



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

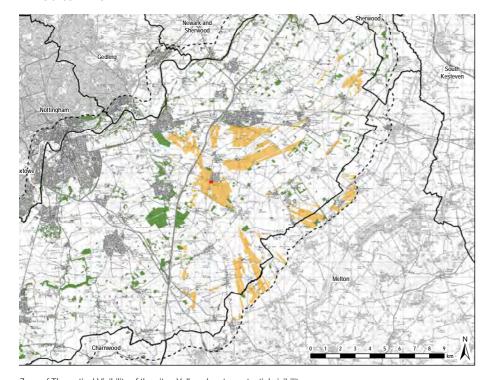
Landscape Sensitivity

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



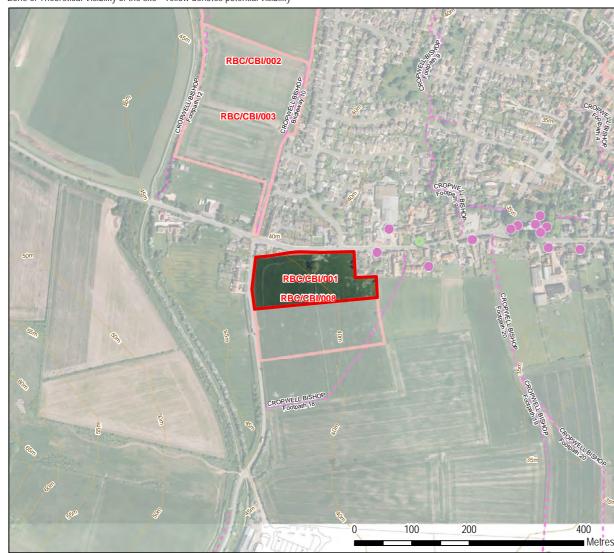
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



RBC/CBI002

RBC/CBI003

RBC/CB

Landscape designations / Potential development mitigation recommendations

LANDSCAPE A	ND VISUAL SENSIT	IVITY ASSESSMEN	T			CLI	IENT: F	Rushcliffe Borough Council						Aggregat	e Score (/100)): 58
SITE REFERENCE:	RBC/CBI/0	002 - Land north of Memorial	Hall (1)	DATE VISITED	: 04	4/11/2016							SURVEYED BY: MB		CHECKED B	
EXISTING LANDSCA	APE CHARACTER		Lai	ndscape character within site	e		SN06	(Moderate- Good)			Lands	scape character within study area	SN06 (Moderate - C	Good), NW04 (Moderate)	
			LIVING LANDS	CAPES METHODOLOGY									OTHER			
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA		tudy Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	✓ X X	Nucleated	4 4	Arable farms		4	√	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable		
Rolling / undulating	✓ X X	Clustered	XX	Mixed farms			×	Wooded - recent	×	×	×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4 4 4	Settled	XX	Pastoral farms			√	Trees & woods		×	4	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	- X X X	Dispersed Waste ground / derelict	X X	Woodland Rough / wild / equestrian	4	* *	√	Coverts & tree groups	4	×	4	Enclosure pattern	Sub-regular	Variable Variable		
Marine levels	XXXX	Unsettled	X X	Disturbed	×	×	∀	Other trees Open / unwooded	4		×	Tree pattern	Linear	variable		
High plateau (>300m)	XXXX	Coalfields	XX	Urban / brownfield	×	X	✓	Opcii/ unwoodcu			~	Other characteristics /	Two PRoW		Grantham Canal	
High hills (>600m)	XXX	Urban	××	Parkland / leisure	4		1					features				
LANDSCAPE VALU	E			To	otal Score	e (/25)	16	VISUAL VALUE							Total Score (/2	25) 16
Factor	Assessment					Sc	ore*	Factor	Assessi	ment						Score*
Landscape quality	Some managed and degrad	ded elements				Me	ed - 2	Recognition of value	N/a							Low - 3
Scenic quality	Settlement edge a detractor	or from rural scenic character				Me	ed - 2	Indicators of value	Signage	for Ad	jacent Gra	antham Canal				Med - 6
Rarity	Na					Lo	w - 1	Other value	Recreati	ional va	alue and r	ural setting to settlement				Med - 6
Representativeness	Study area mostly represen	ntative of LCA				Hiç	gh - 3	VISUAL SUSCEPTIBI	LITY						Total Score (/2	.5) 15
Conservation interests	TPO, several listed building	js				Lo	w - 1	Factor	Assessi	ment						Score*
Recreation value	Grantham Canal, several P	RoW and recreational green	space			Hiç	gh - 3	Primary receptors	Residen	tial, sit	e is part o	f rural setting				Med - 4
Perceptual aspects	Settlement edge detracts, a	as does distant A46, strong ru	ıral setting			Me	ed - 2	Secondary receptors	Recreati	ional, s	ite is part	of visual amenity				Med - 4
Associations	Stilton Cheese associated v	with village				Lo	w - 1	Number of receptors	Village e	edge						Med - 4
LANDSCAPE SUSC	EPTIBILITY			To	otal Score	e (/25)	11	Visibility of site	Strongly	vegeta	ated boun	daries on three sides and built form	restricting views			Low - 2
Factor	Assessment					Sc	ore*									
Subtraction	N/a					Lov	w - 2									
Addition	Extension of urban edge					Lov	w - 2									
Perception	Slight increase in urbanisati	tion but site has capacity to be	e developed			Lov	w - 2									
Policy	Conserve the consistent dis	stinctive character of small vil	lages throughout the a	area		Me	ed - 4									
	APE SENSITIVITY (Comb	•	J.	To	otal Score	e (/50)	27			_ `		Value and Susceptibility)			Total Score (/5	31
Overall low landscape s	sensitivity derived from mediu	m landscape value and low s	usceptibility					Overall medium visual se	ensitivity de	erived f	rom medi	um visual value and medium suscep	otibility			
Notes								Notes								
MITIGATION OPPOR	RTUNITIES / RECOMMEN	IDATIONS						.								
Landscape planting	4		Retain existing bounda	ry vegetation				Form of development	×							
Landscape buffer	×		¥	-				Local vernacular	×							
Site features	×							Other	×							
CONSTRAINTS							_									
On-site			PRoW					Off-site				Grant	ham Canal and recreational space			
CONCLUSION																
													daries. aThere is also a recreational walkw			

site. There are some conservational interests within the study area which are not directly related to the site. There is a noverall medium landscape value within the study area and an attractive village setting. There is a noverall medium landscape value within the study area and an attractive village setting. There is a medium relating to Grantham Canal. There is a medium number of potential receptors due to the site is part of the village setting. Overall, there is a medium visual sensitivity. Landscape Susceptibility Landscape Sensitivity Landscape Value

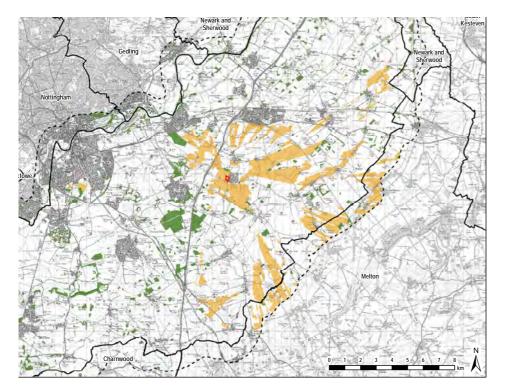
Visual Sensitivity

Visual Susceptibility

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

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



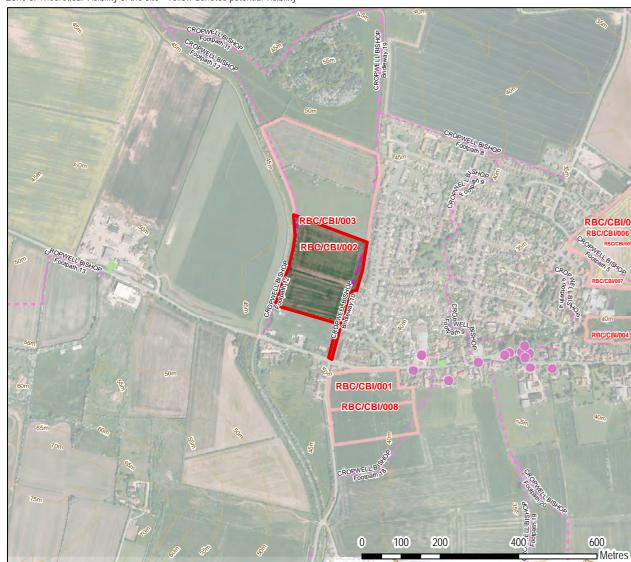
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

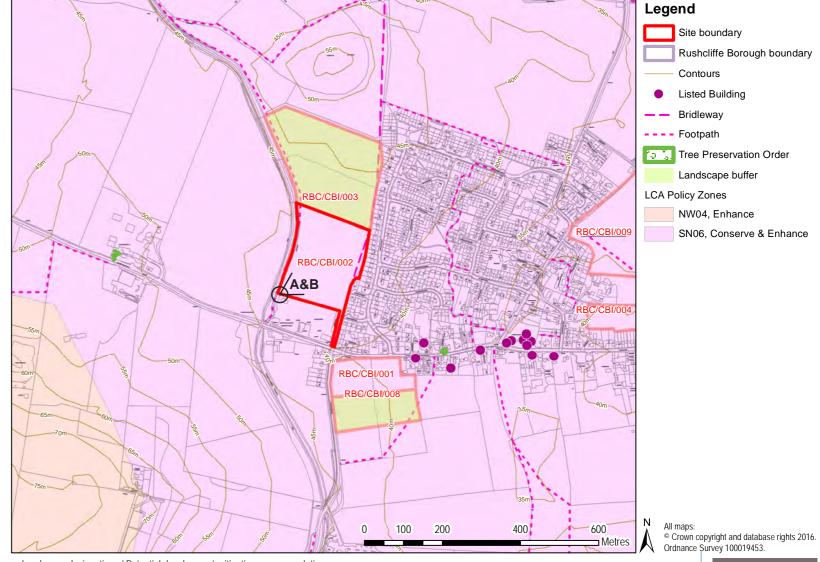


Site Photograph A - This viewpoint along PRoW (Cropwell Bishop FP12) in the south-west corner of the site looks north- east towards Hoe View Road on the urban fringe of Cropwell Bishop. The view portrays the pastoral character of the land beyond the urban edge. The view portrays the enclosed nature of 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	ND VISUAL SENSIT	IVITY ASSESSMENT	•			CLI	ENT: F	Rushcliffe Borough Council						Aggregate Score	e (/100): 66
SITE REFERENCE:	RBC/CBI/	003 - Land north of Memorial F	fall (2)	DATE VISITED): 04/	/11/2016							SURVEYED BY: MB		ECKED BY: NW
EXISTING LANDSCA	PE CHARACTER			Landscape character within site	е		SN06	(Moderate- Good)			Lands	scape character within study area	SN06 (Moderate - C	Good), NW04 (Moderate)	
			LIVING LAN	DSCAPES METHODOLOGY				· · · · · · · · · · · · · · · · · · ·				T T	OTHER	· · · · · · · · · · · · · · · · · · ·	
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA S		udy rea	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study /	Area
Vales & valley bottoms	✓ X X	Nucleated	4 4	Arable farms	4	4		Wooded - ancient	×		×	Spatial character	Medium - open	Variable	
Rolling / undulating	✓ X X	Clustered	XX	Mixed farms	×	×	×	Wooded - recent	×		×	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	4 4 4	Settled	XX	Pastoral farms				Trees & woods	×		4	Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	X X X	Dispersed Waste ground / derelict	X X	Woodland Rough / wild / equestrian				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	 	Disturbed	×	X	V	Open / unwooded	4			'	variable	variable	
High plateau (>300m)	XXXX	Coalfields	XX	Urban / brownfield	×	X		Open / unwooded		~ >	•	Other characteristics /	Two PRoW	Grantham	Canal
High hills (>600m)	XXX	Urban	XX	Parkland / leisure	4	×	1					features			
LANDSCAPE VALUE		•		To	otal Score	(/25)	16	VISUAL VALUE			-		•	Total	Score (/25) 16
Factor	Assessment					Sco	ore*	Factor	Asses	sment					Score*
Landscape quality	Some managed and degrae	ded elements				Me	ed - 2	Recognition of value	N/a						Low - 3
Scenic quality	Settlement edge a detracto	or from rural scenic character				Me	d - 2	Indicators of value	Signag	ge for Ad	djacent Gra	antham Canal			Med - 6
Rarity	Na					Lo	w - 1	Other value	Recrea	ational v	alue and r	ural setting to settlement			Med - 6
Representativeness	Study area mostly represer	ntative of LCA				Hig	jh - 3	VISUAL SUSCEPTIBI	LITY					Total	Score (/25) 17
Conservation interests	TPO, several listed building	gs				Lo	w - 1	Factor	Asses	sment					Score*
Recreation value	Grantham Canal, several P	PRoW and recreational green s	pace			Hig	jh - 3	Primary receptors	Reside	ential, sit	te is part o	f rural setting			Med - 4
Perceptual aspects	Settlement edge detracts, a	as does distant A46 (which is v	isible from site), s	trong rural setting		Me	d - 2	Secondary receptors	Recrea	ational, s	site is part	of visual amenity			Med - 4
Associations	Stilton Cheese associated	with village				Lo	w - 1	Number of receptors	Village	edge					Med - 4
LANDSCAPE SUSCE	PTIBILITY			To	otal Score	(/25)	17	Visibility of site	Vegeta	ated bou	undaries or	n three sides, although sometimes g	appy and built form restricting views, some	e areas with more open vi	iews Med - 4
Factor	Assessment					Sco	ore*								
Subtraction	N/a					Lov	v - 2								
Addition	Irregular extension of urbar	•					d - 4								
Perception		0 0 0		d increased visibility of built form			h - 6								
Policy		stinctive character of small villa	0 0				d - 4								
	•	oined Value and Susceptib	J.		otal Score	(/50)	33					Value and Susceptibility)		Total	Score (/50) 33
	pe sensitivity derived from m	nedium landscape value and m	edium susceptibili	ity				Overall medium visual se	nsitivity (derived	from medi	um visual value and medium suscep	otibility		
Notes								Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	NDATIONS													
Landscape planting	4		etain existing bour					Form of development	×						
Landscape buffer	4	To northern	half in order to co	nserve rural village setting				Local vernacular	×						
Site features	×							Other	×						
CONSTRAINTS	,								,						
On-site			PRoW					Off-site				Grant	ham Canal and recreational space		
CONCLUSION															
													n and western boundaries. aThere is also a		
													ity to change due to the rural character of		
landscape character is n	nedium overall. Visually, ther	re are some indicators of value	relating to Granth	nam Canal. There is a medium nur	mber of pot	tential rec	eptors	due to the site forming part of	the villa	ige edge	e. The over	rall visual susceptibility is medium a	s the site as the site is part of the village e	dge. Overall, there is a m	edium visual

Landscape Susceptibility

Visual Susceptibility

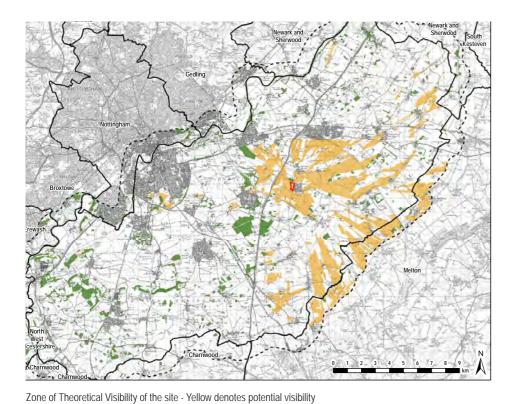
Landscape Value Visual Value Landscape Sensitivity

Visual Sensitivity

8

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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

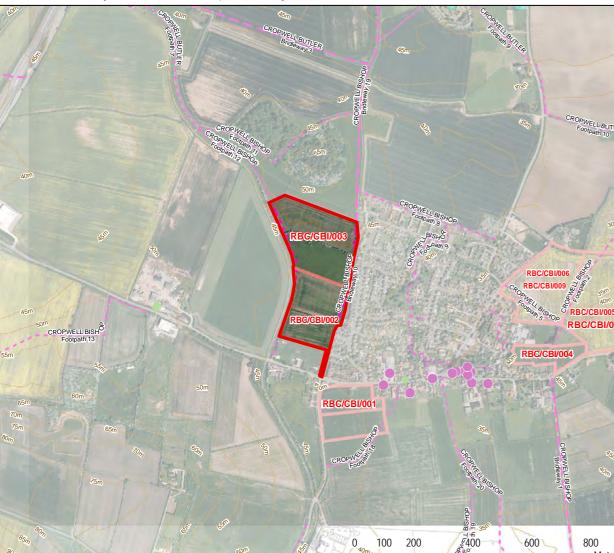


Areas of woodland / Rural character-

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

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.



Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building Bridleway --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones NW04, Enhance SN04, Enhance SN06, Conserve & Enhance VB01, Conserve & Enhance All maps:
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Ordnance Survey 100019453. 100 200 400 600 800

Aerial view of the site

6

LANDSCAPE AN	ND VISUAL SENSIT	TIVITY ASSESSMENT				CLIENT: R	ushcliffe Borough Council					Aggregate S	Score (/100): 61
SITE REFERENCE:	RBC/CBI	I/004 - Land north of Fern Roa	d (2)	DATE VISITED:	04/11/2	016					SURVEYED BY: MB		CHECKED BY: NW
EXISTING LANDSCA	PE CHARACTER		Lar	ndscape character within site		SN06	(Moderate- Good)		Land	scape character within study are	a SN06 (Moderate - Goo	od), VB01 (Moderat	te - 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 Si	te Study Area	Descriptive Attribute	Site		Study Area
Vales & valley bottoms	✓ X X	Nucleated	4 4	Arable farms	√ ×	4	Wooded - ancient	XX	(X	Spatial character	Small	Variable	
Rolling / undulating	√ × ✓	Clustered	XX	Mixed farms	XX	×	Wooded - recent	X	X	Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau Sloping (low hills)	X X X	Settled Dispersed	XX	Pastoral farms Woodland	XX	×	Trees & woods Coverts & tree groups	×××	* * *	Boundary treatments Enclosure pattern	Variable Sub-regular	Variable Variable	
Coastal dunes / shingle	XXXX	Waste ground / derelict	××	Rough / wild / equestrian	7 7	X	Other trees	4 4		Tree pattern	Variable	Variable	
Marine levels	XXX	Unsettled	XX	Disturbed	XX	×	Open / unwooded		(X	'	Turidate .	Variable	
High plateau (>300m)	XXX	Coalfields	××	Urban / brownfield	XX	4	<u> </u>			Other characteristics / features	PRoW		
High hills (>600m)	XXXX	Urban	××	Parkland / leisure	✓ X	4				leatures			
LANDSCAPE VALUE				To	otal Score (/25)) 17	VISUAL VALUE	_					Total Score (/25) 10
Factor	Assessment					Score*	Factor	Assessme	ent				Score*
1 1 7	, ,	ooth agricultural field and dome	stic setting, some de	gree of degradation		Med - 2	Recognition of value	N/A					Low - 3
Scenic quality	Attractive rural setting to vil	illage				High - 3	Indicators of value	N/A					Low - 3
Rarity	Na					Low - 1	Other value		al value and	value as rural setting to village			Low - 3
Representativeness	Study area is mostly repres					High - 3	VISUAL SUSCEPTIBI	LITY					Total Score (/25) 19
Conservation interests	Couple of listed buildings w					Low - 1	Factor	Assessme					Score*
Recreation value	Strong network of PRoW, re	recreation ground on edge of si	tudy area			High - 3	Primary receptors	Residential	part of visua	al amenity for east of village due to i	rising land		Med - 4
Perceptual aspects	Tranquil despite urban fring	ge, attractive rural edge to settl	ement			Med - 2	Secondary receptors	Recreation	al - part of vis	sual amenity for PRoW			Med - 4
Associations	Stilton cheese					Low - 1	Number of receptors	Village edg	je				Med - 4
LANDSCAPE SUSCE	EPTIBILITY			To	otal Score (/25)) 15	Visibility of site	Site is pron	ninent rising l	and			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 la				High - 6							
Policy		stinctive character of small villa	0 0			Med - 4							
	•	oined Value and Susceptib		To	otal Score (/50)) 32			•	d Value and Susceptibility)			Total Score (/50) 29
Overall medium landsca	pe sensitivity derived from m	nedium landscape value and m	edium susceptibility				Overall low visual sensiti	vity derived fr	om low visua	I value and medium susceptibility			
Notes							Notes						
MITIGATION OPPOR	TUNITIES / RECOMMEN	NDATIONS					-						
Landscape planting	×						Form of development	×					
Landscape buffer		te unable to be mitigated in eas	stern section, possib	le scope for development in we	stern section		Local vernacular	×					
Site features	×						Other	X					
CONSTRAINTS								T					
On-site		PRoW	I and landform, acce	ss issues			Off-site						
CONCLUSION						_							
related to the site. There	e is an overall medium landso	cape value within the study are	a and an attractive r		s a medium su	sceptibility to	change due to the rural cha	racter of the			There are some conservational interests was medium overall. Visually, there are no ind		

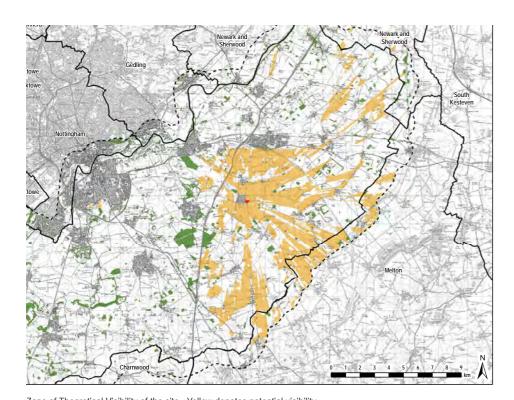
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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



Cropwell Bishop FP2

Sloping pastoral landscape

Hedged boundary between site and Fern Road

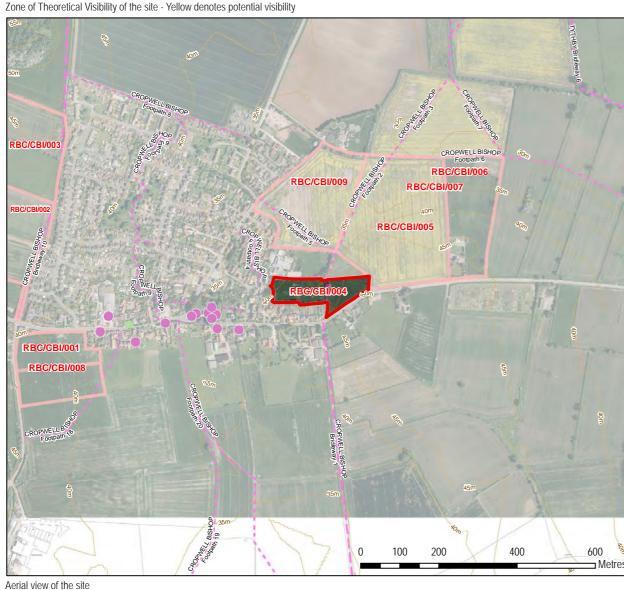
Site Photograph A - Viewpoint taken from PRoW (Cropwell Bishop FP2) looking northwards into the site. View portrays the sloping nature of the landscape and the pastoral character within the site. Long Distance views northwards.

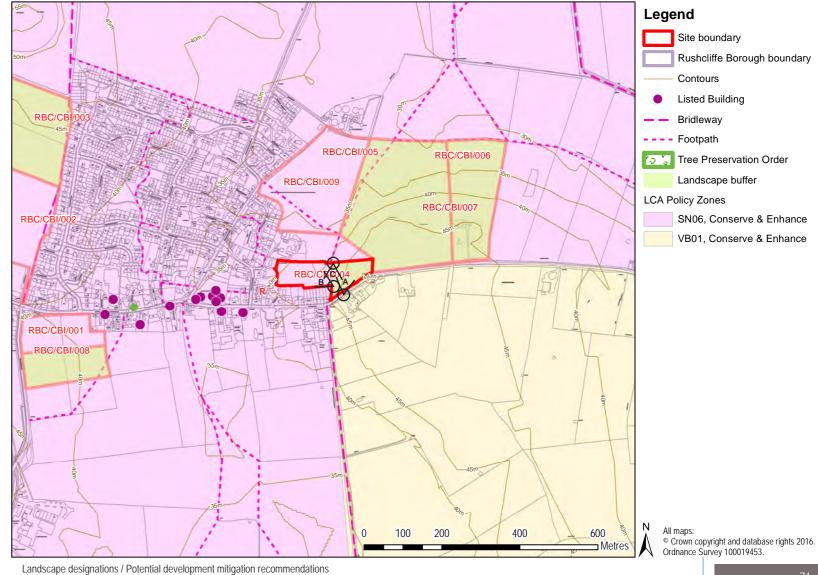


Site Photograph B - This view looks westwards towards Cropwell Bishop village centre and the urban fringe from PRoW (Cropwell Bishop FP2). The view shows the relatively screened nature of the western section of the site as the topography slopes down towards the village.



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.





ape designations / Fotential development miligation recommendations

LANDSCAPE AN	ID 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	4	×	×		ucleated	4	4	Arable farms	4	4	4	Wooded - ancient	×	×	×		Spatial character	9	Variable	
Rolling / undulating	4	✓	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	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	×	Parkland / leisure	✓	X	4					ı	features	1 Kow		
LANDSCAPE VALUE		**		011	buii		•••		otal Scor			VISUAL VALUE				_			Total Sc	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	networl	of PRoW,	recrea	ation ground on edge of s	tudy area					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	l 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	ΤY						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				_	minence of village given la						High - 6									
Policy					ive character of small villa		ughout the			(/= 0)	Med - 4	OVERALL MIGHAL O	-NOIT!	UT) / /0						(150)
OVERALL LANDSCA			•		•	J.			otal Scor	re (/50)	37						Value and Susceptibility)		Total Sc	ore (/50) 36
Overall medium landscap	oe sensi	livity de	erived from	mediur	m landscape value and m	iedium su	isceptibility	1				Overall medium visual s	ensitivity	derived	from low	/ VIS	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	tern sect	ion, possib	ole scope for development in we	estern se	ection		Local vernacular	×							
Site features	×											Other	×							
CONSTRAINTS																				
On-site	PRoW and landform, access 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	e. 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

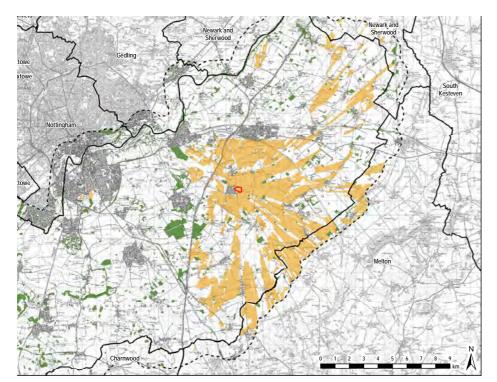
Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

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/005 - Land north of Fern Road (1)



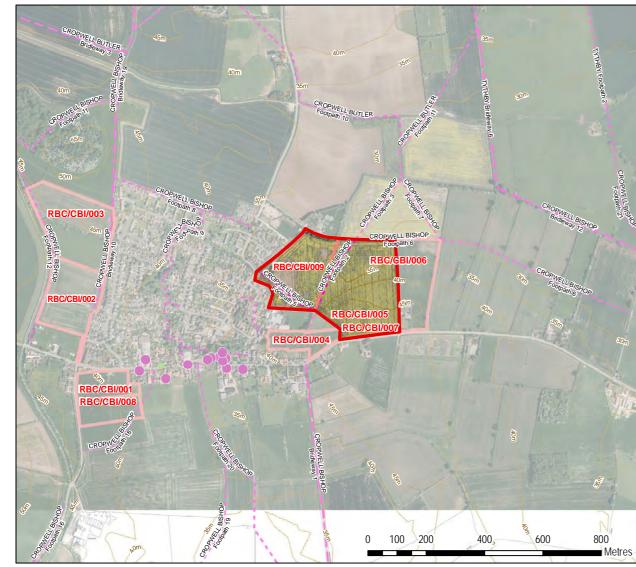
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



RBC/CBI/003

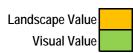
RBC/C

Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	D VIS	UAL	SENS	ITIVI	ITY ASSESSMENT						CLIE	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	×	×			4		Arable farms	4	4	4	P	Wooded - ancient	×	×	×	Spatial character	Variable		Variable		
Rolling / undulating	\checkmark	√	4			×			×	×	×		Wooded - recent	×	×	×	Indicative ground vegetation		(arable)	Variable		
Low plateau	√	X	√	_		×			4	X	4		Trees & woods	X	×	×	Boundary treatments	Variable		Variable		
Sloping (low hills) Coastal dunes / shingle	×	X	×						X	₩		>	Coverts & tree groups Other trees	4	✓	4	Enclosure pattern Tree pattern	Sub-regula Linear	alf	Variable Variable		
Marine levels	×	×	~	_						×		2	Open / unwooded	4	X	X		Lilleai		Variable		
High plateau (>300m)	X	X	×			X				X		•	Open / unwooded		**	•••	Other characteristics /		PRoW			
High hills (>600m)	×		×					Parkland / leisure	4	×	_	_					features					
LANDSCAPE VALUE								T	otal Sco	ore (/25)	j)	18	VISUAL VALUE								Total Score (/25) 13
Factor	Assess	Relatively well managed, both agricultural field and domestic setting, some areas of degradation											Factor	Asses	sment							Score*
Landscape quality	Relatively well managed, both agricultural field and domestic setting, some areas of degradation Attractive rural setting to village											ı - 3	Recognition of value	N/A								Low - 3
Scenic quality	Coalfields Urban We will will brownfield Parkland / leisure Total So Assessment Relatively well managed, both agricultural field and domestic setting, some areas of degradation Attractive rural setting to village Na Study area is mostly representative of the LCA S Couple of listed buildings within village, a TPO Strong network of PRoW, recreation ground on edge of study area											ı - 3	Indicators of value	N/A								Low - 3
Rarity	Settled Dispersed Woodland Rough / wild / equestrian Disturbed Urban / brownfield Urban / brownfield Parkland / leisure Total Score Assessment Relatively well managed, both agricultural field and domestic setting, some areas of degradation Attractive rural setting to village Na Study area is mostly representative of the LCA Is 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 Stilton cheese CCEPTIBILITY Total Score Assessment Loss of pleasant rural setting												Other value	Recre	ational v	alue and v	value as rural setting to village					Med - 6
Representativeness	Study a	rea is r	nostly rep	resent	tative of the LCA						High	1 - 3	VISUAL SUSCEPTIBI	LITY							Total Score (/25) 23
Conservation interests	Nucleated												Factor	Asses	sment							Score*
Recreation value	Settlefield Parkers												Primary receptors	Reside	ential - k	ey part of	visual amenity for east of village	due to rising la	nd			High - 6
Perceptual aspects	Settled Dispersed Woodland Rough / wild / equestrian Disturbed Unsettled Urban / beat Rough / wild / equestrian Disturbed Urban / brownfield Parkland / leisure Total Score Assessment Relatively well managed, both agricultural field and domestic setting, some areas of degradation Attractive rural setting to village Na Ress 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 Stilton cheese SUSCEPTIBILITY Total Score Assessment Loss of pleasant rural setting Large urban extension Increased urbanisation and prominence of village given landform Conserve the consistent distinctive character of small villages throughout the area NDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score												Secondary receptors	Recre	ational -	key part o	of visual amenity for several PR	W				High - 6
Associations	Clustered Settled Pastoral farms Pas												Number of receptors	Village	edge							Med - 4
LANDSCAPE SUSCE	LCA Site Study Area Nucleated												Visibility of site	Site is	promine	ent rising la	and					High - 6
Factor	Waste ground / derelict																					
Subtraction	Loss of	pleasa	nt rural se	etting							Med	- 4										
Addition	Large u	rban ex	tension								Med	- 4										
Perception											High	_										
Policy							ughout the				Med	- 4										
					· · · · · · · · · · · · · · · · · · ·	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	PRoW and landform, access issues												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.



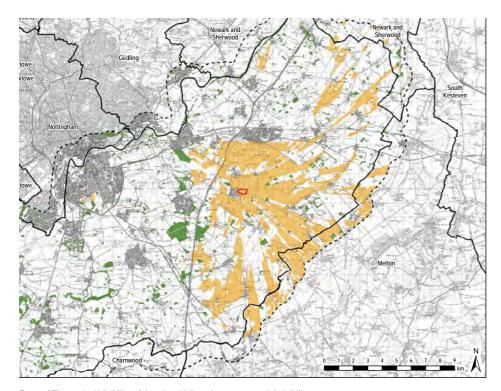
Landscape Susceptibility
Visual Susceptibility

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/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

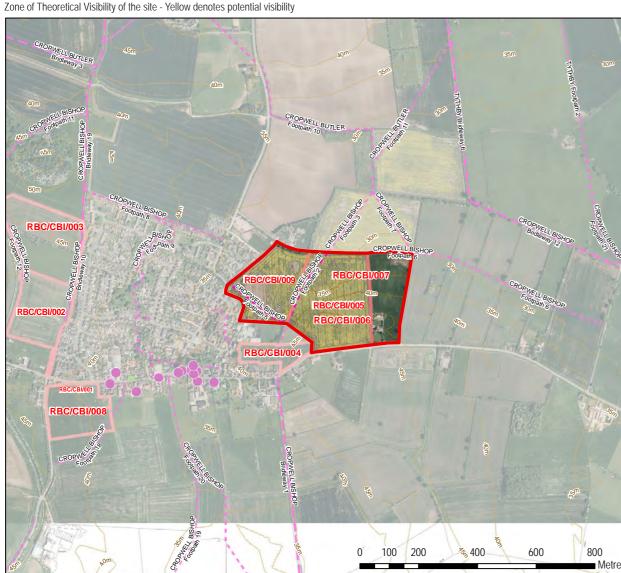


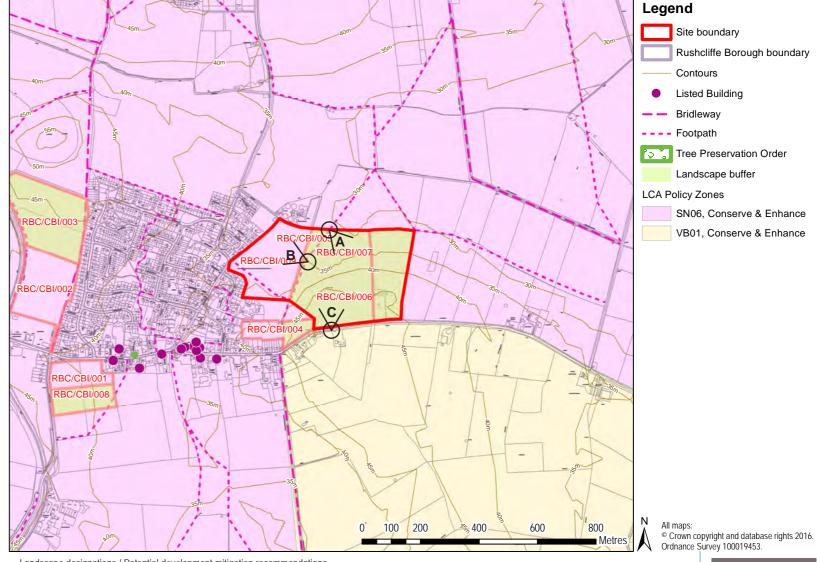
Site Photograph B - This viewpoint looks west towards the urban edge of Cropwell Bishop, with housing along Etheldene and Hardy's Close visible from this location.



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.





Landscape designations / Potential development mitigation recommendations

75

LANDSCAPE A	ND VIS	SUAL	SENSI	TIVITY AS	SESSMEN	Γ					CLIENT	Rushcliffe Borough Council							Aggregate	e Score (/100): 73
SITE REFERENCE:			RBC/CBI/C	007 - Land to th	ne north of Fern I	Road (4)		DATE VISITED): (04/11/2	2016							SURVEYED BY: MB		CHECKED BY: NW
EXISTING LANDSC	APE CH	ARACT	ΓER				L	andscape character within sit	te		SNO	6 (Moderate- Good)			Lands	cape character within study are	a	SN06 (Moderate - Goo	d), VB01 (Mode	erate - Good)
						LIVIN	IG LAND	SCAPES METHODOLOGY									•	OTHER		
Landform	LCA	Site	Study Area	Settlemer	nt Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	P	Z Site	Study Area	Descriptive Attribute		Site		Study Area
Vales & valley bottoms	4	×	×	Nucleated		4	4	Arable farms	4	4	4	Wooded - ancient	×	X	×	Spatial character	Variable		Variable	
Rolling / undulating	4	√	4	Clustered		×	×	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Variable		Variable	
Low plateau	√	×	√	Settled	1	×		Pastoral farms	4	4	-	Trees & woods	X	X	×	Boundary treatments	Variable		Variable Variable	
Sloping (low hills) Coastal dunes / shingle	~	×	~	Dispersed Waste gro	ound / derelict	×	×	Woodland Rough / wild / equestrian	×	×	2	Coverts & tree groups Other trees	4	~ ~	4	Enclosure pattern Tree pattern	Sub-regular Variable		Variable	
Marine levels	×	×	×	Unsettled	dila / delenet	×	×	Disturbed	×	×	X	Open / unwooded	1		×	· ·	Variable		variable	
High plateau (>300m)	×	×	×	Coalfields		×	×	Urban / brownfield	×	×	4					Other characteristics / features		PRoW		
High hills (>600m)	×	×	×	Urban		×	×	Parkland / leisure	\checkmark	×	4					Todital 03				
LANDSCAPE VALU	<u> </u>							Ţ	otal Sco	ore (/25)) 18	VISUAL VALUE								Total Score (/25) 13
Factor	Assess										Score*	Factor	Ass	essment						Score*
Landscape quality	Relativ	ely well	managed,	both agricultur	al field and dome	estic settin	ng				High - 3	Recognition of value	N/A							Low - 3
Scenic quality	Attracti	ve rural	setting to	village							High - 3	Indicators of value	N/A							Low - 3
Rarity	N/a										Low - 1	Other value		reational	value and va	alue as rural setting to village				Med - 6
Representativeness			, ,	esentative of th							High - 3	VISUAL SUSCEPTI	BILITY							Total Score (/25) 23
Conservation interests	Couple	of listed	d buildings	within village,	a TPO						Low - 1	Factor		essment						Score*
Recreation value	Strong	network	of PRoW,	, recreation gro	ound on edge of s	tudy area	l				High - 3	Primary receptors	Res	idential - I	key part of v	risual amenity for east of village du	e to rising land			High - 6
Perceptual aspects	-		e urban frir	nge, attractive	rural edge to sett	lement					Med - 2	Secondary receptors	Rec	reational	- key part of	visual amenity for several PRoW				High - 6
Associations	Stilton										Low - 1	Number of receptors	Villa	ge edge						Med - 4
LANDSCAPE SUSC	EPTIBIL	ITY						Ţ	otal Sco	ore (/25)) 19	Visibility of site	Site	is promin	ent rising la	nd				High - 6
Factor	Assess										Score*									
Subtraction		•	nt rural set	ting							Med - 4									
Addition	J		tension								Med - 4									
Perception	-			•	of village given la						High - 6									
Policy					acter of small vill		ughout the			(1)	Med - 4	21/22 21/11/21/21								
OVERALL LANDSC			•			,			otal Sco	ore (/50)) 37			•		Value and Susceptibility)				Total Score (/50) 36
Overall medium landsca	ape sensi	livity de	rivea trom	medium lands	cape value and n	nealum su	isceptibilit	У					sensitivi	ty derived	Trom Iow VI	sual value and high susceptibility				
Notes												Notes								
MITIGATION OPPOR	RTUNITI	ES / RI	ECOMME	NDATIONS																
Landscape planting	×											Form of development	×							
Landscape buffer Site features	×		5	site unable to b	e mitigated in ea	stern sect	tion, poss	ible scope for development in w	estern se	ection		Local vernacular Other	×							
CONSTRAINTS												Other		<u> </u>						
CONSTRAINTS	T												Т							
On-site					PRoV	V and land	dform, aco	cess issues				Off-site								
CONCLUSION The site comprises 4 fix	ldo r '		unall es shot	olood ol-l-	nd nootoeel electric	otor 1	sough! =	usatrian natura. The eller	o lore -	ort of :	n olle1'	rural adap to the village. The	oro !		uork of DD	Mo within the study area will O	well Dieber ED	and EDE intersection II	alta with ED/	uning adia ant to the coult
																W's within the study area with Crop age. There is a medium susceptib				
																susceptibility is high as the site as				
								lue to the open rural character a					J			, , , , , , , , , , , , , , , , , , ,				J

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

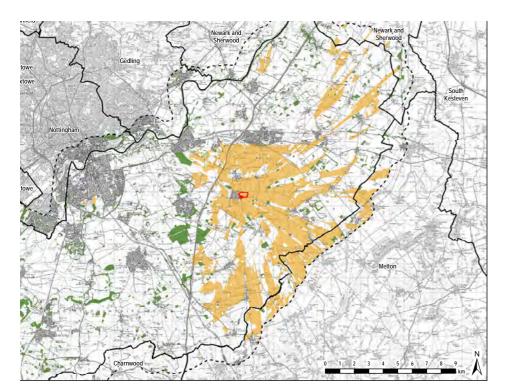
Landscape Value

Visual Value

76

*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

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.

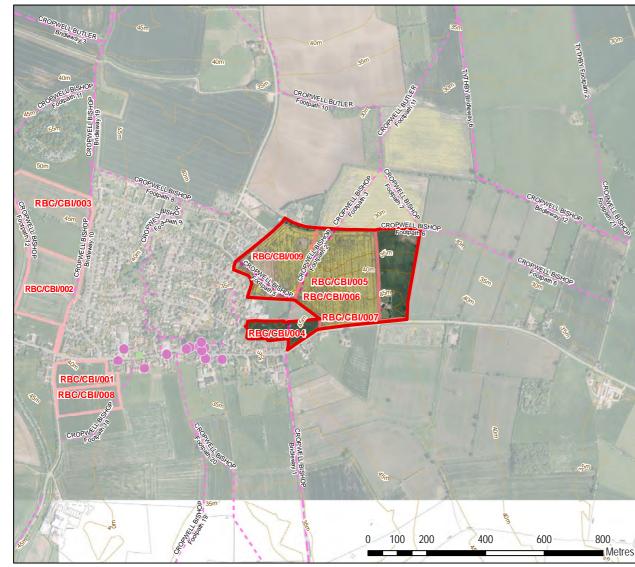


Site Photograph B - Viewpoint looks south-east towards Fern Road from the junction between PRoW Cropwell Bishop FP2, FP3, and FP6. The view portrays the arable character of the ground cover and the sloping topography. Dispersed housing along Fern Lane are visible with open views across the landscape.



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.

Legend



Site boundary

Rushcliffe Borough boundary

Contours

Listed Building

Bridleway

Footpath

Tree Preservation Order

Landscape buffer

LCA Policy Zones

SNO6, Conserve & Enhance

VB01, Conserve & Enhance

VB01, Conserve & Enhance

VB01, Conserve & Enhance

Aerial view of the site

Landscape designations / Potential development mitigation recommendations

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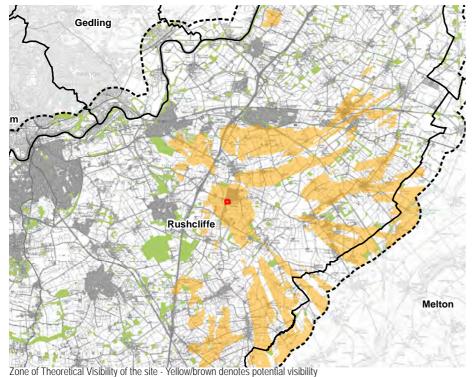
LANDSCAPE AN	ND VI	SUAI	L SEN	ISITI	VITY ASSESSMENT						CLI	IENT: F	Rushcliffe Borough Council							Aggregate	e Score (/100):	61
SITE REFERENCE:		RBC/CI	31/008 -	Land t	to the SO Nottm Rd and EO of	Kinoulto	n Rd (2)	DATE VISITED	:	22/06/2	2017								SURVEYED BY: RW		CHECKED BY:	
EXISTING LANDSCA	PE CI	IARAC	TER				La	indscape character within site	9			SN06	(Moderate- Good)			La	andsca	ape character within study are	SN06 (Moderate - Good), NW04	(Moderate), VE	301 (Moderate - Good	d)
						LIVII	NG LANDS	CAPES METHODOLOGY					,					<u> </u>	OTHER			,
Landform	LCA	Site			Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site		tudy Area	Tree Cover	PZ	Site	Stud	-	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	RBC/CBI/O08 - Land to the SO Notim Rd and EO of Kinoulton Rd (2) CAPE CHARACTER LIVING LANDSCAPES METHODOLOGY LCA Site Study Area Nucleated LCA Study Area Nucleated Clustered Settled Settled Nocolarians Nucleated												Wooded - ancient	×	×	×	>	Spatial character	Medium - open	Variable		
Rolling / undulating	LCA Site Study Area Nucleated Arable farms Nucleated Settled Nate of Parkland / leisure Disturbed Urban / leisure Disturbed Urban Village setting with some urban detractors N/A Study Arable farms N/A Several listed buildings and a TPO Recreational space and network of PRoW and Grantham Canal Forms part of village setting, lending a rural character to the village edge SCEPTIBILITY Total Sc Extension of village urban edge Partially perceived as infill development, also perception of eroded rural edge to south												Wooded - recent	×	×	×		Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	- 1	4	√			×			4	4	- 4	√	Trees & woods	×	×	×		Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	✓	X	- ×			✓	A A		4	- ×	+	X	Coverts & tree groups Other trees	4	×	4	-	Enclosure pattern Tree pattern	Variable Variable	Variable Variable		
Marine levels	X	X	X			X		· ·	×	X	+	×	Open / unwooded	4	×	×			Valiable	variable		
High plateau (>300m)	×	×	×			×			×	×	1	√	opon rumocucu					Other characteristics /				
High hills (>600m)	×	×	×		Urban	×	×	Parkland / leisure	4	×	- 4	✓						features				
LANDSCAPE VALUE	<u> </u>							To	otal Sco	ore (/25	5)	16	VISUAL VALUE								Total Score (/25)	13
Factor	Asse	ssment									Sc	ore*	Factor	Asse	ssment							Score*
Landscape quality	Some	detract	tors, gap	py he	dges, well maintained urban ar	eas					Me	ed - 2	Recognition of value	N/A								Low - 3
Scenic quality	Adjac	ent to m	nain villa	ge tho	oroughfare, attractive village se	tting with	n some urb	an detractors			Me	ed - 2	Indicators of value	N/A								Low - 3
Rarity	N/A			<u> </u>	<u> </u>	<u> </u>					+	ow - 1	Other value	Part o	of the rur	ral edge	e to the	ne village				Med - 6
Representativeness	4	area is	mostly	repres	entative of the LCA						_	gh - 3	VISUAL SUSCEPTIBIL			<u> </u>		J			Total Score (/25)	
Conservation interests	Sever	al listed	l buildin	gs and	la TPO						_	ow - 1	Factor	Asse	ssment							Score*
Recreation value	Recre	ational	space a	nd net	work of PRoW and Grantham	Canal					Hi	gh - 3	Primary receptors	Resid	ential ar	nd road	dusers	s, part of village setting				Med - 4
Perceptual aspects	Form	s part of	f village	setting	g, lending a rural character to the	ne village	e edge				Me	ed - 2	Secondary receptors	Recre	ational,	site so	mewha	nat important to visual amenity, pa	rticularly when crossing site on approach to	o rural edge		Med - 4
Associations	Stiltor	chees	е								Lo	ow - 1	Number of receptors	Part o	of village	e core, c	on bus	sy road				Med - 4
LANDSCAPE SUSCE	PTIBI	LITY						To	otal Sco	ore (/25	5)	15	Visibility of site	Relati	vely ope	en site						Med - 4
Factor	Asse	ssment									Sc	ore*		•								
Subtraction	Loss	of part o	of the ru	ral sett	ting to the village						Me	ed - 4										
Addition	Exten	sion of	village ι	ırban e	edge						Lo	w - 2										
Perception	Partia	lly perc	eived as	infill c	development, also perception of	of erodec	l rural edge	to south			Me	ed - 4										
Policy	Cons	erve the	consist	ent dis	stinctive character of small villa	ges thro	ughout the	area			Me	ed - 4										
OVERALL LANDSCA	APE SI	ENSITI	VITY (C	combi	ined Value and Susceptibi	lity)		To	otal Sco	ore (/50))	31	OVERALL VISUAL SE	NSITI	/ITY (C	Combir	ned Va	alue and Susceptibility)			Total Score (/50)	30
Overall medium landsca	ipe sen	sitivity o	lerived f	rom m	edium landscape value and m	edium sı	usceptibility						Overall medium visual se	nsitivity	derived	l from lo	ow visu	sual value and medium susceptibi	lity			
Notes													Notes									
MITIGATION OPPOR	TUNIT	IES / F	RECOM	MENI	DATIONS																	
Landscape planting	4	I				ated bou	ındaries, pa	articularly on west of site					Form of development	4	T			Single row of dev	elopment along roadside to conserve ribbor	n character		
Landscape buffer	\checkmark				To	south o	f site to ret	ain rural edge					Local vernacular	×				-				
Site features	×												Other	×	<u> </u>							
CONSTRAINTS	1																					
On-site							PRoW						Off-site									
CONCLUSION																						
the high representativen	ness of	the prev	ailing la	ndsca	pe character - gives a medium	landsca	pe value w		nt of th	e site w	ould	result i	n loss of a portion of this scen	nic rural	edge, a	nd this			ch the site is a part. This - along with the hig sceptibility to change. Overall, the landscap			
Landscape Value	9				Landscape Susceptibilit]	Landscape Sen Visual Sen	•			C							ories of Landscape Value, Landscape Susceptibility, Visual V. 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)





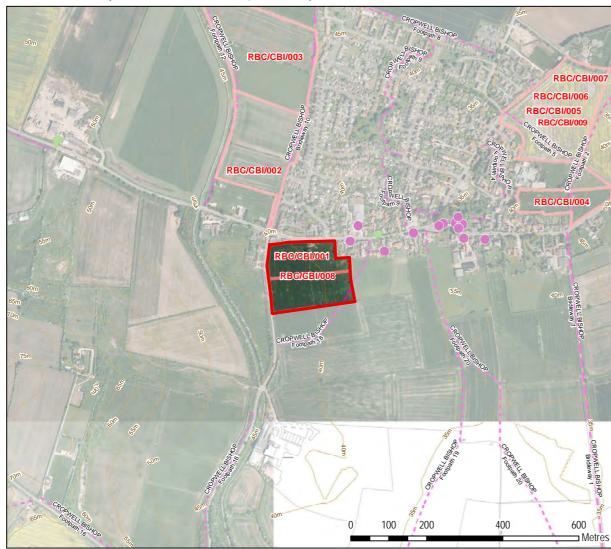
Site Photograph A - This viewpoint looks north-easterly directly into the site from Kinoulton Road. It demonstrates the rural character of the southern part of the site and the site's overall role as the rural fringe to the village. In the background of the view can be seen houses on the edge of Cropwell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



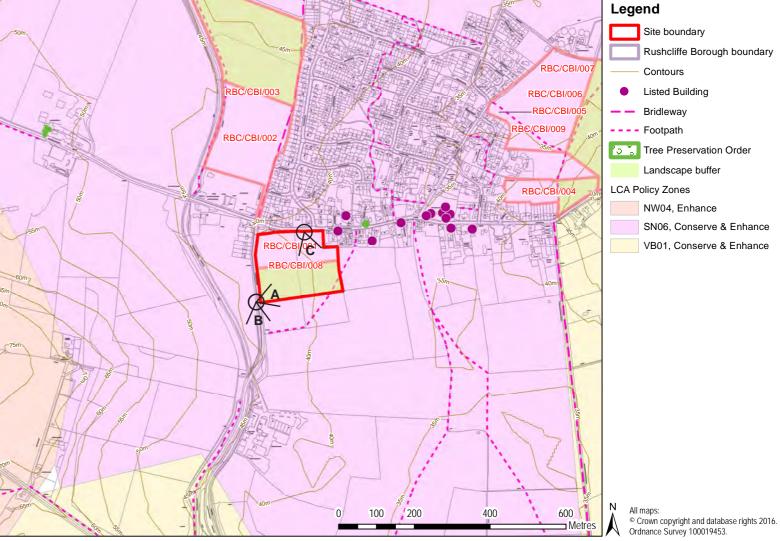
Site Photograph B - This panorama looks south along Kinoulton Road and demonstrates the rural nature of the south west of the site. The site boundary itself runs along the left of the image.



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	od), 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)		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		
Coastal dunes / shingle Marine levels		Unsettled	X X	Disturbed	X X	~	Other trees Open / unwooded		×	√	Tree pattern	Linear	Variable		
High plateau (>300m)	XXXX	Coalfields	XX	Urban / brownfield	XX	1	Open / unwooded		~	~~	Other characteristics /	PRoW			
High hills (>600m)	XXX	Urban	××	Parkland / leisure	✓ ×	4					features				
LANDSCAPE VALUE				Tr	otal Score (/25)	17	VISUAL VALUE					•		Total Score (/25	5) 13
Factor	Assessment					Score*	Factor	Assessr	ment						Score*
Landscape quality	Relatively well managed, bo	oth agricultural field and dom	estic setting, few area	is 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	ting to village			Med - 6
Representativeness	Study mostly representative	e of the LCA				High - 3	VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 15
Conservation interests	Couple of listed buildings w	vithin village, a TPO, no beari	ng on site			Low - 1	Factor	Assessr	ment						Score*
Recreation value	Strong network of PRoW, re	ecreation ground on edge of	study area			High - 3	Primary receptors	Resident	tial - si	ite forms sr	mall 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 qu	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 sensiti	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 stuen the lack of other contributors. The visua			

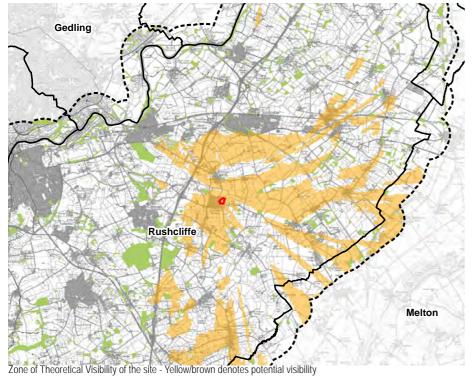
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

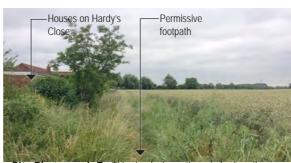
^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

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.



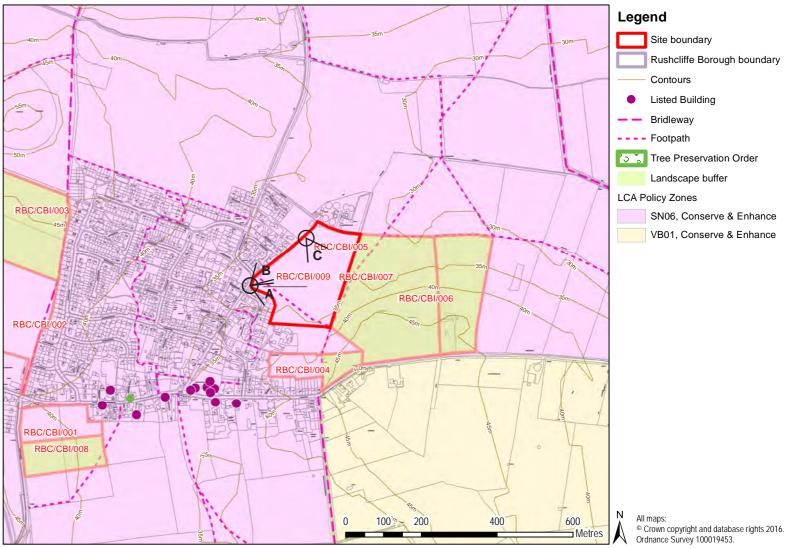
Site Photograph B - This view looks north-easterly along the permissive footpath which bounds the site and demonstrates the visual relationship between the site and adjacent properties.



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	ND VI	SUA	L SEN	ISITI	VITY ASSESSMEN	Τ						CL	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	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		×				4	×	_	×	Trees & woods	4	×	4	√	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	⋖	⋖	*			*	- X	1 1		- X	- * *	+	4	Coverts & tree groups Other trees	4			4	Enclosure pattern Tree pattern	Planned Linear	Variable Variable		
Marine levels	×	~		-			X	1				+	*	Open / unwooded		2 2		*		Lineai	variable		-
High plateau (>300m)	~ ~	×	×		Coalfields	X		1	Urban / brownfield	X	~ ~	_	√	opon / univocada				•	Other characteristics /	PRoW			
High hills (>600m)	×	×	×		Urban	×	×		Parkland / leisure	×	×		×						features				
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	ng aesthetic character, attractive rural setting and distinctive townscape												Recognition of value	Con	servatior	n area	a within	site				Med - 6
Scenic quality	Strong	aesth	etic chara	acter, a	attractive rural setting and di	istinctive t	ownscape	j				Hi	igh - 3	Indicators of value	N/A								Low - 3
Rarity	Windn	ills ar	e a distino	ctive fe	eatures within study area							М	ed - 2	Other value	N/A								Low - 3
Representativeness	Study	area p	artially re	preser	ntative of LCA							М	ed - 2	VISUAL SUSCEPTIBI	LITY							Total Score (/25)	i) 11
Conservation interests	Part of	the s	te is withi	in cons	servation area, TPO adjacer	ıt, several	listed bui	ldings	S			Hi	igh - 3	Factor	Ass	sessmen	nt						Score*
Recreation value	Nucleated													Primary receptors					art of visual amenity				Med - 4
Perceptual aspects	Settled Dispersed Waste ground / derelict Unsettled Unsettled Urban Waste ground / derelict Waste grou													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	PTIBI	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	ge								Lo	w - 2										
Perception												_	w - 2										
Policy			• •		0 1 0 1		the unifo	rm na				_	w - 2				,_						
						,			Т	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	✓				Ve	ernacular respecting conservation area			
Site features	×													Other	×								
CONSTRAINTS														•									
On-site					Po	otential ac	cess issu	es, Pl	RoW					Off-site						Adjacent TPO			
CONCLUSION																							
There is an overall high	landsca	pe val	ue within	the stu	udy area along with a strong	active rural setting and distir	nctive to	wnscap	e. T	here is a		due to	the perc	ceptio	n of infil	II. The sensitivity of the landscape	nal interests within the study with the site for character is low overall. Visually, there are						

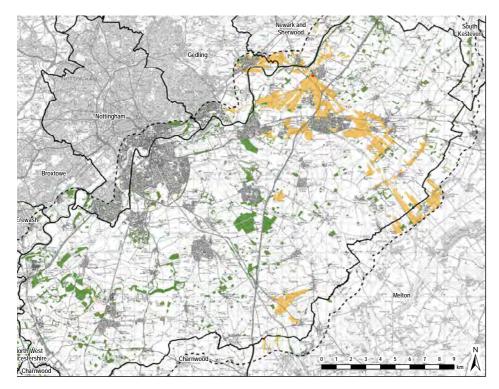
Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

EBR/001 - Land behind Kirk Hill (east)



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



Kirk Hill Road

PRoWEast Bridgford FP23

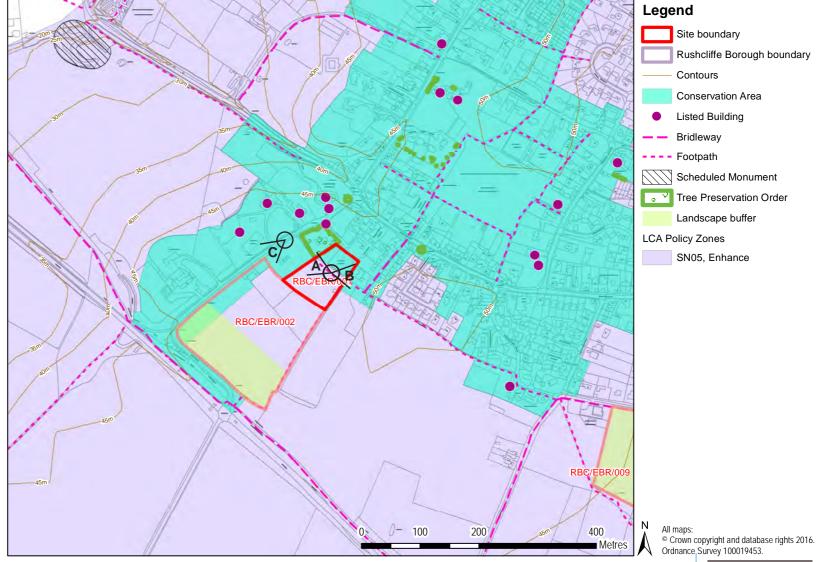
Site Photograph A - This viewpoint looks westwards from a point along PRoW East Bridgford FP26 in the centre of the site. The view shows the site access from Kirk Hill beyond a small block of trees. The site is relatively enclosed, screened to the north, west and south by vegetation and to the east by 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	ΓΙVΙΤ	/ ASSESSN	1ENT						С	CLIENT	: Rus	shcliffe Borough Council							Aggregate	e Score (/100):	: 67
SITE REFERENCE:			RBC	/EBR/0	02 - Land behind	Kirk Hill			DATE VISITED):	02/1	1/201	16								SURVEYED BY: MB		CHECKED BY	
EXISTING LANDSCA	PE CH	ARAC	ΓER					La	andscape character within sit	e				SN05	5 (Moderate)				Lands	scape character within study area	sN05	(Moderate)		-
							LIVIN	G LANDS	SCAPES METHODOLOGY						· · · · · · · · · · · · · · · · · · ·		_		T		OTHER			
Landform	LCA	Site	Study Area	Sett	lement Pattern		LCA	Study Area	Land Cover	LC	CA S	1114: 1	Study Area		Tree Cover	P	Z Site	: I	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×				4	\checkmark	Arable farms	4		<	\checkmark]	Wooded - ancient	×	X		×	Spatial character	Medium - framed	Variable		
Rolling / undulating	×	×	×				√			×			×	1	Wooded - recent	×	X		×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau		*	X				X			₹			×	4	Trees & woods	₹	A A A	_	4	Boundary treatments	Variable Planned	Variable Variable		
Sloping (low hills) Coastal dunes / shingle		*	*							- <u>~</u>	_	_	4	┨	Coverts & tree groups Other trees	√		_	4	Enclosure pattern Tree pattern	Scattered	Variable		
Marine levels	~ ~	×	×		<u> </u>	iiot	×		Disturbed	_ v ·	•		×	1	Open / unwooded	×	X	_	×	•		Variable		
High plateau (>300m)	×	×	×				×	×	Urban / brownfield	×			4							Other characteristics / features	PROW and Conservation Area within site	C	Conservation Area	
High hills (>600m)	×	×	×	Urba	an		×	×	Parkland / leisure	×		<	×							leatures	Site			
LANDSCAPE VALUE	Assessment														VISUAL VALUE								Total Score (/25) 16
Factor	Assessment													1	Factor	_	sessmen							Score*
Landscape quality	pe quality Good levels of management, few degraded features													3	Recognition of value	Witl	hin conse	ervatio	on area	1				Med - 6
Scenic quality	ape quality Good levels of management, few degraded features quality Distinctive character, strong aesthetic qualities but busy road detracts														Indicators of value	N/A	ı							Low - 3
Rarity	ateau (>300m)														Other value	Rur	al setting]						Med - 6
Representativeness	Dispersed Waste ground / derelict Wast													1	VISUAL SUSCEPTIBI	LITY							Total Score (/25) 17
Conservation interests	LIVING LANDSCAPES METHODOLOGY In LCA Site Study Area alley bottoms In Nucleated													3	Factor	Ass	sessmen	ıt						Score*
Recreation value	FERENCE: RBC/EBR/002 - Land behind Kirk Hill DATE VISITED. 02/11/201 IG LANDSCAPE CHARACTER LUNING LANDSCAPES METHODOLOGY In LCA Site Study Area Arable farms Nucleated Arable farms Ar													3	Primary receptors	Res	sidential							High - 6
Perceptual aspects	Landscape character within site														Secondary receptors	Rec	reational	l						Med - 4
Associations	RENCE: RBC/EBR/002 - Land behind Kirk Hill DATE VISITED 02/11/2016 LANDSCAPE CHARACTER LIVING LANDSCAPES METHODOLOGY LCA Site Study Area Area Settlement Pattern LCA Study Area Arable farms Arable farms Mixed farms Studiating Study Whiles Settlement Pattern LCA Study Arable farms Studiating Study Whiles Settled Settled Set Set Settled Set Settled Set Settled Set Settled Set Settled Set Set Settled Set Settled Set Settled Set Set Settled Set Set Settled Set														Number of receptors	Villa	age edge	near	r busy ro	oad				Med - 4
LANDSCAPE SUSCE	LANDSCAPE CHARACTER LIVING LANDSCAPES METHODOLOGY LCA Site Study Area LCA Site Study Area Nucleated													5	Visibility of site	Glin	npses thr	rough	n gaps ii	n hedge, relatively contained				Low - 2
Factor	Area Area Nucleated Area Nucleated Area Arable tarms																							
Subtraction	Loss o	f rural co	ontext									N	Med - 4	╛										
Addition												_	_ow - 2	1										
Perception					-							_	High - 6	1										
Policy			0	0 1	0 .			he uniform	0				_ow - 2	=										
			•			•	<i>J</i> .			otal S	Score (/50)	34	4						Value and Susceptibility)			Total Score (/50) 33
Overall medium landscap	pe sens	itivity de	rived from r	nedium	landscape value	and mediu	um sus	ceptibility]	Overall medium visual se	nsitivi	ity derive	d fron	m mediı	um visual value and medium susce	ptibility			
Notes															Notes									
MITIGATION OPPOR	TUNIT	IES / R	ECOMME	NDATIO	ONS								_	_										
Landscape planting	4					Reta	in exis	ting matur	re vegetation						Form of development	×								
Landscape buffer						Southw	est of	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			
																					storic vernacular through increased urbanis			
character is medium ove		ually, the	ere are no ir	ndicator	s of value. There	ıs a mediu	um nun	nber of po	otential receptors due to the site	tormi	ng part	of the	e villag	e edg	ge near the busy A6097 roa	ad. Th	e overall	visua	al susce	eptibility is medium due to the scale	of the site within a small village and views	between gaps	in vegetation. Overal	II, there is

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

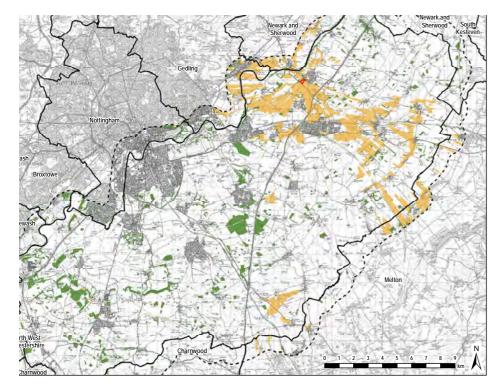
Landscape Sensitivity

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



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



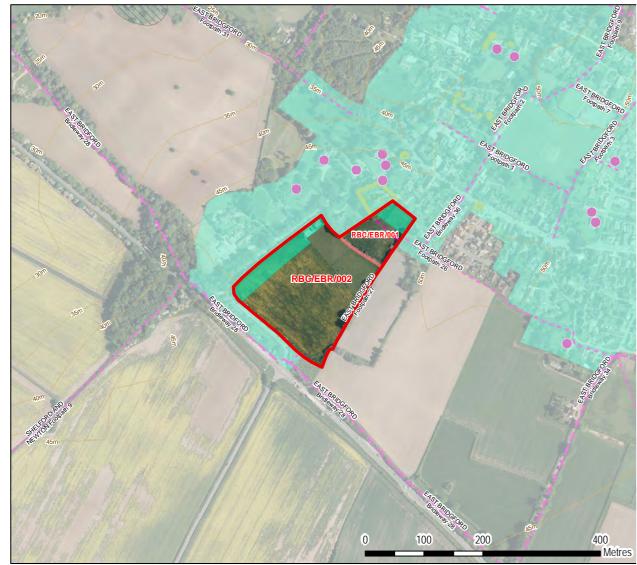
Site Photograph A - Looking east towards the site from a point along the bend on Kirk Hill. The view portrays some screening of the site by vegetation but some glimpsed views are availabe due to gaps in planting. To the right of the image Kirk Hill moves south- east towards a junction with the busy A6097. 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.

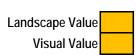


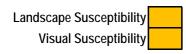
Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building - Bridleway --- Footpath Scheduled Monument Tree Preservation Order Landscape buffer LCA Policy Zones SN05, Enhance RBC/EBR/002 Q All maps:
© Crown copyright and database rights 2016.
Ordnance Survey 100019453. 100 400

 $Land scape\ designations\ /\ Potential\ development\ mitigation\ recommendations$

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		-	andscape character within site	9		SI	N05 (Moderate)			Lands	cape character within study area	SN05	(Moderate)		
			LIVING LAND	SCAPES METHODOLOGY				· · · · · · · · · · · · · · · · · · ·			T		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	* * * * * * * * * * * * * * * * * * *	Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed Urban / brownfield Parkland / leisure	X X X X X otal Score	× × × × × × × × × × × × × × × × × × ×	** ** ** ** ** ** ** ** ** ** ** ** **	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	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			TC .	nai Scorc		Score*	Factor	Assessi	ment					Total Score (/23	Score*
Landscape quality	Mixture of well managed an	nd degraded areas				_	Med - 2	Recognition of value			nin conserv	ation area, part of setting of listed	huilding			Med - 6
Scenic quality	ŭ	landscape, adjacent business	nark detracts			-	Med - 2	Indicators of value	N/a	nto witi	IIII CONSCIV	ation area, part or setting or listed	outuring			Low - 3
Rarity	N/a	anascape, adjacent basiness	park detracts				Low - 1	Other value		ws of	study area	PRoW recreational value				Med - 6
Representativeness	Study area mostly represen	ntative of LCA				\dashv	High - 3	VISUAL SUSCEPTIB	Ŭ		study urou,	THOW TOOLOUGH VALUE			Total Score (/25	
Conservation interests	, , ,	te, adjacent listed building, of	ther listed buildings	and TPO		_	High - 3	Factor	Assessi	ment					10101 30010 (/20	Score*
Recreation value	PRoW on site and network	, ,	<u> </u>			_	High - 3	Primary receptors			cilities viev	vs of Trent valley				Med - 4
Perceptual aspects	Relatively tranquil, strong vi	illage character despite busin	iess park			_	Med - 2	Secondary receptors	Residen	tial sm	all section (of rural setting				Low - 2
Associations	N/a						Low - 1	Number of receptors	Village e	edge		-				Low - 2
LANDSCAPE SUSCE	PTIBILITY			To	otal Score	e (/25)	15	Visibility of site	Promine	nt ridg	eline					High - 6
Factor	Assessment						Score*									•
Subtraction	No notable loss of key chara	acteristics					Low - 2									
Addition	Extension of settlement, in p	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 unifor	m nature of the urban edge			Low - 2									
OVERALL LANDSCA	APE SENSITIVITY (Combi	ined Value and Suscepti	bility)	To	otal Score	e (/50)	33	OVERALL VISUAL S	ENSITIVIT	TY (Co	ombined '	Value and Susceptibility)			Total Score (/50	0) 31
Overall medium landscap	pe sensitivity derived from me	edium landscape value and r	nedium susceptibilit	у				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	×							Form of development	×							
Landscape buffer	√	Site i	is prominent and una	able to be mitigated				Local vernacular	×							
Site features	×							Other	×							
CONSTRAINTS	1								T							
On-site			PRoW, conservatio	n area				Off-site					Listed building			
CONCLUSION	_		_					_					_		_	
													ndary. There are some conservational integrated 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.

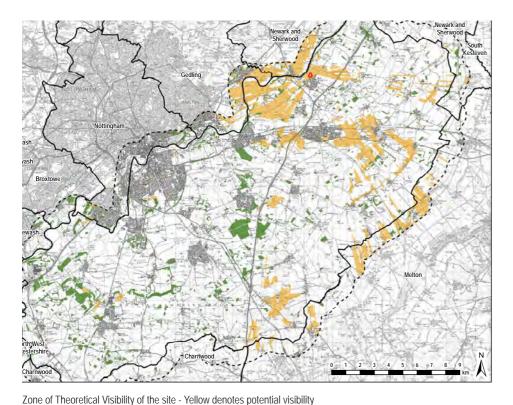






^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

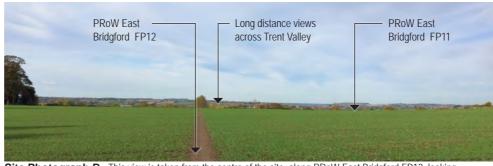
PRew East East Bridgford

Business Park

Bridgford FP11

Business Park

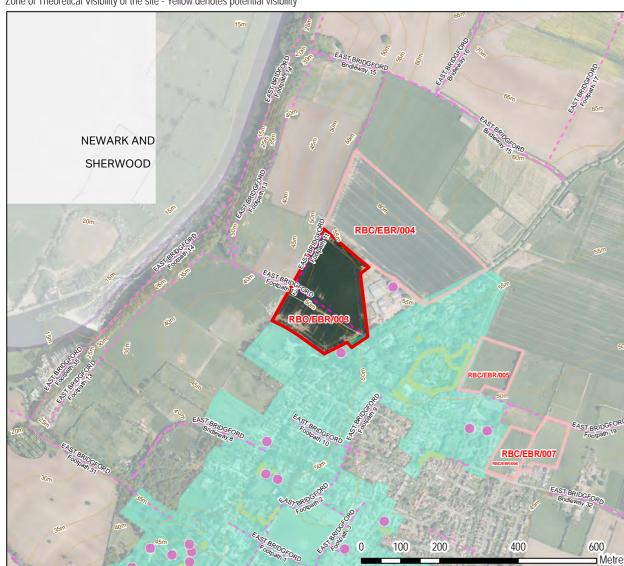
Site Photograph A - This viewpoint looks westerly across the site from a point along PRoW East Bridgford FP12. The view portrays the relatively well maintained, arable, and slightly sloping character of the site. Long distance views of the Trent Valley are facilitated from PRoW East Bridgford FP11 and 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.

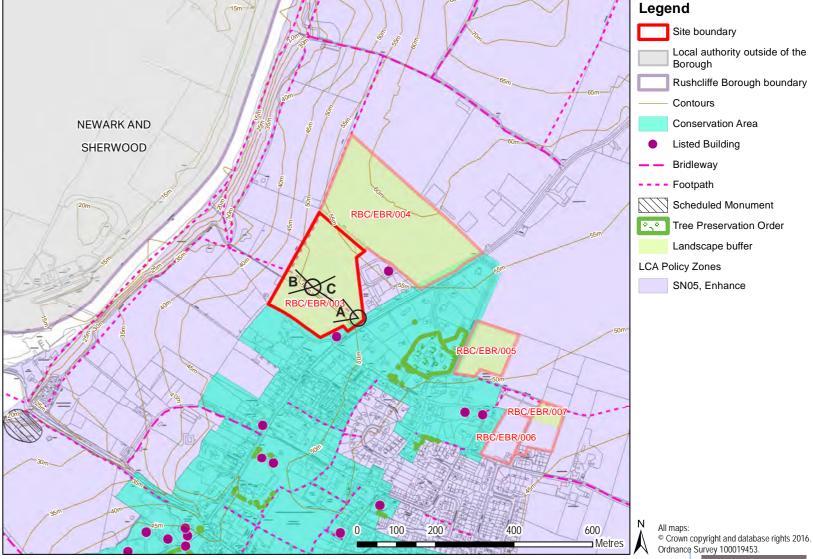


Site Photograph B - This view is taken from the centre of the site, along PRoW East Bridgford FP12, looking westwards across the Trent Valley.



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.



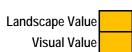


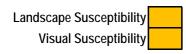
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ND VISUAL SENSIT			(CLIENT:	Rushcliffe Borough Council						Aggregate	e Score (/100)): 64					
SITE REFERENCE:	RBC/EBR/0	DATE VISITED): 02	/11/20	16						SURVEYED BY: MB		CHECKED BY	r: NW					
EXISTING LANDSCA	PE CHARACTER		Landso	cape character within site	е		S	N05 (Moderate)	5 (Moderate) Landscape character within study area SN05 (Moderate)										
			LIVING L/	ANDSCAP	ES METHODOLOGY									OTHER					
Landform	LCA Site Study Area	Settlement Pattern	LCA Stu	· 1 II	and Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area			
Vales & valley bottoms	× × ×	Nucleated	4 4		rable farms	4	4	4	Wooded - ancient	×	×	×	Spatial character	Large	Variable				
Rolling / undulating	XXX	Clustered	√ ×		Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Farmland (arable)	Variable				
Low plateau	V X X	Settled	XX		Pastoral farms	4	×	×	Trees & woods	4	×	4	Boundary treatments	Variable	Variable Variable				
Sloping (low hills) Coastal dunes / shingle	4 4 4	Dispersed Waste ground / derelict	√ ×		Voodland Rough / wild / equestrian	 	X	×	Coverts & tree groups Other trees	₩		4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable				
Marine levels	$\hat{\mathbf{x}}$	Unsettled	XX	_	Disturbed	X	X	X	Open / unwooded	X	×	×		Linear	Variable				
High plateau (>300m)	XXX	Coalfields	××		Irban / brownfield	×	×	4					Other characteristics / features	PRoW					
High hills (>600m)	XXX	Urban	××	< P	Parkland / leisure	×	×	×					leatures						
LANDSCAPE VALUE	-				To	otal Score	(/25)	18	VISUAL VALUE							Total Score (/25	5) 16		
Factor	Assessment							Score*	Factor	Asses	sment						Score*		
Landscape quality	Mixture of well managed an	nd degraded areas						Med - 2	Recognition of value	Part of	site with	hin conserv	vation area, part of setting of listed	building			Med - 6		
Scenic quality	Long views of surrounding I	andscape, adjacent business	park detracts					Med - 2	Indicators of value	N/a							Low - 3		
Rarity	N/a							Low - 1	Other value	Long v	iews of	study area,	, PRoW recreational value				Med - 6		
Representativeness	Study area mostly represen	tative of LCA						High - 3	VISUAL SUSCEPTIB	ILITY Total Score (/25) 15									
Conservation interests	Conservation Area within si	te, adjacent listed building, of	her listed buildir	ings and TF	90			High - 3	Factor	Assessment Score*									
Recreation value	PRoW on site and network	within study area						High - 3	Primary receptors	Recrea	ational fa	acilities viev	ws of Trent valley				Med - 4		
Perceptual aspects	Relatively tranquil, strong vi				Med - 2	Secondary receptors	Reside	ential sm	all section	of rural setting				Low - 2					
Associations	N/a							Low - 1	Number of receptors	Village	edge						Low - 2		
LANDSCAPE SUSCE	PTIBILITY				To	otal Score	(/25)	15	Visibility of site	Promir	nent ridg	eline					High - 6		
Factor	Assessment							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 ur	ıniform natu	ire of the urban edge			Low - 2											
OVERALL LANDSCA	APE SENSITIVITY (Comb	ined Value and Suscepti	bility)		To	otal Score	(/50)	33	OVERALL VISUAL S	ENSITIV	ITY (Co	ombined	Value and Susceptibility)			Total Score (/50	0) 31		
Overall medium landscap	pe sensitivity derived from m	edium landscape value and r	nedium suscept	tibility					Overall medium visual se	ensitivity	derived f	from mediu	ım visual value and medium susce	otibility					
Notes									Notes										
MITIGATION OPPOR	TUNITIES / RECOMMEN	DATIONS																	
Landscape planting	×								Form of development	×									
Landscape buffer	4	Site i	s prominent and	d unable to	be mitigated				Local vernacular	×									
Site features	×								Other	×	<u> </u>								
CONSTRAINTS	1								1	_									
On-site			PRoW, conserv	vation area					Off-site					Listed building					
CONCLUSION																			
The site comprises two v	well maintained arable fields	and is located immediately no	orth of Kneeton	Road. The	re is a good network of PR	RoW's withi	in the s	study area	with East Bridgford FP12 int	ersecting	the site	and FP11	running along its north-western box	undary. There are some conservational in	terests within the	study with the site	adjacent		
to a listed building and fo	orming part of the local conse	ervation area. There is an ove	rall medium lan	ndscape va	lue within the study area w	ith attractiv	ve Iong	g distance	views of the surrounding land	dscape. T	here is r	medium su	sceptibility to change due to the pe	rceived increased prominence of the villa	ge. The sensitivi	y of the landscape of	character		

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

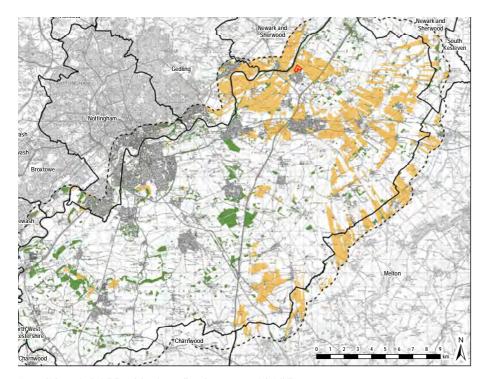






^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through 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/004 - Land north of Kneeton Road (2)

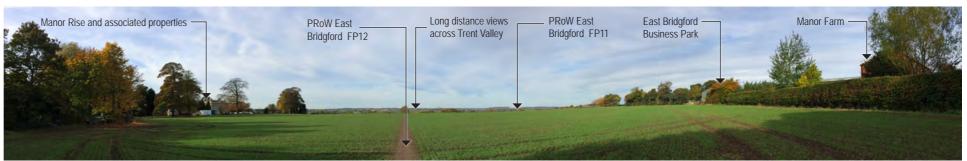


East Bridgford Business Park

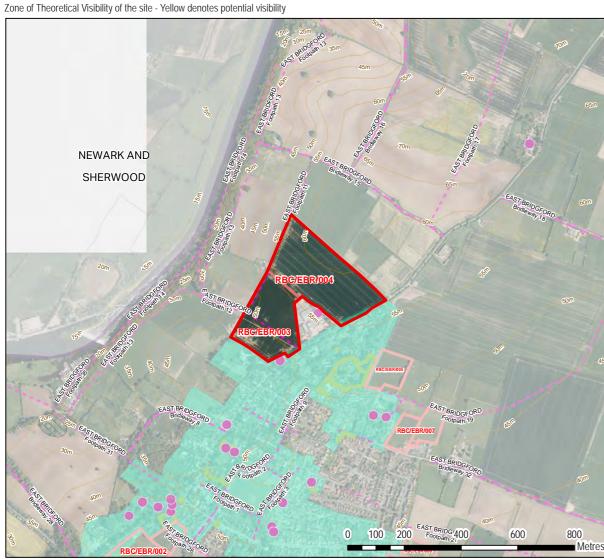
Prominent ridgeline

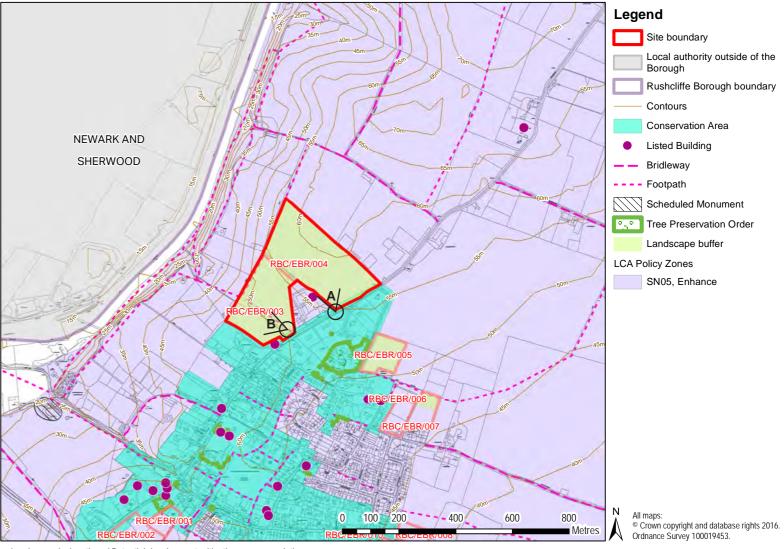
A contract of the contract

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	Τ				CLIENT:	Rushcliffe Borough Council					Aggregate Score (/100):							
SITE REFERENCE:	RBC/E	EBR/005 - Land at Lammas La	.ane	DATE VISITED	D: 0)2/11/20)16						SURVEYED BY: MB	CHECKED	BY: NW					
EXISTING LANDSCA	APE CHARACTER			Landscape character within sit	te		S	N05 (Moderate)			Lands	cape character within study area	character within study area SN05 (Moderate)							
			LIVING LA	NDSCAPES METHODOLOGY					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	X X X	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		√	√	√	Trees & woods	4	×	4	Boundary treatments	Hedges	Variable						
Sloping (low hills) Coastal dunes / shingle	4 X 4	Dispersed Waste ground / derelict	√ ×	Woodland Rough / wild / equestrian	×	×	× -	Coverts & tree groups Other trees	V	X	4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable						
Marine levels	$\frac{1}{x}$	Unsettled	 		×	X	×	Open / unwooded		*	X		Lineai	Variable						
High plateau (>300m)	XXX	Coalfields	XX		×	×	4	opon / univoduou		~ ~	•	Other characteristics /		PRoW on southern bounda	ary, TPO					
High hills (>600m)	X X X	Urban	××	Parkland / leisure	×	×	×					features								
LANDSCAPE VALUE				Ī	otal Sco	re (/25)	19	VISUAL VALUE Total Score (/25) 1												
Factor	Assessment						Score*	Factor	Assess	ment					Score*					
Landscape quality	Not particularly well manage	ed on site, study area has lot	s of domestic pro	operties with good maintenance			Med - 2	Recognition of value	Conserv	vation A	Area within	and adjacent to site			Med - 6					
Scenic quality	Well treed appearance, pos	sitive character, strong vernac	cular				Med - 2	Indicators of value	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 SUSCEPTIBI	JSCEPTIBILITY Total Score (/25) 11											
Conservation interests	Conservation Area within si	ite, TPO adjacent, handful of	listed buildings a	and other TPO			High - 3	Factor	Assess	ment					Score*					
Recreation value	Network of PRoW		•				Med - 2	Primary receptors	Recreat	tional -	site partiall	y important to visual amenity			Med - 4					
Perceptual aspects	Enclosed from road and ser	nse of remoteness despite pr	oximity to settler	nent. Tranquil			High - 3	Secondary receptors	Residen	ntial - si	ite partially	visible, not important to visual ame	enity		Low - 2					
Associations	N/a						Low - 1	Number of receptors	High lev	el of so	creening ar	nd narrow road with private feeling			Low - 2					
LANDSCAPE SUSCE	EPTIBILITY			T	otal Sco	re (/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 chara	racteristics					Low - 2													
Addition	Illogical extension of urban	edge					Med - 4													
Perception	Loss of sense of enclosure	along Lammas Lane, loss of	tranquillity, incre	ase in density and urbanisation			High - 6													
Policy	Enhance village fringes thro	ough planting small copses to	break up the un	iform nature of the urban edge			Low - 2													
OVERALL LANDSCA	APE SENSITIVITY (Comb	ined Value and Suscepti	ibility)	Ţ	otal Sco	re (/50)	34	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24												
Overall medium landsca	pe sensitivity derived from m	nedium landscape value and r	medium suscepti	bility				Overall low visual sensiti	Overall low visual sensitivity derived from low visual value and low susceptibility											
Notes								Notes												
MITICATION ODDOD	RTUNITIES / RECOMMEN	IDATIONS						<u> </u>												
Landscape planting	XTONTTES / RECOMMEN	IDATIONS						Form of development	×											
Landscape buffer	4	Site unable to be	e mitigated due to	inaccessible, enclosed vernacular				Local vernacular	×											
Site features	×							Other	×											
CONSTRAINTS																				
On-site		Acc	cess issues, cons	servation area				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

Landscape Susceptibility

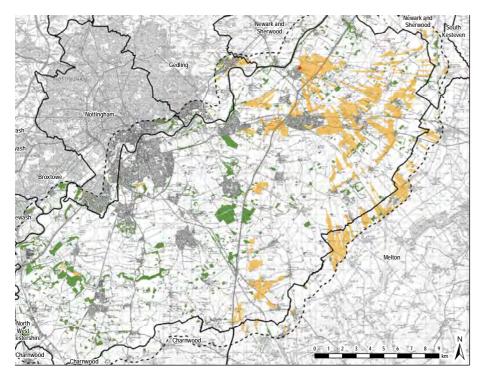
Visual Sensitivity

Visual Susceptibility

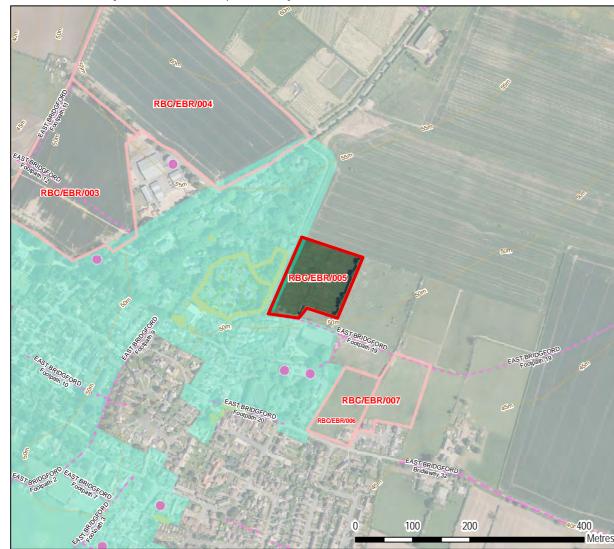
Visual Value

* 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/005 - Land at Lammas Lane



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



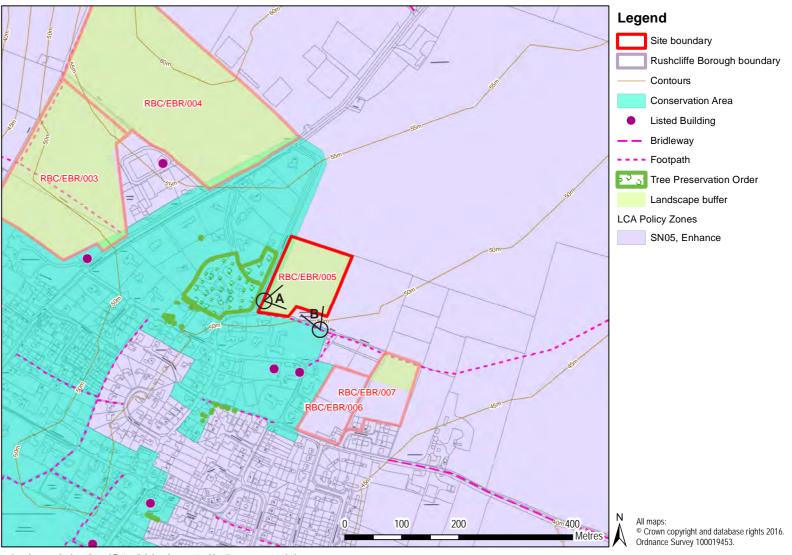
Aerial view of the site



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	OSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rusho													Rushcliffe Borough Council							Aggregat	e Score (/100): 46			
SITE REFERENCE:	RENCE: RBC/EBR/006 - Closes Side Lane (Smaller) DATE VISITED: 02/11/2016											2016				CHECKED BY: NW									
EXISTING LANDSCAPE CHARACTER Landscape character within site SNO												NO5 (Moderate)				Land	Iscape character within study are	a SN05	SN05 (Moderate)						
	LIVING LANDSCAPES METHODOLOGY													,						OTHER					
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	L	and Cover	LCA	Site	Stu Ar		Tree Cover	F	PZ Sit	16	Study Area	Descriptive Attribute	Site		Study Area			
Vales & valley bottoms	×	×	×		Nucleated	4	4	_	able farms	4	×	4		Wooded - ancient	>	< ×		×	Spatial character	Medium - framed	Variable				
Rolling / undulating	\checkmark	×	×		Clustered	✓	×		ixed farms	×	×			Wooded - recent	>	< ×		×	Indicative ground vegetation	Grassland / grazing	Variable				
Low plateau	√	⋖	4	4	Settled	X	×		astoral farms	√	4	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u> </u>	Trees & woods	_			×	Boundary treatments	Variable	Variable Variable				
Sloping (low hills) Coastal dunes / shingle	×	×	₩	-	Dispersed Waste ground / derelict	×	×		oodland ough / wild / equestrian	×	×	>	-	Coverts & tree groups Other trees		/ X		1	Enclosure pattern Tree pattern	Planned Scattered	Variable				
Marine levels	×	X	×	1	Unsettled	X	×		sturbed	X	×	>	_	Open / unwooded		\ X		×	i	Scattered	Variable				
High plateau (>300m)	×	* *	×	1	Coalfields	×		-	rban / brownfield	×		_		open, amouded				**	Other characteristics /						
High hills (>600m)	×	×	×		Urban	×		Р	arkland / leisure	×	×	>	<						features						
LANDSCAPE VALUE									To	otal Sco	ore (/25	j)	13	VISUAL VALUE Total Score (/25)											
Factor	Asses	sment										Sco	re*	Factor	Assessment Score										
Landscape quality	Manag	ed in p	arts espe	cially r	near residential areas, areas	of poor n	nanagem	ent				Med	1 - 2	Recognition of value	Wit	hin settir	ng of	conserv	vation area			Med - 6			
Scenic quality	Many I	numan	detractor	S								Low	<i>ı</i> - 1	Indicators of value	N/a Low - 3										
Rarity	N/a											Low	<i>i</i> - 1	Other value	n/a Low - 3										
Representativeness	Study area partially representative of LCA Med - 2											Med	1 - 2	VISUAL SUSCEPTIB											
Conservation interests	Conse	rvation	area adja	icent to	o site, some listed buildings	and TPO	'S					Med	1 - 2	Factor	As	sessmer	nt					Score*			
Recreation value	Network of PRoW Med - 2											Med	1 - 2	Primary receptors	Re	sidential	areas	s, part o	of visual amenity			Low - 2			
Perceptual aspects	Interrupted by settlement fringe Low - 1										<i>ı</i> - 1	Secondary receptors	Re	creationa	al, not	t particu	ularly important			Low - 2					
Associations	N/a											Low	<i>ı</i> - 1	Number of receptors	Village edge, the more open views become Med - 4										
LANDSCAPE SUSCE	PTIBIL	_ITY							To	otal Sco	ore (/25)	9	Visibility of site	Pai	rtially visi	ible fr	rom resi	idential			Low - 2			
Factor		sment										Sco	re*												
Subtraction	_		f characte									Low	- 2												
Addition			urban frin									Low	_												
Perception			urban edg									Low	-												
Policy			•		gh planting small copses to I		the unifor	m natu				Low	_									1			
			•		ned Value and Susceptib	J .			To	otal Sco	ore (/50)	22	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24											
Overall low landscape s	ensitivity	derive	d from lo	w land	scape value and low suscep	tibility								Overall low visual sensiti	ivity d	erived fro	om lo	w visua	l value and low susceptibility						
Notes														Notes											
MITIGATION OPPOR	TUNIT	IES / F	RECOMN	/IEND	ATIONS									•											
Landscape planting	×													Form of development	3	<									
Landscape buffer	×													Local vernacular						In keeping with conservation area					
Site features	×													Other	>	<									
CONSTRAINTS																									
On-site														Off-site											
CONCLUSION	•													•											
The site comprises one value within the study ar	ea due f	o a nur	mber of h	uman	detractors and some areas of	f poor m	anagemei	nt. The	e is a low susceptibility to	change	with no	o real	loss of		n of a	n extens				site lying adjacent to the local conservation dscape character is low overall. Visually, the					

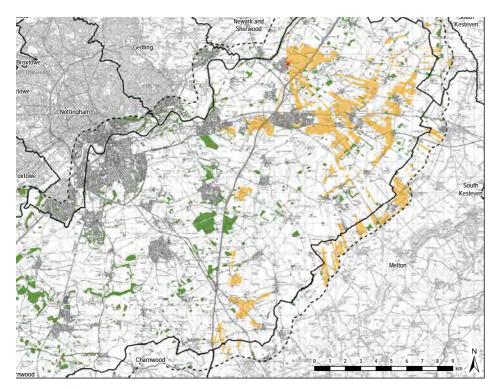
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

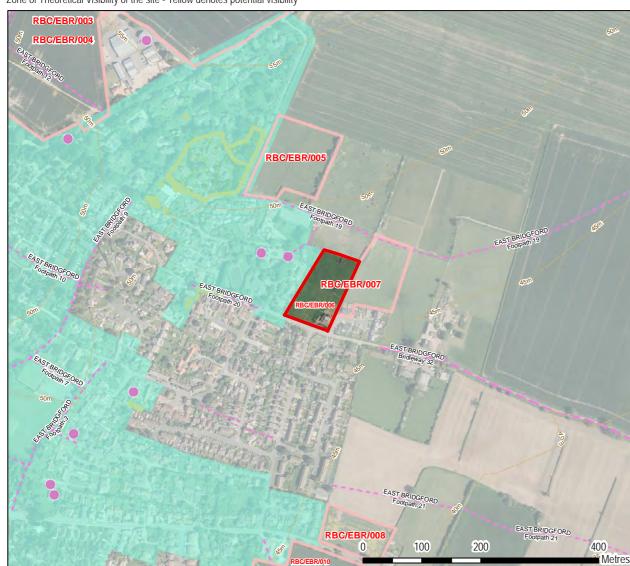
Landscape Sensitivity
Visual Sensitivity

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

EBR/006 - Closes Side Lane (Smaller)

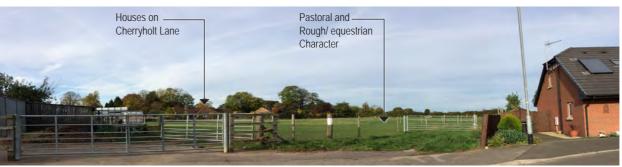


Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

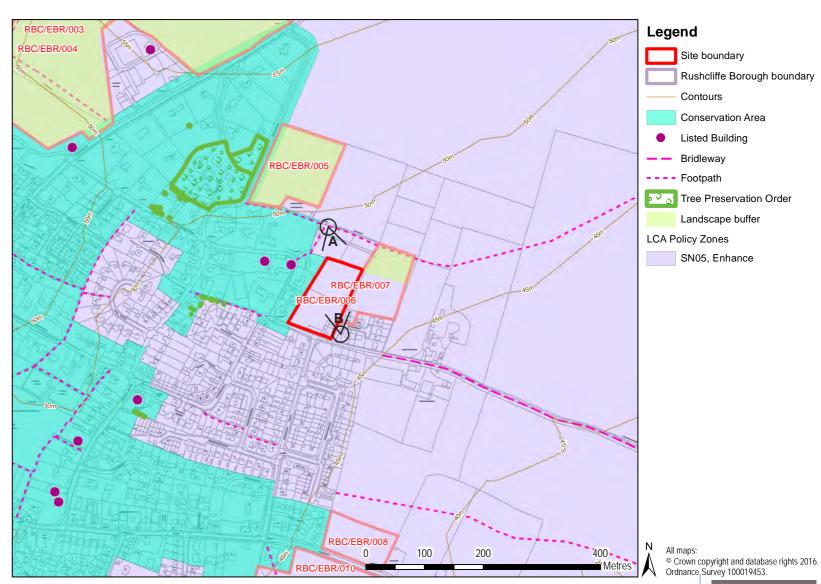


PRoW East Houses off Closes Side Lane -Site well screened on -Bridgford northern boundary FP41

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	ID VIS	SUAL	SENSI	TIVITY ASSESSMEN	Т					CLIENT	Rushcliffe Borough Council							Aggregate	Score (/100):	48		
SITE REFERENCE:	REFERENCE: RBC/EBR/007 - Closes Side Lane (larger) DATE VISITED: 02/11/2016																SURVEYED BY: MB					
EXISTING LANDSCA	STING LANDSCAPE CHARACTER Landscape character within site SNC													Land	scape	character within study area	SN05 (Moderate)					
	LIVING LANDSCAPES METHODOLOGY														Ť	<u> </u>	OTHER	OTHER				
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	P	Z Site	Study Area	D	Descriptive Attribute	Site		Study Area			
Vales & valley bottoms	×	×	×	Nucleated	4		Arable farms	4	×	4	Wooded - ancient	×	X	×		Spatial character	Medium - open	Variable				
Rolling / undulating	4	×	×	Clustered	✓	×	Mixed farms	×	×		Wooded - recent	×	×	×		ndicative ground vegetation	Grassland / grazing	Variable				
Low plateau Sloping (low hills)	√	⋖	×	Settled	×	×	Pastoral farms	√	√	×	Trees & woods Coverts & tree groups	4	×	×		Boundary treatments	Variable	Variable Variable				
Coastal dunes / shingle	×	×	×	Dispersed Waste ground / derelict	*	- X	Woodland Rough / wild / equestrian	- X	×		Other trees	₩ ₩	- X	4		Enclosure pattern Free pattern	Planned n/a	Variable				
Marine levels	×	×	×	Unsettled	X	×	Disturbed	X	×	×	Open / unwooded	×	4	×			ina .	Variable				
High plateau (>300m)	×	×	×	Coalfields	×	×	Urban / brownfield	×	×	×	open r annocaca					Other characteristics /	PRoW					
High hills (>600m)	×	×	×	Urban	×	×	Parkland / leisure	×	×	×					IE	eatures						
LANDSCAPE VALUE							T	otal Sco	ore (/25)) 1:	VISUAL VALUE	VISUAL VALUE Total Score (/25)										
Factor	Asses	sment								Score*	Factor Assessment											
Landscape quality	Manag	ed in pa	ırts especia	Illy near residential areas, area	s of poor i	manageme	ent			Med - 2	Recognition of value	Within setting of conservation area										
Scenic quality	Many h	numan (letractors							Low - 1	Indicators of value											
Rarity	N/a									Low - 1	Other value	N/a Low - : N/a Low - :										
Representativeness	Study :	area na	tially renre	sentative of LCA						Med - 2	VISUAL SUSCEPTI											
Conservation interests	,		, ,	ent to site, some listed building:	s and TPO	's				Med - 2	Factor	Assessment Score*										
Recreation value		k of PR	,	nic to enter come neter zumumg.	3 41.4 11 0					Med - 2	Primary receptors		Residential areas, part of visual amenity Low - 2									
Perceptual aspects	Interrupted by settlement fringe Low - 1											_		not particu						Low - 2		
Associations	n/a Low - 1											_			_	ews become				Med - 4		
LANDSCAPE SUSCE	PTIBIL	ITY					Ţ	otal Sco	ore (/25)) (Visibility of site	Part	Partially visible from PRoW and residential Med - 4									
Factor	Asses	sment								Score*		•								1		
Subtraction	No rea	l loss of	character							Low - 2												
Addition	Extens	ion of u	rban fringe							Low - 2												
Perception	Extens	ion of u	rban edge							Low - 2												
Policy	Enhan	ce villaç	e fringes th	rough planting small copses to	break up	the uniforr	m nature of the urban edge			Low - 2												
OVERALL LANDSCA	PE SE	NSITI\	ITY (Com	bined Value and Suscept	ibility)		T	otal Sco	ore (/50)) 22	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 26											
Overall low landscape se	nsitivity	derive	from low l	andscape value and low susce	ptibility						Overall low visual sensitivity derived from low visual value and low susceptibility											
Notes											Notes											
MITIGATION OPPOR	TUNIT	IES / R	ECOMME	NDATIONS																		
Landscape planting	×										Form of development	×										
Landscape buffer	√			North ea	stern corn	er to creat	e strong settlement line				Local vernacular	4					In keeping with conservation area					
Site features	×										Other	×										
CONSTRAINTS																						
On-site											Off-site											
CONCLUSION																						
The site is made up of tw	o fields	with pa	storal and i	rough/ equestrian characteristi	cs. The sit	e lies imm	ediately north of Closes Side La	ne. Ther	e is a r	network o	PRoW's within the study area	a with Ea	ast Bridgfo	ord FP19 r	ınning	adjacent to the sites north-ea	stern boundary. There are some conserva	ntional interests	within the study with	the site		
lying adjacent to the loca	l conse	vation a	area. There	is an overall low landscape va	alue within	the study		detracto	rs and s	some are	s of poor management. Ther	e is a lov	w suscept	ibility to ch	ange w	with no real loss of character a	and the perception of an extension to the u					

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

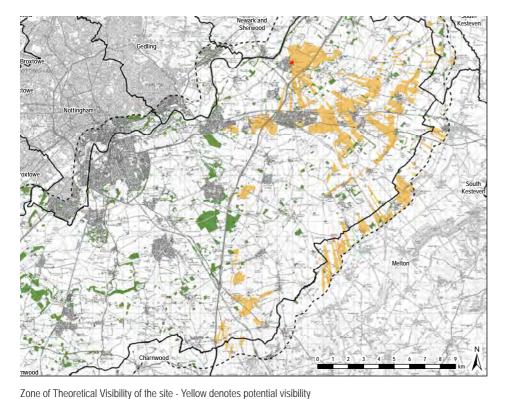
Landscape Value

Visual Value

96

* 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)



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 recreational value of the area due to the number of PRoW's linking the village edge with the rural surroundings. Views are present of housing on Closes Side Lane.

Rough pasture/ - domesticated landscape

Houses along Closes Side Lane



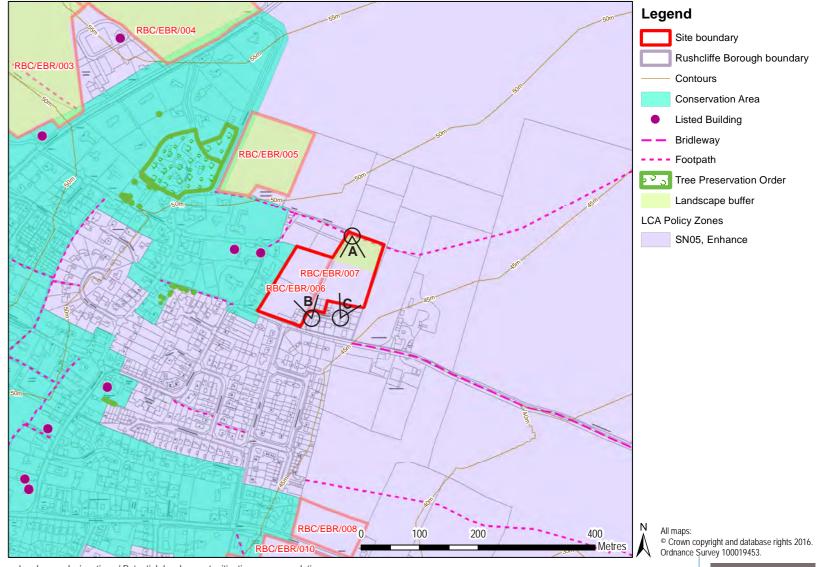
PRoW East

Bridgford FP19

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.

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.





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*									
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

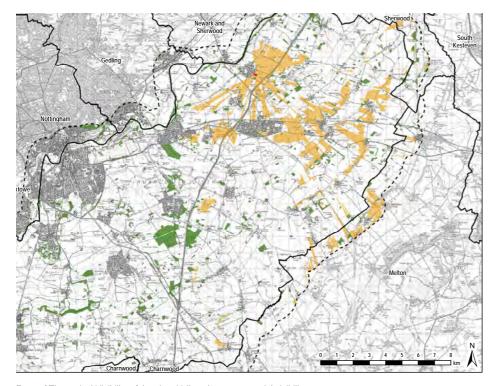
Landscape Susceptibility
Visual Susceptibility

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.

EBR/008 - Land to the north of Butt Lane

Aerial view of the site



East Bridgford FP21 -

Arable land/ domesticated

landscape on urban fringe

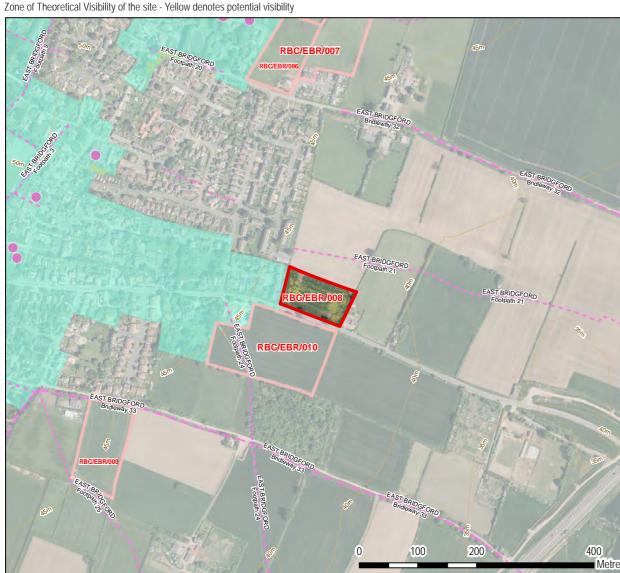
Houses along

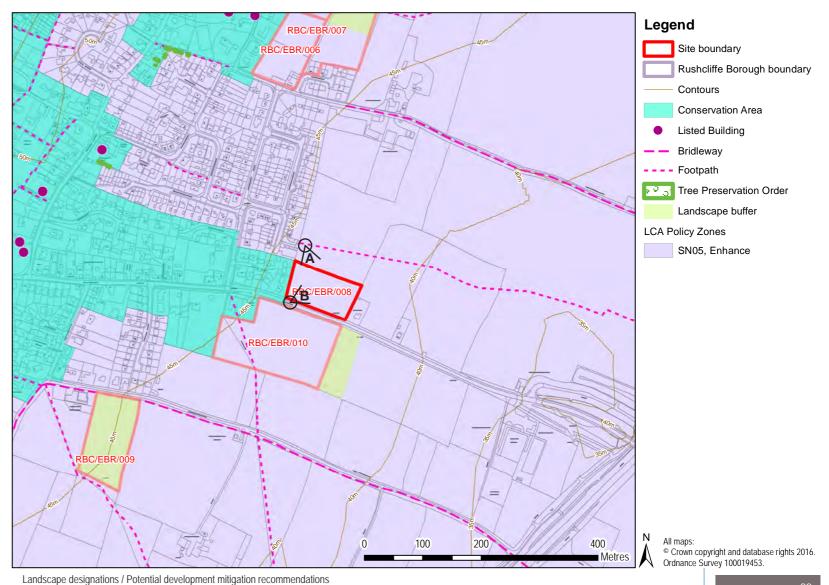
Butt Lane

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 AI	ND VISUAL SE	NSITI	VITY ASSESSMENT						CLIENT:	Rushcliffe Borough Council						Aggregate S	Score (/100):	56
SITE REFERENCE:	RBG	C/EBR/0	09 - Land to East of Springdal	e Lane		DATE VISITE	D: (02/11/2	016						SURVEYED BY: MB		CHECKED BY:	: NW
EXISTING LANDSCA	APE CHARACTER					Landscape character within s	ite		S	N05 (Moderate)			Land	scape character within study are	SN05 (Moderate),	SN06 (Moderate -C	Good)	-
				LIVI	NG LANE	SCAPES METHODOLOGY									OTHER			
Landform	LCA Site Stu	-	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	S	Study Area	
Vales & valley bottoms	X X >	>	Nucleated	4	4	Arable farms	4	×	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	√ × >		Clustered	V	×	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4 4 >		Settled	<u> </u>	×	Pastoral farms	4	√	√	Trees & woods	4	×	×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	XXX	>	Dispersed Waste ground / derelict	4	×	Woodland Rough / wild / equestrian		×	× ×	Coverts & tree groups Other trees	4	- X	4	Enclosure pattern Tree pattern	Planned n/a	Variable Variable		-
Marine levels	$\frac{1}{x}$		Unsettled	+ 💸	X	Disturbed		X	×	Open / unwooded	X	4	X	1	liva	Variable		
High plateau (>300m)	XXX		Coalfields	1	×	Urban / brownfield	- X	×	4	opony annocaca	**			Other characteristics /			PRoW	
High hills (>600m)	XXX	>	Urban	×	×	Parkland / leisure	×	×	×					features				
LANDSCAPE VALUE	E						Total Sco	re (/25)	15	VISUAL VALUE							Total Score (/25)) 13
Factor	Assessment								Score*	Factor	Asse	ssment						Score*
Landscape quality	Generally well main	ained b	ut some aspects of degradation	n					Med - 2	Recognition of value	N/a							Low - 3
Scenic quality	Some human detra	tors but	overall reasonable scenic qua	ality					Med - 2	Indicators of value	N/a							Low - 3
Rarity	N/a								Low - 1	Other value	Part	of a stron	ng rural ed	ge				Med - 6
Representativeness	Study area partially	represei	ntative of LCA						Med - 2	VISUAL SUSCEPTIB	ILITY						Total Score (/25)) 13
Conservation interests	Conservation area,	some lis	ted buildings and TPOs						Med - 2	Factor	Asse	essment						Score*
Recreation value	Strong network of F	RoW							High - 3	Primary receptors	Resid	dential, pa	art of the r	rural setting				Med - 4
Perceptual aspects	Edge of settlement,	road no	ise apparent, not an overly str	ong char	racter				Low - 1	Secondary receptors	Recr	eational,	part of the	e visual amenity				Med - 4
Associations	N/a								Low - 1	Number of receptors	Villaç	ge edge						Low - 2
LANDSCAPE SUSCE	EPTIBILITY						Total Sco	re (/25)	15	Visibility of site	Visib	le from fie	eld gate, c	therwise vegetated boundary				Low - 2
Factor	Assessment								Score*									
Subtraction	No loss of key char								Low - 2									
Addition	Illogical extension to								Med - 4									
Perception			ease in density and urbanisation						High - 6									
Policy		•	ugh planting small copses to b		the unifo		T. I. I. C.	//50\	Low - 2	OVERALL VICUAL O	ENCIT	VITV (O	\ ! - !	1 Males and Community 194 A			T. I. I. C //FO	J 04
			ined Value and Susceptib	•			Total Sco	re (/50)	30			•		d Value and Susceptibility)			Total Score (/50)) 26
	ipe sensitivity derived	trom me	edium landscape value and m	ealum su	usceptibili	ty					ivity der	ivea trom	1 IOW VISUA	l value and low susceptibility				
Notes										Notes								
MITIGATION OPPOR	RTUNITIES / RECO	MMENI	DATIONS															
Landscape planting	×									Form of development	×							
Landscape buffer	4		Site unable	to be m	nitigated d	ue to semi rural location				Local vernacular	×	_						
Site features	×									Other	×	<u> </u>						
CONSTRAINTS																		
On-site			Access, pa	rticularly	during co	onstruction phase				Off-site					PRoW			
CONCLUSION																		
The site comprises one	pastoral field and lies	immedia	ately south of Springdale Lane	. There	is a stron	g network of PRoW within the s	tudy area	with Eas	st Bridgfor	f FP25 running adjacent to th	e sites s	southern I	boundary.	There are some conservational inte	erests within the study area but none which	directly influence t	he site. There is a	ın overall
medium landscape value	e within the study are	a due to	a reasonably well maintained	and attra	active sce	enic quality with some levels of o	degradatior	n and s	ome huma	n detractors. There is a medi	um susc	eptibility	to change	with no real loss of key characteris	stics but increased density and urbanisation	due to finger of de		
of the landscape charac	ter is medium overall	Visually	, there are no indicators of va	lue. The	re is a lov	v number of potential receptors	as the site	is on th	ne village e	dge. The overall visual susce	ptibility	is low due	e to the le	vels of visibility and the site forming	part of the urban edge. Overall, there is low	v visual sensitivity.		

Landscape Value

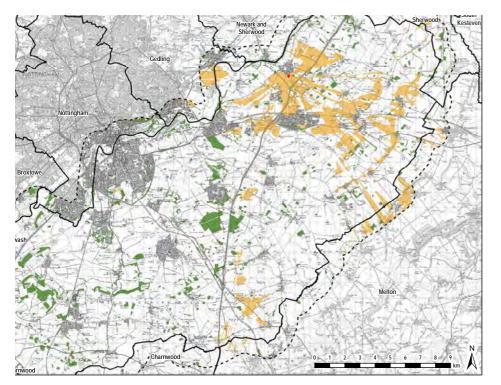
Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

EBR/009 - Land to East of Springdale Lane

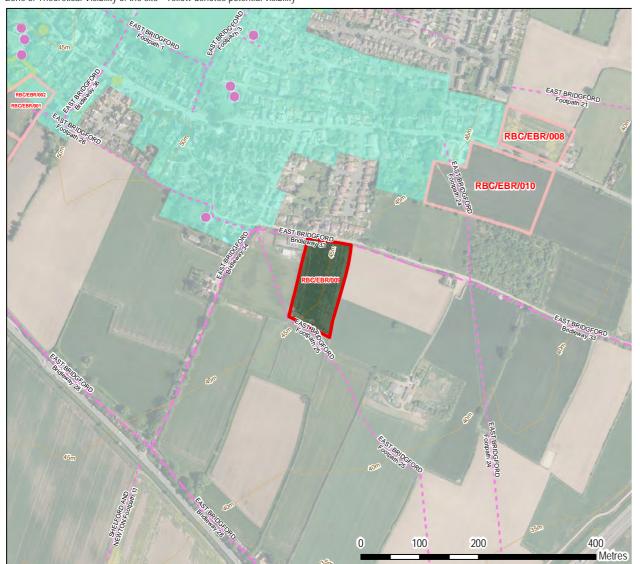


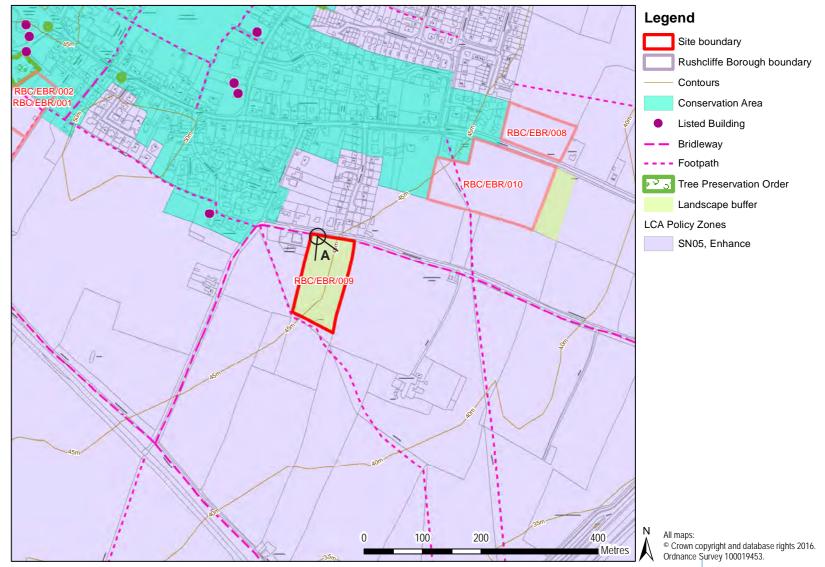


Site Photograph A - This viewpoint looks south-west through the site from a field gate along Springdale Lane. This view further demonstrates the domesticated character of the urban fringe due to the pastoral character of the site and the busy, built up nature of Springdale Lane on the left of the image. 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

Aerial view of the site





Landscape designations / Potential development mitigation recommendations

101

LANDSCAPE AN	ID VISUA	L SENSIT	IVITY ASSESSMENT						CLIEN	T: Rus	shcliffe Borough Council							Aggregate	e Score (/100)): 59
SITE REFERENCE:		EBF	R010 - Land south of Butt Lane	<u>}</u>		DATE VISITED:	1	9/05/20	017	Т							SURVEYED BY: RW		CHECKED BY	_
EXISTING LANDSCA	PE CHARAG	CTER			L	andscape character within site				SNO	5 (Moderate)			Land	lsca	ape character within study area	SN05	(Moderate)		•
				LIVII	NG LANDS	SCAPES 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	XX	×	Nucleated	4	4	Arable farms	4	4	4		Wooded - ancient	×	×	×		Spatial character	Medium - open	Variable		
Rolling / undulating	XX	×	Clustered	×	×	Mixed farms	×	×	×	4	Wooded - recent	×		4		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	✓ ✓ ✓ ×	4	Settled	×	×	Pastoral farms Woodland	×	×	×	4	Trees & woods	×	×	×	ł	Boundary treatments	Hedges Sub-regular	Variable Variable		
Sloping (low hills) Coastal dunes / shingle	X X		Dispersed Waste ground / derelict	×	×	Rough / wild / equestrian	×	×	X	\dashv	Coverts & tree groups Other trees		→	4	1	Enclosure pattern Tree pattern	Sub-regular Linear	Variable		
Marine levels	XX	X	Unsettled	×	×	Disturbed	X	X	X	┪	Open / unwooded		×		l	· ·	Linda	Variable		
High plateau (>300m)	XX	×	Coalfields	×	×	Urban / brownfield	4	×	4							Other characteristics / features				
High hills (>600m)	XX	×	Urban	×	×	Parkland / leisure	×	×	×							icatures				
LANDSCAPE VALUE						То	tal Scor	e (/25)) 1	16	VISUAL VALUE								Total Score (/25	5) 13
Factor	Assessmen	ıt							Score'	*	Factor	Asses	sment							Score*
Landscape quality	Study area g	generally well n	naintained with good landscape	e quality a	and few de	graded features			High -	3	Recognition of value	Adjace	ent to co	nservatio	n ar	rea				Med - 6
Scenic quality	Generally at	tractive study a	area, some detractors in the for	m of pylo	ons and un	sympathetic housing			Med -	2	Indicators of value	N/A								Low - 3
Rarity	N/A								Low -	1	Other value	Rural	setting to	o settleme	ent					Low - 3
Representativeness	Broadly repr	esentative of P	Z						Med -	2	VISUAL SUSCEPTIBII	_ITY							Total Score (/25	5) 17
Conservation interests			on area, a few listed buildings a						Med -	2	Factor	-	sment							Score*
Recreation value	Network of F	PRoW including	g one crossing the site, one put	olic open	space with	nin study area			Med -	2	Primary receptors	Reside	ential - p	art of the	visu	ual amenity				Med - 4
Perceptual aspects	Somewhat tr	ranquil with Ion	g views, a number of detractor	S					Med -	2	Secondary receptors	Recrea	ational,	part of the	e vis	sual amenity, particularly on footp	ath through site			Med - 4
Associations	N/A								Low -	1	Number of receptors	+ -				busy road				Med - 4
LANDSCAPE SUSCE						То	tal Scor	e (/25)	_	13	Visibility of site	Views	of site r	estricted I	by b	ooundary vegetation, open otherv	vise			Med - 4
Factor	Assessmen								Score'	-										
Subtraction	Loss of rural	ŭ							Med -	4										
Addition		settlement ed	9						Low - 2	_										
Perception			ending settlement edge						Med -	4										
Policy	Developmen	nt on village frin	nges should provide a disperse	d charact	ter				Low - 2	2										
		•	ined Value and Susceptibi	J.			tal Scor	e (/50)) 2	29						alue and Susceptibility)			Total Score (/50	0) 30
Overall low landscape se	ensitivity deriv	red from a med	lium landscape value and low s	usceptibi	ility to char	nge				_	Low visual value but med	ium visu	al susce	eptibility -	ove	erall a medium visual sensitivity				
Notes											Notes									
MITIGATION OPPOR	TUNITIES / I	RECOMMEN	DATIONS																	
Landscape planting	4			Retain	boundary	vegetation					Form of development	×								
Landscape buffer	4		Millennium Wo	od extens	sion beyon	d eastern boundary (offsite)					Local vernacular	4					Respects adjacent conservation area			
Site features	×										Other	×								
CONSTRAINTS	-																			
On-site					PRoW						Off-site						Adjacent Millennium Wood			
CONCLUSION																				
The site comprises an arable field on the eastern edge of East Bridgford, adjacent to the Millennium Wood. Within the study area, there is a low landscape sensitivity derived from a medium landscape susceptibility. The medium landscape value is attributed in part to the high landscape quality, as well as the me level of conservation interests and recreational assets. Development of the site would result in the extension of the settlement edge - albeit in the a finger of development - and this contributes to the low landscape susceptibility. There is a low visual value, although the site sits adjacent to East Bridgford Conservation Area. However, the visual susceptibility is medium as there are open views available of the site, which forms part of the visual amenity for both residential and recreational receptors. Overall, there is a medium visual sensitivity.																				

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

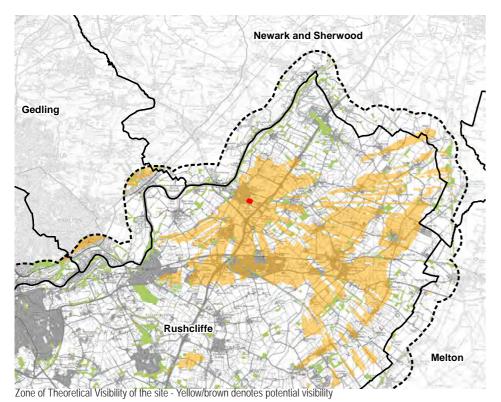
Visual Sensitivity

Landscape Value

Visual Value

)2

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.



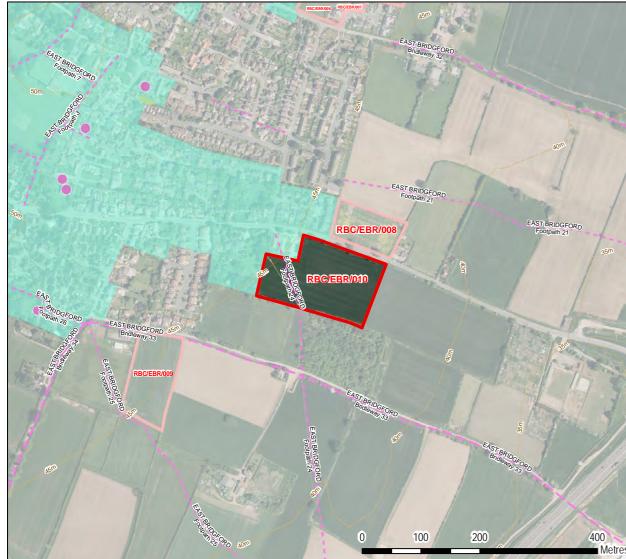
Site Photograph B - View taken from East Bridgford FP24 within the site. The view illustrates the open nature of the site, with Butt Lane glimpsed at the left-hand side of the view, and Millennium Wood framing the right-hand side.

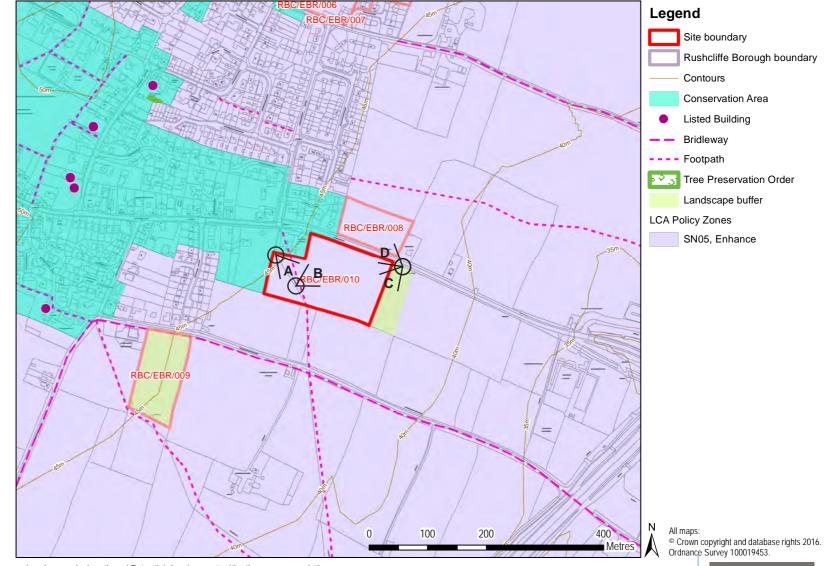


Site Photograph C - This panorama is taken from Butt Lane and demonstrates the rural nature of the site and its relationship to the urban edge. To the right-hand side of the rear of the view can be seen East Bridgford Medical Centre. To the right of the view in the background can be seen Millennium Wood.



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

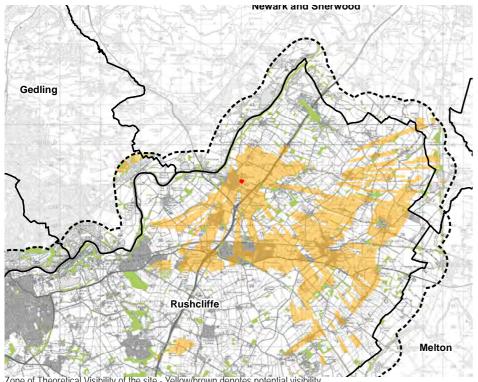
LANDSCAPE AN	ND VIS	/ISUAL SENSITIVITY ASSESSMENT RBC/EBR/011 - South of Closes Side Lane DATE VISITED: 21/1												liffe Borough Council							Aggregate	Score (/100)	: 42
SITE REFERENCE:			RBC/EB	R/011 - South of Closes S	Side Lane			DATE VISITE	ED:	21/	12/20	17								SURVEYED BY: MB		CHECKED BY	
EXISTING LANDSCA	PE CHA	RACT	ER				Landso	ape character within s	site			S	N05 (N	Moderate)			Lan	dsca	ape character within study area	SN05 (Moderate),	SN06 (Moderate	e -Good)	
					LIV	NG LANI	DSCAP	ES METHODOLOGY						·				Τ	1	OTHER	•	i	
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	L	and Cover	L	CA	Site	Study Area	Tı	ree Cover	PZ	Z Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×	Nucleated	4	4		rable farms	4		×	4		looded - ancient	×		×	1	Spatial character	Medium - framed	Variable		
Rolling / undulating		×	×	Clustered	4	×		lixed farms			×	×		looded - recent		×	×]	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	4	√	×	Settled	×	×		astoral farms			√	√	_	rees & woods		×	×	4	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	⋖	Dispersed Waste ground / derelic	et 💢	×		ough / wild / equestrian			×	×	_	overts & tree groups ther trees	✓ ×	* *	4	┨	Enclosure pattern Tree pattern	Planned Linear	Variable Variable		
Marine levels	X	×	×	Unsettled	<u> </u>	X		isturbed	3		X	×	_	pen / unwooded	X		X	┨		Linear	Variable		
High plateau (>300m)	×	×	×	Coalfields	×	×		rban / brownfield	3	X	×	4	٢	pon announce	1 **		•	1	Other characteristics /		Co	onservation Area	
High hills (>600m)	×	×	×	Urban	×	×	Р	arkland / leisure	>	X	×	×							features				
LANDSCAPE VALUE									Total :	Score	(/25)	12	V	/ISUAL VALUE								Total Score (/25	5) 10
Factor	Assessi	nent									[Score*	Fa	actor	Ass	essment	t						Score*
Landscape quality	Variable	gappe	d hedges a	nd some areas of degrada	ation							Low - 1	R	ecognition of value	N/a								Low - 3
Scenic quality	Urban fr	an fringe character, a lot of human influence												ndicators of value	N/a								Low - 3
Rarity	N/a										Low - 1	0	ther value	N/a								Low - 3	
Representativeness	Study ar	ea parti	ally represe	entative of LCA							Med - 2	٧	ISUAL SUSCEPTIBII	LITY							Total Score (/25	5) 11	
Conservation interests	Conserv	ation ar	ea within st	tudy area, some listed bui	Idings and TF						Med - 2	Fa	actor	Ass	essment	İ						Score*	
Recreation value	PRoW n	etwork										Med - 2	Pi	rimary receptors	Resi	idential, s	site not pa	rticu	larly important to visual amenity				Low - 2
Perceptual aspects	Urban fr	nge, no	ot tranquil, a	aware of settlement								Low - 1	S	econdary receptors	Reci	reational,	not partic	ularl	ly important to visual amenity				Low - 2
Associations	N/a											Low - 1	N	umber of receptors	Well	I populate	ed settlem	ent					Med - 4
LANDSCAPE SUSCE	PTIBILI	ΓΥ							Total :	Score	(/25)	9	Vi	isibility of site	Rela	atively cor	ntained						Low - 2
Factor	Assessi	nent									:	Score*	Г										
Subtraction	N/a										I	Low - 2											
Addition			oan fringe								I	Low - 2											
Perception			oan fringe								$\overline{}$	Low - 2											
Policy				ough planting small copse		the unifo	rm natu					Low - 2	_ <u> </u>										
			•	oined Value and Susce	1 3,				Total :	Score	(/50)	21							alue and Susceptibility)			Total Score (/50	0) 21
Overall low landscape s	ensitivity (lerived	from low lai	ndscape value and low su	sceptibility								0	verall low visual sensitiv	vity de	erived fron	n low visu	al va	alue and low susceptibility				
Notes													N	otes									
MITIGATION OPPOR	TUNITIE	S/RE	COMMEN	IDATIONS																			
Landscape planting	4				Retain exist	ing matur	e field b	oundaries					F	orm of development	×								
Landscape buffer	×													ocal vernacular	X								
Site features	×												Į0	ther	×								
CONSTRAINTS															_								
On-site	Potential access issues													Off-site						Adajcent PRoW			
CONCLUSION																							
a an overall low landsca	of Closes Side Lane, the site comprises a pastoral field with associated hedgerow boundaries. The study area contains a good ne pe value. The study area has a low susceptibility to changes within the site due to its position on the urban fringe; there is overall a the visual amenity of adjacent residential or recreational receptors. Overall, there is low visual sensitivity.																						

Landscape Value Visual Value Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

EBR/011 - South of Closes Side Lane

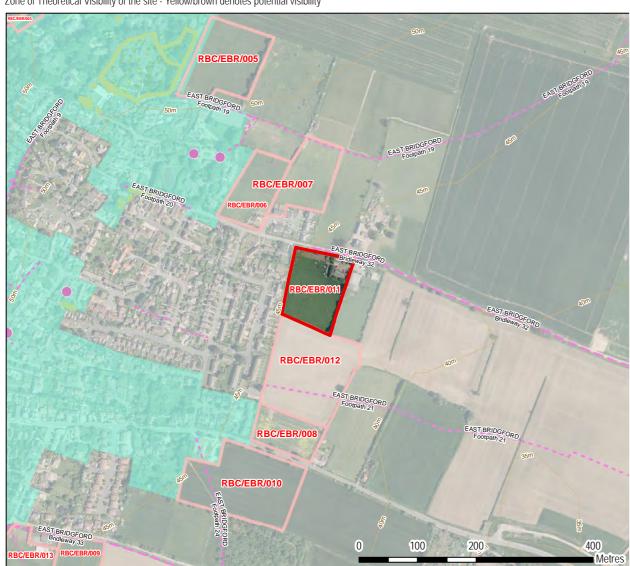


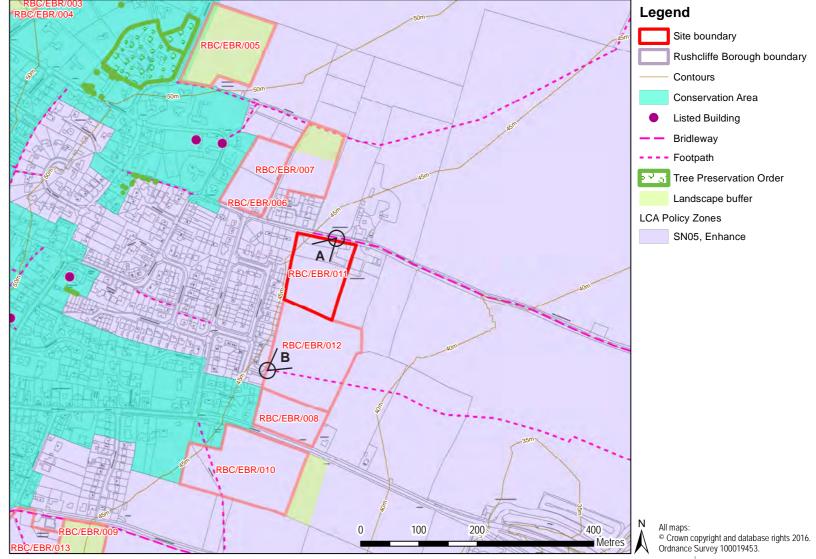


Site Photograph A - This viewpoint looks south-westerly along the site's northern boundary. To the right of the view can be seen Closes Side Lane; the site itself sits in the left of the view and is visually contained by the mature boundary vegetation on the site's northern boundary.



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 ASSESSMEN	T				(CLIENT: I	Rushcliffe Borough Council						Aggregate Score (/1	00): 51
SITE REFERENCE:	RBC/EBR/0	12 - Land to the north of Butt	Lane (2)		DATE VISITED	: 21	/12/20	17						SURVEYED BY: MB		D BY: NW
EXISTING LANDSCA	APE CHARACTER			Land	dscape character within site	e		SI	N05 (Moderate)			Lands	cape character within study area	SN05 (Moderate), S	SN06 (Moderate -Good)	
			LIVING	LANDSCA	APES METHODOLOGY	•								OTHER		
Landform	LCA Site Study Area	Settlement Pattern	I I U.A I	tudy Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	XXX	Nucleated		✓	Arable farms		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	4 4 X	Settled		×	Pastoral farms		√	√	Trees & woods	4	×	×	Boundary treatments	Variable	Variable	
Sloping (low hills) Coastal dunes / shingle	X X X	Dispersed Waste ground / derelict		×	Woodland Rough / wild / equestrian		×	×	Coverts & tree groups Other trees	×	×	4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable	
Marine levels	XXXX	Unsettled		X	Disturbed	X	×	×	Open / unwooded	×	×	×		Linear	Variable	
High plateau (>300m)	XXX	Coalfields	×	×	Urban / brownfield	×	×	4			•		Other characteristics / features	PRoW	Conservation Are	ea
High hills (>600m)	XXXX	Urban	×	×	Parkland / leisure	×	×	×					leatures			
LANDSCAPE VALUE	<u> </u>				To	otal Score	(/25)	12	VISUAL VALUE						Total Score	e (/25) 13
Factor	Assessment							Score*	Factor	Assess	sment					Score*
Landscape quality	0 11 0	nd some areas of degradation	1					Low - 1	Recognition of value	Conser	rvation	area adjace	nt, site is part of its setting			Med - 6
Scenic quality	Strong urban fringe characte	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	e (/25) 17
Conservation interests	Conservation area adjacent	t to site, some listed buildings	and TPOs					Med - 2	Factor	Assess	sment					Score*
Recreation value	PRoW network within study	area, PRoW within site - few	recreational	facilities				Med - 2	Primary receptors	Reside	ntial, 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	Recrea	ational,	site forms p	art of the rural visual amenity			Med - 4
Associations	N/a							Low - 1	Number of receptors	Well po	opulated	d settlement	, busy road adjacent			Med - 4
LANDSCAPE SUSCE	EPTIBILITY				To	otal Score	(/25)	9	Visibility of site	Site is	relative	ly visible wit	hin 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	0 0	ough planting small copses to		uniform n				Low - 2								
	APE SENSITIVITY (Comb		3,		To	otal Score	(/50)	21					Value and Susceptibility)		Total Score	e (/50) 30
Overall low landscape se	ensitivity derived from low lan	ndscape value and low susce	otibility						Overall medium visual se	ensitivity o	derived	from low vis	sual value and medium susceptibili	у		
Notes									Notes							
MITIGATION OPPOR	RTUNITIES / RECOMMEN	DATIONS														
Landscape planting	4	Retain matur	e field bound	aries and	enhance gappy hedges				Form of development	×						
Landscape buffer Site features	×								Local vernacular Other	×	_			In keeping with conservation area		
CONSTRAINTS	<u> </u>								Jourier	~	<u> </u>					
CONSTRAINTS	T									Т						
On-site			PRo	Wc					Off-site					Adjacent PRoW to north		
CONCLUSION																
•	•		-											ough the site itself; the East Bridgford Con-		
												d extension to the urban fringe. When com				

Landscape Value
Visual Value

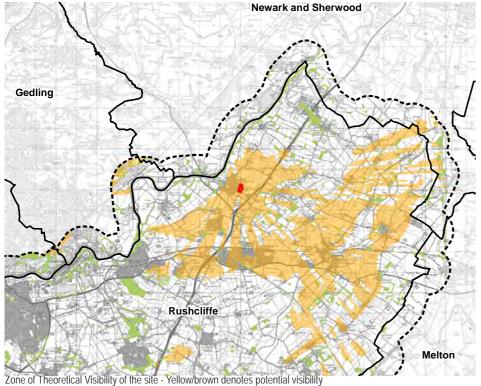
of medium visual susceptibility. The overall visual sensitivity is medium.

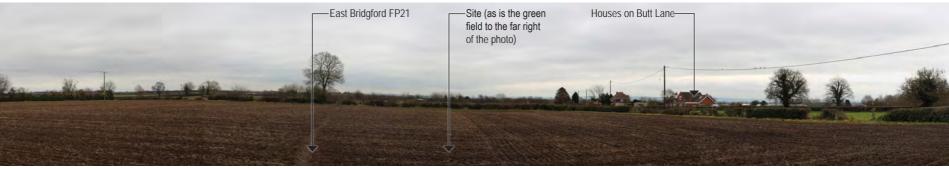
Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

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

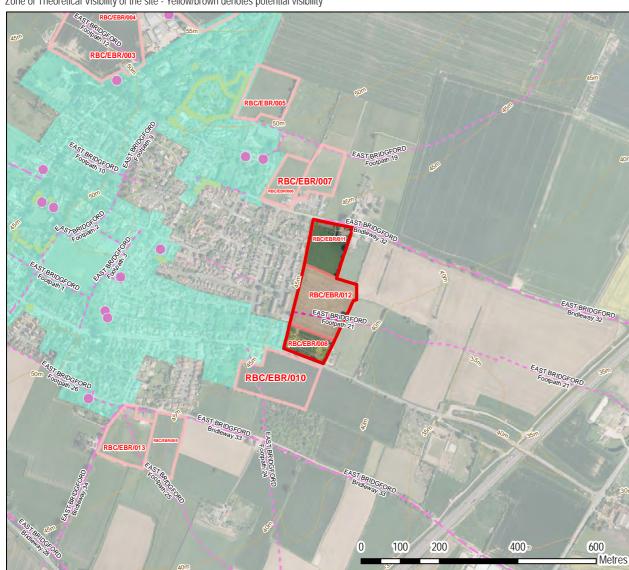


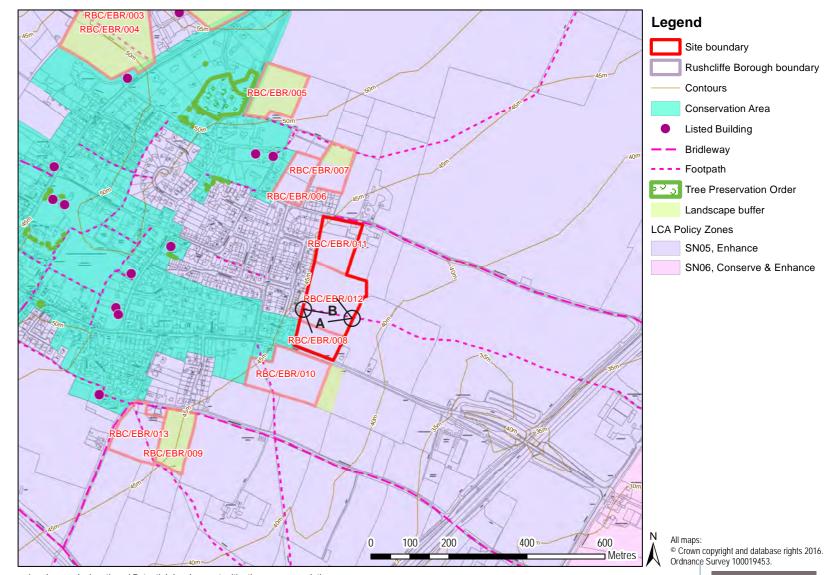


Site Photograph A - This panorama is taken from East Bridgford FP21 and looks east from the eastern edge of the village. The site dominates the foreground and midground of the view, encompassing both the ploughed field in the centre of the view and the grassed field in the far right of the view. There 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 designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VI	SUAL	_ SENSI7	FIVITY ASSESSMENT	-					CLIENT	: Rush	cliffe Borough Council						Aggregat	e Score (/100):	: 54
SITE REFERENCE:			RBC/I	EBR/013 - Land at Brickyard La	ne		DATE VISITED): 2	1/12/20	017							SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	PE CH	ARAC	TER			L	andscape character within sit	ie			SN05 ((Moderate)			Lan	dscape character within study ar	ea SNO	5 (Moderate)		
					LIVII	IG LANDS	SCAPES 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	×	4	1 [Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	4	×	×	Clustered	4	×	Mixed farms	×	×	×		Wooded - recent	×	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	√	4	×	Settled	×	×	Pastoral farms	4	×	✓	4 1	Trees & woods	4	×	×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	V	Dispersed Waste ground / derelict	√	√	Woodland Rough / wild / equestrian	X	×	× ×	-	Coverts & tree groups Other trees	V	X	4	Enclosure pattern	Sub-regular Linear	Variable Variable		
Marine levels	×	×	×	Unsettled	- X	×	Disturbed	X	×	×		Open / unwooded	×		X	Tree pattern		Variable		
High plateau (>300m)	×	×	×	Coalfields	X	×	Urban / brownfield	X	×	4	┨ ┕	Open / unwooded	~			Other characteristics /	PRoW		Conservation area	
High hills (>600m)	×	×	×	Urban	×	×	Parkland / leisure	×	×	×	1					features				
LANDSCAPE VALUE							T	otal Scor	re (/25)	15	5	VISUAL VALUE							Total Score (/25	i) 13
Factor	Asses	sment								Score*	1 1	Factor	Asses	ssment						Score*
Landscape quality	Genera	ally wel	maintained	but some aspects of degradation	on					Med - 2	2	Recognition of value	Adjace	ent to co	onservatio	on area				Med - 6
Scenic quality	Some	numan	detractors b	ut overall reasonable scenic qu	ality					Med - 2	2	Indicators of value	N/a							Low - 3
Rarity	N/a									Low - 1		Other value	N/a							Low - 3
Representativeness	Study	area pa	rtially repres	entative of LCA						Med - 2		VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 13
Conservation interests	Conse	vation	area, some l	listed buildings and TPOs						Med - 2	2	Factor	Asses	ssment						Score*
Recreation value	Strong	networ	k of PRoW							High - 3	3	Primary receptors	Reside	ential, pa	art of the	rural setting				Med - 4
Perceptual aspects	Edge o	f settle	ment, road n	noise apparent, not an overly str	ong char	acter				Low - 1	<u> </u>	Secondary receptors	Recre	ational,	part of th	e visual amenity				Med - 4
Associations	N/a									Low - 1	ַן וַ	Number of receptors	Village	e edge						Low - 2
LANDSCAPE SUSCE	PTIBIL	.ITY					Ţ	otal Scor	re (/25)	13	3	Visibility of site	Visible	e from fie	eld gate,	otherwise vegetated boundary				Low - 2
Factor	Asses	sment								Score*]									
Subtraction			characterist							Low - 2	- 1									
Addition			sion to settle							Med - 4	- I									
Perception	– ×			crease in density and urbanisati						Med - 4	- I									
Policy				rough planting small copses to		the uniforn				Low - 2	= =									.1
				bined Value and Susceptib	<u> </u>		T	otal Scor	re (/50)	28						d Value and Susceptibility)			Total Score (/50))) 26
Overall low landscape se	ensitivity	derive	d from mediu	um landscape value and low su	sceptibilit	у						Overall low visual sensitiv	ity deriv	/ed from	low visu	al value and low susceptibility				
Notes] [Notes								
MITIGATION OPPOR	TUNIT	ES/R	ECOMME	NDATIONS																
Landscape planting	4			R	etain mat	ure bound	ary vegetation					Form of development	×							
Landscape buffer	×											Local vernacular	×							
Site features	×										[Other	×	<u> </u>						
CONSTRAINTS																				
On-site												Off-site					Adjacent PRoW			
CONCLUSION																				
to the village, pushing a	field used for equestrian grazing which contains a PRoW and lies immediately south of Springdale Lane. A medium landscape of a finger of development into the rural surroundings, but despite this the overall susceptibility to change within the landscape is low, derived from the low visibility of the site and its position just off a quiet residential street. The visual sensitivity is overall low.																			

Landscape Susceptibility

Visual Susceptibility

Landscape Value

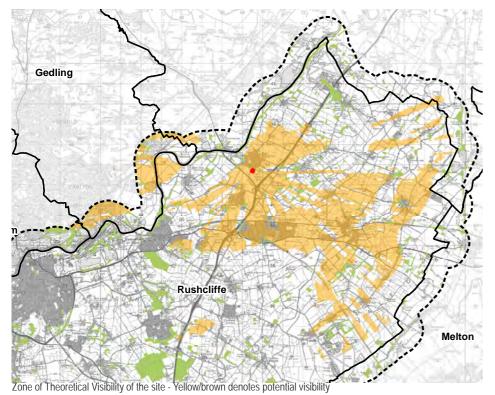
Visual Value

Landscape Sensitivity

Visual Sensitivity

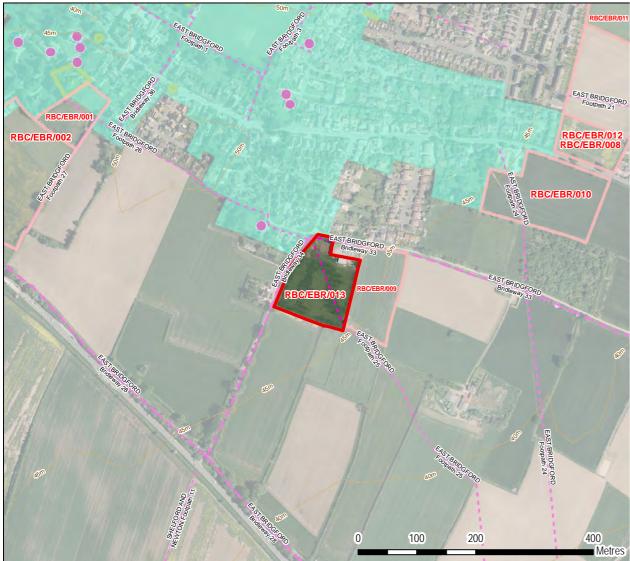
3C

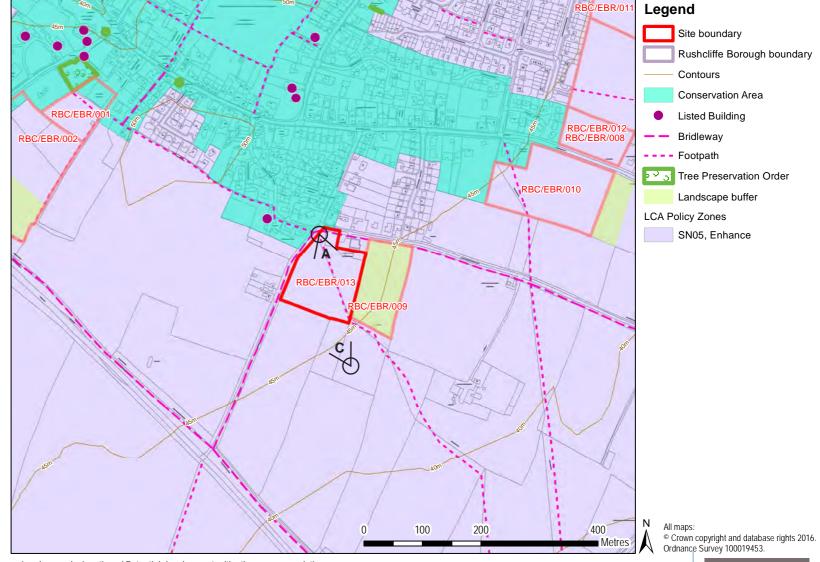
EBR/013 - Land at Brickyard Lane





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	ND VISUAL SENSITIVITY ASSESSMENT RBC/EL/001 - Land south of West Leake Road DATE VISITED: 09/0													Rushcliffe E	Borough Cou	uncil							Aggregate	Score (/100)	: 54
SITE REFERENCE:			RBC/EL/0	001 - Land s	outh of West Leak	e Road			DAT	E VISITED:	: 0	9/09/20)16									SURVEYED BY: EV		CHECKED BY	_
EXISTING LANDSCA	PE CH	ARACT	ER				L	.andsca	pe character	within site	,		NWC	2 (Moderate	e -Good)				Lands	scape character within study area	a	NW02 (Moderate	-Good) , NW01	(Good)	
						LIVI	NG LANDS	SCAPES	METHODO	LOGY	•											OTHER			
Landform	LCA	Site	Study Area	Settleme	ent Pattern	LCA	Study Area	Lar	nd Cover		LCA	Site	Study Area	Tree (Cover		PZ	Site	Study Area	Descriptive Attribute		Site		Study Area	
Vales & valley bottoms	×	4	4	Nucleate		✓	4		ble farms		×	×	4		led - ancient		×	×	×	Spatial character	Small		Variable		
Rolling / undulating	4	X	×	Clustere	d	×	×		ed farms		4	×	×		led - recent		✓	X	√	Indicative ground vegetation	Garden		Variable		
Low plateau Sloping (low hills)	4	×	*	Settled	1	×	×		storal farms		X	×	×		& woods		×	×	×	Boundary treatments	Variable Planned		Variable Variable		
Coastal dunes / shingle	×	×	***	Disperse Waste di	round / derelict	Y	×		odland ugh / wild / ed	nuostrian	4	×	**		rts & tree gro trees	oups		×	4	Enclosure pattern Tree pattern	Variable		Variable		
Marine levels	×	×	×	Unsettle		×	×		turbed	questriari	×	×	×		/ unwooded		×		×	rice pattern	Variable		Variable		
High plateau (>300m)	×	×	×	Coalfield		×	×		an / brownfie	eld	×	×	4							Other characteristics / features	6	Allotments			
High hills (>600m)	×	×	×	Urban		×	×	Par	kland / leisur	е	4	4	×												
LANDSCAPE VALUE										To	otal Scor	re (/25)	15	VISU	JAL VALUE	E								Total Score (/25	5) 13
Factor	Asses	ment											Score*	Facto	or	ı	Assessn	ment							Score*
Landscape quality	Study a	rea fairl	y well maint	tained, very	well managed don	nestic sett	ing						Med - 2	Recog	gnition of valu	ue I	N/A								Low - 3
Scenic quality	Attractive rural edge, few detractors despite location on settlement edge N/A												High - 3	Indica	ntors of value	2	Allotmen	nts							Med - 6
Rarity	N/A													Other	value	1	N/A								Low - 3
Representativeness	Some key characteristics represented													VISU	AL SUSCE	PTIBILI	TY							Total Score (/25	5) 13
Conservation interests	Some key characteristics represented TPO in study area Lor													Facto	or	- /	Assessn	ment							Score*
Recreation value	ess Some key characteristics represented Mecerests TPO in study area Low													Prima	ry receptors		Recreation	onal - s	site is a go	ood recreational feature, forms a pa	rt of the visu	ual amenity for receptors using	the allotments		Med - 4
Perceptual aspects	ness Some key characteristics represented Med terests TPO in study area Low e A few PRoW, site comprises allotments, some public open space Med ects Attractive rural edge, sense of tranquillity Med													Secon	ndary recepto	ors I	Resident	tial - sit	e forms si	mall part of the rural outlook					Low - 2
Associations	Ests TPO in study area Low A few PRoW, site comprises allotments, some public open space Med Attractive rural edge, sense of tranquillity Med													Numb	er of recepto	ors I	Rural ed	lge to s	mall villag	je					Med - 4
LANDSCAPE SUSCE	A few PRoW, site comprises allotments, some public open space Attractive rural edge, sense of tranquillity N/A Low-													Visibil	lity of site	1	Views re	estricted	d by bound	dary vegetation					Low - 2
Factor	Some key characteristics represented TPO in study area Low - 1 A few PRoW, site comprises allotments, some public open space Attractive rural edge, sense of tranquillity N/A EPTIBILITY Total Score (/25) Assessment Loss of allotments which are a recreational resource Med - 2 Med - 3 Med - 4																								
Subtraction	Loss of	allotme	nts which a	re a recreati	ional resource								Med - 4												
Addition	Extens	on to rui	ral edge										Low - 2												
Perception					sity, southern half		0 , (, ,					Med - 4												
Policy				ů	nents such as Eas		rough sma	all-scale	woodland pla	, ,	•		Low - 2												
OVERALL LANDSCA			•			<i>J</i> ,				To	otal Scor	re (/50)	28							Value and Susceptibility)				Total Score (/50)) 26
Overall low landscape se	ensitivity	derived	from mediu	ım landscap	e value and low su	sceptibilit	у							Low v	risual value a	and low vis	sual susc	ceptibili	ity, an ove	erall low visual sensitivity					
Notes														Notes	S										
MITIGATION OPPOR	TUNITI	ES / RE	COMMEN	NDATIONS																		-			
Landscape planting	4				Retain and	enhance e	existing ma	ature ve	getated boun	dary				Form	of developme	ent	×								
Landscape buffer	×													_	vernacular		×								
Site features	×													Other		ļ	×								
CONSTRAINTS	_																								
On-site															Off-site										
CONCLUSION																									
	The allo																			ting and the attractive rural edge to are restricted by boundary vegetation					

Landscape Susceptibility

Visual Susceptibility

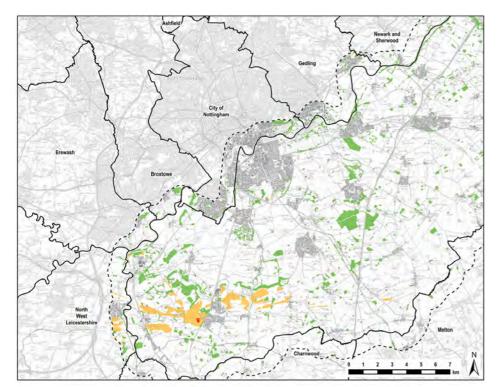
Landscape Sensitivity
Visual Sensitivity

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.

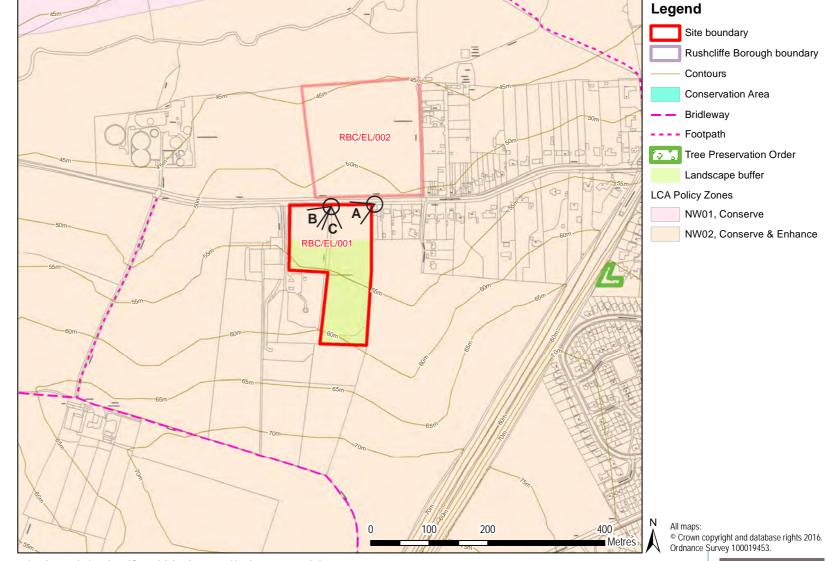


Site Photograph B - View taken of the entrance to the site from West Leake Road. This panorama demonstrates the enclosed nature of the site.



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	ND VI	SUAL	. SENSI7	TIVITY ASSESSMENT						CLIENT	Rushcliffe 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			ı	andscape character within si	te		NV)2 (Moderate -Good)			Lands	scape character within study are	NW02 (Moderate	-Good) , NW01	(Good)	
					LIVII		SCAPES METHODOLOGY				,			I		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	×	4	4	Nucleated	4	4	Arable farms	×	4	4	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable		
Rolling / undulating	4	×	×	Clustered	×	×	Mixed farms	4	×	×	Wooded - recent	4	×	4	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4	×	×	Settled	×	×	Pastoral farms	×	×	×	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills)	4	×	4	Dispersed	4	×	Woodland	4	×	4	Coverts & tree groups	×	_	4	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	×	×	X	Unsettled	×	×	Disturbed	×	×	×	Open / unwooded	×	×	×					
High plateau (>300m)	×	×	×	Coalfields	×	×	Urban / brownfield	×	×	√					Other characteristics / feature	25			
High hills (>600m)	×	×	×	Urban	×	×	Parkland / leisure	\checkmark	×	×									
LANDSCAPE VALUE							•	Total Sco	ore (/25)) 1	VISUAL VALUE							Total Score (/2	
Factor	Asses									Score*	Factor	Asses	ssment						Score*
Landscape quality	,		,	ntained, very well managed dom		•				Med - 2	Recognition of value	N/A							Low - 3
Scenic quality		ive rura	al edge, few	detractors despite location on se	ettlement	edge				High -	Indicators of value	N/A							Low - 3
Rarity	N/A									Low -	Other value	N/A							Low - 3
Representativeness		,		represented						Med - 2	VISUAL SUSCEPTIB							Total Score (/2	
Conservation interests				POs in study area, does not rel	ate to site)				Low - 1	Factor		ssment						Score*
Recreation value			allotments a	•						Med - :	Primary receptors	_			art of the rural outlook				Med - 4
Perceptual aspects		ive rura	ıı eage, sens	se of tranquillity						Med - :	Secondary receptors				nal impact on experience				Low - 2
Associations	N/A	IT\/					-		//05	Low -	Number of receptors			small villag					Low - 2
LANDSCAPE SUSCE	Τ.							Total Sco	ore (/25	-	Visibility of site	Landio	orm raci	litates view	s, somewhat restricted by vegetati	on			Med - 4
Factor		sment								Score*									
Subtraction			<u> </u>	setting to the village						Med - 4									
Addition			existing urba	•						Low - 2									
Perception				crease in density						Med - 4									
Policy	Minim	se the i	influence of	larger settlements such as East	Leake th	rough sma	all-scale woodland planting along	g fringes		Low - 2									
OVERALL LANDSCA	APE SE	NSITI\	/ITY (Coml	bined Value and Susceptibi	lity)		-	Total Sco	ore (/50)) 2	OVERALL VISUAL S	ENSITIV	ITY (C	ombined '	Value and Susceptibility)			Total Score (/50	0) 23
Medium landscape valu	e and lo	w susce	eptibility. Ove	erall low landscape sensitivity							Overall low visual sensi	ivity arisir	ng from	low visual v	value and low susceptibility				
Notes											Notes								
MITIGATION OPPOR		F0 / D	500M45	VIDATION C															
MITIGATION OPPOR		E2/K	ECOMINE		nd onber	no oulati-	a vogotatod boundani				Fame at its store it				A = -::!-	ting housing linear with long nervous seeds	no		
Landscape planting	×	<u> </u>		Ketain a	ına enhar	ice existin	g vegetated boundary				Form of development Local vernacular	×	-		As exis	ting housing, linear with long narrow garde	IIS		
Landscape buffer Site features	×										Other	×	+						
	~	<u> </u>									Otilei								
CONSTRAINTS												_							
On-site											Off-site								
CONCLUSION																			
																ould result in a small loss of the rural villag- restriction of views to the site by vegetation			
Landscape Value	9			Landscape Susceptibili	_		Landscape Se Visual Se	-								ories of Landscape Value, Landscape Susceptibility, Visual V e sites ONLY and therefore can only provide the relative sens			

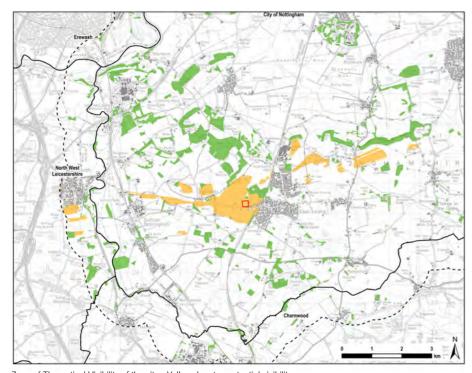
Visual Sensitivity

Visual Value

Visual Susceptibility

EL/002 - Land north of West Leake Road

Aerial view of the site

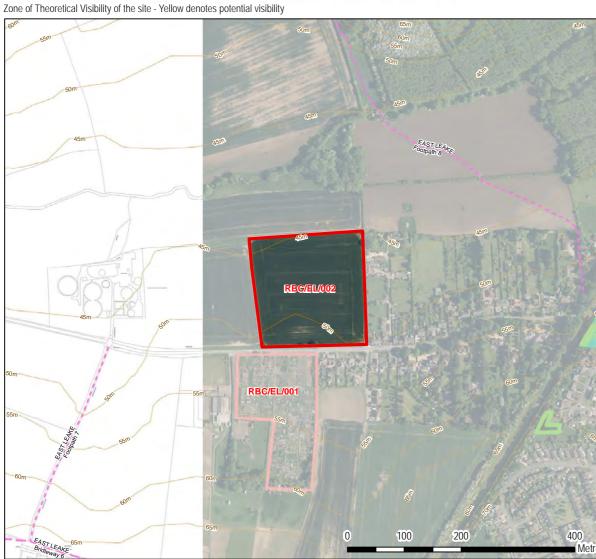


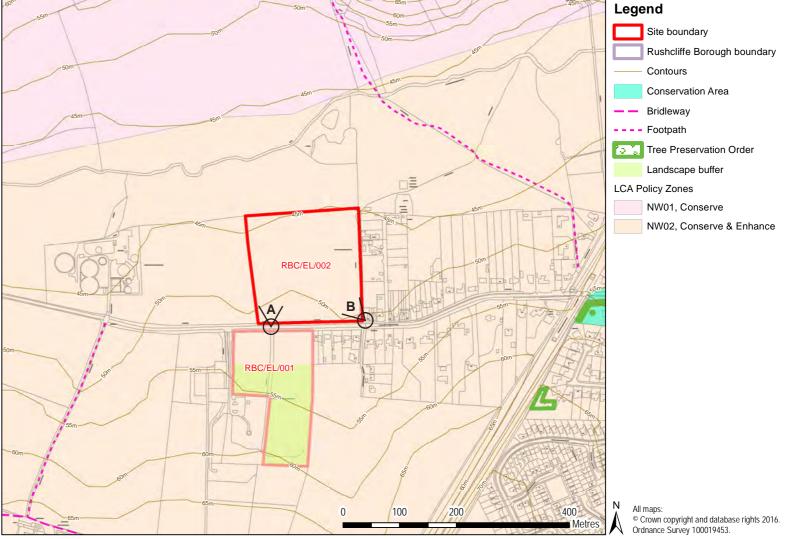
Fox Hill Farm Site Riparian vegetation along Kingston Brook

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 AS	SESSMEN	Γ					CLIENT	: Rusl	hcliffe Borough Council						Aggregate	e Score (/100):	52
SITE REFERENCE:		F	RBC/EL/003 - Bi	rook Furlong Farr	n		DATE VISITED): (08/09/2	2016							SURVEYED BY: EV		CHECKED BY	: NW
EXISTING LANDSCAF	PE CHARA	CTER				La	andscape character within sit	e			NW	01 (Good)			Lands	cape character within study area	NW01 (Good), N	W02 (Moderate	- Good)	
					LIVIN	IG LANDS	SCAPES METHODOLOGY	•									OTHER			
Landform	LCA Site	e Study Area	Settleme	nt 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	j	4	4	Arable farms	×	×	4	_	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	4 4	4	Clustered		×	×	Mixed farms	4	×	×		Wooded - recent	4	×	×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	√ ×	×	Settled		×	×	Pastoral farms	×	4	4	4	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	∀ ×	. ×	Dispersed	ound / derelict	4	×	Woodland Rough / wild / equestrian	4	X	X	4	Coverts & tree groups Other trees	X	*	4	Enclosure pattern Tree pattern	Planned Linear	Variable Variable		
Marine levels	X X	×	Unsettled		X	X	Disturbed	X	×	X	1	Open / unwooded	×	*	*	пее рацеп	Lineai	Variable		
High plateau (>300m)	XX	×	Coalfields		×	×	Urban / brownfield	×	×	4	1	opon rumoodod	**	**	•	Other characteristics / features	PRoW			
High hills (>600m)	××	×	Urban		×	×	Parkland / leisure	×	×	×										
LANDSCAPE VALUE							T	otal Sco	re (/25)) 13	3	VISUAL VALUE							Total Score (/25)	13
Factor	Assessmer	nt								Score*		Factor	Asses	sment						Score*
Landscape quality	Degraded in	parts, other	r areas are well-	maintained dome	estic settinç	g				Med - 2	2	Recognition of value	Conse	rvation	area within	study area, but bears little relevand	e to site			Low - 3
Scenic quality	Urban edge	, lots of hum	nan detractors							Low - 1	1	Indicators of value	N/A							Low - 3
Rarity	N/A									Low - 1	1	Other value	Recrea	ation val	ue					Med - 6
Representativeness	Shows some	e key charac	cteristics							Med - 2	2	VISUAL SUSCEPTIBI	LITY						Total Score (/25)	13
Conservation interests	Conservatio	n area with	TPO, but does r	not bear much rel	ation to the	e site				Low - 1	1	Factor	Asses	sment						Score*
Recreation value	Network of F	PRoW centre	ed through site,	public open spac	e					High - 3	3	Primary receptors	Recrea	ational -	site forms	part of the experience				Med - 4
Perceptual aspects	Edge of sett	lement, a lo	ot of human influ	ence						Low - 1	1	Secondary receptors	Reside	ential - s	ite forms sn	mall part of the rural outlook				Low - 2
Associations	N/A									Low - 1	1	Number of receptors	Adjace	ent to vil	lage settlen	nent				Med - 4
LANDSCAPE SUSCER	PTIBILITY						Ţ	otal Sco	re (/25)) 1:	3	Visibility of site	Lots of	screen	ing bounda	ry vegetation, site also obscured by	built form from west			Low - 2
Factor	Assessmer	nt								Score*	1		•							•
Subtraction	No loss of k	ey character	ristics							Low - 2										
Addition	Urban exten	sion to settle	lement, adding o	onto existing ribbo	n developi	ment				Low - 2										
Perception	Extension to	settlement	beyond existing	boundary, north	and east o	of site is ar	n illogical extension of settlemen	nt bounda	ary	Med - 4	ļ.									
,			I character of lar							Med - 4	Į.									
OVERALL LANDSCAF		•		•	bility)		T	otal Sco	re (/50)) 20	6			•		Value and Susceptibility)			Total Score (/50)	26
Low landscape value and	susceptibilit	y, overall lov	w landscape ser	nsitivity							_	Low visual sensitivity aris	ng from	low visu	ıal value an	nd susceptibility				
Notes												Notes								
MITIGATION OPPORT	TUNITIES /	RECOMM	IENDATIONS																	
Landscape planting	4						ng mature vegetation					Form of development	×							
Landscape buffer	√			Northern and e	astern sec	tion of site	e to retain settlement pattern					Local vernacular	×	<u> </u>						
Site features	×											Other	×							
CONSTRAINTS												ı	Т							
On-site				PF	RoW, poter	ntial acces	s issues					Off-site								
CONCLUSION																				
site would extend the sett	lement beyo	nd the existi	ting urban edge	and form a poten	tially illogic	al extension		table key	y charac	cteristics							ted to by the degree of human detractors low overall. In terms of visual value, the			

Landscape Value

Visual Value

Landscape Susceptibility

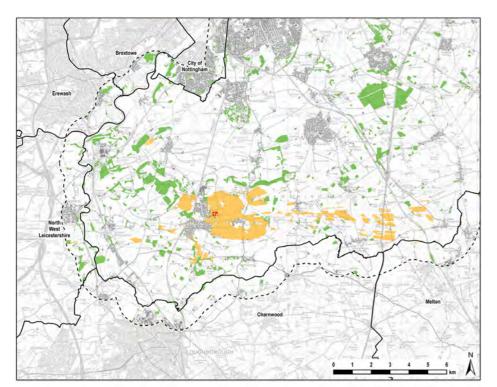
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

116

EL/003 - Brook Furlong Farm



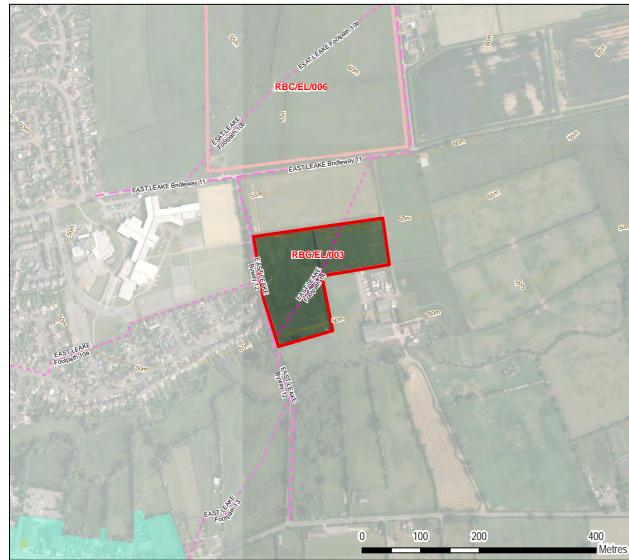
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Bridleway **–** ■ **–** Byway --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones NW01, Conserve NW02, Conserve & Enhance All maps: © Crown copyright and database rights 2016. 400 Ordnance Survey 100019453.

Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VISUAL SENS	SITIVITY ASSESS	SMENT					CLIENT	Rushcliffe Borough Council						Aggregate	e Score (/100)): 63
SITE REFERENCE:	RBC/E	L/004 - Land off Rempst	one Road (north)		DATE VISITE	D: 0)9/09/2	2016						SURVEYED BY: EV		CHECKED BY	_
EXISTING LANDSCA	PE CHARACTER			L	andscape character within si	ite		NW	2 (Moderate -Good)			Lands	cape character within study	rea NW02 (N	Moderate -Good)		
			LIV	NG LAND	SCAPES METHODOLOGY								Ì	OTHER			
Landform	LCA Site Study Area	Settlement Patte	rn 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 X	Nucleated	4	4	Arable farms	×	4	4	Wooded - ancient	×	×	×	Spatial character	Large	Variable		
Rolling / undulating	4 X 4	Clustered	×	×	Mixed farms	✓	×	×	Wooded - recent	4	X	×	Indicative ground vegetation		Variable		
Low plateau Sloping (low hills)	X X X	Settled Dispersed	×	×	Pastoral farms Woodland	×	×	×	Trees & woods	×	×	×	Boundary treatments	Hedges Sub-regular	Variable Variable		
Coastal dunes / shingle	X X X	Waste ground / de	•	* *	Rough / wild / equestrian	A	×	×	Coverts & tree groups Other trees	✓	×	4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable		
Marine levels	XXX	Unsettled	X		Disturbed	×	×	×	Open / unwooded	×	,	×	Tree pattern	Errodi	Variable		
High plateau (>300m)	X X X	Coalfields	×	×	Urban / brownfield	×	×	4					Other characteristics / feat	res			
High hills (>600m)	X X X	Urban	×	×	Parkland / leisure	4	×	×									
LANDSCAPE VALUE					•	Total Sco	re (/25)) 15	VISUAL VALUE							Total Score (/25	25) 16
Factor	Assessment							Score*	Factor	Assess	ment						Score*
Landscape quality	Some areas of well ma	naged land, but there are	e pockets of degra	dation and	human influence			Med - 2	Recognition of value	Conserv	ation a	area, site fa	lls within setting				Med - 6
Scenic quality	Generally positive but i	ndustrial elements detrac	t					Med - 2	Indicators of value	N/A							Low - 3
Rarity	N/A							Low - 1	Other value	Recreat	ional v	alue throug	h rural edge into countryside, l	ng views including of St Mary's Church			Med - 6
Representativeness	Some key characteristi	cs represented						Med - 2	VISUAL SUSCEPTIB	LITY						Total Score (/25	25) 17
Conservation interests	Conservation area to n	orth, views from site to th	is. One TPO					Med - 2	Factor	Assess	ment						Score*
Recreation value	PRoW through site, ne	work of paths						Med - 2	Primary receptors	Recreat	ional -	site forms p	part of recreational experience				Med - 4
Perceptual aspects	Rural edge to settleme	nt, some industrial influe	nces					Med - 2	Secondary receptors	Residen	ntial - si	ite is part of	f the rural setting for the village				Med - 4
Associations	N/A							Low - 1	Number of receptors	Close to	village	e edge					Med - 4
LANDSCAPE SUSCE	PTIBILITY					Total Sco	re (/25)) 15	Visibility of site	Long vie	ews fro	m north, sli	ghtly more restricted by vegeta	ion from south			Med - 4
Factor	Assessment							Score*		-							
Subtraction	No loss of key characte	eristics						Low - 2									
Addition	Large extension of sett	ement forming finger of	development					Med - 4									
Perception	Expansion of urban infl	uence into rural setting, (despite proximity of	of planned	development			High - 6									
Policy	Minimise the influence	of larger settlements suc	h as East Leake t	hrough sma	all-scale woodland planting alon	g fringes		Low - 2									
OVERALL LANDSCA	APE SENSITIVITY (Co	mbined Value and S	usceptibility)			Total Sco	re (/50)) 30	OVERALL VISUAL S	ENSITIVI	TY (Co	ombined \	Value and Susceptibility)			Total Score (/50	0) 33
Medium landscape value	and medium susceptibi	lity, an overall medium la	ndscape sensitivit	y					Medium visual value and	visual sus	ceptibi	ility. Overall	I medium visual sensitivity				
Notes									Notes								
MITIGATION OPPOR	TUNITIES / RECOMN	IENDATIONS							-								
Landscape planting	×								Form of development	×							
Landscape buffer		site unable to be mitiga	ted due to role as	a finger of	development extending the sett	lement into	o the ru	ural settin		X							
Site features CONSTRAINTS	×								Other								
CONSTRAINTS	1									1							
On-site				PRoW					Off-site								
CONCLUSION																	
														tlement. There is a medium landscape value			
														inger of urban influence into the rural setting			
		there is a medium sensi al setting for residential r			ite. This is delived partly from th	ie mediuM	ı visüdl	ı value afl	ing nom the sites location in th	e seurig (лEdSl	LEAKE CON	iservation Area and the recreat	onal value of the site. The other factor is the	medium visual S	uscepublity as the s	site is part

Landscape Sensitivity

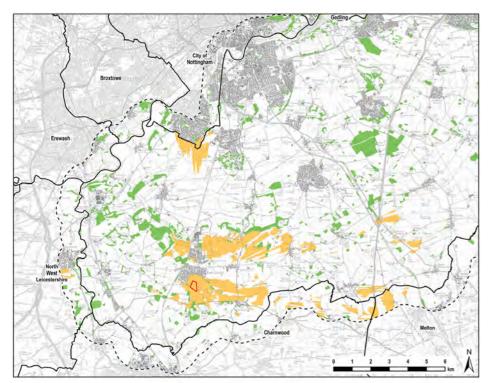
Visual Sensitivity

Landscape Value

Visual Value

Landscape Susceptibility
Visual Susceptibility

EL/004 - Land off Rempstone Road (north)



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

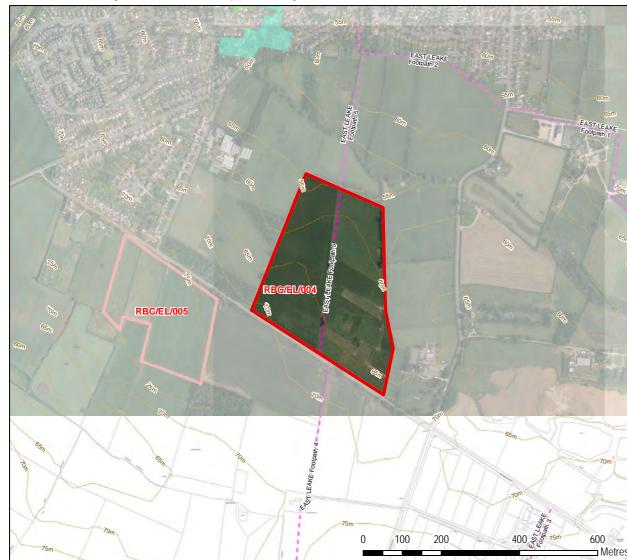
Aerial view of the site



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.



Sile boundary

Rushcliffe Borough boundary

Contours

Conservation Area

Footpath

Tree Preservation Order

Landscape buffer

LCA Policy Zones

NW/02, Conserve & Enhance

NW/02, Conserve & Enhance

Landscape designations / Potential development mitigation recommendations

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Legend

LANDSCAPE AN	ID VI	D VISUAL SENSITIVITY ASSESSMENT RBC/EL/005 - Land off Rempstone Road (south) DATE VISITED:												: Rus	shcliffe Borough Council						Aggregate	Score (/100)): 57
SITE REFERENCE:			RBC/EL	/005 -	Land off Rempstone Road	(south)			DATE VISIT	ED:	09/	/09/20	16							SURVEYED BY: EV		CHECKED BY	∕: NW
EXISTING LANDSCA	PE CH	ARA(CTER				L	andscap	e character within	site			NW	/02 (N	Moderate -Good)			Land	dscape character within study are	ea NW02 (N	Noderate -Good)		
						LIVII	IG LAND	SCAPES	METHODOLOGY						·					OTHER	·		
Landform	LCA	Site	Study Area	Ç	Settlement Pattern	LCA	Study Area	Lan	d Cover	L	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×	1	Nucleated	4	4	Ara	ole farms	4	×	4	4	1	Wooded - ancient	×	×	×	Spatial character	Large	Variable		
Rolling / undulating	1	×	✓	(Clustered	×	×		ed farms	- 4	√	×	×	4	Wooded - recent	✓	~ ~	×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	×	×	×		Settled	×	×		toral farms	4		×	×	4	Trees & woods		×		Boundary treatments	Hedges	Variable		
Sloping (low hills)	×	×	×	l l	Dispersed Waste ground / derelict	×	×		odland	. 		×	X	-	Coverts & tree groups Other trees	×	×	4	Enclosure pattern	Sub-regular Linear	Variable Variable		
Coastal dunes / shingle Marine levels	×	×	\sim		Unsettled	X	X		gh / wild / equestrian urbed			X	×	1	Open / unwooded		×	_	Tree pattern	Lilledi	Variable		
High plateau (>300m)	×	~ ~			Coalfields	×	×		an / brownfield	_		×	√	1	Open / unwooded	•	•	•	Other characteristics / feature	es			
High hills (>600m)	×				Urban	×	×		kland / leisure	_		×	×								1		
LANDSCAPE VALUE										Total	Score	(/25)	14	4	VISUAL VALUE							Total Score (/25	5) 13
Factor	Asses	sment	t										Score*		Factor	Asse	ssment	t					Score*
Landscape quality	Some	e areas of well managed land, but pockets of degradation and human influence erally positive but industrial elements and human influence detract											Med - 2	2	Recognition of value	N/A							Low - 3
Scenic quality	Gener	rally positive but industrial elements and human influence detract											Med - 2	2	Indicators of value	N/A							Low - 3
Rarity	N/A		· · · · · · · · · · · · · · · · · · ·												Other value	Long	views, r	ridgeline lo	ocation				Med - 6
Representativeness	Some	key characteristics represented												2	VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 15
Conservation interests	N/A										Low - 1	1	Factor	Asse	ssment	t			•		Score*		
Recreation value	Couple	e of PR	RoW, little e	lse									Low - 1		Primary receptors	Resid	lential -	site is a pa	art of the rural setting for the village				Med - 4
Perceptual aspects	Rural	edge to	settlemen	t, som	e human influences from se	ettlement	in north of	study ar	ea				High - 3	3	Secondary receptors	Trans	sport - s	ite is not a	key part of the experience for recep	otors			Low - 2
Associations	N/A												Low - 1		Number of receptors	Close	to villa	ge edge					Med - 4
LANDSCAPE SUSCE	PTIBII	_ITY								Total	I Score	(/25)	15	5	Visibility of site	Site is	s on rido	geline, son	me screening from vegetation and bu	uilt form			Med - 4
Factor	Asses	sment	t										Score*			-							
Subtraction	No los	s of ke	y character	istics									Low - 2										
Addition					village boundary onto ridge								Med - 4										
Perception	4	•		_	line, illogical finger of deve	-	•						High - 6)									
Policy				_	er settlements such as East		rough sma	ıll-scale v	voodland planting alo	•	•		Low - 2	╛									
OVERALL LANDSCA	APE SE	NSITI	VITY (Co	nbine	ed Value and Susceptik	oility)				Total	I Score	(/50)	29	9	OVERALL VISUAL SE	ENSITI	VITY (0	Combine	d Value and Susceptibility)			Total Score (/50	0) 28
Low landscape value an	d mediu	m sus	ceptibility. A	n ove	erall low landscape sensitivit	iy								╛	A low visual value and m	e <mark>dium</mark> v	isual su	sceptibility	y, overall low visual sensitivity				
Notes														1	Notes								
										1													
MITIGATION OPPOR	TUNIT	IFS / I	RECOMM	FNDA	ATIONS																		
Landscape planting	×	I													Form of development	×	Т						
Landscape buffer	4				Ridgeline locati	on means	that site	s unable	to be fully mitigated						Local vernacular	×							
Site features	×														Other	×							
CONSTRAINTS																							
On-site	PRoW														Off-site								
CONCLUSION																							
		able fields on the south-western tip of the village of East Leake and forms part of a ridgeline which contains the village from nt which also brings housing onto the ridgeline and increases the prominence of the settlement as a whole in its surrounding																					
			ch also brings housing onto the ridgeline and increases the prominence of the settlement as a whole in its surroundings for the village and the ridgeline setting and medium number of potential recentors contributes to a medium visual susce																- '	ž ,			

Landscape Value

Visual Value

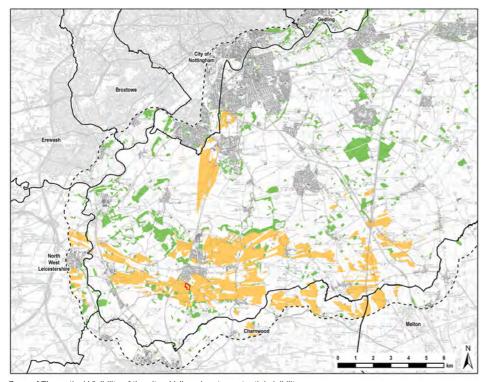
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

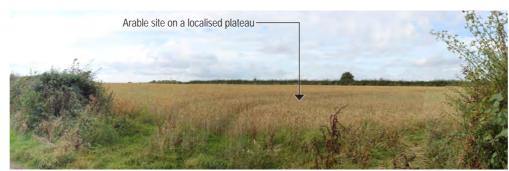
EL/005 - Land off Rempstone Road (south)



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.



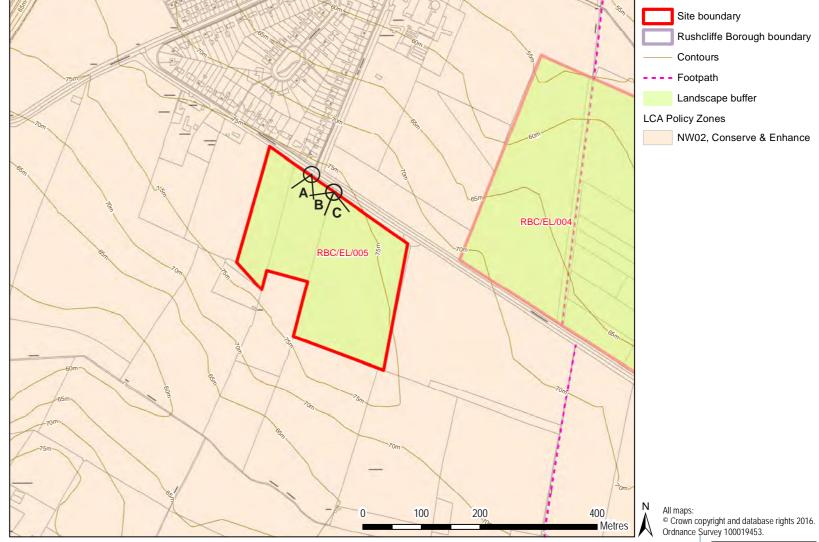
Site Photograph B - The site is situated on a localised plateau at a high point of 75-80m. This panorama looks southwest into the site from a field gate on Rempstone Road and demonstrates the arable land use of the site.



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





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMENT	Γ					CLIENT:	Rushcliffe Borough Council						Aggregate	Score (/100)): 63
SITE REFERENCE:	RBC/EL	/006 - Land north of Lantern	Lane		DATE VISITED	: 09	9/11/20)16						SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	APE CHARACTER			La	ndscape character within site	9			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	✓ X X	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 Saattarad	Variable Variable		
Coastal dunes / shingle Marine levels	$\hat{\mathbf{x}}$	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		•			To	otal Score	e (/25)	14	VISUAL VALUE				•	•		Total Score (/25	5) 13
Factor	Assessment							Score*	Factor	Assess	sment						Score*
Landscape quality	Degraded in parts, other are	eas are well-maintained dome	stic setting]				Med - 2	Recognition of value	Conser	rvation 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	ation val	ue					Med - 6
Representativeness	Shows some key characteri	istics						Med - 2	VISUAL SUSCEPTIB	LITY						Total Score (/25	5) 19
Conservation interests	Conservation area with a co	ouple of TPOs and listed build	ings, but d	oes not be	ar much relation to the site			Low - 1	Factor	Assess	sment						Score*
Recreation value	Network of PRoW centred to	hrough site, public open spac	е					High - 3	Primary receptors	Recrea	ational -	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	ential - s	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	ristics and setting						Med - 4									
Addition	Large urban extension to se	ettlement into surrounding cou	ıntryside					Med - 4									
Perception			ential for inc	creaed pror	minence of settlement due to ric	dgeline		High - 6									
Policy	Conserve the nucleated cha	<u> </u>						Low - 2									
		ined Value and Susceptil	<u> </u>		To	otal Score	e (/50)	31					Value and Susceptibility)			Total Score (/50	0) 32
Low landscape value an	d medium susceptibility, over	all medium landscape sensiti	/ity						Medium visual sensitivity	arising fr	om low	visual valu	e and medium susceptibility				
Notes									Notes								
	RTUNITIES / RECOMMENI	DATIONS							le comme	0.0							
Landscape planting Landscape buffer	×	Sita unabla ta ba mitigata	d du to laro	no scalo, or	pen rural character and rising la	ndform			Form of development Local vernacular	×	_						
Site features	X	Site unable to be mitigate	u uu to iai g	je scale, up	permural character and rising la	HUIUHH			Other	X							
CONSTRAINTS	1 00								Otrici	•	!						
										T							
On-site		PF	RoW, poter	ntial access	issues				Off-site								
CONCLUSION																	
														me conservational interests within the stud			
													ural characteristics and setting and a large				
or the lanuscape charact	ter is medium overall. Visually	y, mere are no real indicators	or value W	iiii conserv	auon area bearing little relation	to the Site	e. mer	6 12 9 11160	aium number of potential fecel	บบเว ฮร [[is alle to	ums part c	n me village euge. The overall VISU	al susceptibility is medium as the site is par	i or the villages	s rurai setting, and ti	HG H26 III

Landscape Value
Visual Value

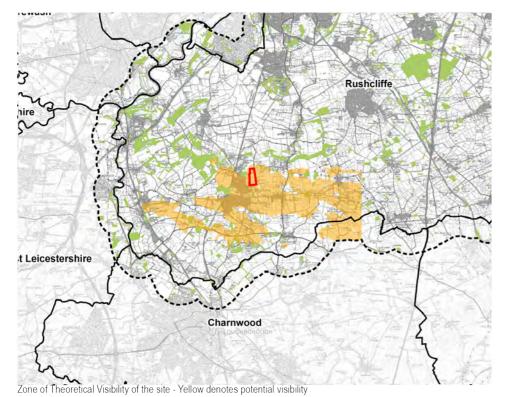
landform increasing visibility. Overall, there is medium visual sensitivity.

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

EL/006 - Land north of Lantern Lane





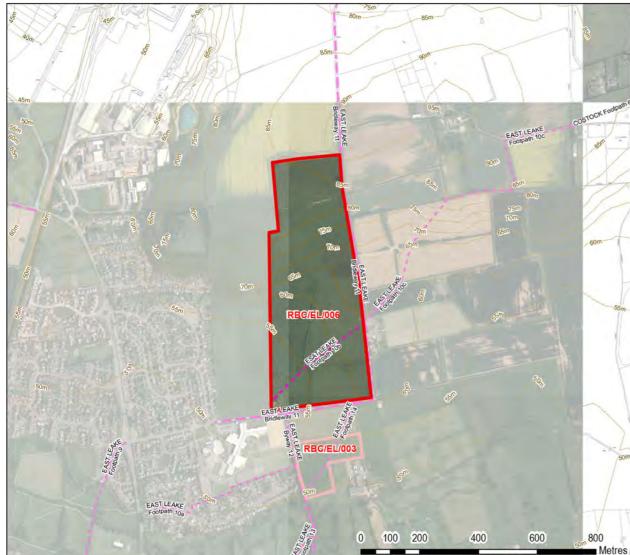
Site Photograph A - This viewpoint is taken from a field gate along PRoW East Leake BOAT11/ Lantern Lane. The view looks northwards through the site and demonstrates the sloping topography of the landscape. The site comprises one large pastoral field. On the left of the image are some new build residential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

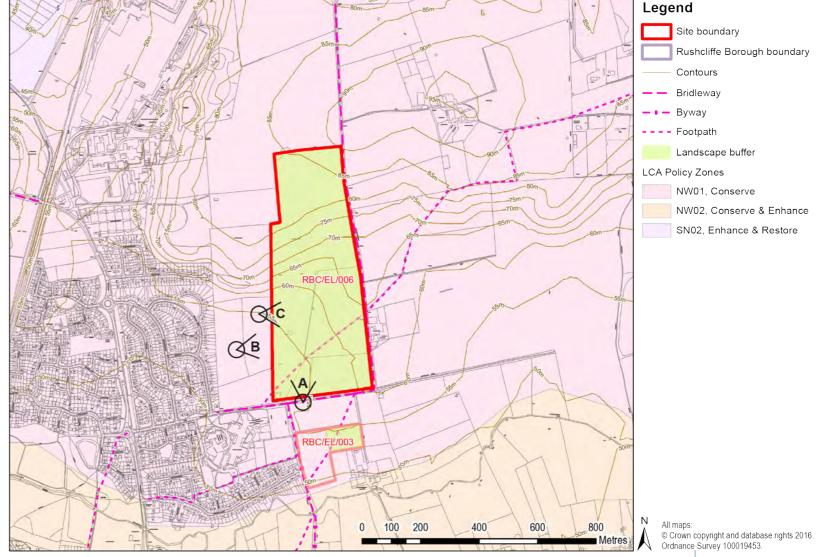


Site Photograph B - This view looks east towards the site from residential area Lantern Fields, off Lantern Lane. In the foreground is a sustainable urban drainage system associated with the new development.



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