

Cropwell Bishop





LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 54**

SITE REFERENCE: RBC/CBI/001 - Land to the SO Nottm Rd and EO of Kinoulton Rd DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), NW04 (Moderate), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Some detractors, gappy hedges, well maintained urban areas | Med - 2 |
| Scenic quality | Adjacent to main village thoroughfare, attractive village setting with some urban detractors | Med - 2 |
| Rarity | Na | Low - 1 |
| Representativeness | Study area is mostly representative of the LCA | High - 3 |
| Conservation interests | Several listed buildings and a TPO | Low - 1 |
| Recreation value | Recreational space and network of PRoW and Grantham Canal | High - 3 |
| Perceptual aspects | Forms part of village setting | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | N/a | Low - 2 |
| Addition | Extension of village urban space | Low - 2 |
| Perception | Perceived as infil development, altering the form of development | Med - 4 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

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

Overall low landscape sensitivity derived from medium landscape value and low susceptibility

Notes

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

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

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential and road users, part of village setting | Med - 4 |
| Secondary receptors | Recreational, site not important to visual amenity | Low - 2 |
| Number of receptors | Part of village core, on busy road | Med - 4 |
| Visibility of site | Relatively open site | Med - 4 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **25**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

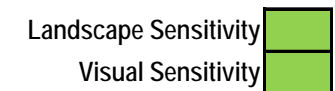
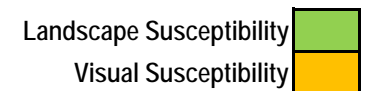
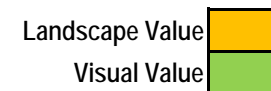
| | | | | | |
|--------------------|---|--|---------------------|---|---|
| Landscape planting | ✗ | | Form of development | ✓ | Single row of development along roadside to conserve ribbon character |
| Landscape buffer | ✗ | | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| | | | |
|---------|--|----------|--|
| On-site | | Off-site | |
|---------|--|----------|--|

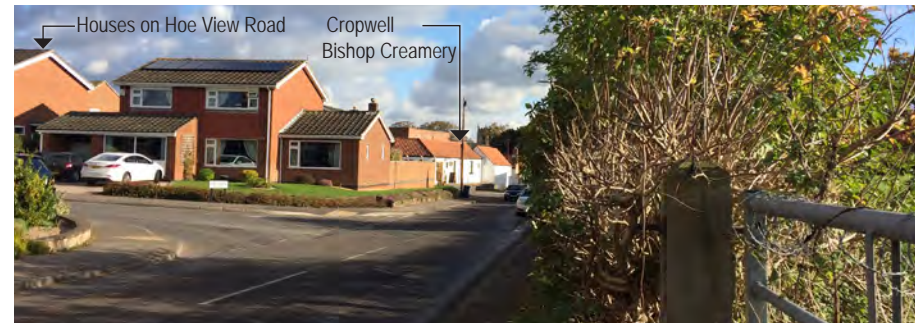
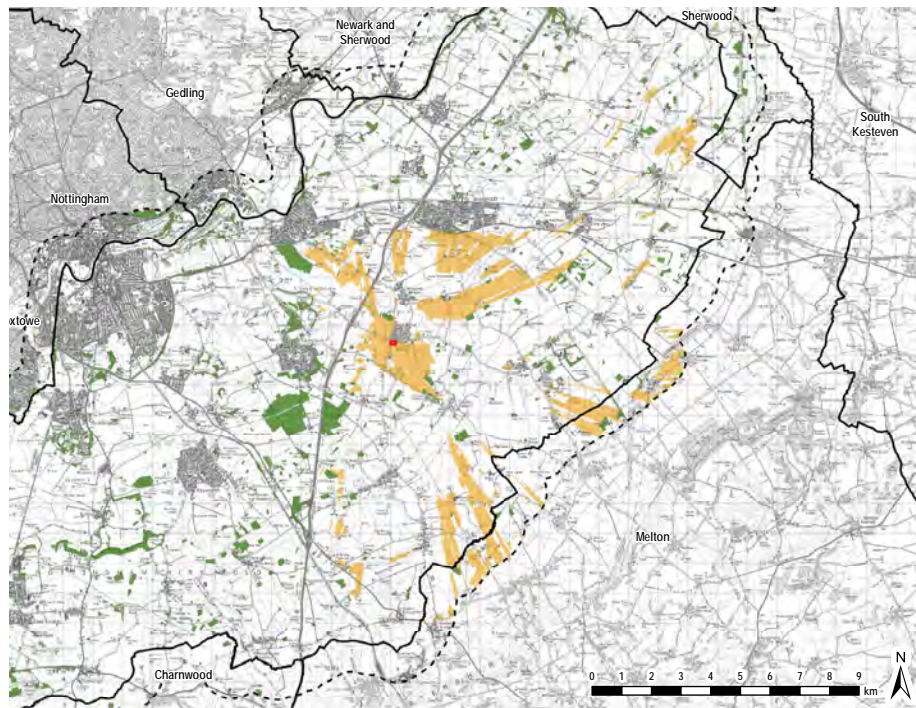
CONCLUSION

The site comprises one pastoral field and lies south of the main thoroughfare through Cropwell Bishop, Nottingham Road. There is a good network of PRoW's within the study area and and a recreational walkway along Grantham Canal. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive village setting. There is a low susceptibility to change due to the perception of infill and a continuation of the existing. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village core, situated along a busy road. The overall visual susceptibility is medium as the site as the site is part of the village setting. Overall, there is a low 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/001 - Land to the south of Nottingham Rd and east of Kinoulton Rd

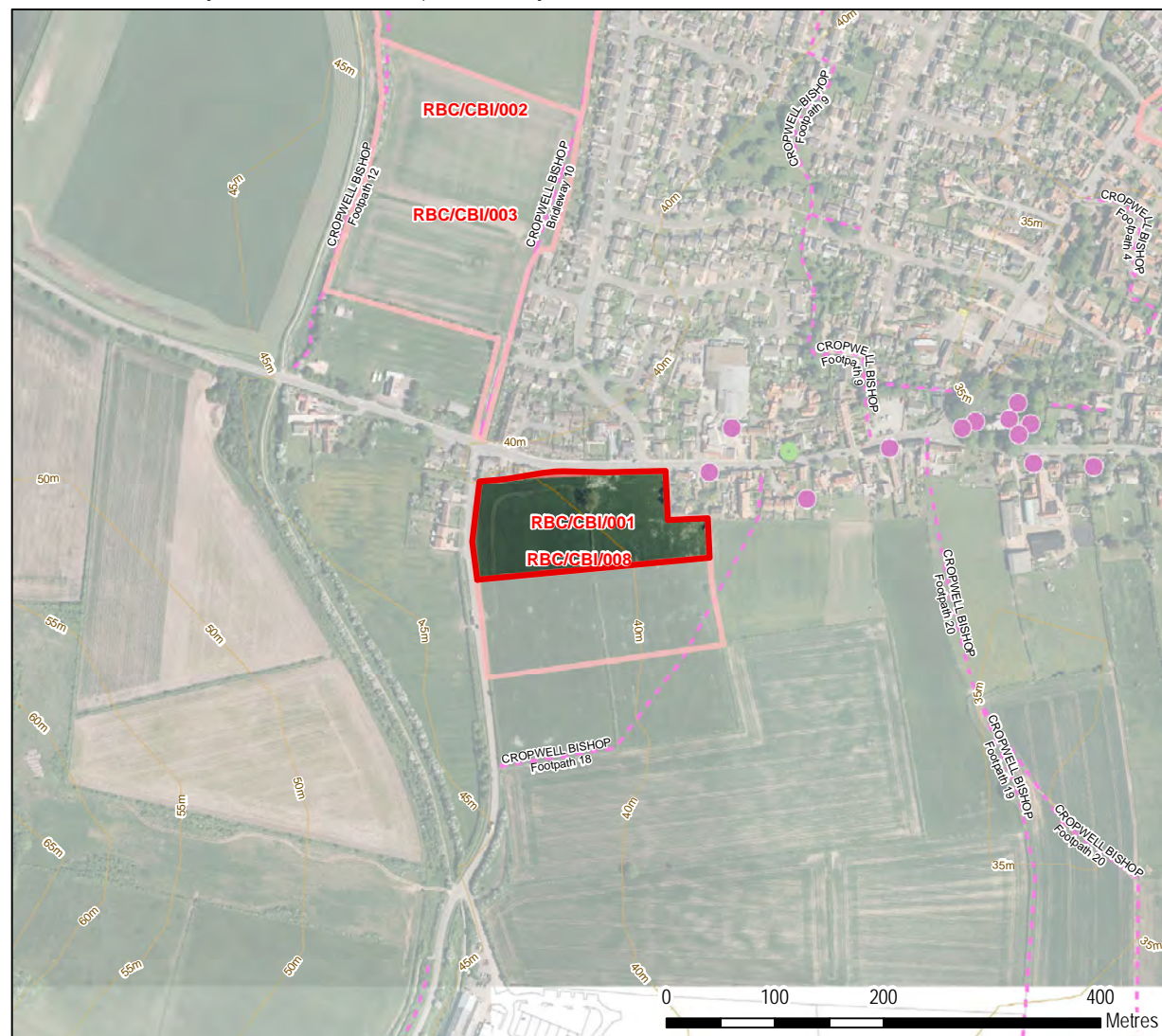


Site Photograph A - This viewpoint looks easterly from a field gate along Nottingham Road towards the centre of Cropwell Bishop. The view portrays the urban character of the area along the busy road, with houses on Hoe View Road dominating the view and the Cropwell Bishop Creamery (famous for its Stilton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

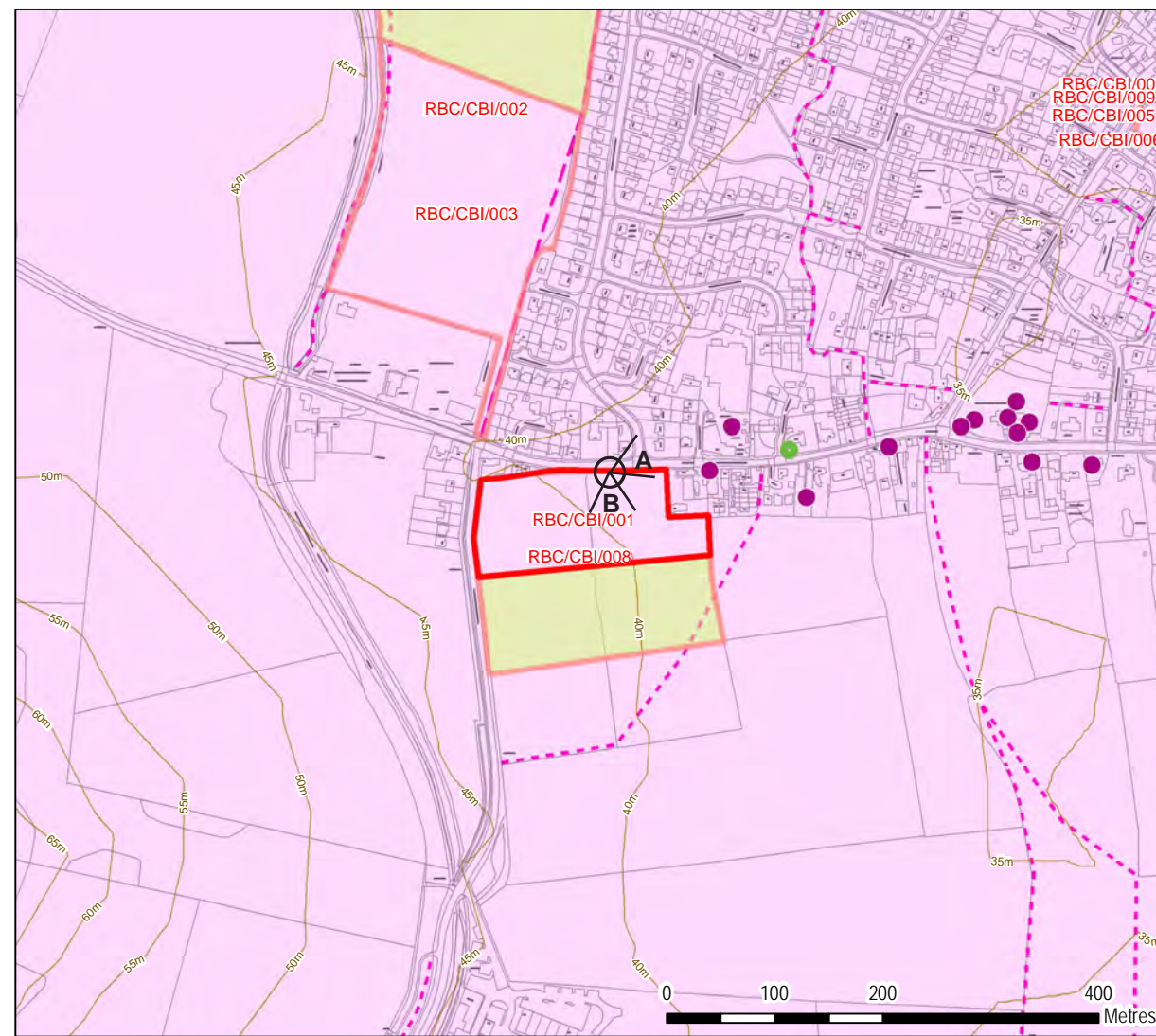


Site Photograph B - This view looks directly into the site, again from the busy Nottingham Road. It demonstrates the wooded nature of the western edge of the site. On the right of the image are some residential properties on Nottingham Road and Old Lenton Close. In the distance an old brickyard plantation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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN06, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 58**

SITE REFERENCE: RBC/CBI/002 - Land north of Memorial Hall (1) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate - Good) Landscape character within study area SN06 (Moderate - Good), NW04 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Some managed and degraded elements | Med - 2 |
| Scenic quality | Settlement edge a detractor from rural scenic character | Med - 2 |
| Rarity | Na | Low - 1 |
| Representativeness | Study area mostly representative of LCA | High - 3 |
| Conservation interests | TPO, several listed buildings | Low - 1 |
| Recreation value | Grantham Canal, several PRoW and recreational green space | High - 3 |
| Perceptual aspects | Settlement edge detracts, as does distant A46, strong rural setting | Med - 2 |
| Associations | Stilton Cheese associated with village | Low - 1 |

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | N/a | Low - 2 |
| Addition | Extension of urban edge | Low - 2 |
| Perception | Slight increase in urbanisation but site has capacity to be developed | Low - 2 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **27**

Overall low landscape sensitivity derived from medium landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|--|---------|
| Recognition of value | N/a | Low - 3 |
| Indicators of value | Signage for Adjacent Grantham Canal | Med - 6 |
| Other value | Recreational value and rural setting to settlement | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential, site is part of rural setting | Med - 4 |
| Secondary receptors | Recreational, site is part of visual amenity | Med - 4 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Strongly vegetated boundaries on three sides and built form restricting views | Low - 2 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **31**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | |
|--------------------|---|-------------------------------------|---------------------|---|
| Landscape planting | ✓ | Retain existing boundary vegetation | Form of development | ✗ |
| Landscape buffer | ✗ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |



CONSTRAINTS



| | | | |
|---------|------|----------|---------------------------------------|
| On-site | PRoW | Off-site | Grantham Canal and recreational space |
|---------|------|----------|---------------------------------------|

CONCLUSION

The site comprises two arable fields and lies north of Cropwell Bishop Memorial Hall off Nottingham Road. There is a good network of PRoW's within the study area with Cropwell Bishop BW10 and FP12 running along the sites eastern and western boundaries. There is also a recreational walkway along Grantham Canal adjacent to the site. There are some conservation interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive village setting. There is a low susceptibility to change due to the perception of a slight increase in urbanisation. The sensitivity of the landscape character is low overall. Visually, there are some indicators of value relating to Grantham Canal. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site as the site is part of the village setting. Overall, there is a medium visual sensitivity.

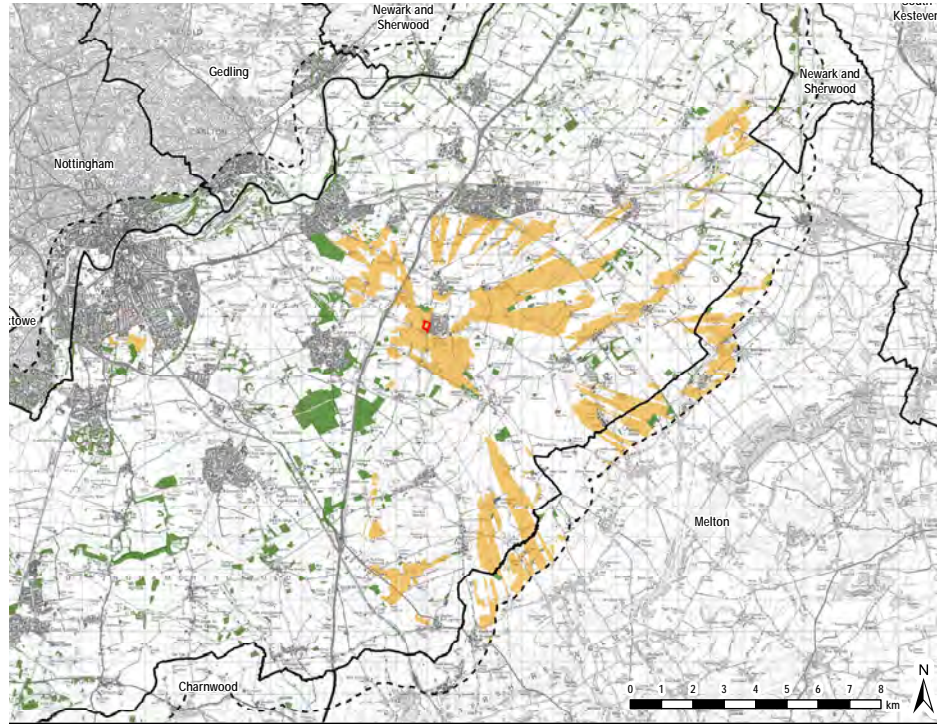
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

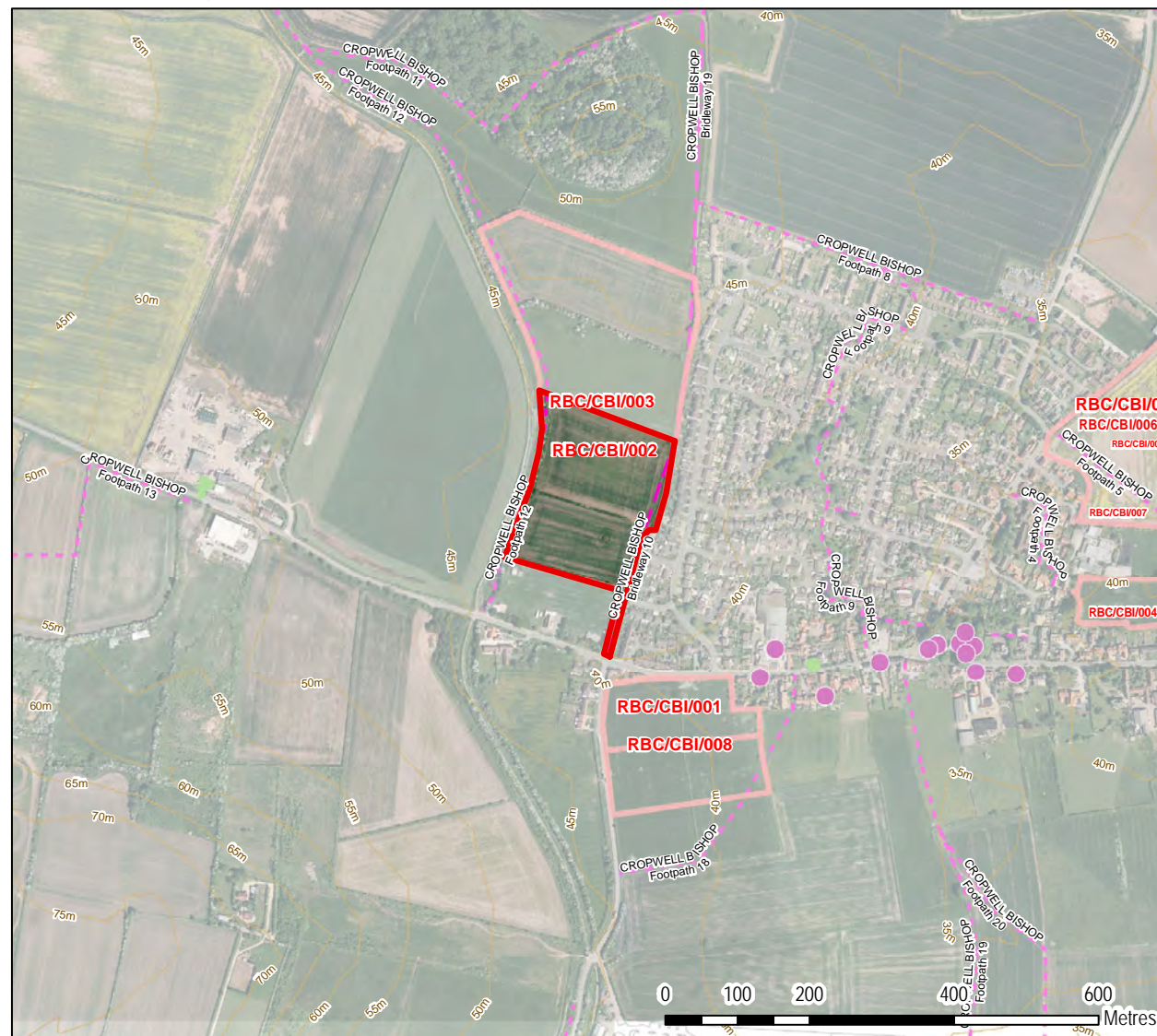


Site Photograph A - This viewpoint along PRoW (Cropwell Bishop FP12) in the south-west corner of the site looks north-east towards Hoe View Road on the urban fringe of Cropwell Bishop. The view portrays the pastoral character of the land beyond the urban edge. The view portrays the enclosed nature of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

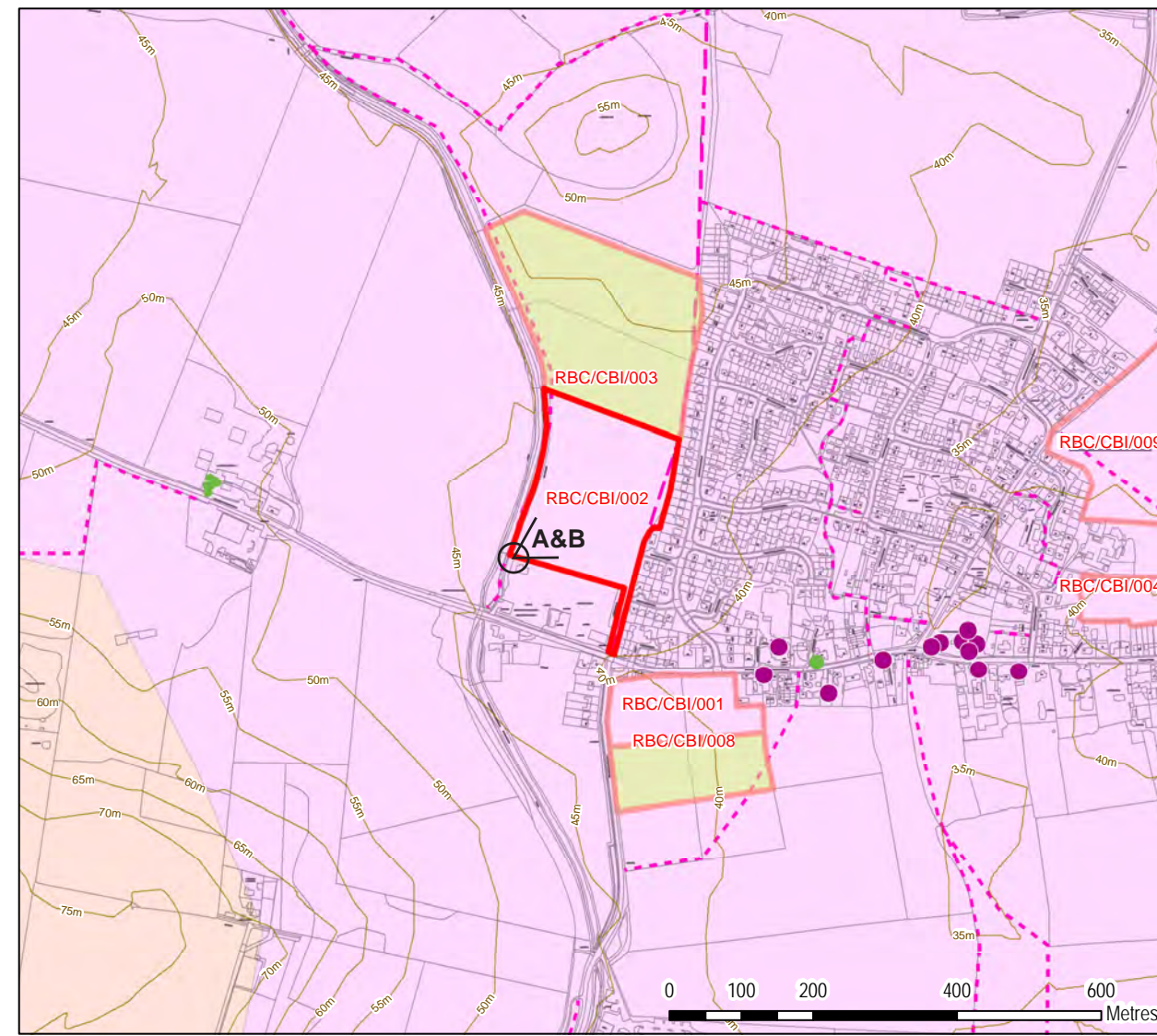


Site Photograph B - Viewpoint B shows the effects of urban sprawl from an otherwise intricate village core. The pastoral character of the site is again demonstrated within this view.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- NW04, Enhance
- SN06, Conserve & Enhance

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

SITE REFERENCE: RBC/CBI/003 - Land north of Memorial Hall (2) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), NW04 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Some managed and degraded elements | Med - 2 |
| Scenic quality | Settlement edge a detractor from rural scenic character | Med - 2 |
| Rarity | Na | Low - 1 |
| Representativeness | Study area mostly representative of LCA | High - 3 |
| Conservation interests | TPO, several listed buildings | Low - 1 |
| Recreation value | Grantham Canal, several PRoW and recreational green space | High - 3 |
| Perceptual aspects | Settlement edge detracts, as does distant A46 (which is visible from site), strong rural setting | Med - 2 |
| Associations | Stilton Cheese associated with village | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | N/a | Low - 2 |
| Addition | Irregular extension of urban edge | Med - 4 |
| Perception | Perceived erosion of rural setting through large extension of urban edge and increased visibility of built form | High - 6 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | | |
|--------------------|---|---|---------------------|---|
| Landscape planting | ✓ | Retain existing boundary vegetation | Form of development | ✗ |
| Landscape buffer | ✓ | To northern half in order to conserve rural village setting | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|------|----------|---------------------------------------|
| On-site | PRoW | Off-site | Grantham Canal and recreational space |
|---------|------|----------|---------------------------------------|

CONCLUSION

The site comprises four fields of arable and rough/ equestrian character. The site lies north of Cropwell Bishop Memorial Hall. There is a good network of PRoW's within the study area with Cropwell Bishop BW10 and FP12 running along the sites eastern and western boundaries. There is also a recreational walkway along Grantham Canal adjacent to the site. There are some conservation interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural character. There is a medium susceptibility to change due to the rural character of the site and the visibility. The sensitivity of the landscape character is medium overall. Visually, there are some indicators of value relating to Grantham Canal. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site is part of the village edge. Overall, there is a medium visual sensitivity.

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

| Factor | Assessment | Score* |
|----------------------|--|---------|
| Recognition of value | N/a | Low - 3 |
| Indicators of value | Signage for Adjacent Grantham Canal | Med - 6 |
| Other value | Recreational value and rural setting to settlement | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential, site is part of rural setting | Med - 4 |
| Secondary receptors | Recreational, site is part of visual amenity | Med - 4 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Vegetated boundaries on three sides, although sometimes gappy and built form restricting views, some areas with more open views | Med - 4 |

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

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

Notes

Notes

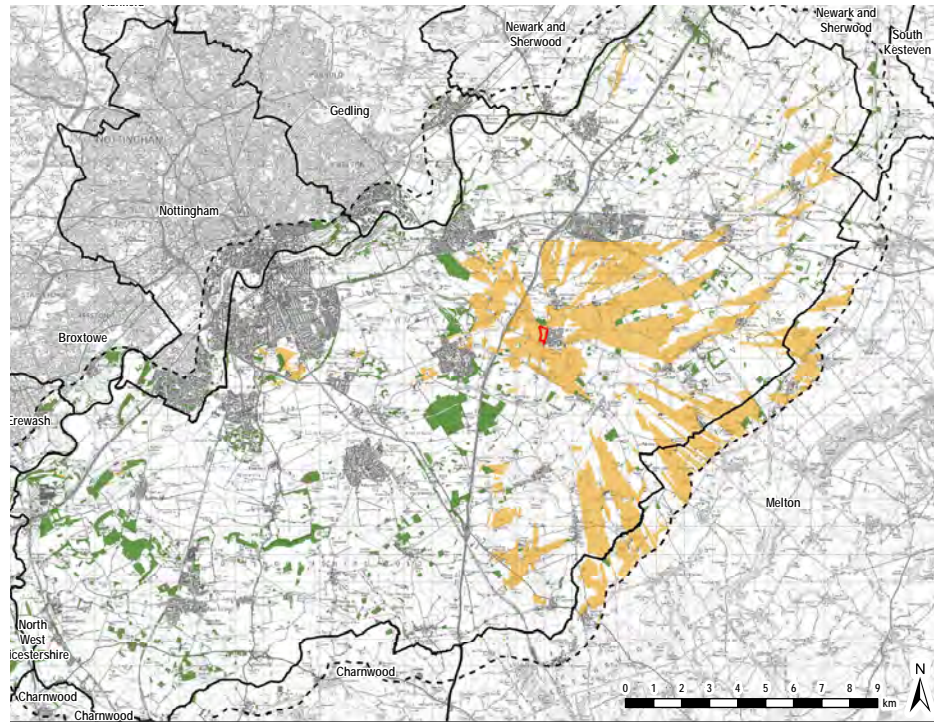
Landscape Value Visual Value

Landscape Susceptibility Visual Susceptibility

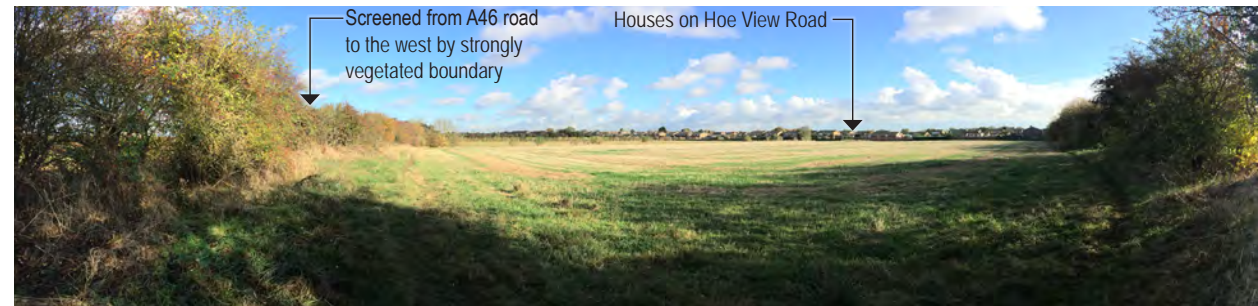
Landscape Sensitivity Visual Sensitivity

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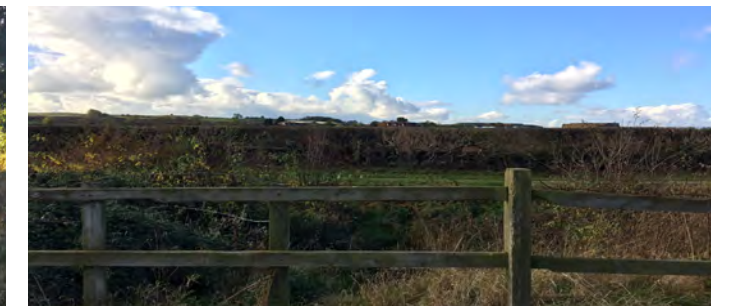
CBI/003 - Land north of Memorial Hall (2)



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.

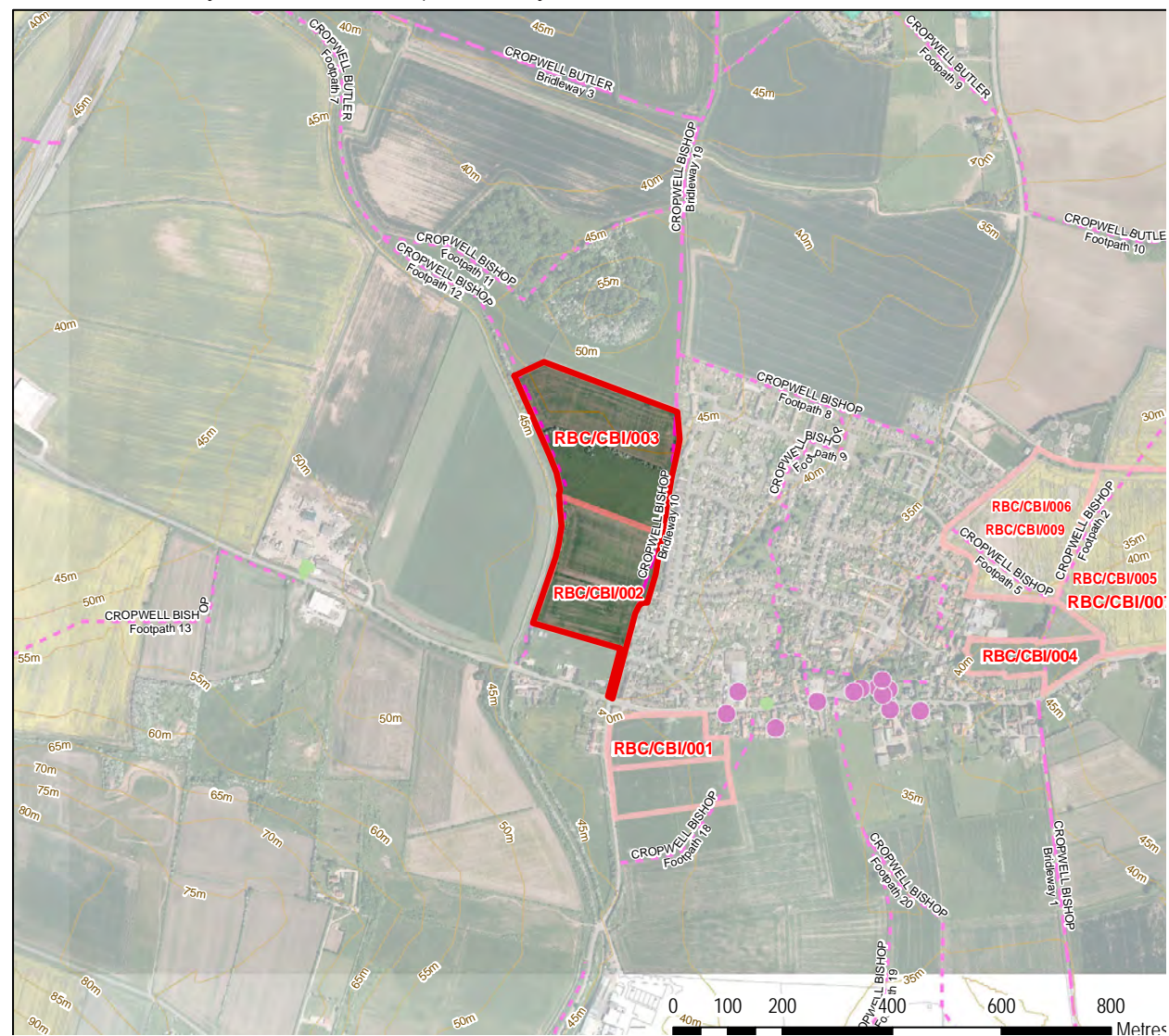


Site Photograph B - This viewpoint along PRoW (Cropwell Bishop FP12) in the south-west corner of the site looks north-east towards Hoe View Road on the urban fringe of Cropwell Bishop. The view portrays the pastoral character of the land beyond the urban edge. The area is perceived as having an urban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

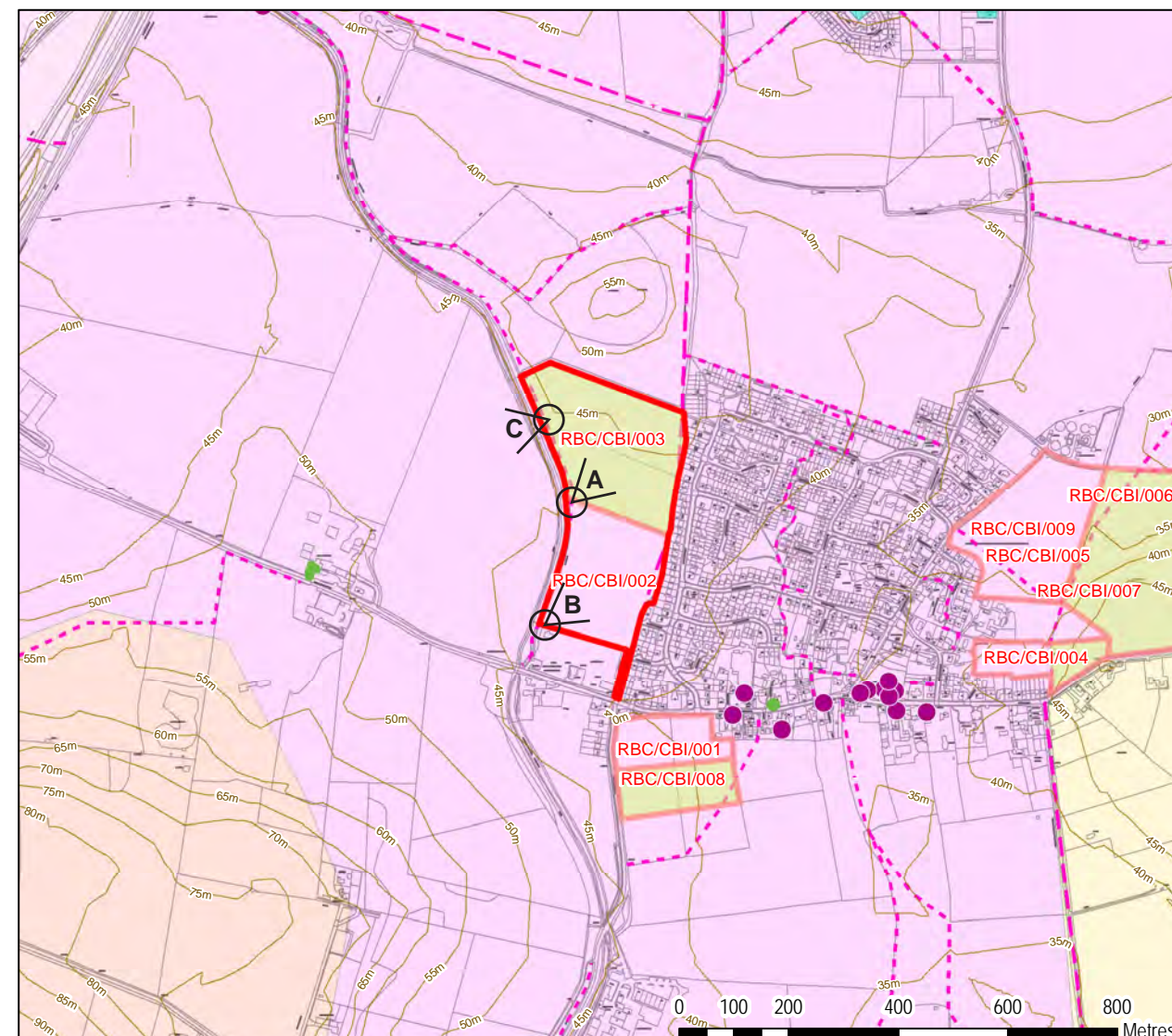


Site Photograph C - Looking west towards the A46 road the open nature of the northern section of the site allows for long distance views of the wider landscape from PRoW (Cropwell Bishop FP12)

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- NW04, Enhance
 - SN04, Enhance
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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

SITE REFERENCE: RBC/CBI/004 - Land north of Fern Road (2) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Relatively well managed, both agricultural field and domestic setting, some degree of degradation | Med - 2 |
| Scenic quality | Attractive rural setting to village | High - 3 |
| Rarity | Na | Low - 1 |
| Representativeness | Study area is mostly representative of LCA | High - 3 |
| Conservation interests | Couple of listed buildings within village, a TPO | Low - 1 |
| Recreation value | Strong network of PRoW, recreation ground on edge of study area | High - 3 |
| Perceptual aspects | Tranquil despite urban fringe, attractive rural edge to settlement | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | urban extension | Low - 2 |
| Perception | Increased urbanisation and prominence of village given landform | High - 6 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|--|---------|
| Recognition of value | N/A | Low - 3 |
| Indicators of value | N/A | Low - 3 |
| Other value | Recreational value and value as rural setting to village | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Residential part of visual amenity for east of village due to rising land | Med - 4 |
| Secondary receptors | Recreational - part of visual amenity for PRoW | Med - 4 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Site is prominent rising land | High - 6 |

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | | |
|--------------------|---|---|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Site unable to be mitigated in eastern section, possible scope for development in western section | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |



CONSTRAINTS



| | | | |
|---------|----------------------------------|----------|--|
| On-site | PRoW and landform, access issues | Off-site | |
|---------|----------------------------------|----------|--|

CONCLUSION

The site comprises two small fields of pastoral and rough/ equestrian character. The site lies north of Fern Road on the eastern edge of the village. There is a good network of PRoW's within the study area with Cropwell Bishop FP2 intersecting the site. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural edge to the village. There is a medium susceptibility to change due to the rural character of the site. The sensitivity of the 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 susceptibility is medium as the site as the site is part of the village edge. Overall, there is a low visual sensitivity.

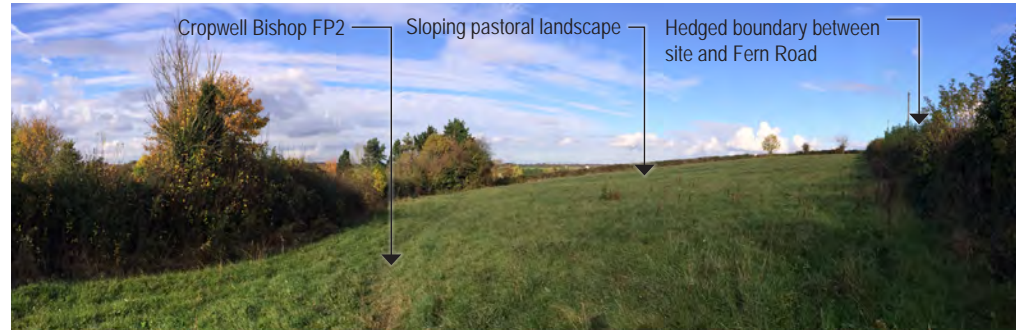
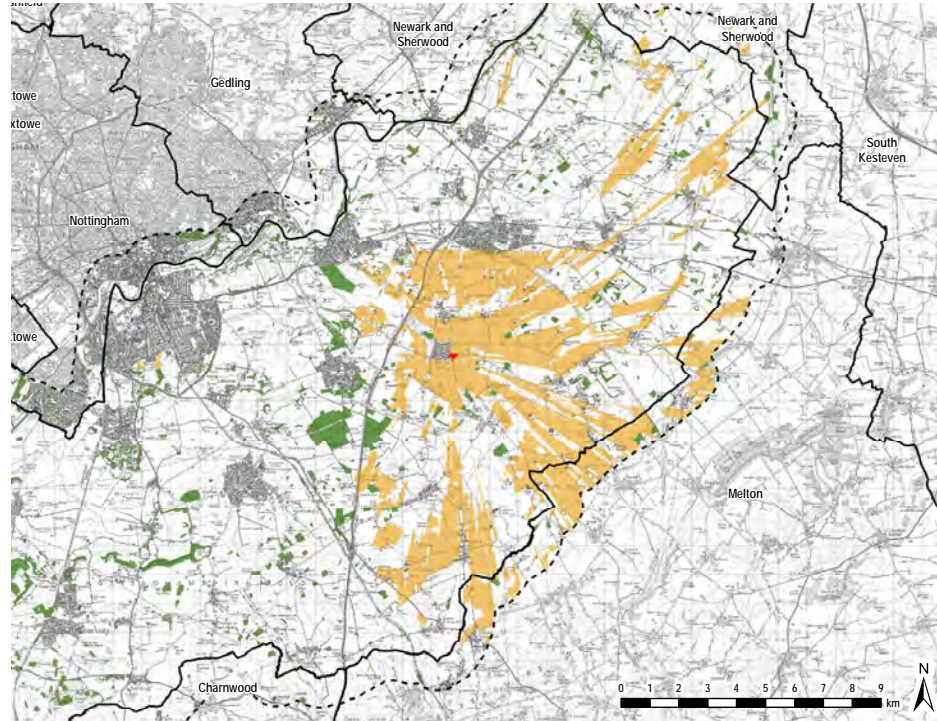
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

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



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.

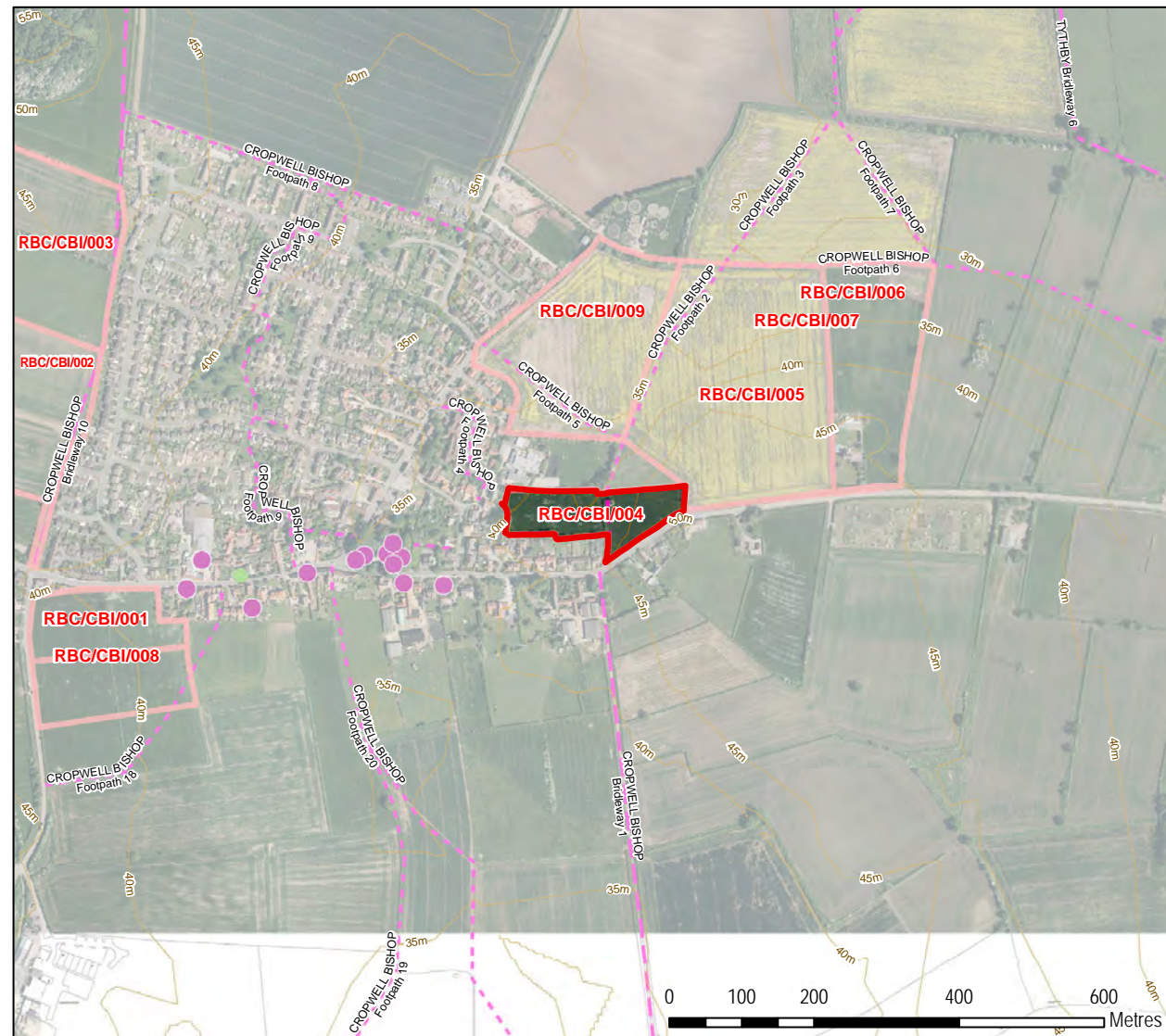


Site Photograph B - This view looks westwards towards Cropwell Bishop village centre and the urban fringe from PRoW (Cropwell Bishop FP2). The view shows the relatively screened nature of the western section of the site as the topography slopes down towards the village.

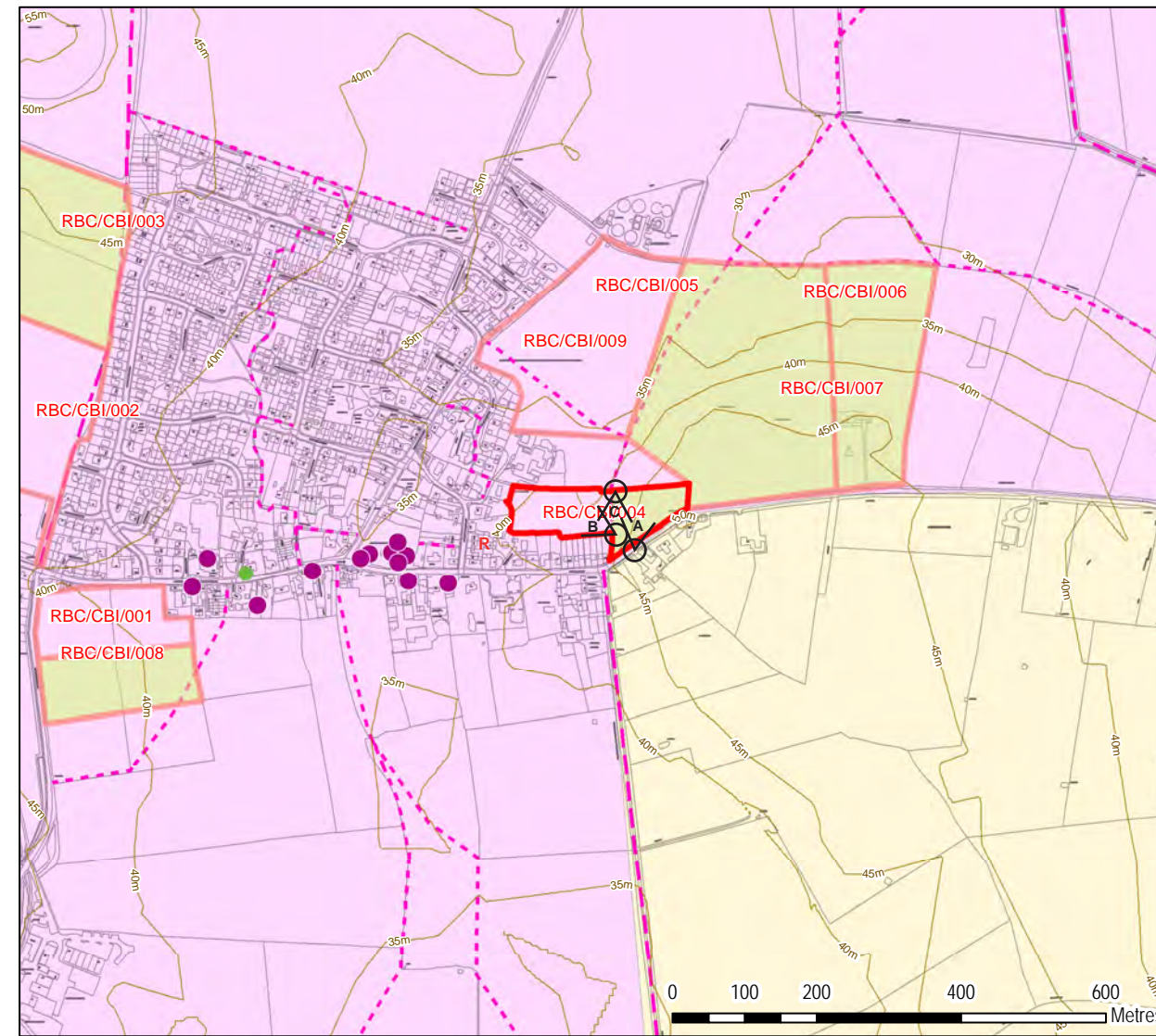


Site Photograph C - From this location along PRoW (Cropwell Bishop FP2) both the eastern and western section of the site are visible. The view shows the rapidly sloping nature of the site from west to east. This view depicts areas of managed pastoral land and some areas of degradation. Due to the rise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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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Ordnance Survey 100019453.

LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 73**

SITE REFERENCE: RBC/CBI/005 - Land north of Fern Road (1) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Relatively well managed, both agricultural field and domestic setting, some areas of degradation | High - 3 |
| Scenic quality | Attractive rural setting to village | High - 3 |
| Rarity | Na | Low - 1 |
| Representativeness | Study mostly representative of the LCA | High - 3 |
| Conservation interests | Couple of listed buildings within village, a TPO | Low - 1 |
| Recreation value | Strong network of PRoW, recreation ground on edge of study area | High - 3 |
| Perceptual aspects | Tranquil despite urban fringe, attractive rural edge to settlement | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | Loss of pleasant rural setting | Med - 4 |
| Addition | Large urban extension | Med - 4 |
| Perception | Increased urbanisation and prominence of village given landform | High - 6 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **37**

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

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

VISUAL SUSCEPTIBILITY Total Score (/25) **23**

| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Residential - key part of visual amenity for east of village due to rising land | High - 6 |
| Secondary receptors | Recreational - key part of visual amenity for several PRoW | High - 6 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Site is prominent rising land | High - 6 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **36**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | | |
|--------------------|---|---|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Site unable to be mitigated in eastern section, possible scope for development in western section | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |



CONSTRAINTS



| On-site | Off-site |
|----------------------------------|----------|
| PRoW and landform, access issues | |

CONCLUSION

The site comprises one 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 which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural edge to the village. There is a medium susceptibility to change due to the rural character of the site and the dramatic rise in landform. The sensitivity of the 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 susceptibility is high as the site as the site is a key part of the visual amenity for the village due to rising landform. Overall, there is medium visual sensitivity.

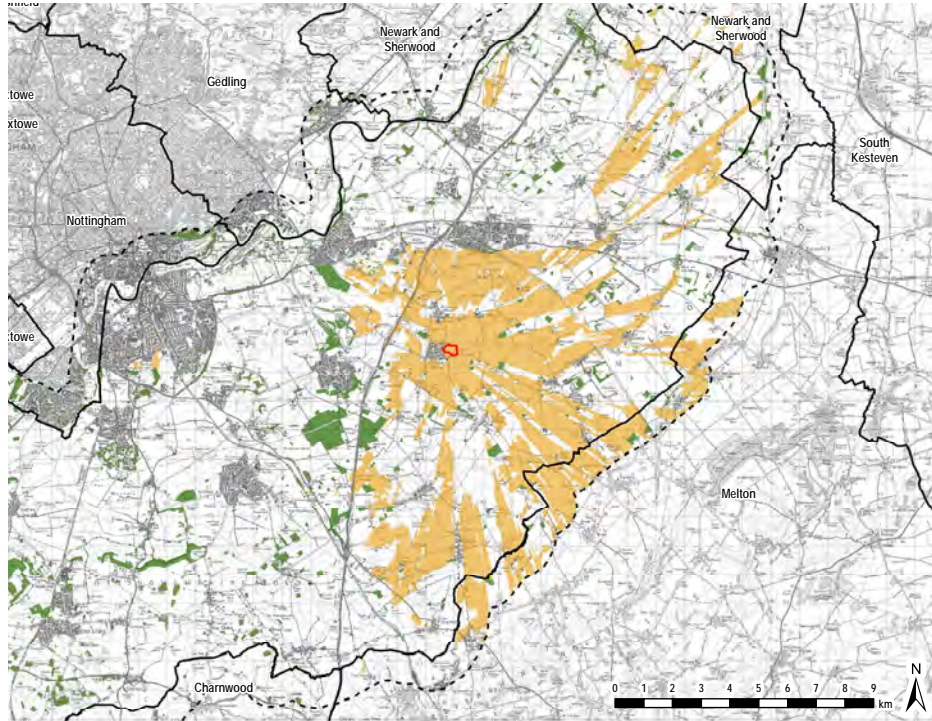
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

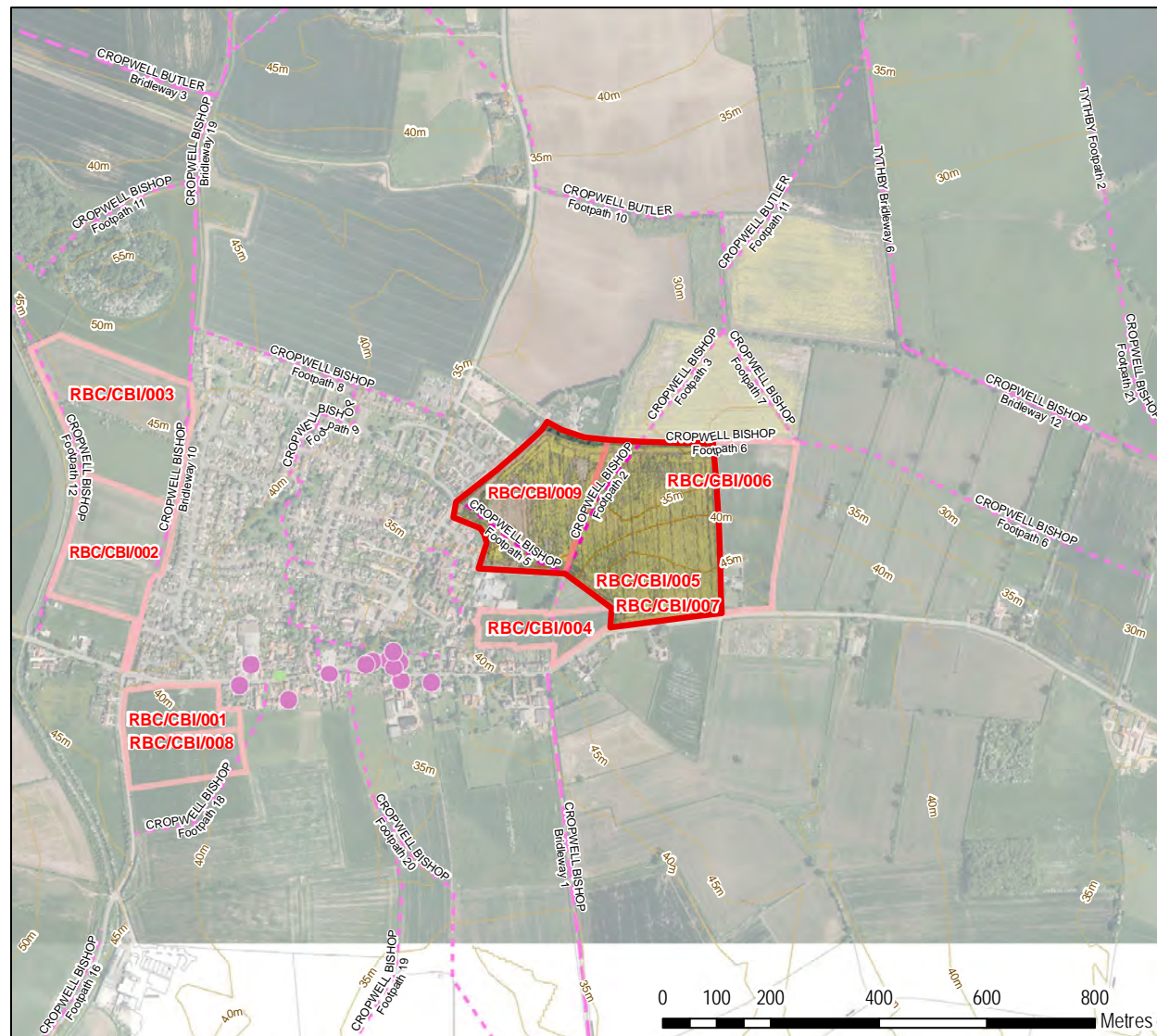


Site Photograph A - Looking eastward this viewpoint shows the scale and open character of the site. The landscape is mainly well managed pastoral and arable land. The topography of the site becomes steep in places as it slopes eastwards. Semi rural character on the urban fringe. The view shows some residential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

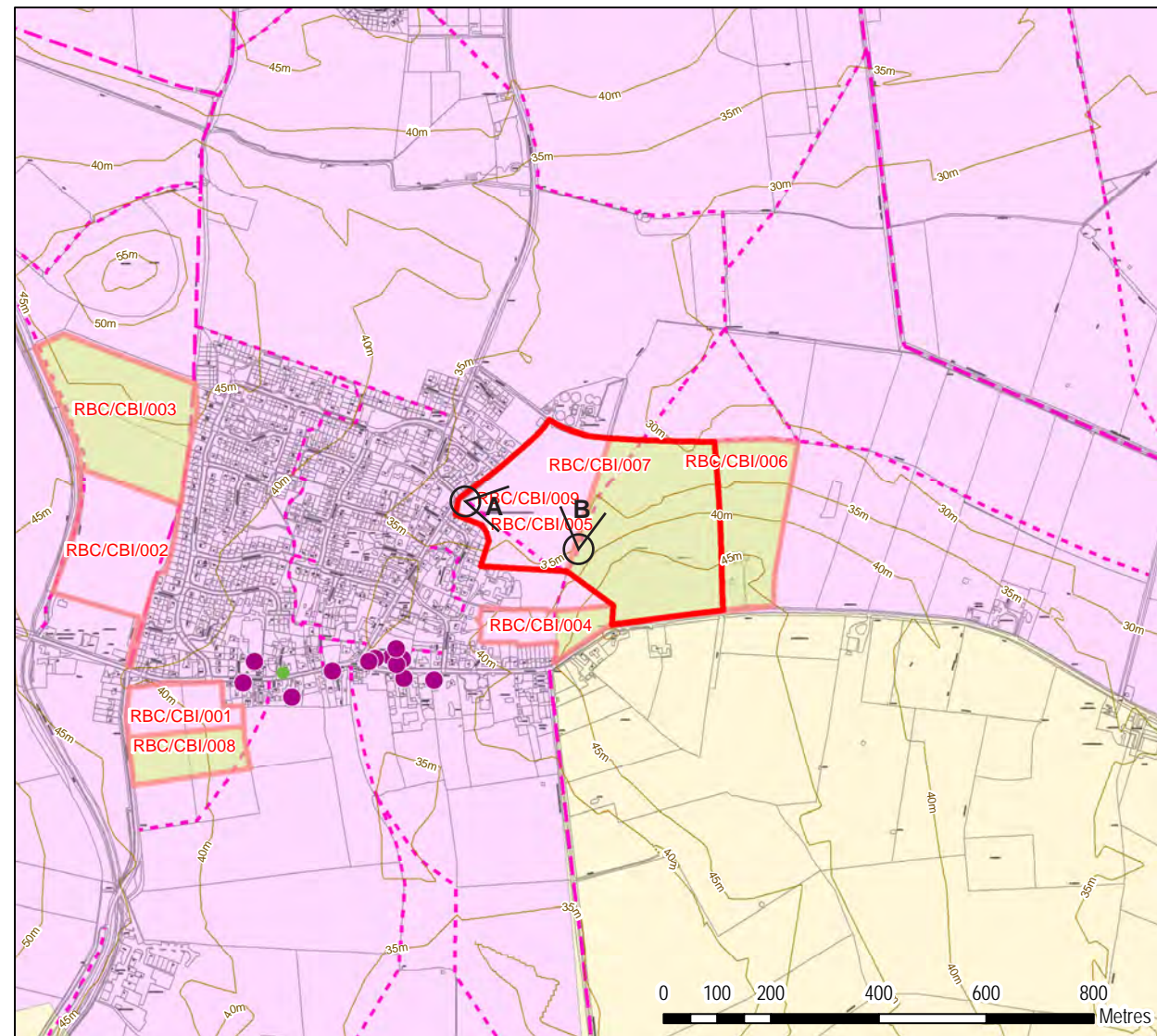


Site Photograph B - View northwards from centre of the site along PRoW (Cropwell Bishop FP2). The landscape rises sharply to create a sloping character. Mixture of pastoral and arable ground cover with long distance views across the study area. Some residential properties along Cropwell Butler Road are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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 73**

SITE REFERENCE: RBC/CBI/006 - Land north of Fern Road (3) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Relatively well managed, both agricultural field and domestic setting, some areas of degradation | High - 3 |
| Scenic quality | Attractive rural setting to village | High - 3 |
| Rarity | Na | Low - 1 |
| Representativeness | Study area is mostly representative of the LCA | High - 3 |
| Conservation interests | Couple of listed buildings within village, a TPO | Low - 1 |
| Recreation value | Strong network of PRoW, recreation ground on edge of study area | High - 3 |
| Perceptual aspects | Tranquil despite urban fringe, attractive rural edge to settlement | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | Loss of pleasant rural setting | Med - 4 |
| Addition | Large urban extension | Med - 4 |
| Perception | Increased urbanisation and prominence of village given landform | High - 6 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **37**

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

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

VISUAL SUSCEPTIBILITY Total Score (/25) **23**

| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Residential - key part of visual amenity for east of village due to rising land | High - 6 |
| Secondary receptors | Recreational - key part of visual amenity for several PRoW | High - 6 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Site is prominent rising land | High - 6 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **36**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

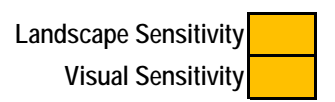
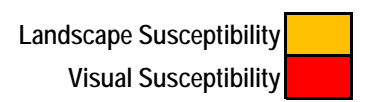
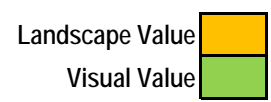
| | | | | |
|--------------------|---|---|---------------------|---|
| Landscape planting | ✗ | Site unable to be mitigated in eastern section, possible scope for development in western section | Form of development | ✗ |
| Landscape buffer | ✓ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|----------------------------------|----------|--|
| On-site | PRoW and landform, access issues | Off-site | |
|---------|----------------------------------|----------|--|

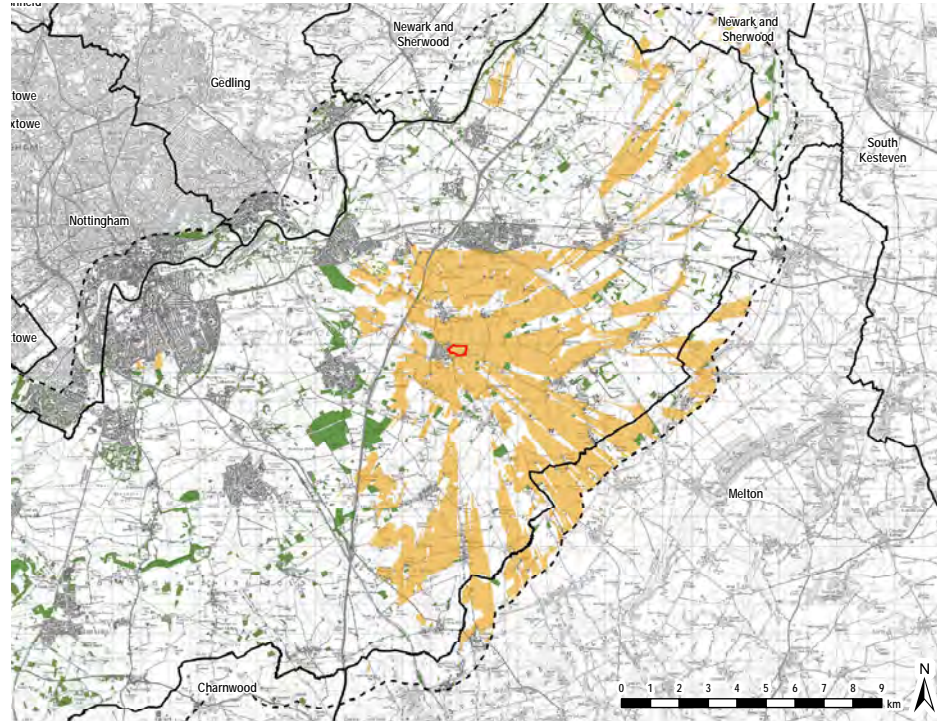
CONCLUSION

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 which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural edge to the village. There is a medium susceptibility to change due to the rural character of the site and the dramatic rise in landform. The sensitivity of the 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 susceptibility is high as the site as the site is a key part of the visual amenity for the village due to rising landform. Overall, there is medium visual sensitivity.



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

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



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.

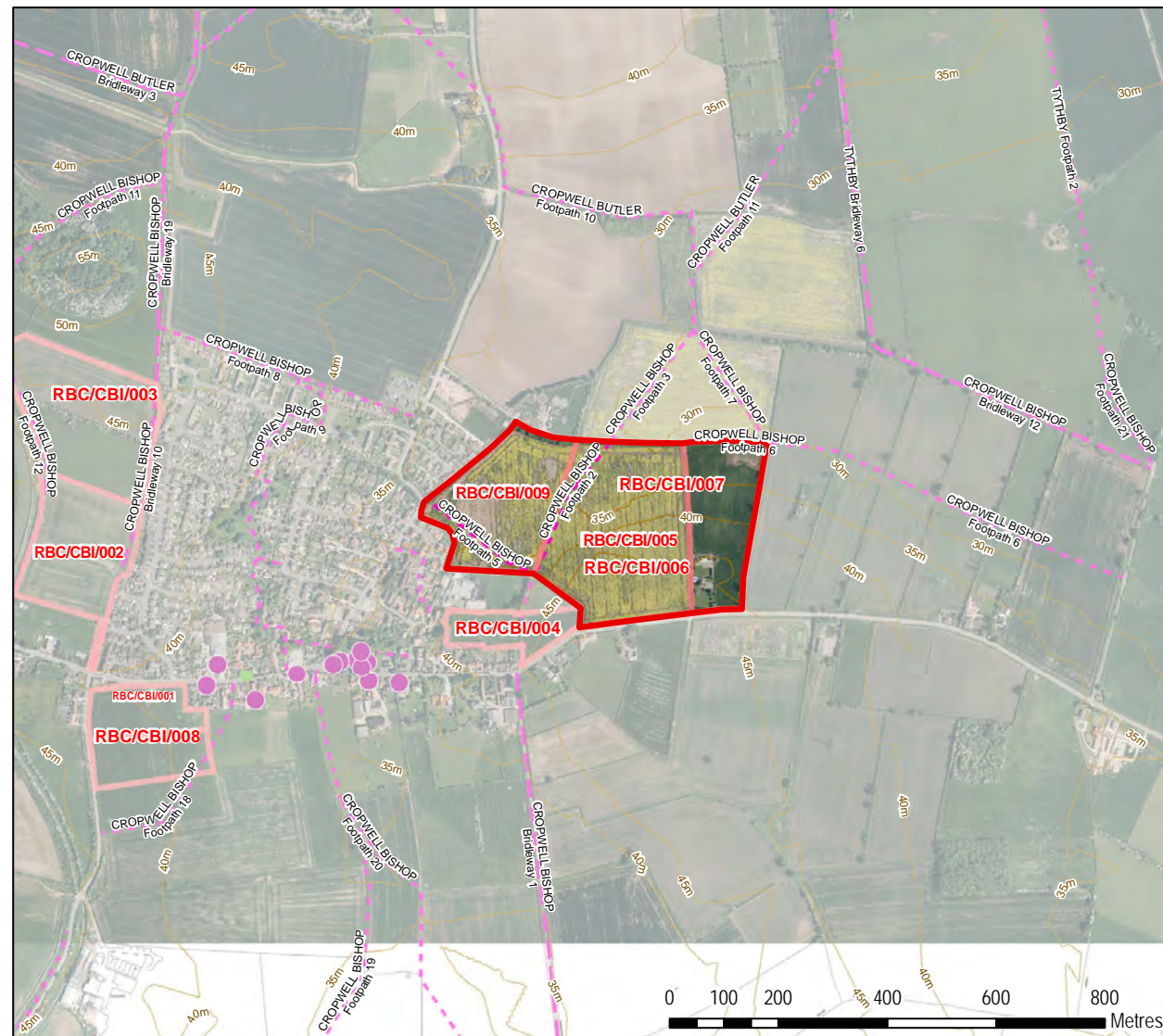


Site Photograph B - This viewpoint looks west towards the urban edge of Cropwell Bishop, with housing along Etheldene and Hardy's Close visible from this location.

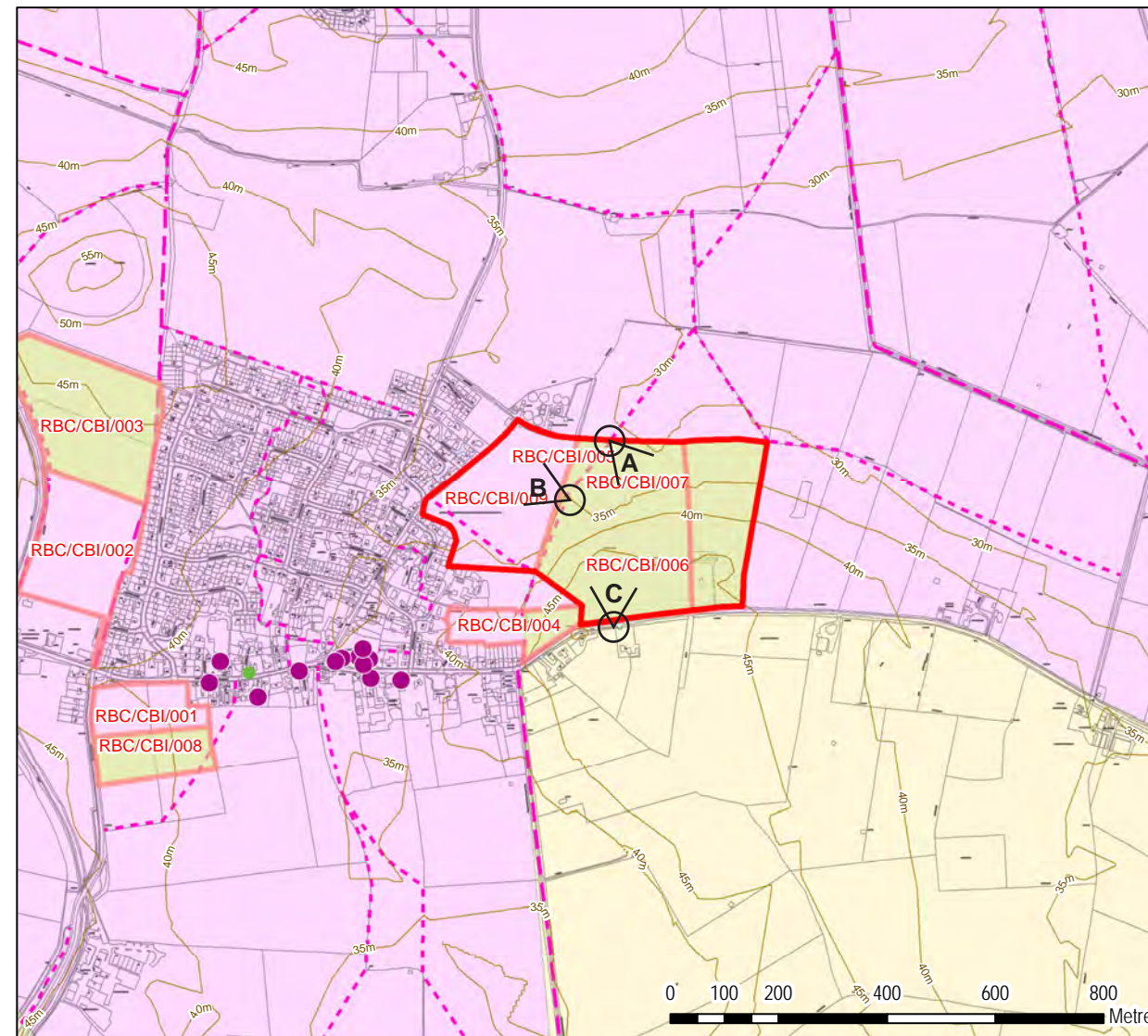


Site Photograph C - From this location, views are obtained looking north-west from Fern Road. The sloping topography enables long distance views, from local high points, across the wider study area. Views from this location include Cropwell Bishop village centre and multiple residential areas along Cropwell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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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Ordnance Survey 100019453.

LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 73**

SITE REFERENCE: RBC/CBI/007 - Land to the north of Fern Road (4) DATE VISITED: 04/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Relatively well managed, both agricultural field and domestic setting | High - 3 |
| Scenic quality | Attractive rural setting to village | High - 3 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area is mostly representative of the LCA | High - 3 |
| Conservation interests | Couple of listed buildings within village, a TPO | Low - 1 |
| Recreation value | Strong network of PRoW, recreation ground on edge of study area | High - 3 |
| Perceptual aspects | Tranquil despite urban fringe, attractive rural edge to settlement | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | Loss of pleasant rural setting | Med - 4 |
| Addition | Large urban extension | Med - 4 |
| Perception | Increased urbanisation and prominence of village given landform | High - 6 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Med - 4 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **37**

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | | | |
|--------------------|---|---|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Site unable to be mitigated in eastern section, possible scope for development in western section | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| | | | |
|---------|----------------------------------|----------|--|
| On-site | PRoW and landform, access issues | Off-site | |
|---------|----------------------------------|----------|--|

CONCLUSION

The site comprises 4 fields ranging from well maintained arable and pastoral character to a rough/ equestrian nature. The site forms a large 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 which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural edge to the village. There is a medium susceptibility to change due to the rural character of the site and the dramatic rise in landform. The sensitivity of the 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 susceptibility is high as the site is a key part of the visual amenity for the village due to rising landform. Overall, there is medium visual sensitivity. In terms of development most of the site is unable to be mitigated due to the open rural character and dramatic rise in landform.

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

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



VISUAL SUSCEPTIBILITY Total Score (/25) **23**



| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Residential - key part of visual amenity for east of village due to rising land | High - 6 |
| Secondary receptors | Recreational - key part of visual amenity for several PRoW | High - 6 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Site is prominent rising land | High - 6 |



OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **36**

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

Notes

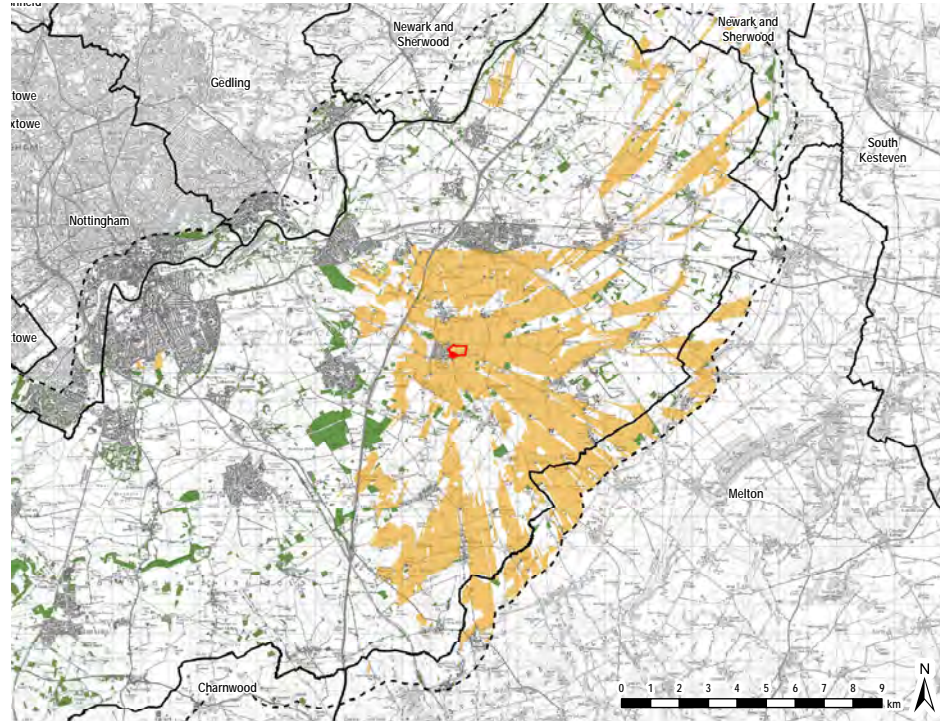
Landscape Value 
Visual Value 

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/007 - Land north of Fern Road (4)



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



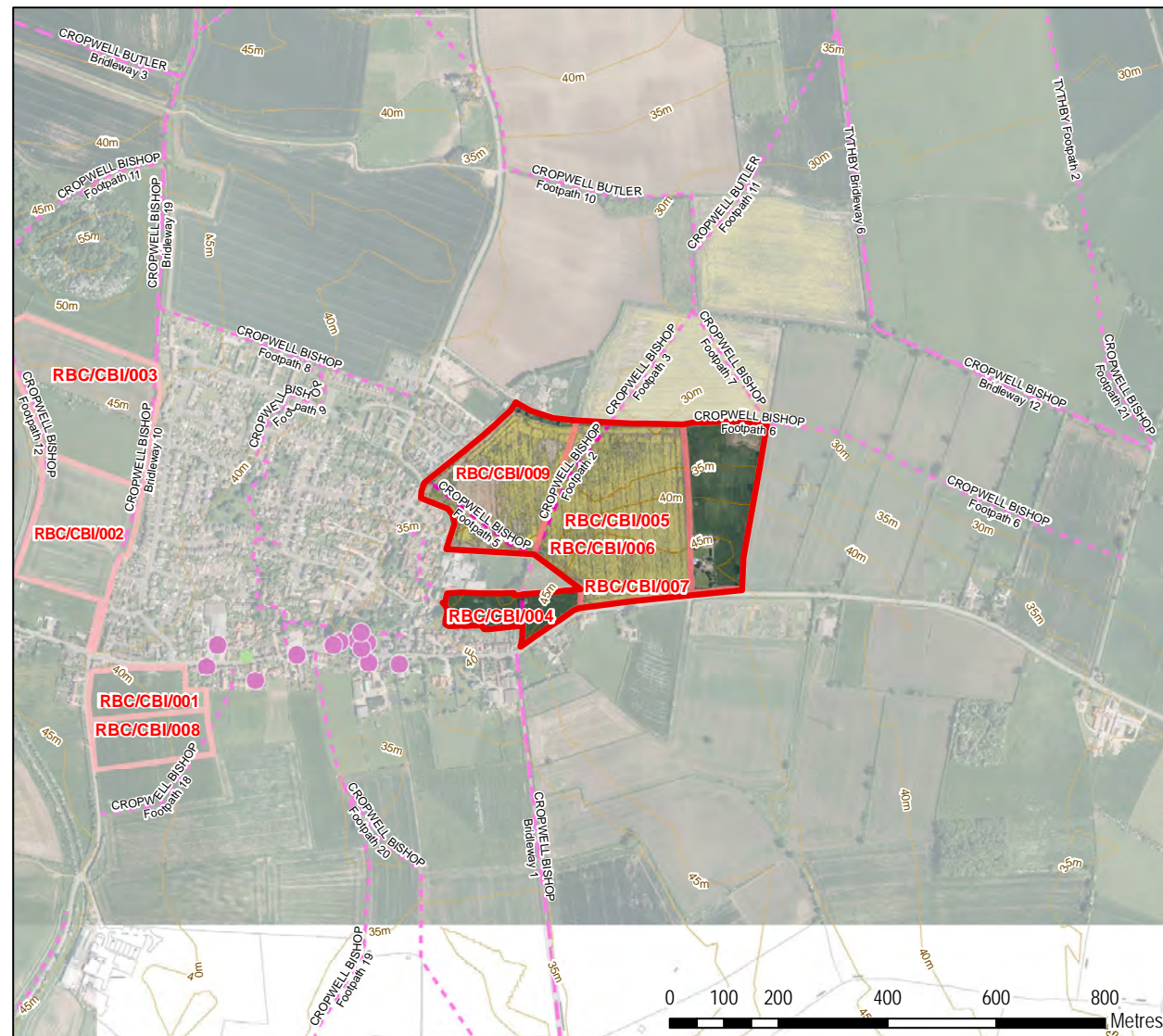
Site Photograph A - This viewpoint looks northwards from centre of the site along PRoW (Cropwell Bishop FP2). The landscape rises sharply to create a sloping character. Mixture of pastoral and arable ground cover with long distance views across the study area. Residential areas along Cropwell Butler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



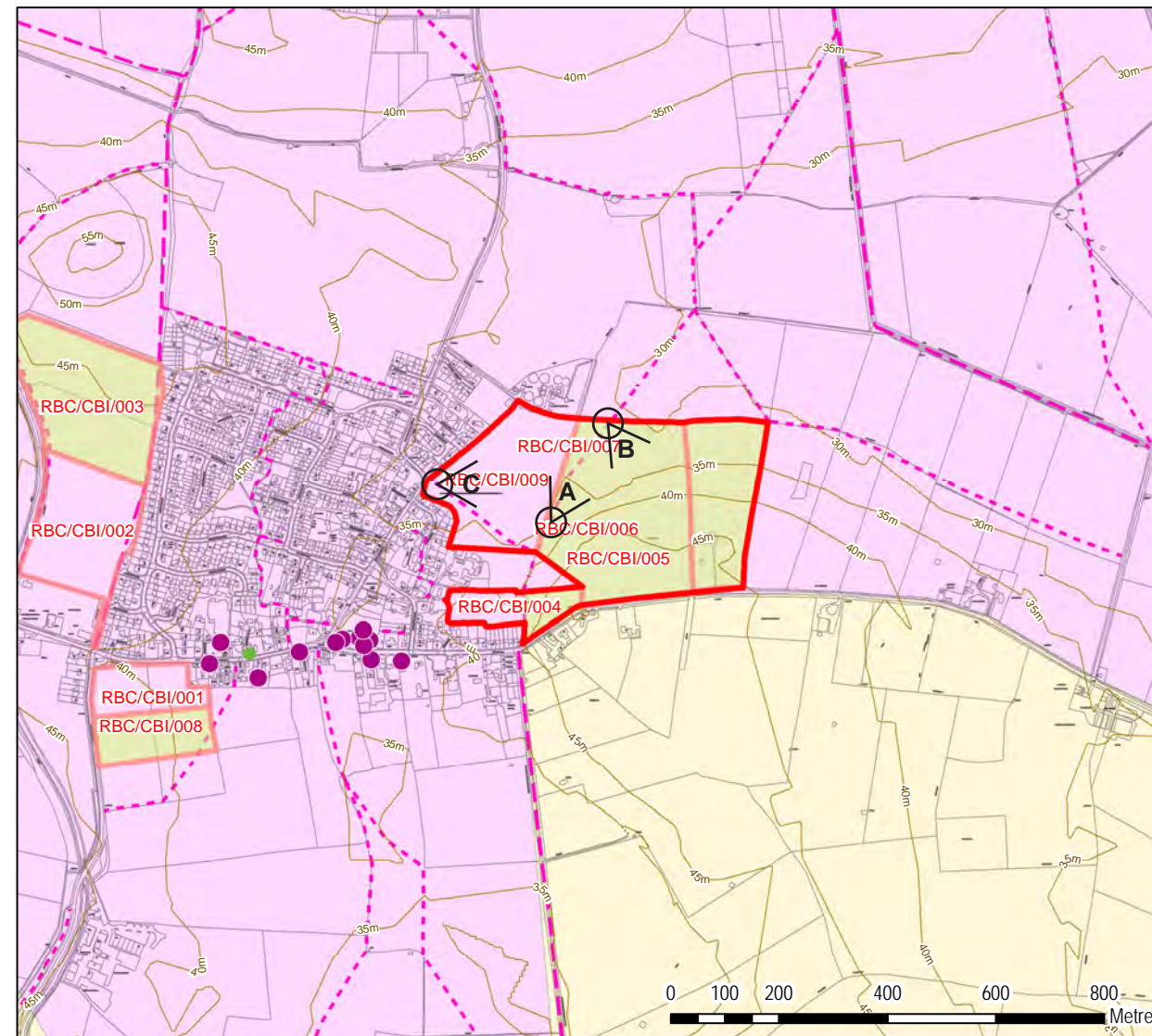
Site Photograph B - Viewpoint looks south-east towards Fern Road from the junction between PRoW Cropwell Bishop FP2, FP3, and FP6. The view portrays the arable character of the ground cover and the sloping topography. Dispersed housing along Fern Lane are visible with open views across the landscape.



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.



Aerial view of the site







Landscape designations / Potential development mitigation recommendations



- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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| LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT | | | | | | | | | | CLIENT: Rushcliffe Borough Council | | | | Aggregate Score (/100): | | 61 | | | | | |
|---|--|---|--|-------------------------|---------------------------------|---------------|---------------------------|------------|------|------------------------------------|-----------------------|---------------------|------|---|----------------------------------|---------------------|------------|---|--|--|--|
| SITE REFERENCE: | | | RBC/CBI/008 - Land to the SO Nottm Rd and EO of Kinoulton Rd (2) | | | DATE VISITED: | | 22/06/2017 | | SURVEYED BY: | | | RW | | CHECKED BY: | | NW | | | | |
| EXISTING LANDSCAPE CHARACTER | | | | | Landscape character within site | | | | | SN06 (Moderate- Good) | | | | Landscape character within study area | | | | SN06 (Moderate - Good), NW04 (Moderate), VB01 (Moderate - Good) | | | |
| LIVING LANDSCAPES METHODOLOGY | | | | | | | | | | OTHER | | | | | | | | | | | |
| Landform | LCA | Site | Study Area | Settlement Pattern | LCA | Study Area | Land Cover | LCA | Site | Study Area | Tree Cover | PZ | Site | Study Area | Descriptive Attribute | Site | Study Area | | | | |
| Vales & valley bottoms | ✓ | ✗ | ✗ | Nucleated | ✓ | ✓ | Arable farms | ✓ | ✗ | ✓ | Wooded - ancient | ✗ | ✗ | ✗ | Spatial character | Medium - open | Variable | | | | |
| Rolling / undulating | ✓ | ✗ | ✗ | Clustered | ✗ | ✗ | Mixed farms | ✗ | ✗ | ✗ | Wooded - recent | ✗ | ✗ | ✗ | Indicative ground vegetation | Grassland / grazing | Variable | | | | |
| Low plateau | ✓ | ✓ | ✓ | Settled | ✗ | ✗ | Pastoral farms | ✓ | ✓ | ✓ | Trees & woods | ✗ | ✗ | ✗ | Boundary treatments | Variable | Variable | | | | |
| Sloping (low hills) | ✓ | ✗ | ✗ | Dispersed | ✓ | ✗ | Woodland | ✓ | ✗ | ✗ | Coverts & tree groups | ✓ | ✗ | ✓ | Enclosure pattern | Variable | Variable | | | | |
| Coastal dunes / shingle | ✗ | ✗ | ✗ | Waste ground / derelict | ✗ | ✗ | Rough / wild / equestrian | ✓ | ✗ | ✓ | Other trees | ✓ | ✓ | ✓ | Tree pattern | Variable | Variable | | | | |
| Marine levels | ✗ | ✗ | ✗ | Unsettled | ✗ | ✗ | Disturbed | ✗ | ✗ | ✗ | Open / unwooded | ✓ | ✗ | ✗ | Other characteristics / features | | | | | | |
| High plateau (>300m) | ✗ | ✗ | ✗ | Coalfields | ✗ | ✗ | Urban / brownfield | ✗ | ✗ | ✓ | | | | | | | | | | | |
| High hills (>600m) | ✗ | ✗ | ✗ | Urban | ✗ | ✗ | Parkland / leisure | ✓ | ✗ | ✓ | | | | | | | | | | | |
| LANDSCAPE VALUE | | | | | | | | | | Total Score (/25) | | | | 16 | | | | | | | |
| Factor | Assessment | | | | | | | | | | Score* | | | | | | | | | | |
| Landscape quality | Some detractors, gappy hedges, well maintained urban areas | | | | | | | | | | Med - 2 | | | | | | | | | | |
| Scenic quality | Adjacent to main village thoroughfare, attractive village setting with some urban detractors | | | | | | | | | | Med - 2 | | | | | | | | | | |
| Rarity | N/A | | | | | | | | | | Low - 1 | | | | | | | | | | |
| Representativeness | Study area is mostly representative of the LCA | | | | | | | | | | High - 3 | | | | | | | | | | |
| Conservation interests | Several listed buildings and a TPO | | | | | | | | | | Low - 1 | | | | | | | | | | |
| Recreation value | Recreational space and network of PRoW and Grantham Canal | | | | | | | | | | High - 3 | | | | | | | | | | |
| Perceptual aspects | Forms part of village setting, lending a rural character to the village edge | | | | | | | | | | Med - 2 | | | | | | | | | | |
| Associations | Stilton cheese | | | | | | | | | | Low - 1 | | | | | | | | | | |
| LANDSCAPE SUSCEPTIBILITY | | | | | | | | | | Total Score (/25) | | | | 15 | | | | | | | |
| Factor | Assessment | | | | | | | | | | Score* | | | | | | | | | | |
| Subtraction | Loss of part of the rural setting to the village | | | | | | | | | | Med - 4 | | | | | | | | | | |
| Addition | Extension of village urban edge | | | | | | | | | | Low - 2 | | | | | | | | | | |
| Perception | Partially perceived as infill development, also perception of eroded rural edge to south | | | | | | | | | | Med - 4 | | | | | | | | | | |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | | | | | | | | | | Med - 4 | | | | | | | | | | |
| OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) | | | | | | | | | | Total Score (/50) | | | | 31 | | | | | | | |
| Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility | | | | | | | | | | | | | | | | | | | | | |
| Notes | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| MITIGATION OPPORTUNITIES / RECOMMENDATIONS | | | | | | | | | | | | | | | | | | | | | |
| Landscape planting | ✓ | Retain vegetated boundaries, particularly on west of site | | | | | | | | | | Form of development | ✓ | Single row of development along roadside to conserve ribbon character | | | | | | | |
| Landscape buffer | ✓ | To south of site to retain rural edge | | | | | | | | | | Local vernacular | ✗ | | | | | | | | |
| Site features | ✗ | | | | | | | | | | | Other | ✗ | | | | | | | | |
| CONSTRAINTS | | | | | | | | | | | | | | | | | | | | | |
| On-site | PRoW | | | | | | | | | | Off-site | | | | | | | | | | |
| CONCLUSION | | | | | | | | | | | | | | | | | | | | | |
| The site comprises two fields which sit between Nottingham Road and Kinoulton Lane on the southern edge of Cropwell Bishop. Within the study area, there is a medium scenic quality and an attractive rural edge at the south of Cropwell Bishop, of which the site is a part. This - along with the high degree of recreational value, as well as the high representativeness of the prevailing landscape character - gives a medium landscape value within the study area. Development of the site would result in loss of a portion of this scenic rural edge, and this contributes to a medium landscape susceptibility to change. Overall, the landscape sensitivity is medium. Visually, the site has a low value within its surroundings, but a medium susceptibility to change as it forms part of the landscape setting for residential receptors and is a relatively open site. The visual sensitivity is medium overall. | | | | | | | | | | | | | | | | | | | | | |

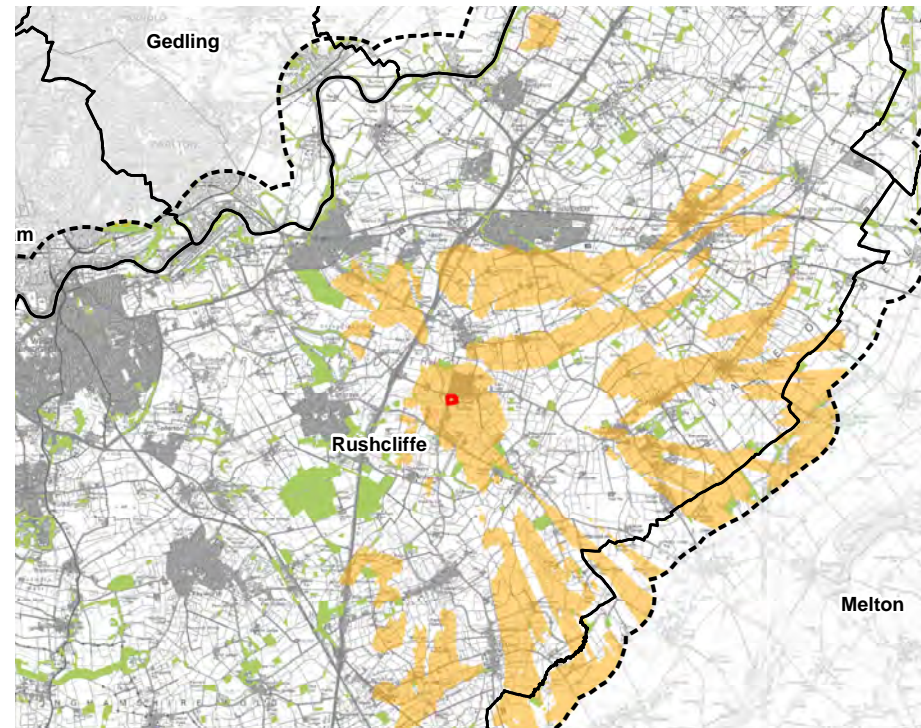
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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



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



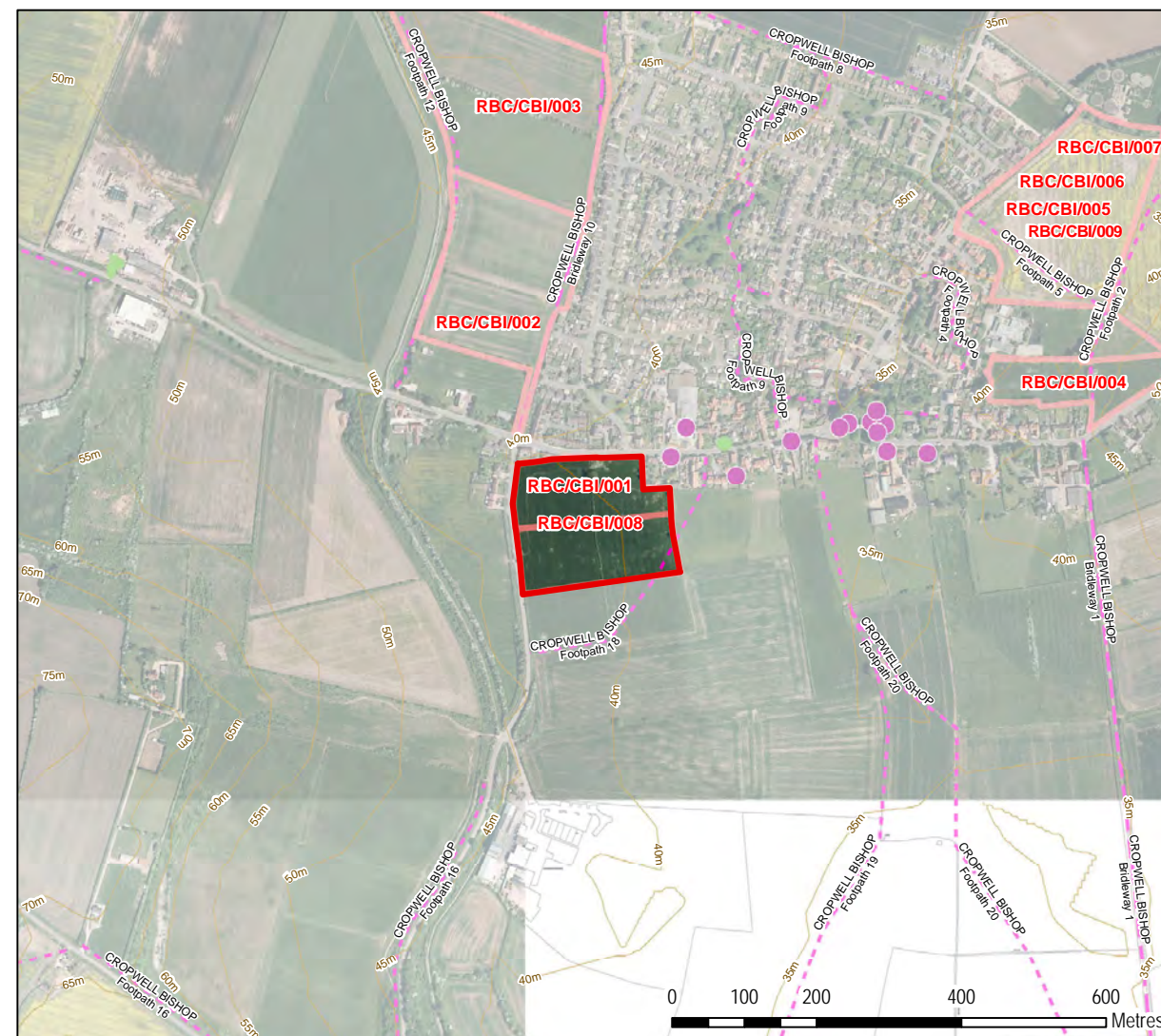
Site Photograph A - This viewpoint looks north-easterly directly into the site from Kinoulton Road. It demonstrates the rural character of the southern part of the site and the site's overall role as the rural fringe to the village. In the background of the view can be seen houses on the edge of Cropwell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



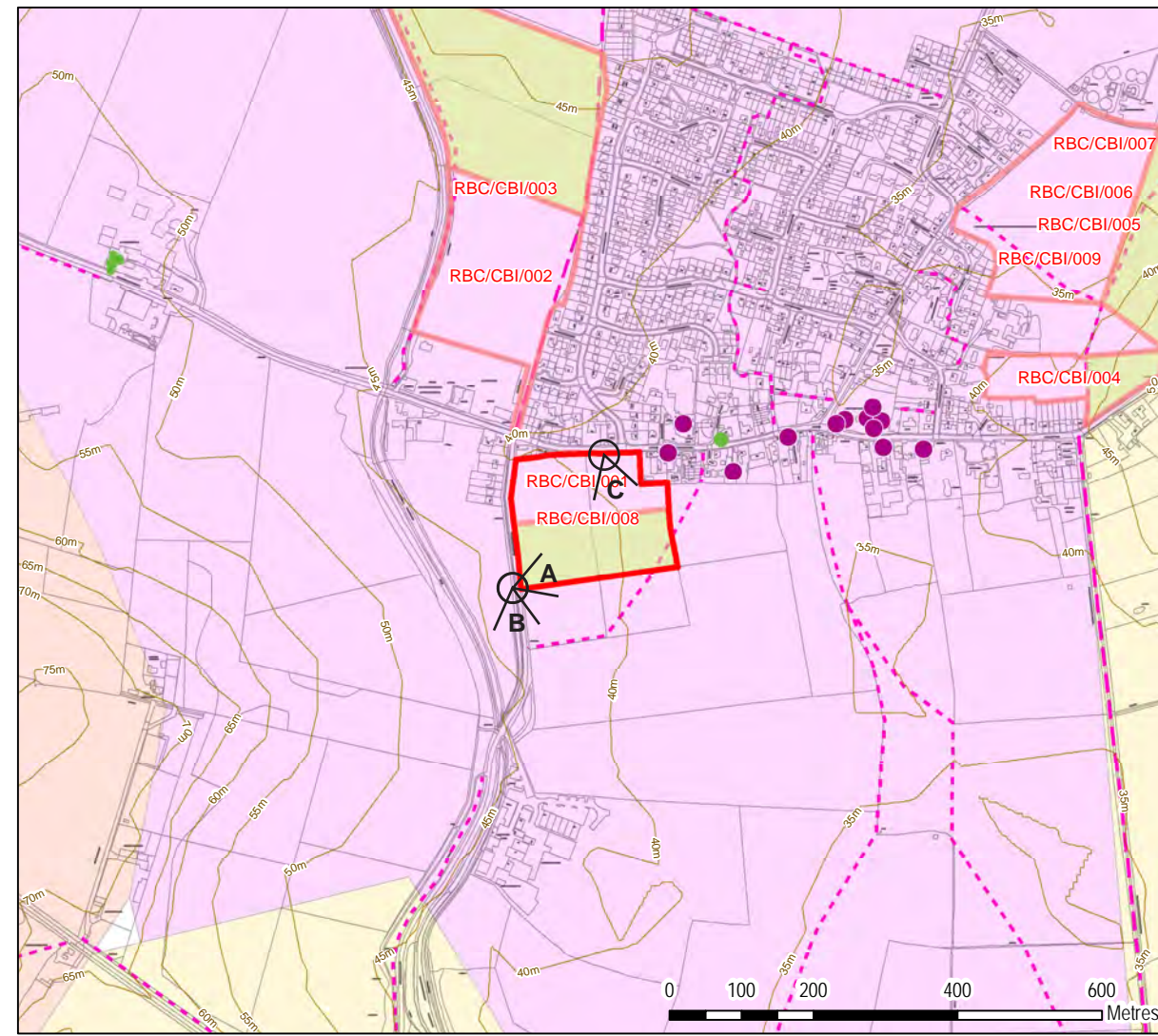
Site Photograph B - This panorama looks south along Kinoulton Road and demonstrates the rural nature of the south west of the site. The site boundary itself runs along the left of the image.



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

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- NW04, Enhance
 - SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 54**

SITE REFERENCE: RBC/CBI/009 - Land north of Fern Road (5) DATE VISITED: 22/06/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN06 (Moderate- Good) Landscape character within study area SN06 (Moderate - Good), VB01 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Relatively well managed, both agricultural field and domestic setting, few areas of degradation | High - 3 |
| Scenic quality | Attractive rural setting to village, some urban detractors in village edge | Med - 2 |
| Rarity | N/A | Low - 1 |
| Representativeness | Study mostly representative of the LCA | High - 3 |
| Conservation interests | Couple of listed buildings within village, a TPO, no bearing on site | Low - 1 |
| Recreation value | Strong network of PRoW, recreation ground on edge of study area | High - 3 |
| Perceptual aspects | Tranquil despite urban fringe, attractive rural edge to settlement | Med - 2 |
| Associations | Stilton cheese | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | Loss of a small part of the rural setting | Low - 2 |
| Addition | Extension to settlement | Low - 2 |
| Perception | Loss of rural edge but contained from wider rural fringe by landform | Low - 2 |
| Policy | Conserve the consistent distinctive character of small villages throughout the area | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

Overall low landscape sensitivity derived from medium landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|--|---------|
| Recognition of value | N/A | Low - 3 |
| Indicators of value | N/A | Low - 3 |
| Other value | Recreational value and value as a small part of the rural setting to village | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|--|---------|
| Primary receptors | Residential - site forms small part of visual amenity for east of village | Low - 2 |
| Secondary receptors | Recreational - site forms part of visual amenity for several PRoW | Med - 4 |
| Number of receptors | Village edge | Med - 4 |
| Visibility of site | Site is quite open from east, but otherwise contained by vegetation, built form and landform | Med - 4 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **28**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | |
|--------------------|---|--------------------------|---------------------|---|
| Landscape planting | ✓ | Retain mature vegetation | Form of development | ✗ |
| Landscape buffer | ✗ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |



CONSTRAINTS



| | | | |
|---------|-------------------------------|----------|--|
| On-site | PRoW, potential access issues | Off-site | |
|---------|-------------------------------|----------|--|

CONCLUSION

The site is part of a wider arable field on the north-eastern edge of Cropwell Bishop and is crossed by / bounded by a number of public rights of way. There is an overall low landscape sensitivity within the site. The landscape value is medium, owing in part to the well managed quality of the study area, which offers a variety of recreational assets, as well as including the attractive rural fringe to the village. The landscape susceptibility is low despite the loss of a small portion of the rural setting to the village. Visually, the rural setting contributes to the value, but this remains low overall given the lack of other contributors. The visual susceptibility, however, is medium as the site forms part of the rural outlook for both residential and recreational receptors in the study area. The visual sensitivity overall is medium.

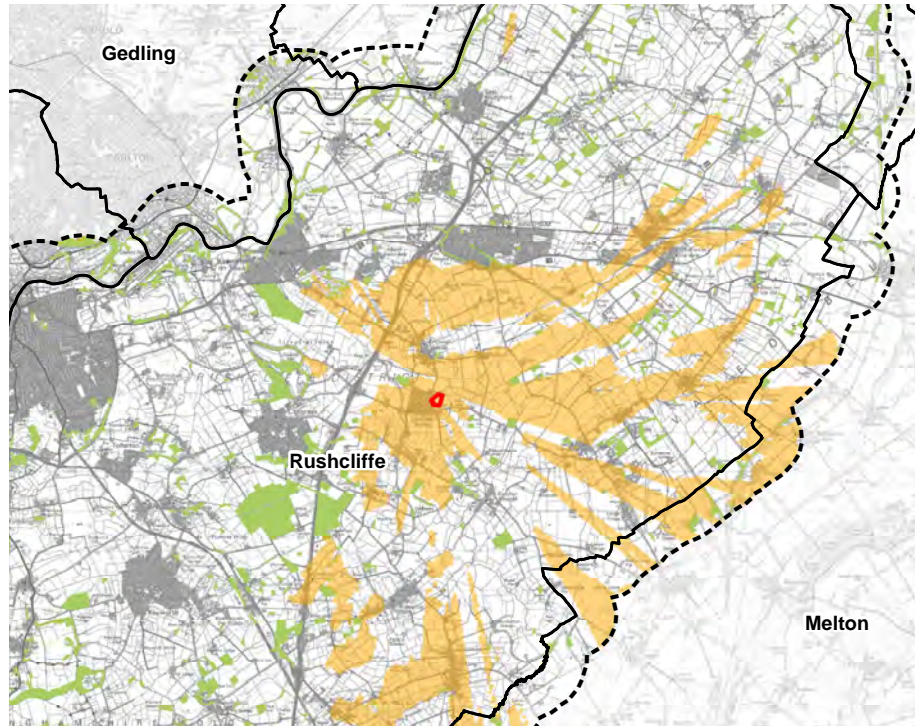
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

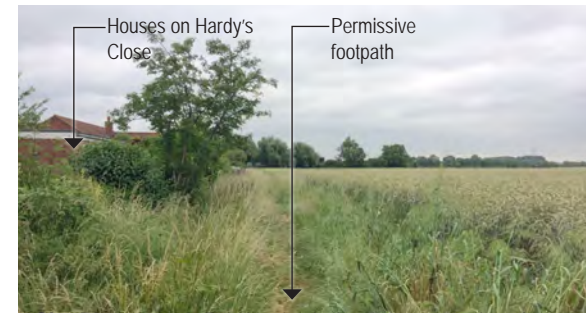
CBI/009 - Land north of Fern Road (5)



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



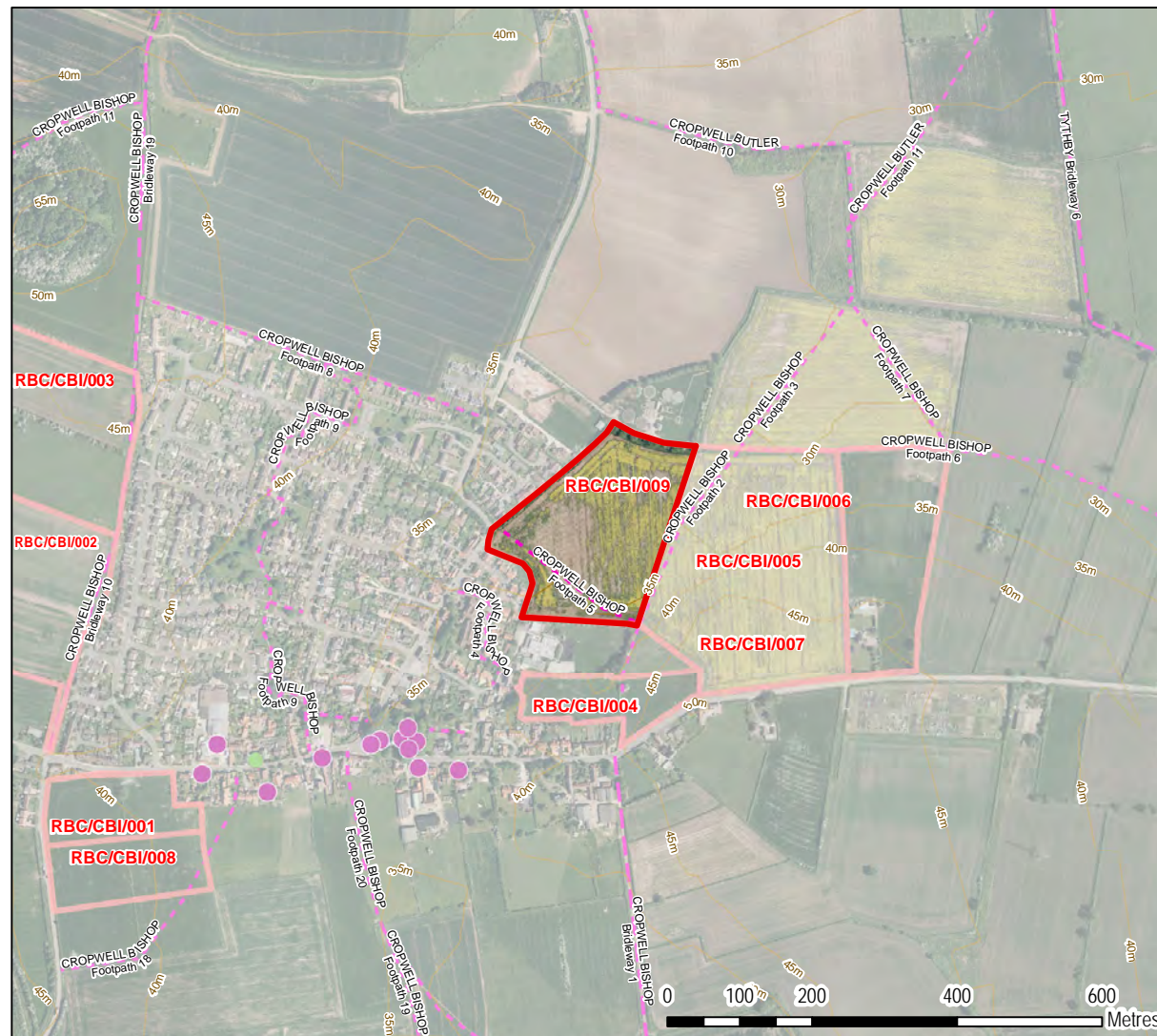
Site Photograph A - Taken from Church Lane, this panorama demonstrates the view offered to residents on Church Lane and, to a lesser extent, those on Springfield Close. The site forms the majority of the middleground of the view, with rising land forming a backdrop to the site boundary. The view also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



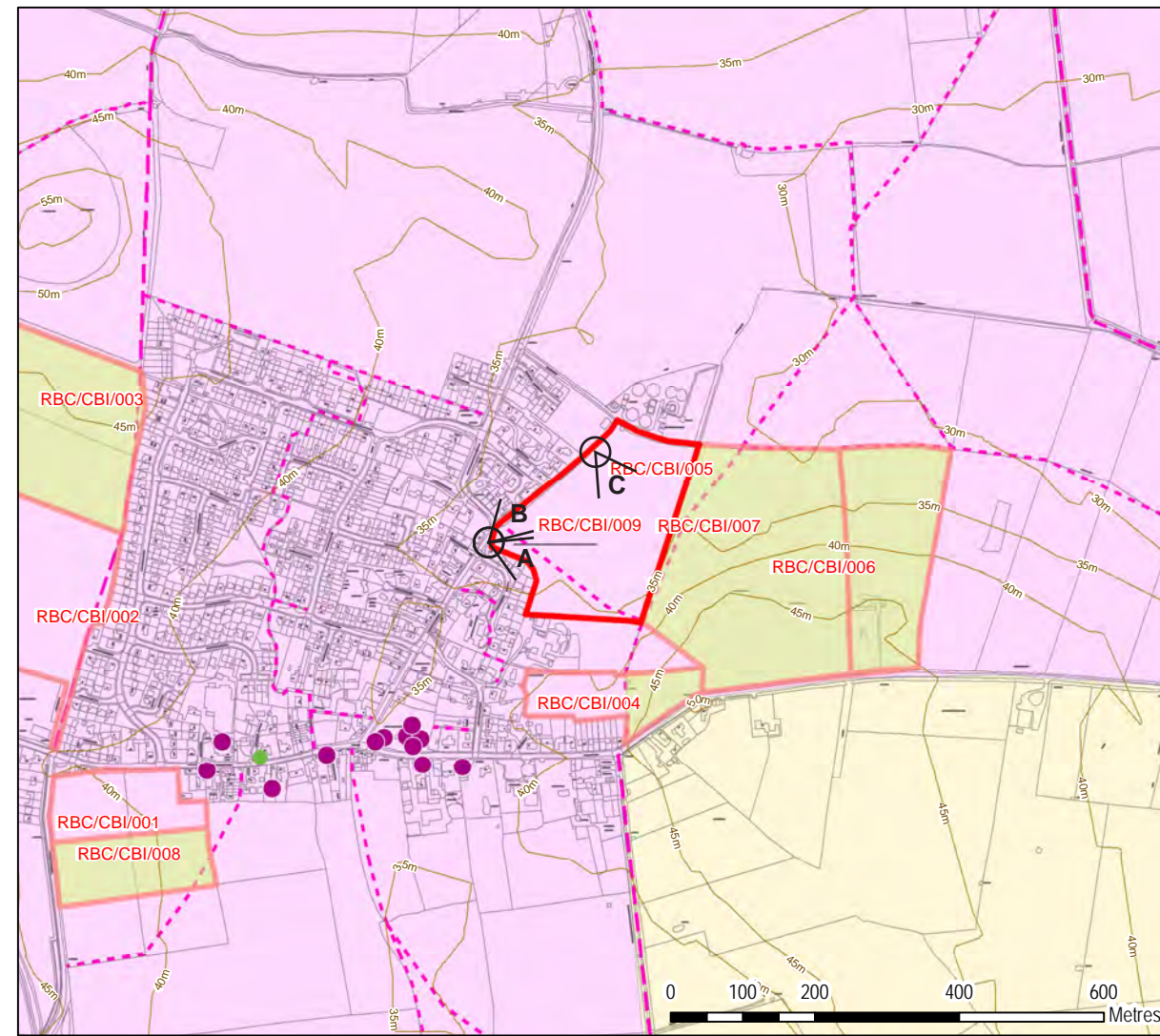
Site Photograph B - This view looks north-easterly along the permissive footpath which bounds the site and demonstrates the visual relationship between the site and adjacent properties.



Site Photograph C - Looking easterly from the permissive footpath on the north-western site boundary, the view again demonstrates the rising land which frames the 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 panorama.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- SN06, Conserve & Enhance
 - VB01, Conserve & Enhance

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East Bridgford





LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 55**

SITE REFERENCE: RBC/EBR/001 - Land behind Kirk Hill (east) DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

LANDSCAPE VALUE Total Score (/25) **20**

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Well managed, few areas of degradation | High - 3 |
| Scenic quality | Strong aesthetic character, attractive rural setting and distinctive townscape | High - 3 |
| Rarity | Windmills are a distinctive features within study area | Med - 2 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Part of the site is within conservation area, TPO adjacent, several listed buildings | High - 3 |
| Recreation value | PRoW within site and strong network within study area | High - 3 |
| Perceptual aspects | Tranquil but noise from A6097, distinctive character | Med - 2 |
| Associations | N/a | Low - 1 |

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|-------------|--|---------|
| Subtraction | Part of the conservation area lost | Med - 4 |
| Addition | Extension of urban edge | Low - 2 |
| Perception | Perceived as infill | Low - 2 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **31**

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

Notes

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

| Factor | Assessment | Score* |
|----------------------|-------------------------------|---------|
| Recognition of value | Conservation area within site | Med - 6 |
| Indicators of value | N/A | Low - 3 |
| Other value | N/A | Low - 3 |

VISUAL SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential - site forms part of visual amenity | Med - 4 |
| Secondary receptors | Recreational - site not important to visual amenity | Low - 2 |
| Number of receptors | Edge of small village | Low - 2 |
| Visibility of site | Enclosed by vegetation and built form | Low - 2 |

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | |
|--------------------|---|---------------------|---|
| Landscape planting | ✗ | Form of development | ✗ |
| Landscape buffer | ✗ | Local vernacular | ✓ |
| Site features | ✗ | Other | ✗ |

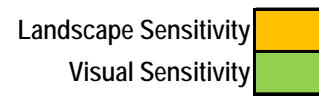
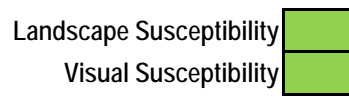
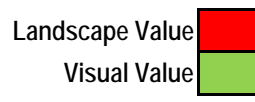
Vernacular respecting conservation area

CONSTRAINTS

| | | | |
|---------|-------------------------------|----------|--------------|
| On-site | Potential access issues, PRoW | Off-site | Adjacent TPO |
|---------|-------------------------------|----------|--------------|

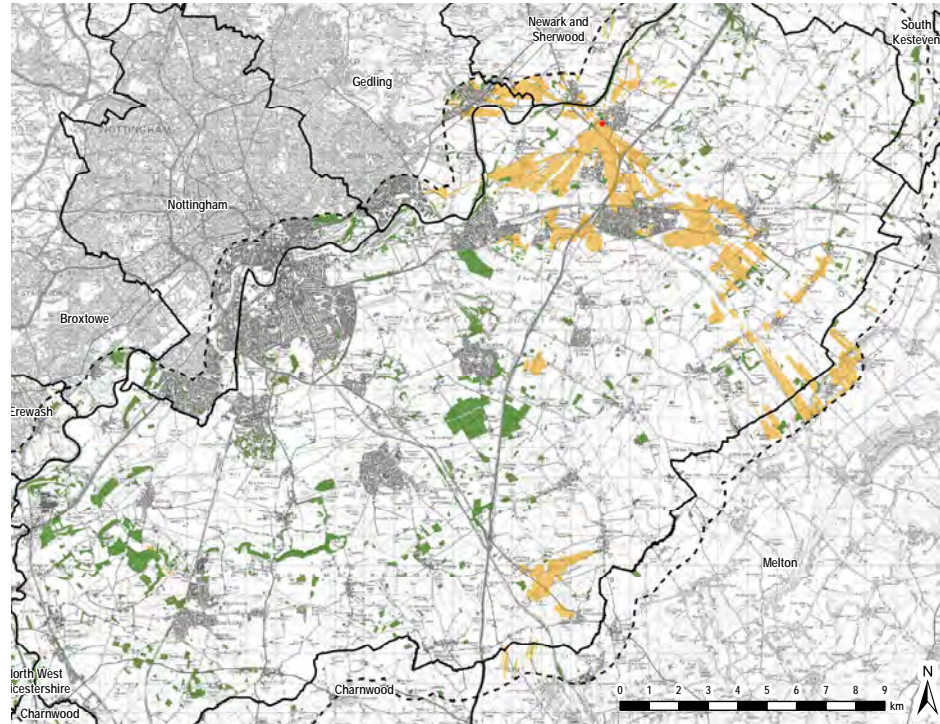
CONCLUSION

The site comprises one field with rough/ equestrian character and is accessed via Kirk Hill. There is a strong network of PRoW's within the study area with East Bridgford FP26 running along the sites south-western boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall high landscape value within the study area along with a strong aesthetic character, attractive rural setting and distinctive townscape. There is a low susceptibility to change due to the perception of infill. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value. There is a low number of potential receptors due to the site forming part of the edge of a small viallage. The overall visual susceptibility is low due to the strong level of screening by vegetation and built form. Overall, there is low 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)



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.

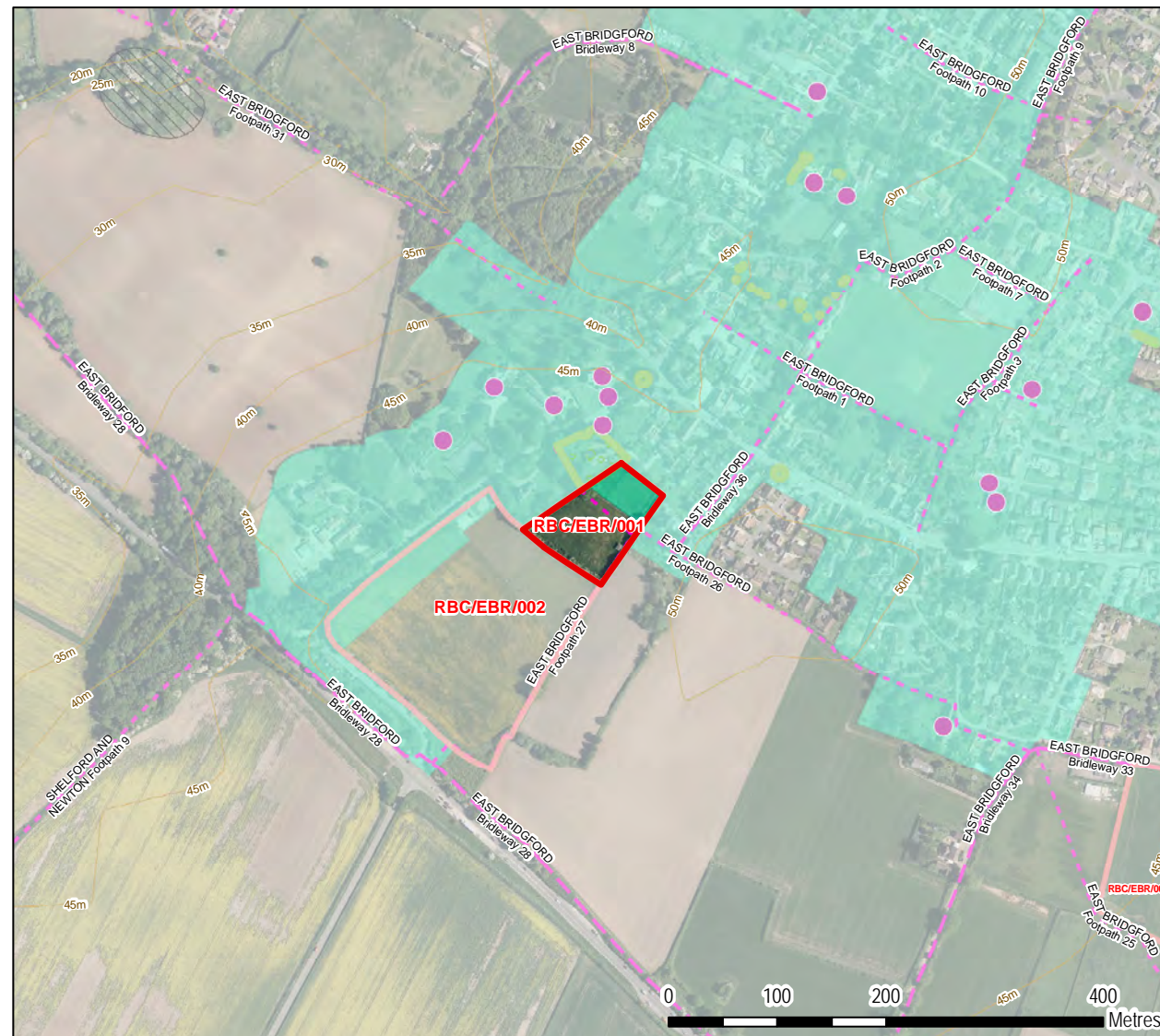


Site Photograph B - View taken looking eastwards from a point along East Bridgford FP26 in the centre of the site. The view portrays the relative distance and visibility of houses on Mill Gate.

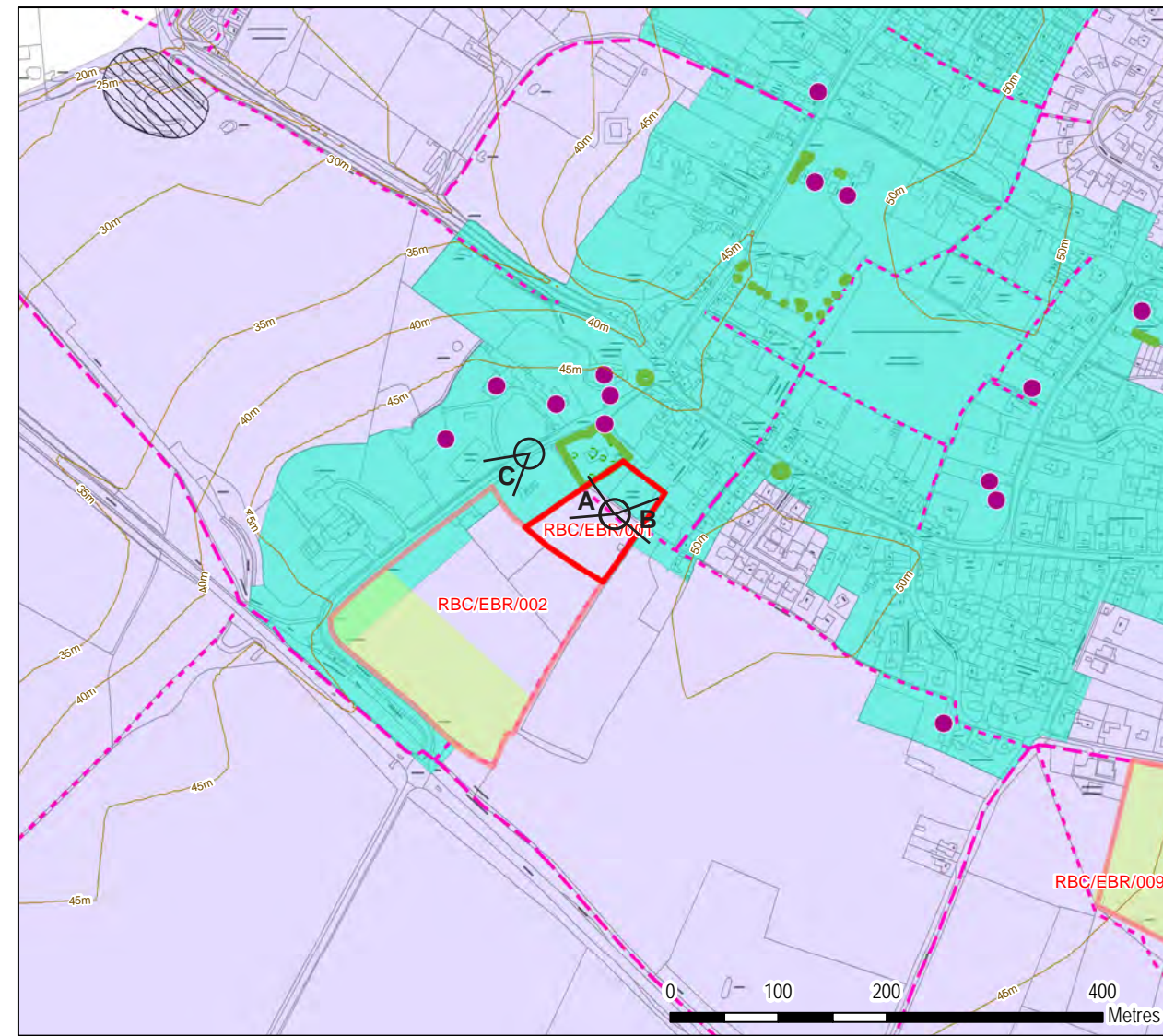


Site Photograph C - This view shows the attractive aesthetic character of the village entrance along Kirk Hill. The site is well screened on the left of the image by dense vegetation. To the right is a gated community including East Bridgford Hill.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Scheduled Monument
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 67**

SITE REFERENCE: RBC/EBR/002 - Land behind Kirk Hill DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Good levels of management, few degraded features | High - 3 |
| Scenic quality | Distinctive character, strong aesthetic qualities but busy road detracts | Med - 2 |
| Rarity | Windmills are a distinctive features within study area | Med - 2 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation Area within site, TPO adjacent listed buildings and scheduled monuments | High - 3 |
| Recreation value | PROW within site with a strong network within study area | High - 3 |
| Perceptual aspects | Tranquil in part but interrupted by adjacent road. Strong character | Med - 2 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|----------|
| Subtraction | Loss of rural context | Med - 4 |
| Addition | Extension of settlement | Low - 2 |
| Perception | Perceived loss of historic vernacular, increased urbanisation | High - 6 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|--------------------------|---------|
| Recognition of value | Within conservation area | Med - 6 |
| Indicators of value | N/A | Low - 3 |
| Other value | Rural setting | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|--|----------|
| Primary receptors | Residential | High - 6 |
| Secondary receptors | Recreational | Med - 4 |
| Number of receptors | Village edge near busy road | Med - 4 |
| Visibility of site | Glimpses through gaps in hedge, relatively contained | Low - 2 |

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

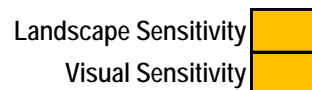
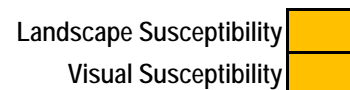
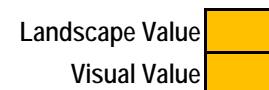
| | | | | | |
|--------------------|---|---|---------------------|---|---------------------------|
| Landscape planting | ✓ | Retain existing mature vegetation | Form of development | ✗ | |
| Landscape buffer | ✓ | Southwest of site to retain rural context | Local vernacular | ✓ | Respect Conservation Area |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| On-site | Off-site |
|---------|----------|
| | |

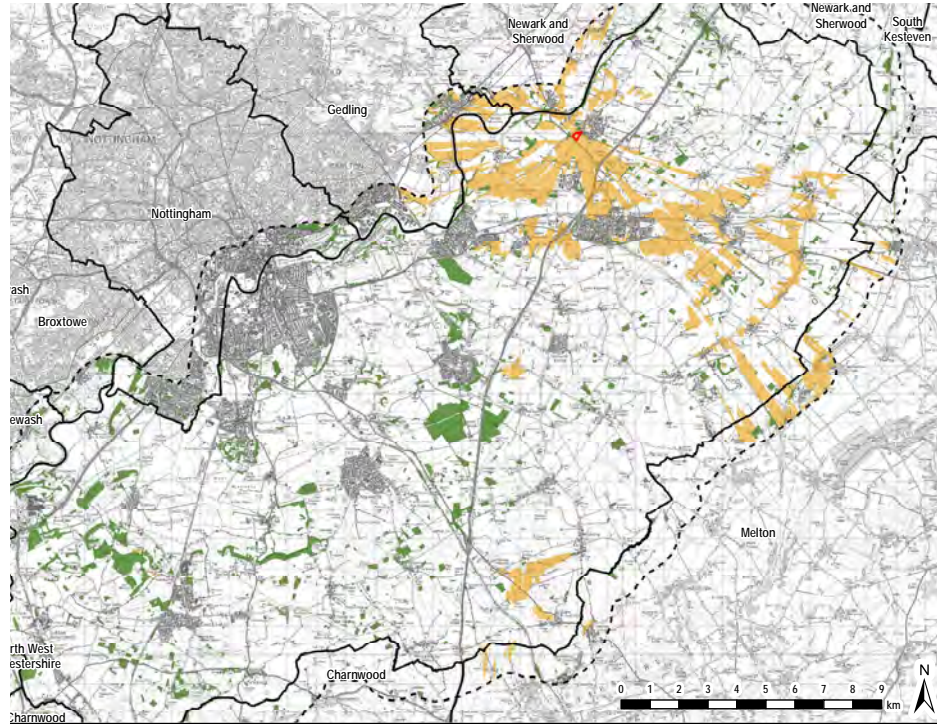
CONCLUSION

The site comprises two fields with rough/ equestrian character and is accessed via Kirk Hill. There is a strong network of PROWs within the study area with East Bridgford FP26 intersecting the site and FP27 running along its south-eastern boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall medium landscape value within the study area along with a strong aesthetic character, attractive rural setting and distinctive townscape. There is medium susceptibility to change due to the perceived loss of historic vernacular through increased urbanisation. The sensitivity of the 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 near the busy A6097 road. The overall visual susceptibility is medium due to the scale of the site within a small village and views between gaps in vegetation. Overall, there is medium visual sensitivity.



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

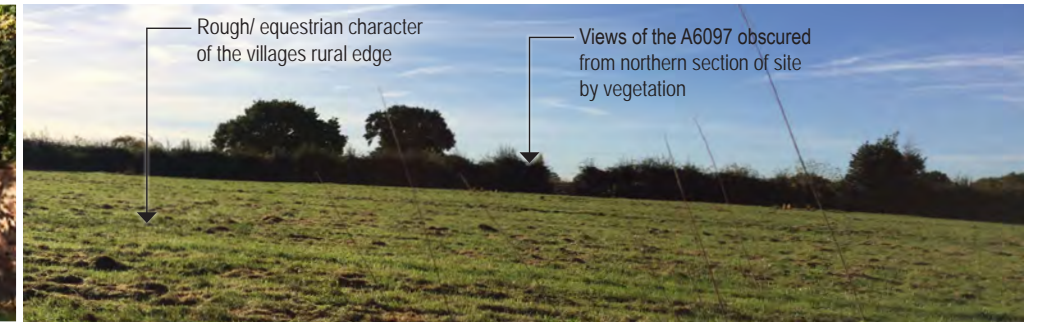
EBR/002 - Land behind Kirk Hill



Site Photograph A - Looking east towards the site from a point along the bend on Kirk Hill. The view portrays some screening of the site by vegetation but some glimpsed views are available 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.

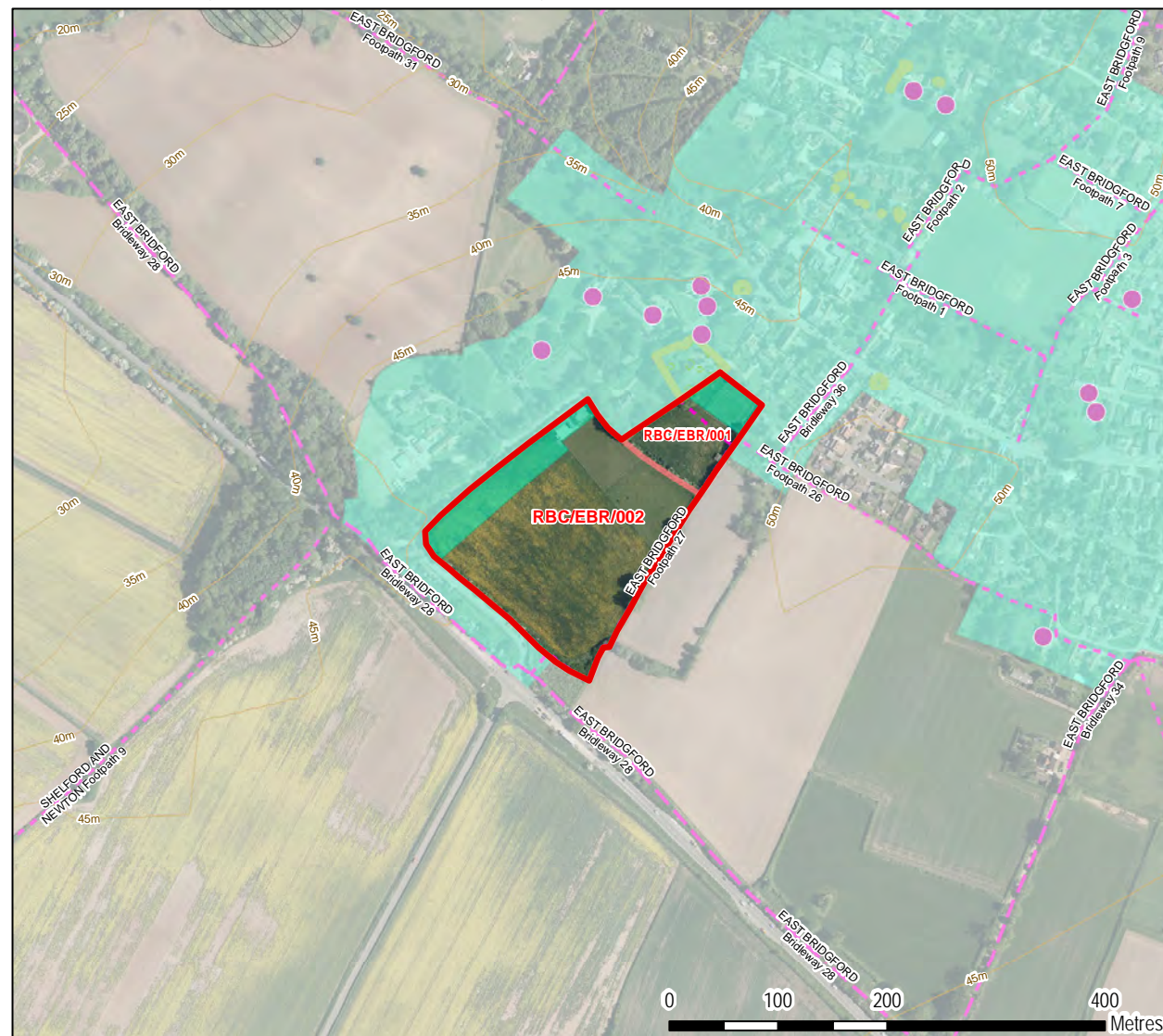


Site Photograph B - View looking south-west along Kirk Hill. East Bridgford gated community to the right of the image and the site to the left.

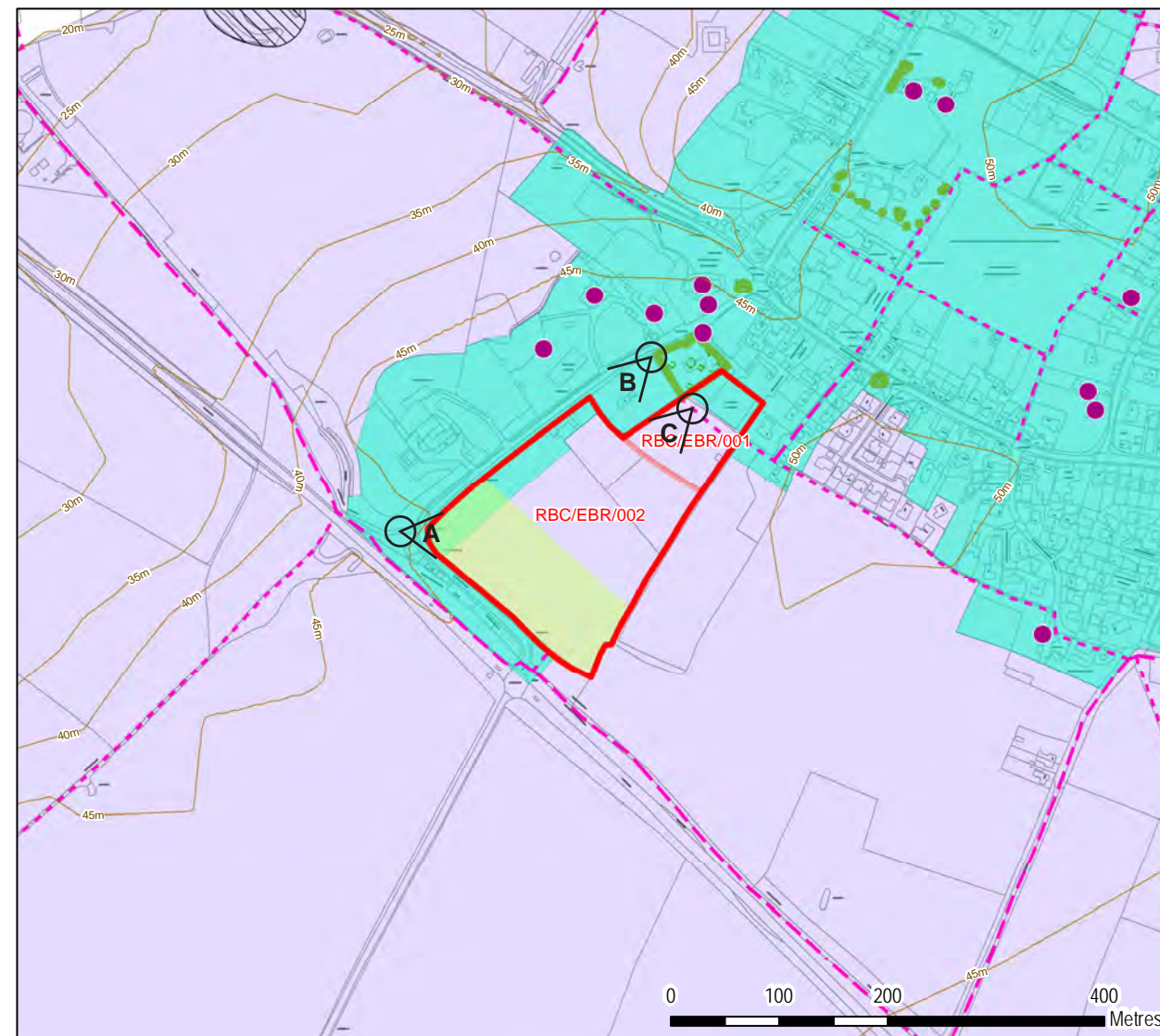


Site Photograph B - This view is taken from the entrance of the site at a point along PRow East Bridgford FP26. The view shows the slightly sloping nature of the site and the levels of screening afforded to the northern section. A6097 road screened by vegetation.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Scheduled Monument
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 64**

SITE REFERENCE: RBC/EBR/003 - Land North of Kneeton Road DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Mixture of well managed and degraded areas | Med - 2 |
| Scenic quality | Long views of surrounding landscape, adjacent business park detracts | Med - 2 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area mostly representative of LCA | High - 3 |
| Conservation interests | Conservation Area within site, adjacent listed building, other listed buildings and TPO | High - 3 |
| Recreation value | PRoW on site and network within study area | High - 3 |
| Perceptual aspects | Relatively tranquil, strong village character despite business park | Med - 2 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|----------|
| Subtraction | No notable loss of key characteristics | Low - 2 |
| Addition | Extension of settlement, in prominent location | Med - 4 |
| Perception | Increased prominence of village, and settlement density | High - 6 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Part of site within conservation area, part of setting of listed building | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | Long views of study area, PRoW recreational value | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Recreational facilities views of Trent valley | Med - 4 |
| Secondary receptors | Residential small section of rural setting | Low - 2 |
| Number of receptors | Village edge | Low - 2 |
| Visibility of site | Prominent ridgeline | High - 6 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **31**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

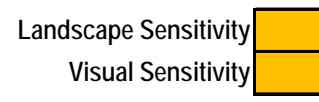
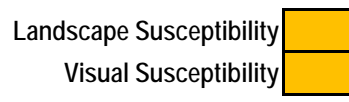
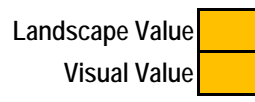
| | | | | |
|--------------------|---|--|---------------------|---|
| Landscape planting | ✗ | Site is prominent and unable to be mitigated | Form of development | ✗ |
| Landscape buffer | ✓ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|-------------------------|----------|-----------------|
| On-site | PRoW, conservation area | Off-site | Listed building |
|---------|-------------------------|----------|-----------------|

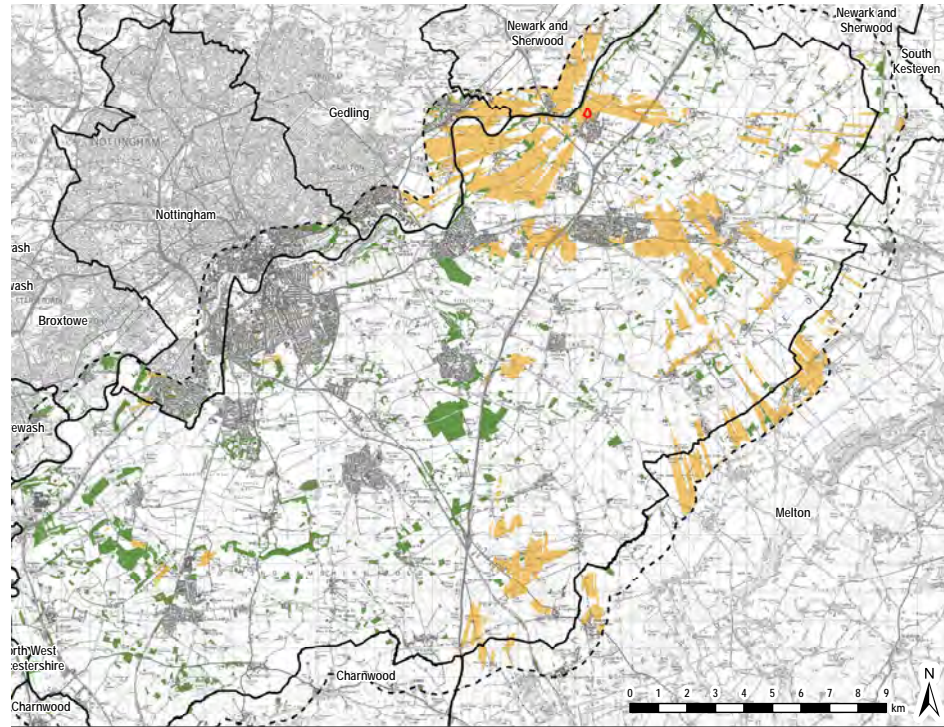
CONCLUSION

The site comprises one well maintained arable field and is located immediately north of Kneeton Road. There is a good network of PRoW's within the study area with East Bridgford FP12 intersecting the site and FP11 running along its north-western boundary. There are some conservational interests within the study with the site adjacent to a listed building and forming part of the local conservation area. There is an overall medium landscape value within the study area with attractive long distance views of the surrounding landscape. There is medium susceptibility to change due to the perceived increased prominence of the village. 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 the site forming part of the village edge. The overall visual susceptibility is medium due to the scale of the site within a small village and long distance views and prominent ridgeline. Overall, there is medium visual sensitivity.

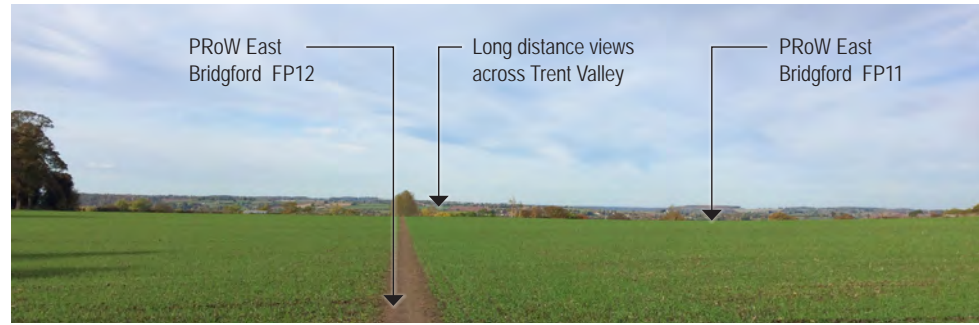


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

EBR/003 - Land north of Kneeton Road



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.

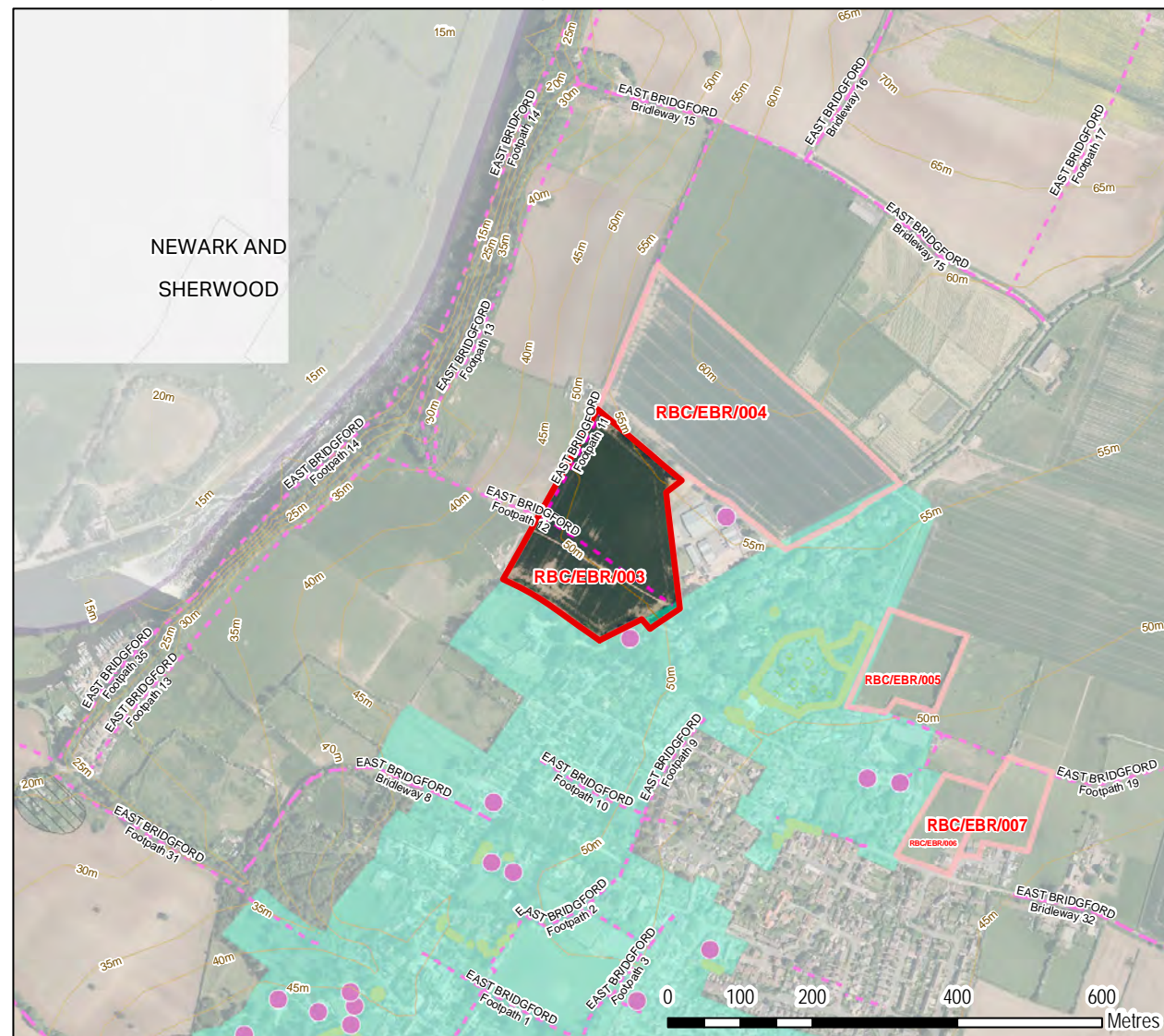


Site Photograph B - This view is taken from the centre of the site, along PRoW East Bridgford FP12, looking westwards across the Trent Valley.

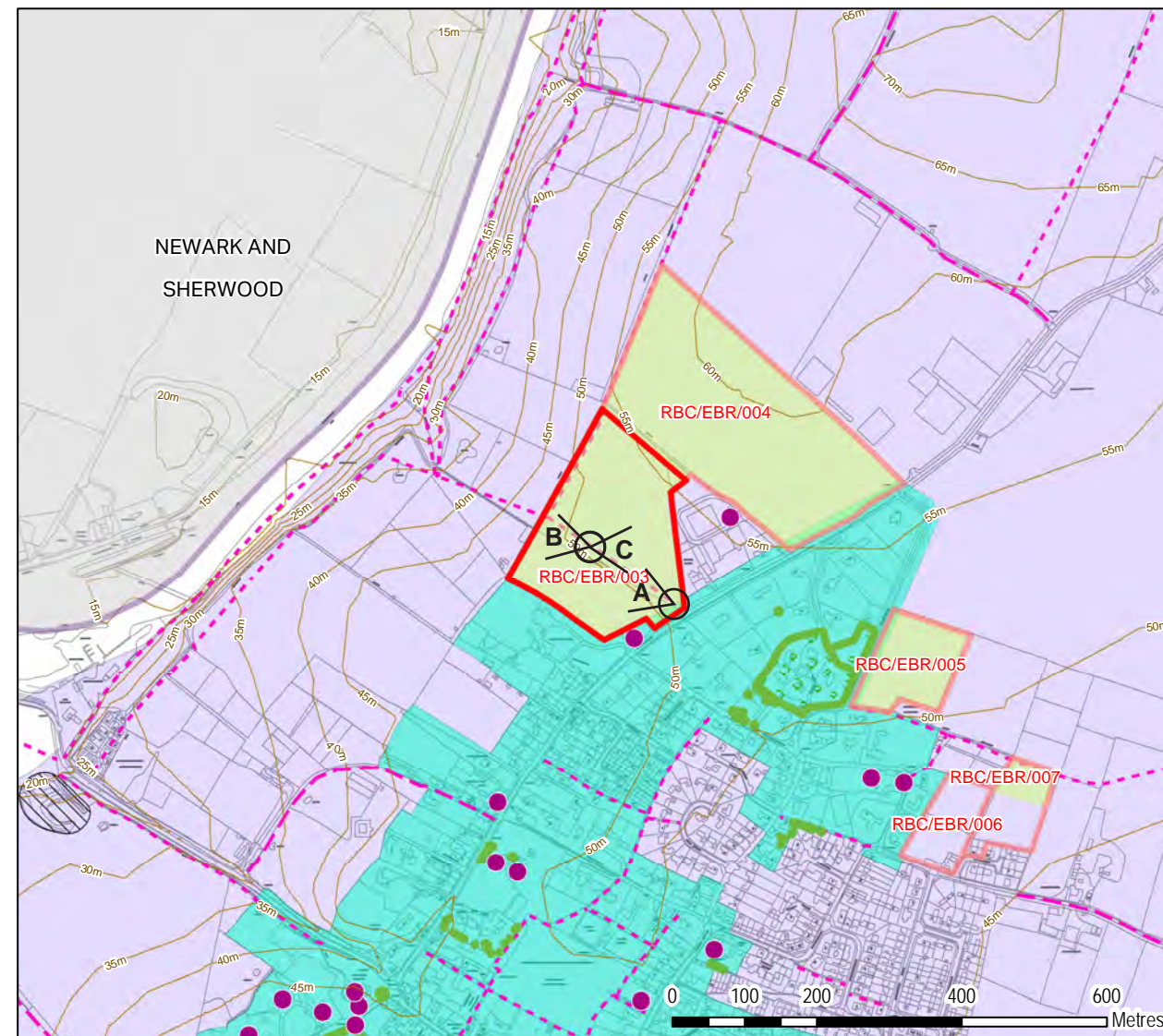


Site Photograph C - From this location, along FP12, the open/ exposed nature of the site is evident as Manor Farm and East Bridgford Business Park are clearly visible on the right of the image.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Scheduled Monument
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN05, Enhance

All maps:
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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 64**

SITE REFERENCE: RBC/EBR/004 - Land North of Kneeton Road (2) DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Mixture of well managed and degraded areas | Med - 2 |
| Scenic quality | Long views of surrounding landscape, adjacent business park detracts | Med - 2 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area mostly representative of LCA | High - 3 |
| Conservation interests | Conservation Area within site, adjacent listed building, other listed buildings and TPO | High - 3 |
| Recreation value | PRoW on site and network within study area | High - 3 |
| Perceptual aspects | Relatively tranquil, strong village character despite business park | Med - 2 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|----------|
| Subtraction | No notable loss of key characteristics | Low - 2 |
| Addition | Extension of settlement, in prominent location | Med - 4 |
| Perception | Increased prominence of village, and settlement density | High - 6 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Part of site within conservation area, part of setting of listed building | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | Long views of study area, PRoW recreational value | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|----------|
| Primary receptors | Recreational facilities views of Trent valley | Med - 4 |
| Secondary receptors | Residential small section of rural setting | Low - 2 |
| Number of receptors | Village edge | Low - 2 |
| Visibility of site | Prominent ridgeline | High - 6 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **31**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

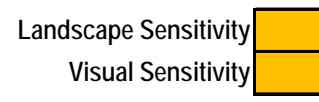
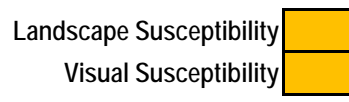
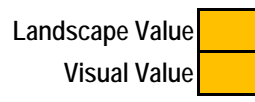
| | | | | |
|--------------------|---|--|---------------------|---|
| Landscape planting | ✗ | Site is prominent and unable to be mitigated | Form of development | ✗ |
| Landscape buffer | ✓ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|-------------------------|----------|-----------------|
| On-site | PRoW, conservation area | Off-site | Listed building |
|---------|-------------------------|----------|-----------------|

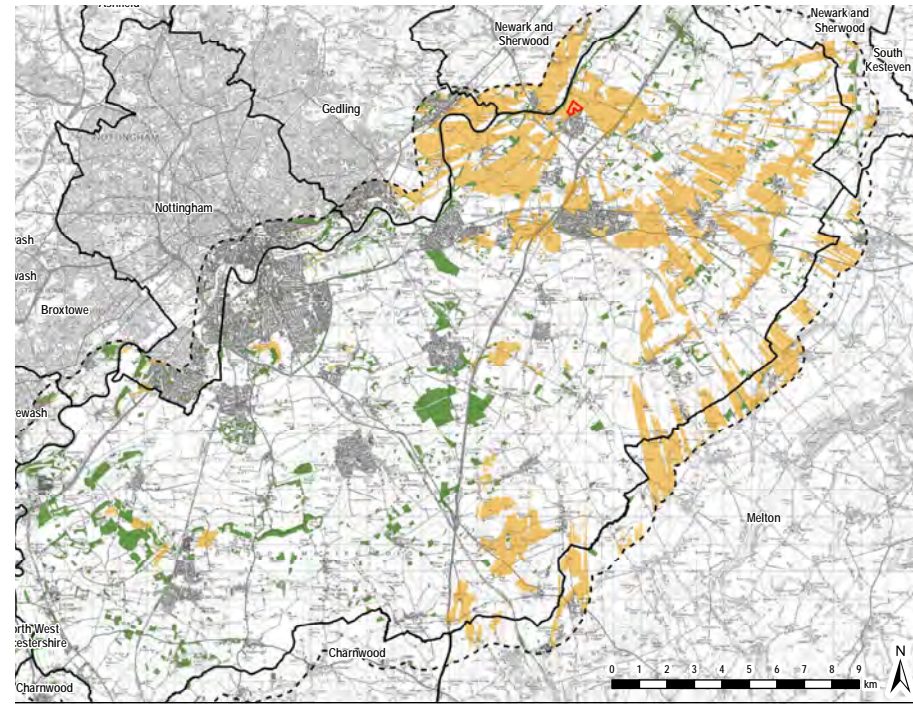
CONCLUSION

The site comprises two well maintained arable fields and is located immediately north of Kneeton Road. There is a good network of PRoW's within the study area with East Bridgford FP12 intersecting the site and FP11 running along its north-western boundary. There are some conservational interests within the study with the site adjacent to a listed building and forming part of the local conservation area. There is an overall medium landscape value within the study area with attractive long distance views of the surrounding landscape. There is medium susceptibility to change due to the perceived increased prominence of the village. 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 the site forming part of the village edge. The overall visual susceptibility is medium due to the scale of the site within a small village and long distance views and prominent ridgeline. Overall, there is medium visual sensitivity.

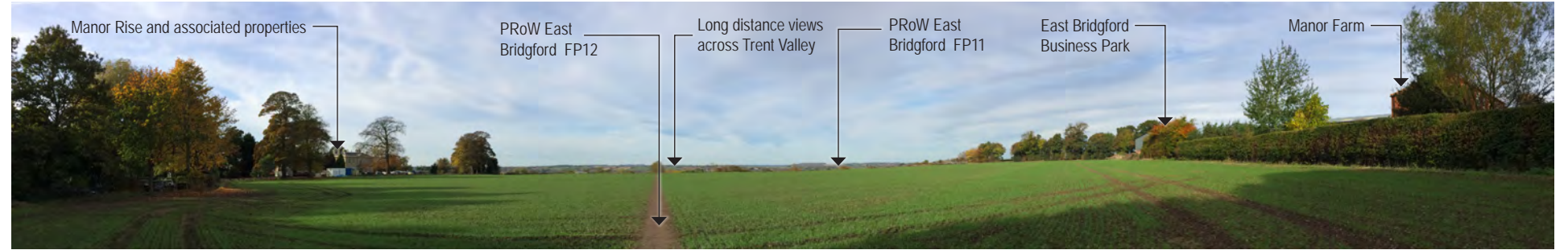


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

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

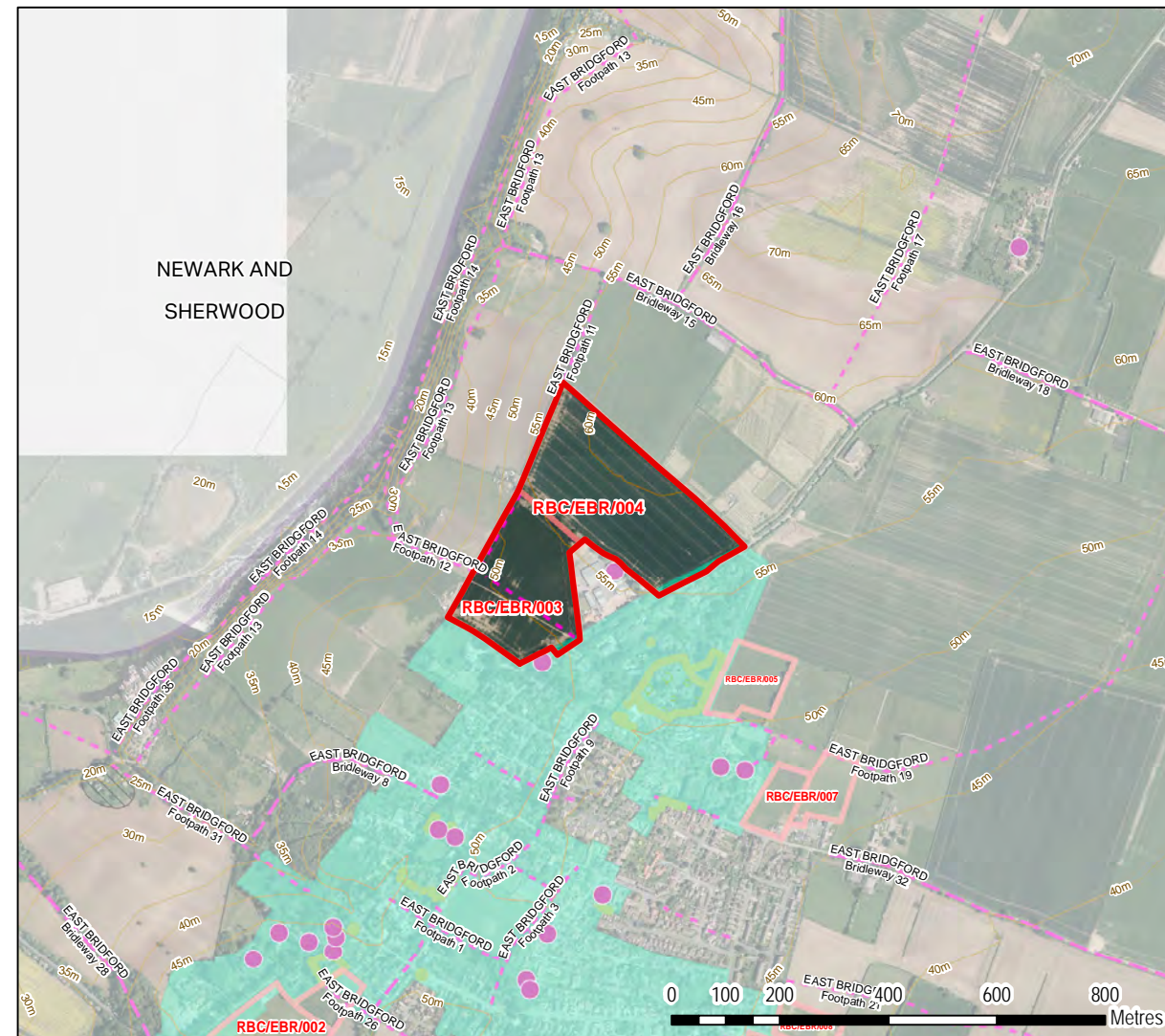


Site Photograph A - This viewpoint is taken from the entrance to East Bridford Business Park along Kneeton Road. The site has a well maintained arable character and slopes westwards. This view portrays a prominent ridgeline within the site, creating long distance views across the Trent Valley. The site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

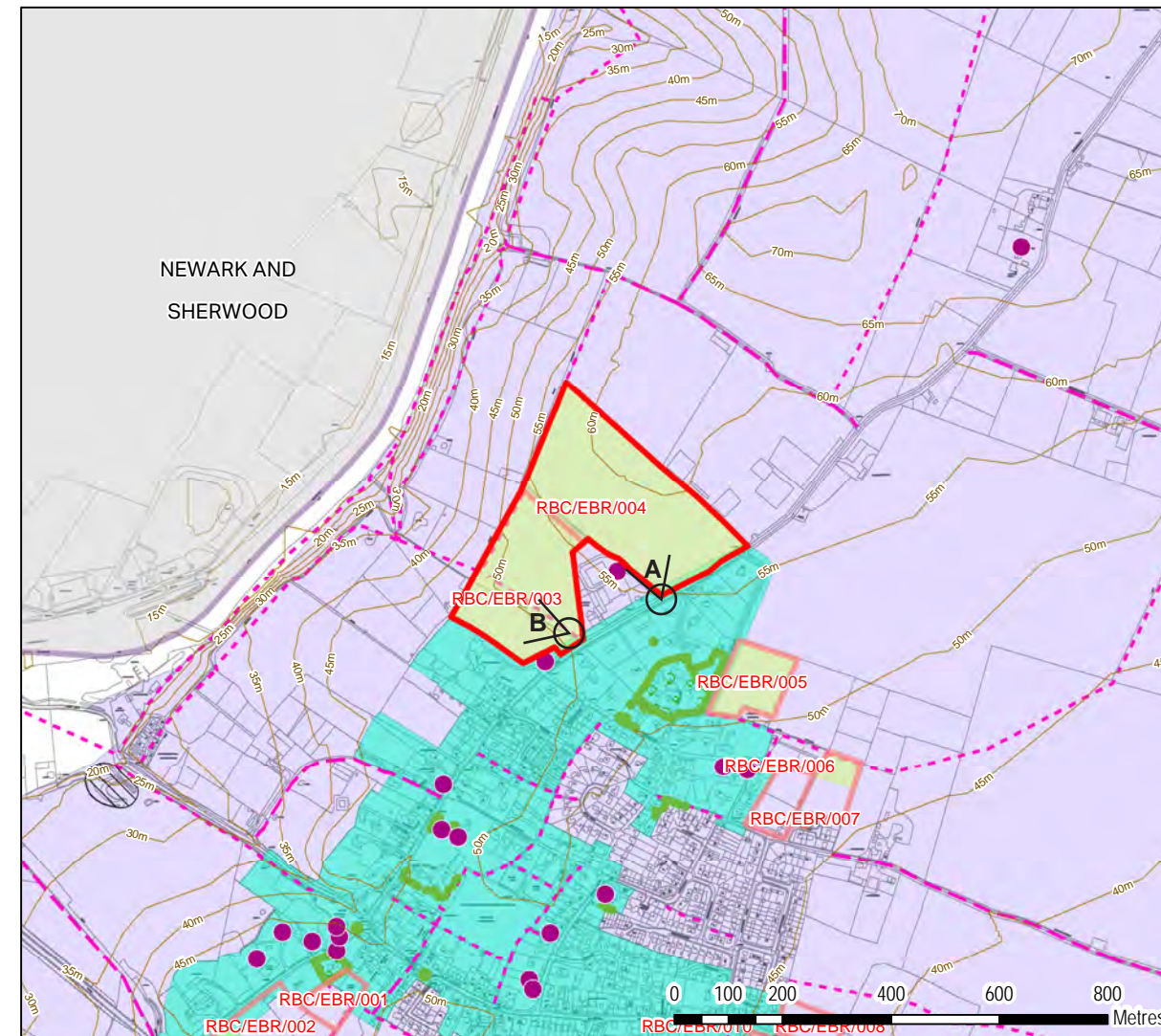


Site Photograph B - This viewpoint looks westerly across the site from a point along PRoW East Bridford FP12. The view portrays the relatively well maintained, arable, and slightly sloping character of the site. Long distance views of the Trent Valley are facilitated from PRoW East Bridford FP11 and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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Local authority outside of the Borough
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Scheduled Monument
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 58**

SITE REFERENCE: RBC/EBR/005 - Land at Lammas Lane DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Not particularly well managed on site, study area has lots of domestic properties with good maintenance | Med - 2 |
| Scenic quality | Well treed appearance, positive character, strong vernacular | Med - 2 |
| Rarity | Windmills are a distinctive features within study area | Med - 2 |
| Representativeness | Study area mostly representative of LCA | High - 3 |
| Conservation interests | Conservation Area within site, TPO adjacent, handful of listed buildings and other TPO | High - 3 |
| Recreation value | Network of PRoW | Med - 2 |
| Perceptual aspects | Enclosed from road and sense of remoteness despite proximity to settlement. Tranquil | High - 3 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|----------|
| Subtraction | No notable loss of key characteristics | Low - 2 |
| Addition | Illogical extension of urban edge | Med - 4 |
| Perception | Loss of sense of enclosure along Lammas Lane, loss of tranquillity, increase in density and urbanisation | High - 6 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Conservation Area within and adjacent to site | Med - 6 |
| Indicators of value | N/A | Low - 3 |
| Other value | N/A | Low - 3 |

VISUAL SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Recreational - site partially important to visual amenity | Med - 4 |
| Secondary receptors | Residential - site partially visible, not important to visual amenity | Low - 2 |
| Number of receptors | High level of screening and narrow road with private feeling | Low - 2 |
| Visibility of site | Screened by vegetation on several sides | Low - 2 |

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

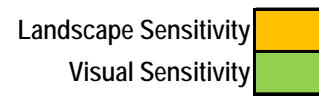
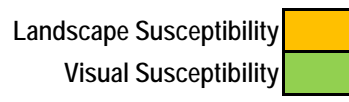
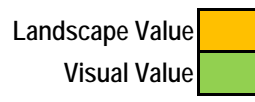
| | | | | |
|--------------------|---|--|---------------------|---|
| Landscape planting | ✗ | Site unable to be mitigated due to inaccessible, enclosed vernacular | Form of development | ✗ |
| Landscape buffer | ✓ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|----------------------------------|----------|------|
| On-site | Access issues, conservation area | Off-site | PRoW |
|---------|----------------------------------|----------|------|

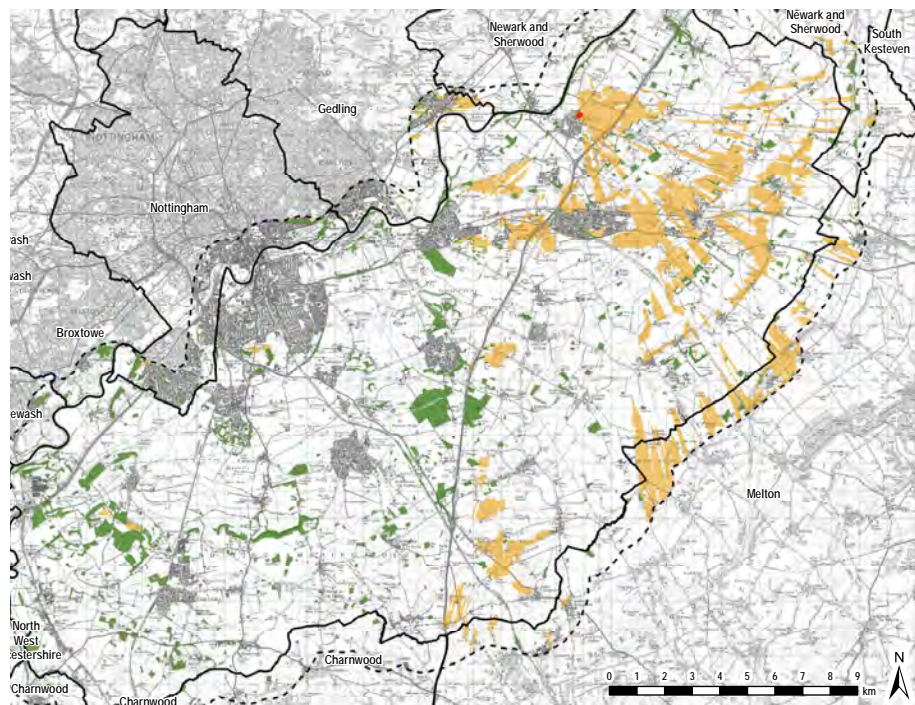
CONCLUSION

The site is made up of one pastoral field with minimal management and is accessed via Lammas Lane running adjacent to the sites north-western boundary. There is a network of PRoW's within the study area with East Bridgford FP19 running adjacent to its south-western boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall medium landscape value within the study area due to a well vegetated appearance and tranquil character. There is medium susceptibility to change due to sense of a loss of enclosure along Lammas Lane, loss of tranquility and a perceived increase in 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.

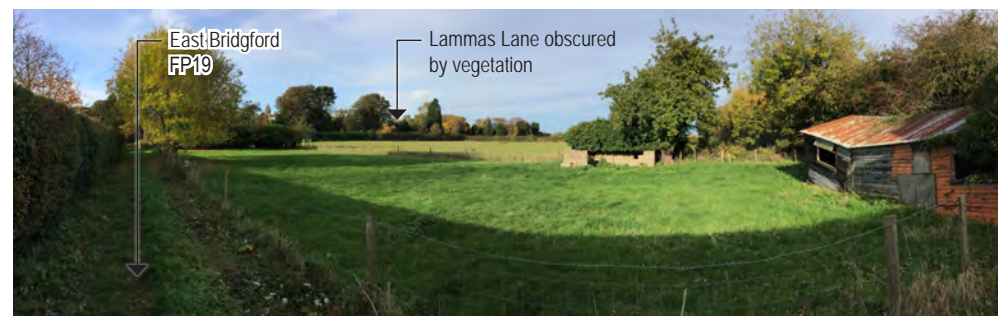


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

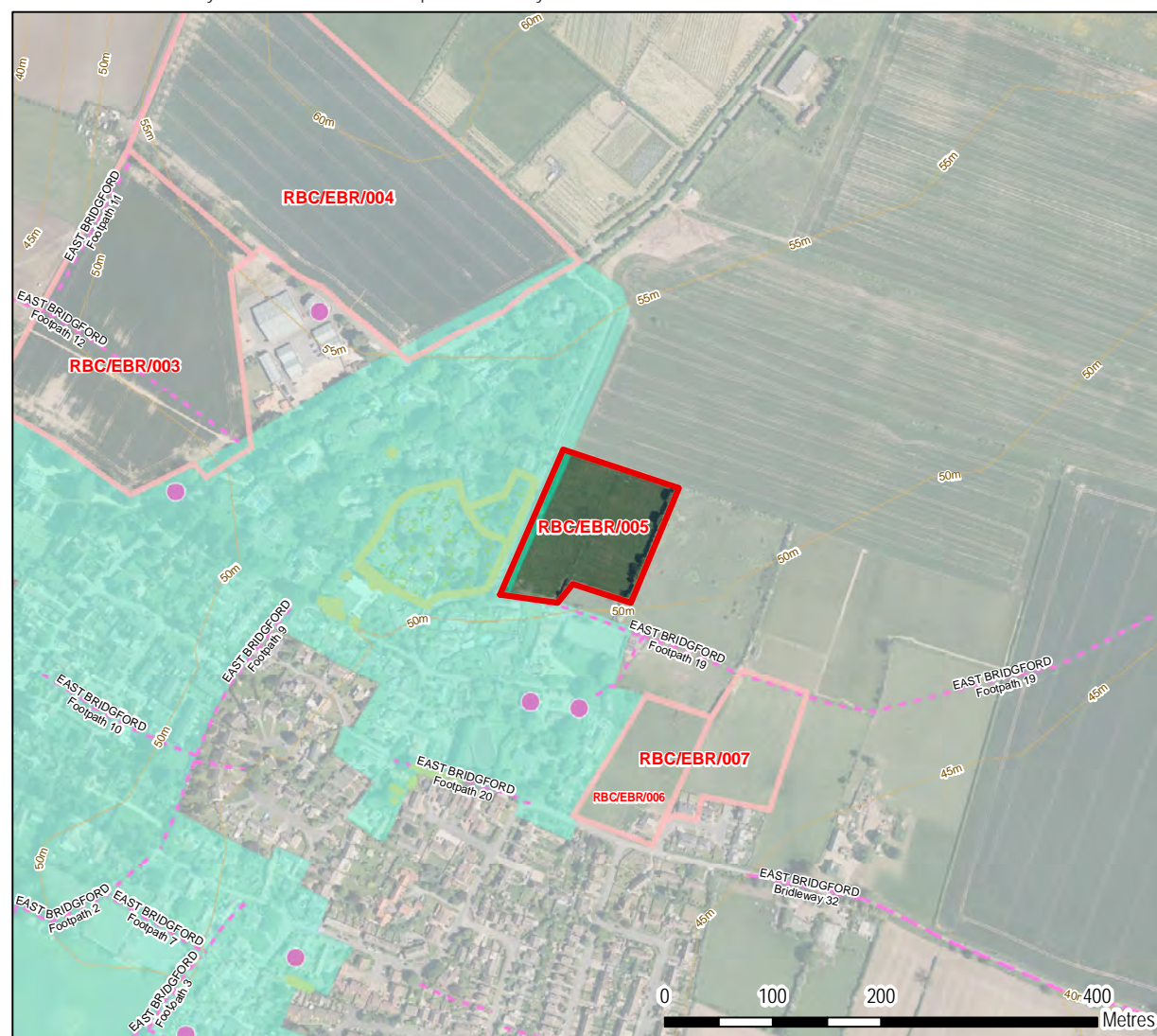


Site Photograph A - This view portrays the level of screening along Lammas Lane. Dense vegetation on both sides gives the road a private feel. This viewpoint is typical of views for the site from Lammas Lane, limited to glimpsed views through field gate gaps. The site consists of one pastoral field with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

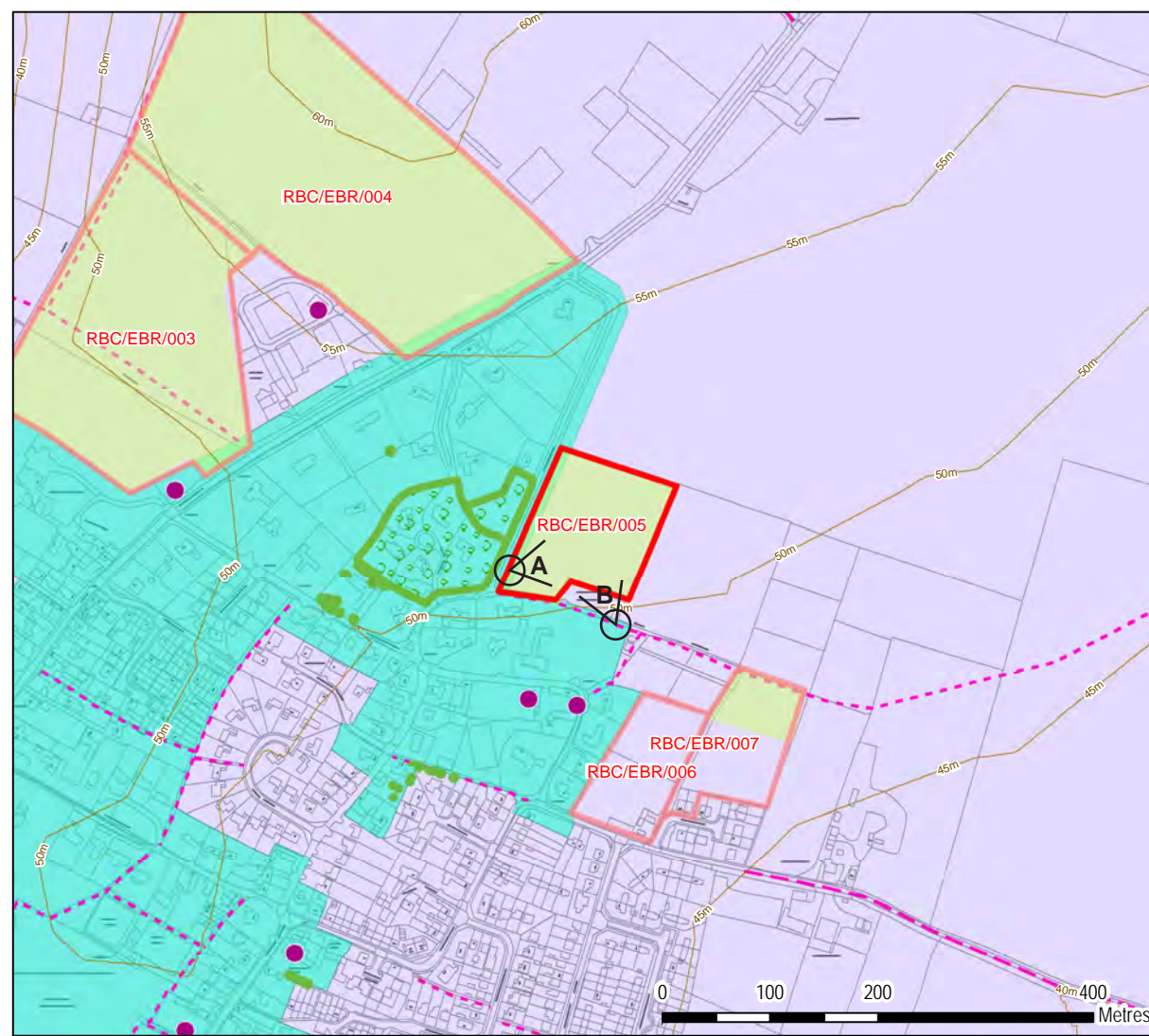


Site Photograph B - This view is taken from PRoW East Bridgford FP19 looking north-east towards the site. From this view the site feels more open despite further demonstrating the dense vegetation obscuring views towards Lammas Lane. From this location the site appears to have a more rural character.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 46**

SITE REFERENCE: RBC/EBR/006 - Closes Side Lane (Smaller) DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|--|---------|
| Landscape quality | Managed in parts especially near residential areas, areas of poor management | Med - 2 |
| Scenic quality | Many human detractors | Low - 1 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area adjacent to site, some listed buildings and TPO's | Med - 2 |
| Recreation value | Network of PRoW | Med - 2 |
| Perceptual aspects | Interrupted by settlement fringe | Low - 1 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|---------|
| Subtraction | No real loss of character | Low - 2 |
| Addition | Extension of urban fringe | Low - 2 |
| Perception | Extension of urban edge | Low - 2 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **22**

Overall low landscape sensitivity derived from low landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|-------------------------------------|---------|
| Recognition of value | Within setting of conservation area | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | n/a | Low - 3 |

VISUAL SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential areas, part of visual amenity | Low - 2 |
| Secondary receptors | Recreational, not particularly important | Low - 2 |
| Number of receptors | Village edge, the more open views become | Med - 4 |
| Visibility of site | Partially visible from residential | Low - 2 |

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | |
|--------------------|---|---------------------|---|
| Landscape planting | ✗ | Form of development | ✗ |
| Landscape buffer | ✗ | Local vernacular | ✓ |
| Site features | ✗ | Other | ✗ |

In keeping with conservation area

CONSTRAINTS

| | | | |
|---------|--|----------|--|
| On-site | | Off-site | |
|---------|--|----------|--|

CONCLUSION

The site comprises one field with pastoral and rough/ equestrian characteristics. The site lies immediately north of Closes Side Lane. There is a network of PRoW's within the study area. There are some conservational interests within the study with the site lying adjacent to the local conservation area. There is an overall low landscape value within the study area due to a number of human detractors and some areas of poor management. There is a low susceptibility to change 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 the village edge. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.

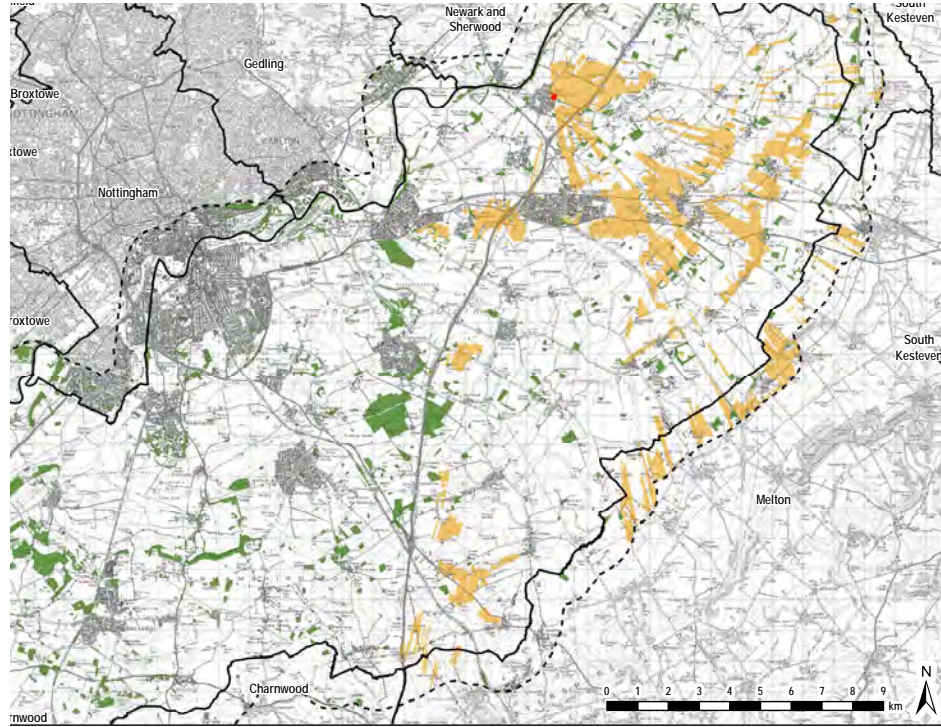
Landscape Value ■
Visual Value ■

Landscape Susceptibility ■
Visual Susceptibility ■

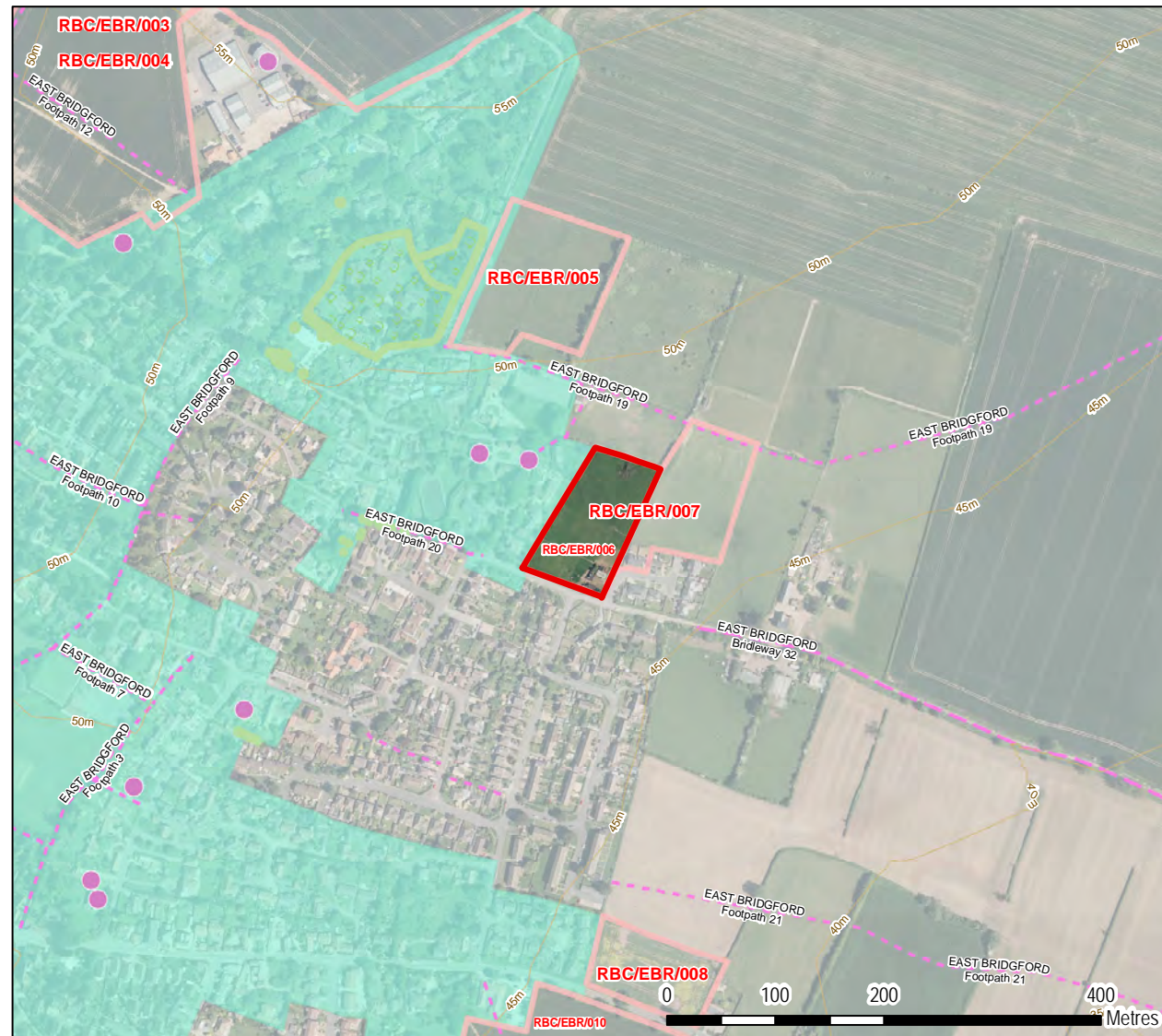
Landscape Sensitivity ■
Visual Sensitivity ■

* 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/006 - Closes Side Lane (Smaller)



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



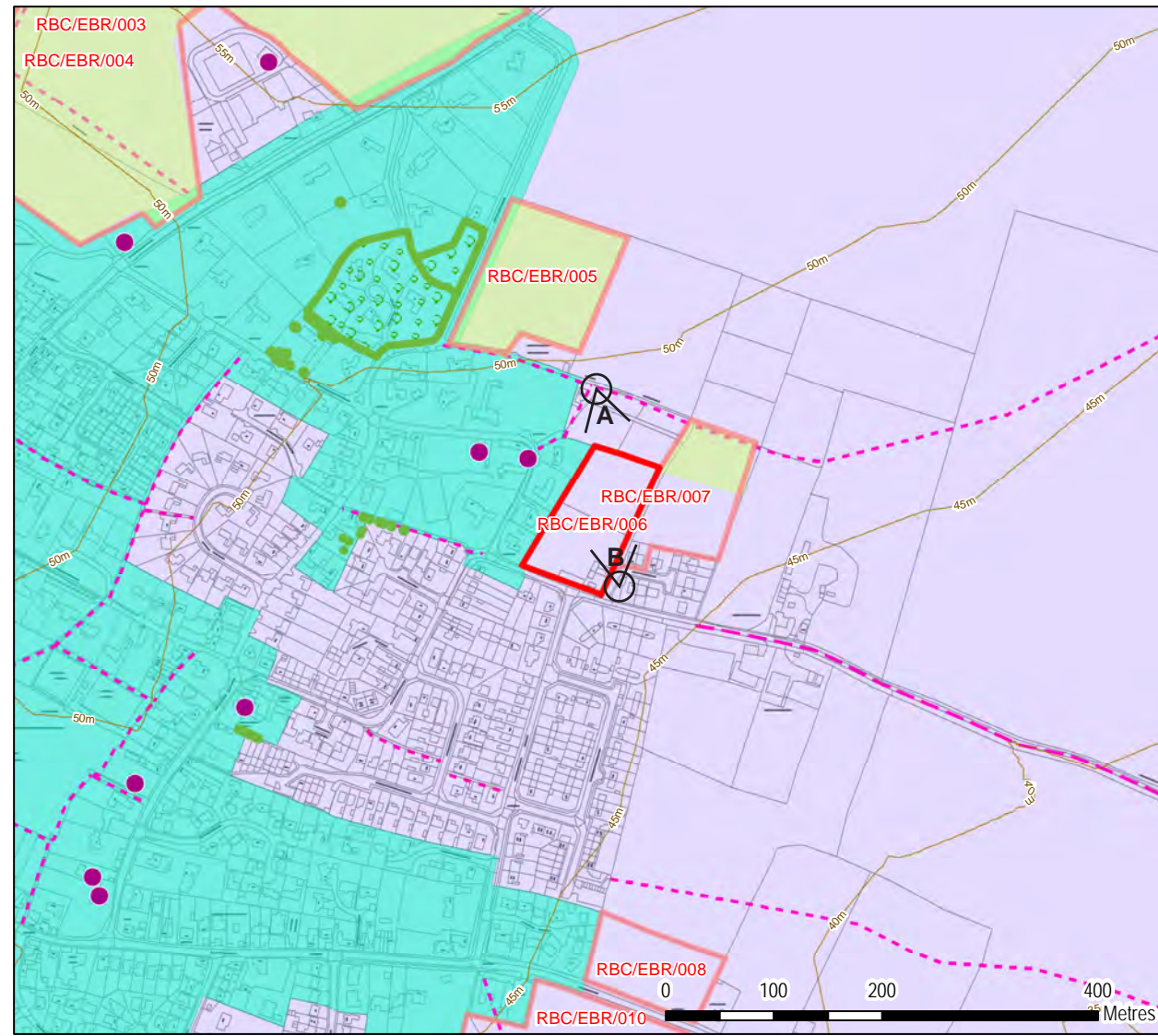
Aerial view of the site



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

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 48**

SITE REFERENCE: RBC/EBR/007 - Closes Side Lane (larger) DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|--|---------|
| Landscape quality | Managed in parts especially near residential areas, areas of poor management | Med - 2 |
| Scenic quality | Many human detractors | Low - 1 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area adjacent to site, some listed buildings and TPO's | Med - 2 |
| Recreation value | Network of PRoW | Med - 2 |
| Perceptual aspects | Interrupted by settlement fringe | Low - 1 |
| Associations | n/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|---------|
| Subtraction | No real loss of character | Low - 2 |
| Addition | Extension of urban fringe | Low - 2 |
| Perception | Extension of urban edge | Low - 2 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **22**

Overall low landscape sensitivity derived from low landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|-------------------------------------|---------|
| Recognition of value | Within setting of conservation area | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | N/a | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential areas, part of visual amenity | Low - 2 |
| Secondary receptors | Recreational, not particularly important | Low - 2 |
| Number of receptors | Village edge, the more open views become | Med - 4 |
| Visibility of site | Partially visible from PRoW and residential | Med - 4 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | | |
|--------------------|---|---|---------------------|---|-----------------------------------|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | North eastern corner to create strong settlement line | Local vernacular | ✓ | In keeping with conservation area |
| Site features | ✗ | | Other | ✗ | |



CONSTRAINTS



| On-site | Off-site |
|---------|----------|
| | |

CONCLUSION

The site is made up of two fields with pastoral and rough/ equestrian characteristics. The site lies immediately north of Closes Side Lane. There is a network of PRoW's within the study area with East Bridgford FP19 running adjacent to the sites north-eastern boundary. There are some conservational interests within the study with the site lying adjacent to the local conservation area. There is an overall low landscape value within the study area due to a number of human detractors and some areas of poor management. There is a low susceptibility to change 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 the village edge. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.

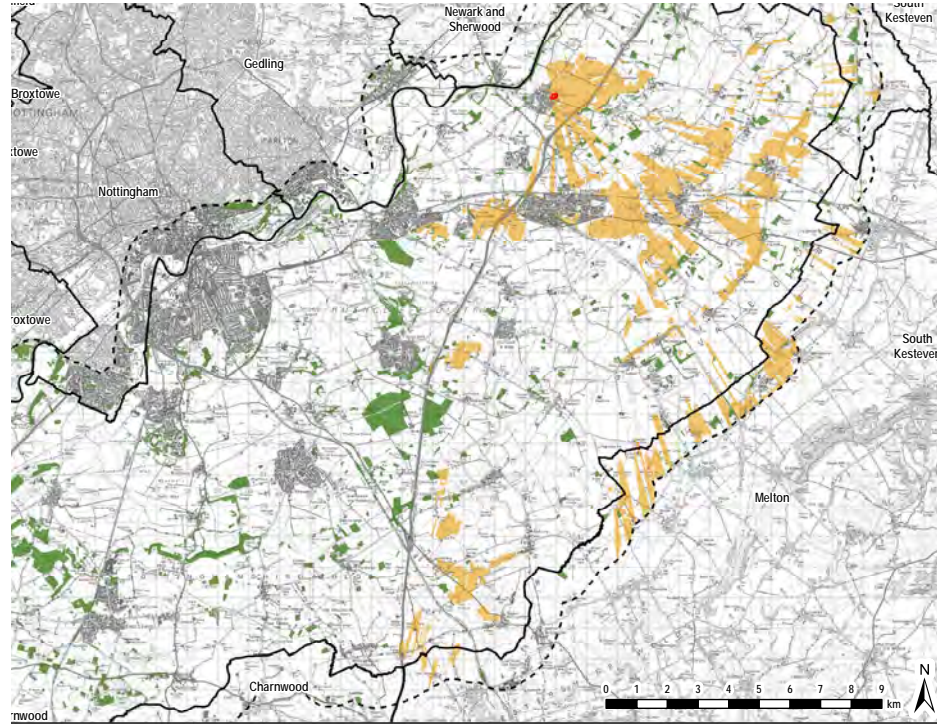
Landscape Value 
Visual Value 

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/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.

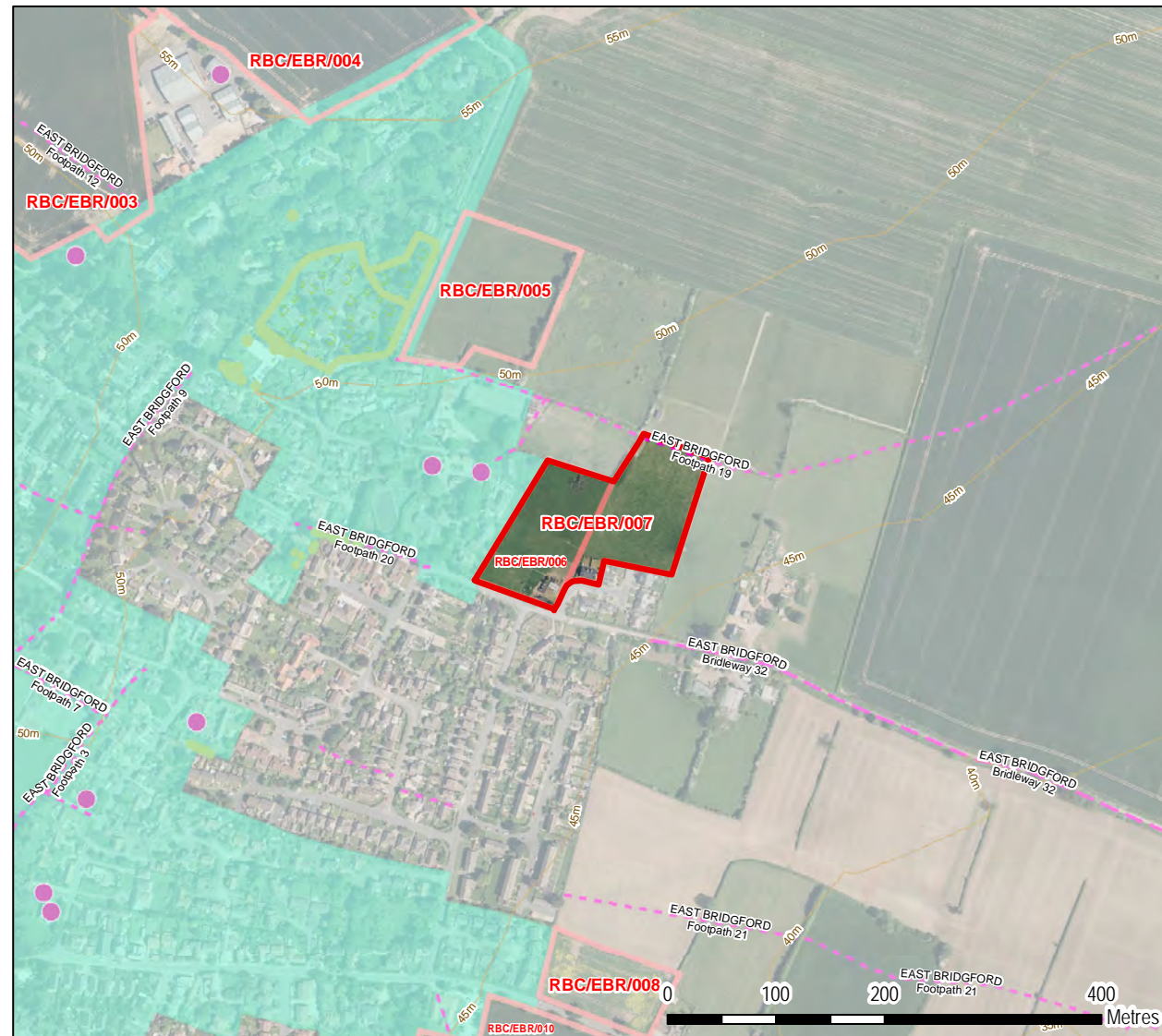


Site Photograph B - This view further demonstrates the position of the site on the edges of the settlement. Houses on Cherryholt Lane are visible to the left of the image.

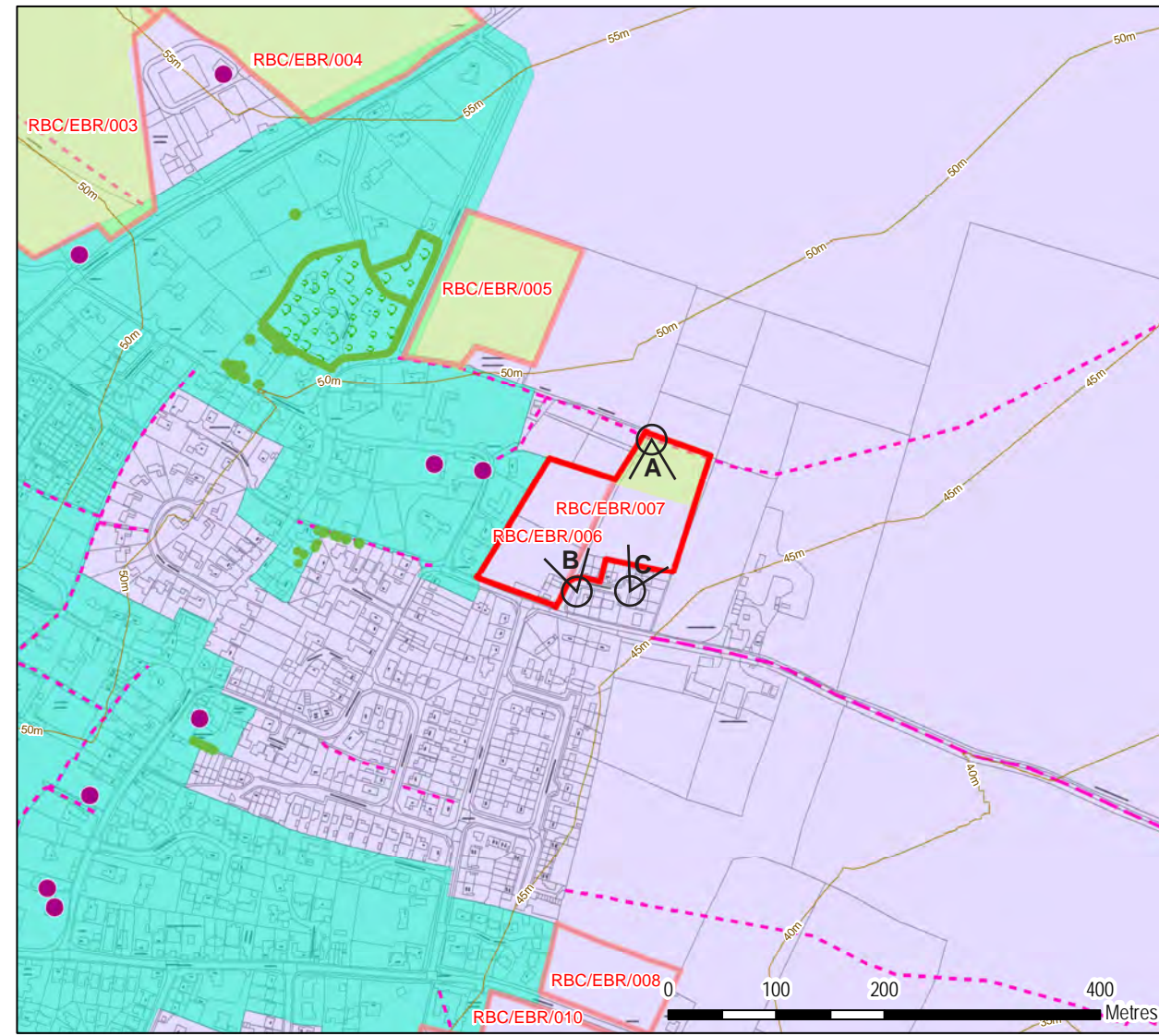


Site Photograph C - View looking north from residential area off Closes Side Lane. This viewpoint portrays the level of human detractors adjacent to the site.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN05, Enhance

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

SITE REFERENCE: RBC/EBR/008 - Land to the north of Butt Lane DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN06 (Moderate -Good)

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

LANDSCAPE VALUE Total Score (/25) **12**

| Factor | Assessment | Score* |
|------------------------|---|---------|
| Landscape quality | Variable, gapped hedges and some areas of degradation | Low - 1 |
| Scenic quality | Strong urban character, a lot of human influence | Low - 1 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area adjacent to site, some listed buildings and TPO's | Med - 2 |
| Recreation value | PRoW network | Med - 2 |
| Perceptual aspects | Urban fringe, not tranquil, aware of settlement | Low - 1 |
| Associations | N/a | Low - 1 |

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

| 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 through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **21**

Overall low landscape sensitivity derived from low landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Conservation area adjacent, part of setting | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | N/a | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|--|---------|
| Primary receptors | Residential, site not particularly important to visual amenity | Low - 2 |
| Secondary receptors | Recreational, not particularly important to visual amenity | Low - 2 |
| Number of receptors | Well populated settlement, busy road adjacent | Med - 4 |
| Visibility of site | Relatively visible | Med - 4 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | |
|--------------------|---|---------------------|---|--|
| Landscape planting | ✗ | Form of development | ✗ | In keeping with conservation area, single line of development along road to match existing |
| Landscape buffer | ✗ | Local vernacular | ✓ | |
| Site features | ✗ | Other | ✗ | |



CONSTRAINTS



| | | | |
|---------|--|----------|--|
| On-site | | Off-site | |
|---------|--|----------|--|

CONCLUSION

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 an overall low landscape value within the study area due to a high number of human detractors and a strong urban character. There is a low susceptibility to change 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 populated settlement. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.

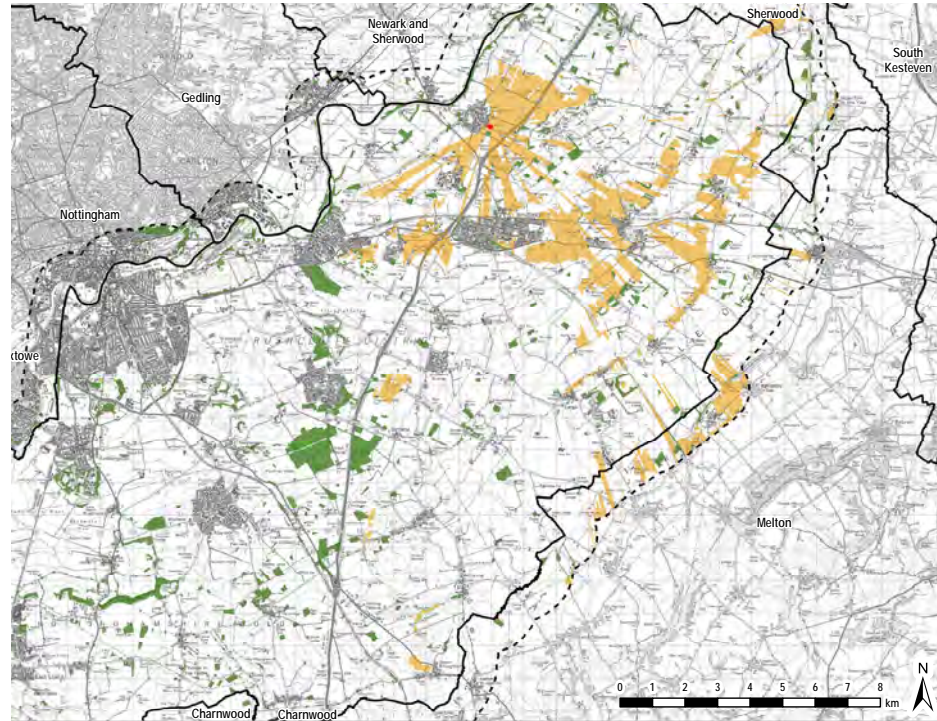
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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EBR/008 - Land to the north of Butt Lane

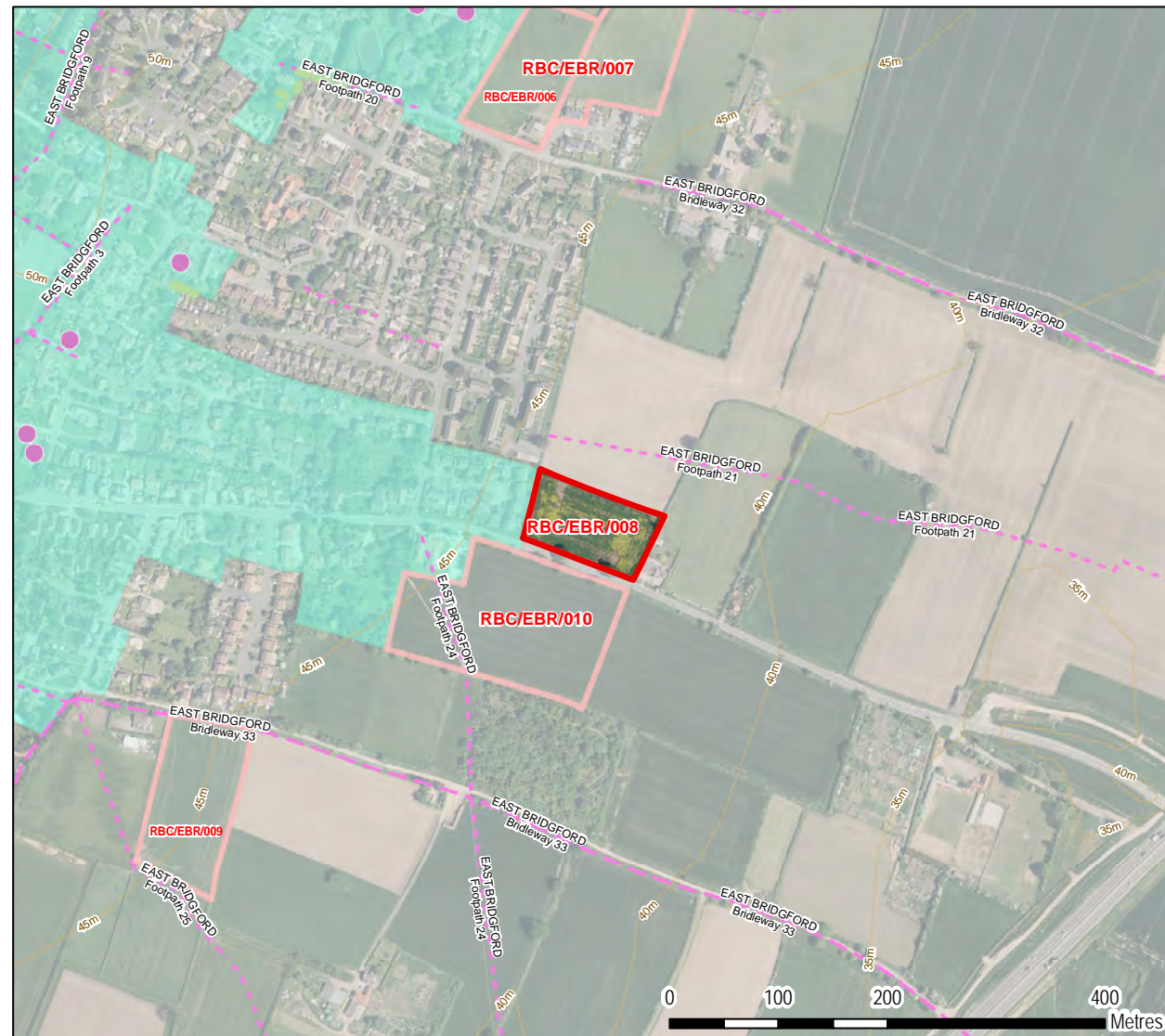


Site Photograph A - Looking south-east towards the site from PRoW East Bridgford FP21 accessed from Holloway Close. This view demonstrates the character of the urban edge as most of the landscape is domesticated. The site comprises under managed pastoral land, the image portrays some areas of arable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

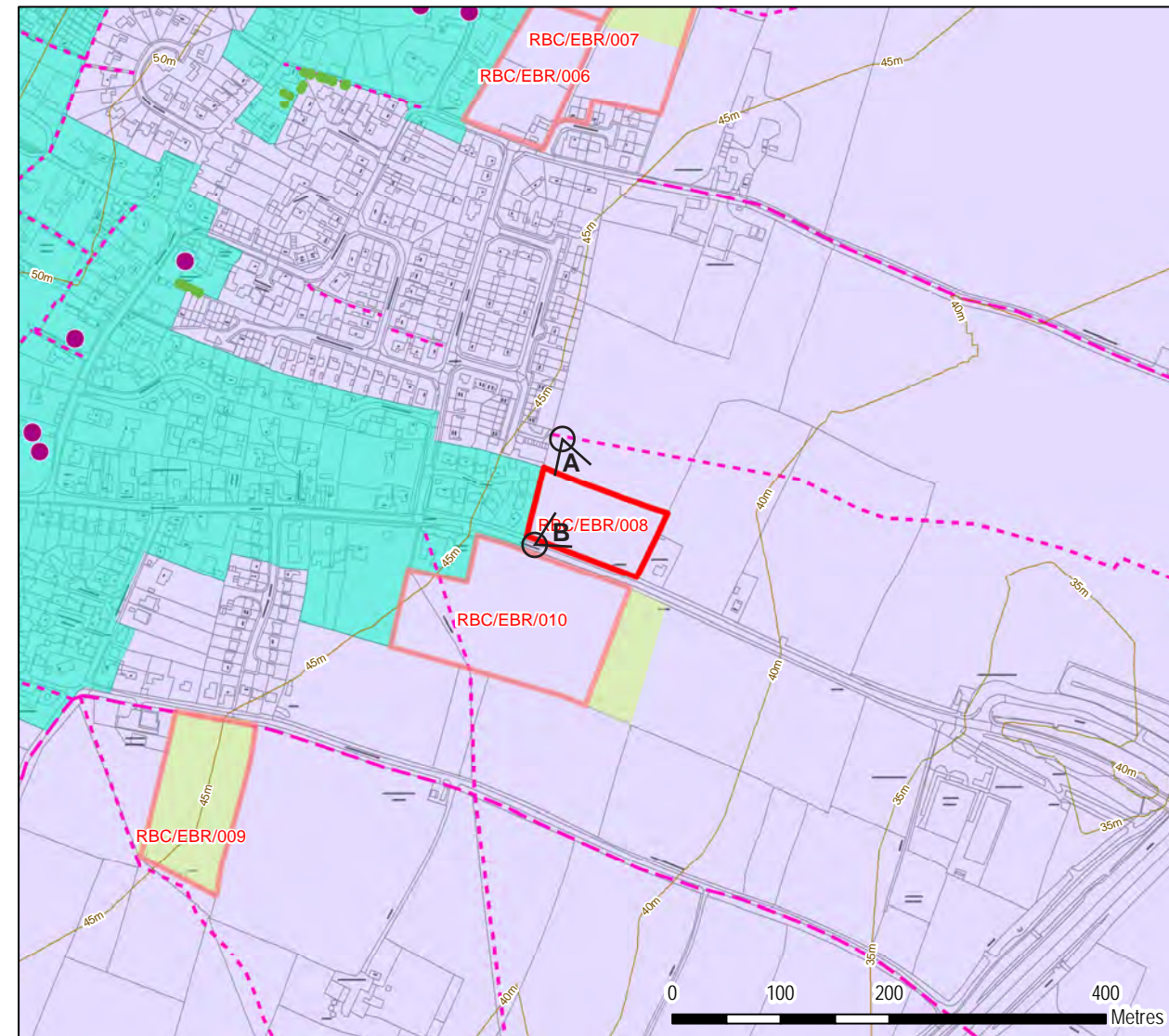


Site Photograph B - From this location, along Butt Lane, views of the site are relatively un-obscured. Some boundary vegetation exists in the form of hedgerows and several hedgerow trees. Lack of tranquillity in this location as busy road contributes to the feeling of urbanity. Several houses are visible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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 56**

SITE REFERENCE: RBC/EBR/009 - Land to East of Springdale Lane DATE VISITED: 02/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN06 (Moderate -Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Generally well maintained but some aspects of degradation | Med - 2 |
| Scenic quality | Some human detractors but overall reasonable scenic quality | Med - 2 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area, some listed buildings and TPOs | Med - 2 |
| Recreation value | Strong network of PRoW | High - 3 |
| Perceptual aspects | Edge of settlement, road noise apparent, not an overly strong character | Low - 1 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|----------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | Illogical extension to settlement edge | Med - 4 |
| Perception | Finger of development, increase in density and urbanisation | High - 6 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

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

Overall medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|-----------------------------|---------|
| Recognition of value | N/a | Low - 3 |
| Indicators of value | N/a | Low - 3 |
| Other value | Part of a strong rural edge | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential, part of the rural setting | Med - 4 |
| Secondary receptors | Recreational, part of the visual amenity | Med - 4 |
| Number of receptors | Village edge | Low - 2 |
| Visibility of site | Visible from field gate, otherwise vegetated boundary | Low - 2 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

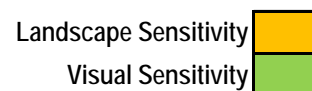
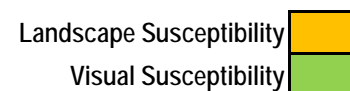
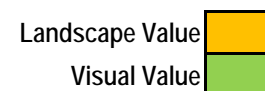
| | | | | | |
|--------------------|---|--|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Site unable to be mitigated due to semi rural location | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| | | | |
|---------|--|----------|------|
| On-site | Access, particularly during construction phase | Off-site | PRoW |
|---------|--|----------|------|

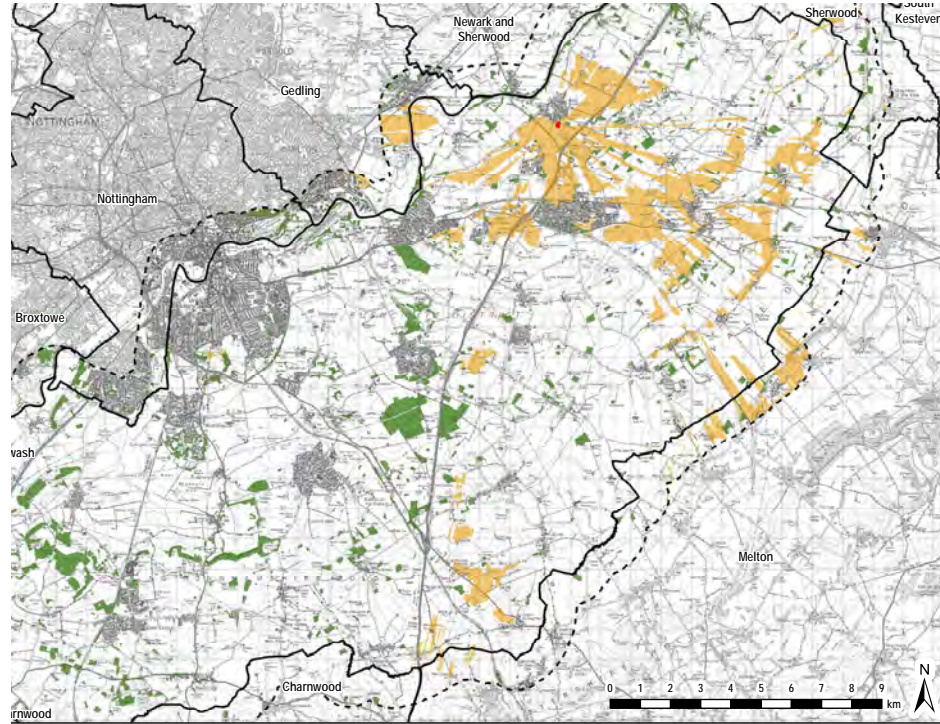
CONCLUSION

The site comprises one pastoral field and lies immediately south of Springdale Lane. There is a strong network of PRoW within the study area with East Bridgford FP25 running adjacent to the sites southern boundary. There are some conservational interests within the study area but none which directly influence the site. There is an overall medium landscape value within the study area due to a reasonably well maintained and attractive scenic quality with some levels of degradation and some human detractors. There is a medium susceptibility to change with no real loss of key characteristics but increased density and urbanisation due to finger of development. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a low number of potential receptors as the site is on the village edge. The overall visual susceptibility is low due to the levels of visibility and the site forming part of the urban edge. Overall, there is low visual sensitivity.



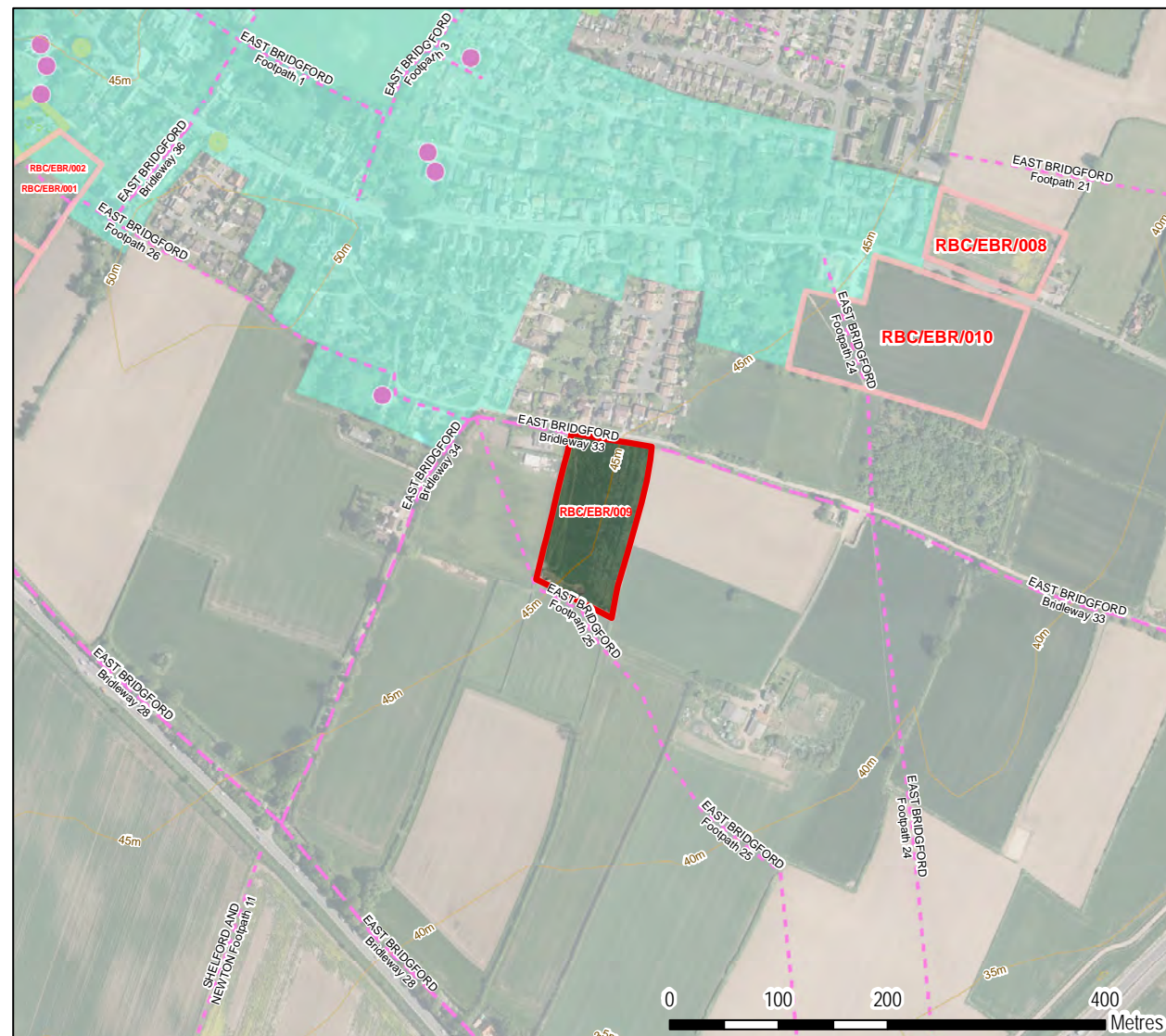
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EBR/009 - Land to East of Springdale Lane

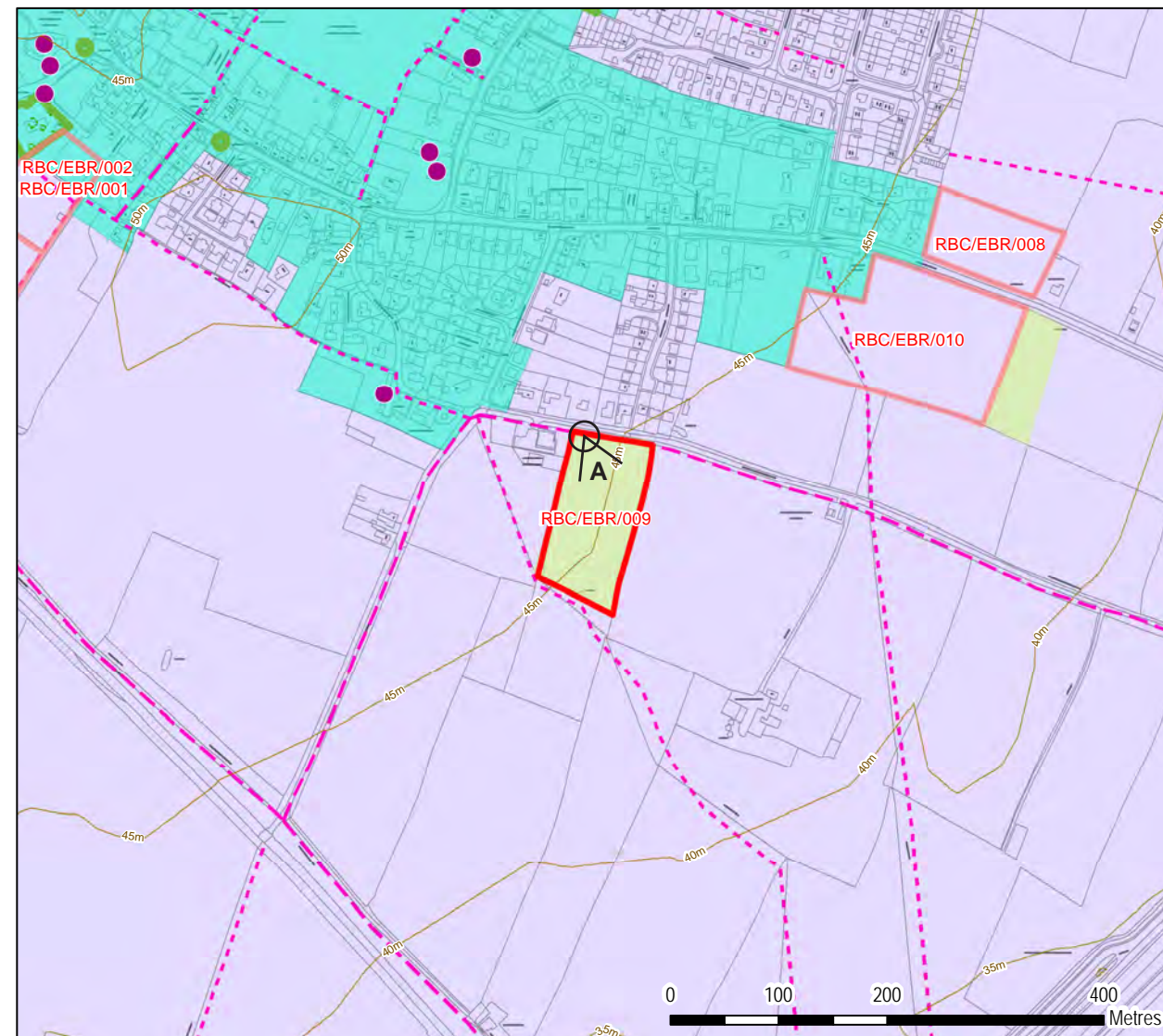


Site Photograph A - This viewpoint looks south-west through the site from a field gate along Springdale Lane. This view further demonstrates the domesticated character of the urban fringe due to the pastoral character of the site and the busy, built up nature of Springdale Lane on the left of the image.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

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN05, Enhance

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Ordnance Survey 100019453.

LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 59**

SITE REFERENCE: EBR010 - Land south of Butt Lane DATE VISITED: 19/05/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Study area generally well maintained with good landscape quality and few degraded features | High - 3 |
| Scenic quality | Generally attractive study area, some detractors in the form of pylons and unsympathetic housing | Med - 2 |
| Rarity | N/A | Low - 1 |
| Representativeness | Broadly representative of PZ | Med - 2 |
| Conservation interests | Site adjacent to conservation area, a few listed buildings and a number of TPOs | Med - 2 |
| Recreation value | Network of PRoW including one crossing the site, one public open space within study area | Med - 2 |
| Perceptual aspects | Somewhat tranquil with long views, a number of detractors | Med - 2 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | Loss of rural edge | Med - 4 |
| Addition | Extension of settlement edge | Low - 2 |
| Perception | Finger of development extending settlement edge | Med - 4 |
| Policy | Development on village fringes should provide a dispersed character | Low - 2 |

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

Overall low landscape sensitivity derived from a medium landscape value and low susceptibility to change

Notes

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

| Factor | Assessment | Score* |
|----------------------|-------------------------------|---------|
| Recognition of value | Adjacent to conservation area | Med - 6 |
| Indicators of value | N/A | Low - 3 |
| Other value | Rural setting to settlement | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential - part of the visual amenity | Med - 4 |
| Secondary receptors | Recreational, part of the visual amenity, particularly on footpath through site | Med - 4 |
| Number of receptors | Edge of village, adjacent to busy road | Med - 4 |
| Visibility of site | Views of site restricted by boundary vegetation, open otherwise | Med - 4 |

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

Low visual value but medium visual susceptibility - overall a medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | | |
|--------------------|---|---|---------------------|---|-------------------------------------|
| Landscape planting | ✓ | Retain boundary vegetation | Form of development | ✗ | |
| Landscape buffer | ✓ | Millennium Wood extension beyond eastern boundary (offsite) | Local vernacular | ✓ | 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 value and low landscape susceptibility. The medium landscape value is attributed in part to the high landscape quality, as well as the medium 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.

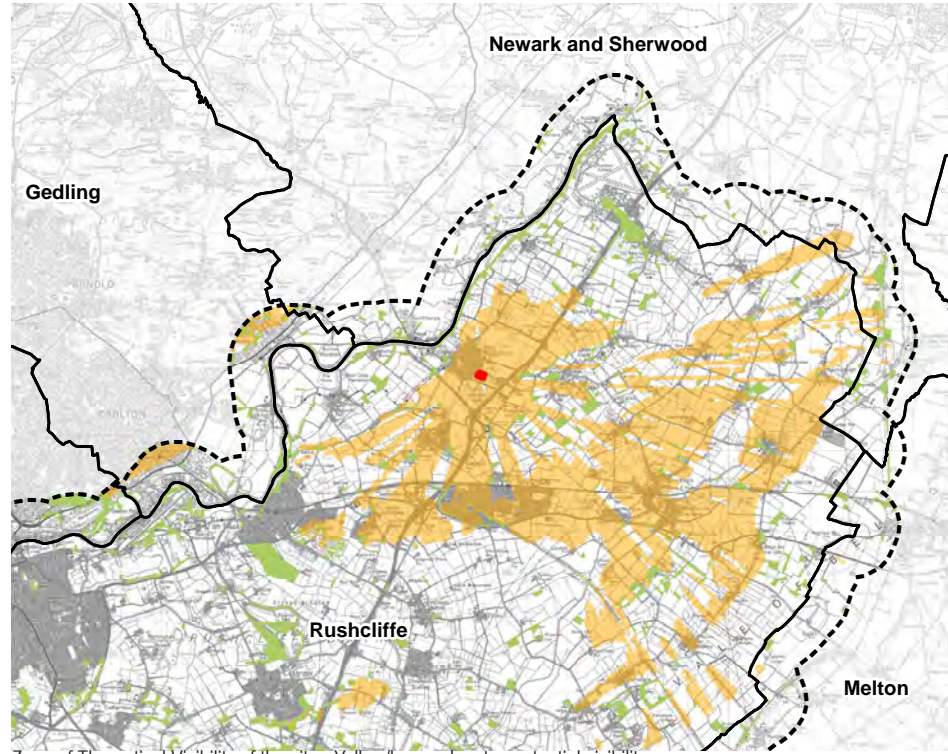
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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EBR/010 - Land south of Butt Lane



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



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



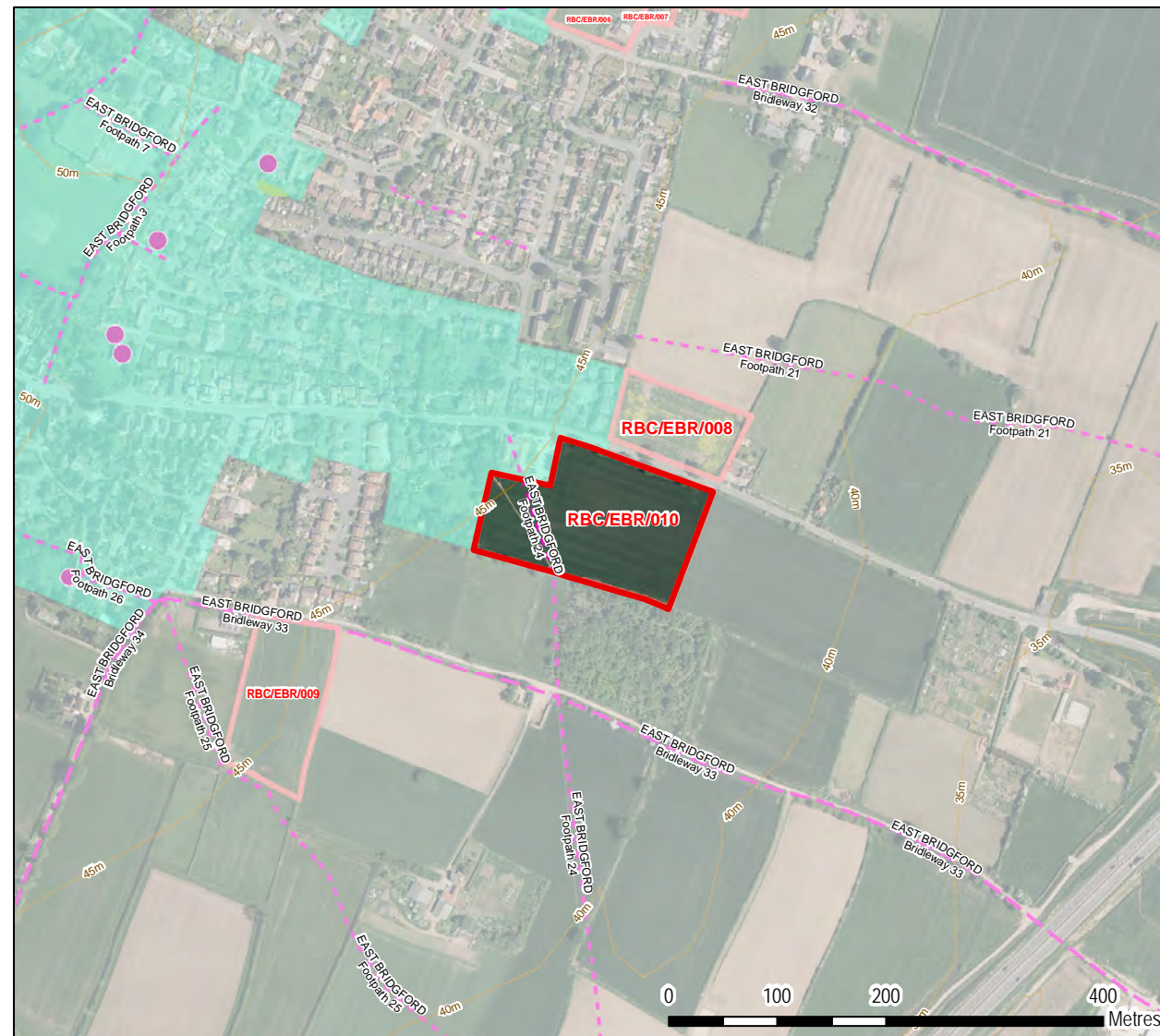
Site Photograph B - View taken from East Bridford FP24 within the site. The view illustrates the open nature of the site, with Butt Lane glimpsed at the left-hand side of the view, and Millennium Wood framing the right-hand side.



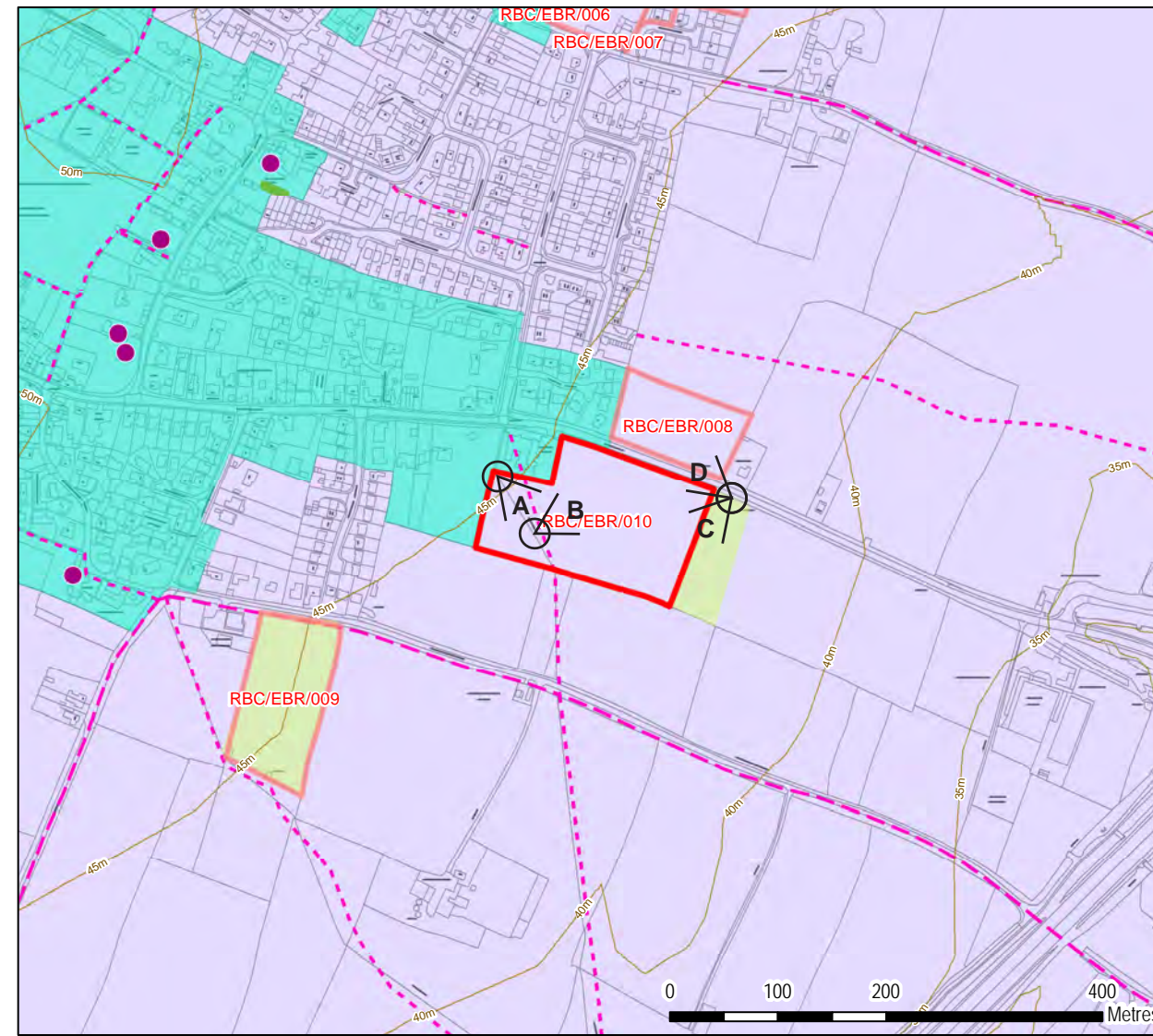
Site Photograph C - This panorama is taken from Butt Lane and demonstrates the rural nature of the site and its relationship to the urban edge. To the right-hand side of the rear of the view can be seen East Bridford Medical Centre. To the right of the view in the background can be seen Millennium Wood.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 42**

SITE REFERENCE: RBC/EBR/011 - South of Closes Side Lane DATE VISITED: 21/12/2017 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN06 (Moderate -Good)

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

LANDSCAPE VALUE Total Score (/25) **12**

| Factor | Assessment | Score* |
|------------------------|---|---------|
| Landscape quality | Variable, gapped hedges and some areas of degradation | Low - 1 |
| Scenic quality | Urban fringe character, a lot of human influence | Low - 1 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area within study area, some listed buildings and TPOs | Med - 2 |
| Recreation value | PRoW network | Med - 2 |
| Perceptual aspects | Urban fringe, not tranquil, aware of settlement | Low - 1 |
| Associations | N/a | Low - 1 |

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

| 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 through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **21**

Overall low landscape sensitivity derived from low landscape value and low susceptibility

Notes

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

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

VISUAL SUSCEPTIBILITY Total Score (/25) **11**

| Factor | Assessment | Score* |
|---------------------|--|---------|
| Primary receptors | Residential, site not particularly important to visual amenity | Low - 2 |
| Secondary receptors | Recreational, not particularly important to visual amenity | Low - 2 |
| Number of receptors | Well populated settlement | Med - 4 |
| Visibility of site | Relatively contained | Low - 2 |

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **21**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | | |
|--------------------|---|---|---------------------|---|
| Landscape planting | ✓ | Retain existing mature field boundaries | Form of development | ✗ |
| Landscape buffer | ✗ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|-------------------------|----------|---------------|
| On-site | Potential access issues | Off-site | Adjacent PRoW |
|---------|-------------------------|----------|---------------|

CONCLUSION

Lying immediately south of Closes Side Lane, the site comprises a pastoral field with associated hedgerow boundaries. The study area contains a good network of PRoW, as well as a number of conservation interests such as listed buildings and TPOs. There is an urban fringe character to the site and its surroundings and this contributes to an overall low landscape 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 low sensitivity. Visually, there are no indicators of value. There is a medium number of potential receptors as the site forms part of a well populated settlement, but the site itself is not particularly important to the visual amenity of adjacent residential or recreational receptors. Overall, there is low visual sensitivity.

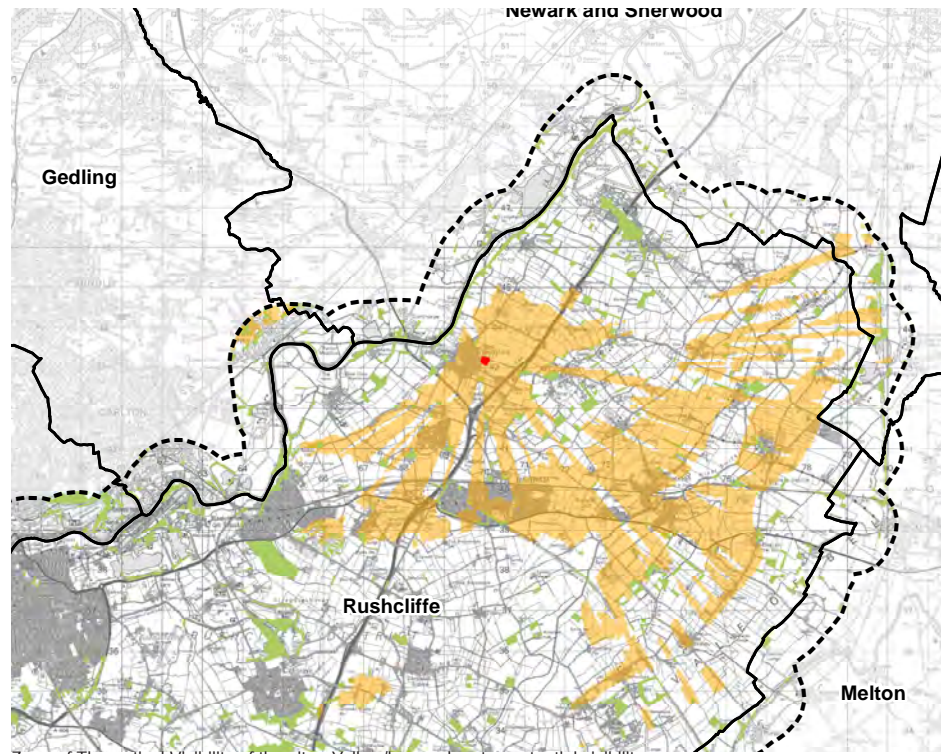
Landscape Value Visual Value

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



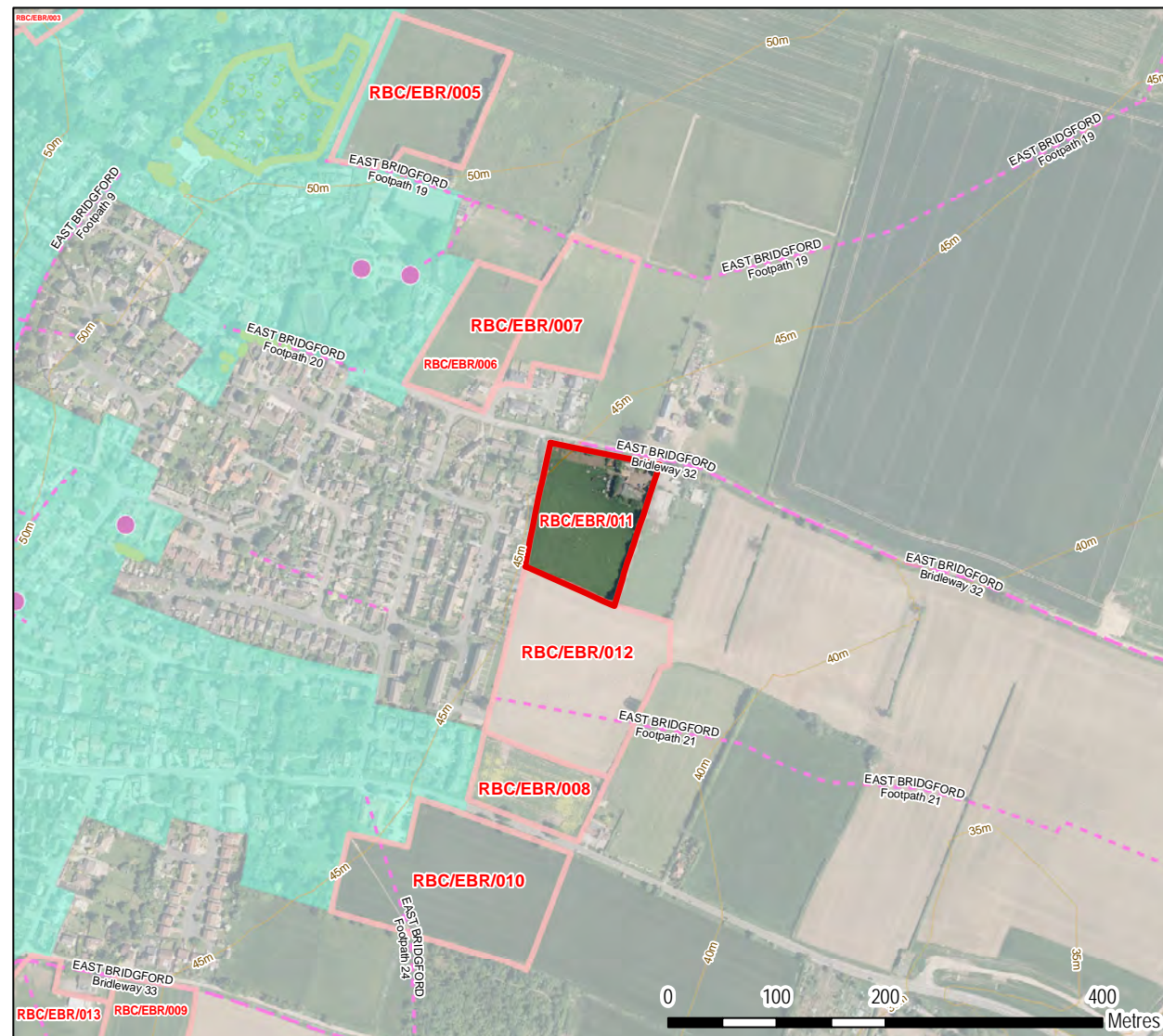
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



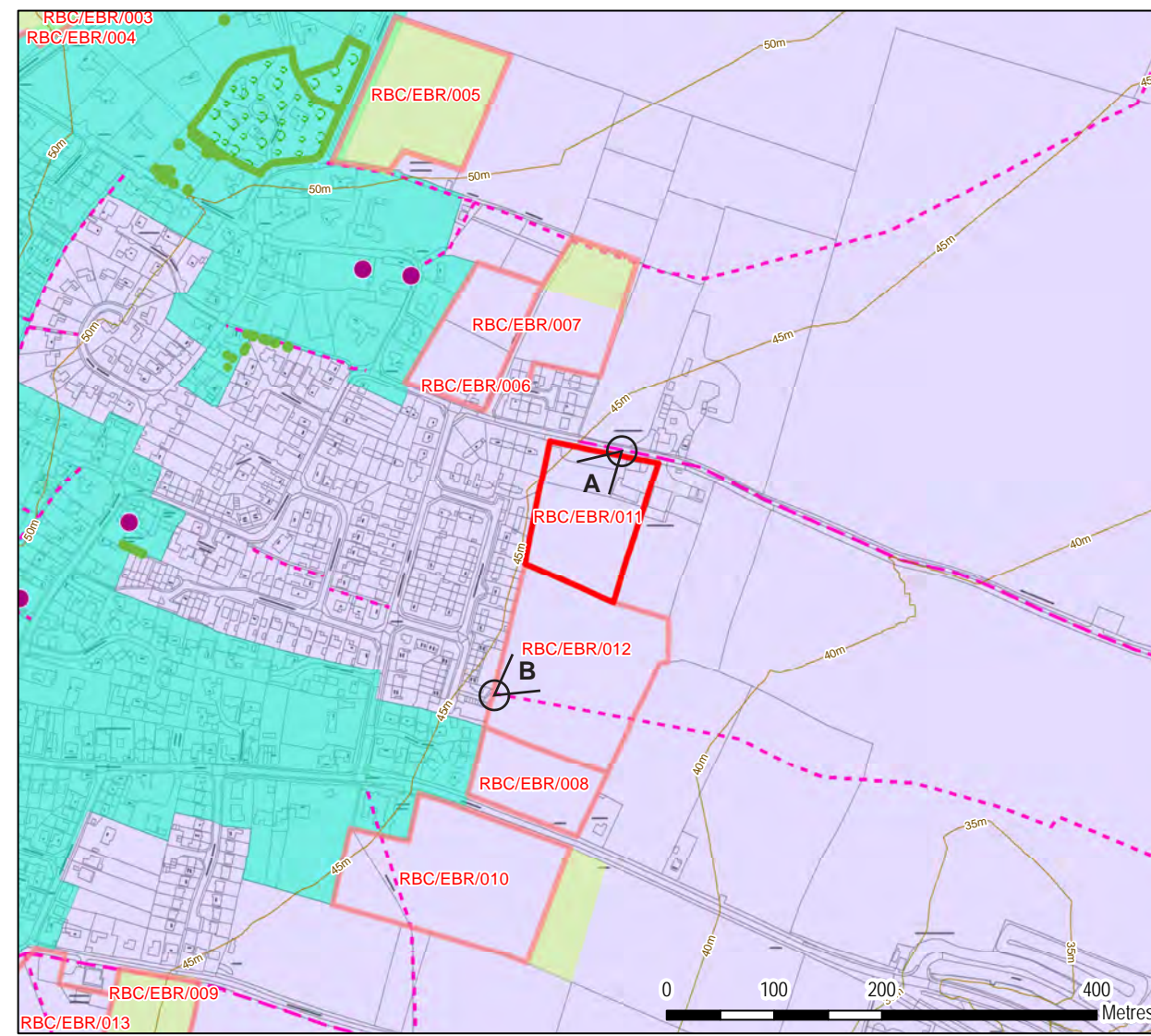
Site Photograph A - This viewpoint looks south-westerly along the site's northern boundary. To the right of the view can be seen Closes Side Lane; the site itself sits in the left of the view and is visually contained by the mature boundary vegetation on the site's northern boundary.



Site Photograph B - Looking north from East Bridford 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 51**

SITE REFERENCE: RBC/EBR/012 - Land to the north of Butt Lane (2) DATE VISITED: 21/12/2017 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN06 (Moderate -Good)

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

LANDSCAPE VALUE Total Score (/25) **12**

| Factor | Assessment | Score* |
|------------------------|--|---------|
| Landscape quality | Variable, gapped hedges and some areas of degradation | Low - 1 |
| Scenic quality | Strong urban fringe character, a lot of human influence | Low - 1 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area adjacent to site, some listed buildings and TPOs | Med - 2 |
| Recreation value | PRoW network within study area, PRoW within site - few recreational facilities | Med - 2 |
| Perceptual aspects | Urban fringe, not tranquil, aware of settlement | Low - 1 |
| Associations | N/a | Low - 1 |

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

| 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 through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **21**

Overall low landscape sensitivity derived from low landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Conservation area adjacent, site is part of its setting | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | N/a | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|--|---------|
| Primary receptors | Residential, site relatively important to visual amenity, particularly for adjacent properties | Med - 4 |
| Secondary receptors | Recreational, site forms part of the rural visual amenity | Med - 4 |
| Number of receptors | Well populated settlement, busy road adjacent | Med - 4 |
| Visibility of site | Site is relatively visible within the study area | Med - 4 |

Notes

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

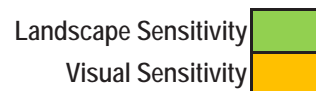
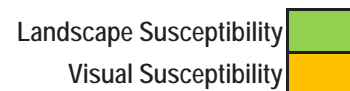
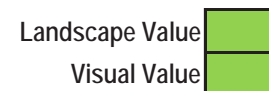
| | | | | | |
|--------------------|---|---|---------------------|---|-----------------------------------|
| Landscape planting | ✓ | Retain mature field boundaries and enhance gappy hedges | Form of development | ✗ | |
| Landscape buffer | ✗ | | Local vernacular | ✓ | In keeping with conservation area |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| | | | |
|---------|------|----------|------------------------|
| On-site | PRoW | Off-site | Adjacent PRoW to north |
|---------|------|----------|------------------------|

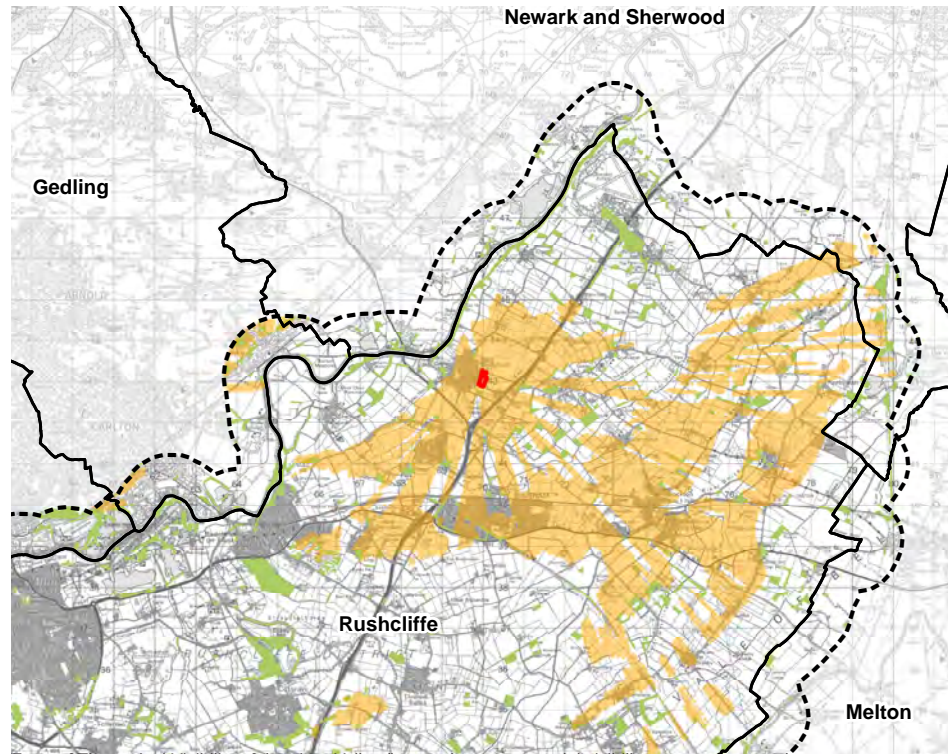
CONCLUSION

The site comprises three fields within agricultural use on the east of the village of East Bridgford and sits to the north of Butt Lane and the south of Closes Side Lane. There is a network of PRoW within the study area with East Bridgford FP21 running through the site itself; the East Bridgford Conservation Area also borders the site. The overall landscape value within the study area is low due to the strong urban fringe character, as well as the degradation of landscape features such as hedgerows. There is a low susceptibility to change with development of the site constituting a perceived extension to the urban fringe. When combined with the low value of the landscape, this results in a low sensitivity of the landscape of the study area to development of the site. The site has a small amount of visual value in its role as part of the setting to the adjacent conservation area, but little else - a low visual value overall. The site forms part of the visual amenity for residential and recreational receptors and as such is of medium visual susceptibility. The overall visual sensitivity is medium.



* 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)



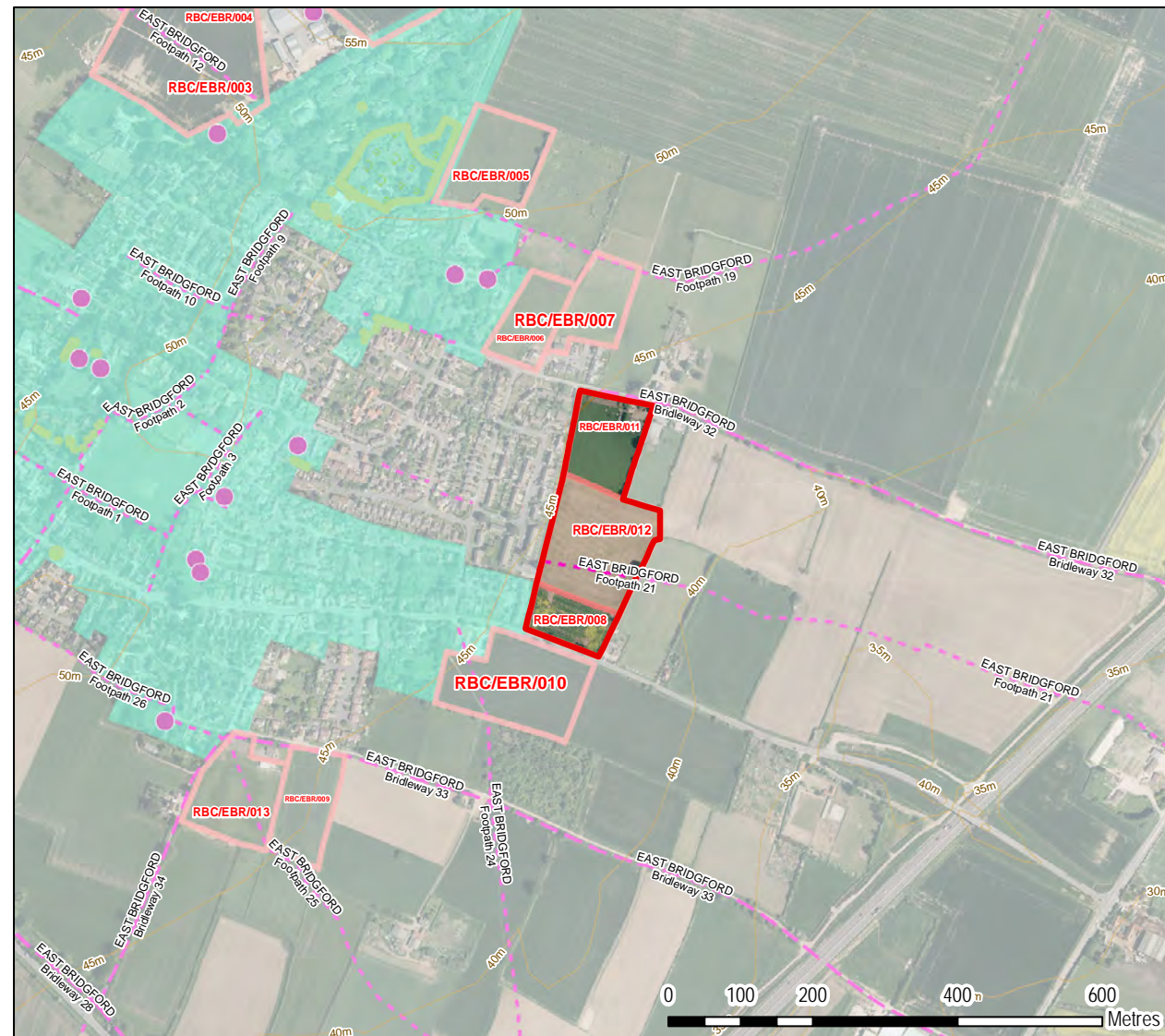
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



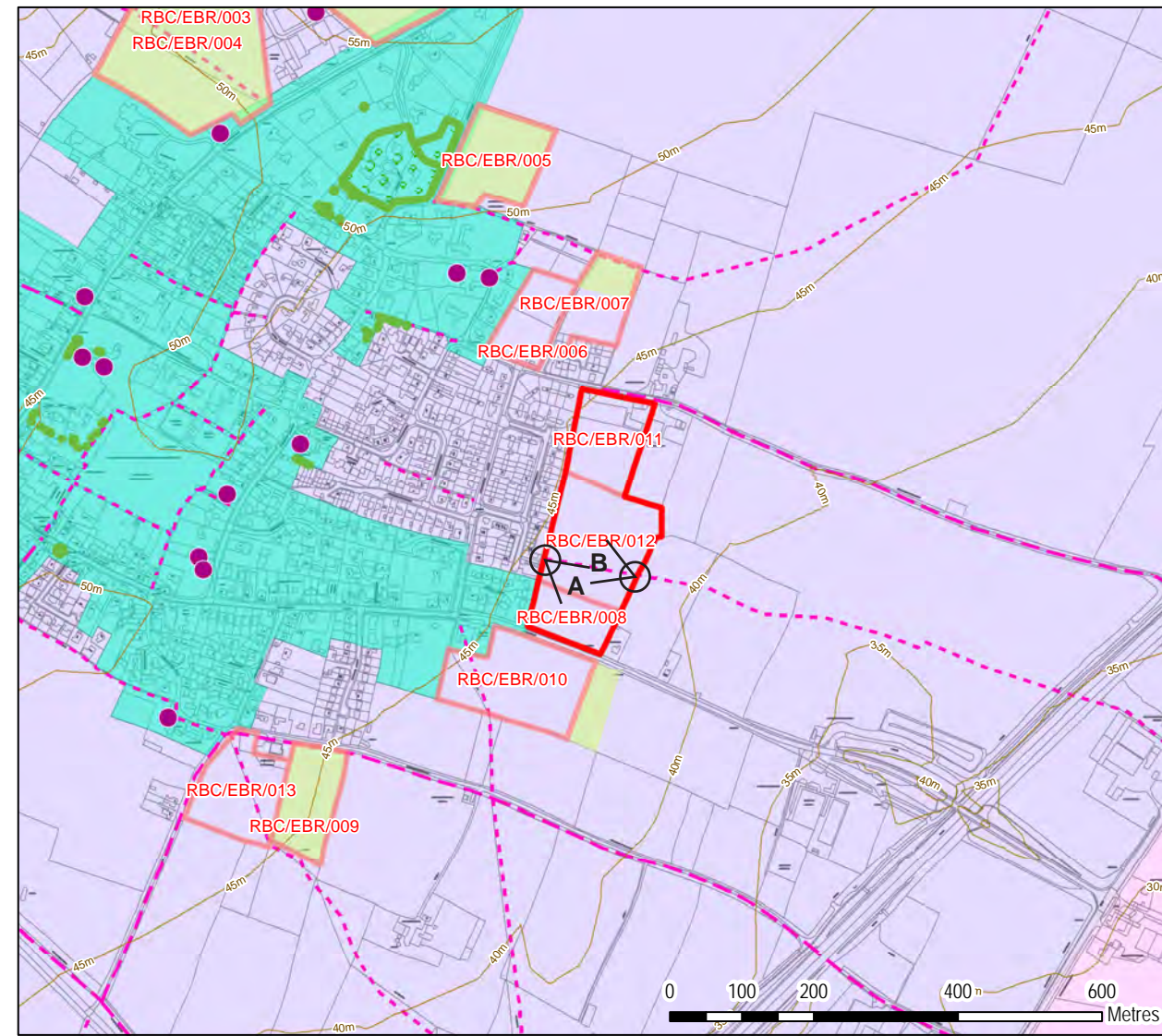
Site Photograph A - This panorama is taken from East Bridford FP21 and looks east from the eastern edge of the village. The site dominates the foreground and midground of the view, encompassing both the ploughed field in the centre of the view and the grassed field in the far right of the view. There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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones**
- SN05, Enhance
- SN06, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 54**

SITE REFERENCE: RBC/EBR/013 - Land at Brickyard Lane DATE VISITED: 21/12/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Generally well maintained but some aspects of degradation | Med - 2 |
| Scenic quality | Some human detractors but overall reasonable scenic quality | Med - 2 |
| Rarity | N/a | Low - 1 |
| Representativeness | Study area partially representative of LCA | Med - 2 |
| Conservation interests | Conservation area, some listed buildings and TPOs | Med - 2 |
| Recreation value | Strong network of PRoW | High - 3 |
| Perceptual aspects | Edge of settlement, road noise apparent, not an overly strong character | Low - 1 |
| Associations | N/a | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|--|---------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | Illogical extension to settlement edge | Med - 4 |
| Perception | Finger of development, increase in density and urbanisation | Med - 4 |
| Policy | Enhance village fringes through planting small copses to break up the uniform nature of the urban edge | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **28**

Overall low landscape sensitivity derived from medium landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|-------------------------------|---------|
| Recognition of value | Adjacent to conservation area | Med - 6 |
| Indicators of value | N/a | Low - 3 |
| Other value | N/a | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential, part of the rural setting | Med - 4 |
| Secondary receptors | Recreational, part of the visual amenity | Med - 4 |
| Number of receptors | Village edge | Low - 2 |
| Visibility of site | Visible from field gate, otherwise vegetated boundary | Low - 2 |

Notes

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | |
|--------------------|---|-----------------------------------|---------------------|---|
| Landscape planting | ✓ | Retain mature boundary vegetation | Form of development | ✗ |
| Landscape buffer | ✗ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |



CONSTRAINTS



| | | | |
|---------|------|----------|---------------|
| On-site | PRoW | Off-site | Adjacent PRoW |
|---------|------|----------|---------------|

CONCLUSION

The site comprises one field used for equestrian grazing which contains a PRoW and lies immediately south of Springdale Lane. A medium landscape value is apparent within the study area, contributed to by the high level of recreational amenity, as well as the number of conservation interests. The site forms a somewhat illogical extension to the village, pushing a finger of development into the rural surroundings, but despite this the overall susceptibility to change within the landscape is low. Overall, the sensitivity of the landscape resource is also low. Visually, the site has little value in its surroundings other than as part of the setting to the conservation area. There is also a low visual susceptibility, derived from the low visibility of the site and its position just off a quiet residential street. The visual sensitivity is overall low.

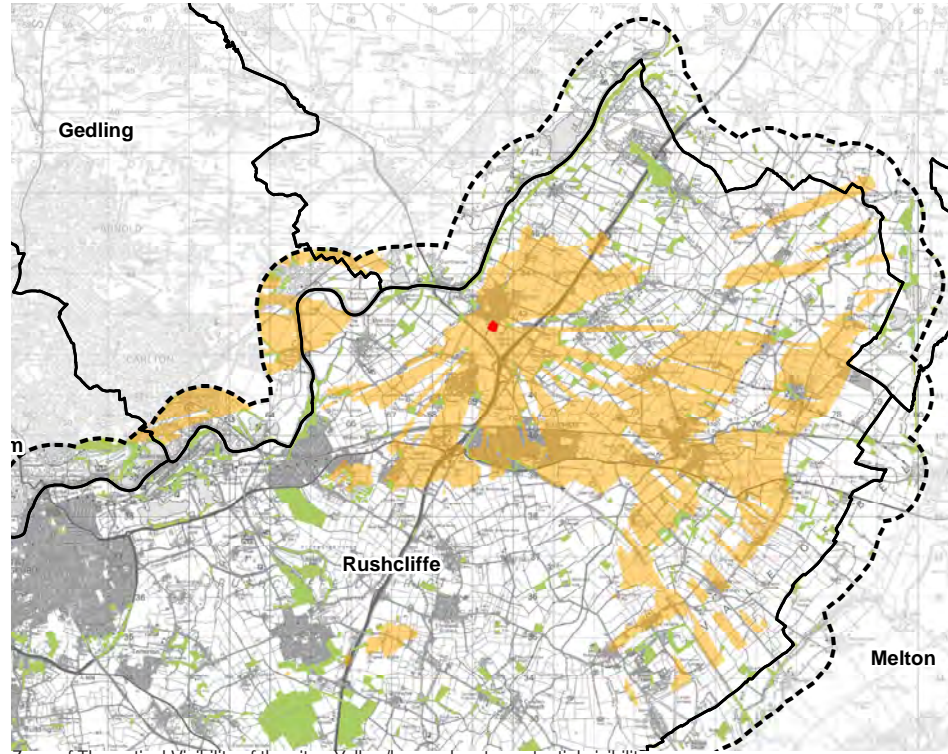
Landscape Value 
Visual Value 

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.

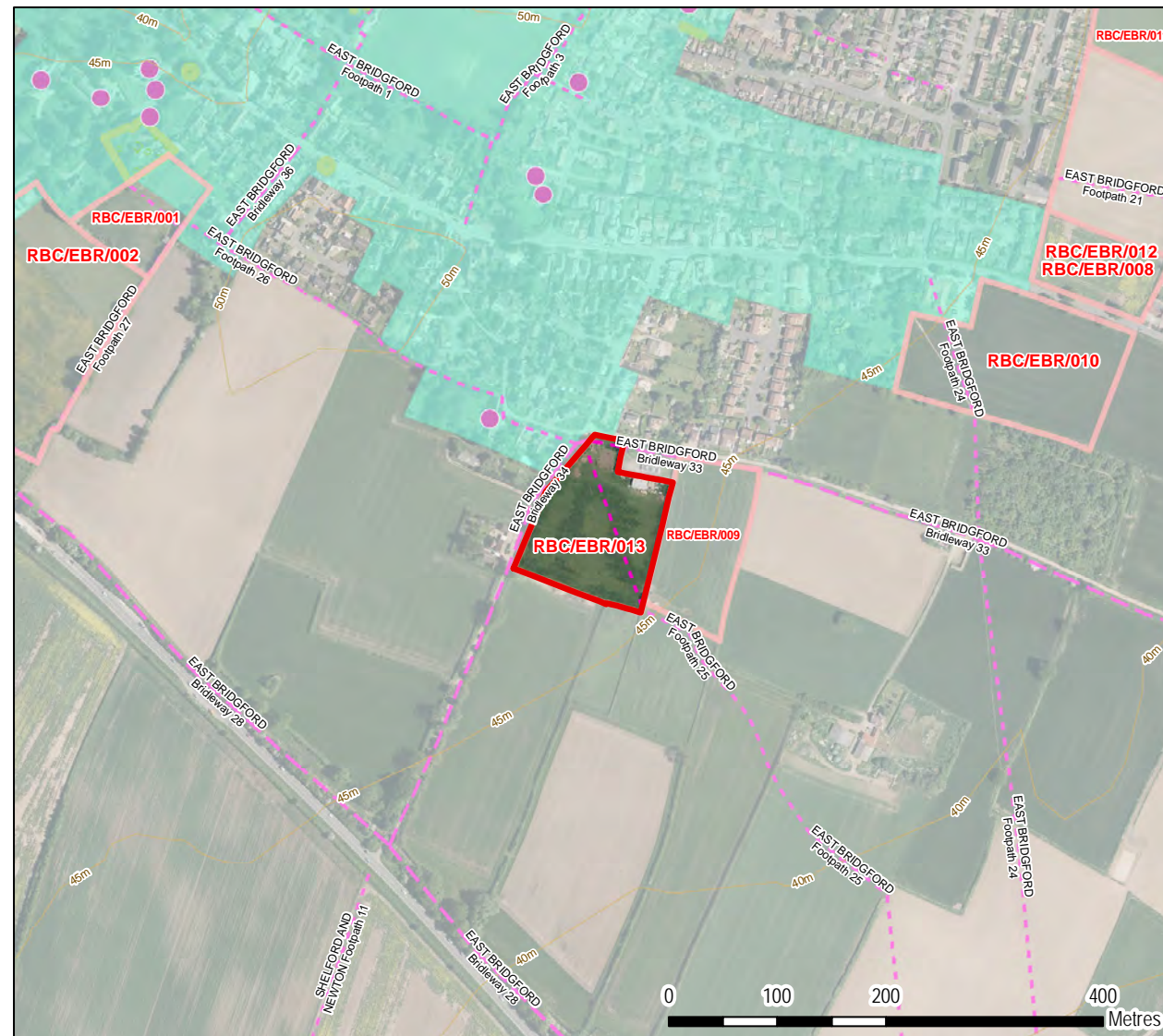
EBR/013 - Land at Brickyard Lane



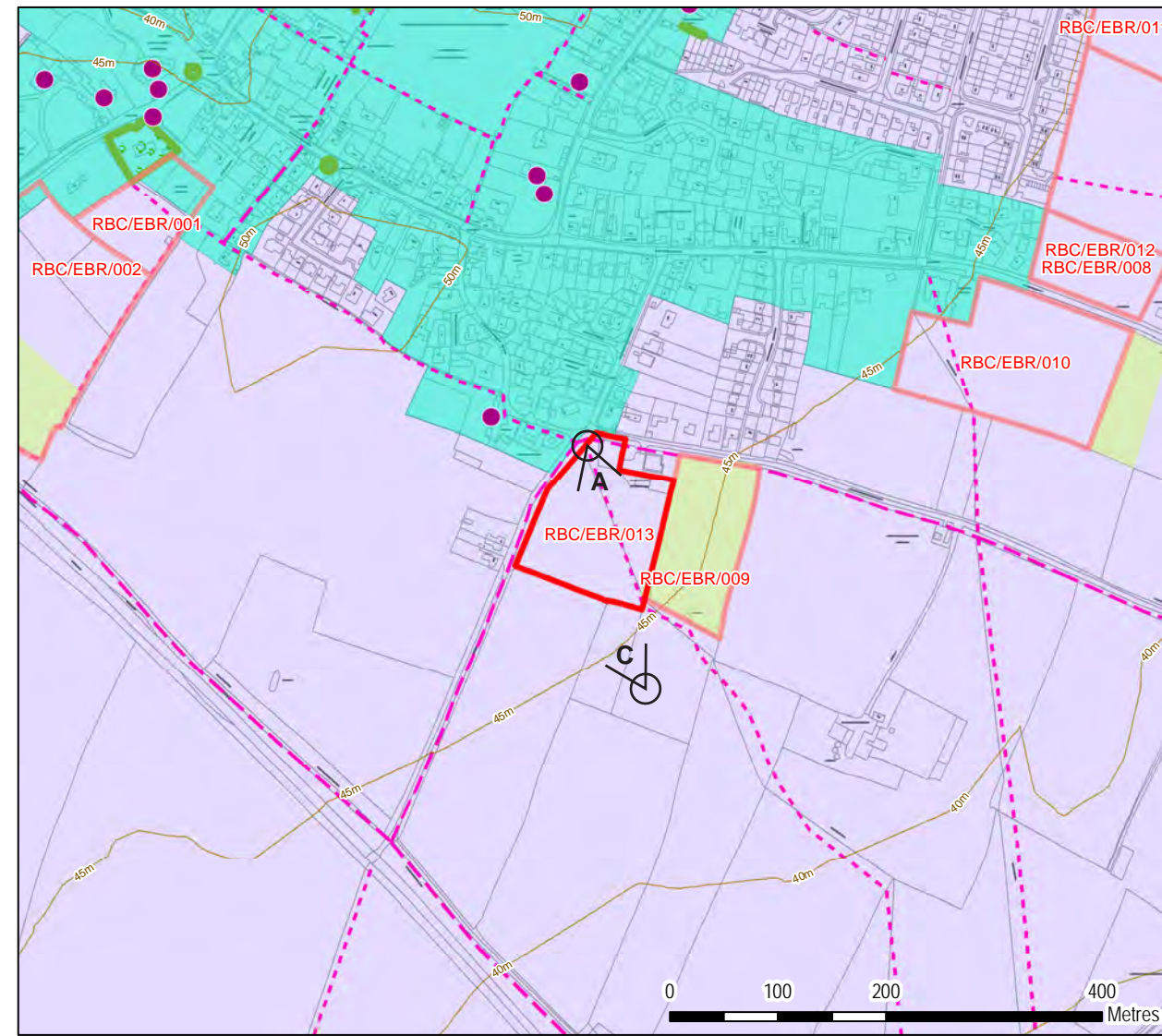
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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East Leake





LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 54**

SITE REFERENCE: RBC/EL/001 - Land south of West Leake Road DATE VISITED: 09/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate -Good) Landscape character within study area NW02 (Moderate -Good) , NW01 (Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Study area fairly well maintained, very well managed domestic setting | Med - 2 |
| Scenic quality | Attractive rural edge, few detractors despite location on settlement edge | High - 3 |
| Rarity | N/A | Low - 1 |
| Representativeness | Some key characteristics represented | Med - 2 |
| Conservation interests | TPO in study area | Low - 1 |
| Recreation value | A few PRoW, site comprises allotments, some public open space | Med - 2 |
| Perceptual aspects | Attractive rural edge, sense of tranquillity | Med - 2 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | Loss of allotments which are a recreational resource | Med - 4 |
| Addition | Extension to rural edge | Low - 2 |
| Perception | Potential for perceived increase in density, southern half of site is slightly illogical finger extension | Med - 4 |
| Policy | Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **28**

Overall low landscape sensitivity derived from medium landscape value and low susceptibility

Notes

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

| Factor | Assessment | Score* |
|----------------------|------------|---------|
| Recognition of value | N/A | Low - 3 |
| Indicators of value | Allotments | Med - 6 |
| Other value | N/A | Low - 3 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Recreational - site is a good recreational feature, forms a part of the visual amenity for receptors using the allotments | Med - 4 |
| Secondary receptors | Residential - site forms small part of the rural outlook | Low - 2 |
| Number of receptors | Rural edge to small village | Med - 4 |
| Visibility of site | Views restricted by boundary vegetation | Low - 2 |

Notes

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

Low visual value and low visual susceptibility, an overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

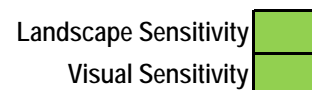
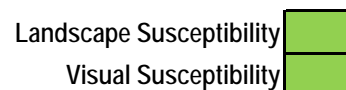
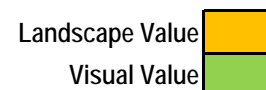
| | | | | |
|--------------------|---|---|---------------------|---|
| Landscape planting | ✓ | Retain and enhance existing mature vegetated boundary | Form of development | ✗ |
| Landscape buffer | ✗ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|------------|----------|--|
| On-site | Allotments | Off-site | |
|---------|------------|----------|--|

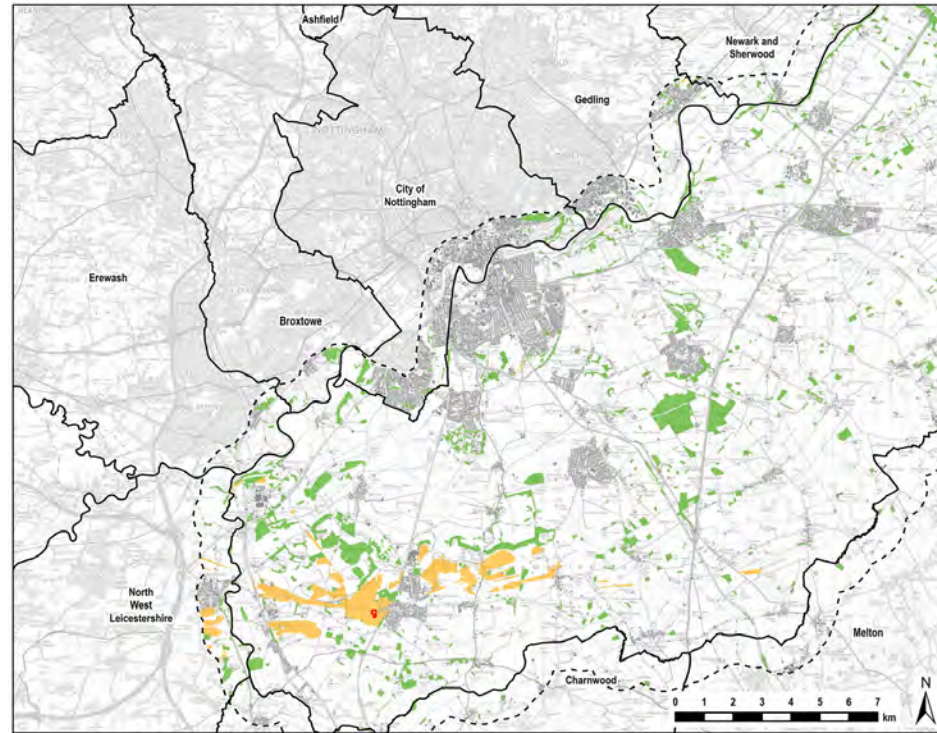
CONCLUSION

Site EL/001 comprises allotments on the western edge of East Leake which form a recreational resource for the village. There is a medium landscape value in the study area as a result of the well managed domestic setting and the attractive rural edge to the settlement; the landscape susceptibility is low however as the site is an extension to the existing urban edge. The allotments are an indicator of visual value within the landscape, but there is little other visual value and overall it is considered to be low. The visual susceptibility is low as views into the site are restricted by boundary vegetation and the site forms a small part of the rural outlook for residential receptors. Overall there is a low 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/001 - Land south of West Leake Road



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



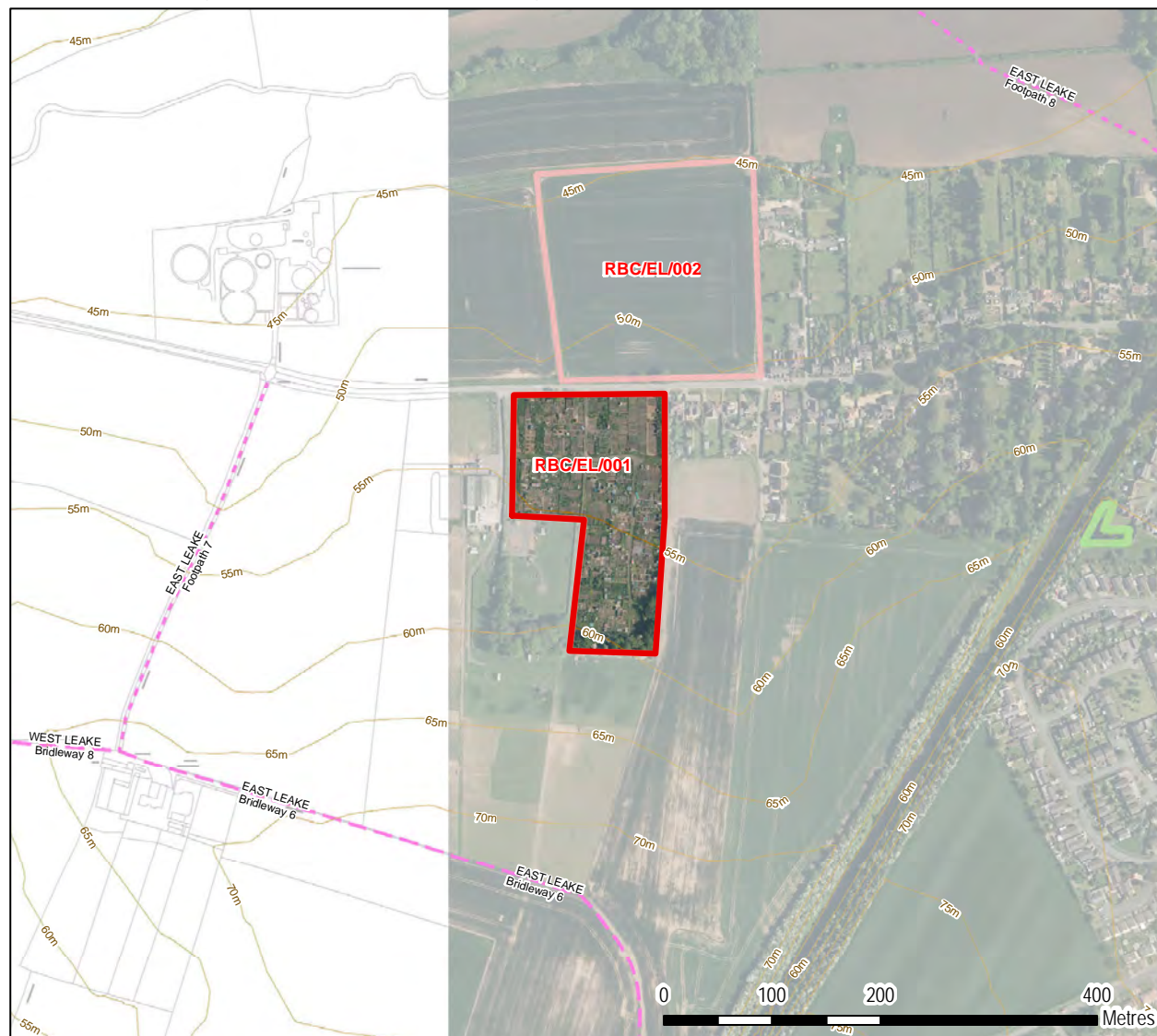
Site Photograph A - This viewpoint looks westerly from West Leake Road, which forms the edge of built development on the western boundary of East Leake. This view looks across a front garden directly into the site and is one of the few clear views into the site itself given the mature hedgerow on the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



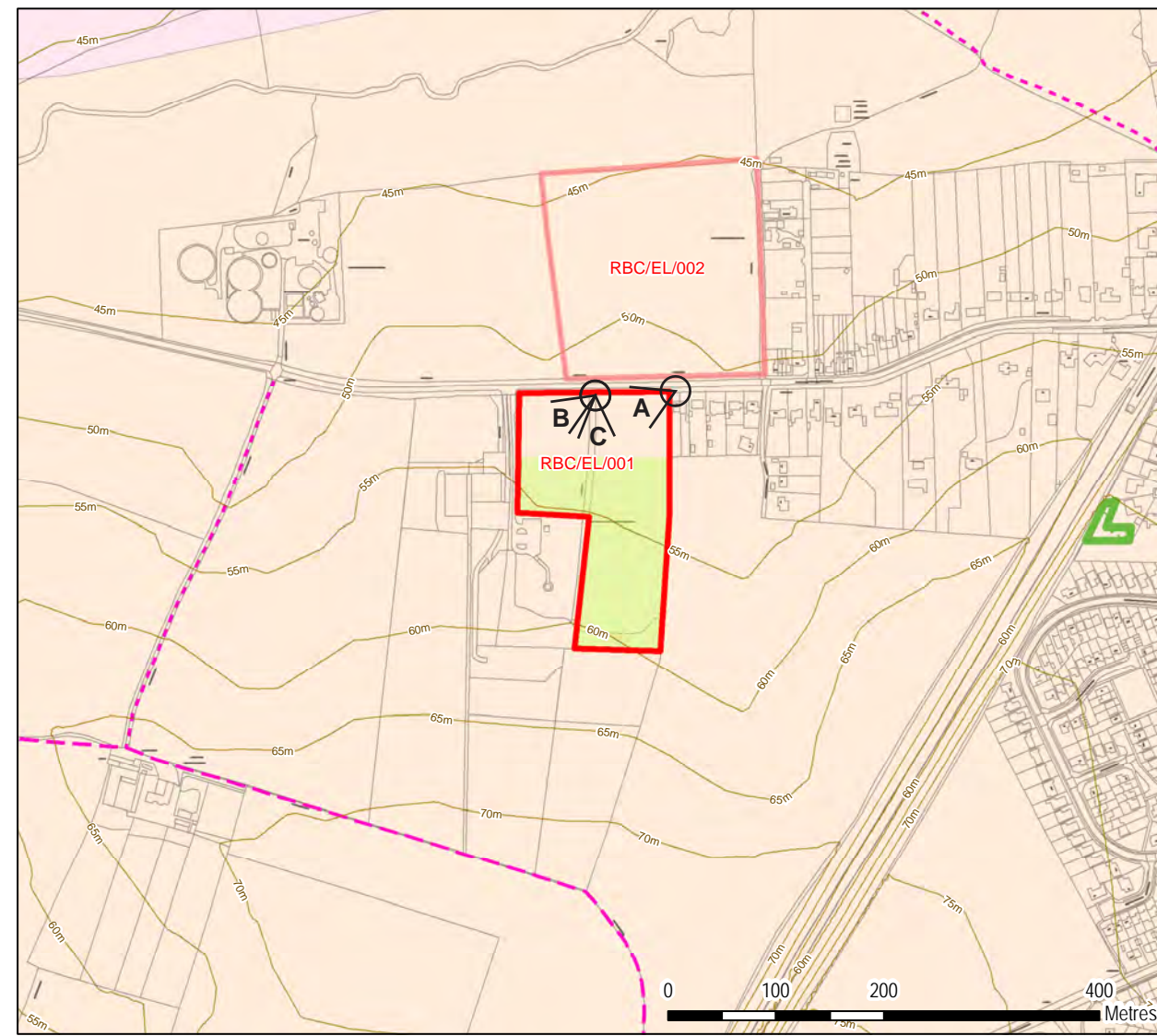
Site Photograph B - View taken of the entrance to the site from West Leake Road. This panorama demonstrates the enclosed nature of the site.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- NW01, Conserve
- NW02, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 51**

SITE REFERENCE: RBC/EL/002 - Land north of West Leake Road DATE VISITED: 09/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate -Good) Landscape character within study area NW02 (Moderate -Good) , NW01 (Good)

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

LANDSCAPE VALUE Total Score (/25) 15

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Study area fairly well maintained, very well managed domestic setting | Med - 2 |
| Scenic quality | Attractive rural edge, few detractors despite location on settlement edge | High - 3 |
| Rarity | N/A | Low - 1 |
| Representativeness | Some key characteristics represented | Med - 2 |
| Conservation interests | Conservation areas and TPOs in study area, does not relate to site | Low - 1 |
| Recreation value | A few PRoW, allotments adjacent | Med - 2 |
| Perceptual aspects | Attractive rural edge, sense of tranquillity | Med - 2 |
| Associations | N/A | Low - 1 |

LANDSCAPE SUSCEPTIBILITY Total Score (/25) 13

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | Loss of small part of rural setting to the village | Med - 4 |
| Addition | Extension to existing urban edge | Low - 2 |
| Perception | Potential for perceived increase in density | Med - 4 |
| Policy | Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 28

Medium landscape value and low susceptibility. Overall low landscape sensitivity

Notes

VISUAL VALUE Total Score (/25) 10

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

VISUAL SUSCEPTIBILITY Total Score (/25) 13

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential - site forms part of the rural outlook | Med - 4 |
| Secondary receptors | Transport - site has minimal impact on experience | Low - 2 |
| Number of receptors | Rural edge to small village | Low - 2 |
| Visibility of site | Landform facilitates views, somewhat restricted by vegetation | Med - 4 |

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

Overall low visual sensitivity arising from low visual value and low susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



| | | | | | |
|--------------------|---|--|---------------------|---|--|
| Landscape planting | ✓ | Retain and enhance existing vegetated boundary | Form of development | ✓ | As existing housing, linear with long narrow gardens |
| Landscape buffer | ✗ | | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |



CONSTRAINTS



| | | | |
|---------|--|----------|--|
| On-site | | Off-site | |
|---------|--|----------|--|

CONCLUSION

Site EL/002 is an arable field on the western edge of the village of East Leake. Within the study area, there is a medium landscape value, which arises from the attractive and well-maintained rural edge and sense of tranquillity. Development of the site would result in a small loss of the rural village setting and potential for perception of increased density, but overall the landscape susceptibility is low. The landscape sensitivity is also low overall. In visual terms, there is very limited visual value. The visual susceptibility is also low, owing to the low number of receptors and the occasional restriction of views to the site by vegetation. Overall, the visual sensitivity is low.

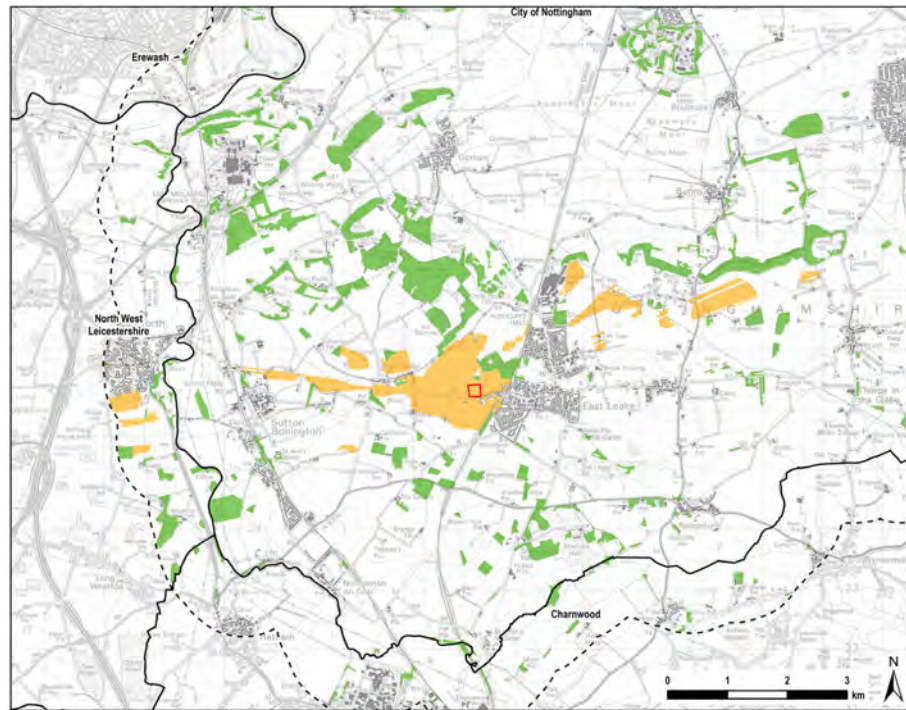
Landscape Value 
Visual Value 

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.

EL/002 - Land north of West Leake Road



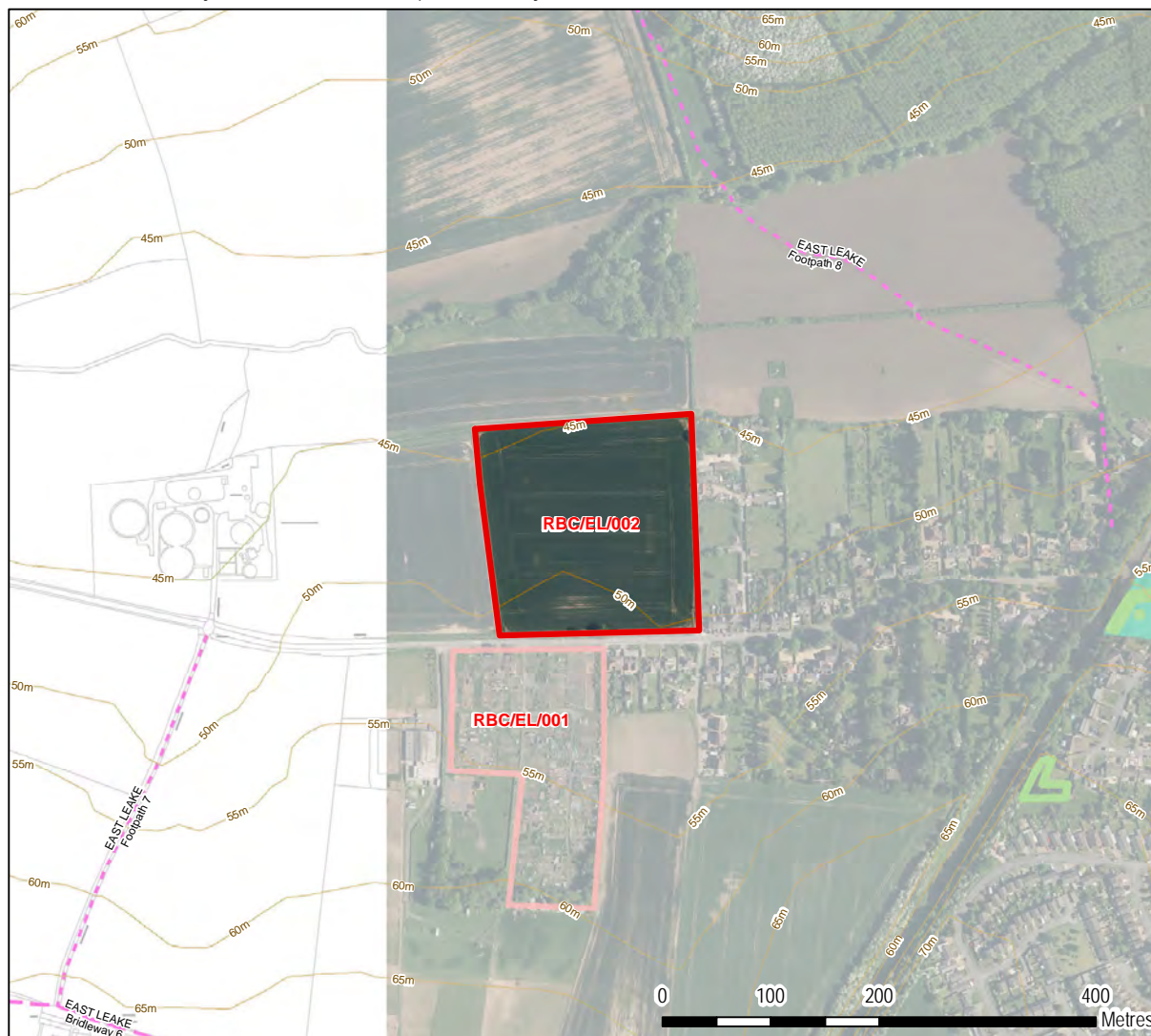
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



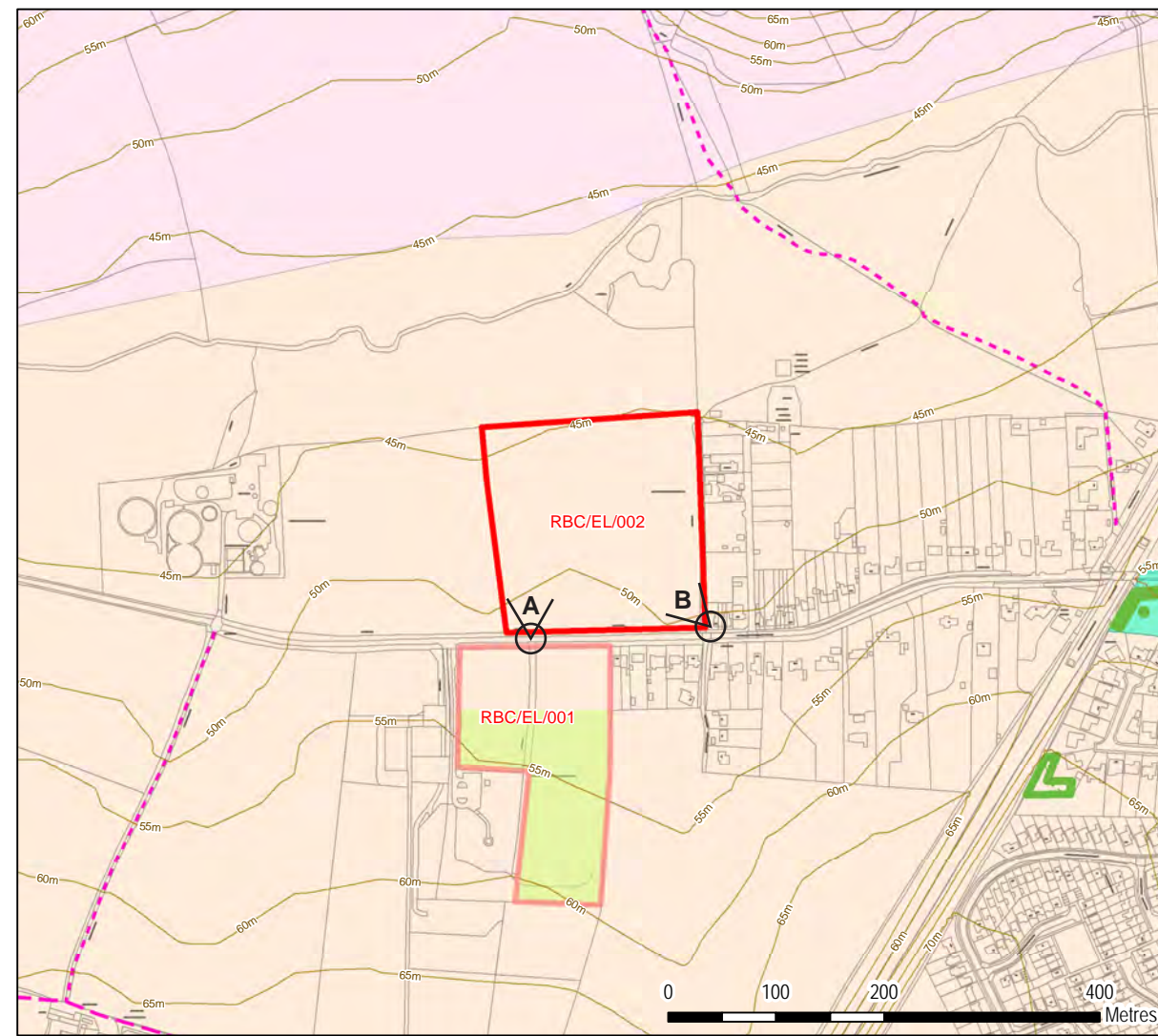
Site Photograph A - Looking north from West Leake Road directly into the site. This viewpoint demonstrates the rural nature of the valley beyond the settlement edge and the positive aesthetic aspects. On the top of the Fox Hill in the background of the view can be seen Fox Hill Farm. In the middle-ground 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW01, Conserve
 - NW02, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 52**

SITE REFERENCE: RBC/EL/003 - Brook Furlong Farm DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW01 (Good) Landscape character within study area NW01 (Good), NW02 (Moderate - Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Degraded in parts, other areas are well-maintained domestic setting | Med - 2 |
| Scenic quality | Urban edge, lots of human detractors | Low - 1 |
| Rarity | N/A | Low - 1 |
| Representativeness | Shows some key characteristics | Med - 2 |
| Conservation interests | Conservation area with TPO, but does not bear much relation to the site | Low - 1 |
| Recreation value | Network of PRoW centred through site, public open space | High - 3 |
| Perceptual aspects | Edge of settlement, a lot of human influence | Low - 1 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|---------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | Urban extension to settlement, adding onto existing ribbon development | Low - 2 |
| Perception | Extension to settlement beyond existing boundary, north and east of site is an illogical extension of settlement boundary | Med - 4 |
| Policy | Conserve the nucleated character of larger villages | Med - 4 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

Low landscape value and susceptibility, overall low landscape sensitivity

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Conservation area within study area, but bears little relevance to site | Low - 3 |
| Indicators of value | N/A | Low - 3 |
| Other value | Recreation value | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Recreational - site forms part of the experience | Med - 4 |
| Secondary receptors | Residential - site forms small part of the rural outlook | Low - 2 |
| Number of receptors | Adjacent to village settlement | Med - 4 |
| Visibility of site | Lots of screening boundary vegetation, site also obscured by built form from west | Low - 2 |

Notes

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **26**

Low visual sensitivity arising from low visual value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

| | | | | |
|--------------------|---|---|---------------------|---|
| Landscape planting | ✓ | Restore and enhance existing mature vegetation | Form of development | ✗ |
| Landscape buffer | ✓ | Northern and eastern section of site to retain settlement pattern | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|-------------------------------|----------|--|
| On-site | PRoW, potential access issues | Off-site | |
|---------|-------------------------------|----------|--|

CONCLUSION

The site comprises two fields used for equestrian grazing with mature vegetated boundaries on the eastern edge of East Leake. Despite the proximity of East Leake conservation area, there is a low landscape value within the study area; this is contributed to by the degree of human detractors and lack of tranquillity. Development of the site would extend the settlement beyond the existing urban edge and form a potentially illogical extension to the village, although no notable key characteristics would be lost. This factors into a low landscape susceptibility. The landscape sensitivity is also low overall. In terms of visual value, the site has recreational value but little else. There is a low visual susceptibility arising from the site being generally obscured from view by mature boundary vegetation. Overall there is a low visual sensitivity.

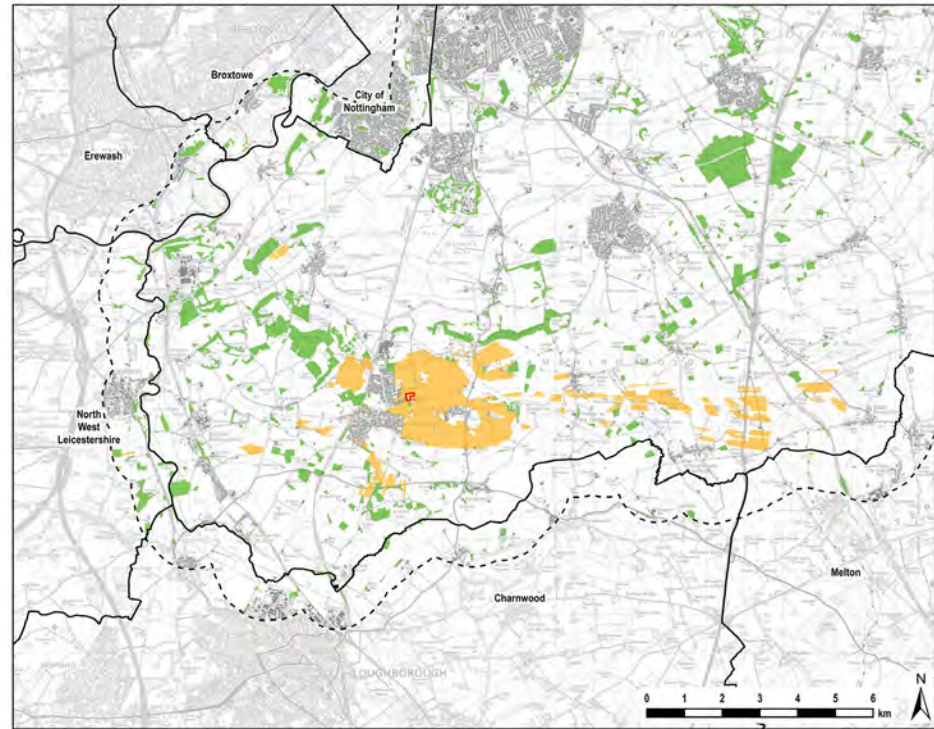
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

EL/003 - Brook Furlong Farm



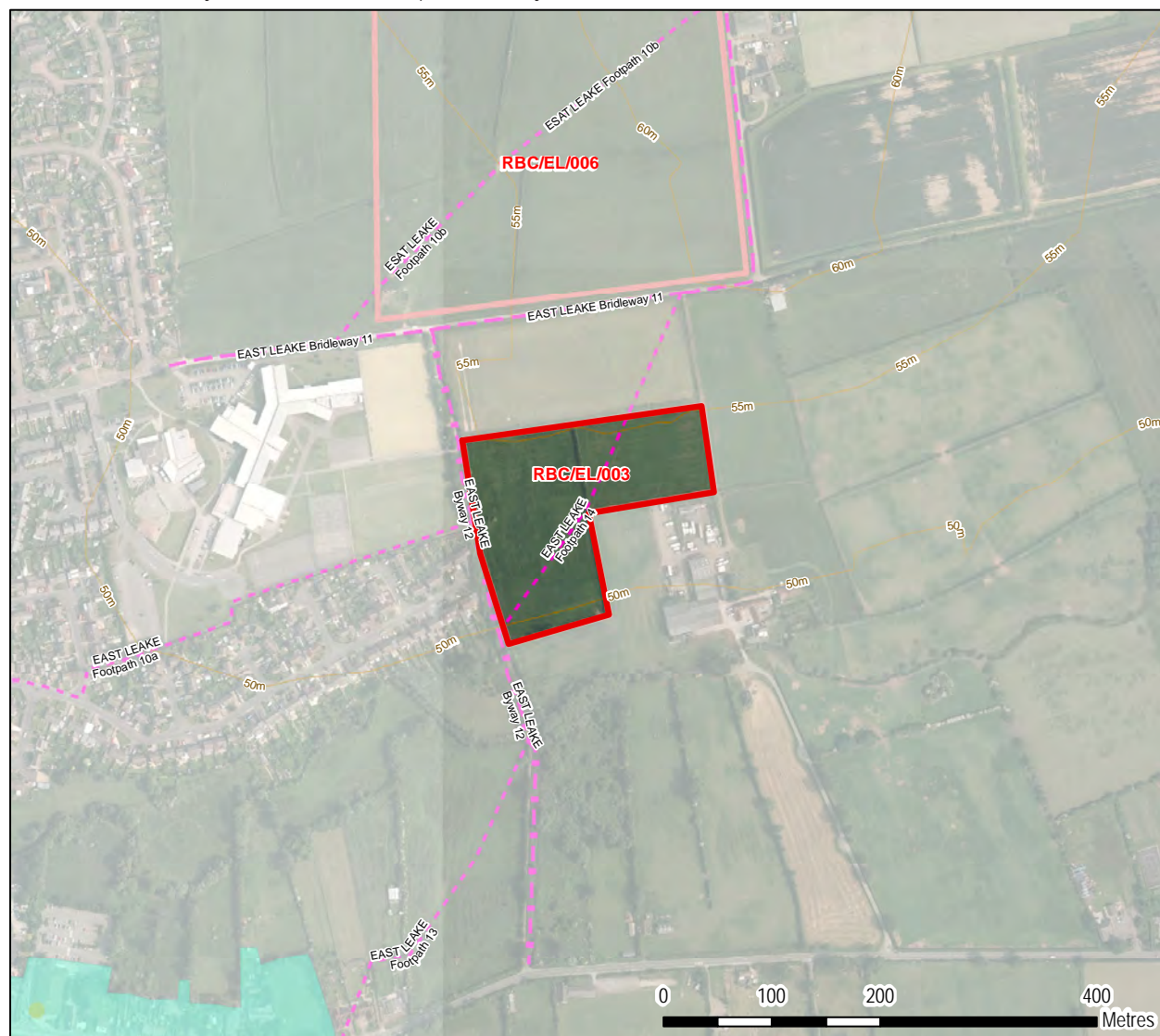
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



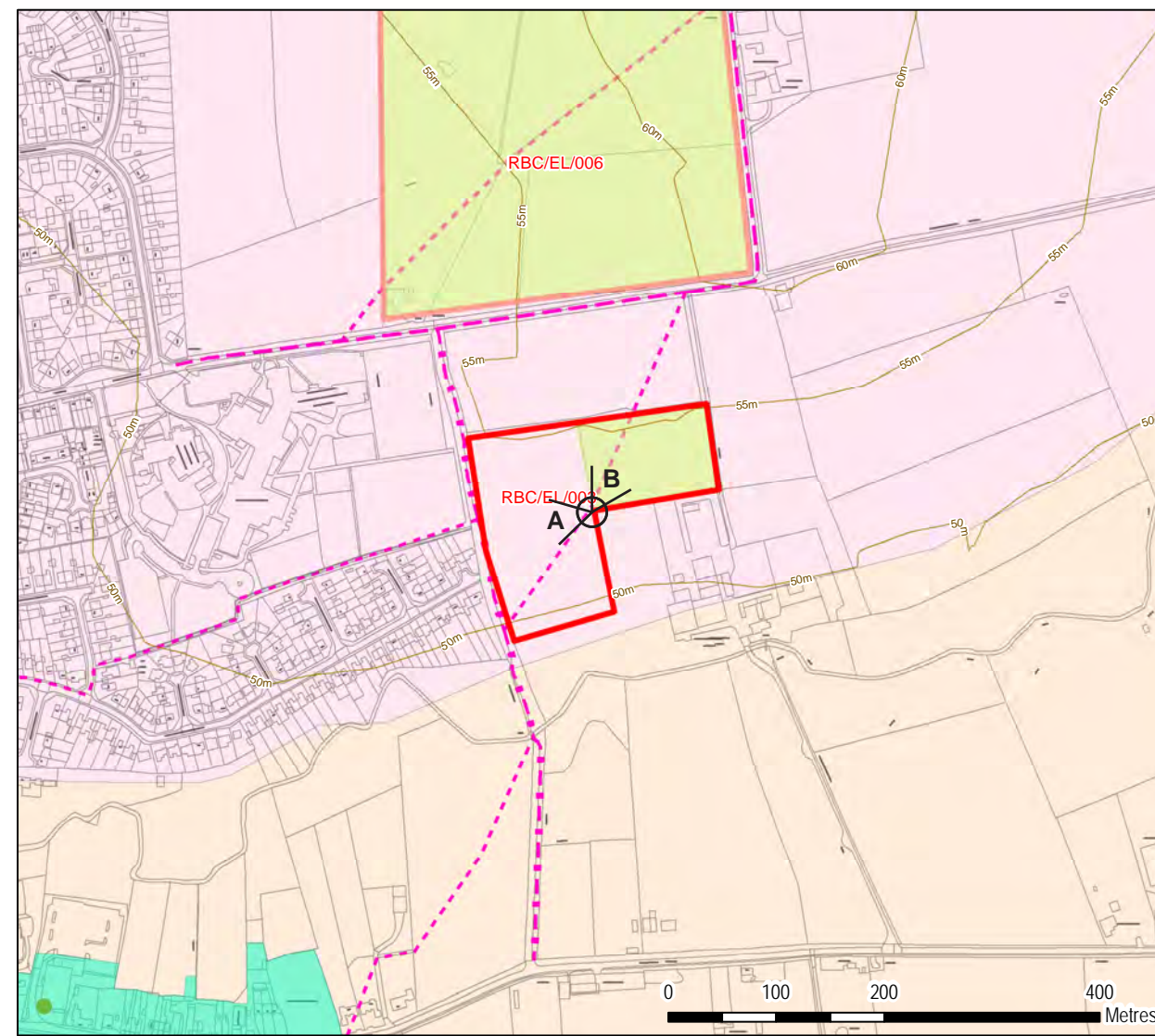
Site Photograph A - This viewpoint looks westerly from East Leake Footpath 14 in the centre of the site; demonstrating the pastoral usage of the site, as well as the strong vegetated boundaries. The site sits on the eastern edge of East Leake, but the adjacent houses are not prominent in the view, which 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- 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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 63**

SITE REFERENCE: RBC/EL/004 - Land off Rempstone Road (north) DATE VISITED: 09/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate -Good) Landscape character within study area NW02 (Moderate -Good)

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

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

| Factor | Assessment | Score* |
|------------------------|---|---------|
| Landscape quality | Some areas of well managed land, but there are pockets of degradation and human influence | Med - 2 |
| Scenic quality | Generally positive but industrial elements detract | Med - 2 |
| Rarity | N/A | Low - 1 |
| Representativeness | Some key characteristics represented | Med - 2 |
| Conservation interests | Conservation area to north, views from site to this. One TPO | Med - 2 |
| Recreation value | PRoW through site, network of paths | Med - 2 |
| Perceptual aspects | Rural edge to settlement, some industrial influences | Med - 2 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | Large extension of settlement forming finger of development | Med - 4 |
| Perception | Expansion of urban influence into rural setting, despite proximity of planned development | High - 6 |
| Policy | Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes | Low - 2 |

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

Medium landscape value and medium susceptibility, an overall medium landscape sensitivity

Notes

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

| Factor | Assessment | Score* |
|----------------------|--|---------|
| Recognition of value | Conservation area, site falls within setting | Med - 6 |
| Indicators of value | N/A | Low - 3 |
| Other value | Recreational value through rural edge into countryside, long views including of St Mary's Church | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|--|---------|
| Primary receptors | Recreational - site forms part of recreational experience | Med - 4 |
| Secondary receptors | Residential - site is part of the rural setting for the village | Med - 4 |
| Number of receptors | Close to village edge | Med - 4 |
| Visibility of site | Long views from north, slightly more restricted by vegetation from south | Med - 4 |

Notes

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

Medium visual value and visual susceptibility. Overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

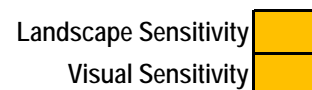
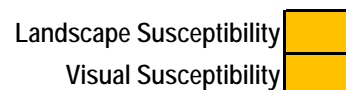
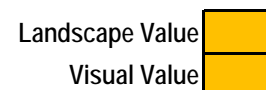
| | | | | | |
|--------------------|---|--|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Entire site - site unable to be mitigated due to role as a finger of development extending the settlement into the rural setting | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| On-site | PRoW | Off-site |
|---------|------|----------|
| | | |

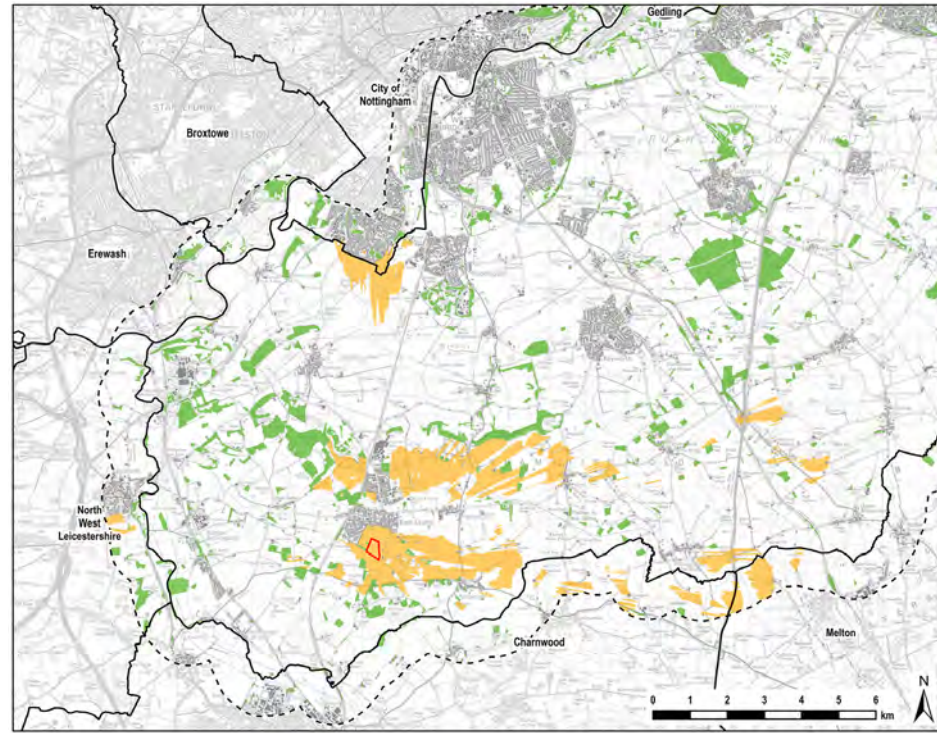
CONCLUSION

The site is a series of arable fields separate from the existing settlement boundary of East Leake, although adjacent to an existing development site with outline permission for residential development. It slopes up towards Rempstone Road from the settlement. There is a medium landscape value within the study area which arises from the network of paths, the generally good level of management and the rural setting to the village. The main factor influencing the medium landscape susceptibility is the fact that the site (when considered with the adjacent consented development) forms a finger of urban influence into the rural setting, expanding the urban influence. The landscape sensitivity is overall medium. Visually, there is a medium sensitivity to development of the site. This is derived partly from the medium visual value arising from the sites location in the setting of East Leake Conservation Area and the recreational value of the site. The other factor is the medium visual susceptibility as the site is part of the recreational experience and part of the rural setting for residential receptors in East Leake.

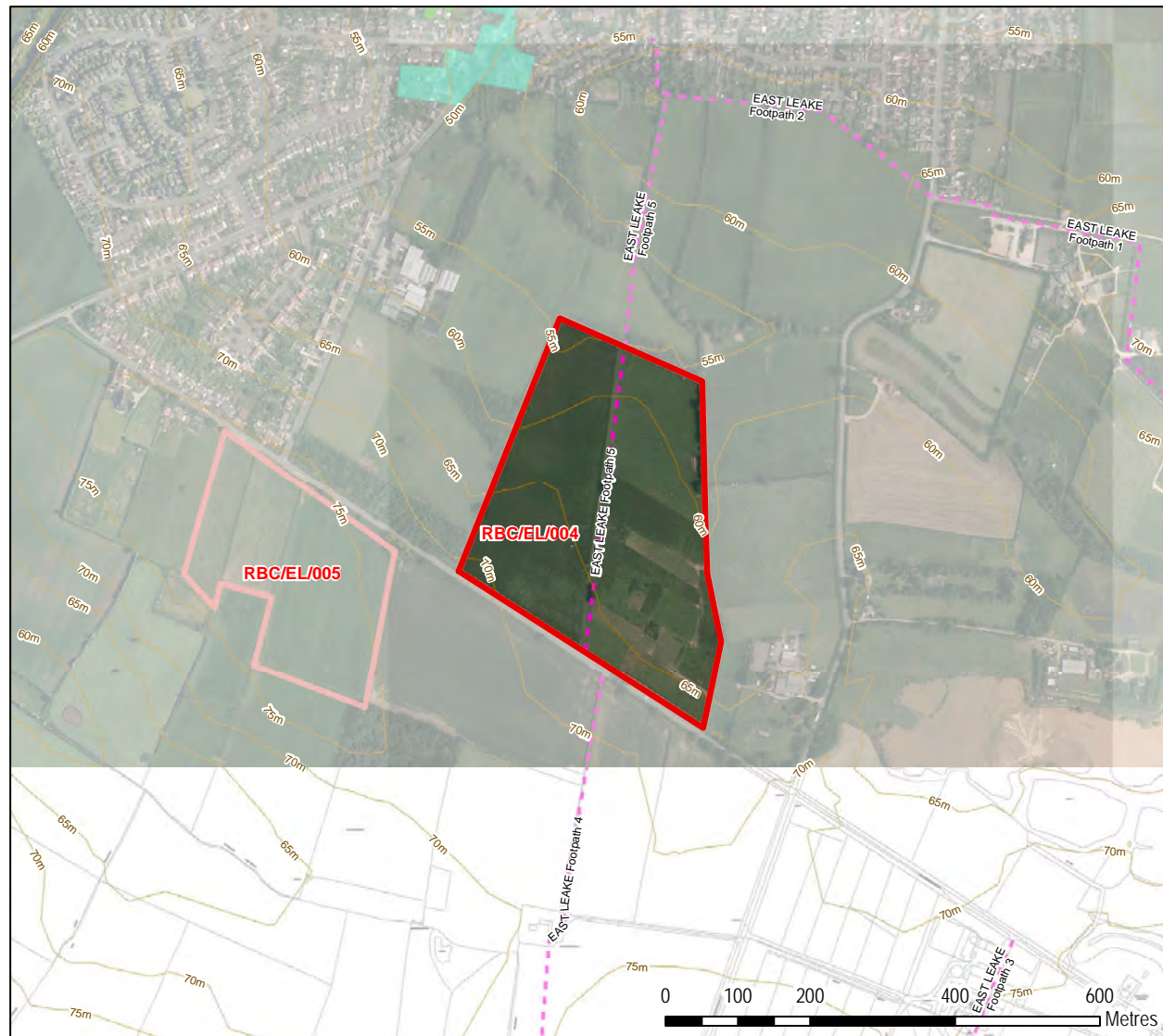


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



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



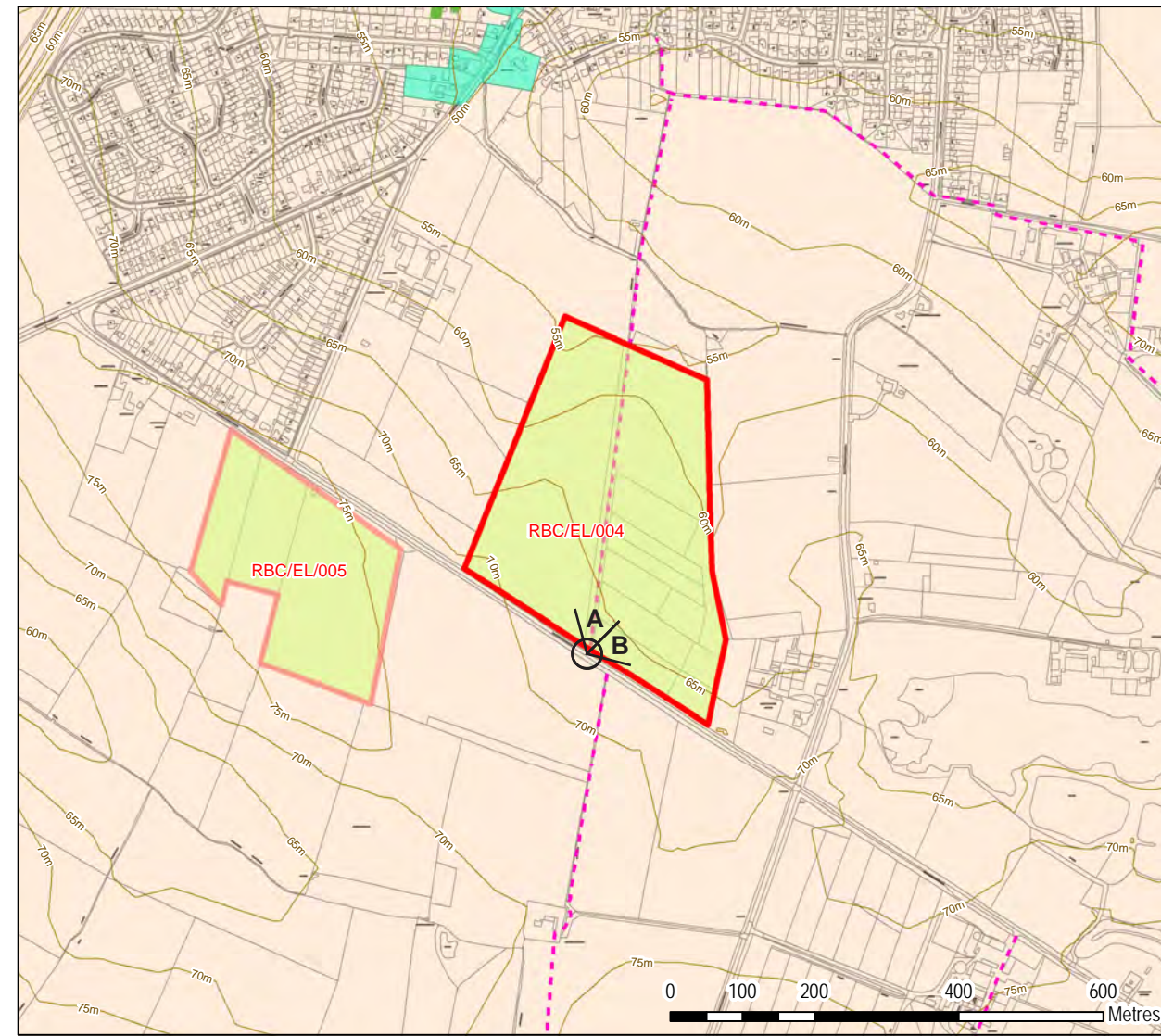
Aerial view of the site



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.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW02, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 57**

SITE REFERENCE: RBC/EL/005 - Land off Rempstone Road (south) DATE VISITED: 09/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate -Good) Landscape character within study area NW02 (Moderate -Good)

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

LANDSCAPE VALUE Total Score (/25) **14**

| Factor | Assessment | Score* |
|------------------------|--|----------|
| Landscape quality | Some areas of well managed land, but pockets of degradation and human influence | Med - 2 |
| Scenic quality | Generally positive but industrial elements and human influence detract | Med - 2 |
| Rarity | N/A | Low - 1 |
| Representativeness | Some key characteristics represented | Med - 2 |
| Conservation interests | N/A | Low - 1 |
| Recreation value | Couple of PRoW, little else | Low - 1 |
| Perceptual aspects | Rural edge to settlement, some human influences from settlement in north of study area | High - 3 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | No loss of key characteristics | Low - 2 |
| Addition | Block of settlement extending village boundary onto ridgeline | Med - 4 |
| Perception | Pushing settlement onto ridge line, illogical finger of development expands urbanising influence | High - 6 |
| Policy | Minimise the influence of larger settlements such as East Leake through small-scale woodland planting along fringes | Low - 2 |

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

Low landscape value and medium susceptibility. An overall low landscape sensitivity

Notes

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

| Factor | Assessment | Score* |
|----------------------|--------------------------------|---------|
| Recognition of value | N/A | Low - 3 |
| Indicators of value | N/A | Low - 3 |
| Other value | Long views, ridgeline location | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|---|---------|
| Primary receptors | Residential - site is a part of the rural setting for the village | Med - 4 |
| Secondary receptors | Transport - site is not a key part of the experience for receptors | Low - 2 |
| Number of receptors | Close to village edge | Med - 4 |
| Visibility of site | Site is on ridgeline, some screening from vegetation and built form | Med - 4 |

Notes

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **28**

A low visual value and medium visual susceptibility, overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

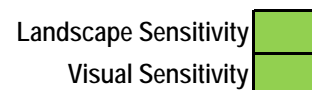
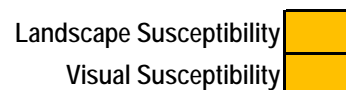
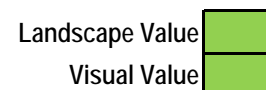
| | | | | |
|--------------------|---|--|---------------------|---|
| Landscape planting | ✗ | Ridgeline location means that site is unable to be fully mitigated | Form of development | ✗ |
| Landscape buffer | ✓ | | Local vernacular | ✗ |
| Site features | ✗ | | Other | ✗ |

CONSTRAINTS

| | | | |
|---------|------|----------|--|
| On-site | PRoW | Off-site | |
|---------|------|----------|--|

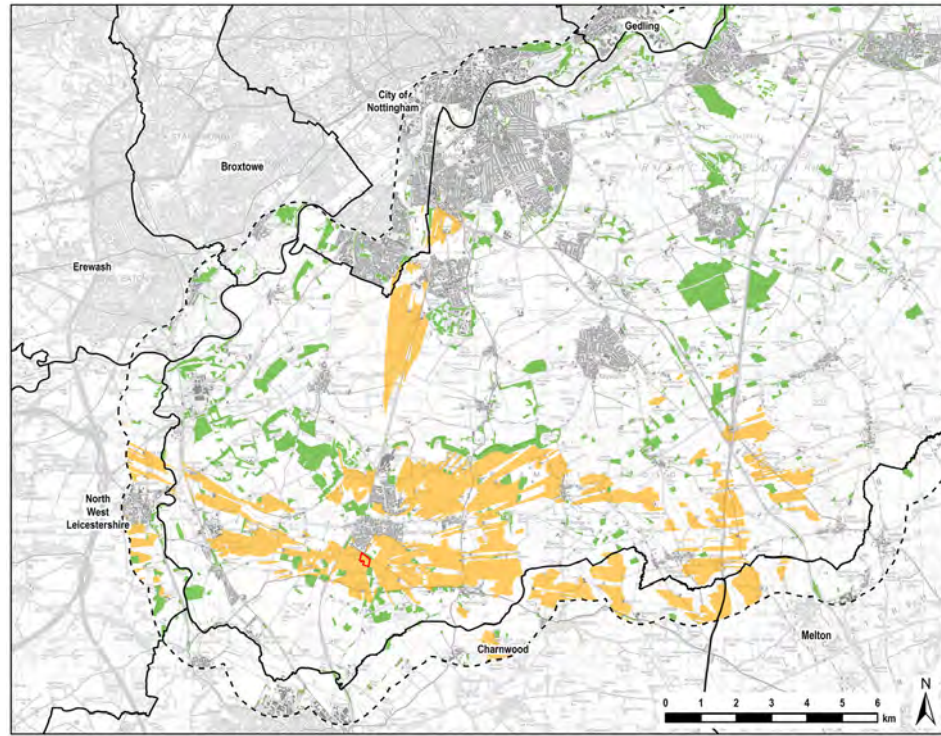
CONCLUSION

The site consists of three arable fields on the south-western tip of the village of East Leake and forms part of a ridgeline which contains the village from the south. There is a low landscape value in the study area due to the lack of both conservation and recreation interests. The landscape susceptibility is medium owing to the site forming an illogical finger of development which also brings housing onto the ridgeline and increases the prominence of the settlement as a whole in its surroundings. There is, however a low landscape sensitivity overall when taking into account the low landscape value. There are long views within the study area, but otherwise a low visual value. The site forms part of the rural setting for the village and the ridgeline setting and medium number of potential receptors contributes to a medium visual susceptibility. Overall, the visual sensitivity is low.



* 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/005 - Land off Rempstone Road (south)



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



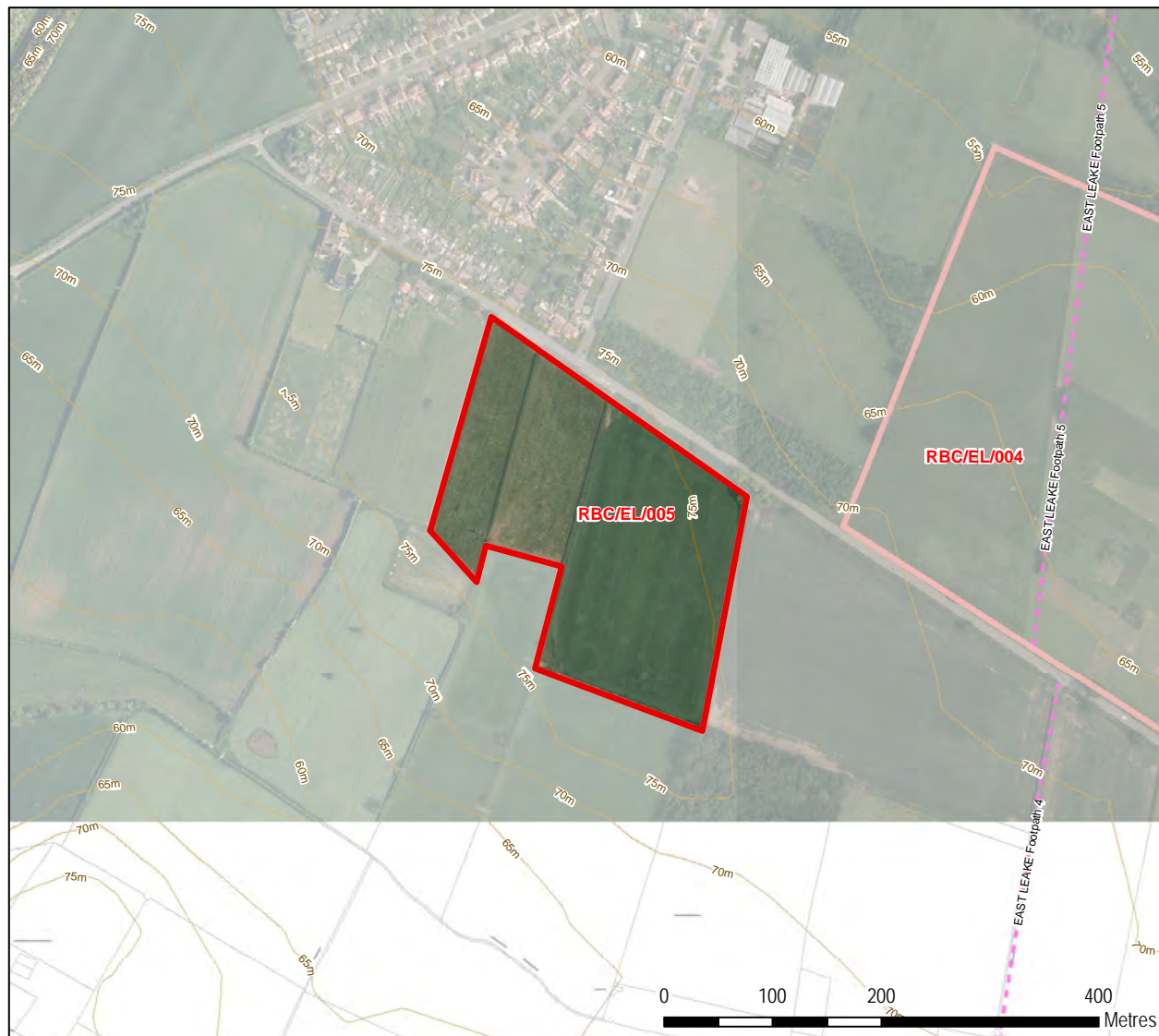
Site Photograph A - This viewpoint (taken from Rempstone Road near the junction with Kirk Ley Road) is typical of views into this site - generally glimpsed through a gap in the hedge. There are few discernible features in the view beyond the arable land of the site itself, except for woodland at Stanford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



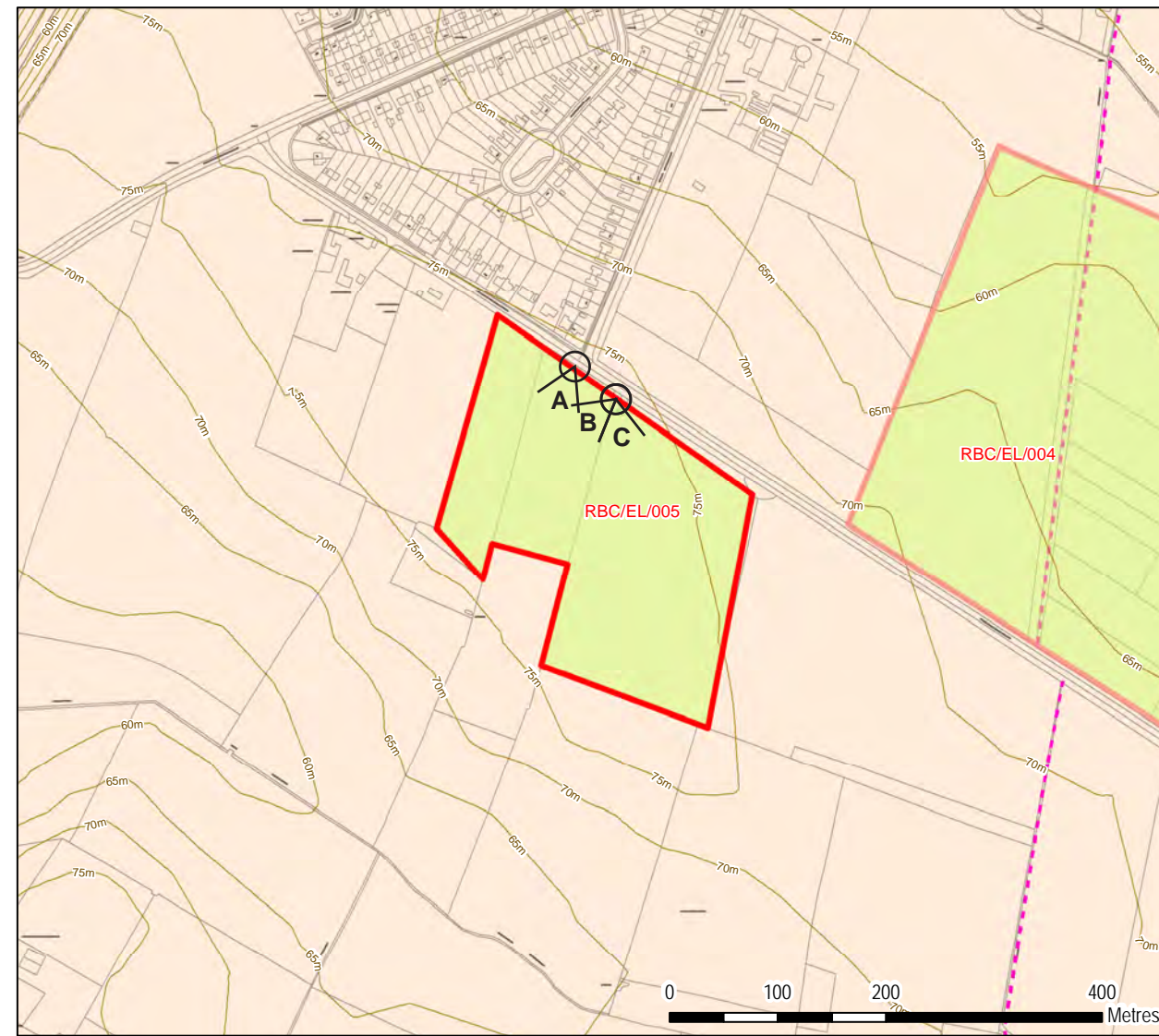
Site Photograph B - The site is situated on a localised plateau at a high point of 75-80m. This panorama looks south-west into the site from a field gate on Rempstone Road and demonstrates the arable land use of the site.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Footpath
- Landscape buffer
- LCA Policy Zones
- NW02, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 63**

SITE REFERENCE: RBC/EL/006 - Land north of Lantern Lane DATE VISITED: 09/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW01 (Good) Landscape character within study area NW01 (Good), NW02 (Moderate - Good)

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

LANDSCAPE VALUE Total Score (/25) **14**

| Factor | Assessment | Score* |
|------------------------|---|----------|
| Landscape quality | Degraded in parts, other areas are well-maintained domestic setting | Med - 2 |
| Scenic quality | Urban edge, some human detractors | Low - 1 |
| Rarity | N/A | Low - 1 |
| Representativeness | Shows some key characteristics | Med - 2 |
| Conservation interests | Conservation area with a couple of TPOs and listed buildings, but does not bear much relation to the site | Low - 1 |
| Recreation value | Network of PRoW centred through site, public open space | High - 3 |
| Perceptual aspects | On the fringe between urban and rural, rural setting has element of tranquility | Med - 2 |
| Associations | N/A | Low - 1 |

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

| Factor | Assessment | Score* |
|-------------|---|----------|
| Subtraction | Some loss of rural characteristics and setting | Med - 4 |
| Addition | Large urban extension to settlement into surrounding countryside | Med - 4 |
| Perception | Increased urbanisation and a loss of rural character, potential for increased prominence of settlement due to ridgeline | High - 6 |
| Policy | Conserve the nucleated character of larger villages | Low - 2 |

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **31**

Low landscape value and medium susceptibility, overall medium landscape sensitivity

Notes

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

| Factor | Assessment | Score* |
|----------------------|---|---------|
| Recognition of value | Conservation area within study area, but bears little relevance to site | Low - 3 |
| Indicators of value | N/A | Low - 3 |
| Other value | Recreation value | Med - 6 |

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

| Factor | Assessment | Score* |
|---------------------|--|----------|
| Primary receptors | Recreational - site forms part of the experience | Med - 4 |
| Secondary receptors | Residential - site forms part of the rural outlook | Med - 4 |
| Number of receptors | Adjacent to village settlement | Med - 4 |
| Visibility of site | Relatively open site with rising topography | High - 6 |

Notes

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

Medium visual sensitivity arising from low visual value and medium susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

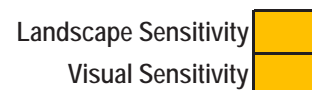
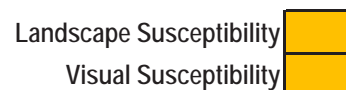
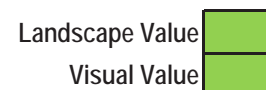
| | | | | | |
|--------------------|---|--|---------------------|---|--|
| Landscape planting | ✗ | | Form of development | ✗ | |
| Landscape buffer | ✓ | Site unable to be mitigated due to large scale, open rural character and rising landform | Local vernacular | ✗ | |
| Site features | ✗ | | Other | ✗ | |

CONSTRAINTS

| | | | |
|---------|-------------------------------|----------|--|
| On-site | PRoW, potential access issues | Off-site | |
|---------|-------------------------------|----------|--|

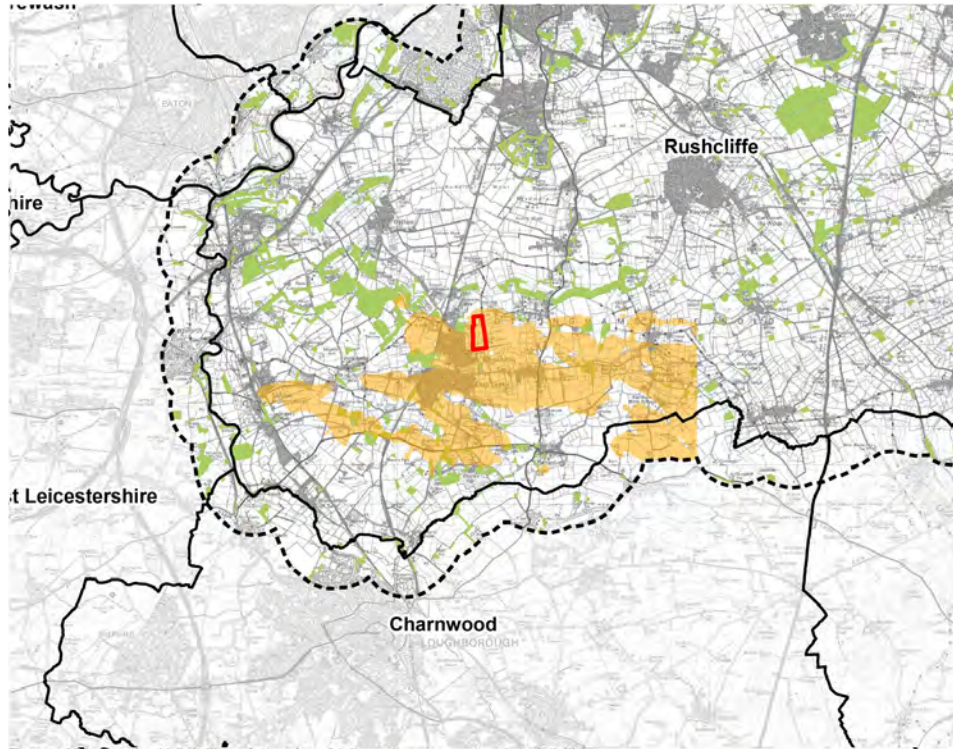
CONCLUSION

The site comprises a large parcel of land with pastoral and rough/ equestrian characteristics and is situated immediately north of Lantern Lane. There is a network of PRoW within the study area with East Leake FP27 centred through the site. There are some conservation interests within the study area, including some TPOs, several listed buildings and a conservation area but none are directly related to the site. There is an overall low landscape value within the study area with some areas of degradation and human detractors. There is a medium susceptibility to change with some loss of rural characteristics and setting and a large extension to the urban edge. The sensitivity of the landscape character is medium overall. Visually, there are no real indicators of value with conservation area bearing little relation to the site. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is medium as the site is part of the villages rural setting, and the rise in landform increasing visibility. Overall, there is medium visual sensitivity.



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

EL/006 - Land north of Lantern Lane



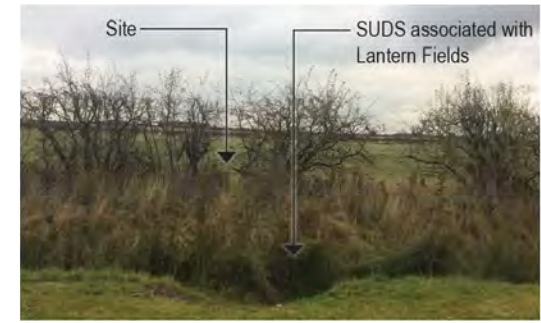
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



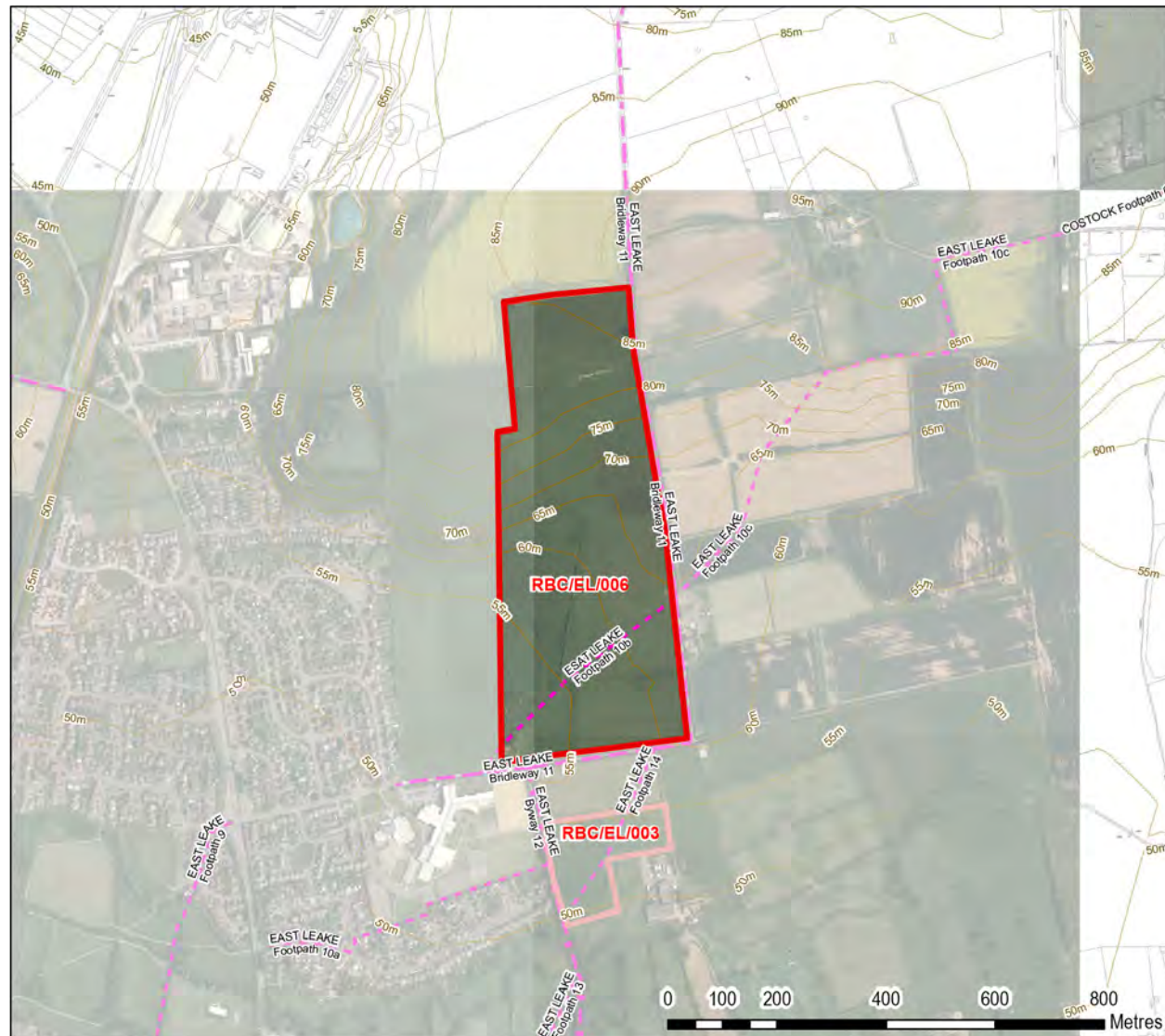
Site Photograph A - This viewpoint is taken from a field gate along PRoW East Leake BOAT11/ Lantern Lane. The view looks northwards through the site and demonstrates the sloping topography of the landscape. The site comprises one large pastoral field. On the left of the image are some new build residential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



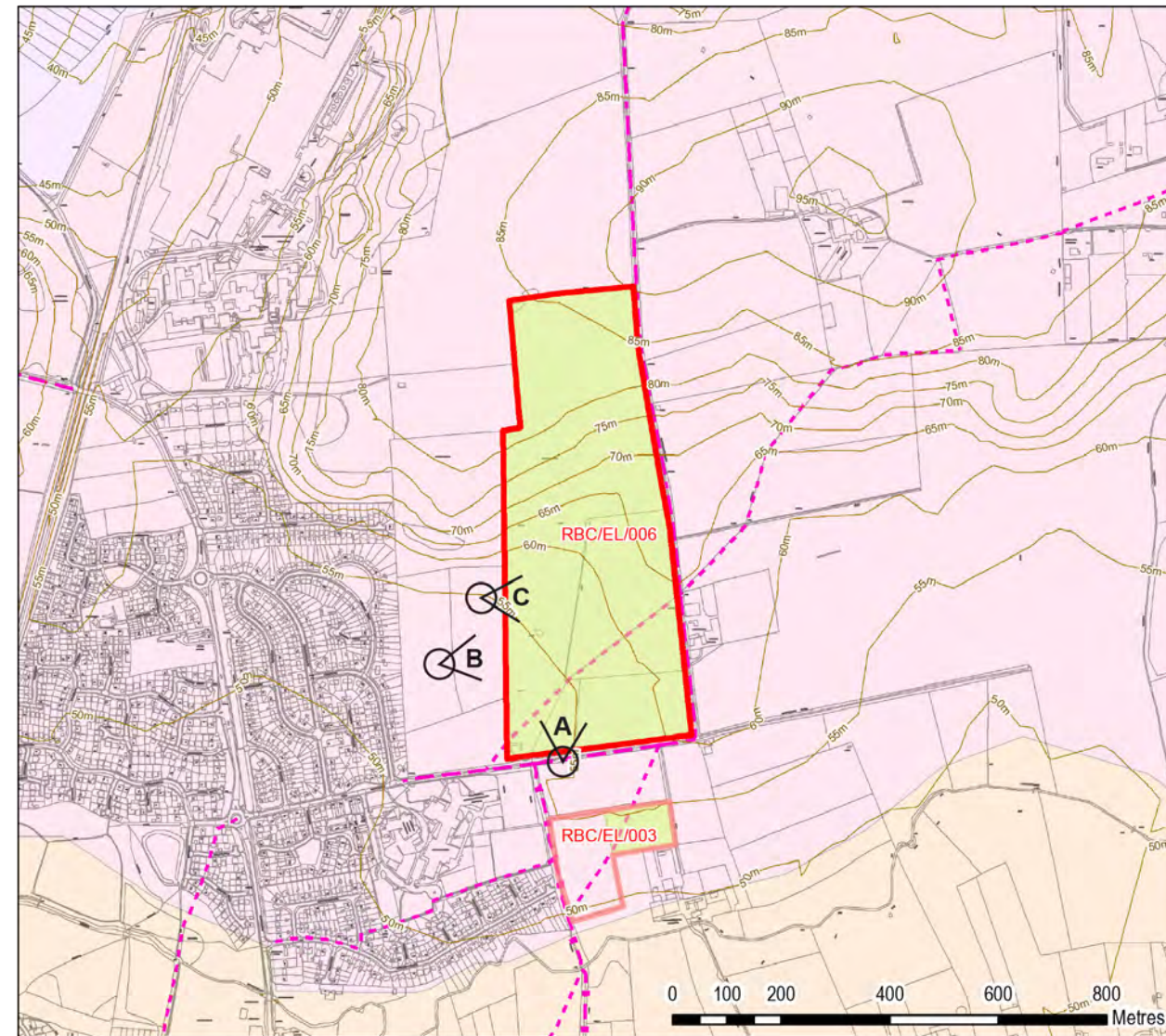
Site Photograph B - This view looks east towards the site from residential area Lantern Fields, off Lantern Lane. In the foreground is a sustainable urban drainage system associated with the new development.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Bridleway
 - Byway
 - Footpath
 - Landscape buffer
- LCA Policy Zones
- NW01, Conserve
 - NW02, Conserve & Enhance
 - SN02, Enhance & Restore

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