeness	Study n	nostly r	epresentati	ive of th	he LCA						High - 3	VISUAL SUSCEPTIB	LITY						Total Sc	ore (/25) 23
Conservation interests	Couple	of liste	d buildings	within v	village, a TPO						Low - 1	Factor	Asse	ssment						Score*
Recreation value	Strong i	networl	of PRoW,	recrea	ation ground on edge of s	tudy area	l				High - 3	Primary receptors	Resid	lential - k	ey part of	of vi	isual amenity for east of village due	e to rising land		High - 6
Perceptual aspects	Tranqui	il despit	e urban frir	nge, att	tractive rural edge to sett	ement					Med - 2	Secondary receptors	Recre	eational -	key part	of	visual amenity for several PRoW			High - 6
Associations	Stilton	cheese									Low - 1	Number of receptors	Villag	e edge						Med - 4
LANDSCAPE SUSCE	PTIBILI	ITY						To	otal Scor	re (/25)	19	Visibility of site	Site is	s promine	ent rising	j lar	nd			High - 6
Factor	Assess	ment									Score*									
Subtraction	Loss of	pleasa	nt rural sett	ting							Med - 4									
Addition	J		ktension								Med - 4									
Perception				_	ninence of village given la						High - 6									
Policy					ive character of small villa		ughout the				Med - 4									
OVERALL LANDSCA			•		•	J.			otal Scor	re (/50)	37						Value and Susceptibility)		Total Sc	ore (/50) 36
Overall medium landscap	oe sensit	tivity de	rived from	mediur	m landscape value and m	iedium su	ısceptibility	1				Overall medium visual s	ensitivity	derived	from low	/ VİS	sual value and high susceptibility			
Notes												Notes								
MITIGATION OPPOR	TUNITIE	ES / RI	COMME	NDATI	IONS															
Landscape planting	×											Form of development	×							
Landscape buffer	4		S	ite una	able to be mitigated in eas	stern sect	ion, possib	ole scope for development in we	estern se	ection		Local vernacular	×							
Site features	×											Other	×	<u> </u>						
CONSTRAINTS													1							
On-site					PRoW	and land	dform, acce	ess issues				Off-site								
CONCLUSION	·	·			_					·			·					_	_	
The site comprises one v	vell mair	ntained	arable field	l formin	ng part of an attractive rui	al edge t	o the villag	je. There is a good network of F	PRoW's v	within th	ne study a	rea with Cropwell Bishop FP2	and FP	5 interse	cting the	site	e with FP6 running adjacent to its r	northern boundary. There are some conser	vational interests within the	study area which

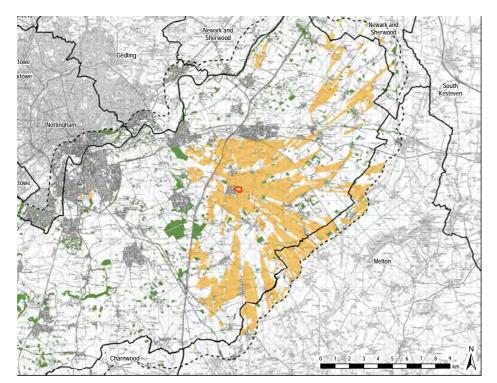
are not directly related to the site. There is a medium number of potential receptors due to the site as the site

Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

CBI/005 - Land north of Fern Road (1)



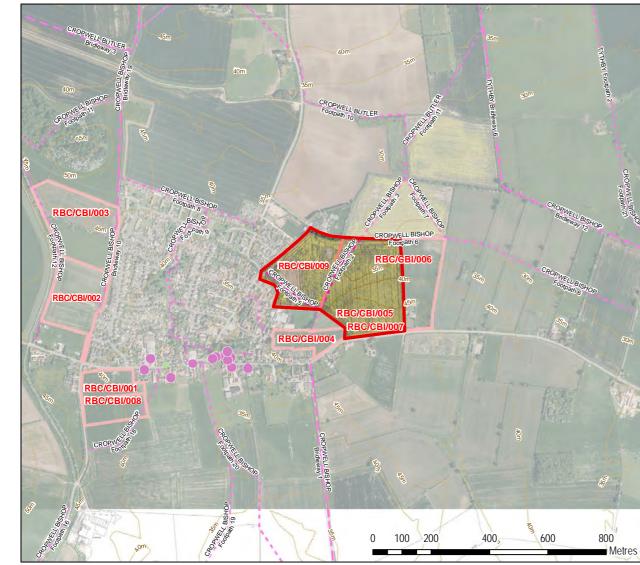
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - Looking eastward this viewpoint shows the scale and open character of the site. The landscape is mainly well managed pastoral and arable land. The topography of the site becomes steep in places as it slopes eastwards. Semi rural character on the urban fringe. The view shows some residential properties on Springwell Close as well as Cropwell Bishop primary school.



Site Photograph B - View northwards from centre of the site along PRoW (Cropwell Bishop FP2). The landscape rises sharply to create a sloping character. Mixture of pastoral and arable ground cover with long distance views across the study area. Some residential properties along Cropwell Butler Road are visible on the left of the image.



RBCCBI003

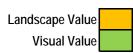
Aerial view of the site

Landscape designations / Potential development mitigation recommendations

Legend

LANDSCAPE AN	ND VISUAL SENSITIVITY ASSESSMENT RBC/CBI/006 - Land north of Fern Road (3) DATE VISITED:											NT: R	ushcliffe Borough Council							Aggregate	Score (/100):	73
SITE REFERENCE:			RBC/C	BI/00	6 - Land north of Fern Roa	d (3)		DATE VISITED):	04/11/2	2016								SURVEYED BY: MB		CHECKED BY	: NW
EXISTING LANDSCAI	PE CHA	RACT	ER				Lar	dscape character within site	е		(SN06	(Moderate- Good)			Lands	scape character within study	rea	SN06 (Moderate - Goo	d), VB01 (Mode	erate - Good)	
						LIVIN	IG LANDS	CAPES METHODOLOGY										<u> </u>	OTHER			
Landform	LCA	Site	Study Area	Ç	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Stu	-	Tree Cover	PZ	Site	Study Area	Descriptive Attribute		Site		Study Area	
Vales & valley bottoms	4	×	×		Nucleated	4		Arable farms	4	4	4	P	Wooded - ancient	×	×	×	Spatial character	Variable		Variable		
Rolling / undulating	\checkmark	√	4		Clustered	×	×	Mixed farms	×	×	×		Wooded - recent	×	×	×	Indicative ground vegetation		(arable)	Variable		
Low plateau	√	X	√	_	Settled	×	×	Pastoral farms	4	X	4		Trees & woods	X	×	×	Boundary treatments	Variable		Variable		
Sloping (low hills) Coastal dunes / shingle	×	X	×		Dispersed Waste ground / derelict		×	Woodland Rough / wild / equestrian	✓	₩		>	Coverts & tree groups Other trees	4	✓	4	Enclosure pattern Tree pattern	Sub-regula Linear	alf	Variable Variable		
Marine levels	×	×	~	_	Unsettled		×	Disturbed	×	×		2	Open / unwooded	4	X	X		Lilleai		Variable		
High plateau (>300m)	×	×	×		Coalfields	×	×	Urban / brownfield	X	X		•	Open / unwooded		**	•••	Other characteristics /		PRoW			
High hills (>600m)	×	×	×		Urban	×		Parkland / leisure	4	×	_	_					features					
LANDSCAPE VALUE								T	otal Sco	ore (/25)	j)	18	VISUAL VALUE								Total Score (/25) 13
Factor	Assess	ment									Scor	·e*	Factor	Asses	sment							Score*
Landscape quality	Relative	ely well	managed	, both	agricultural field and dome	stic settir	ng, some ar	eas of degradation			High	1 - 3	Recognition of value	N/A								Low - 3
Scenic quality	Attractive rural setting to village										High	ı - 3	Indicators of value	N/A								Low - 3
Rarity	Na										Low	- 1	Other value	Recre	ational v	alue and v	value as rural setting to village					Med - 6
Representativeness	Study area is mostly representative of the LCA											1 - 3	VISUAL SUSCEPTIBI	LITY							Total Score (/25) 23
Conservation interests	Couple	of liste	d buildings	s withi	in village, a TPO						Low	- 1	Factor	Asses	sment							Score*
Recreation value	Strong	network	of PRoW	/, recre	eation ground on edge of s	tudy area	ı				High	ı - 3	Primary receptors	Reside	ential - k	ey part of	visual amenity for east of village	due to rising la	nd			High - 6
Perceptual aspects	Tranqui	I despit	e urban fr	inge, a	attractive rural edge to sett	lement					Med	- 2	Secondary receptors	Recre	ational -	key part o	of visual amenity for several PR	W				High - 6
Associations	Stilton	cheese									Low	- 1	Number of receptors	Village	edge							Med - 4
LANDSCAPE SUSCE	PTIBILI	ΤY						T	otal Sco	ore (/25)	j)	19	Visibility of site	Site is	promine	ent rising la	and					High - 6
Factor	Assess	ment									Scor	e*										
Subtraction	Loss of	pleasa	nt rural se	etting							Med	- 4										
Addition	Large u	rban ex	tension								Med	- 4										
Perception					ominence of village given la						High	_										
Policy					ctive character of small villa		ughout the				Med	- 4										
					ed Value and Susceptib	J.		T	otal Sco	ore (/50)))	37					Value and Susceptibility)				Total Score (/50) 36
Overall medium landscap	e sensi	tivity de	rived from	n medi	ium landscape value and m	nedium su	ısceptibility						Overall medium visual se	nsitivity	derived	from low v	visual value and high susceptibil	у				
Notes													Notes									
MITIGATION OPPORT	UNITIE	S/R	COMME	NDA	TIONS																	
Landscape planting	×												Form of development	×								
Landscape buffer	√			Site ur	nable to be mitigated in eas	stern sect	ion, possib	e scope for development in w	estern s	ection			Local vernacular	×	<u> </u>							
Site features	×												Other	×	<u> </u>							
CONSTRAINTS														_								
On-site													Off-site									
CONCLUSION																						
The site comprises two w	ell main	tained	arable fiel	d form	ning part of an attractive rur	ral edge t	o the village	e. There is a good network of I	PRoW's	within t	he stud	dy area	a with Cropwell Bishop FP2	and FP5	interse	cting the si	ite with FP6 running adjacent to	ts northern boo	ındary. There are some conser	vational interes	ts within the study a	rea which

The site comprises two well maintained arable field forming part of an attractive rural edge to the village. There is a good network of PRoW's within the study area with Cropwell Bishop FP2 and FP5 intersecting the site with FP6 running adjacent to its northern boundary. There are some conservational interests within the study area within the study area within the study area with Cropwell Bishop FP2 and FP5 intersecting the site with FP6 running adjacent to its northern boundary. There is a medium landscape character is medium overall. Visually, there are no indicators of value. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual amenity for the village due to rising landform. Overall, there is medium visual sensitivity.

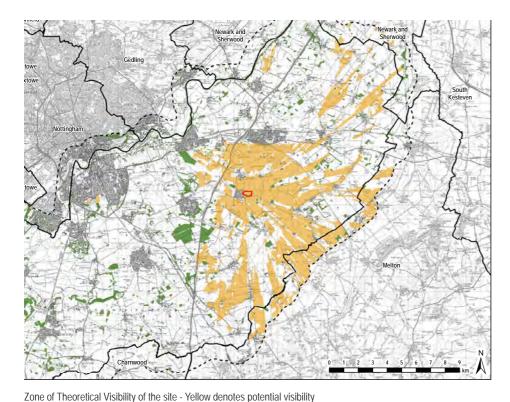


Landscape Susceptibility
Visual Susceptibility

^{*} 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.

CBI/006 - Land north of Fern Road (3)

Aerial view of the site



Site Photograph A - Viewpoint looks south-east towards Fern Road from the junction between PRoW Cropwell Bishop FP2, FP3, and FP6. The view portrays the arable character of the ground cover and the sloping topography. Dispersed housing along Fern Lane visible in the distance with open views across the landscape due to landform. Cropwell Bishop primary school visible on the right.

Cropwell Bishop FP6

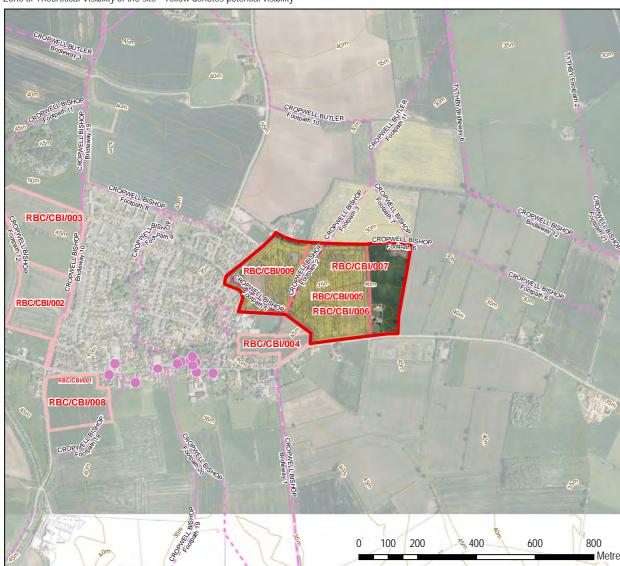


Site Photograph B - This viewpoint looks west towards the urban edge of Cropwell Bishop, with housing along Etheldene and Hardy's Close visible from this location.



Cropwell Bishop Primary School-

Site Photograph C - From this location, views are obtained looking north-west from Fern Road. The sloping topography enables long distance views, from local high points, across the wider study area. Views from this location include Cropwell Bishop village centre and multiple residential areas along Cropwell Butler Road. Some scattered housing along Fern Road on the right of the image.



Legend Site boundary Rushcliffe Borough boundary Contours Listed Building Bridleway --- Footpath 🍞 🚺 Tree Preservation Order Landscape buffer LCA Policy Zones SN06, Conserve & Enhance VB01, Conserve & Enhance All maps:
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Ordnance Survey 100019453. 100 200 3 400 600

Landscape designations / Potential development mitigation recommendations

75

LANDSCAPE A	ND VIS	SUA	L SE	NSI	TIVITY ASSESS	MENT							(CLIENT	: Ru	ishcliffe Borough Council									Aggregat	e Score (/100)): 73
SITE REFERENCE:		N I											11/20	16										SURVEYED BY: MB		CHECKED BY	Y: NW
EXISTING LANDSC	APE CH	ARA	CTER					L	andsca	pe character within s	site			SN	06 (N	Moderate- Good)			L	andso	саре	e character within study area		SN06 (Moderate - Goo	d), VB01 (Mod	lerate - Good)	
							LIVIN	G LAND	SCAPE	S METHODOLOGY								•					•	OTHER			
Landform	LCA	Site	Stu Ar	ıdy ea	Settlement Patter	m	LCA	Study Area	Lar	nd Cover	LC	CA S	Site	Study Area		Tree Cover	PZ	Site	Stu Ar	- 1		Descriptive Attribute		Site		Study Area	
Vales & valley bottoms	4	×			Nucleated		4	4		ble farms	4		√	4	1	Wooded - ancient	×	×	>	\$		Spatial character	Variable		Variable		
Rolling / undulating	4	✓		_	Clustered		×	×		ed farms	×	_	×	×	4	Wooded - recent	×	×	>	\$		Indicative ground vegetation	Variable		Variable		
Low plateau Sloping (low hills)	X	×	>		Settled Dispersed	\longrightarrow	×	×		storal farms odland	×		√	√	4	Trees & woods Coverts & tree groups	X	×	>		-	Boundary treatments Enclosure pattern	Variable Sub-regular		Variable Variable		
Coastal dunes / shingle	* *	X	Š	2	Waste ground / de	relict	×	×		ugh / wild / equestrian		<u> </u>	✓	\sim	┨	Other trees		√	_	•	-	Tree pattern	Variable		Variable		
Marine levels	×	×	>	\$	Unsettled		×	×		turbed	×	_	×	×	1	Open / unwooded		×		\$	Г	Other characteristics /					
High plateau (>300m)	×	×	_	\$	Coalfields		×	×		an / brownfield	×		×	4					-		- 1	features		PRoW			
High hills (>600m)	×	×	>	(Urban		×	×	Par	kland / leisure			×	4	<u> </u>							Todiaios			<u> </u>		1
LANDSCAPE VALU	<u>E</u>										Total S	Score (18	3	VISUAL VALUE										Total Score (/25	5) 13
Factor	Assess													Score*	1	Factor	Asse	essment	t								Score*
Landscape quality	Relativ	ely w	ell man	aged,	both agricultural field a	nd domestic	settinç)						High - 3	3	Recognition of value	N/A										Low - 3
Scenic quality	Attracti	ttractive rural setting to village /a												High - 3	3	Indicators of value	N/A										Low - 3
Rarity	N/a													Low - 1	1	Other value	Recre	eational	value	and va	alue	as rural setting to village					Med - 6
Representativeness	Study a	ndy area is mostly representative of the LCA												High - 3	3	VISUAL SUSCEPTIB	ILITY									Total Score (/25	5) 23
Conservation interests	Couple	tudy area is mostly representative of the LCA rouple of listed buildings within village, a TPO]	Factor	Asse	ssment	t								Score*
Recreation value	Study area is mostly representative of the LCA Couple of listed buildings within village, a TPO Strong network of PRoW, recreation ground on edge of study area													High - 3	3	Primary receptors	Resid	dential -	key pa	ırt of vi	isual	l amenity for east of village due	to rising land				High - 6
Perceptual aspects	Study area is mostly representative of the LCA Couple of listed buildings within village, a TPO Strong network of PRoW, recreation ground on edge of study area Tranquil despite urban fringe, attractive rural edge to settlement													Med - 2	2	Secondary receptors	Recre	eational	- key p	oart of	visu	ual amenity for several PRoW					High - 6
Associations	Stilton	chees	se											Low - 1]	Number of receptors	Villag	je edge									Med - 4
LANDSCAPE SUSC	EPTIBIL	.ITY									Total S	Score ((/25)	19)	Visibility of site	Site i	s promir	nent ris	ing lar	nd						High - 6
Factor	Assess	smer	t											Score*	1												-
Subtraction	Loss of	f plea	sant ru	ral sett	ting									Med - 4	7												
Addition	Large ι	urban	extens	ion										Med - 4	7												
Perception	Increas	sed u	banisa	tion an	nd prominence of villag	e given landf	orm							High - 6]												
Policy	Conser	rve th	e consi	stent c	distinctive character of	small village	s throu	ghout th	e area					Med - 4													
OVERALL LANDSC	APE SE	NSIT	IVITY	(Com	bined Value and S	usceptibili	.y)				Total S	Score ((/50)	37	7	OVERALL VISUAL S	ENSITI	VITY (Comb	ined \	Valu	ue and Susceptibility)				Total Score (/50	0) 36
Overall medium landsc	ape sensi	itivity	derived	l from	medium landscape val	ue and medi	um sus	sceptibilit	ty						1	Overall medium visual se	ensitivity	derived	d from	low vis	sual	value and high susceptibility					
Notes															1	Notes											
															1												
MITIGATION OPPO	RTUNITI	IES /	RECC	MME	NDATIONS										1			1									
Landscape planting	×			C	Site unable to be mitiga	tad in pasto	n coct	on nocc	ihla sca	na for davalanment in	wastorn	coctio	on			Form of development	X										
Landscape buffer Site features	×	\vdash			me unable to be mittya	.cu iii EdSlEl	i secil	on, puss	יוחוב פרח	oc for development III	พะวเผม	ı stull	UII			Local vernacular Other	×	+									
CONSTRAINTS		!															, , , ,	!									
On-site						PRoW an	ıd land	form, ac	cess iss	ues						Off-site											
CONCLUSION																											
																						within the study area with Crop					
																						There is a medium susceptibil ceptibility is high as the site as					
there is medium visual																site forming part of the VIIId	age eug	c. me c	veidii	vioudi :	sus(copublity is flight as the site as	une sue is a key	part of the visual differilly	ioi iiie villaye	uuc to nsiiiy lahululli	ii. Ovelall,

Landscape Susceptibility

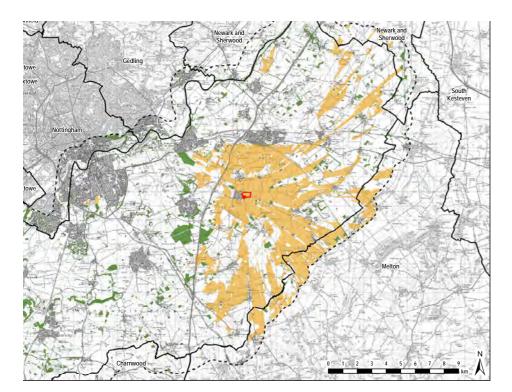
Visual Susceptibility

Landscape Value

Visual Value

*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.

CBI/007 - Land north of Fern Road (4)



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



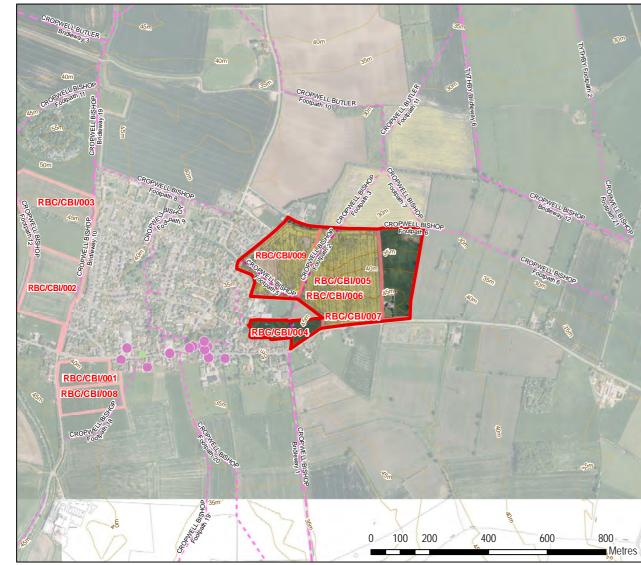
Site Photograph A - This viewpoint looks northwards from centre of the site along PRoW (Cropwell Bishop FP2). The landscape rises sharply to create a sloping character. Mixture of pastoral and arable ground cover with long distance views across the study area. Residential areas along Cropwell Butler road are visible in the background of the image.



Site Photograph B - Viewpoint looks south-east towards Fern Road from the junction between PRoW Cropwell Bishop FP2, FP3, and FP6. The view portrays the arable character of the ground cover and the sloping topography. Dispersed housing along Fern Lane are visible with open views across the landscape.



Site Photograph C - Viewpoint looks eastward portraying the scale and open character of the site. The landscape is mainly well managed pastoral and arable land. The topography of the site becomes steep in places as it slopes eastwards. Semi rural character on the urban fringe with some house visible on the right of the image.



RBCCBI003

Aerial view of the site

Landscape designations / Potential development mitigation recommendations

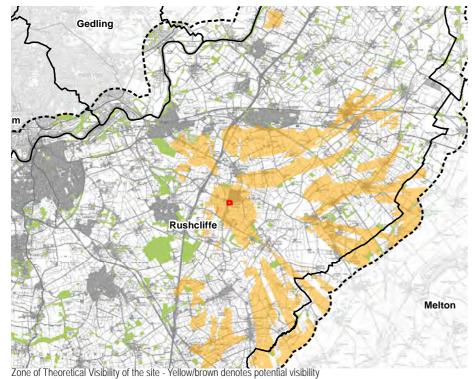
LANDSCAPE AN	V DV	ISUA	L SE	NSIT	IVITY ASSESSMENT						CL	IENT: I	ushcliffe Borough Council							Aggregat	e Score (/100):	61
SITE REFERENCE:		RBC/0	CBI/008	- Land	to the SO Nottm Rd and EO of	Kinoulto	on Rd (2)	DATE VISITE	D:	22/06/2	2017								SURVEYED BY: RW		CHECKED BY:	
EXISTING LANDSCA	PE CI	HARA	CTER				I	andscape character within s	ite			SN06	(Moderate- Good)			Lan	dsca	cape character within study area	SN06 (Moderate - Good), NW04	(Moderate), V	B01 (Moderate - Good	d)
						LIVI	NG LAND	SCAPES METHODOLOGY	•								Τ		OTHER			
Landform	LCA	A Sit		udy rea	Settlement Pattern	LCA	Study Area	Land Cover	LC	A Site		itudy Area	Tree Cover	PZ	Site	Study Area	,	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	4	×	>	<	Nucleated	4	4	Arable farms	4	×		√	Wooded - ancient	×	×	×		Spatial character	Medium - open	Variable		
Rolling / undulating	4	×	>	<	Clustered	×	×	Mixed farms	×	×		×	Wooded - recent	×	×	×		Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4	4			Settled	X	×	Pastoral farms	4	√	_	√	Trees & woods	×		×	4	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	· /	<u> </u>	Dispersed Waste ground / derelict	×	×	Woodland Rough / wild / equestrian	4	×	_	X √	Coverts & tree groups Other trees	4		4	4	Enclosure pattern	Variable Variable	Variable		
Marine levels	X	×	. 2	2		×			X	X	+	X	Open / unwooded	4		X	┨	Tree pattern	Vallable	Variable		
High plateau (>300m)	×	×	3	<		×			×	×	T	√	open / unwooded	4	**	•	┪	Other characteristics /				
High hills (>600m)	×	×	\$	<	Urban	×	×	Parkland / leisure	4			4						features				
LANDSCAPE VALUE									Total So	ore (/25	5)	16	VISUAL VALUE								Total Score (/25)) 13
Factor	Asse	ssmer	nt								Sc	core*	Factor	Asses	ssment							Score*
Landscape quality	Some	e detra	ctors, g	appy h	edges, well maintained urban a	reas					М	ed - 2	Recognition of value	N/A								Low - 3
Scenic quality	Adiad	cent to	main vi	llage th	oroughfare, attractive village se	ettina wit	h some u	ban detractors			М	ed - 2	Indicators of value	N/A								Low - 3
Rarity	N/A											ow - 1	Other value		of the rur	al edge t	to the	ne village				Med - 6
Representativeness		v area	is mostl	v repre	sentative of the LCA						-	igh - 3	VISUAL SUSCEPTIBI								Total Score (/25)	<u> </u>
	quality Adjacent to main village thoroughfare, attractive village setting with some urban detractors N/A entativeness Study area is mostly representative of the LCA vation interests Several listed buildings and a TPO tion value Recreational space and network of PRoW and Grantham Canal tual aspects Forms part of village setting, lending a rural character to the village edge												Factor		ssment						10101 00010 (120)	Score*
	Assessment ape quality Some detractors, gappy hedges, well maintained urban areas quality Adjacent to main village thoroughfare, attractive village setting with some urban detractors N/A sentativeness Study area is mostly representative of the LCA vation interests Several listed buildings and a TPO tion value Recreational space and network of PRoW and Grantham Canal fual aspects Forms part of village setting, lending a rural character to the village edge ations Stilton cheese SCAPE SUSCEPTIBILITY Total Score Assessment															nd road u	icorc	s, part of village setting				Med - 4
	ateau (>300m)												Primary receptors	_					rticularly when crossing site on approach t	o rurol odgo		+
Perceptual aspects	Assessment Some detractors, gappy hedges, well maintained urban areas Adjacent to main village thoroughfare, attractive village setting with some urban detractors N/A Antativeness Study area is mostly representative of the LCA Action interests Several listed buildings and a TPO Assertation area of village setting, lending a rural character to the village edge Stilton cheese CAPE SUSCEPTIBILITY Total Score Assessment Ition Loss of part of the rural setting to the village Extension of village urban edge On Partially perceived as infill development, also perception of eroded rural edge to south Conserve the consistent distinctive character of small villages throughout the area												Secondary receptors					. , , , ,	Tricularly when crossing site on approach t	o rurar euge		Med - 4
Associations	pe quality Some detractors, gappy hedges, well maintained urban areas uality Adjacent to main village thoroughfare, attractive village setting with some urban detractors N/A Intativeness Study area is mostly representative of the LCA Several listed buildings and a TPO In value Recreational space and network of PRoW and Grantham Canal Intal aspects Forms part of village setting, lending a rural character to the village edge Into Stillton cheese CAPE SUSCEPTIBILITY Total Score Assessment In Loss of part of the rural setting to the village Extension of village urban edge												Number of receptors			core, on	i bus	sy road				Med - 4
	CAPE VALUE Assessment De quality Some detractors, gappy hedges, well maintained urban areas uality Adjacent to main village thoroughfare, attractive village setting with some urban detractors N/A Intativeness Study area is mostly representative of the LCA atton interests Several listed buildings and a TPO On value Recreational space and network of PRoW and Grantham Canal all aspects Forms part of village setting, lending a rural character to the village edge CAPE SUSCEPTIBILITY Total Score Assessment On Loss of part of the rural setting to the village Extension of village urban edge On Partially perceived as infill development, also perception of eroded rural edge to south Conserve the consistent distinctive character of small villages throughout the area												Visibility of site	Relati	vely ope	en site						Med - 4
Factor											-	core*										
Subtraction					0 0						Me	ed - 4										
Addition					<u> </u>						_	w - 2										
Perception		, ,					•				_	ed - 4										
Policy						•	oughout th					ed - 4										
OVERALL LANDSCA	APE SI	ENSIT	IVITY	(Comb	oined Value and Susceptibi	lity)			Total So	core (/50	0)	31	OVERALL VISUAL SE	ENSITI	/ITY (C	ombine	d V	/alue and Susceptibility)			Total Score (/50)	30
Overall medium landsca	ipe sen	nsitivity	derived	d from r	medium landscape value and m	edium s	usceptibili	ty					Overall medium visual se	ensitivity	derived	from low	v visi	sual value and medium susceptibil	ity			
Notes													Notes									
MITICATION OPPOR	TI INII	TIEC /	DECO	B 4B 4 E B	ID A TIONIC																	
MITIGATION OPPOR Landscape planting	I UNI		KEUU	IVIIVIEI		ated ho	undarios	particularly on west of site					Form of development	4	T			Single row of device	elopment along roadside to conserve ribbo	n character		
Landscape planting Landscape buffer	4	+			<u> </u>			etain rural edge					Local vernacular	×	+			Single row of deve	Sopriorit along roadside to conserve HDDO	ii onalaciti		
Site features	×												Other	×	1							
CONSTRAINTS																						
On-site							PRoW						Off-site									
CONCLUSION																						
the high representativen a low value within its sur	ness of rroundi	the pre	evailing	landsc	ape character - gives a medium usceptibility to change as it form	landsca	ape value	within the study area. Developr scape setting for residential rec	nent of t eptors a	he site w nd is a re	vould	l result i rely ope	n loss of a portion of this scen n site. The visual sensitivity is	nic rural s mediun	edge, a n overal	nd this co	ontril	ibutes to a medium landscape sus	ch the site is a part. This - along with the his ceptibility to change. Overall, the landscape ories of Landscape Value, Landscape Susceptibility, Visual V	oe sensitivity is	medium. Visually, the	e site has
Landscape Value Visual Value	Andscape Value Landscape Susceptibility Visual Value Visual Susceptibility Visual Sensitivity											C							e sites ONLY and therefore can only provide the relative sens			

Visual Sensitivity

Visual Susceptibility

Visual Value

CBI/008 - Land to the SO Nottm Rd and EO of Kinoulton Rd (2)





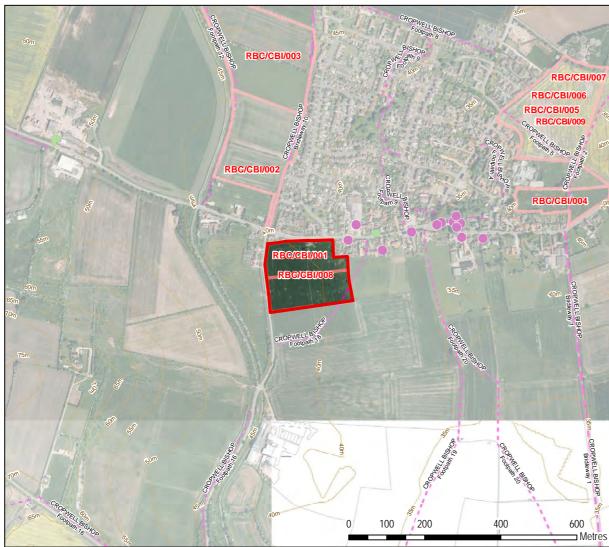
Site Photograph A - This viewpoint looks north-easterly directly into the site from Kinoulton Road. It demonstrates the rural character of the southern part of the site and the site's overall role as the rural fringe to the village. In the background of the view can be seen houses on the edge of Cropwell Bishop, with those on Nottingham Road in the foreground.



Site Photograph B - This panorama looks south along Kinoulton Road and demonstrates the rural nature of the south west of the site. The site boundary itself runs along the left of the image.

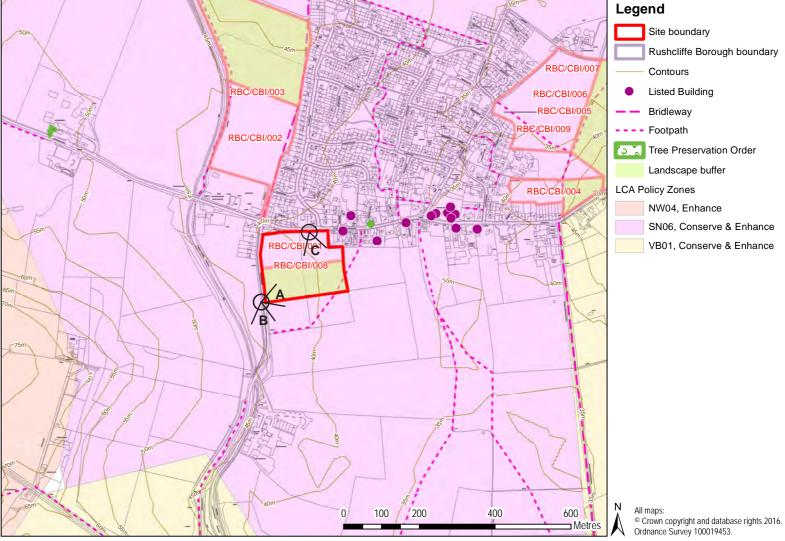


Site Photograph C - This view is taken from Nottingham Road and looks southerly directly into the northern end of the site. To the left of the view is a house on Nottingham Road.



Aerial view of the site

Landscape designations / Potential development mitigation recommendations



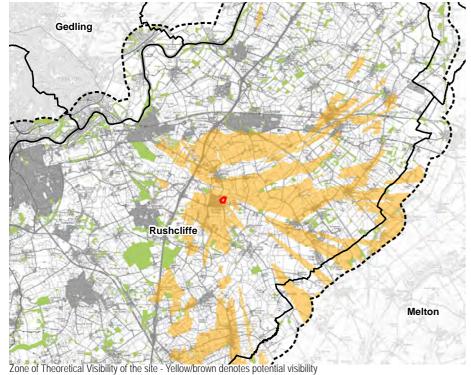
LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMEN	Γ			CLIENT: Ru	ushcliffe Borough Council						Aggregate	Score (/100):): 54
SITE REFERENCE:	RBC/CBI/	/009 - Land north of Fern Ro	ad (5)	DATE VISITED:	22/06/20	017						SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	APE CHARACTER		Lan	ndscape character within site	е	SN06 (Moderate- Good)			Lands	cape character within study area	SN06 (Moderate - Goo	d), VB01 (Mode	rate - Good)	
			LIVING LANDS(CAPES 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	✓ X X	Nucleated	4 4	Arable farms	4 4	4	Wooded - ancient	×	×	×	Spatial character	Large	Variable		
Rolling / undulating	√ × ✓	Clustered	X X	Mixed farms	X X	×	Wooded - recent	×	×	×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4 4 4	Settled	XX	Pastoral farms	√ ×	4	Trees & woods	×	×	×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle		Dispersed Waste ground / derelict	4 4	Woodland Rough / wild / equestrian	XX	×	Coverts & tree groups Other trees	4	X	4	Enclosure pattern	Sub-regular	Variable Variable		
Marine levels		Unsettled	XXX	Disturbed	X X	× ×	Open / unwooded	_	×	✓	Tree pattern	Linear	variable		-
High plateau (>300m)	XXXX	Coalfields	XX	Urban / brownfield	XX	√	Open / unwooded		~	•	Other characteristics /	PRoW			
High hills (>600m)	XXX	Urban	XX	Parkland / leisure	✓ ×	4					features				
LANDSCAPE VALUE				To	otal Score (/25)	17	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessment					Score*	Factor	Assessi	ment						Score*
Landscape quality	Relatively well managed, bo	oth agricultural field and dom	estic setting, few area	as of degradation		High - 3	Recognition of value	N/A							Low - 3
Scenic quality	Attractive rural setting to vil	llage, some urban detractors	in village edge			Med - 2	Indicators of value	N/A							Low - 3
Rarity	N/A					Low - 1	Other value	Recreati	ional va	alue and va	alue as a small part of the rural sett	ing to village			Med - 6
Representativeness	Study mostly representative	e of the LCA				High - 3	VISUAL SUSCEPTIBI	_ITY						Total Score (/25	5) 15
Conservation interests	Couple of listed buildings w	vithin village, a TPO, no beari	ng on site			Low - 1	Factor	Assessi	ment						Score*
Recreation value	Strong network of PRoW, re	ecreation ground on edge of	study area			High - 3	Primary receptors	Residen	tial - si	ite forms sr	nall part of visual amenity for east (of village			Low - 2
Perceptual aspects	Tranquil despite urban fring	ge, attractive rural edge to se	itlement			Med - 2	Secondary receptors	Recreati	ional -	site forms	part of visual amenity for several P	RoW			Med - 4
Associations	Stilton cheese					Low - 1	Number of receptors	Village e	edge						Med - 4
LANDSCAPE SUSCE	EPTIBILITY			To	otal Score (/25)	9	Visibility of site	Site is q	uite op	en from ea	st, but otherwise contained by veg	etation, built form and landform			Med - 4
Factor	Assessment					Score*									
Subtraction	Loss of a small part of the r	rural setting				Low - 2									
Addition	Extension to settlement					Low - 2									
Perception	· ·	ained from wider rural fringe				Low - 2									
Policy		stinctive character of small vi	0 0			Low - 2									
	APE SENSITIVITY (Combi		J,	To	otal Score (/50)	26					/alue and Susceptibility)			Total Score (/50	0) 28
	sensitivity derived from mediu	ım landscape value and low s	usceptibility				Overall low visual sensitive	ity derived	d from	low visual	value and medium susceptibility				
Notes							Notes								
MITIGATION OPPOR	RTUNITIES / RECOMMENI	DATIONS													
Landscape planting	4		Retain mature veg	getation			Form of development	×							
Landscape buffer	X						Local vernacular	×							
Site features	X						Other	×							
CONSTRAINTS	T														
On-site		PF	RoW, potential access	issues			Off-site								
CONCLUSION															
assets, as well as includ	ding the attractive rural fringe	to the village. The landscape	e susceptibility is low d		ion of the rural s							part to the well managed quality of the studenth to the well managed quality of the studenth to the well managed quality of the visual			

Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

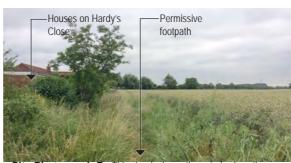
^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through 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.

CBI/009 - Land north of Fern Road (5)





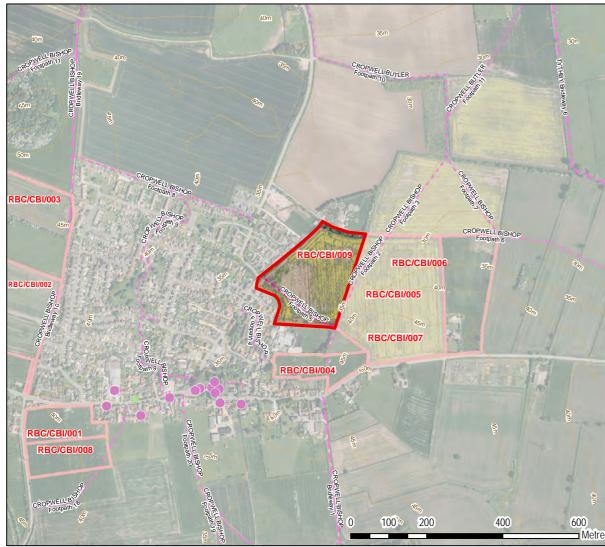
Site Photograph A - Taken from Church Lane, this panorama demonstrates the view offered to residents on Church Lane and, to a lesser extent, those on Springfield Close. The site forms the majority of the middleground of the view, with rising land forming a backdrop to the site boundary. The view also shows the attractive mature tree at the field entrance.



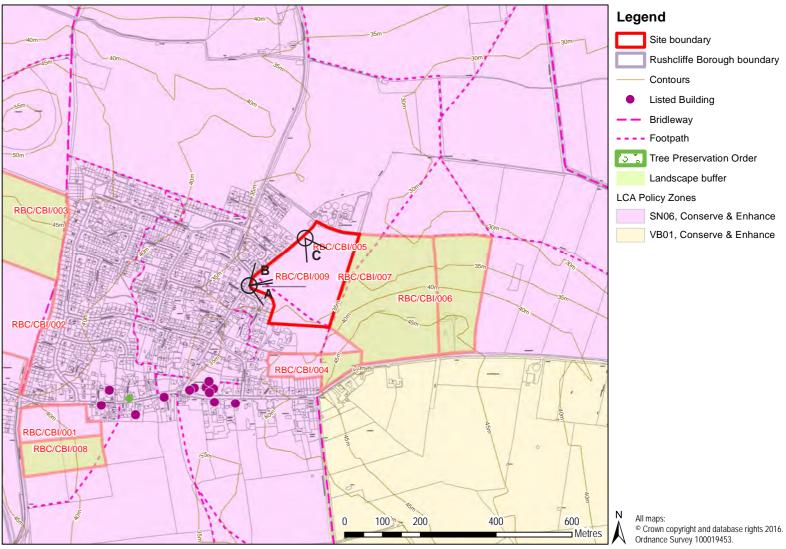
Site Photograph B - This view looks north-easterly along the permissive footpath which bounds the site and demonstrates the visual relationship between the site and adjacent properties.



Site Photograph C - Looking easterly from the permissve footpath on the north-western site boundary, the view again demonstrates the rising land which frames tha backdrop of the site. At this end of the site, there is a more rural feel to the character, although built form is still visible within the pandrama



Aerial view of the site



Landscape designations / Potential development mitigation recommendations





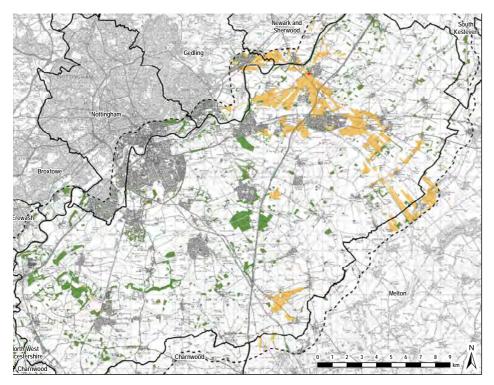
LANDSCAPE AN	ID VISUAL SENSITIVITY ASSESSMENT RBC/EBR/001 - Land behind Kirk Hill (east) DATE VISITED: 02/												JENT: F	ushcliffe Borough Council							Aggregate	e Score (/100):	: 55
SITE REFERENCE:			RB	C/EBR	R/001 - Land behind Kirk Hill	(east)			DATE VISITED):	02/11/2	2016								SURVEYED BY: MB		CHECKED BY	: NW
EXISTING LANDSCA	PE CH	ARA	CTER					Land	scape character within site	.e			SI	05 (Moderate)				Lands	cape character within study are	a SN05	(Moderate)		
						LIVI	NG LANE	SCA	PES METHODOLOGY										İ	OTHER			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site		Study Area	Tree Cover	PZ	Z Site	e I .	tudy Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	4		Nucleated	4	4		Arable farms	4	×		4	Wooded - ancient	×	X		×	Spatial character	Small	Variable		
Rolling / undulating	×	×	×	_	Clustered	✓	×		Mixed farms	×	×	_	×	Wooded - recent	×	X		×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4	×	×	4	Settled	×	×		Pastoral farms	4	×	_	×	Trees & woods	4	×	4	√	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	√	⋖	*	-	Dispersed Waste ground / derelict	*	×	-	Woodland Rough / wild / equestrian	- X	×	+	4	Coverts & tree groups Other trees	4			4	Enclosure pattern Tree pattern	Planned Linear	Variable Variable		
Marine levels	X	~	- 	\dashv	Unsettled		X	1	Disturbed	X	×	+	*	Open / unwooded		2 2		*		Linear	Variable		-
High plateau (>300m)	×	×	×		Coalfields	X	×	1	Urban / brownfield	X	×	_	√	opon / univocada				•	Other characteristics /	PRoW			
High hills (>600m)	×	×	×		Urban	×	×		Parkland / leisure	×	×		×						features		<u> </u>		
LANDSCAPE VALUE									Ţ	otal Sc	ore (/25	5)	20	VISUAL VALUE								Total Score (/25)) 13
Factor	Asses	smen	t							•		Sc	core*	Factor	Ass	sessmen	nt						Score*
Landscape quality	Well m	anage	ed, few ar	eas of	degradation							Hi	igh - 3	Recognition of value	Con	servatior	n area	a within	site				Med - 6
Scenic quality	Strong	Strong aesthetic character, attractive rural setting and distinctive townscape Windmills are a distinctive features within study area											igh - 3	Indicators of value	N/A								Low - 3
Rarity	Windn	Windmills are a distinctive features within study area Study area partially representative of LCA											ed - 2	Other value	N/A								Low - 3
Representativeness	Study	udy area partially representative of LCA												VISUAL SUSCEPTIBI	LITY							Total Score (/25)	i) 11
Conservation interests	Part of	Part of the site is within conservation area, TPO adjacent, several listed buildings												Factor	Ass	sessmen	nt						Score*
Recreation value	PRoW	withir	site and	strong	network within study area							Hi	igh - 3	Primary receptors	Resi	idential -	site f	forms pa	art of visual amenity				Med - 4
Perceptual aspects	Tranqı	uil but	noise fror	n A60	97, distinctive character							М	ed - 2	Secondary receptors	Reci	reational	I - site	e not imp	portant to visual amenity				Low - 2
Associations	N/a											Lo	ow - 1	Number of receptors	Edge	je of sma	all villa	age					Low - 2
LANDSCAPE SUSCE	PTIBII	LITY							T	otal Sc	ore (/25	5)	11	Visibility of site	Encl	losed by	vege	tation ar	nd built form				Low - 2
Factor	Asses	smen	t									Sc	core*										
Subtraction	Part of	the c	onservatio	on area	a lost							Me	ed - 4										
Addition	Extens	sion of	urban ed	lge								Lo	w - 2										
Perception	Percei											_	w - 2										
Policy			• •		ugh planting small copses to		the unifo	rm na				_	w - 2				,_						
			•		ned Value and Suscept	,			T	otal Sc	ore (/50))	31			•	•		Value and Susceptibility)			Total Score (/50)) 24
	pe sens	itivity	derived fr	om hig	gh landscape value and low	susceptibi	lity								ity de	erived from	m low	v visual v	value and low susceptibility				
Notes														Notes									
MITIGATION OPPOR	TUNIT	IES/	RECOM	MENI	DATIONS																		
Landscape planting	×													Form of development	×	\$							
Landscape buffer	×													Local vernacular	✓				V	ernacular respecting conservation area			
Site features	×													Other	×								
CONSTRAINTS															_								
On-site														Off-site						Adjacent TPO			
CONCLUSION																							
There is an overall high	field with rough/ equestrian character and is accessed via Kirk Hill. There is a strong network of PRoW's within the study area with I landscape value within the study area along with a strong aesthetic character, attractive rural setting and distinctive townscape. The eto the site forming part of the edge of a small viallage. The overall visual susceptibility is low due to the strong level of screening to											e. T	here is a	low susceptibility to change	due to	the perc	ceptio	n of infil	II. The sensitivity of the landscape				

Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/001 - Land behind Kirk Hill (east)



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





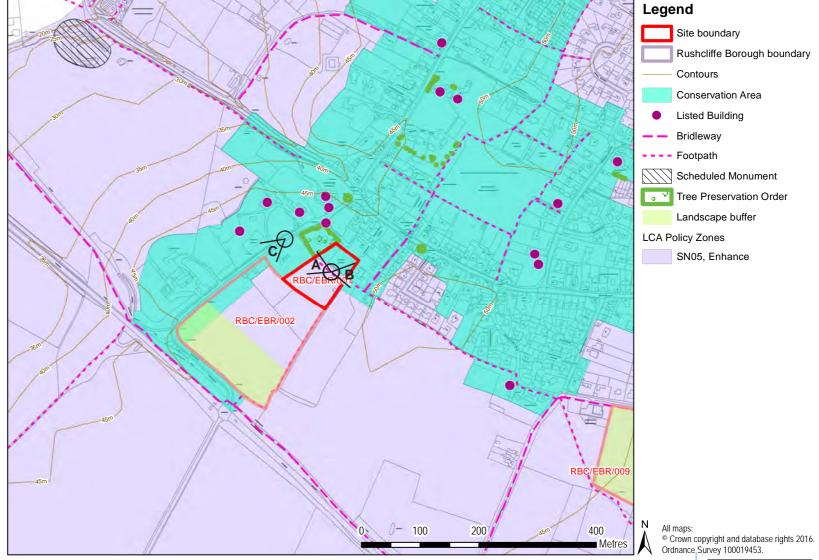
Site Photograph A - This viewpoint looks westwards from a point along PRoW East Bridgford FP26 in the centre of the site. The view shows the site access from Kirk Hill beyond a small block of trees. The site is relatively enclosed, screened to the north, west and south by vegetation and to the east by built form. The site comprises one field with a rough/ equestrian character and slopes slightly towards the east.



Site Photograph B - View taken looking eastwards from a point along East Bridgford FP26 in the centre of the site. The view portrays the relative distance and visibility of houses on Mill Gate.



Site Photograph C - This view shows the attractive aesthetic character of the village entrance along Kirk Hill. The site is well screened on the left of the image by dense vegetation. To the right is a gated community including East Bridgford Hill.



Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VI	SUAL	SENSIT	APE AND VISUAL SENSITIVITY ASSESSMENT ENCE: RBC/EBR/002 - Land behind Kirk Hill DATE VISITED: 02/11/2016																		Aggregate	e Score (/100):	: 67
SITE REFERENCE:			RBC	/EBR/00	02 - Land behind	Kirk Hill			DATE VISITEI	D:	02/1	1/201	16								SURVEYED BY: MB		CHECKED BY:	
EXISTING LANDSCA	PE CH	ARAC	ΓER					La	andscape character within sit	te				SN05	5 (Moderate)				Lands	scape character within study area	SN05	(Moderate)		
							LIVINO	G LANDS	CAPES METHODOLOGY						· · · · · · · · · · · · · · · · · · ·					T T	OTHER	,	-	
Landform	LCA	Site	Study Area	Sett	lement Pattern	!	LCA	Study Area	Land Cover	LC	CA S	iite	Study Area		Tree Cover	Pž	Z Site		Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×		leated		\checkmark	\checkmark	Arable farms	4	1	X	\checkmark]	Wooded - ancient	×	X	4	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	×	×	×		stered		√	×	Mixed farms	>		X L	×	4	Wooded - recent	×	×		×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4	×	×		led		X	×	Pastoral farms	₹		X	×	4	Trees & woods	4			√	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	%	⋖	⋖		ersed ste ground / dereli		X	×	Woodland Rough / wild / equestrian	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \		X	4	-	Coverts & tree groups Other trees	√		_	4	Enclosure pattern Tree pattern	Planned Scattered	Variable Variable		
Marine levels	×	×	*		ettled	CI	×	×	Disturbed	3	•	×	*	┨	Open / unwooded		X	_	*	·	1	Variable		-
High plateau (>300m)	×	×	×		lfields		×	×	Urban / brownfield	>		×	4	1	open, amouded				•	Other characteristics /	PROW and Conservation Area within	С	Conservation Area	
High hills (>600m)	×	×	×	Urba	an		×	×	Parkland / leisure	>	()	×	×							features	site	<u> </u>		
LANDSCAPE VALUE									1	Total S	Score ((/25)	19	9	VISUAL VALUE								Total Score (/25)	5) 16
Factor	Asses	sment										(Score*		Factor	Ass	essmen	t						Score*
Landscape quality													High - 3	3	Recognition of value	With	nin conse	ervatio	on area	1				Med - 6
Scenic quality													Med - 2	2	Indicators of value	N/A								Low - 3
Rarity	Windmills are a distinctive features within study area													2	Other value	Rura	al setting							Med - 6
Representativeness	Windmills are a distinctive features within study area Study area partially representative of LCA													2	VISUAL SUSCEPTIBI	LITY							Total Score (/25)	5) 17
Conservation interests	Distinctive character, strong aesthetic qualities but busy road detracts Windmills are a distinctive features within study area ntativeness Study area partially representative of LCA ation interests Conservation Area within site, TPO adjacent listed buildings and scheduled monuments													3	Factor	Ass	essmen	t						Score*
Recreation value	cape quality Good levels of management, few degraded features I positive character, strong aesthetic qualities but busy road detracts Windmills are a distinctive features within study area Study area partially representative of LCA I conservation Area within site, TPO adjacent listed buildings and scheduled monuments FROW within site with a strong network within study area Tranquil in part but interrupted by adjacent road. Strong character I strong Conservation I strong character I strong Conservation I strong character I strong Conservation I strong character I strong Conservation I str													3	Primary receptors	Res	idential							High - 6
Perceptual aspects	Tranqı	il in par	t but interru	pted by	adjacent road. Str	rong chara	icter						Med - 2	2	Secondary receptors	Rec	reational							Med - 4
Associations	Assessment pe quality Good levels of management, few degraded features Huality Distinctive character, strong aesthetic qualities but busy road detracts Windmills are a distinctive features within study area Muntativeness Study area partially representative of LCA ation interests Conservation Area within site, TPO adjacent listed buildings and scheduled monuments Hon value PROW within site with a strong network within study area Hual aspects Tranquil in part but interrupted by adjacent road. Strong character Monuments Mo														Number of receptors	Villa	ige edge	near	busy ro	oad				Med - 4
LANDSCAPE SUSCE	Windmills are a distinctive features within study area tativeness Study area partially representative of LCA Metion interests Conservation Area within site, TPO adjacent listed buildings and scheduled monuments High value PROW within site with a strong network within study area High aspects Tranquil in part but interrupted by adjacent road. Strong character Metions N/a CAPE SUSCEPTIBILITY Total Score (/25) Assessment													5	Visibility of site	Glin	npses thr	ough	gaps ir	n hedge, relatively contained				Low - 2
Factor	Asses	sment										,	Score*			-								
Subtraction	Loss o	f rural co	ontext									N	Med - 4											
Addition			ettlement									_	Low - 2	1										
Perception					ar, increased urba							_	High - 6	<u> </u>										
Policy			0	<u> </u>	0 1			ne uniform	n nature of the urban edge				Low - 2	=										
OVERALL LANDSCA			•			. ,	•			Total S	Score ((/50)	34	-						Value and Susceptibility)			Total Score (/50))) 33
Overall medium landscap	pe sens	tivity de	rived from n	nedium	landscape value a	and mediu	m sus	ceptibility						╛	Overall medium visual se	nsitivi	ty derive	d from	m mediı	um visual value and medium susce	otibility			
Notes															Notes									
MITIGATION OPPOR	TUNIT	ES/R	ECOMMEN	NDATIO	ONS								_	•					•					
Landscape planting	4					Retai	n exist	ting matur	re vegetation						Form of development	×	>							
Landscape buffer	4					Southwe	est of s	site to reta	ain rural context						Local vernacular	4	•				Respect Conservation Area			
Site features	×														Other	×								
CONSTRAINTS																								
On-site															Off-site									
CONCLUSION																								
The site comprises two f																					ere are some conservational interests with			
																					toric vernacular through increased urbanis			
character is medium ove		ually, the	ere are no ir	ndicator	s of value. There	ıs a mediu	m num	nber of po	otential receptors due to the site	e tormi	ing part	t of th	ie villag	e edg	ge near the busy A6097 roa	id. The	e overall	visua	al susce	eptibility is medium due to the scale	of the site within a small village and views	between gaps is	n vegetation. Overall	I, there is

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

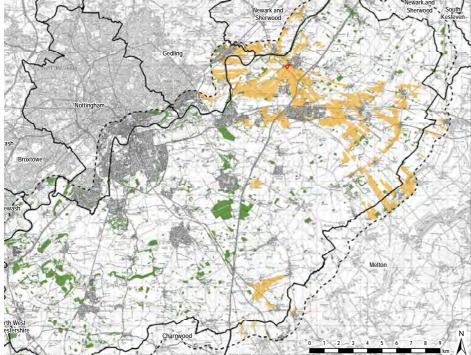
Landscape Sensitivity

Visual Sensitivity

36

* 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

EBR/002 - Land behind Kirk Hill





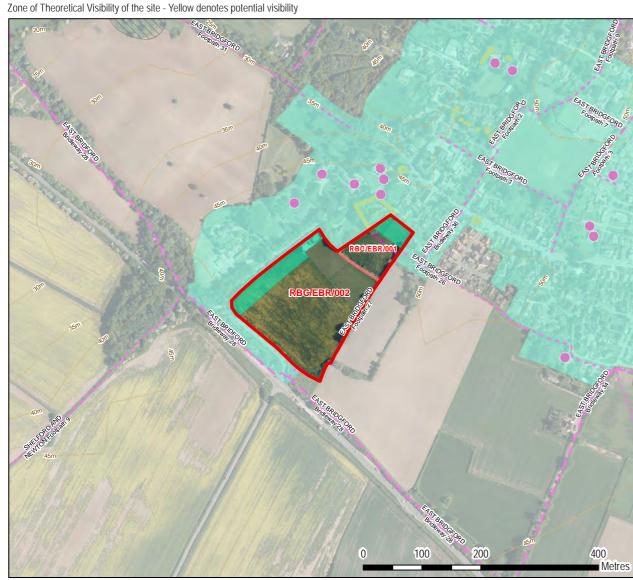
Site Photograph A - Looking east towards the site from a point along the bend on Kirk Hill. The view portrays some screening of the site by vegetation but some glimpsed views are availabe due to gaps in planting. To the right of the image Kirk Hill moves south- east towards a junction with the busy A6097. To the left of the image the road moves towards the centre of East Bridgford village. The gated community (left) is well screened by built form and vegetation.

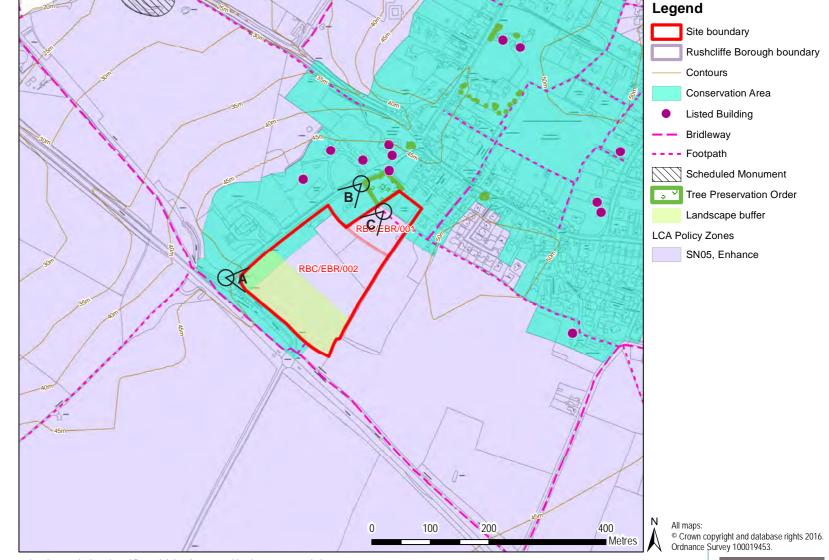


Site Photograph B - View looking south-west along Kirk Hill. East Bridgford gated community to the right of the image and the site to the left.



Site Photograph B - This view is taken from the entrance of the site at a point along PRoW East Bridgford FP26. The view shows the slightly sloping nature of the site and the levels of screening afforded to the northern section. A6097 road screened by vegetation.



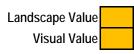


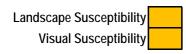
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMEN	Τ			(CLIENT: I	Rushcliffe Borough Council						Aggregate	e Score (/100)): 64
SITE REFERENCE:	RBC/EBR	2/003 - Land North of Kneetor	ı Road	DATE VISITED	: 02	2/11/20	16						SURVEYED BY: MB		CHECKED BY	Y: NW
EXISTING LANDSCA	PE CHARACTER			Landscape character within site	9		S	N05 (Moderate)			Landso	cape character within study area	SN05	(Moderate)		
			LIVING LAN	DSCAPES 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 Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels High plateau (>300m) High hills (>600m) LANDSCAPE VALUE	X X X X X X X X X X X X X X X X X X X	Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled Coalfields Urban	Y X X X X X X X X X X X X X X X X X X X	Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed Urban / brownfield Parkland / leisure	X X X X X X X X X X X X X X X X X X X	× × × × × × × × × × × × × × × × × × ×	** ** ** ** ** ** ** ** ** ** ** ** **	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded VISUAL VALUE	X X Y X X	X X X X	X X Y Y X	Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern Other characteristics / features	Large Farmland (arable) Variable Sub-regular Linear PRoW	Variable Variable Variable Variable Variable Variable	Total Score (/25	5) 16
Factor	Assessment						Score*	Factor	Assessi	ment						Score*
Landscape quality Scenic quality Rarity	Mixture of well managed an Long views of surrounding land.	nd degraded areas landscape, adjacent business	park detracts				Med - 2 Med - 2 Low - 1	Recognition of value Indicators of value Other value	N/a			ation area, part of setting of listed PRoW recreational value	building			Med - 6 Low - 3 Med - 6
Representativeness	Study area mostly represen	ntative of LCA					High - 3	VISUAL SUSCEPTIB	- V		oracj arou,	There is a second in the secon			Total Score (/25	-
Conservation interests	, , ,	te, adjacent listed building, of	ther listed buildings	and TPO		_	High - 3	Factor	Assessi	ment					10101 00010 (120	Score*
Recreation value	PRoW on site and network	within study area				_	High - 3	Primary receptors	Recreati	tional fa	acilities view	vs of Trent valley				Med - 4
Perceptual aspects	Relatively tranquil, strong vi	illage character despite busin	iess park			-	Med - 2	Secondary receptors	Residen	ntial sm	all section (of rural setting				Low - 2
Associations	N/a					ĺ	Low - 1	Number of receptors	Village e	edge						Low - 2
LANDSCAPE SUSCE	PTIBILITY			To	otal Score	(/25)	15	Visibility of site	Promine	ent ridg	eline					High - 6
Factor	Assessment					İ	Score*									
Subtraction	No notable loss of key chara	acteristics					Low - 2									
Addition	Extension of settlement, in	prominent location					Med - 4									
Perception	Increased prominence of vil	llage, and settlement density					High - 6									
Policy	Enhance village fringes thro	ough planting small copses to	break up the unifo	rm nature of the urban edge			Low - 2									
OVERALL LANDSCA	APE SENSITIVITY (Comb	ined Value and Suscepti	bility)	To	otal Score	(/50)	33	OVERALL VISUAL S	ENSITIVI	TY (Co	ombined \	Value and Susceptibility)			Total Score (/50	0) 31
Overall medium landscap	pe sensitivity derived from m	edium landscape value and r	nedium susceptibil	ity				Overall medium visual se	ensitivity de	erived f	rom mediu	m visual value and medium suscep	otibility			
Notes								Notes								
MITIGATION OPPOR	TUNITIES / RECOMMEN	DATIONS														
Landscape planting	×	011						Form of development	×							
Landscape buffer	✓	Site i	s prominent and ur	nable to be mitigated				Local vernacular	×							
Site features CONSTRAINTS	<u> </u>							Other	~							
On-site			PRoW, conservation	on area				Off-site					Listed building			
CONCLUSION									_		_					
													ndary. There are some conservational inte eived increased prominence of the village.			

medium overall. Visually, there are no indicators of value. There is a low number of potential receptors due to the site within a small village and long distance views and prominent ridgeline. Overall, there is medium visual sensitivity.

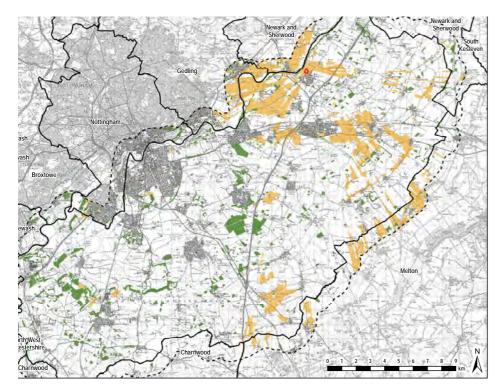






^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through 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

EBR/003 - Land north of Kneeton Road



Manor Rise and associated properties

PRoWolfignalistance views
Bridgford FP11

Business Park

Manor Farm

Manor Farm

PRew East East Bridgford

Business Park

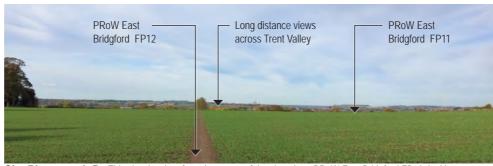
Bridgford FP11

Business Park

Site Photograph A - This viewpoint looks westerly across the site from a point along PRoW East Bridgford FP12. The view portrays the relatively well maintained, arable, and slightly sloping character of the site. Long distance views of the Trent Valley are facilitated from PRoW East Bridgford FP11 and FP12. To the left of the image is Manor Rise and associated properties including residential and commercial usage. To the right of the image is east Bridgford Business Park and Manor Farm.

East Bridgford

Business Park

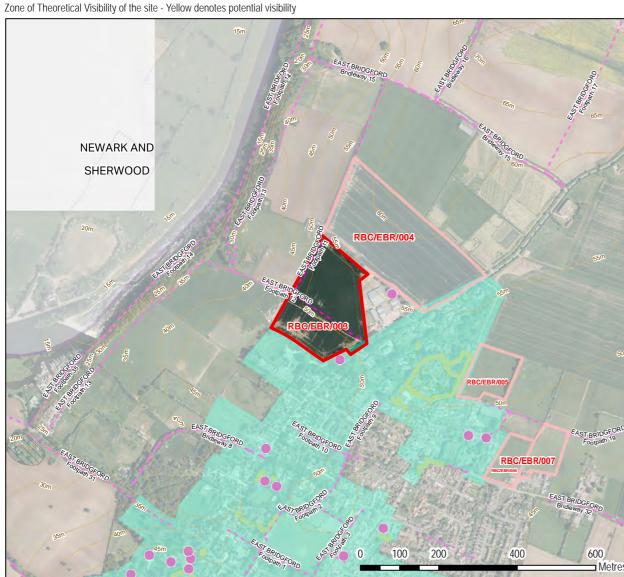


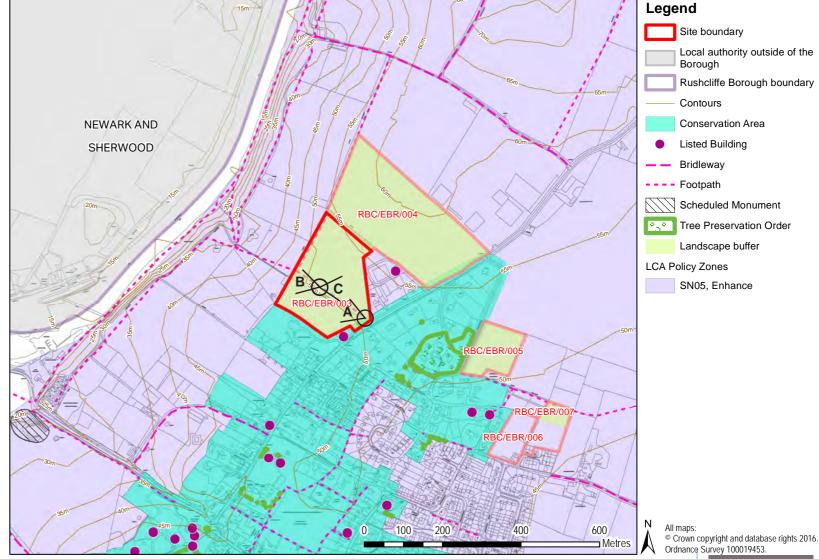
Site Photograph C - From this location, along FP12, the open/ exposed nature of the site is evident as Manor Farm and East Bridgford Business Park are clearly visible on the right of the image.

PRoW East

Bridgford FP12

Site Photograph B - This view is taken from the centre of the site, along PRoW East Bridgford FP12, looking westwards across the Trent Valley.





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AI	PE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: RU												ushcliffe Borough Council						Aggregate Score (/100): 64					
SITE REFERENCE:	RBC/EBR/004 - Land North of Kneeton Road (2) DATE VISITED: 02/11/2016																		SURVEYED BY: MB		CHECKED BY	′: NW		
EXISTING LANDSCA	PE CH	ARA	CTER				Lanc	dscape character within sit	е			SNO	05 (Moderate)		Landscape character within study area SN05 (Moderate)									
					LIV	ING LAN	DSC/	APES METHODOLOGY	•					OTHER										
Landform	LCA	Site	Study Area	Settlement Pattern	LC/	A Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area			
Vales & valley bottoms	×	×	×	Nucleated	4	4		Arable farms	4	4	4		Wooded - ancient	×	×	×	1	Spatial character	Large	Variable				
Rolling / undulating	×	×	×	Clustered		×	4	Mixed farms	×	×	×	4	Wooded - recent	×	×	×	4	Indicative ground vegetation	Farmland (arable)	Variable				
Low plateau Sloping (low hills)	4	X	X	Settled	X	×	-	Pastoral farms Woodland	√	×	×	4	Trees & woods Coverts & tree groups	4	×	4	┨	Boundary treatments	Variable Sub-regular	Variable Variable				
Coastal dunes / shingle	X	X	X	Dispersed Waste ground / dereli	ct 💥	X	1	Rough / wild / equestrian	×	×	×	+	Other trees	X		4	┨	Enclosure pattern Tree pattern	Linear	Variable				
Marine levels High plateau (>300m) High hills (>600m)	X	×	X	Unsettled Coalfields Urban	X	X		Disturbed Urban / brownfield Parkland / leisure	X	X	×		Open / unwooded	×	×	×		Other characteristics / features	PRoW	T diridalis				
LANDSCAPE VALUE	* *	**	•	Orbari		•			otal Sco		1	ρ	VISUAL VALUE					<u> </u>	<u> </u>	<u> </u>	Total Score (/25	5) 16		
Factor	Asses	smen	į						otal oco	10 (120)	Score	_	Factor											
Landscape quality				and degraded areas							Med -	-	Recognition of value	Part o	of site wi	thin conse	ervati	on area, part of setting of listed	buildina			Med - 6		
Scenic quality	Mixture of well managed and degraded areas Long views of surrounding landscape, adjacent business park detracts Med - 2 Med - 2											-	Indicators of value	N/a Low - 3										
Rarity	N/a Low - 1											1	Other value	Long views of study area, PRoW recreational value Med - 6										
Representativeness	Study area mostly representative of LCA High - 3												VISUAL SUSCEPTIBI	ILITY Total Score (/25) 15										
Conservation interests	Conservation Area within site, adjacent listed building, other listed buildings and TPO High - 3											3	Factor	Asses	ssment							Score*		
Recreation value	PRoW on site and network within study area High - 3												Primary receptors	_				of Trent valley				Med - 4		
Perceptual aspects	Relativ	ely tra	nquil, strong	y village character despite l	ousiness park						Med -	-	Secondary receptors	+		nall section	n of	rural setting				Low - 2		
Associations	N/a										Low -	1	Number of receptors	Village	e edge							Low - 2		
LANDSCAPE SUSCE	PTIBI	LITY						T	otal Sco	re (/25)	1	5	Visibility of site	Promi	inent rid	geline						High - 6		
Factor	Asses	smen	İ .								Score	*												
Subtraction	No no	able lo	ss of key ch	naracteristics							Low - 2	2												
Addition				in prominent location							Med -	-												
Perception				village, and settlement der							High -	-												
Policy			0 0	hrough planting small cops		p the unito	orm na			//=0\	Low - 2	=	OVEDALL VICUAL CENCITATIV (Combined Value and Consentibility)											
			•	nbined Value and Susc	1 3,		••		otal Sco	re (/50)	3	3	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 31											
	pe sens	itivity (derived from	medium landscape value	and medium s	susceptibil	ity					╡		Overall medium visual sensitivity derived from medium visual value and medium susceptibility										
Notes												4	Notes											
MITIGATION OPPOR	TUNIT	IES/	RECOMME	ENDATIONS																				
Landscape planting	×												Form of development	×										
Landscape buffer	4				ite is promin	ent and ur	nable	to be mitigated					Local vernacular	×	-									
Site features	×												Other	×										
CONSTRAINTS	1													_										
On-site					PRoW, (conservati	on are	ea					Off-site	Listed building										
CONCLUSION																								
to a listed building and fo	orming p	art of	the local cor	nservation area. There is a	n overall med	ium lands	cape	value within the study area v	vith attrac	ctive lor	ng distar	nce vi	iews of the surrounding land	scape.	There is	medium	SUSCE	eptibility to change due to the pe	undary. There are some conservational inte rceived increased prominence of the village distance views and prominent ridgeline. Ov	e. The sensitiv	vity of the landscape c	character		

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

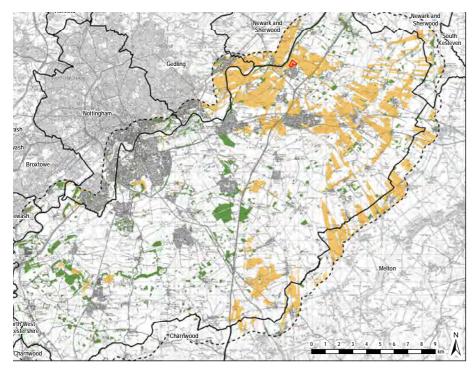
Visual Sensitivity

Landscape Value

Visual Value

* 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.

EBR/004 - Land north of Kneeton Road (2)

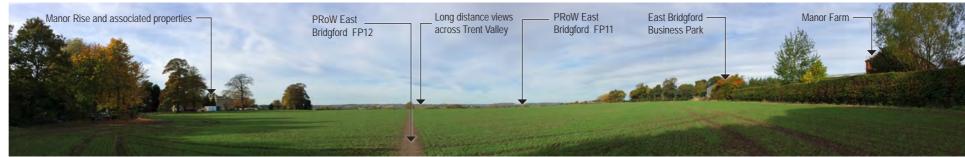


East Bridgford Business Park

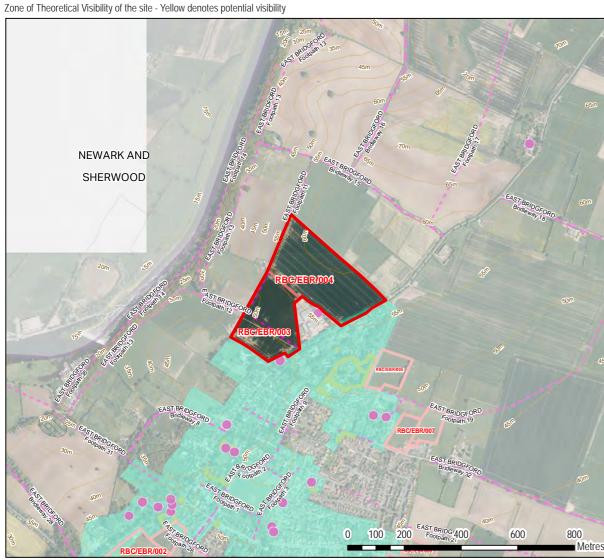
Prominent ridgeline

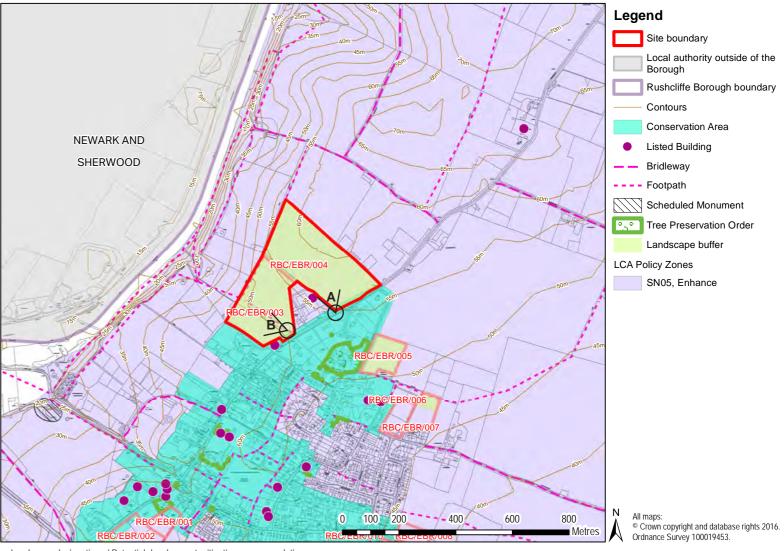
Prominent ridgeline

Site Photograph A - This viewpoint is taken from the entrance to East Bridgford Business Park along Kneeton Road. The site has a well maintained arable character and slopes westwards. This view portrays a prominent ridgeline within the site, creating long distance views across the Trent Valley. The site partially screened from Kneeton Road by vegetation but very open on its western boundary. To the left of the image is East Bridgford Business Park. In the centre of the image are overhead electricity lines and some mitigative planting can be seen in the distance.



Site Photograph B - This viewpoint looks westerly across the site from a point along PRoW East Bridgford FP12. The view portrays the relatively well maintained, arable, and slightly sloping character of the site. Long distance views of the Trent Valley are facilitated from PRoW East Bridgford FP11 and FP12. To the left of the image is Manor Rise and associated properties including residential and commercial usage. To the right of the image is east Bridgford Business Park and Manor Farm.





Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMEN				CLIENT:	Rushcliffe Borough Council					Aggregate Score (/100): 58							
SITE REFERENCE:	RBC/E	EBR/005 - Land at Lammas L	.ane	DATE VI	SITED:	02/11/2	016	SURVEYED BY: MB CHECKED BY: N											
EXISTING LANDSCA	APE CHARACTER			Landscape character with	nin site		S	N05 (Moderate)	(Moderate)	<u>.</u>									
			LIVING LA	NDSCAPES METHODOLOG	Y								OTHER						
Landform	LCA Site Study Area	Settlement Pattern	LCA Stud	* I II and Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area					
Vales & valley bottoms	× × ×	Nucleated	4 4		4	×	4	Wooded - ancient	×	×	×	Spatial character	Small	Variable					
Rolling / undulating	X X X	Clustered	√ ×		×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable					
Low plateau	4 4 X	Settled	XX		√	4	√	Trees & woods	4	×	4	Boundary treatments	Hedges	Variable					
Sloping (low hills) Coastal dunes / shingle	4 X 4	Dispersed Waste ground / derelict	√ ×	Woodland Rough / wild / equesti	rian 💥	×	× ×	Coverts & tree groups Other trees	*	X	4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable					
Marine levels	$\frac{1}{x}$	Unsettled	$\frac{1}{x}$		IIdii X	X	X	Open / unwooded	X	×	×		Lincal	Variable					
High plateau (>300m)	XXX	Coalfields	××		×	×	4		1 * * 1	•		Other characteristics / features		PRoW on southern bound	dary, TPO				
High hills (>600m)	XXXX	Urban	XX	Parkland / leisure	×	×	×					leatures							
LANDSCAPE VALUE					Total Sco	ore (/25)	19	VISUAL VALUE Total Score (/25)											
Factor	Assessment						Score*	Factor	Factor Assessment										
Landscape quality	Not particularly well manage	ed on site, study area has lot	is of domestic pr	operties with good maintenanc	e		Med - 2	Recognition of value	Conservation Area within and adjacent to site Med -										
Scenic quality	Well treed appearance, pos	sitive character, strong vernad	cular				Med - 2	Indicators of value	N/A	N/A Low - 3									
Rarity	Windmills are a distinctive for	features within study area					Med - 2	Other value	N/A Low - 3										
Representativeness	Study area mostly represen	ntative of LCA					High - 3	VISUAL SUSCEPTIB	SILITY Total Score (/25) 11										
Conservation interests	Conservation Area within si	ite, TPO adjacent, handful of	listed buildings a	and other TPO			High - 3	Factor	Assessi	ment					Score*				
Recreation value	Network of PRoW						Med - 2	Primary receptors	Recreati	ional -	site partiall	y important to visual amenity			Med - 4				
Perceptual aspects	Enclosed from road and ser	oximity to settler	ment. Tranquil			High - 3	Secondary receptors	Residen	ntial - si	ite partially	visible, not important to visual ame	enity		Low - 2					
Associations											creening ar	nd narrow road with private feeling			Low - 2				
LANDSCAPE SUSCE	EPTIBILITY				Total Sco	ore (/25)	15	Visibility of site	Screene	ed by v	egetation o	n several sides			Low - 2				
Factor	Assessment						Score*												
Subtraction	No notable loss of key char-	racteristics					Low - 2												
Addition	Illogical extension of urban	edge					Med - 4												
Perception	Loss of sense of enclosure	along Lammas Lane, loss of	tranquillity, incre	ease in density and urbanisatio	n		High - 6												
Policy	Enhance village fringes thro	ough planting small copses to	break up the ur	niform nature of the urban edge	9		Low - 2												
OVERALL LANDSCA	APE SENSITIVITY (Comb	ined Value and Suscepti	ibility)		Total Sco	ore (/50)	34	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24											
Overall medium landscap	pe sensitivity derived from m	nedium landscape value and r	medium suscepti	ibility				Overall low visual sensiti	Overall low visual sensitivity derived from low visual value and low susceptibility										
Notes								Notes							-				
MITICATION OPPOR	RTUNITIES / RECOMMEN	IDATIONS																	
Landscape planting	XIONITIEST RECOMMEN	IDATIONS						Form of development	×										
Landscape buffer	4	Site unable to be	e mitigated due to	o inaccessible, enclosed verna	cular			Local vernacular	X										
Site features	×							Other	×										
CONSTRAINTS																			
On-site					Off-site					PRoW									
CONCLUSION	•							•	•										
The site is made up of or													to its south-western boundary. There are of enclosure along Lammas Lane, loss of t						

urbanisation. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a low number of potential receptors due to a high level of screening by vegetation. The overall visual susceptibility is low due to screening. Overall, there is low visual sensitivity.

Landscape Value

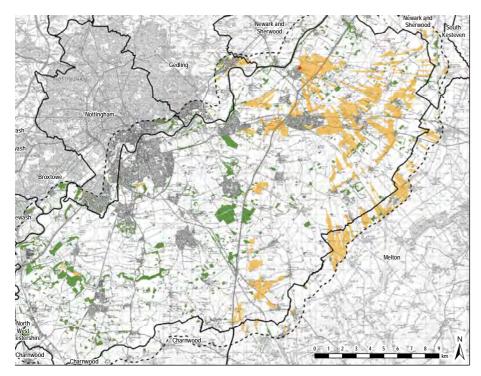
*Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Susceptibility. Visual Value, and

Landscape Value
Visual Value

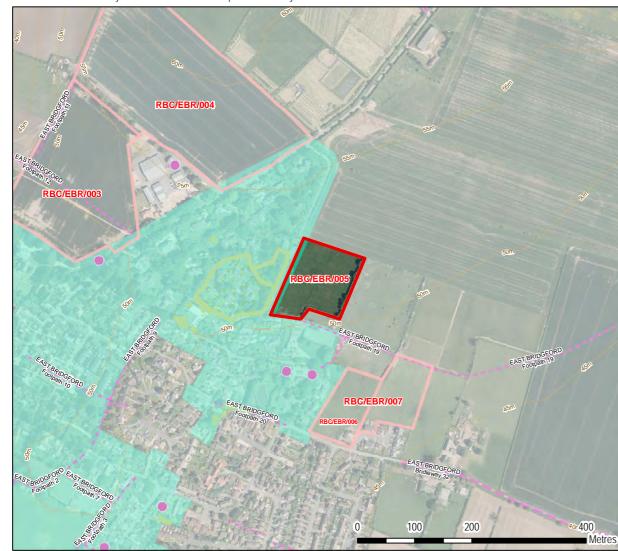
Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/005 - Land at Lammas Lane



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



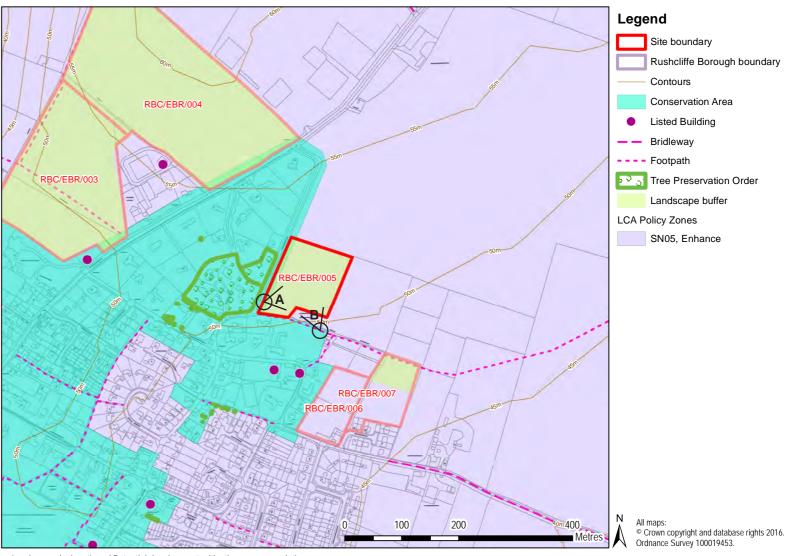
Aerial view of the site



Site Photograph A - This view portrays the level of screening along Lammas Lane. Dense vegetation on both sides gives the road a private feel. This viewpoint is typical of views for the site from Lammas Lane, limited to glimpsed views through field gate gaps. The site consists of one pastoral field with dense vegetation on its western boundary. The feeling of enclosure and tranquillity is evident along Lammas Lane.



Site Photograph B - This view is taken from PRoW East Bridgford FP19 looking north-east towards the site. From this view the site feels more open despite further demonstrating the dense vegetation obscuring views towards Lammas Lane. From this location the site appears to have a more rural character.



Landscape designations / Potential development mitigation recommendations

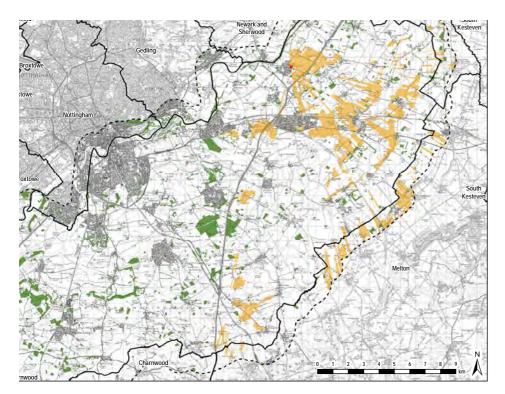
LANDSCAPE AN	PE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rush																		Aggregate	e Score (/100): 46						
SITE REFERENCE:	NCE: RBC/EBR/006 - Closes Side Lane (Smaller) DATE VISITED: 02/11/2016																	SURVEYED BY: MB CHECKED BY:								
EXISTING LANDSCAF	PE CHAI	RACTE	R				Lan	dscape character within site				SNO	5 (Moderate)			Landso	cape character within study area	SN05	(Moderate)							
						LIVIN	G LANDSC	APES METHODOLOGY										OTHER								
Landform	LCA S	Site	Study Area	Settlem	nent Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area						
Vales & valley bottoms	×	×	×	Nucleat	ed	4	4	Arable farms	4	×	4		Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable							
Rolling / undulating	4	×	×	Clustere	ed	4	×	Mixed farms	×	×]	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable							
Low plateau	4	√	\checkmark	Settled		×	×	Pastoral farms	4	\checkmark	×		Trees & woods	4	×	×	Boundary treatments	Variable	Variable							
Sloping (low hills)	×	×	4	Dispers		\checkmark	×	Woodland	×	×	×	_	Coverts & tree groups	4	×	4	Enclosure pattern	Planned	Variable							
Coastal dunes / shingle	×	×	×		ground / derelict	×	×	Rough / wild / equestrian	×	✓	✓	4	Other trees	×	✓	√	Tree pattern	Scattered	Variable							
Marine levels	×	×	×	Unsettle		×	×	Disturbed	×	×	×	4	Open / unwooded	×	×	×	Other characteristics /									
High plateau (>300m)		×	×	Coalfiel	ds	×	×	Urban / brownfield	×	×	×	4					features									
High hills (>600m) LANDSCAPE VALUE	*	×	*	Urban		<i>></i>	×	Parkland / leisure	tal Sco	re (/25)	1	<u> </u>	VISUAL VALUE Total Scor													
Factor	Assessm	ent						10	itai Sci		Score*	4	Factor	Assessment Sc												
Landscape quality			s especiall	ly near resi	dential areas, areas (of poor m	anagement				Med -	2	Recognition of value			setting of conservation area Me										
Scenic quality				,	· · · · · · · · · · · · · · · · · · ·		<u> </u>				Low -	1	Indicators of value	N/a	Lov											
Rarity	Many human detractors Lo N/a Lo												Other value	n/a			Lov									
Representativeness	Study area partially representative of LCA Me												VISUAL SUSCEPTIBIL	ITY			Total Score (/25)									
Conservation interests												2	Factor	Asses	ssment					Score*						
Recreation value	Network of PRoW											2	Primary receptors	Reside	ential are	eas, part of	visual amenity			Low - 2						
Perceptual aspects	Interrupted by settlement fringe											1	Secondary receptors	Recre	ational, r	not particula	rly important			Low - 2						
Associations	N/a										Low -	1	Number of receptors	Village	e edge, t	he more op	en views become Med - 4									
LANDSCAPE SUSCE	PTIBILIT	Υ						To	tal Sco	ore (/25)		9	Visibility of site	Partial	lly visible	from reside	ntial Low - 2									
Factor	Assessm										Score*															
Subtraction	No real lo										Low - 2	2														
Addition	Extension										Low - 2	2														
Perception	Extension		J				1. 16				Low - 2	2														
,				J 1	0 1		ne uniform r	nature of the urban edge		(/F.o)	Low - 2	=	OVERALL MICHAL CE	VICITI	/ITV / O		/ 1 10 (1111)			T 1 1 0 (/F0) 04						
OVERALL LANDSCA			•		•	J.		10	tal Sco	ore (/50)	2	2	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Overall low visual sensitivity derived from low visual value and low susceptibility													
Overall low landscape ser	isilivity de	erivea ii	om low la	indscape va	alue and low suscepti	DIIILY						╡		ty deriv	/ea irom	iow visuai v	value and low susceptibility									
Notes												4	Notes													
MITIGATION OPPORT	UNITIF	S / RF	COMMEN	NDATION	S																					
Landscape planting	X												Form of development	×	T											
Landscape buffer	×												Local vernacular	4	1			In keeping with conservation area								
Site features	×												Other	×												
CONSTRAINTS																										
On-site													Off-site													
CONCLUSION																										
value within the study are	a due to a	a numb	er of huma	an detractoi	rs and some areas of	poor ma	nagement.		change	with no	real los	s of c	haracter and the perception	of an e				ite lying adjacent to the local conservation scape character is low overall. Visually, th								

Landscape Value
Visual Value

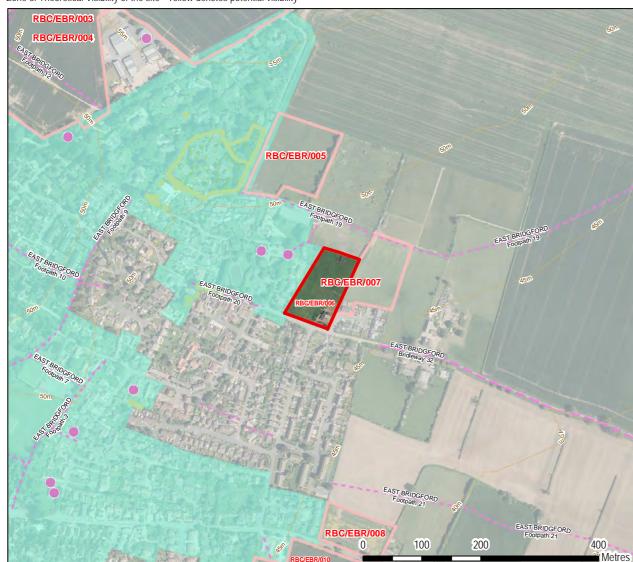
Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/006 - Closes Side Lane (Smaller)



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



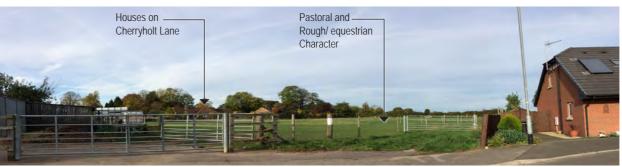
Houses off Closes Side Lane

Site well screened on northern boundary

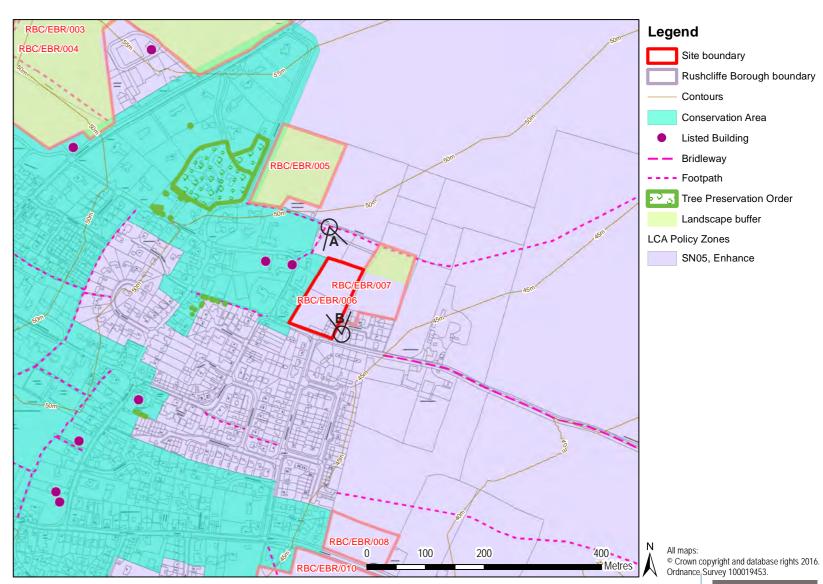
PRoW East
Bridgford
FP41

Equestrian Stables

Site Photograph A - This viewpoint, taken from PRoW East Bridgford FP41, looks south-east towards the site across adjoining fields of rough/ equestrian character. From this location the site is well screened by vegetation along its northern boundary. The rural setting is interrupted by glimpsed views of housing above the vegetation along with built form related to the farmstead and equestrian character of the local landscape.



Site Photograph B - This viewpoint looks north towards the site from a residential estate of Closes Lane. The site is a mixture of rough pastoral and equestrian land. The site is relatively flat with some areas of degradation and a number of local human detractors.



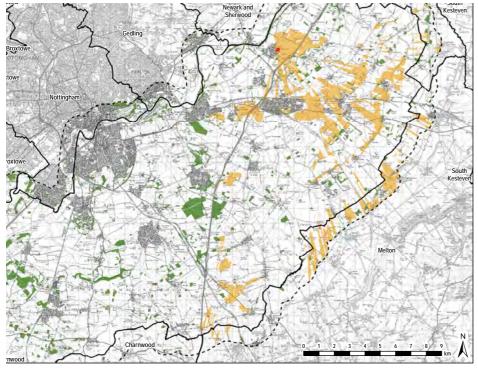
Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL S	ENSIT	TIVITY ASSESSMENT						CLIE	NT: F	ushcliffe Borough Council						Aggregate Score (/100): 48				
SITE REFERENCE:		RBC/E	BR/007 - Closes Side Lane (lar	ger)		DATE VISITED:	. (02/11/2	2016	Т	-					SURVEYED BY: MB		(ED BY: NW				
EXISTING LANDSCAPE CHARACTER Landscape character within site										SN	105 (Moderate)			Land	Iscape character within study ar	SN05 (Moderate)						
				LIVI		SCAPES METHODOLOGY					,	OTHER										
Landform	I I CA I SHE I	tudy Area	Settlement Pattern	LCA	Study	Land Cover	LCA	Site	Stud		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Are	a				
Vales & valley bottoms	××	×	Nucleated	4	4	Arable farms	4	×	4	>	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable					
Rolling / undulating	✓ ×	×	Clustered	4	×	Mixed farms	×	×			Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable					
Low plateau	4 4	×	Settled	×	×	Pastoral farms	✓	✓	×		Trees & woods	4	×	×	Boundary treatments	Variable	Variable					
Sloping (low hills) Coastal dunes / shingle	XX	×	Dispersed Waste ground / derelict	✓	×	Woodland	×	×	X		Coverts & tree groups	✓	×	4	Enclosure pattern	Planned n/a	Variable Variable					
Marine levels	X X	X	Unsettled	×	X	Rough / wild / equestrian Disturbed	×	×	X		Other trees Open / unwooded	×	✓	X	Tree pattern	IVa	Variable					
High plateau (>300m)	XX	×	Coalfields	×	×	Urban / brownfield	×	×	×		Open / unwooded	**	*		Other characteristics /	PRoW						
High hills (>600m)	××	×	Urban	×	×	Parkland / leisure	×	×	×						features							
LANDSCAPE VALUE						To	tal Sco	re (/25)	5)	13	VISUAL VALUE					·	Total Sco	ore (/25) 13				
Factor	Assessment								Scor	e*	Factor Assessment											
Landscape quality	Managed in parts	especial	lly near residential areas, areas	of poor	managem	ent			Med	- 2	Recognition of value	Within setting of conservation area										
Scenic quality	Many human detr	actors							Low	- 1	Indicators of value	N/a										
Rarity	N/a								Low	- 1	Other value	N/a										
Representativeness	Study area partia	lv repres	sentative of LCA						Med	-	VISUAL SUSCEPTIBI	N/a Low - 3 Low - 3										
Conservation interests		, ,	nt to site, some listed buildings	and TPC)'s				Med	-	Factor	_	ssment				Total co.	Score*				
Recreation value	Network of PRoW	,	it to site, some listed ballarings	unu ii c	, 3				Med	-	Primary receptors	+		eas nart o	of visual amenity			Low - 2				
Perceptual aspects	Interrupted by set		fringe						Low	_	Secondary receptors	_			ularly important			Low - 2				
Associations	n/a	doment i	Tiligo						Low	_	Number of receptors	Village edge, the more open views become Me										
LANDSCAPE SUSCE						To	tal Sco	re (/25		0	Visibility of site	+			toW and residential			Med - 4				
Factor	Assessment						, tu: 000	7.0 (120)	Scor	Δ*	VISIBILITY OF SITE											
Subtraction	No real loss of ch	aracter							Low -	-												
Addition	Extension of urba								Low -	_												
Perception	Extension of urba								Low	_												
Policy			rough planting small copses to	hroak un	the unifor	m nature of the urhan edge			Low	_												
	Ü		bined Value and Susceptib		tric drillor		tal Sco	ro (/50	_	22	OVEDALL VISUAL SE	ITIZIA	VITV (C	omhinec	d Value and Suscentibility)		Total Sco	ore (/50) 2 <i>6</i>				
		•	andscape value and low susception	J .		10	nai Sco	nc (130 ₎	"[OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Overall low visual sensitivity derived from low visual value and low susceptibility Total Score (/50) 26											
	cristivity derived in	iii iow ia	indscape value and low suscep	tibility						╡		vity ucin	vcu iroin	IOW VISuu	ir value and low susceptibility							
Notes										4	Notes											
MITICATION ODDOD	TUNITIES / DEG	ON 411 4 E 1	NDATIONS																			
MITIGATION OPPOR		OWNE	NDATIONS								F £ -		_									
Landscape planting Landscape buffer	×		North pas	torn corn	or to crost	e strong settlement line					Form of development Local vernacular	×				In keeping with conservation area						
Site features	×		Notificas	CITI COIT	ici to cica	c strong settlement line					Other	×				in keeping with conscivation area						
CONSTRAINTS											o and		•									
On-site											Off-site	T										
CONCLUCION	<u> </u>											<u> </u>										
CONCLUSION																=						
lying adjacent to the loca	al conservation are	a. There	is an overall low landscape value	ue within	the study	area due to a number of human d	letractor	rs and s	some a	areas	of poor management. There i	is a low	suscept	bility to ch		eastern boundary. There are some conserval and the perception of an extension to the use low visual sensitivity.						

Landscape Value Visual Value Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/007 - Closes Side Lane (larger)



PRoW East

Bridgford FP19



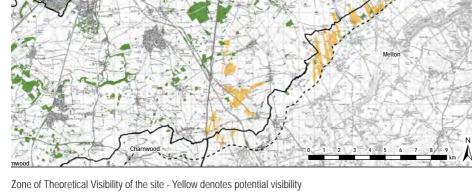
Site Photograph A - This viewpoint looks south through the north-eastern section of the site, from a point along East Bridgford FP19. The view demonstrates the sites position on the edge of the settlement. The site plays a small part in the

Rough pasture/ domesticated landscape

Houses along Closes Side Lane

Site Photograph B - This view further demonstrates the position of the site on the edges of the settlement. Houses on Cherryholt Lane are visible to the left of the image.

Site Photograph C - View looking north from residential area off Closes Side Lane. This viewpoint portrays the level of human detractors adjacent to the site.





Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building - Bridleway --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones SN05, Enhance All maps:
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Ordnance Survey 100019453. RBC/EBR/008 100 200 400

Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMEN	ſ					CLIENT:	Rushcliffe Borough Council						Aggregate Sco	re (/100):	: 47
SITE REFERENCE:	RBC/EBR	R/008 - Land to the north of Bu	tt Lane		DATE VISITED): (02/11/20	016						SURVEYED BY: MB	С	HECKED BY:	′: NW
EXISTING LANDSCA	APE CHARACTER			Land	dscape character within site	е		S	N05 (Moderate)			Lands	cape character within study area	SN05 (Moderate),	SN06 (Moderate -Good	(t	
			LIVING L		APES METHODOLOGY									OTHER	·		
Landform	LCA Site Study Area	Settlement Pattern		udy rea	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Stud	y Area	
Vales & valley bottoms	XXX	Nucleated	4 .		Arable farms	4	×	4	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable		
Rolling / undulating	✓ X X	Clustered	4	×	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4 4 X	Settled	X 3	×	Pastoral farms	4	4	✓	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills)	XXX	Dispersed			Woodland	4	×	×	Coverts & tree groups	4	×	4	Enclosure pattern	Planned	Variable		
Coastal dunes / shingle Marine levels		Waste ground / derelict Unsettled		×	Rough / wild / equestrian Disturbed		×	~	Other trees Open / unwooded	X	×	4	Tree pattern	Scattered	Variable		
High plateau (>300m)	$\frac{1}{\hat{X}} \frac{1}{\hat{X}} \frac{\hat{X}}{\hat{X}} \frac{\hat{X}}{\hat{X}}$	Coalfields		X	Urban / brownfield		×		Open / unwooded	~			Other characteristics /		Conserva	ation Area	
High hills (>600m)	XXX	Urban		X	Parkland / leisure	×	×	×					features				
LANDSCAPE VALUE	<u> </u>	•			Т	otal Sco	re (/25)	12	VISUAL VALUE						Tota	al Score (/25)	5) 13
Factor	Assessment							Score*	Factor	Assess	sment						Score*
Landscape quality	Variable, gapped hedges a	and some areas of degradation	i					Low - 1	Recognition of value	Conser	rvation	area adjace	nt,part of setting				Med - 6
Scenic quality	Strong urban character, a le	lot of human influence						Low - 1	Indicators of value	N/a							Low - 3
Rarity	N/a							Low - 1	Other value	N/a						•	Low - 3
Representativeness	Study area partially represe	entative of LCA						Med - 2	VISUAL SUSCEPTIB	ILITY					Tota	al Score (/25)	5) 13
Conservation interests	Conservation area adjacen	nt to site, some listed buildings	and TPO's					Med - 2	Factor	Assess	sment						Score*
Recreation value	PRoW network							Med - 2	Primary receptors	Reside	ntial, si	te not partic	ularly important to visual amenity			•	Low - 2
Perceptual aspects	Urban fringe, not tranquil, a	aware of settlement						Low - 1	Secondary receptors	Recrea	ational, i	not particula	arly important to visual amenity				Low - 2
Associations	N/a							Low - 1	Number of receptors	Well po	opulated	d settlemen	, busy road adjacent				Med - 4
LANDSCAPE SUSCE	EPTIBILITY				Т	otal Sco	re (/25)	9	Visibility of site	Relativ	ely visit	ble					Med - 4
Factor	Assessment							Score*									' <u></u>
Subtraction	N/a							Low - 2									
Addition	Extension of urban fringe							Low - 2									
Perception	Extension of urban fringe							Low - 2									
Policy	Enhance village fringes thro	ough planting small copses to	break up the i	uniform n	ature of the urban edge			Low - 2									
	· ·	oined Value and Suscepti	3,		T	otal Sco	re (/50)	21	OVERALL VISUAL S	ENSITIV	ITY (C	ombined	Value and Susceptibility)		Tota	al Score (/50)	0) 26
Overall low landscape se	ensitivity derived from low lar	ndscape value and low suscep	otibility						Overall low visual sensiti	vity derive	ed from	low visual	value and low susceptibility				
Notes									Notes								
MITIGATION OPPOR	RTUNITIES / RECOMMEN	NDATIONS															
Landscape planting	×								Form of development	×							
Landscape buffer	X								Local vernacular	4			In keeping with conservation	n area, single line of development along ro	ad to match existing		
Site features	×								Other	×	<u> </u>						
CONSTRAINTS	1									-							
On-site									Off-site								
CONCLUSION	<u> </u>									<u> </u>							
	pastoral field and lies immed	liately north of Butt Lane. Then	re is a networ	k of PRo	W's within the study area with	n East Bri	idgford	FP21 runn	ing through the adjacent field	to the nor	rth of th	e site. Ther	e are some conservational interest	s within the study with the site lying adjace	ent to the local conserva	ation area. Th	here is an
		,			,		5		5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					,			

The site comprises one pastoral field and lies immediately north of Butt Lane. There is a network of PRoW's within the study area with East Bridgford FP21 running through the adjacent field to the north of the site. There are some conservational interests within the study with the site lying adjacent to the local conservation area. There is a network of PRoW's within the study area with the site lying adjacent to the local conservation area. There is a network of PRoW's within the study area with no real loss of character and the perception of an extension to the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value. There is a medium number of potential receptors as the site forms part of a well poulated settlement. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.

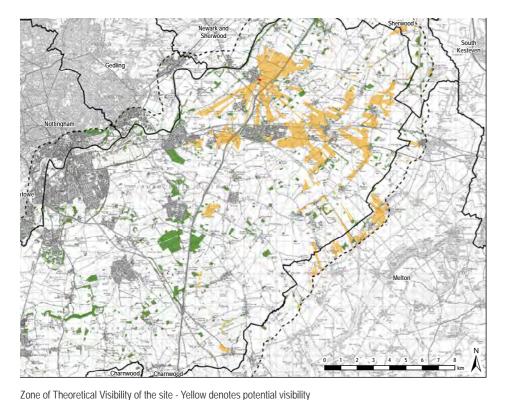
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/008 - Land to the north of Butt Lane

Aerial view of the site



East Bridgford FP21 -

Arable land/ domesticated

landscape on urban fringe

Houses along

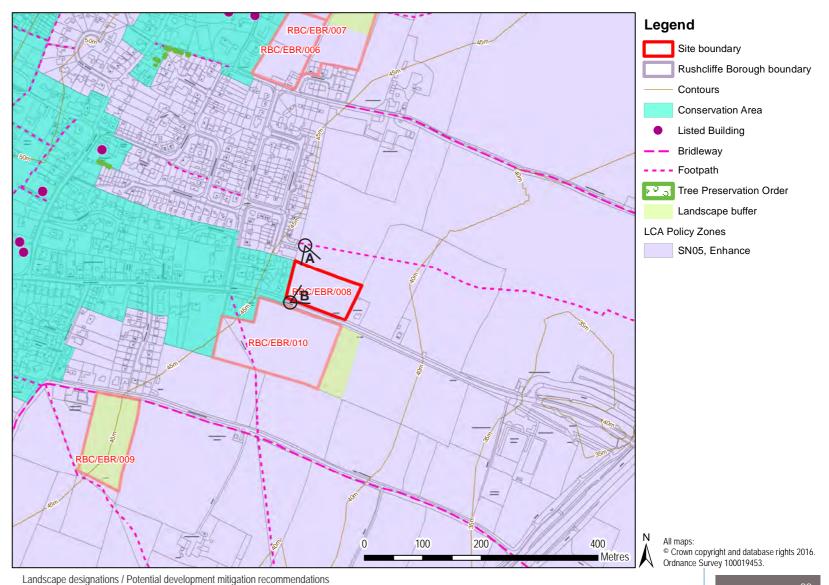
Butt Lane

Site Photograph A - Looking south-east towards the site from PRoW East Bridgford FP21 accessed from Holloway Close. This view demonstrates the character of the urban edge as most of the landscape is domesticated. The site is comprises under managed pastoral land, the image portrays some areas of arable land in the foreground. The view shows several houses along Butt Lane.



Site Photograph B - From this location, along Butt Lane, views of the site are relatively un-obscured. Some boundary vegetation exists in the form of hedgerows and several hedgerow trees. Lack of tranquillity in this location as busy road contributes to the feeling of urbanity. Several houses are visible along Butt Lane.





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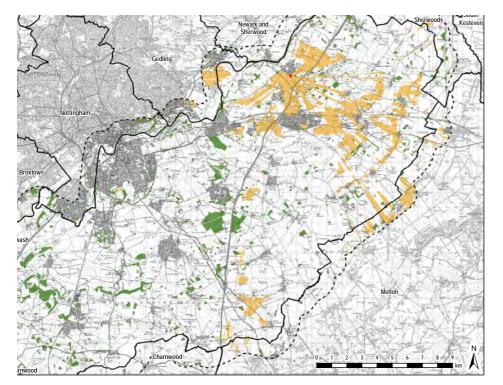
LANDSCAPE AN	nd Visi	JAL :	SENSI	FIVITY ASSESSMENT					(CLIENT: I	Rushcliffe Borough Council						Aggregate	e Score (/100)): 56
SITE REFERENCE:			RBC/EBR	/009 - Land to East of Springda	le Lane		DATE VISITED): 0	2/11/20	16						SURVEYED BY: MB		CHECKED BY	۲: NW
EXISTING LANDSCA	PE CHA	RACT	ER			La	andscape character within site	e		S	NO5 (Moderate)			Lands	scape character within study are	SN05 (Moderate),	SN06 (Moderat	e -Good)	
					LIVIN		SCAPES METHODOLOGY				,			Ī		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	4	4	Arable farms	4	×	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	4	×	×	Clustered	4	×	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	✓	√	×	Settled	×	×	Pastoral farms	4	√	√	Trees & woods	4	×	×	Boundary treatments	Variable	Variable		
Sloping (low hills)	X	X	√	Dispersed	4	×	Woodland	4	X	×	Coverts & tree groups	4	×	4	Enclosure pattern	Planned	Variable		
Coastal dunes / shingle Marine levels	× -	X	×	Waste ground / derelict Unsettled		× ×	Rough / wild / equestrian Disturbed	- X	X	×	Other trees Open / unwooded		~	*	Tree pattern	n/a	Variable		
High plateau (>300m)	X	X	×	Coalfields	X	X	Urban / brownfield	×	X		Open / unwooded	~	4		Other characteristics /			PRoW	
High hills (>600m)	×	X	×	Urban	×	×	Parkland / leisure	×	X	×					features				
LANDSCAPE VALUE				•			T	otal Scor	e (/25)	15	VISUAL VALUE			•	•	•	•	Total Score (/25	5) 13
Factor	Assessn	nent							· ·	Score*	Factor	Assess	ment					· · · · · · · · · · · · · · · · · · ·	Score*
Landscape quality	Generally	well m	naintained	but some aspects of degradation	on				_	Med - 2	Recognition of value	N/a							Low - 3
Scenic quality	Some hu	man de	tractors b	ut overall reasonable scenic qu	ality					Med - 2	Indicators of value	N/a							Low - 3
Rarity	N/a									Low - 1	Other value	Part of a	a stron	g rural edg	е				Med - 6
Representativeness	Study are	a parti	ally repres	sentative of LCA						Med - 2	VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 13
Conservation interests	Conserva	ition ar	ea, some	listed buildings and TPOs						Med - 2	Factor	Assess	ment						Score*
Recreation value	Strong ne	etwork	of PRoW							High - 3	Primary receptors	Residen	ntial, pa	art of the ru	ıral setting				Med - 4
Perceptual aspects	Edge of s	ettlem	ent, road r	noise apparent, not an overly st	ong char	acter				Low - 1	Secondary receptors	Recreat	ional, p	part of the	visual amenity				Med - 4
Associations	N/a									Low - 1	Number of receptors	Village 6	edge						Low - 2
LANDSCAPE SUSCE	PTIBILIT	Υ					T	otal Scor	e (/25)	15	Visibility of site	Visible f	rom fie	eld gate, ot	herwise vegetated boundary				Low - 2
Factor	Assessn	nent								Score*									
Subtraction	No loss o	f key c	haracteris	tics						Low - 2									
Addition	_ <u> </u>			ement edge						Med - 4									
Perception			•	crease in density and urbanisati					_	High - 6									
Policy				rough planting small copses to		the uniforn				Low - 2									
				bined Value and Susceptil	•			otal Scor	e (/50)	30					Value and Susceptibility)			Total Score (/50	0) 26
Overall medium landsca	pe sensitiv	ity deri	ved from r	medium landscape value and m	edium su	sceptibility					Overall low visual sensiti	vity derive	d from	low visual	value and low susceptibility				
Notes											Notes								
MITIGATION OPPOR	TUNITIE	S / RE	COMME	NDATIONS															
Landscape planting	×										Form of development	×							
Landscape buffer	4			Site unabl	e to be m	tigated du	e to semi rural location				Local vernacular	×							
Site features	×										Other	×							
CONSTRAINTS																			
On-site				Access, pa	rticularly	during con	nstruction phase				Off-site					PRoW			
CONCLUSION																			
medium landscape value	e within the	study	area due t	to a reasonably well maintained	and attra	ctive scen	ic quality with some levels of de	gradation	and so	me huma	detractors. There is a mediu	m suscep	tibility t	to change	with no real loss of key characteris	erests within the study area but none which stics but increased density and urbanisation part of the urban edge. Overall, there is lo	n due to finger o	f development. The	

Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

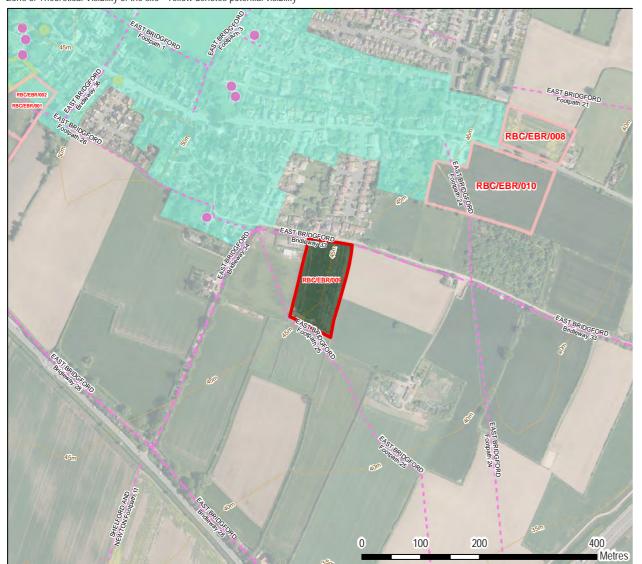
EBR/009 - Land to East of Springdale Lane

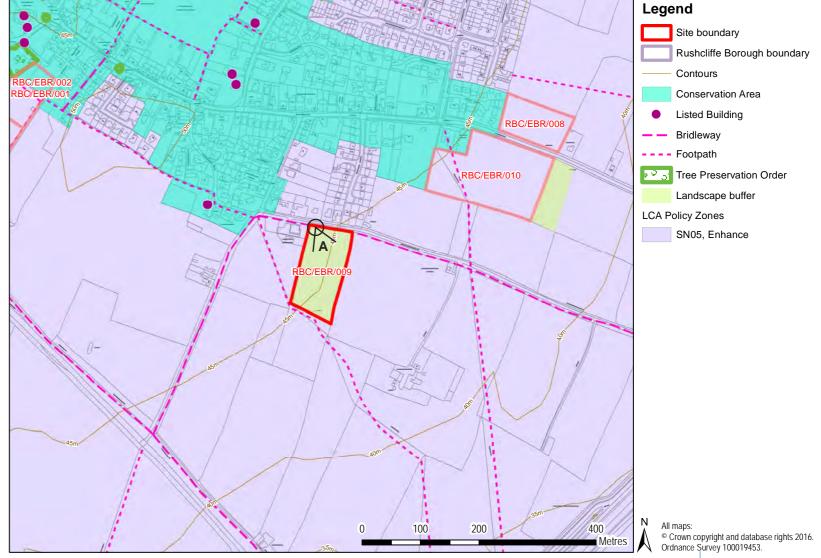




Site Photograph A - This viewpoint looks south-west through the site from a field gate along Springdale Lane. This view further demonstrates the domesticated character of the urban fringe due to the pastoral character of the site and the busy, built up nature of Springdale Lane on the left of the image. The site is relatively well screened and is only visible through a gap in vegetation due to the field gate access.

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





Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VISUAL SENSITIV	/ITY ASSESSMENT					С	LIENT: F	Rushcliffe Borough Council							Aggregate	e Score (/100)	: 59
SITE REFERENCE:	EBR0	010 - Land south of Butt Lane	!		DATE VISITED	: 19	9/05/201	7							SURVEYED BY: RW		CHECKED BY	′: NW
EXISTING LANDSCA	PE CHARACTER			La	indscape character within site	Э		S	N05 (Moderate)			Landso	cape	character within study area	sN05	(Moderate)		
			LIVING	G LANDS	CAPES METHODOLOGY								Ī		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	XXX	Nucleated	4	4	Arable farms	4	4	4	Wooded - ancient	×	×	×		Spatial character	Medium - open	Variable		
Rolling / undulating	X X X	Clustered	×	×	Mixed farms	X	×	×	Wooded - recent	X	×	√		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau Sloping (low hills)	7 X X	Settled Dispersed	×	×	Pastoral farms Woodland	×	×	X	Trees & woods Coverts & tree groups	×	× ×	×		Boundary treatments Enclosure pattern	Hedges Sub-regular	Variable Variable		
Coastal dunes / shingle	XXXX	Waste ground / derelict	×	×	Rough / wild / equestrian	X	X	×	Other trees	1	4	1	-	Tree pattern	Linear	Variable		
Marine levels	XXX	Unsettled	×	×	Disturbed	×	×	×	Open / unwooded	×		×	- 1	Other characteristics /				
High plateau (>300m)	XXX	Coalfields	×	×	Urban / brownfield	4	×	√					- 1	features				
High hills (>600m)	X X X	Urban	×	×	Parkland / leisure	×	X (10.5)	×	1/10/14/ 1/4/ 1/5								T	nl
LANDSCAPE VALUE	1				I	otal Score	· ·	16	VISUAL VALUE	Τ.							Total Score (/25	
Factor	Assessment						_	Score*	Factor	Assessr								Score*
Landscape quality	Study area generally well mai	0 1	. ,		,		_	ligh - 3	Recognition of value	'	t to cor	nservation a	area					Med - 6
Scenic quality	Generally attractive study are	ea, some detractors in the for	m of pylon	s and uns	ympathetic housing		1	Med - 2	Indicators of value	N/A								Low - 3
Rarity	N/A							Low - 1	Other value		tting to	settlement	t					Low - 3
Representativeness	Broadly representative of PZ						1	Med - 2	VISUAL SUSCEPTIBII	ITY							Total Score (/25	5) 17
Conservation interests	Site adjacent to conservation	•					_	Med - 2	Factor	Assessr								Score*
Recreation value	Network of PRoW including o	<u> </u>		pace with	n study area			Med - 2	Primary receptors			art of the vi						Med - 4
Perceptual aspects	Somewhat tranquil with long v	views, a number of detractors	S				1	Med - 2	Secondary receptors	Recreati	ional, p	art of the v	isua	l amenity, particularly on footp	oath through site			Med - 4
Associations	N/A							Low - 1	Number of receptors	Edge of	village	, adjacent t	o bu	ısy road				Med - 4
LANDSCAPE SUSCE	PTIBILITY				To	otal Score	e (/25)	13	Visibility of site	Views of	f site re	estricted by	bou	indary vegetation, open otherv	vise			Med - 4
Factor	Assessment						5	Score*										
Subtraction	Loss of rural edge						Ν	∕led - 4										
Addition	Extension of settlement edge						_	.ow - 2										
Perception	Finger of development extend	0 0					_	∕led - 4										
Policy	Development on village fringe	<u> </u>		r				.ow - 2										
	PE SENSITIVITY (Combine		<i>J</i> ,			otal Score	e (/50)	29	OVERALL VISUAL SE		•			1 3/			Total Score (/50)) 30
Overall low landscape se	ensitivity derived from a mediur	m landscape value and low s	usceptibilit	ty to chan	ge				Low visual value but med	ium visual	susce	ptibility - ov	/eral	I a medium visual sensitivity				
Notes									Notes									
	TUNITIES / RECOMMENDA	ATIONS																
Landscape planting	4	N.C.I.			regetation				Form of development	×								
Landscape buffer Site features	×	Millennium Woo	od extensio	on beyond	l eastern boundary (offsite)				Local vernacular Other	×				l	Respects adjacent conservation area			
CONSTRAINTS									Otrici									
CONSTRAINTS																		
On-site			Р	RoW					Off-site						Adjacent Millennium Wood			
CONCLUSION																		
level of conservation inte	erests and recreational assets.	Development of the site wou	ıld result in	the exter		beit in the	a finger	of devel	opment - and this contributes	o the low	landsc				landscape value is attributed in part to the e, although the site sits adjacent to East Br			

Landscape Susceptibility

Visual Susceptibility

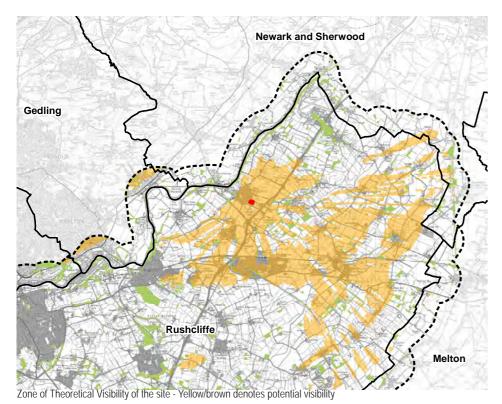
Landscape Sensitivity

Visual Sensitivity

Landscape Value

Visual Value

EBR/010 - Land south of Butt Lane





Site Photograph A - The panorama looks south-easterly along East Bridgford FP24 from the north-western corner of the site. The site itself dominates the majority of the foreground of the view, with East Bridgford Medical Centre glimpsed at the panorama's left-hand side. In the background of the view can be seen Millennium Wood.



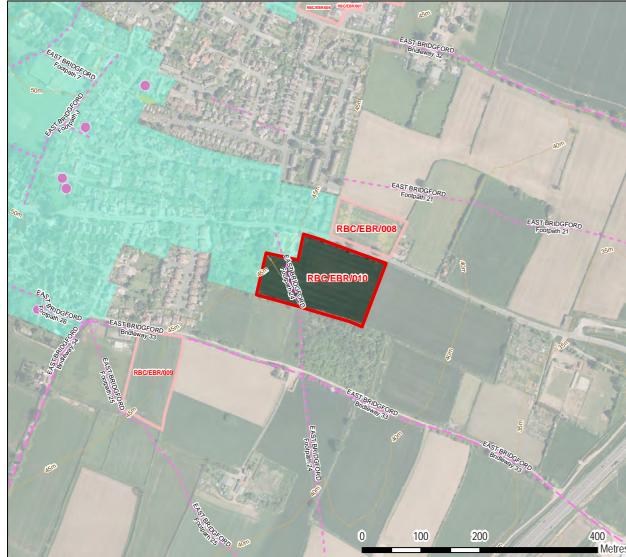
Site Photograph B - View taken from East Bridgford FP24 within the site. The view illustrates the open nature of the site, with Butt Lane glimpsed at the left-hand side of the view, and Millennium Wood framing the right-hand side.

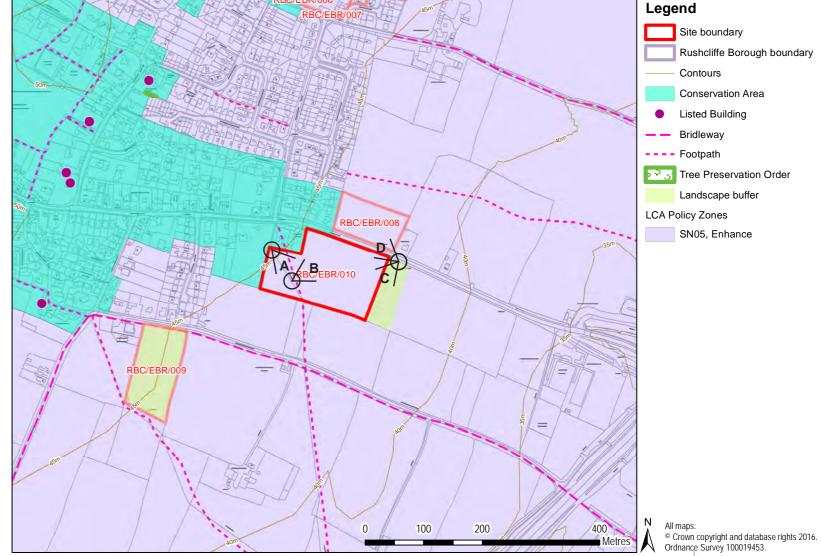


Site Photograph C - This panorama is taken from Butt Lane and demonstrates the rural nature of the site and its relationship to the urban edge. To the right-hand side of the rear of the view can be seen East Bridgford Medical Centre. To the right of the view in the background can be seen Millennium Wood.



Site Photograph D - This view is taken from Butt Lane and looks west parallel to the northern site boundary. The panorama demonstrates the well-vegetated approach to the village which will need to be conserved and reinforced in any development proposals for the site.





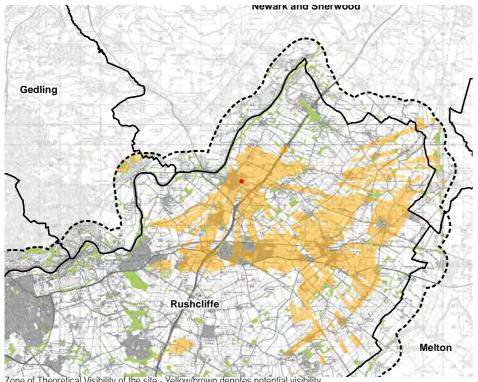
Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VIS	UAL	SENSIT	IVITY ASSESSM	ENT						CLI	ENT: R	ushcliffe Borough Council						Aggregate Score (/	100): 4
SITE REFERENCE:			RBC/EB	BR/011 - South of Closes	Side Lane			DATE VISITEI	D:	21/12/	2017							SURVEYED BY: MB		ED BY: NW
EXISTING LANDSCA	PE CHA	RACT	ΓER				Lan	ndscape character within si	te			SN	05 (Moderate)			Lands	cape character within study are	SN05 (Moderate),	SN06 (Moderate -Good)	
					LIV	/ING L	ANDSC	CAPES METHODOLOGY					· · · · · · · · · · · · · · · · · · ·			I	1	OTHER	·	
Landform	LCA	Site	Study Area	Settlement Pattern	LC	ΔΙ	udy rea	Land Cover	LC	A Site	7	tudy	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	ì
Vales & valley bottoms	×	×	×	Nucleated	4		1	Arable farms	4			1	Wooded - ancient	×		×	Spatial character	Medium - framed	Variable	
Rolling / undulating	×	×	×	Clustered	4		×	Mixed farms	×			×	Wooded - recent	×		×	Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	4	√	*	Settled	X		×	Pastoral farms	√			√	Trees & woods	4		×	Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	×	×	₩	Dispersed Waste ground / dereli	ict ×		✓	Woodland Rough / wild / equestrian	×		_	×	Coverts & tree groups Other trees	×		4	Enclosure pattern Tree pattern	Planned Linear	Variable Variable	
Marine levels	X	×	×	Unsettled	St ×		X	Disturbed	X	X	_	X	Open / unwooded	X		×		Emodi	Variable	
High plateau (>300m)	×	×	×	Coalfields	×		×	Urban / brownfield	×	×	4	1					Other characteristics / features		Conservation A	rea
High hills (>600m)	×	×	×	Urban	X		X	Parkland / leisure	X	. X	4	×					icutures	<u> </u>		
LANDSCAPE VALUE								1	Total So	core (/2	5)	12	VISUAL VALUE						Total Sco	re (/25)
Factor	Assess	ment									Sc	ore*	Factor	Asse	essment					Score
Landscape quality		0 1 1		and some areas of degrad	dation						Lo	w - 1	Recognition of value	N/a						Low -
Scenic quality	Urban fi	inge ch	naracter, a lo	ot of human influence							Lo	w - 1	Indicators of value	N/a						Low -
Rarity	N/a										Lo	w - 1	Other value	N/a						Low -
Representativeness	Study a	rea par	tially repres	entative of LCA							Me	ed - 2	VISUAL SUSCEPTIBI	LITY					Total Sco	re (/25)
Conservation interests	Conserv	ation a	rea within s	tudy area, some listed bu	ildings and T	POs					Me	ed - 2	Factor	Asse	essment					Score
Recreation value	PRoW r	network									Me	ed - 2	Primary receptors	Resi	dential, si	te not partic	cularly important to visual amenity			Low -
Perceptual aspects	Urban fi	inge, n	ot tranquil, a	aware of settlement							Lo	w - 1	Secondary receptors	Recr	eational, i	not particula	arly important to visual amenity			Low -
Associations	N/a										Lo	w - 1	Number of receptors	Well	populated	d settlemen	t			Med -
LANDSCAPE SUSCE	PTIBIL	TY						1	Total So	core (/2	5)	9	Visibility of site	Rela	tively con	tained				Low -
Factor	Assess	ment									Sc	ore*								
Subtraction	N/a										Lov	N - 2								
Addition	Extension	on of ur	ban fringe								Lov	N - 2								
Perception			ban fringe								Lov	N - 2								
Policy				<u> </u>		ıp the ι	uniform i	nature of the urban edge				N - 2								
OVERALL LANDSCA			•		1 3,			1	Total So	core (/50	0)	21					Value and Susceptibility)		Total Sco	re (/50)
Overall low landscape s	ensitivity	derived	from low la	ndscape value and low s	usceptibility								Overall low visual sensiti	vity der	rived from	low visual	value and low susceptibility			
Notes													Notes							
MITIGATION OPPOR	TUNITI	S / RI	ECOMMEN	NDATIONS																
Landscape planting	4				Retain exis	sting m	nature fie	eld boundaries					Form of development	×						
Landscape buffer	×												Local vernacular	×						
Site features	×												Ulner	×						
CONSTRAINTS	T .													1						
On-site				Potent	ial acc	ess issu	les					Off-site					Adajcent PRoW			
CONCLUSION																				
a an overall low landsca	pe value.	Potential access issues Potential access issues es Side Lane, the site comprises a pastoral field with associated hedgerow boundaries. The study area contains a good network of PRoWe. The study area has a low susceptibility to changes within the site due to its position on the urban fringe; there is overall a low sensitivity. al amenity of adjacent residential or recreational receptors. Overall, there is low visual sensitivity.																		

Landscape Value Visual Value Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/011 - South of Closes Side Lane

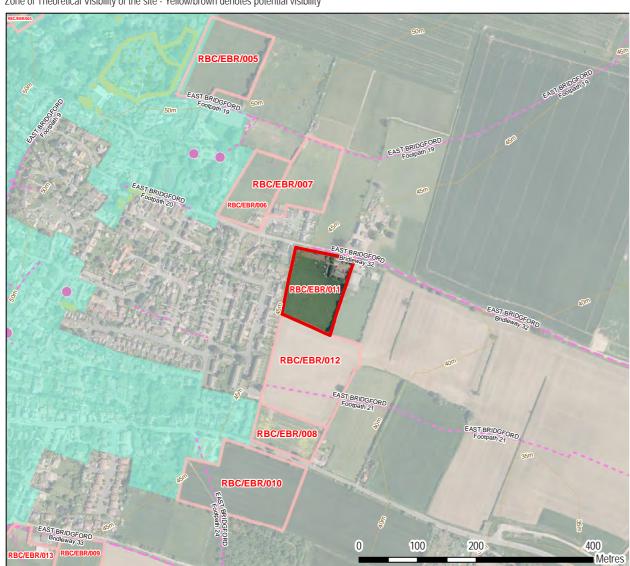


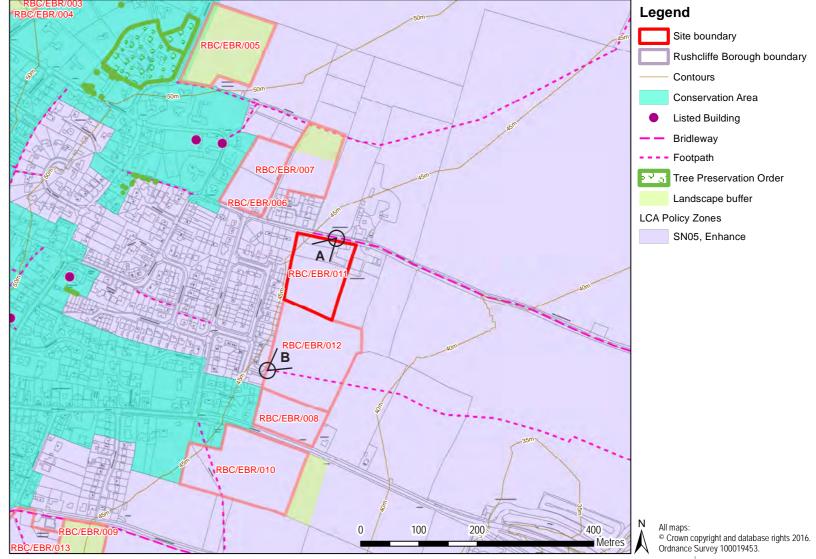


Site Photograph A - This viewpoint looks south-westerly along the site's northern boundary. To the right of the view can be seen Closes Side Lane; the site itself sits in the left of the view and is visually contained by the mature boundary vegetation on the site's northern boundary.



Site Photograph B - Looking north from East Bridgford FP21, which runs parallel to the site's southern boundary. From this location, the mature vegetation of the site boundary can be seen, with a property on Closes Side Lane visible to the right of it. The view also demonstrates the rural fringe to the eastern edge of the village.





Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMENT						CLIENT:	Rushcliffe Borough Council						Aggregate S	Score (/100)): 51
SITE REFERENCE:	RBC/EBR/0	12 - Land to the north of Butt L	ane (2)		DATE VISITED	: 2	1/12/20)17						SURVEYED BY: MB		CHECKED BY	
EXISTING LANDSCA	PE CHARACTER			La	ndscape character within site	e		(SN05 (Moderate)			Lands	cape character within study area	SN05 (Moderate),	SN06 (Moderate -C	Good)	
			LIVIN	IG LANDS	CAPES METHODOLOGY				, ,			T	<u> </u>	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	5	Study Area	
Vales & valley bottoms	× × ×	Nucleated	4	4	Arable farms	4	4	4	Wooded - ancient	×		×	Spatial character	Medium - open	Variable		
Rolling / undulating	✓ X X	Clustered	✓	×	Mixed farms	×	×	×	Wooded - recent	×		×	Indicative ground vegetation	Variable	Variable		
Low plateau Sloping (low hills)	4 4 X 4	Settled	×	×	Pastoral farms	4	×	×	Trees & woods	4		×	Boundary treatments	Variable Sub-regular	Variable Variable		
Coastal dunes / shingle	XXXX	Dispersed Waste ground / derelict	×	×	Woodland Rough / wild / equestrian	×	×	×	Coverts & tree groups Other trees		✓	4	Enclosure pattern Tree pattern	Linear	Variable		
Marine levels	XXX	Unsettled	×	×	Disturbed	X	×	×	Open / unwooded		×	×	·	Enrodi	Variable		
High plateau (>300m)	XXX	Coalfields	×	×	Urban / brownfield	×	×	4	<u> </u>	•	•	·	Other characteristics / features	PRoW	Cons	servation Area	
High hills (>600m)	XXXX	Urban	×	×	Parkland / leisure	×	×	×					icatures		<u> </u>		
LANDSCAPE VALUE					To	otal Scor	re (/25)	12	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessment							Score*	Factor	Asse	essment						Score*
Landscape quality	Variable, gapped hedges ar	nd some areas of degradation						Low - 1	Recognition of value	Cons	servation	area adjace	nt, site is part of its setting				Med - 6
Scenic quality	Strong urban fringe charact	er, a lot of human influence						Low - 1	Indicators of value	N/a							Low - 3
Rarity	N/a							Low - 1	Other value	N/a							Low - 3
Representativeness	Study area partially represe	entative of LCA						Med - 2	VISUAL SUSCEPTIB	ILITY						Total Score (/25	5) 17
Conservation interests	Conservation area adjacent	t to site, some listed buildings a	and TPOs	S				Med - 2	Factor	Asse	essment					•	Score*
Recreation value	PRoW network within study	area, PRoW within site - few I	ecreation	al facilities				Med - 2	Primary receptors	Resid	dential, si	te relatively	important to visual amenity, partic	ularly for adjacent properties		•	Med - 4
Perceptual aspects	Urban fringe, not tranquil, a	ware of settlement						Low - 1	Secondary receptors	Recre	eational,	site forms p	art of the rural visual amenity			•	Med - 4
Associations	N/a							Low - 1	Number of receptors	Well	populate	d settlement	, busy road adjacent				Med - 4
LANDSCAPE SUSCE	PTIBILITY				To	otal Scor	re (/25)	9	Visibility of site	Site i	s relative	ly visible wit	thin the study area				Med - 4
Factor	Assessment							Score*									
Subtraction	N/a							Low - 2									
Addition	Extension of urban fringe							Low - 2									
Perception	Extension of urban fringe							Low - 2									
Policy	<u> </u>	ough planting small copses to b		he uniform	nature of the urban edge			Low - 2									
	•	ined Value and Susceptib	<i>J</i> ,		To	otal Scor	e (/50)	21					Value and Susceptibility)			Total Score (/50	0) 30
Overall low landscape se	ensitivity derived from low lar	ndscape value and low suscept	ibility						Overall medium visual s	ensitivity	y derived	from low vis	sual value and medium susceptibili	ty			
Notes									Notes								
MITIGATION OPPOR	TUNITIES / RECOMMEN	IDATIONS															
Landscape planting	4	Retain mature	field bou	ndaries and	d enhance gappy hedges				Form of development	×							
Landscape buffer	×								Local vernacular	4	_			In keeping with conservation area			
Site features	×								Other	×							
CONSTRAINTS																	
On-site			F	PRoW					Off-site					Adjacent PRoW to north			
CONCLUSION																	
														ough the site itself; the East Bridgford Con			
														d extension to the urban fringe. When com			
this results in a low sens	itivity of the landscape of the	e study area to development of	tne site.	i ne site ha	s a smaii amount of visual valu	e in its ro	ie as pa	art of the	setting to the adjacent conser	ation ar	rea, but li	ttie else - a	iow visual value overall. The site f	orms part of the visual amenity for resident	lial and recreations	अ। receptors and a	as such is

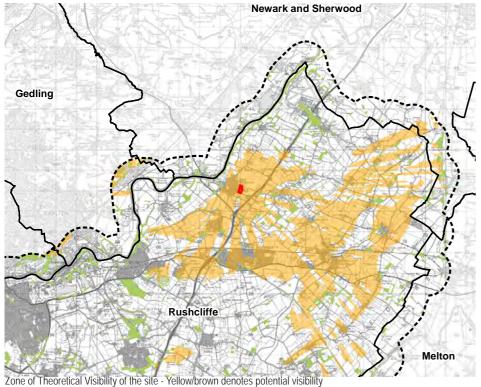
Landscape Value Visual Value

of medium visual susceptibility. The overall visual sensitivity is medium.

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EBR/012 - Land north of Butt Lane (2)

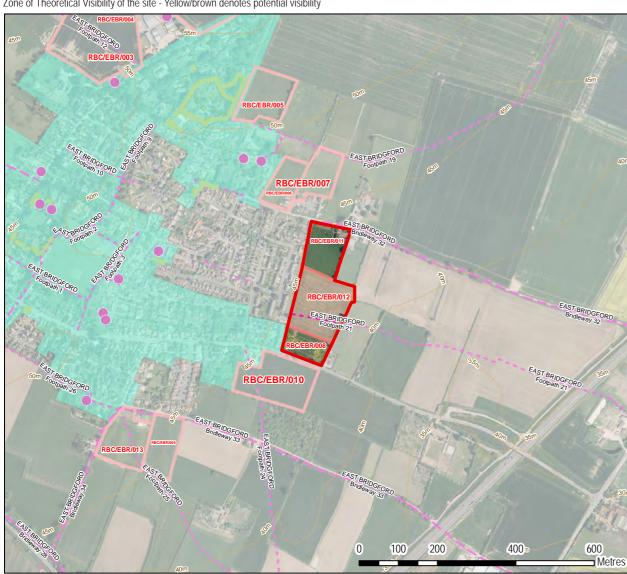


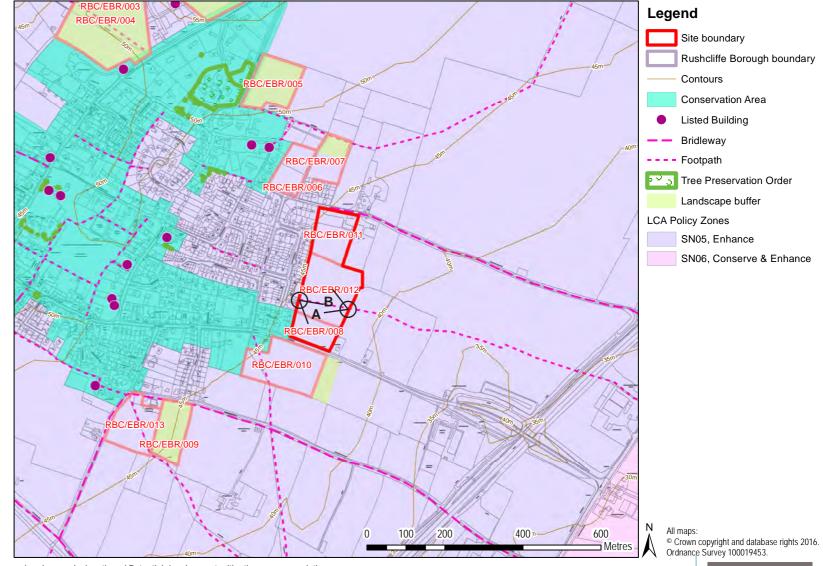


Site Photograph A - This panorama is taken from East Bridgford FP21 and looks east from the eastern edge of the village. The site dominates the foreground and midground of the view, encompassing both the ploughed field in the centre of the view and the grassed field in the far right of the view. There are few discernable features within the panorama, but in the right of the view can be seen a small number of isolated houses on Butt Lane.



Site Photograph B - Also taken from East Bridgford FP21, the panorama looks westerly towards the urban edge of the village. The houses in the background of the view sit on Holloway Close, with the site immediately in front of them. To the far left of the view can be seen vegetation which denotes the southern site boundary along Butt Lane.





LANDSCAPE AN	ID VI	SUA	L SENSI	TIVITY ASSESSMENT	Γ					CLIENT	: Rush	hcliffe Borough Council							Aggregat	te Score (/100):	: 54
SITE REFERENCE:			RBC/	/EBR/013 - Land at Brickyard La	ane		DATE VISITED): 2	1/12/20	017	Τ							SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	PE CH	ARAG	CTER			L	andscape character within sit	ie			SN05	(Moderate)			Lan	dscape char	acter within study area	a SNO	5 (Moderate)		
					LIVII	NG LANDS	SCAPES METHODOLOGY							•		Π		OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Desci	iptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×	Nucleated	4	4	Arable farms	4	×	4]	Wooded - ancient	×	×	×		l character	Medium - framed	Variable		
Rolling / undulating	4	×	×	Clustered	4	×	Mixed farms	×	×	×		Wooded - recent	×	×	×		tive ground vegetation	Grassland / grazing	Variable		
Low plateau	4	√	×	Settled	×	×	Pastoral farms	4	×	✓	4	Trees & woods	V	×	×		lary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	4	Dispersed Waste ground / derelict	√	√	Woodland Rough / wild / equestrian	X X	×	X	-	Coverts & tree groups Other trees	V	×	4		sure pattern	Sub-regular Linear	Variable Variable		
Marine levels	×	×	×	Unsettled	- -	×	Disturbed	X	×	×	-	Open / unwooded	<u>×</u>		X	1 —	pattern	Lilledi	Variable		
High plateau (>300m)	×	×	X	Coalfields	X	×	Urban / brownfield	X	×	1	┨	Open / unwooded					characteristics /	PRoW		Conservation area	
High hills (>600m)	×	×		Urban	×	×	Parkland / leisure	×	×	×	1					featur	es				
LANDSCAPE VALUE							T	otal Scor	re (/25)	1!	5	VISUAL VALUE								Total Score (/25) 13
Factor	Asses	sment								Score*	1	Factor	Asses	ssment							Score*
Landscape quality	Genera	ally we	ll maintained	but some aspects of degradati	on					Med - 2	2	Recognition of value	Adjace	ent to co	onservatio	n area					Med - 6
Scenic quality	Some	human	detractors b	out overall reasonable scenic qu	ality					Med - 2	2	Indicators of value	N/a								Low - 3
Rarity	N/a									Low - 1	1	Other value	N/a								Low - 3
Representativeness	Study	area pa	artially repres	sentative of LCA						Med - 2	2	VISUAL SUSCEPTIBI	LITY							Total Score (/25) 13
Conservation interests	Conse	rvation	area, some	listed buildings and TPOs						Med - 2	2	Factor	Asses	ssment							Score*
Recreation value	Strong	netwo	rk of PRoW							High - 3	3	Primary receptors	Reside	ential, pa	art of the	rural setting					Med - 4
Perceptual aspects	Edge o	of settle	ement, road	noise apparent, not an overly st	rong char	acter				Low - 1	1	Secondary receptors	Recre	ational,	part of th	e visual ame	nity				Med - 4
Associations	N/a									Low - 1	1	Number of receptors	Village	e edge							Low - 2
LANDSCAPE SUSCE	PTIBIL	_ITY					Ţ	otal Scor	re (/25)	1:	3	Visibility of site	Visible	e from fie	eld gate,	otherwise ve	getated boundary				Low - 2
Factor	Asses	sment								Score*	╛										
Subtraction			y characteris							Low - 2	-										
Addition	<u> </u>		sion to settle							Med - 4	⊣ ∣										
Perception	, ,			crease in density and urbanisat						Med - 4	-										
Policy			<u> </u>	rough planting small copses to		the uniforn			//>	Low - 2	=										N
				bined Value and Susceptil	<u> </u>		l	otal Scor	re (/50)	28	8	OVERALL VISUAL SE		•			1 3,			Total Score (/50) 26
	nsitivity	derive	ed from medi	ium landscape value and low su	isceptibilit	ly					╡	Overall low visual sensitive	ity deriv	/ed from	I low visu	al value and	low susceptibility				
Notes											╛	Notes									
MITIGATION OPPOR	TUNIT	IES / I	RECOMME	NDATIONS																	
Landscape planting	4				etain mat	ure bound	ary vegetation					Form of development	×								
Landscape buffer	×											Local vernacular	×								
Site features	×	<u> </u>										Other	×								
CONSTRAINTS													_								
On-site						PRoW						Off-site						Adjacent PRoW			
CONCLUSION																					
to the village, pushing a f	inger of	devel	opment into		ite this th	e overall s	usceptibility to change within th	e landscap	pe is lo									I as the number of conservation interests. surroundings other than as part of the sett			

Landscape Susceptibility

Visual Susceptibility

Landscape Value

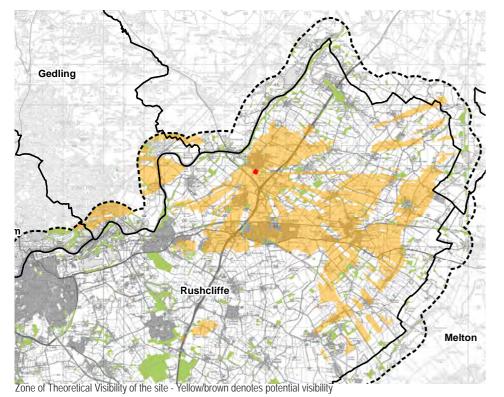
Visual Value

Landscape Sensitivity

Visual Sensitivity

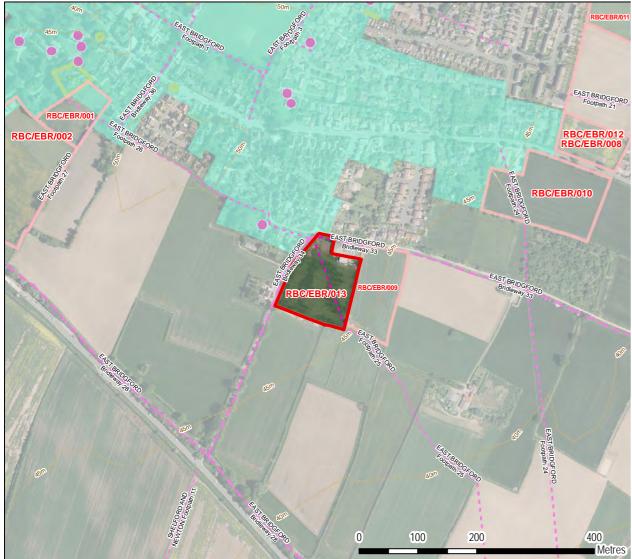
3C

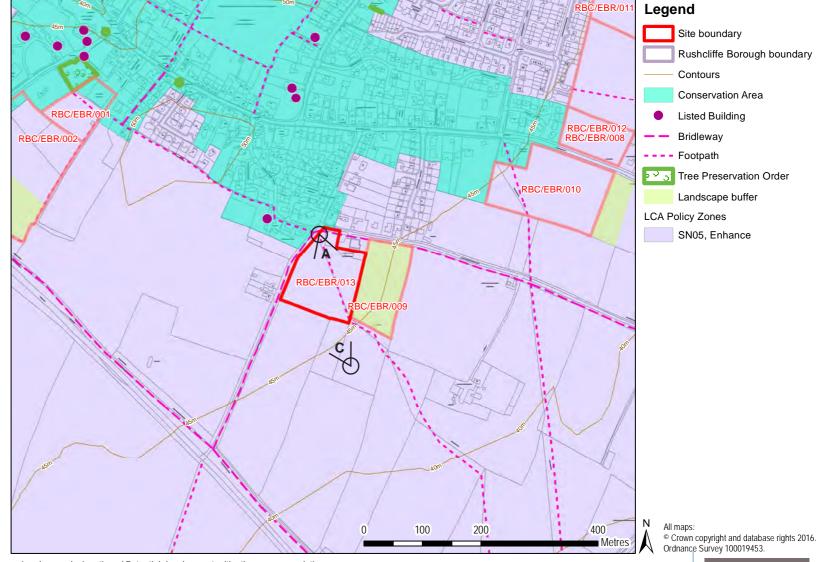
EBR/013 - Land at Brickyard Lane





Site Photograph A - In this location, the view looks south-easterly directly into the site from the corner of Brickyard Lane, Brunt's Lane and Springfield Lane. The panorama demonstrates the equestrian usage of the site, which is crossed by East Bridgford FP25. In the far distance of the view can be seen the urban edge of Bingham.





Landscape designations / Potential development mitigation recommendations





LANDSCAPE AN	ID VISUAL SENSITI	IVITY ASSESSMENT	Γ			(CLIENT:	Rushcliffe Borough Council						Aggregate S	Score (/100)	: 54
SITE REFERENCE:	RBC/EL/00	01 - Land south of West Leak	e Road	DATE VISITED): 09	9/09/20	16						SURVEYED BY: EV		CHECKED BY	_
EXISTING LANDSCA	PE CHARACTER			Landscape character within sit	е		NW0	2 (Moderate -Good)			Land	scape character within study area	NW02 (Moderate	-Good) , NW01 (G	Good)	
			LIVING LAN	DSCAPES 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	4 4	Arable farms	×	×	4	Wooded - ancient	×	×	×	Spatial character	Small	Variable		
Rolling / undulating	✓ X X	Clustered	××	Mixed farms	4	×	×	Wooded - recent	_	* *	4	Indicative ground vegetation	Garden	Variable		
Low plateau	✓ X X	Settled	XX	Pastoral farms	X	×	×	Trees & woods	4		×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	√ × ✓	Dispersed Waste ground / derelict	X X	Woodland Rough / wild / equestrian	4	×	√	Coverts & tree groups Other trees	×		4	Enclosure pattern	Planned Variable	Variable Variable		
Marine levels	$\hat{\mathbf{x}}$ $\hat{\mathbf{x}}$ $\hat{\mathbf{x}}$	Unsettled	X X	Disturbed	×	×	×	Open / unwooded	×		*	Tree pattern	Valiable	Variable		-
High plateau (>300m)	XXX	Coalfields	XX	Urban / brownfield	X	×	4	Open / unwooded		**	•	Other characteristics / features	Allotments			
High hills (>600m)	XXX	Urban	××	Parkland / leisure	4	4	×									
LANDSCAPE VALUE				T	otal Score	e (/25)	15	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessment						Score*	Factor	Assess	ment						Score*
Landscape quality	, ,	ained, very well managed dor					Med - 2	Recognition of value	N/A							Low - 3
Scenic quality	Attractive rural edge, few de	etractors despite location on s	settlement edge				High - 3	Indicators of value	Allotme	nts						Med - 6
Rarity	N/A						Low - 1	Other value	N/A							Low - 3
Representativeness	Some key characteristics re	epresented					Med - 2	VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 13
Conservation interests	TPO in study area						Low - 1	Factor	Assess	ment					<u> </u>	Score*
Recreation value	A few PRoW, site comprises	es allotments, some public ope	en space				Med - 2	Primary receptors	Recreat	ional -	site is a g	ood recreational feature, forms a pa	rt of the visual amenity for receptors using	the allotments		Med - 4
Perceptual aspects	Attractive rural edge, sense	e of tranquillity	-				Med - 2	Secondary receptors	Residen	ntial - si	ite forms s	small part of the rural outlook				Low - 2
Associations	N/A						Low - 1	Number of receptors	Rural ed	dge to s	small villag	ge				Med - 4
LANDSCAPE SUSCE	PTIBILITY			T	otal Score	e (/25)	13	Visibility of site	Views re	estricte	d by boun	ndary vegetation				Low - 2
Factor	Assessment						Score*									•
Subtraction	Loss of allotments which are	re a recreational resource					Med - 4									
Addition	Extension to rural edge						Low - 2									
Perception	Potential for perceived incre	ease in density, southern half	of site is slightly ill	ogical finger extension			Med - 4									
Policy	Minimise the influence of lar	rger settlements such as Eas	t Leake through sn	nall-scale woodland planting along	fringes		Low - 2									
OVERALL LANDSCA	PE SENSITIVITY (Combi	ined Value and Suscepti	bility)	T	otal Score	e (/50)	28	OVERALL VISUAL SI	ENSITIVI	TY (Co	ombined	Value and Susceptibility)			Total Score (/50)) 26
Overall low landscape se	ensitivity derived from mediun	m landscape value and low su	sceptibility					Low visual value and low	visual sus	sceptibi	lity, an ov	erall low visual sensitivity				
Notes								Notes								
	TUNITIES / RECOMMENI	IDATIONS														
Landscape planting	✓		enhance existing r	mature vegetated boundary				Form of development	I X I							
Landscape buffer	×	retain and	crinarice existing i	nature vegetated boundary				Local vernacular	X							
Site features	×							Other	×							
CONSTRAINTS								•								
On-site			Allotments					Off-site								
CONCLUSION				-												
Site EL/001 comprises a	The allotments are an indicat												the settlement; the landscape susceptibilion and the site forms a small part of the ru			

Landscape Susceptibility

Visual Susceptibility

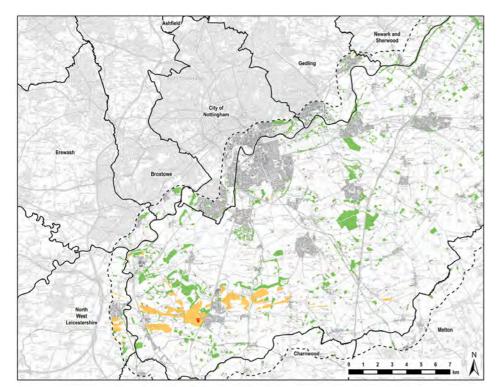
Landscape Sensitivity
Visual Sensitivity

Landscape Value

Visual Value

12

EL/001 - Land south of West Leake Road



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



Site Photograph A - This viewpoint looks westerly from West Leake Road, which forms the edge of built development on the western boundary of East Leake. This view looks across a front garden directly into the site and is one of the few clear views into the site itself given the mature hedgerow on the site boundary. Besides the allotments of the site, there are few other discernible features within the panorama.

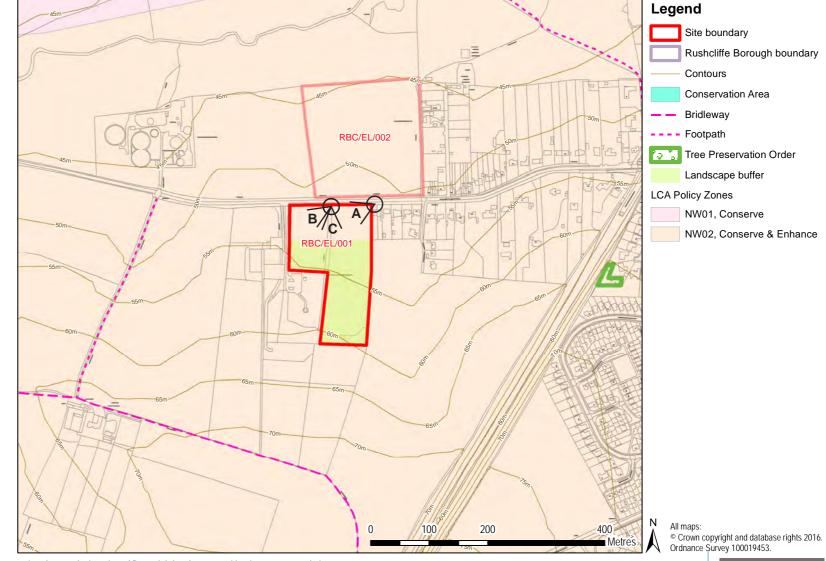


Site Photograph B - View taken of the entrance to the site from West Leake Road. This panorama demonstrates the enclosed nature of the site.



Site Photograph C - An open view directly into the site from its entrance on West Leake Road. This panorama demonstrates the condition of the site and the allotment land use. As in Photograph A, there are few other discernible features in the view.





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

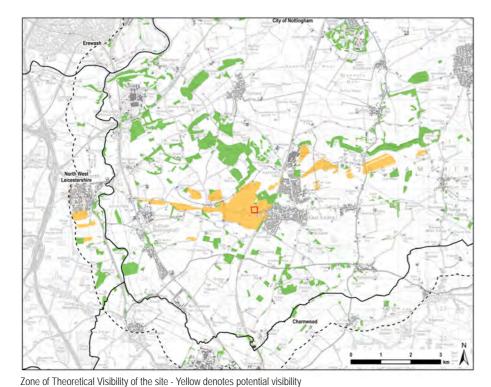
LANDSCAPE AN	ID VIS	SUAL	_ SENSI1	TIVITY ASSESSMENT						CLIEN	NT: Ru	ushcliffe Borough Council							Aggregate	e Score (/100)): 51
SITE REFERENCE:			RBC/EL	/002 - Land north of West Leake	Road		DATE VISITE	D:	09/09/2	2016								SURVEYED BY: EV		CHECKED BY	Y: NW
EXISTING LANDSCA	PE CH	ARAC	TER				Landscape character within s	ite		N	NW02 ((Moderate -Good)			Land	sca	pe character within study area	a NW02 (Moderate	-Good) , NW01	(Good)	
					LIVII		SCAPES METHODOLOGY				`	,						OTHER	,,	,	
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Stud		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	4	4	Nucleated	4	4	Arable farms	×	4	4	•	Wooded - ancient	×	×	×	1	Spatial character	Medium - open	Variable		
Rolling / undulating	4	×	×	Clustered	×	×	Mixed farms	4	×	×	\$	Wooded - recent	4	×	4	1	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4	×	×	Settled	×	×	Pastoral farms	×	×	×	\$	Trees & woods	4	×	×		Boundary treatments	Hedges	Variable		
Sloping (low hills)	4	×	\checkmark	Dispersed	4	×	Woodland	4	×	4	•	Coverts & tree groups	×	_	\checkmark		Enclosure pattern	Planned	Variable		
Coastal dunes / shingle	×	×	×	Waste ground / derelict	×	×	Rough / wild / equestrian	4	×	×	\$	Other trees	4	4	4		Tree pattern	Linear	Variable		
Marine levels	×	×	×	Unsettled	×	×	Disturbed	×	×	×	\$	Open / unwooded	×	×	×						
High plateau (>300m)	×	×	×	Coalfields	×	×	Urban / brownfield	×	×	√							Other characteristics / features	S			
High hills (>600m)	×	×	×	Urban	×	×	Parkland / leisure	4	×	×	•	_									
LANDSCAPE VALUE								Total Sco	ore (/25	5)	15	VISUAL VALUE	_							Total Score (/25	
Factor	Asses									Score		Factor	Asses	ssment							Score*
Landscape quality	,		,	ntained, very well managed dom		0				Med		Recognition of value	N/A								Low - 3
Scenic quality	+	ive rura	al edge, few	detractors despite location on se	ettlement	edge				High	1 - 3	Indicators of value	N/A								Low - 3
Rarity	N/A									Low	_	Other value	N/A								Low - 3
Representativeness		,		represented						Med	l - 2	VISUAL SUSCEPTIBII	_							Total Score (/25	
Conservation interests	4			POs in study area, does not rel	ate to site	9				Low		Factor		ssment							Score*
Recreation value	4		allotments a	•						Med	_	Primary receptors	_				of the rural outlook				Med - 4
Perceptual aspects	_	ive rura	ai eage, sens	se of tranquillity						Med	_	Secondary receptors					impact on experience				Low - 2
Associations	N/A	IT\/						T.1.1.C.	//05	Low		Number of receptors	_		small villa	_					Low - 2
LANDSCAPE SUSCE	Т.							Total Sco	ore (/25	-	13	Visibility of site	Landio	orm raci	litates viev	VS, S	omewhat restricted by vegetation	on			Med - 4
Factor		sment								Score											
Subtraction	-			setting to the village						Med -	- 4										
Addition			existing urba	•						Low -	- 2										
Perception				crease in density						Med -	- 4										
Policy	Minimi	se the i	influence of	larger settlements such as East	Leake th	rough sm	all-scale woodland planting alor	ng fringes		Low -	- 2										
OVERALL LANDSCA	PE SE	NSITI\	/ITY (Coml	bined Value and Susceptibi	lity)			Total Sco	ore (/50	0)	28	OVERALL VISUAL SE	NSITIV	ITY (C	ombined	Val	ue and Susceptibility)			Total Score (/50	0) 23
Medium landscape valu	e and lo	w susce	eptibility. Ove	erall low landscape sensitivity								Overall low visual sensitive	ity arisir	ng from	low visual	valu	e and low susceptibility				
Notes												Notes									
MITIGATION OPPOR	T. I. I. I. T.	F0 / D	F001414F1	VIDATION C																	
MITIGATION OPPOR		E2/K	ECOMME		nd onber	ann oulet!-	an upgrated hounders					Irama at day day on the					A a!	ing housing linear with long parrow	nc		
Landscape planting	X			Retain a	ına ennar	ice existir	ng vegetated boundary					Form of development	✓	+			AS exist	ing housing, linear with long narrow garde	TIS .		
Landscape buffer Site features	×											Local vernacular Other	×	+							
	~	<u> </u>										Other	~	<u> </u>							
CONSTRAINTS												1									
On-site												Off-site									
CONCLUSION																					
																		ould result in a small loss of the rural village estriction of views to the site by vegetation			
Landscape Value	9			Landscape Susceptibili	_		Landscape So Visual So	-			cate							ries of Landscape Value, Landscape Susceptibility, Visual V sites ONLY and therefore can only provide the relative sens			

Visual Sensitivity

Visual Value

Visual Susceptibility

EL/002 - Land north of West Leake Road

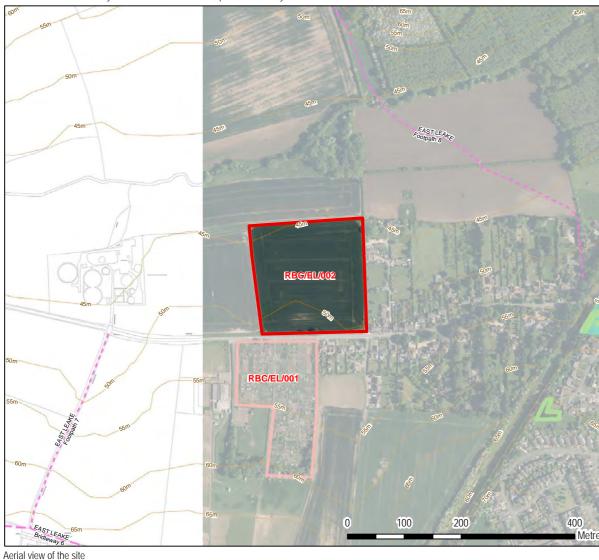


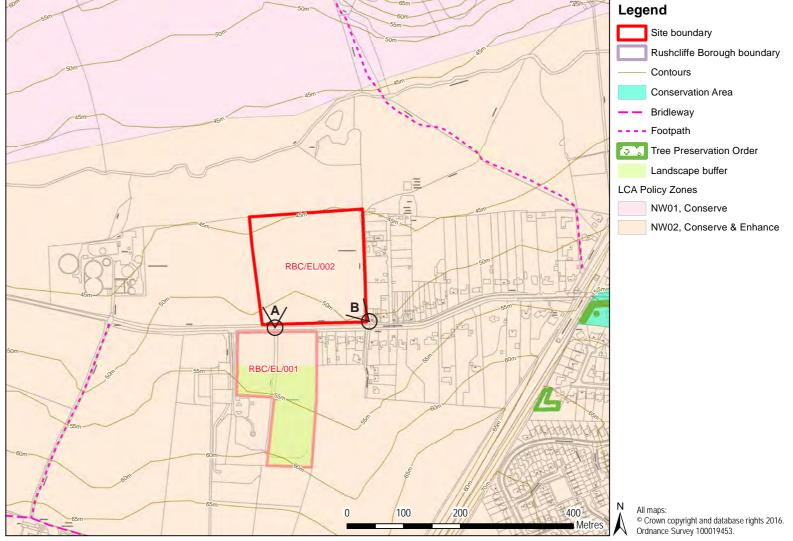
Fox Hill-- Riparian vegetation along Fox Hill Farm-

Site Photograph A - Looking north from West Leake Road directly into the site. This viewpoint demonstrates the rural nature of the valley beyond the settlement edge and the positive aesthetic aspects. On the top of the Fox Hill in the background of the view can be seen Fox Hill Farm. In the middle-ground of the view can be seen riparian vegetation along Kingston Brook, which flows westwards towards the River Soar.



Site Photograph B - This view is taken from West Leake Road directly adjacent to the settlement edge of East Leake and represents the view afforded to residential receptors adjacent to the site. To the right of the panorama is Fox Hill and in front of it is riparian vegetation along Kingston Brook. In the background of the view can be seen a chimney at Ratcliffe Power Station.





Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	D VISUA	L SENS	SITIVITY	ASSESSMEN	IT					CLIENT:	Rushcliffe Borough Council						Aggregate	e Score (/100)	: 52
SITE REFERENCE:		F	RBC/EL/00	3 - Brook Furlong Fa	rm		DATE VISITED): 08	8/09/20	016						SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCAF	PE CHARA	CTER				L	andscape character within sit	е			NW01 (Good)			Lands	cape character within study area	NW01 (Good), N	W02 (Moderate	- Good)	
					LIVII	NG LANDS	SCAPES METHODOLOGY	•								OTHER			
Landform	LCA Site	e Study Area	Settl	ement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	××	×	Nucl	eated	4	4	Arable farms	×	×	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	4 4	4		tered	×	×	Mixed farms	4	×	×	Wooded - recent	4	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	√ ×	×	Settle		×	×	Pastoral farms	×	√	4	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	∀ ×	. ×		ersed te ground / derelict	V	×	Woodland Rough / wild / equestrian	4	X	X	Coverts & tree groups Other trees	X	X	4	Enclosure pattern Tree pattern	Planned Linear	Variable Variable		
Marine levels	$\frac{2}{x}$	×		ettled	X	X	Disturbed	X	*	*	Open / unwooded	×	X	*	пее рацеп	Lineai	Variable		-
High plateau (>300m)	XX	×		fields	×	×	Urban / brownfield	×	×	4	opon/ annocaca	**			Other characteristics / features	PRoW			
High hills (>600m)	××	×	Urba	n	×	×	Parkland / leisure	×	×	×									
LANDSCAPE VALUE							T	otal Scor	e (/25)	13	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessmer	nt								Score*	Factor	Asse	essment						Score*
Landscape quality	Degraded in	parts, othe	er areas are	well-maintained don	estic settin	g				Med - 2	Recognition of value	Cons	ervation	area within	study area, but bears little relevand	ce to site			Low - 3
Scenic quality	Urban edge	, lots of hum	nan detracto	ors						Low - 1	Indicators of value	N/A							Low - 3
Rarity	N/A									Low - 1	Other value	Recr	eation va	lue					Med - 6
Representativeness	Shows some	e key charad	cteristics							Med - 2	VISUAL SUSCEPTII	BILITY						Total Score (/25	5) 13
Conservation interests	Conservatio	n area with	TPO, but d	oes not bear much re	elation to th	e site				Low - 1	Factor	Asse	essment						Score*
Recreation value	Network of F	PRoW centre	red through	site, public open spa	ice					High - 3	Primary receptors	Recr	eational -	site forms	part of the experience				Med - 4
Perceptual aspects	Edge of sett	lement, a lo	ot of human	influence						Low - 1	Secondary receptors	Resid	dential - s	site forms sr	mall part of the rural outlook				Low - 2
Associations	N/A									Low - 1	Number of receptors	Adja	cent to vil	llage settlen	nent				Med - 4
LANDSCAPE SUSCEI	PTIBILITY						T	otal Scor	e (/25)	13	Visibility of site	Lots	of screen	ning bounda	ry vegetation, site also obscured by	y built form from west			Low - 2
Factor	Assessmer	nt								Score*		•							-
Subtraction	No loss of k	ey characte	eristics							Low - 2									
Addition	Urban exten	sion to settl	lement, add	ling onto existing ribb	on develop	ment				Low - 2									
Perception	Extension to	settlement	t beyond ex	isting boundary, nort	n and east	of site is ar	n illogical extension of settlemen	t boundar	у	Med - 4									
Policy	Conserve th	e nucleated	d character	of larger villages						Med - 4									
OVERALL LANDSCA	PE SENSIT	IVITY (Co	mbined V	alue and Suscept	ibility)		T	otal Scor	e (/50)	26			•		Value and Susceptibility)			Total Score (/50) 26
Low landscape value and	susceptibilit	y, overall lov	w landscap	e sensitivity							Low visual sensitivity a	ising fror	n low visu	ual value an	nd susceptibility				
Notes											Notes								
MITIGATION OPPORT	TUNITIES /	RECOMM	IENDATIO	INS							-								
Landscape planting	4						ng mature vegetation				Form of development	×							
Landscape buffer	√			Northern and	eastern se	ction of site	e to retain settlement pattern				Local vernacular	×							
Site features	×										Other	×							
CONSTRAINTS																			
On-site				F	RoW, pote	ntial acces	s issues				Off-site								
CONCLUSION																			
site would extend the sett	lement beyo	nd the exist	ting urban e	edge and form a pote	ntially illogic	cal extensi		table key	charac	teristics \						ted to by the degree of human detractors low overall. In terms of visual value, the			

Landscape Value

Visual Value

Landscape Susceptibility

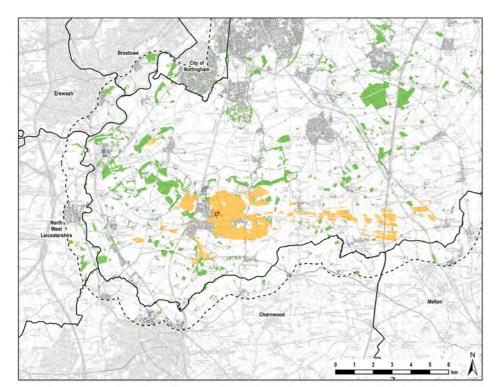
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

116

EL/003 - Brook Furlong Farm



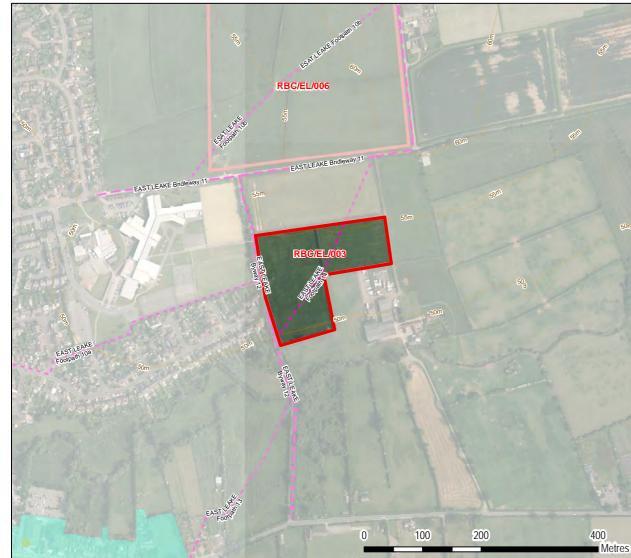
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - This viewpoint looks westerly from East Leake Footpath 14 in the centre of the site; demonstrating the pastoral usage of the site, as well as the strong vegetated boundaries. The site sits on the eastern edge of East Leake, but the adjacent houses are not prominent in the view, which feels relatively rural. To the right hand side of the view can be seen the floodlights of sports pitches at East Leake Academy / East Leake Leisure Centre, and houses on Stonebridge Avenue can be seen in the centre of the view.



Site Photograph B - From this location, views are obtained looking north-east along East Leake Footpath 14 away from the village boundary into the rural surroundings. This section of the site is currently used for equestrian grazing. There are few discernible features within the view, but to the left of the panorama can be seen fencing associated with the running track just off Lantern Lane, as well as a stile on East Leake Footpath 14.



Landscape designations / Potential development mitigation recommendations

Aerial view of the site

Legend

EXECUTING LANDSCAPE CHARACTER Local Size Study Account LCA Size Study Account Account LCA Size Study Account Account LCA Size Study Account Account LCA Size Study Account Account LCA Size Study Account Account LCA Size Study Account Account LCA Size Study Account Accoun	LANDSCAPE AN	ND VISUAL SENSIT	TIVITY ASSESSMENT	Γ					CLIENT:	Rushcliffe Borough Council						Aggregate	e Score (/100):	: 63
inantorm I.CA Sile Study Area Visited Automotion I.CA Sile Study Area Visited Automotion I.CA Sile Study Area Visited Automotion Visited Aut	SITE REFERENCE:	RBC/EL/0	004 - Land off Rempstone Road	d (north)		DATE VISITED:	: 09	9/09/20	016						SURVEYED BY: EV			_
Landform LDA Site Study Area Super patients Local Site Study Area Sup	EXISTING LANDSCA	APE CHARACTER			La	ndscape character within site	;		NW	02 (Moderate -Good)			Lands	cape character within study are	a NW02 (M	oderate -Good)		
Accessment Landburg Value La				LIVING	LANDS	CAPES METHODOLOGY									OTHER	·		
Solling anothering with a significant sign	Landform		Settlement Pattern			Land Cover	LCA	Site		Tree Cover	PZ	Site		Descriptive Attribute	Site		Study Area	
Separation Company C	Vales & valley bottoms	XXX			4		×	4	-	Wooded - ancient	×	×	×					
Special control (Fig. 1) Special control (Fi		4 X 4		~ ~	×		-	×			✓	×	×		` /			
Mode ground deeded: X X X Willing browned (1999) Mode of State M								×			×	×	×					
Marine levels Sufficient level		X X X		4				×			✓	* *		•	<u> </u>			
High High (500m) X X When X Parkland / leisure X X	Marine levels	XXX	.,					×				,		Tree pattern	Entour	Variable		
ANDSCAPE VALUE Total Score (725) Factor Assessment Ass	High plateau (>300m)				×			×	4					Other characteristics / feature	s			
Factor Assessment Score* Assessment Assessment Ass			Urban	×	×	•	•	×	×									
And cape quality of some areas of well managed land, but there are pockets of degradation and human influence Med - 6 facinity and scenario positive but industrial elements defract MA	LANDSCAPE VALUE					To	otal Score	e (/25)	15	VISUAL VALUE							Total Score (/25	5) 16
Scenic quality	Factor	Assessment							Score*	Factor	Assess	sment						Score*
Refresh NA Consentation interests Conservation area to north, views from site to this. One TPO Med - 2 Perceptual aspects Recreation value PROW through site, network of parts Perceptual aspects Recreation value PROW through site, network of parts Recreation value PROW through site, network of parts Recreation value PROW through site, network of parts Recreation value PROW through site, network of parts Recreation value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY So that Score (25) 15 Factor Assessment Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value through rural edge into countryside, long views including of SI Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value into countryside, long views including of Si Mary's Church Med - 6 VISUAL SUSCEPTIBILITY Recreational value into countryside, long views including of Si Mary's Church Med - 6 VISUAL SUSC	Landscape quality	Some areas of well manage	ged land, but there are pockets	of degradation	ion and h	uman influence			Med - 2	Recognition of value	Conser	vation a	area, site fa	lls within setting				Med - 6
Representativeness Some key characteristics represented Med - 2 Conservation interests Conservation for paths Recreation value PROW through site, network of paths Recreation value PROW through site, network of paths Recreation value PROW through site, network of paths Recreation value PROW through site, network of paths Recreation value PROW through site, network of paths Recreation value PROW through site, network of paths Recreation value Preceptual aspects Rural edge to settlement, some industrial influences Associations N/A	Scenic quality	Generally positive but indu	ustrial elements detract						Med - 2	Indicators of value	N/A							Low - 3
Conservation interests	Rarity	N/A							Low - 1	Other value	Recrea	tional v	alue throug	h rural edge into countryside, long	views including of St Mary's Church			Med - 6
Receation value PROW through site, network of paths Receation value appears Rural edge to settlement, some industrial influences Med - 2 Associations N/A Low 1 Low 1 LANDSCAPE SUSCEPTIBILITY Total Score (75 Action on Sor five y characteristics Subtraction on Expansion of urban influence into rural setting, despite proximity of planned development High edium landscape value and medium susceptibility, an overall medium landscape sensitivity NOREALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibility) Total Score (75 ON SENSITIVITY (Combined Value and Susceptibil	Representativeness	Some key characteristics	represented						Med - 2	VISUAL SUSCEPTIB	LITY						Total Score (/25	5) 17
Perceptual aspects Rural edge to settlement, some industrial influences Med - 2 Associations NA LANDSCAPE SUSCEPTIBILITY Total Score (72) 15 Factor Assessment Southardsion No loss of key characteristics Med - 4 Addition Large extension of settlement forming finger of development Med - 4 Perception Expansion of urban influence into rural setting, despite proximity of planned development High - 6 Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Wedium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes	Conservation interests	Conservation area to north	h, views from site to this. One T	ГРО					Med - 2	Factor	Assess	sment						Score*
Associations N/A Low-1 LANDSCAPE SUSCEPTIBILITY Total Score (725) 15 Factor Assessment Score* Addition Large extension of settlement forming finger of development Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (750) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes	Recreation value	PRoW through site, netwo	ork of paths						Med - 2	Primary receptors	Recrea	tional -	site forms p	part of recreational experience				Med - 4
ANDSCAPE SUSCEPTIBILITY Total Score (25) 15 Factor Assessment Subtraction No loss of key characteristics Low - 2 Addition Large extension of settlement forming finger of development Perception Expansion of urban influence into rural settling, despite proximity of planned development Policy Ministe the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 DVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (75) 30 Medium landscape value and Factor and the dium susceptibility, an overall medium landscape sensitivity Notes Visibility of site Long views from north, slightly more restricted by vegetation from south Med - 4 Factor Assessment Low - 2 High - 6 Low - 2 Notes Visibility of site Visibility of site Long views from north, slightly more restricted by vegetation from south Med - 4 Factor Assessment Low - 2 Visibility of site Visibility of site Visibility of site Visibility of site Long views from north, slightly more restricted by vegetation from south Med - 4 Factor Assessment Low - 2 Visibility of site Visibility of site Visibility of site Long views from north, slightly more restricted by vegetation from south Med - 4 Factor Assessment Low - 2 Visibility of site Visibility of site Visibility of site Long views from north, slightly more restricted by vegetation from south Med - 4 Visibility of site Visib	Perceptual aspects	Rural edge to settlement,	some industrial influences						Med - 2	Secondary receptors	Reside	ntial - s	ite is part of	the rural setting for the village				Med - 4
Factor Assessment Scubraction No loss of key characteristics Low - 2 Addition Large extension of settlement forming finger of development Med - 4 Perception Expansion of urban influence into rural setting, despite proximity of planned development High - 6 Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 33 Medium visual value and visual susceptibility. Overall medium visual sensitivity Notes	Associations	N/A							Low - 1	Number of receptors	Close t	o village	e edge					Med - 4
Subtraction No loss of key characteristics Low - 2 Addition Large extension of settlement forming finger of development Med - 4 Perception Expansion of urban influence into rural setting, despite proximity of planned development High - 6 Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Overall medium visual sensitivity Notes Notes	LANDSCAPE SUSCE	EPTIBILITY				To	otal Score	e (/25)	15	Visibility of site	Long vi	ews fro	m north, sli	ghtly more restricted by vegetation	n from south			Med - 4
Addition Large extension of settlement forming finger of development Med - 4 Perception Expansion of urban influence into rural setting, despite proximity of planned development High - 6 Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 DVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Overall medium visual sensitivity Notes Notes	Factor	Assessment							Score*									·
Perception Expansion of urban influence into rural setting, despite proximity of planned development High - 6 Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 DVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 33 Medium visual value and visual susceptibility. Overall medium visual sensitivity Notes	Subtraction	No loss of key characteris	tics						Low - 2									
Policy Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 33 Medium visual value and visual susceptibility. Overall medium visual sensitivity Notes	Addition	Large extension of settlem	nent forming finger of developm	nent					Med - 4									
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30 Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Notes OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 33 Medium visual value and visual susceptibility. Overall medium visual sensitivity Notes	Perception	Expansion of urban influer	nce into rural setting, despite pr	roximity of pla	anned de	velopment			High - 6									
Medium landscape value and medium susceptibility, an overall medium landscape sensitivity Medium visual value and visual susceptibility. Overall medium visual sensitivity Notes Notes	Policy	Minimise the influence of I	larger settlements such as East	t Leake throu	ıgh small	-scale woodland planting along	fringes		Low - 2									
Notes Notes	OVERALL LANDSCA	APE SENSITIVITY (Com	bined Value and Susceptik	bility)		To	otal Score	e (/50)	30	OVERALL VISUAL S	ENSITIV	ITY (C	ombined \	/alue and Susceptibility)			Total Score (/50)) 33
	Medium landscape value	e and medium susceptibility,	, an overall medium landscape	sensitivity						Medium visual value and	visual su	sceptib	ility. Overall	medium visual sensitivity				
	Notes									Notes								
MITIGATION OPPORTUNITIES / RECOMMENDATIONS	MITIGATION OPPOR	RTUNITIES / RECOMME	NDATIONS															
	Landscape planting	×									×							
	Landscape buffer		te unable to be mitigated due to	o role as a fin	nger of de	evelopment extending the settle	ment into	the ru	ral setting		×							
	Site features CONSTRAINTS	<u> </u>								Utner								
CONSTRAINTS	CONSTRAINTS	T									Т							
On-site PRoW Off-site	On-site			PR	RoW					Off-site								
CONCLUSION	CONCLUSION																	
The site is a series of arable fields separate from the existing settlement boundary of East Leake, although adjacent to an existing development site with outline permission for residential development. It slopes up towards Rempstone Road from the settlement. There is a medium landscape value within the study area which arises from the																		
network of paths, the generally good level of management and the rural setting to the village. The main factor influence into the rural setting, expanding the urban influence. The																		
andscape sensitivity is overall medium. Visually, there is a medium sensitivity to development of the site. This is derived partly from the medium visual value arising from the setting of East Leake Conservation Area and the recreational value of the site. The other factor is the medium visual susceptibility as the site is part of the recreational experience and part of the rural setting for residential receptors in East Leake.						:. This is derived partly from the	mealum \	visual	value all	ong from the sites location in t	ie seiling	ui East	Leake Cons	servation area and the recreation?	ai value oi lile sile. The other factor is the f	neulum visual s	asceptibility as the S	ne is part

Landscape Susceptibility

Visual Susceptibility

Landscape Value

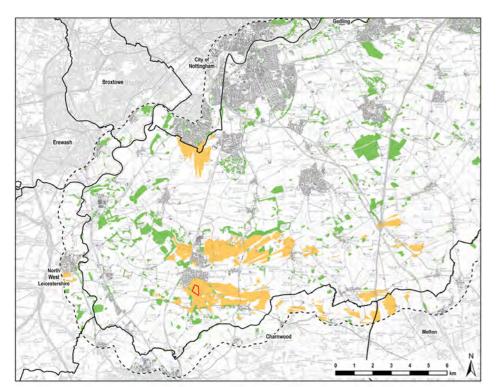
Visual Value

Landscape Sensitivity

Visual Sensitivity

4-

EL/004 - Land off Rempstone Road (north)



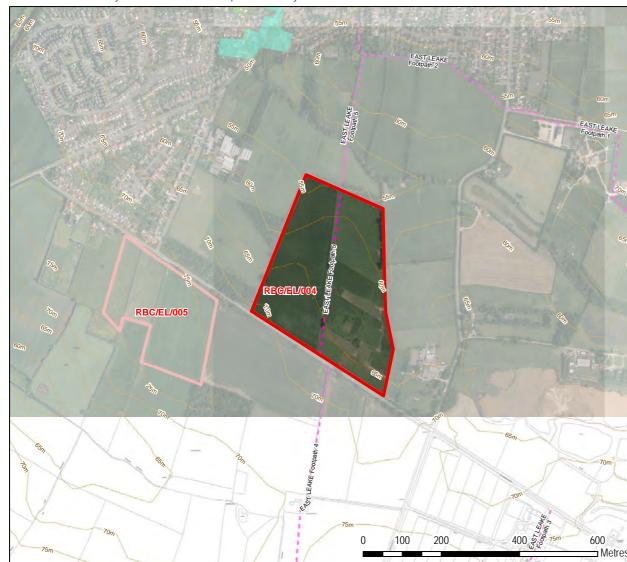
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



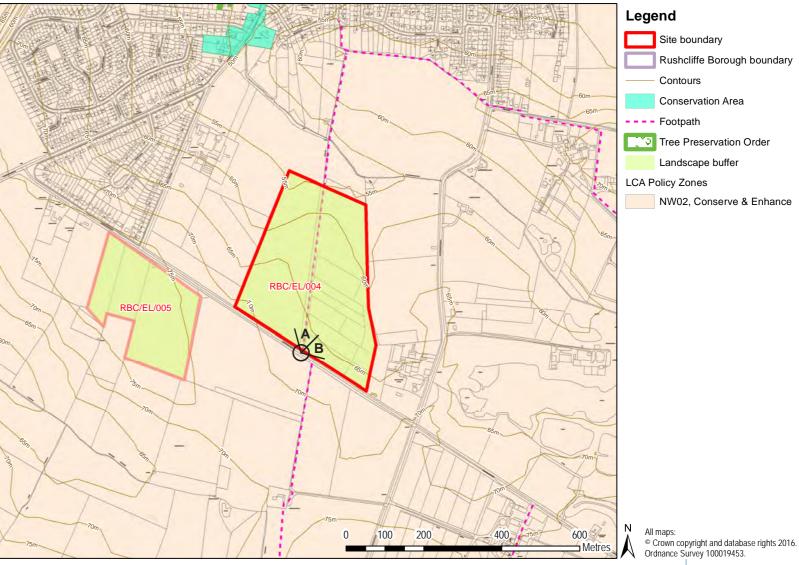
Site Photograph A - Looking north into the site from the junction of East Leake Footpath 5 with Rempstone Road. This panorama looks towards the main village of East Leake and demonstrates both the arable use of the site and its separation from the main settlement. The view from this location is predominantly rural, with East Leake Footpath 5 visible in the centre of the view. Within the central section of the view can also be seen the main body of East Leake, including St Mary's Church in the village centre; to the far right of the view are houses on Loughborough Road.



Site Photograph B - Taken from the same location as Photograph A, this panorama is taken looking west into the site. A prominent feature in the view are the recently built greenhouses which are owned by Micropropagation Services, these add an industrial character to the panorama. To the left of the greenhouses can be seen houses on Loughborough Road, which are on the south-eastern edge of East Leake. Riseholme Farm can be seen at the right hand side of the view.



Landscape designations / Potential development mitigation recommendations



LANDSCAPE AN	ND VI	SUA	L SENSI	TIVITY AS	SESSMENT	-						CLIENT:	Rushcliffe Borough Council						Aggregate S	Score (/100)	: 57
SITE REFERENCE:			RBC/EL/	005 - Land off F	Rempstone Road	(south)			DATE VISITEI	D: C	9/09/20	016						SURVEYED BY: EV		CHECKED BY	: NW
EXISTING LANDSCA	NPE CH	ARA(CTER				L	andscape char	acter within si	te		NW	2 (Moderate -Good)			Lands	scape character within study area	NW02 (M	Noderate -Good)		
						LIVIN	IG LANDS	SCAPES METH	ODOLOGY								1	OTHER			
Landform	LCA	Site	Study Area	Settlemen	nt Pattern	LCA	Study Area	Land Cove	r	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	!	Study Area	
Vales & valley bottoms	×	×	×	Nucleated		4	4	Arable farm	S	×	4	4	Wooded - ancient	×	×	×	Spatial character	Large	Variable		
Rolling / undulating	V	×	✓	Clustered		×	×	Mixed farm		4	×	×	Wooded - recent	4	×	×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	×	×	×	Settled		×	×	Pastoral fai	ms	×	×	×	Trees & woods	×		×	Boundary treatments	Hedges	Variable		
Sloping (low hills)	×	×	× ×	Dispersed Wests gra	und / derelict	X	×	Woodland	d / oguactrian	X	×	X	Coverts & tree groups Other trees	×		4	Enclosure pattern	Sub-regular Linear	Variable Variable		
Coastal dunes / shingle Marine levels	×	×	X	Unsettled	una / derenct	X	×	Disturbed	d / equestrian	×	×		Open / unwooded		×	_	Tree pattern	Lilledi	Variable		
High plateau (>300m)	×	~ ~		Coalfields		×	×	Urban / bro	wnfield	×	×	4	Open / unwooded	_ / /	**	•	Other characteristics / features	S			
High hills (>600m)	×			Urban		×	×	Parkland / I		4	×	×									
LANDSCAPE VALUE									1	Total Scor	re (/25)	14	VISUAL VALUE							Total Score (/25	5) 13
Factor	Asses	sment										Score*	Factor	Assess	ment						Score*
Landscape quality	Some	areas	of well mana	aged land, but p	ockets of degrad	ation and	human inf	luence				Med - 2	Recognition of value	N/A							Low - 3
Scenic quality	Gener	ally po:	sitive but ind	lustrial elements	s and human influ	ience detr	act					Med - 2	Indicators of value	N/A							Low - 3
Rarity	N/A									1		Low - 1	Other value	Long vi	ews, rid	dgeline loca	ation				Med - 6
Representativeness	Some	key ch	aracteristics	represented								Med - 2	VISUAL SUSCEPTIE	ILITY						Total Score (/25	5) 15
Conservation interests	N/A											Low - 1	Factor	Assess	ment						Score*
Recreation value	Couple	of PR	toW, little els	se								Low - 1	Primary receptors	Resider	ntial - si	ite is a part	t of the rural setting for the village				Med - 4
Perceptual aspects	Rural	edge to	settlement,	, some human i	nfluences from se	ettlement i	n north of	study area				High - 3	Secondary receptors	Transpo	ort - site	e is not a k	ey part of the experience for recept	tors			Low - 2
Associations	N/A											Low - 1	Number of receptors	Close to	o village	e edge					Med - 4
LANDSCAPE SUSCE	EPTIBII	_ITY							1	Total Scor	re (/25)	15	Visibility of site	Site is o	on ridge	eline, some	e screening from vegetation and bui	It form			Med - 4
Factor	Asses	sment										Score*		-							
Subtraction	_		y characteri:									Low - 2									
Addition	_			0 0	undary onto ridge							Med - 4									
Perception	4	•			cal finger of devel	•	•					High - 6									
Policy					nts such as East		ough sma	II-scale woodlar		0 0		Low - 2									
OVERALL LANDSCA	APE SE	NSITI	VITY (Con	nbined Value	and Susceptib	ility)			1	Total Scor	re (/50)	29	OVERALL VISUAL S	ENSITIVI	TY (Co	ombined	Value and Susceptibility)			Total Score (/50	0) 28
Low landscape value an	d mediu	m sus	ceptibility. Ar	n overall low lar	ndscape sensitivit	у							A low visual value and r	nedium visı	ual sus	ceptibility,	overall low visual sensitivity				
Notes													Notes								
MITIGATION OPPOR	RTUNIT	IES / I	RECOMME	NDATIONS																	
Landscape planting	×												Form of development	×							
Landscape buffer	4				Ridgeline location	on means	that site is	s unable to be fu	Illy mitigated				Local vernacular	×							
Site features	×												Other	×							
CONSTRAINTS																					
On-site						ſ	PRoW						Off-site								
CONCLUSION																					
																ecreation interests. The landscape suscepalue. There are long views within the study					
													Overall the visual sensitivity			•	-	,			

Landscape Value

Visual Value

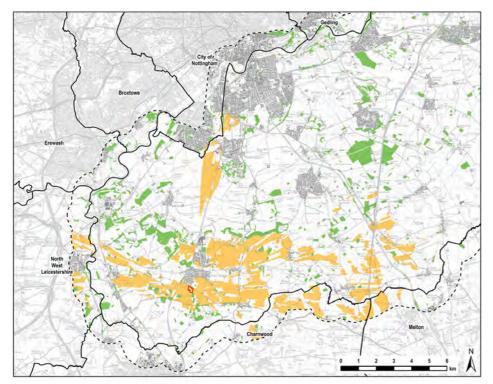
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

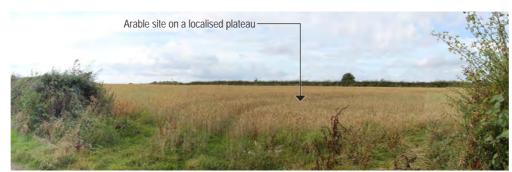
EL/005 - Land off Rempstone Road (south)



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



Site Photograph A - This viewpoint (taken from Rempstone Road near the junction with Kirk Ley Road) is typical of views into this site - generally glimpsed through a gap in the hedge. There are few discernible features in the view beyond the arable land of the site itself, except for woodland at Stanford Hills, approximately 1.2km away from the site.



Site Photograph B - The site is situated on a localised plateau at a high point of 75-80m. This panorama looks southwest into the site from a field gate on Rempstone Road and demonstrates the arable land use of the site.



Site Photograph C - From this location, views are obtained looking south across the site towards woodland at Stanford Hills. The most prominent woodland in the view is The Gorse, which lies on the site's south-eastern corner.

Legend



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Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMENT	Γ					CLIENT:	Rushcliffe Borough Council						Aggregate	e Score (/100)): 63
SITE REFERENCE:	RBC/EL	_/006 - Land north of Lantern	Lane		DATE VISITED:	: 09	9/11/20)16						SURVEYED BY: RW		CHECKED B	
EXISTING LANDSCA	APE CHARACTER			La	ndscape character within site	е			NW01 (Good)			Lands	cape character within study area	NW01 (Good), NV	V02 (Moderate	- Good)	
			LIVIN	G LANDS	CAPES 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	XXX	Nucleated	4	4	Arable farms	×	×	4	Wooded - ancient	×		×	Spatial character	Large	Variable		
Rolling / undulating	✓ X ✓	Clustered	×	×	Mixed farms			×	Wooded - recent		×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	√ × ×	Settled	×	×	Pastoral farms	×	√	4	Trees & woods		×	×	Boundary treatments	Variable	Variable		
Sloping (low hills)	X X X	Dispersed	√	×	Woodland	4	×	×	Coverts & tree groups		×	4	Enclosure pattern	Sub-regular	Variable Variable		
Coastal dunes / shingle Marine levels		Waste ground / derelict Unsettled	×	×	Rough / wild / equestrian Disturbed	×	×	∀	Other trees Open / unwooded	√	×	×	Tree pattern	Scattered	Variable		
High plateau (>300m)	XXXX	Coalfields	×	×	Urban / brownfield	X	×	√	Open / unwooded	~	~	~	Other characteristics / features			PRoW	
High hills (>600m)	XXX	Urban	×	×	Parkland / leisure	×	×	×									
LANDSCAPE VALUE	<u> </u>	<u> </u>			To	otal Score	e (/25)	14	VISUAL VALUE				<u> </u>	<u> </u>	•	Total Score (/2	5) 13
Factor	Assessment							Score*	Factor	Assess	sment						Score*
Landscape quality	Degraded in parts, other are	eas are well-maintained dome	estic setting					Med - 2	Recognition of value	Conser	vation a	area within	study area, but bears little relevand	e to site			Low - 3
Scenic quality	Urban edge, some human d	detractors						Low - 1	Indicators of value	N/A							Low - 3
Rarity	N/A							Low - 1	Other value	Recrea	ition val	ue					Med - 6
Representativeness	Shows some key characteri	istics						Med - 2	VISUAL SUSCEPTIB	LITY						Total Score (/2	5) 19
Conservation interests	Conservation area with a co	ouple of TPOs and listed build	lings, but d	oes not bea	ar much relation to the site			Low - 1	Factor	Assess	sment						Score*
Recreation value	Network of PRoW centred to	through site, public open spac	е					High - 3	Primary receptors	Recrea	itional -	site forms	part of the experience				Med - 4
Perceptual aspects	On the fringe between urba	n and rural, rural setting has	element of	tranquility				Med - 2	Secondary receptors	Reside	ntial - si	ite forms pa	art of the rural outlook				Med - 4
Associations	N/A							Low - 1	Number of receptors	Adjace	nt to vill	lage settler	nent				Med - 4
LANDSCAPE SUSCE	EPTIBILITY				To	otal Score	e (/25)	17	Visibility of site	Relitive	ely open	site with ri	sing topography				High - 6
Factor	Assessment							Score*									
Subtraction	Some loss of rural characte	eristics and setting						Med - 4									
Addition	ů	ettlement into surrounding cou						Med - 4									
Perception			ential for inc	reaed pror	minence of settlement due to ric	dgeline		High - 6									
Policy	Conserve the nucleated cha	3 3						Low - 2									. 1
		ined Value and Susceptil	J.		To	otal Score	e (/50)	31					Value and Susceptibility)			Total Score (/50	0) 32
	d medium susceptibility, over	rall medium landscape sensiti	vity						Medium visual sensitivity	arising fr	om low	visual valu	e and medium susceptibility				
Notes									Notes								
	RTUNITIES / RECOMMENI	DATIONS							T								
Landscape planting	×	Cita unabla ta ha mitigata	d du to lora	o ccalo, on	pen rural character and rising la	ndform			Form of development	×							
Landscape buffer Site features	X	Site uriable to be mitigate	u uu to iarg	e scale, op	permural character and rising la	Halomi			Local vernacular Other	×							
CONSTRAINTS									Ottlei								
	T									Τ							
On-site		PF	RoW, poten	tial access	issues				Off-site								
CONCLUSION																	
														me conservational interests within the stud			
														ural characteristics and setting and a large al susceptibility is medium as the site is par			

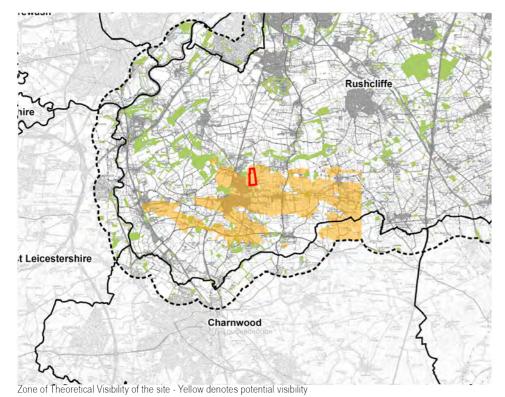
Landscape Value
Visual Value

landform increasing visibility. Overall, there is medium visual sensitivity.

Landscape Susceptibility
Visual Susceptibility

^{*} 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.

EL/006 - Land north of Lantern Lane





Site Photograph A - This viewpoint is taken from a field gate along PRoW East Leake BOAT11/ Lantern Lane. The view looks northwards through the site and demonstrates the sloping topography of the landscape. The site comprises one large pastoral field. On the left of the image are some new build residential properties associated with the edge of East Leake and East Leake Academy. On the right of the image is PRoW East Leake FP27.

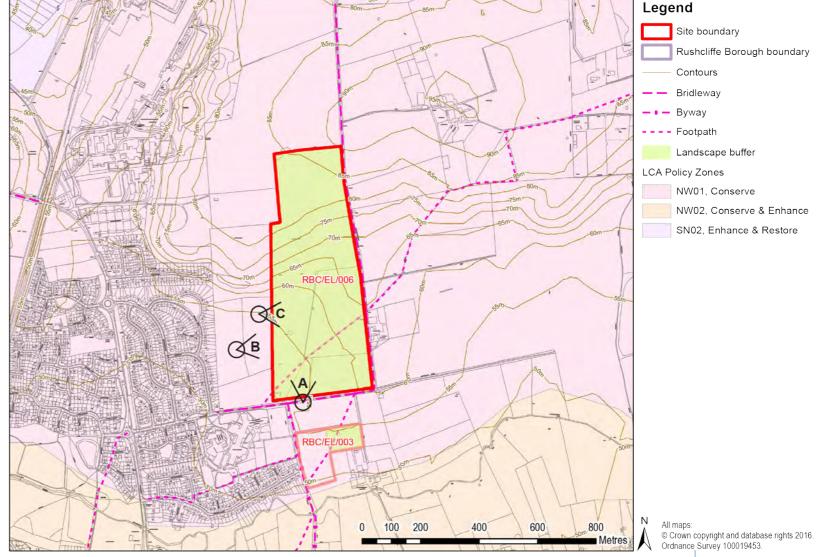


Site Photograph B - This view looks east towards the site from residential area Lantern Fields, off Lantern Lane. In the foreground is a sustainable urban drainage system associated with the new development.



Site Photograph C - This image shows open views into the site from the a new residential area Lantern Fields. The SUD system runs along the western edge of the site.





Landscape designations / Potential development mitigation recommendations