Appendices

Appendix A:

Pro-Formas and Data Sheets

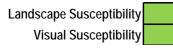


Aslockton

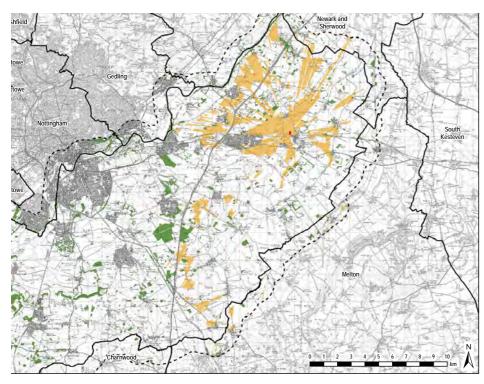




LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMENT	•			(CLIENT:	Rushcliffe Borough Council						Aggregate Score (/1	00): 48
SITE REFERENCE:	RB	3C/ASL/001 - Maltings Farm		DATE VISITED	: 03	3/11/20	16						SURVEYED BY: RW	<u> </u>	D BY: NW
EXISTING LANDSCA	PE CHARACTER			Landscape character within site	e		SNO	6 (Moderate-Good)			Lands	scape character within study area	SN06 (Mo	oderate-Good)	-
			LIVING LANE	SCAPES METHODOLOGY	•								OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	\checkmark × ×	Nucleated	$\checkmark \checkmark$	Arable farms	√	×		Wooded - ancient	×	×	×	Spatial character	Variable	Variable	
Rolling / undulating		Clustered	××	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Variable	Variable	
Low plateau Sloping (low hills)	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Settled Dispersed	$\checkmark \times \\ \checkmark \times$	Pastoral farms Woodland	\checkmark	√ ×	<	Trees & woods Coverts & tree groups	×	\checkmark	×	Boundary treatments Enclosure pattern	Hedges Sub-regular	Variable Variable	
Coastal dunes / shingle		Waste ground / derelict	XX	Rough / wild / equestrian		Ŷ	X	Other trees				Tree pattern	Variable	Variable	
Marine levels	XXXX	Unsettled	XX	Disturbed	×	×	×	Open / unwooded	-	×	×	Other characteristics /			
High plateau (>300m)	X X X	Coalfields	××	Urban / brownfield	\checkmark	\checkmark						features			
High hills (>600m)	XXX	Urban	××	Parkland / leisure	\checkmark	×	×					loutures			
LANDSCAPE VALUE				To	otal Score	e (/25)	16	VISUAL VALUE						Total Scor	e (/25) 10
Factor	Assessment						Score*	Factor	Asses	sment					Score*
Landscape quality	Well managed, some hedge	e gaps					Med - 2	Recognition of value	N/a						Low - 3
Scenic quality	Intensive agriculture, fairly r	nondescript housing					Low - 1	Indicators of value	N/a						Low - 3
Rarity	Cranmer's Mound schedule	ed monument					High - 3	Other value	N/a						Low - 3
Representativeness	Study area mainly represent	tative of LCA					High - 3	VISUAL SUSCEPTIBI	LITY					Total Scor	e (/25) 11
Conservation interests	Conservation area, 2 listed	buildings and a TPO					Low - 1	Factor	Asses	sment					Score*
Recreation value	Some PRoW						Low - 1	Primary receptors	Reside	ential, do	pesn't detra	act much from character			Low - 2
Perceptual aspects	Tranquil, rural roads, humar	n influence					Med - 2	Secondary receptors	Recrea	ational, s	site importa	ant to visual amenity			Low - 2
Associations	Archbishop Cranmer						Med - 2	Number of receptors	Village	edge					Med - 4
LANDSCAPE SUSCE	EPTIBILITY			To	otal Score	e (/25)	11	Visibility of site	Relativ	ely enc	losed				Low - 2
Factor	Assessment						Score*								
Subtraction	N/a						Low - 2								
Addition	Extension of settlement edg	je					Low - 2								
Perception	Perceived as infill						Low - 2								
Policy	Conserve the consistent dis	stinctive character of small villa	iges throughout th	e area			Med - 4								
OVERALL LANDSCA	APE SENSITIVITY (Combi	ined Value and Susceptik	oility)	To	otal Score	e (/50)	27	OVERALL VISUAL SI	ENSITIV	/ITY (C	ombined	Value and Susceptibility)		Total Scor	e (/50) 21
Overall low landscape se	ensitivity derived from mediur	m landscape value and low su	sceptibility					Overall low visual sensiti	ity deriv	ed from	low visual	value and low susceptibility			•
Notes								Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	DATIONS													
Landscape planting	✓		tain some of the m	ature vegetation				Form of development	×	1					
Landscape buffer	×							Local vernacular	×						
Site features	×							Other	×						
CONSTRAINTS															
On-site								Off-site							
CONCLUSION															
The site comprises one	pastoral field with adioining fa	armstead. The site lies immedi	iately north of, and	l is accessed via Abbev Lane. The	ere are a r	number	of PRoV	's within the study area as we	I as con	servatio	nal interes	ts, but neither are directly related to	the site. There is an overall medium lands	cape value within the study ar	ea and an
associated scheduled m	onument 'Cranmer's Mound'.		o change due to th	e perception of the site as an exte									value within the study area. There is a mea		



Landscape Sensitivity Visual Sensitivity



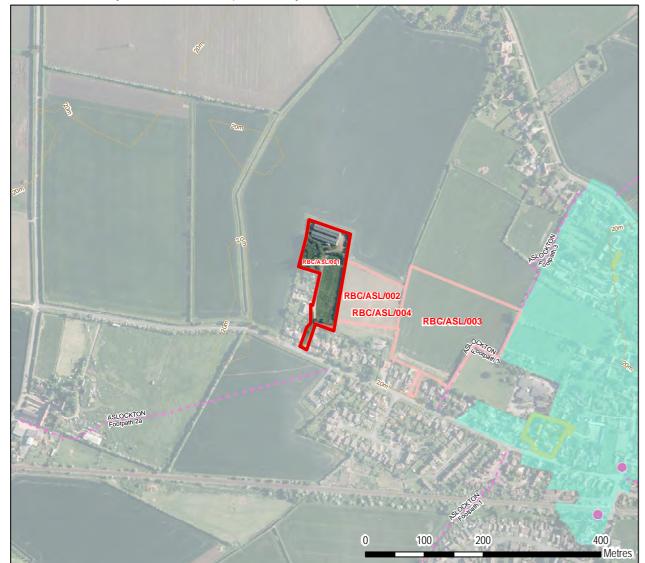


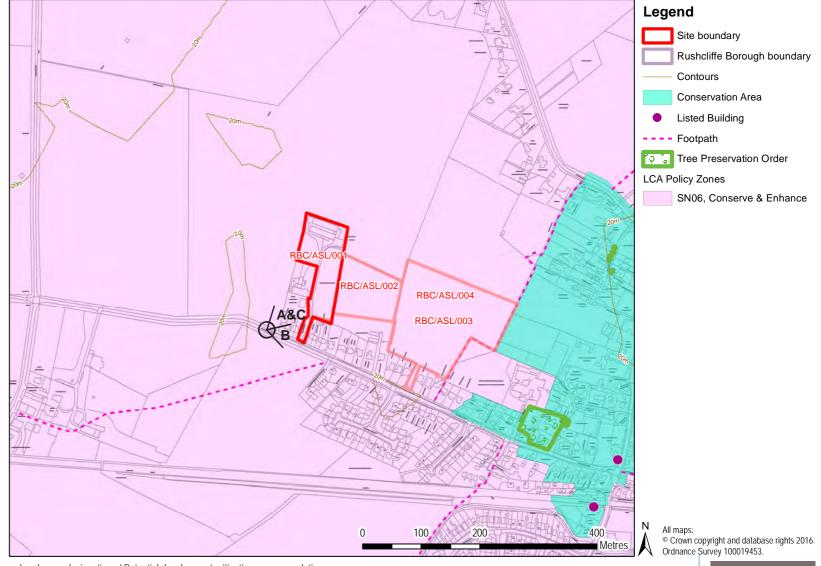
Site Photograph A - This viewpoint looks north easterly from Abbey Lane towards the western boundary of the site. From this location the site is almost entirely screened by vegetation and built form of the residential area known as The Maltings.



Site Photograph C - From this location views of the site are well screened by vegetation and built form. To the right of the panorama is the entrance to Aslockton along Abbey Lane. The centre of the view is made up of urban edge comprising residential properties such as The Maltings.

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





Landscape designations / Potential development mitigation recommendations

Aerial view of the site



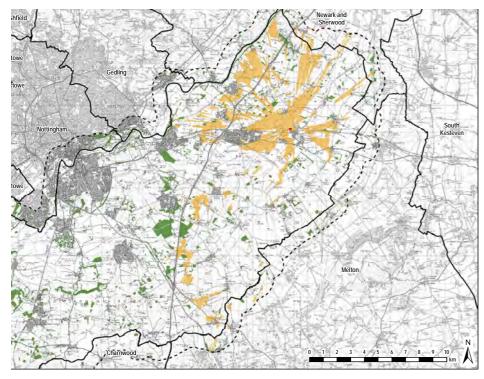
Site Photograph B - Entrance to Aslockton village along Abbey Lane passing south of the site.

LANDSCAPE AN	ID VI	SUAL	SENS	TIVI	TY ASSESSMENT	-						CLIE	NT: R	ushcliffe Borough Council							Aggregate Score (/100): 50
SITE REFERENCE:					Land to the rear of Acacia				DATE VISITED:	:	03/11/2	2016								SURVEYED BY: MB	CHECKED BY: NW
EXISTING LANDSCA	PF CH	ARAC	TFR					l an	dscape character within site	2		C	SN06	(Moderate- Good)			Lar	ndsu	scape character within study area		derate - Good)
									APES METHODOLOGY				51100	(moderate cood)			Lui	143		OTHER	
Landform	LCA	Site	Study Area	s	Settlement Pattern	LCA	Study Area	T	Land Cover	LCA	Site	Stuo Are		Tree Cover	PZ	Z Site	Study Area		Descriptive Attribute	Site	Study Area
Vales & valley bottoms	\checkmark	×	×	Ν	lucleated		\checkmark	1	Arable farms	\checkmark	×		•	Wooded - ancient	×	×	×		Spatial character	Medium - framed	Variable
Rolling / undulating	×	×	×		Clustered	×	×	1	Mixed farms	×	×	×		Wooded - recent	×	×	×		Indicative ground vegetation	Grassland / grazing	Variable
Low plateau	\mathbf{x}	>	\checkmark	S	Settled	\sim	\times]	Pastoral farms	\checkmark	\checkmark			Trees & woods	\times	× ×	×		Boundary treatments	Hedges	Variable
Sloping (low hills)	×	×	×		Dispersed		×	4	Woodland	×	×	×		Coverts & tree groups	\checkmark	×	\checkmark		Enclosure pattern	Sub-regular	Variable
Coastal dunes / shingle	X	×	X		Vaste ground / derelict	×	X	4	Rough / wild / equestrian	\checkmark	X			Other trees	\checkmark			_	Tree pattern	Linear	Variable
Marine levels High plateau (>300m)		~~	\sim		<u>Jnsettled</u> Coalfields	×	×	4	Disturbed Urban / brownfield	X				Open / unwooded	\checkmark	*	×	-	Other characteristics /		
High hills (>600m)		$\widehat{\mathbf{x}}$	$\widehat{\mathbf{x}}$		Jrban			┥	Parkland / leisure			×							features		
LANDSCAPE VALUE		~ •	••		515411			_		otal Sco	ore (/25		16	VISUAL VALUE				_		<u>.</u>	Total Score (/25) 10
Factor	Asses	sment										Scor	e*	Factor	Ass	essment					Score*
Landscape quality	Well m	anageo	, some hea	lge ga	ips							Med	- 2	Recognition of value	N/a						Low - 3
Scenic quality	Intensi	ve agrio	ulture, fair	y nono	descript housing							Low	- 1	Indicators of value	N/a						Low - 3
Rarity	Cranm	er's Mo	und Sched	uled N	Nonument							High	- 3	Other value	N/a						Low - 3
Representativeness	Study	area ma	ainly repres	entativ	ve of LCA							High	- 3	VISUAL SUSCEPTIB	ILITY						Total Score (/25) 11
Conservation interests	Conse	vation	area, 3 liste	ed buil	dings and some TPOs							Low		Factor	Ass	essment					Score*
Recreation value	Some	PRoW			-							Low	- 1	Primary receptors	Resi	idential, d	oesn't de	etra	act much from character		Low - 2
Perceptual aspects	Tranqu	il, rural	roads, hun	nan inf	fluence							Med	- 2	Secondary receptors	Reci	reational,	site not	imp	portant to visual amenity		Low - 2
Associations	Archbi	shop Ci	anmer									Med	- 2	Number of receptors	Villa	ge edge					Med - 4
LANDSCAPE SUSCE	PTIBI	ITY.							То	otal Sco	ore (/25)	13	Visibility of site	Rela	atively end	losed				Low - 2
Factor	Asses	sment										Scor	e*								
Subtraction	N/a											Low -	- 2								
Addition				Ŭ	slightly separate							Med ·	- 4								
Perception			opment ne		ů.							Low -									
Policy					ctive character of small villa	0	ughout tl	he ai				Med									
			•		ed Value and Susceptil	<u>,</u>			To	otal Sco	ore (/50)	29			``			Value and Susceptibility)		Total Score (/50) 21
Overall low landscape se	ensitivity	derive	d from med	ium la	andscape value and low su	sceptibili	ty							Overall low visual sensiti	vity de	rived from	n Iow visi	ual \	value and low susceptibility		
Notes														Notes							
MITIGATION OPPOR	TUNIT	ES/R	FCOMME		TIONS																
Landscape planting		2071				ain some	e of the r	natu	re vegetation					Form of development							
Landscape buffer	×								5					Local vernacular	×						
Site features	×													Other	\checkmark	Bring	forward	with	h site ASL/001 or ASL/003		
CONSTRAINTS	1														_						
On-site						Acc	ess issu	es						Off-site							
CONCLUSION																					
	onumer	t 'Cranı	ner's Moun	d'. The	ere is a low susceptibility to	o change	due to t	he p	erception of the site as an exte												andscape value within the study area and an lium number of potential receptors due to the

Landscape Susceptibility Visual Susceptibility

Landscape Sensitivity Visual Sensitivity

ASL/002 - Land to the rear of Acacia House

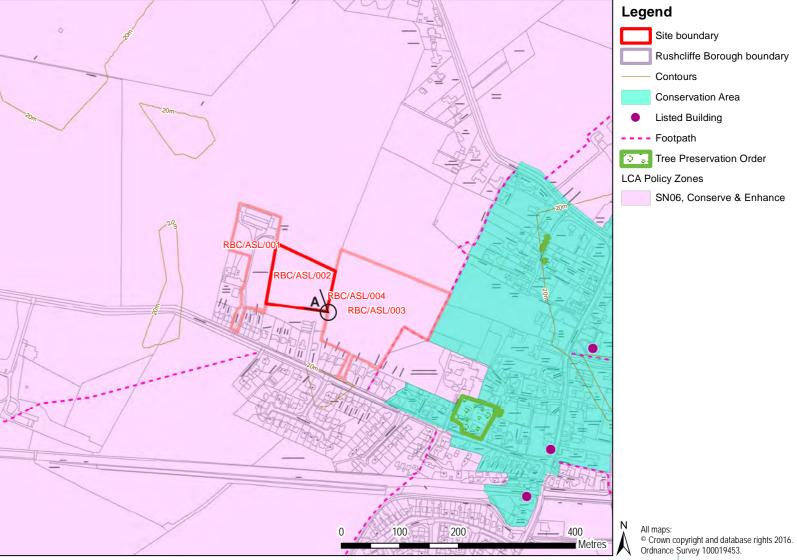




Site Photograph A - View looking north-west towards the site from PRoW (Aslockton FP3) running along the eastern boundary of site ASL/003. Residential development is a feature of this view, particularly houses on Abbey Lane and Mill Lane. Maltings Farm is visible in the background of the view.

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





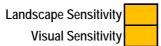
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ID VI	SUAL	SENS	SITIN	VITY ASSESSMENT							CLIEN	: Rus	usha	cliffe Borough Council						
SITE REFERENCE:					/003 - Land north of Abbey La	ne			DATE VISITED	:	03/11/2	016	Т		J.						1
EXISTING LANDSCA	PF CH	ARAC	TFR				La	and	scape character within site	2		SN	106 (N	Мос	derate- Good)			12	ndsca	ape character within study area	1
						LIVI			PES METHODOLOGY								1				
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area	,	1	Tree Cover	PZ	Site	Stuc Are	-	Descriptive Attribute	
Vales & valley bottoms	\checkmark	×	×		Nucleated	\checkmark	\checkmark		Arable farms	\checkmark	\checkmark	\checkmark		١	Wooded - ancient	×	×	×		Spatial character	Medium -
Rolling / undulating	×	\sim	×		Clustered	\mathbf{x}	×		Mixed farms	×	×	×			Wooded - recent	×	×	×		Indicative ground vegetation	Farmland
Low plateau	×	\checkmark	\checkmark	4	Settled	×	×		Pastoral farms	\checkmark	×		4		Trees & woods	×	×	×		Boundary treatments	Hedges
Sloping (low hills)	X	×		4	Dispersed	\checkmark	×		Woodland	×	×	X	-		Coverts & tree groups		×		_	Enclosure pattern	Sub-regu
Coastal dunes / shingle Marine levels				-	Waste ground / derelict Unsettled	×			Rough / wild / equestrian Disturbed				-		Other trees Open / unwooded		\sim		_	Tree pattern	Linear
High plateau (>300m)	X	$\overline{\mathbf{x}}$		-	Coalfields				Urban / brownfield				-	Ľ	Open/ unwooded				-	Other characteristics /	
High hills (>600m)	X	X	X	1	Urban	X	X		Parkland / leisure		X	X	-							features	
LANDSCAPE VALUE										otal Sc	ore (/25)	1	7		VISUAL VALUE						
Factor	Asses	sment										Score*		F	Factor	Asses	sment				
Landscape quality	Well m	anageo	l, some h	edge	gaps							Med -	2	F	Recognition of value	Setting	g to con	iservati	on area	а	
Scenic quality	Intensi	ve agrio	culture, fa	irly no	ondescript housing							Low -	1	I	Indicators of value	N/a					
Rarity	Cranm	er's Mo	und Sche	duled	Monument							High -	3	(Other value	Recrea	ational	value			
Representativeness	Study a	area ma	ainly repre	esenta	ative of the LCA							High -	3	١	VISUAL SUSCEPTIBIL	ITY					
Conservation interests	Conse	vation	area adja	cent t	o site, 3 listed buildings and so	ome TP	Os					Med -	2	F	Factor	Asses	sment				
Recreation value	Some	PRoW										Low -	1	F	Primary receptors	Recrea	ational,	site is p	oart of	the visual amenity	
Perceptual aspects	Tranqu	iil, rural	roads, hu	uman	influence							Med -	2		Secondary receptors	Reside	ential, s	ite not i	mporta	ant to visual amenity	
Associations	Arch b	ishop C	ranmer									Med -	2	Ν	Number of receptors	Village	e edge				
LANDSCAPE SUSCE	PTIBIL	.ITY							To	otal Sc	ore (/25)	1	3	١	Visibility of site	Some	views o	obscure	d by v	egetation and built form, others m	nore open
Factor	Asses	sment										Score*									
Subtraction	N/a											Low - 2	2								
Addition			ettlement	t edge)							Low - 2	_								
Perception		se in de	,									Med - 4	_								
Policy					nctive character of small villag		ughout the	are				Med - 4									
			•		ned Value and Susceptibil	<u>,</u>			To	otal Sc	ore (/50)	3	0	- H						alue and Susceptibility)	
Overall medium landsca	pe sens	itivity de	erived fro	m me	dium landscape value and low	suscep	tibility							(Overall medium visual ser	nsitivity	derived	from n	edium	n visual value and medium suscep	otibility
Notes														Γ	Notes						
MITIGATION OPPOR	TUNIT	IES / R	ECOMN	1END	ATIONS																
Landscape planting	√					in some	of the ma	ture	vegetation					F	Form of development	×					
Landscape buffer	×								Ŭ.						Local vernacular	\checkmark					In keeping
Site features	\times													(Other	×					
CONSTRAINTS														_							
On-site						Access	issues, PR	oW							Off-site						
CONCLUSION	•													-							
The site comprises one r to the site. There is an o	verall m	edium I	andscape	e value		associa	ited sched	uled	I monument 'Cranmer's Mou	nd'. Th	ere is a l	ow susc	eptibil	ility	to change due to the per-	ception	of the s			g the sites eastern boundary. The ension of the edge. The sensitivity	

Landscape Value

Landscape Susceptibility Visual Susceptibility

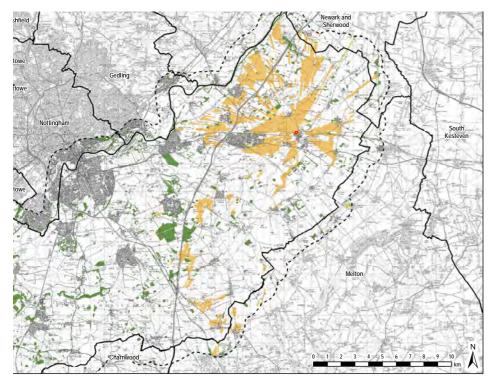


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

Visual Value

	Aggregate Score (/100):	61
SURVEYED BY: MB	CHECKED BY:	
		1474
	derate - Good)	
OTHER	[
Site	Study Area	
- open	Variable	
d (arable)	Variable	
ılar	Variable Variable	
ומו	Variable	
PRoW		
	Total Score (/25)	16
		Score*
		Med - 6
		Low - 3
		Med - 6
	Total Score (/25)	15
	10101 00010 (120)	Score*
		Med - 4
		Low - 2
		Med - 4
		Med - 4
	Total Score (/50)	31
a with concentration and		
g with conservation area		
me conservational interests withir	n the study area which are not directly	y related
	Visually, there are no distinct indicate	
	-	

ASL/003 - Land north of Abbey Lane



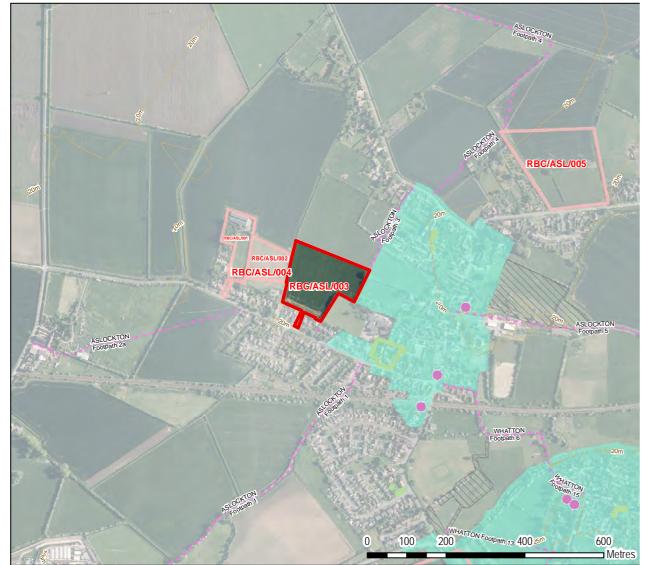


Site Photograph A - Looking north-west from the south-eastern corner of the site from PRoW (Aslockton FP3) running along eastern boundary of the site. Residential development is again a feature of this view, particularly houses on Abbey Lane on the left and Mill Lane on the right of the image. Maltings Farm is visible in the background of the view.

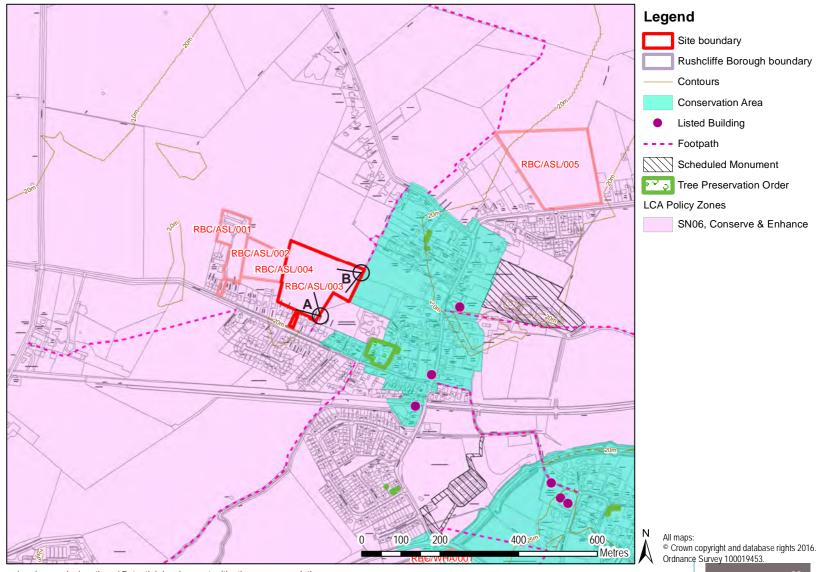


Site Photograph B - View from PRoW (Aslockton FP3) in the north-eastern corner of the site looking towards Maltings Farm. View shows arable character of the site, as well as residential properties on Abbey Lane and Mill Lane.

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



Aerial view of the site

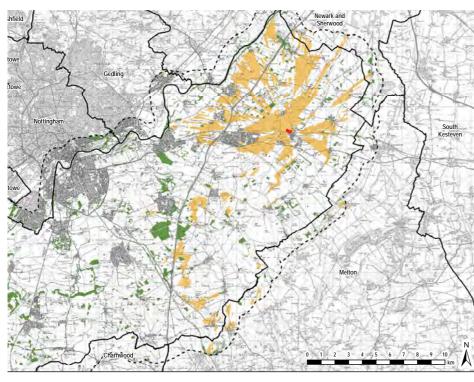


Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISU	AL S	ENSIT	IVITY ASS	ESSMENT						CLIENT	Rushcliffe Borough Council								Aggregate	Score (/100)	: 61
SITE REFERENCE:	RB	BC/ASL/	004 - Lar	nd north of Abbe	ey Lane (incl site	es to the	west)	DATE VISITED):	03/11/2	016							SL	JRVEYED BY: MB		CHECKED BY	: NW
EXISTING LANDSCA	PE CHAR	ACTEF	2				La	andscape character within site	е		SN	6 (Moderate- Good)			Lands	cape character with	in study are	а	SN06 (Mo	derate - Good)		
						LIVIN	IG LANDS	CAPES METHODOLOGY										•	OTHER			
Landform	LCA Si	ne	tudy vrea	Settlement I	Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Att	ibute		Site		Study Area	
Vales & valley bottoms	🖌 义		×	Nucleated		\checkmark	\checkmark	Arable farms	\checkmark	\checkmark	\checkmark	Wooded - ancient	×	×	×	Spatial characte		Variable		Variable		
Rolling / undulating	X		×	Clustered		×	×	Mixed farms	×	×	×	Wooded - recent	×	X	X	Indicative groun		Variable		Variable		
Low plateau Sloping (low hills)			V	Settled Dispersed			××	Pastoral farms Woodland	\checkmark	\checkmark		Trees & woods Coverts & tree groups	×		\sim	Boundary treatm Enclosure patter		Hedges Sub-regular		Variable Variable		
Coastal dunes / shingle	Î X Î		X	Waste groun	d / derelict	×	X	Rough / wild / equestrian	\checkmark	X	X	Other trees				Tree pattern	11	Variable		Variable		
Marine levels	XX	K I	×	Unsettled		×	×	Disturbed	×	×	×	Open / unwooded	-	×	×	Other character	stice /					
High plateau (>300m)	×>	Κ	×	Coalfields		×	×	Urban / brownfield	×	\checkmark	\checkmark					features	SIICS /	Р	RoW			
High hills (>600m)	••••••	κ :	×	Urban		×	×	Parkland / leisure	×	×	×					louidies						
LANDSCAPE VALUE								Т	otal Sco	ore (/25)	17	VISUAL VALUE									Total Score (/25	j) 16
Factor	Assessme	ent									Score*	Factor	Asse	ssment								Score*
Landscape quality	Well mana	iged, so	me hedg	e gaps							Med - 2	Recognition of value	Settin	ig to cons	servation a	ea						Med - 6
Scenic quality	Intensive a	agricultu	re, fairly	nondescript hou	ising						Low - 1	Indicators of value	N/a									Low - 3
Rarity	N/a										Low - 1	Other value	Recre	eational v	/alue							Med - 6
Representativeness	Study area	a mostly	represer	ntative of the LC	A						High - 3	VISUAL SUSCEPTIE	ILITY								Total Score (/25	i) 15
Conservation interests	Conservati	ion area	, several	l listed buildings,	, some TPOs, tv	wo sched	Juled monu	iments			High - 3	Factor	Asse	ssment								Score*
Recreation value	Network of	f PRoW									Med - 2	Primary receptors	Recre	eational, s	site is part	of the visual amenity						Med - 4
Perceptual aspects	Tranquil, ru	ural road	ds, huma	in influence							Med - 2	Secondary receptors	Resid	lential, si	ite not impo	rtant to visual ameni	y					Low - 2
Associations	Archbishop	o Cranm	ner								Med - 2	Number of receptors	Villag	e edge								Med - 4
LANDSCAPE SUSCE	PTIBILITY	(T	otal Sco	ore (/25)	13	Visibility of site	Some	e views o	bscured by	vegetation and built	form, others	more open				Med - 4
Factor	Assessme	ent									Score*		•									-
Subtraction	N/a										Low - 2											
Addition	Extension	of settle	ement edg	ge							Low - 2											
Perception	Increase in	n density	/								Med - 4											
Policy	Conserve t	the cons	sistent dis	stinctive charact	er of small villa	ges throu	ughout the	area			Med - 4											
OVERALL LANDSCA	APE SENS	ITIVITY	(Comb	oined Value ar	nd Susceptib	ility)		T	otal Sco	ore (/50)	30	OVERALL VISUAL S	ensiti	VITY (C	ombined	Value and Susce	tibility)				Total Score (/50)) 31
Overall medium landsca	pe sensitivit	y derive	d from m	nedium landscap	e value and lov	v suscept	tibility					Overall medium visual s	ensitivity	derived	from medi	m visual value and r	edium susce	eptibility				_
Notes												Notes										
MITIGATION OPPOR	TUNITIES	/ REC	OMMEN	IDATIONS																		
Landscape planting	\checkmark				Reta	ain some	of the ma	ture vegetation				Form of development	×									
Landscape buffer	×											Local vernacular	\checkmark					Respecting conse	ervation area			
Site features	×											Other	×									
CONSTRAINTS	1											T										
On-site						Access i	issues, PR	Wo				Off-site										
CONCLUSION																						
within the study area wh	ich are not c	directly r	related to	the site. There	is an overall me	edium lar	ndscape va	nstead. The site lies immediatel alue within the study area and a esults in a medium visual value.	n associ	ated sch	neduled n	onument 'Cranmer's Mound'.	There is	a low su	sceptibility	o change due to the	perception of	the site as an extens	sion of the village edge	. The sensitivity	of the landscape cl	naracter is

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

ASL/004 - Land north of Abbey Lane (incl sites to the west)



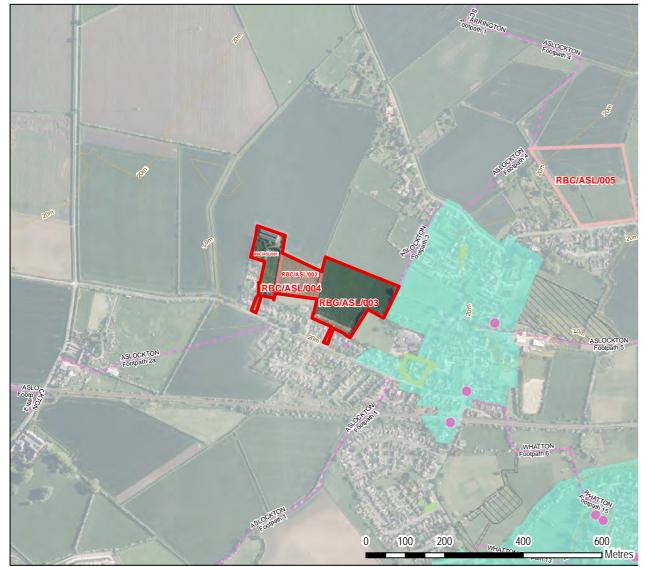


Site Photograph A - From this location views of the site are well screened by vegetation and built form. To the right of the panorama is the entrance to Aslockton along Abbey Lane. The centre of the view is made up of urban edge comprising residential properties such as The Maltings.

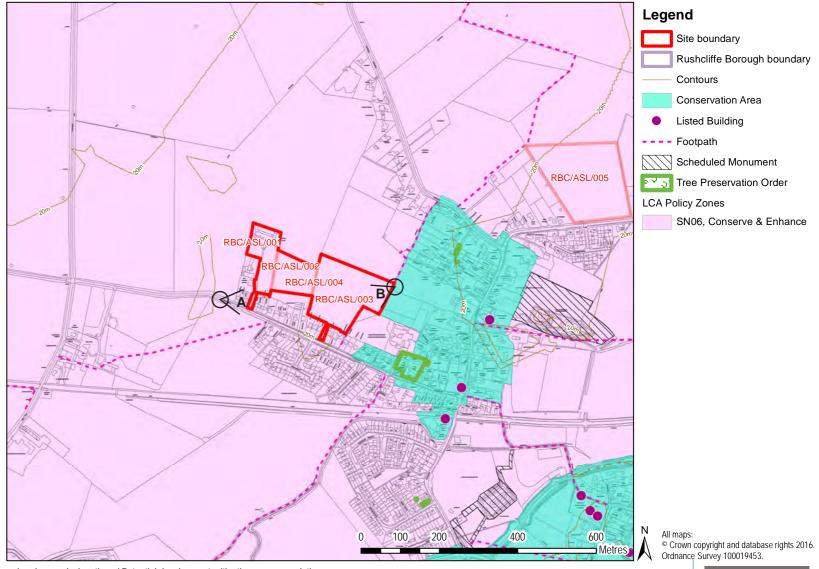


Site Photograph B - View from PRoW (Aslockton FP3) in the north-eastern corner of the site looking towards Maltings Farm. View shows arable character of the site, as well as residential properties on Abbey Lane and Mill Lane.

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



Aerial view of the site

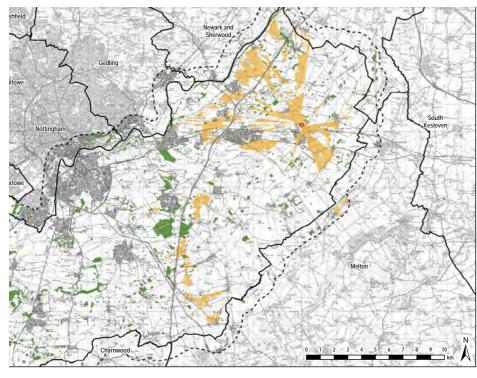


Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VISU	AL SE	NSIT	IVITY ASS	SESSMENT						CLIEN	T: Rus	hcliffe Borough Council						Aggregate	Score (/100):	52
SITE REFERENCE:			RBC/A	ASL/005 - Land	d at Cliff Hill Lane	9		DATE VISITED	: 0	03/11/20	016							SURVEYED BY: MB		CHECKED BY: N	W
EXISTING LANDSCA	PE CHAR	ACTER					La	Indscape character within site	9		SN	106 (M	loderate- Good)			Lands	cape character within study are	a SN06 (Mo	derate - Good)		
						LIVIN	ig lands	CAPES METHODOLOGY										OTHER			
Landform	LCA Si	e Stu Are	-	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		×	\checkmark	Arable farms	\checkmark	×	\checkmark		Wooded - ancient	×	×	×	Spatial character		Variable		
Rolling / undulating	××			Clustered		\checkmark	\checkmark	Mixed farms	×	×	×	_	Wooded - recent	×	×	×	Indicative ground vegetation	5 5	Variable		
Low plateau	× •			Settled			×	Pastoral farms	\checkmark	\checkmark		-	Trees & woods	×	X	×	Boundary treatments		Variable		
Sloping (low hills) Coastal dunes / shingle			<u>}</u>	Dispersed Waste grour	nd / dorolict	\checkmark	××	Woodland Rough / wild / equestrian	\checkmark			_	Coverts & tree groups		\checkmark	✓ ✓	Enclosure pattern	Sub-regular Scattered	Variable Variable		
Marine levels				Unsettled			X	Disturbed	×	×		-	Other trees Open / unwooded		X	×	Tree pattern	Scallered	Vallable		
High plateau (>300m)	XX			Coalfields		X	X	Urban / brownfield	X	X		-	open/ unwooded			~	Other characteristics /				
High hills (>600m)	××			Urban		×	×	Parkland / leisure	×	×	×						features				
LANDSCAPE VALUE								Te	otal Sco	re (/25)	1	4	VISUAL VALUE							Total Score (/25)	10
Factor	Assessme	nt									Score*	r	Factor	Asses	sment					S	Score*
Landscape quality	Variable, a	eas of m	anaged	d and degraded	d character						Med -	2	Recognition of value	N/a						L	ow - 3
Scenic quality	Some long	distance	rural vi	iews, a number	r of human detrac	ctors					Low -	1	Indicators of value	N/a						Lo	ow - 3
Rarity	N/a										Low -	1	Other value	N/a						Lo	ow - 3
Representativeness	Study area	mostly re	epresen	ntative of LCA							High -	3	VISUAL SUSCEPTIBIL	.ITY						Total Score (/25)	13
Conservation interests	Conservati	on area, s	some lis	sted buildings, s	some TPO's and	l a sched	luledmonu	ment			Med -	2	Factor	Asses	sment					S	Score*
Recreation value	PRoW										Low -	1	Primary receptors	Reside	ential, no	ot seen as i	mportant to visual characteristics			L	.ow - 2
Perceptual aspects	Quite tranq	uil, varial	ble conc	ditions with no s	strong characteri	istics					Low -	1	Secondary receptors	Recrea	ational, r	not seen as	s important			L	.ow - 2
Associations	Archbishop	Cranme	r								Med -	2	Number of receptors	Urban	fringe					N	/led - 4
LANDSCAPE SUSCE	PTIBILITY							Te	otal Sco	re (/25)	1	5	Visibility of site	Relativ	ely visit	ole, screene	ed in parts by vegetation			N	/led - 4
Factor	Assessme	nt									Score*	r		-							
Subtraction	N/a										Low - 2	2									
Addition	Large exter	nsion of u	urban ar	rea, in between	n two blocks of ho	ousing cl	usters				Med - 4	4									
Perception				n of ribbon deve	1						Med - 4	_									
Policy					cter of small villag	, ,	ighout the				Med - 4	4									
OVERALL LANDSCA			•		•	<u>,</u>		Te	otal Sco	re (/50)	2	9	OVERALL VISUAL SE	NSITIV	'ITY (C	ombined	Value and Susceptibility)			Total Score (/50)	23
Overall low landscape se	ensitivity der	ved from	low lan	ndscape value a	and medium sus	ceptibility	y						Overall low visual sensitiv	ity derive	ed from	low visual	value and low susceptibility				
Notes													Notes								
MITIGATION OPPOR		RECO	MMEN	IDATIONS																	
Landscape planting	\checkmark					Retain	existing he	edgerows					Form of development	\checkmark			Singl	e row linear development to match existing			
Landscape buffer Site features	×												Local vernacular Other	×							
CONSTRAINTS													Otrici								
On-site													Off-site					PRoW, adjacent to site			
CONCLUSION	-													-							
area which are not direct	tly related to	the site.	There is	is an overall low	w landscape valu	e within t	the study a	area. There is a medium suscep	tibility to	change	e due to	the pe	erception of infill and a disru	ption of	the exis	ting ribbon		orth-west corner of the site. There are some e landscape character is low overall. Visual ensitivity.			

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

ASL/005 - Land at Cliff Hill Lane

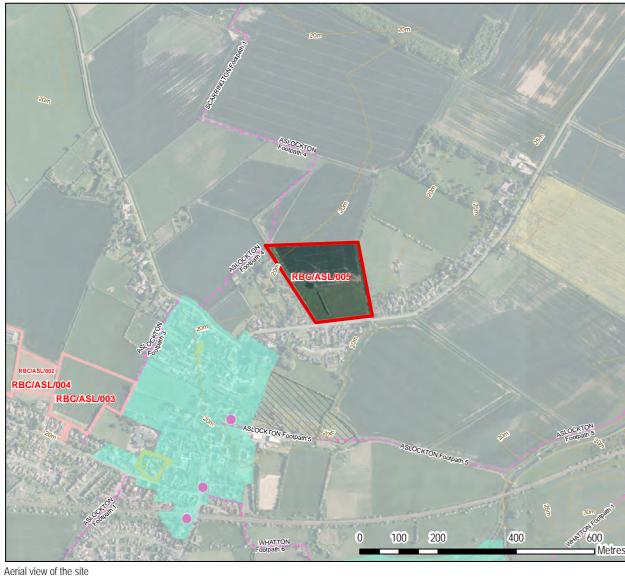


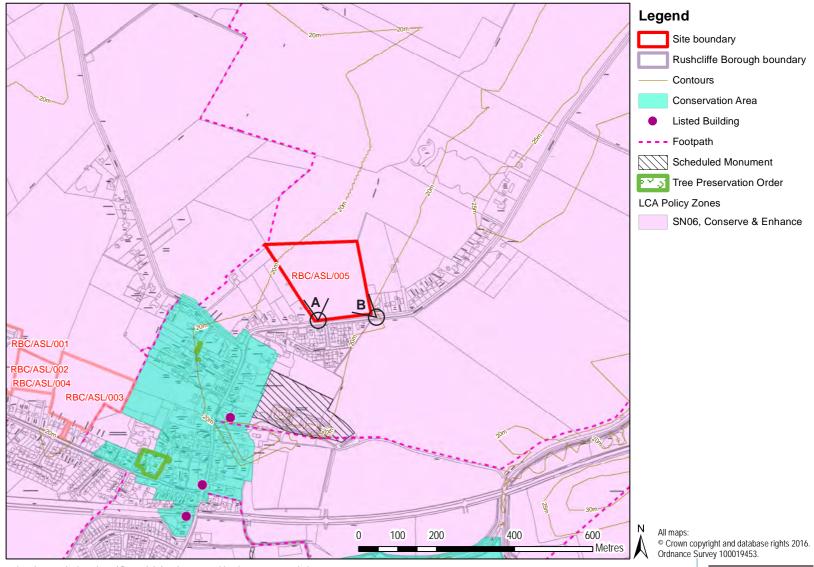
Houses along Cliffhill Lane

Site Photograph A - The panorama looks north towards the site through a field gate along Cliffhill Lane. The view portrays the pastoral character of the rural edges of Aslockton. To the left of the view can be seen properties on Cliffhill Lane, and to the right of the panorama are houses on Meadow Close.



Site Photograph B - Looking north-west through a field gate on the southern boundary of the site along Cliffhill Lane. To the left and right hand sides of the view can again be seen properties on Cliffhill Lane, as well as Meadow Close. In the far distance of the view is the village of Scarrington.





Landscape designations / Potential development mitigation recommendations

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







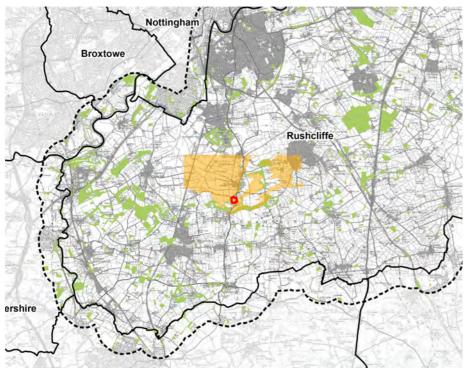
LANDSCAPE AN	ID VI	SUAL	SENS	SITI\	/ITY ASSESSMENT							CLIENT:	: Rus	shcliffe Borough Council						
SITE REFERENCE:			RBC/BU	N/001	- Land to the south of Gothan	n Lane			DATE VISITED	: :	29/11/2	016	1							
EXISTING LANDSCA	PE CH	ARAC	TER					Lan	dscape character within site	e			NW	V01 (Good)			Lan	dsca	pe character within study area	1
						LIVIN			APES METHODOLOGY					· · /				T		1
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	
Vales & valley bottoms	\checkmark	×	×	1	Nucleated	\checkmark	\checkmark	1	Arable farms	\checkmark	×	\checkmark	1	Wooded - ancient	×	×	\checkmark	1	Spatial character	Variable
Rolling / undulating	\checkmark	×	×		Clustered	×	\checkmark	1	Mixed farms	×	×	×		Wooded - recent	\checkmark	×		4	Indicative ground vegetation	Scrublan
Low plateau	\checkmark	×	×	4	Settled	×	×	4	Pastoral farms		×		-	Trees & woods	\checkmark	\checkmark		4	Boundary treatments	Variable
Sloping (low hills) Coastal dunes / shingle	\checkmark	\swarrow		-	Dispersed Waste ground / derelict			-	Woodland Rough / wild / equestrian					Coverts & tree groups Other trees				-	Enclosure pattern Tree pattern	Sub-regu Variable
Marine levels	Ŷ	$\mathbf{\hat{x}}$		1	Unsettled	$\mathbf{\hat{x}}$		1	Disturbed				1	Open / unwooded		X		-		Valiable
High plateau (>300m)	X	X	X		Coalfields	X	X	1	Urban / brownfield		\checkmark	\checkmark		open/ unitoded	~	~		1	Other characteristics / features	i
High hills (>600m)	×	×	×	1	Urban	\checkmark	×	1	Parkland / leisure	-	×	×	1							
LANDSCAPE VALUE									Te	otal Sco	re (/25)	14	ļ	VISUAL VALUE						
Factor	Asses	sment										Score*	1	Factor	Asses	sment				
Landscape quality																				
Scenic quality	enic quality Several industrial aspects including trading estate and landfill site which detract from overall semi-rural character Low - 1 Indicators of value N/A																			
Rarity	N/A											Low - 1	Ι	Other value	Part of	fsetting	g for Mids	hires	Way but already degraded	
Representativeness	Some	key cha	racteristic	s pre	sent in study area							Med - 2		VISUAL SUSCEPTIBIL	ITY					
Conservation interests	Ancier	it woodl	and, Cons	servat	tion Area within Bunny, some li	isted bu	ildings a	nd s	everal TPOs, including one or	n site		Med - 2		Factor	Asses	sment				
Recreation value	Midshi	res Wa	y adjaceni	t to tw	o site boundaries, network of f	ootpath	is includi	ng tl	hrough Bunny Wood (nature re	eserve)		High - 3		Primary receptors	Recrea	ational	- not part	of vis	sual amenity	
Perceptual aspects	Indust	ial activ	vity and bu	usy A	60 detract from sense of ruralit	y and tr	anquillity	ı. Int	errupted landscape			Low - 1	Ι	Secondary receptors	Reside	ential -	wooded b	ound	ary of site screens adjacent indus	strial activi
Associations	N/A											Low - 1]	Number of receptors	Busy A	460, fev	w other re	cepto	Drs	
LANDSCAPE SUSCE	PTIBIL	.ITY							Te	otal Sco	re (/25)	15	5	Visibility of site	Dense	vegeta	ation curre	ently s	screens site, potential for some li	mited view
Factor	Asses	sment										Score*	Ι							
Subtraction	No rea	l loss o	f key char	acteri	stics							Low - 2								
Addition	Additic	n of blo	ick of hou	sing a	adjacent to existing industrial de	evelopn	nent, but	othe	erwise sparsely populated			Med - 4]							
Perception					creased density away from villa	•						High - 6								
Policy	Conse	rve the	uniform ro	oofline	e of villages with prominent chu	ırch spi	res					Low - 2								
OVERALL LANDSCA	PE SE	NSITI\	/ITY (Co	mbir	ed Value and Susceptibil	ity)			Te	otal Sco	re (/50)	29	2	OVERALL VISUAL SE	NSITIV	'ITY (C	Combine	ed Va	lue and Susceptibility)	
Low landscape sensitivit	y as a re	esult of	low lands	cape	value and medium susceptibilit	İy								Low visual value and susc	ceptibility	y. Over	all low vis	sual s	ensitivity	
Notes													1	Notes						
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	END	ATIONS															
Landscape planting	\checkmark				Re	etain ma	ature veg	jetat	ion on site					Form of development	×					
Landscape buffer	×													Local vernacular	×					
Site features	\checkmark			_	R	etain 11	o at no	rtn-e	east of site					Other	×					
CONSTRAINTS															-					
On-site					Pote	ential ac	cess issi	ues,	TPO					Off-site						
CONCLUSION																				
The site is situated on th	o couth	orn oda	o of the vi	llago	of Ruppy, adjacont to a landfill	cito an		Tra	ding Estato, as well as a line o	f housin	a Thou	sito inclue		n area of TDO and clones o	onthu un	towar	de the cou	ith \A	lithin the study area, there is a lo	w landsca

The site is situated on the southern edge of the village of Bunny, adjacent to a landfill site and Bunny Trading Estate, as well as a line of housing. The site includes an area of TPO and slopes gently up towards the south. Within the study area, there is a low landscape surroundings. The landscape susceptibility is medium as the site would form a block of development and have a perceived increase in density on the sparsely populated village edge. Overall the landscape sensitivity is low. There is very limited visual value associated vegetation on the site boundaries, which currently screens it from view. The visual sensitivity is overall low.

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

	Aggregate Score (/100):	52
SURVEYED BY: RW	CHECKED BY:	
	r-Moderate), SN04 (Moderate)	
OTHER		
Site	Study Area	
	Variable	
ıd	Variable	
iu	Variable	
ılar	Variable	
	Variable	
Landfill site	Ancient woodland	
	Total Score (/25)	10
		Score*
		Low - 3
		Low - 3
		Low - 3
	Total Score (/25)	13
		Score*
1		Low - 2
ity		Med - 4
		Med - 4
vs from east		Low - 2
	Total Score (/50)	23
	. ,	
ane value due to the degraded on	d industrial character of the site's im	oteiham
	visual susceptibility arising from the d	

BUN/001 - Land to the south of Gotham Lane



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



Site Photograph A - Looking south-easterly from Gotham Lane (also the Midshires Way) towards the site. The site itself lies beyond vegetation to the left of the view, with Bunny Old Wood visible beyond. The main feature in the view is the Bunny Trading Estate, which has an urbanising effect on the study area.

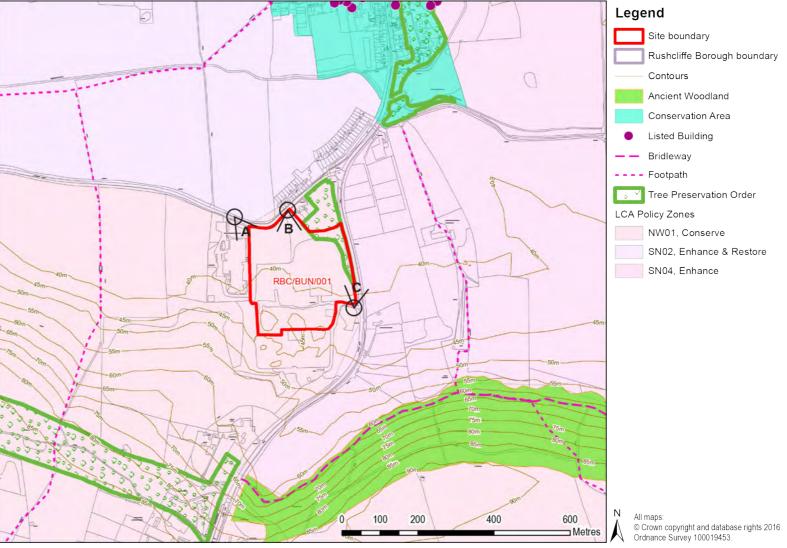


Site Photograph B - View taken adjacent to houses on Gotham Lane illustrating the strongly vegetated site boundaries, which screen the majority of the site from view.



Site Photograph C - This view looks directly into the site, from the entrance to Bunny Landfill Site - just off the A60. The bund visible in the foreground is part of the site.





Landscape designations / Potential development mitigation recommendations

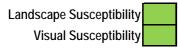
Aerial view of the site

Cotgrave



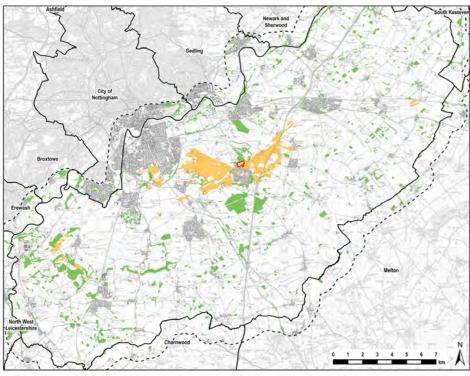


LANDSCAPE AN	ID VISUAL SENSITI	IVITY ASSESSMEN	Т			CLI	ENT: F	Rushcliffe Borough Council						Aggregate	Score (/100):	: 48
SITE REFERENCE:	RBC/COT/00	01 - Land rear of Mill Lane/Th	e Old Park	DATE VISITED:	06/09	9/2016							SURVEYED BY: EV		CHECKED BY	: NW
EXISTING LANDSCA	PE CHARACTER		L	andscape character within site			SI	N04 (Moderate)			Lands	scape character within study area	SN04 (Moderat	e), NW04 (Mode	rate)	
			LIVING LANDS	CAPES METHODOLOGY									OTHER			
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA Sit		udy rea	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	XXX	Nucleated	\checkmark	Arable farms	\checkmark			Wooded - ancient	×	×	×	Spatial character	Large	Variable		
Rolling / undulating	$\checkmark \times \checkmark$	Clustered	XX	Mixed farms	XX		×	Wooded - recent	\checkmark	×	\checkmark	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau		Settled	XX	Pastoral farms			×	Trees & woods		×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Dispersed Waste ground / derelict	 ✓ × × × 	Woodland Rough / wild / equestrian	X X			Coverts & tree groups Other trees		× ×	× ×	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels		Unsettled	X X	Disturbed				Open / unwooded		×			Lincar	Variable		
High plateau (>300m)	XXX	Coalfields	× ×	Urban / brownfield	🖌 🕺				••	••		Other characteristics / features	PRoW			
High hills (>600m)	XXX	Urban	\checkmark	Parkland / leisure	\checkmark											
LANDSCAPE VALUE				То	tal Score (/2	25)	13	VISUAL VALUE							Total Score (/25)) 13
Factor	Assessment					Sco	ore*	Factor	Assess	sment						Score*
Landscape quality	Intensive agriculture, urban	edge, some areas poorly ma	aintained			Lo	w - 1	Recognition of value	N/A							Low - 3
Scenic quality	Intensive agriculture, wood	land is positive factor, industr	ial area and urban ec	ge severely detract from scenic o	quality	Lo	w - 1	Indicators of value	Cotgrav	ve Cour	ntry Park					Med - 6
Rarity	Anglo-Saxon burial ground	discovered on Windmill Hill c	lose to the site			Me	ed - 2	Other value		tional va	alue, little e	else				Low - 3
Representativeness	Most key characteristics rep	presented				Hig	jh - 3	VISUAL SUSCEPTIBI	LITY						Total Score (/25)) 13
Conservation interests	TPOs and listed buildings					Lo	w - 1	Factor	Assess	sment						Score*
Recreation value	Network of PRoW and public	lic open space and Cotgrave	Country Park			Me	ed - 2	Primary receptors	Resider	ntial - fo	orms a bac	kdrop to houses on southern and w	estern boundaries			Med - 4
Perceptual aspects	Lots of human detractors, li	imited tranquillity				Lo	w - 1	Secondary receptors	Recrea	tional -	limited cor	ntribution				Low - 2
Associations	N/A					Lo	w - 1	Number of receptors	Village	edge						Med - 4
LANDSCAPE SUSCE	PTIBILITY			То	otal Score (/2	25)	9	Visibility of site	Limited	visibilit	y					Low - 2
Factor	Assessment					Sco	ore*									
Subtraction	No loss of key characteristic	CS				Lov	v - 2									
Addition	Extension of settlement edg	ge				Lov	v - 2									
Perception	Infill development on urban	edge				Lov	v - 2									
Policy	Developments along village	e fringe should make a positiv	e contribution to loca	I character and distinctiveness		Lov	v - 2									
OVERALL LANDSCA	PE SENSITIVITY (Comb	ined Value and Suscepti	ibility)	То	tal Score (/	50)	22	OVERALL VISUAL SE	INSITIV	TY (Co	ombined	Value and Susceptibility)			Total Score (/50)) 26
Low landscape value and	d susceptibility. Overall low la	andscape sensitivity						Overall low visual sensitiv	ity derive	d from	low visual	value and susceptibility				
Notes								Notes								
	TUNITIES / RECOMMEN															
Landscape planting	 ✓ 			y trees and vegetation				Form of development	×							
Landscape buffer Site features	×	Pſ	ovide buffer to Cotgra	ive Country Park				Local vernacular Other	\checkmark			Respecting village vern	acular in accordance with landscape char	acter description		
CONSTRAINTS								Otrici								
On-site			PRoW					Off-site					Cotgrave Country Park			
CONCLUSION																
	as an extension of the edge												II low landscape value within the study are e site forms part of the backdrop to the vil			



Landscape Sensitivity Visual Sensitivity

COT/001 - Land rear of Mill Lane / The Old Park



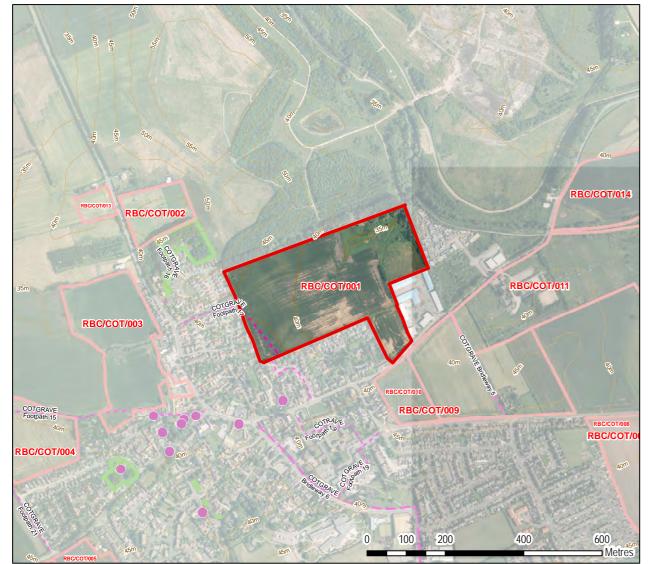


Site Photograph A - This viewpoint looks easterly from Cotgrave Footpath 17 towards the north-eastern edge of the village. To the left of the view is woodland which is part of Cotgrave Country Park, and Manvers Business Park is in the centre of the panorama. To the right of the view can be seen houses on the north-eastern edge of Cotgrave and Cotgrave Footpath 17 itself.

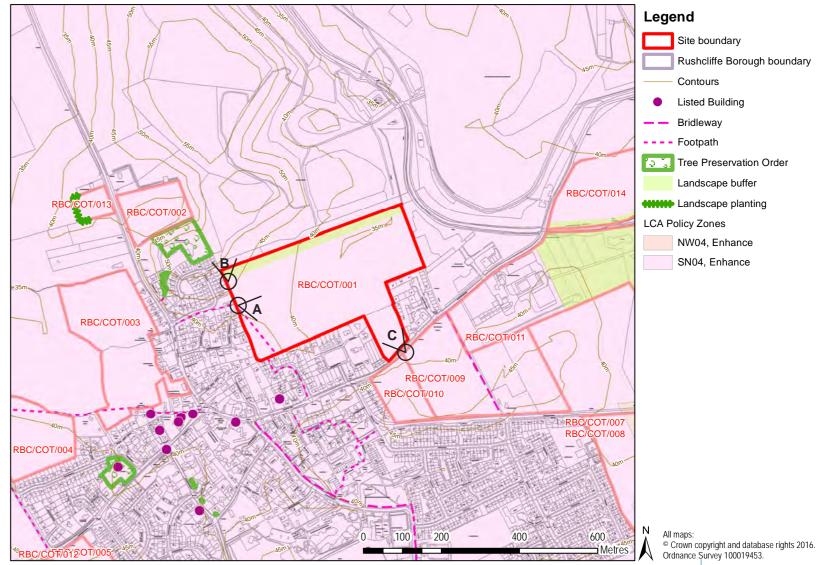


Site Photograph C - From this location, views are obtained from Hollygate Lane looking north across the site towards Cotgrave Country Park in the background of the view. To the left of the panorama are houses on The Park - the north-eastern extent of the village (not counting the business park / industrial estate). Manvers Business Park is visible at the right of the view.

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



Aerial view of the site

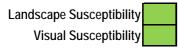


Landscape designations / Potential development mitigation recommendations

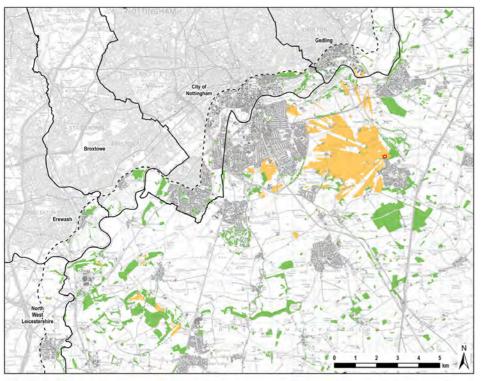


Site Photograph B - Entrance to Cotgrave Country Park from Cotgrave Footpath 24 in the north-western corner of the site.

LANDSCAPE AN	ID VIS	UAL	SENS	SITIV	ITY A	SSES	SMENT	•						(CLIENT:	Rus	shcliffe Borough Council							Aggregate 3	Score (/100)	: 48
SITE REFERENCE:			F	BC/C	OT/002	- Land at	Main Road	b			DATE VIS	SITED:	06	5/09/20	16								SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	PE CH	RAC	FER							Land	lscape character withi	in site				SN04	4 (Moderate)			Land	dso	scape character within study area	SN04	(Moderate)		
								LIVI	NG LAND	DSCA	APES METHODOLOGY	/									Τ		OTHER			
Landform	LCA	Site	Study Area		Settlem	ent Patte	rn	LCA	Study Area		Land Cover	1	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	\times	×	×	1 [Nucleat			\checkmark	\checkmark	1	Arable farms		\checkmark	×	\checkmark	1	Wooded - ancient	×	×	×	1	Spatial character	Small	Variable		
Rolling / undulating	\checkmark	<u> </u>			Cluster	ed		×	×		Mixed farms		×	×	X	1	Wooded - recent	×			4	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau Sloping (low hills)	\checkmark	<u>~</u>	×	4	Settled	od			××	-	Pastoral farms Woodland		√	√ X	× √	-	Trees & woods			×	-	Boundary treatments	Variable Planned	Variable Variable		
Coastal dunes / shingle	$\widehat{\mathbf{x}}$	$\overline{\mathbf{x}}$			Dispers	eu ground / de	erelict		X		Rough / wild / equestri	ian		$\widehat{\checkmark}$	~	1	Coverts & tree groups Other trees					Enclosure pattern Tree pattern	Linear	Variable		
Marine levels	X	X	X	1 1	Unsettle		CICIC	X	X		Disturbed		×	×	~		Open / unwooded				1			Vanabie		
High plateau (>300m)	×	×	×		Coalfiel				×		Urban / brownfield		\checkmark	×	~							Other characteristics / features		TPO on se	outhern site bound	lary
High hills (>600m)	\times	\times	\times		Urban			\checkmark	×		Parkland / leisure		×	\times	\checkmark											
LANDSCAPE VALUE	-											Tota	I Score	e (/25)	13		VISUAL VALUE	_							Total Score (/25) 13
Factor	Assess	ment													Score*		Factor	Ass	essment							Score*
Landscape quality	Study a	rea is g	jenerally	intensi	ive agric	ulture - si	te itself is	in poor co	ondition						Med - 2		Recognition of value	N/A								Low - 3
Scenic quality	Intensiv	e agric	ulture, ur	ban ed	dge, lots	of detract	tors								Low - 1		Indicators of value	Cotg	rave Cou	intry Park						Med - 6
Rarity	Anglo-S	axon b	urial grou	und dis	scovered	d on Windi	mill Hill clo	se to the	site						Med - 2		Other value	N/A								Low - 3
Representativeness	Shows	some l	ey chara	cteristi	ics										Med - 2	1	VISUAL SUSCEPTIBI	LITY							Total Score (/25) 11
Conservation interests	TPOs i	Icludin	g 1 adjac	ent to t	the site										Low - 1	1	Factor	Ass	essment							Score*
Recreation value	Limited	numbe	rs of PRo	oW, Co	otgrave	Country P	ark								Med - 2	1	Primary receptors	Tran	sport - si	te does no	ot c	contribute to experience				Low - 2
Perceptual aspects	Lots of	numan	influence	, limite	ed tranq	uillity									Low - 1	1	Secondary receptors	N/A								Low - 2
Associations	N/A														Low - 1	1	Number of receptors	On ۱	village ed	ge, exiting	g vil	village				Med - 4
LANDSCAPE SUSCE	PTIBIL	TΥ										Tota	I Score	e (/25)	11	1	Visibility of site	Stro	ng vegeta	ated bound	dar	ary				Low - 2
Factor	Assess	ment													Score*	1										•
Subtraction	No nota	ble los	s of key o	haract	teristics										Low - 2	1										
Addition	Extens	on of u	rban edge	5										I	Low - 2]										
Perception			5		,	rural area									Med - 4											
Policy		,	Ų	Ŭ		Ū.		1	ses to bre	eak u	p the uniform nature of		<u> </u>		Low - 2											
OVERALL LANDSCA	PE SEI	ISITI\	ITY (Co	mbine	ed Valu	ue and S	usceptib	oility)				Tota	I Score	e (/50)	24				•			Value and Susceptibility)			Total Score (/50) 24
Low landscape sensitivit	y arising	from a	low lands	scape v	value ar	nd suscep	tibility										Low visual value and low	susce	ptibility. (Overall low	v vi	visual sensitivity				
Notes																	Notes									
MITIGATION OPPOR	TUNITI	ES/R	ECOMM	ENDA	ATIONS	S																				
Landscape planting	\checkmark		Retain a	nd enh	hance e	xisting tree	es and veg	getation. I	Landscap	oe pla	anting on northern bound	dary to b	reak up	o urban	ı edge		Form of development	×								
Landscape buffer Site features	××																Local vernacular Other									
	\sim																Other									
CUNSTRAINTS	1																	1								
On-site								Potentia	l access i	issue	S						Off-site					TPO	to immediate southern boundary			
CONCLUSION																										
																							ne study area due to the high degree of hu lity owing to the limited contribution of the			



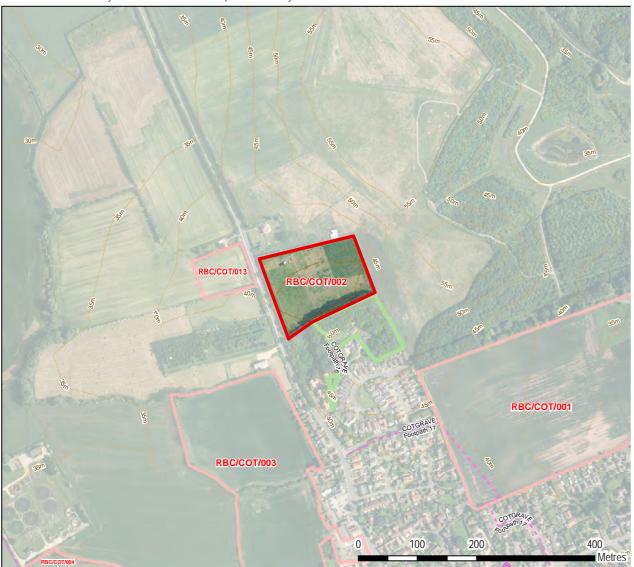
Landscape Sensitivity Visual Sensitivity

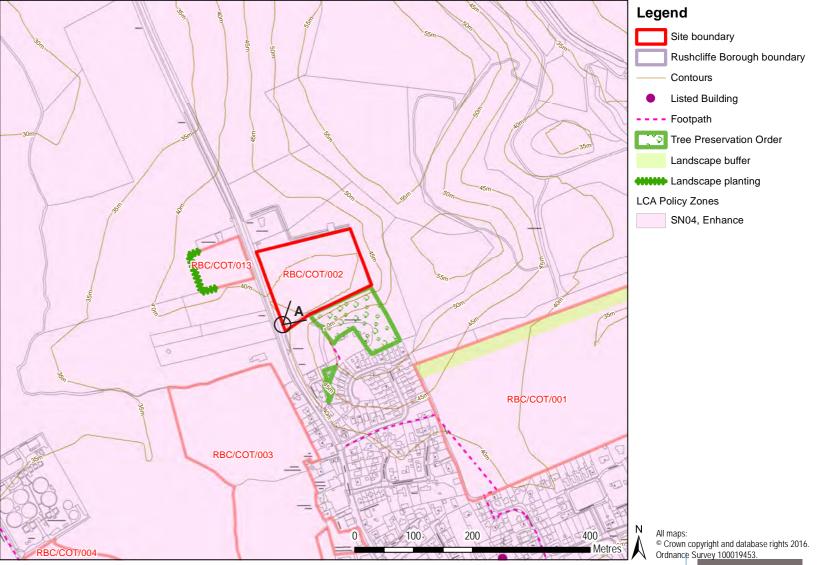




Site Photograph A - View looking north-east into the site from Main Road. The site is used for equestrian grazing at present and as such is in a relatively degraded state. The panorama illustrates the heavily vegetated boundaries along the southern and western edges of the site.

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





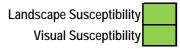
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

LANDSCAPE AN	ID VISU	AL S	SENSI	TIV	ITY ASSESSMENT							CLIENT:	Rus	shcliffe Borough Council						
SITE REFERENCE:		RBC/	/COT/003	3 - La	and rear of and to the west of I	Main Ro	bad		DATE VISITED	: ()6/09/2	016								
EXISTING LANDSCA	PE CHAR	ACTE	ER					Lan	dscape character within site	è			SN04	4 (Moderate)			Lar	ndsca	pe character within study area	
						LIVIN	ig lane	DSC	APES METHODOLOGY											
Landform	LCA Si	te	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	
Vales & valley bottoms	××	\$	×		Nucleated	\checkmark	\checkmark	1	Arable farms	\checkmark		\checkmark	1	Wooded - ancient	×	×	×		Spatial character	Medium
Rolling / undulating	\checkmark		\checkmark		Clustered	X	X	4	Mixed farms	×	X	×		Wooded - recent	×	X	×		Indicative ground vegetation	Farmlan
Low plateau			×		Settled	×	×	-	Pastoral farms		×	×	-	Trees & woods		×	\checkmark	-	Boundary treatments	Hedges
Sloping (low hills) Coastal dunes / shingle	X X X X	2	$\mathbf{\hat{\mathbf{x}}}$		Dispersed Waste ground / derelict	$\mathbf{\hat{\mathbf{x}}}$		1	Woodland Rough / wild / equestrian		\sim	×		Coverts & tree groups Other trees	₩ ₩		×	-	Enclosure pattern Tree pattern	Sub-regi Linear
Marine levels	x x	Ì	X		Unsettled	X	X	1	Disturbed		X	$\overline{\checkmark}$		Open / unwooded	X	×	×	-		Lincar
High plateau (>300m)	XX	Č I	×		Coalfields	\checkmark	×	1	Urban / brownfield	\checkmark	×	1			•••	•••	•••		Other characteristics / features	
High hills (>600m)	××	\$	\times		Urban	\checkmark	×		Parkland / leisure	×	×	\checkmark								
LANDSCAPE VALUE									To	otal Sco	re (/25)	13]	VISUAL VALUE						
Factor	Assessme	nt										Score*		Factor	Asses	sment				
Landscape quality	Intensive a	gricul	lture, son	ne de	egraded elements							Med - 2		Recognition of value	N/A					
Scenic quality		•			dge, lots of detractors							Low - 1		Indicators of value	N/A					
Rarity	Anglo-Saxo	on bu	rial groun	nd dis	scovered on Windmill Hill to fa	r east o	f study a	rea				Med - 2		Other value		ational v	alue			
Representativeness	Shows som				ics							Med - 2		VISUAL SUSCEPTIBIL	ITY					
Conservation interests	TPOs and	listed	buildings	5								Low - 1		Factor	Asses	sment				
Recreation value	Some PRo	W, lin	nited ope	n sp	ace							Med - 2	1	Primary receptors	Reside	ential - h	iousing a	on sou	thern and eastern boundary	
Perceptual aspects	Lots of hun	nan ir	nfluence,	limit	ed tranquillity							Low - 1		Secondary receptors	Recrea	ational -	limited i	nfluer	nce on rural experience	
Associations	N/A											Low - 1		Number of receptors	On villa	age edg	le			
LANDSCAPE SUSCE	PTIBILITY								То	otal Sco	re (/25)	9		Visibility of site	Strong	vegeta	ted bour	ndary		
Factor	Assessme	nt										Score*								
Subtraction	No notable			arac	teristics							Low - 2								
Addition	Extension of		0									Low - 2								
Perception			0		dern housing adjacent to histor		v		, ,	/elopmer	nt	Low - 2								
Policy	Developme	ent alo	ong villag	e frir	nges should aim to provide a d	lisperse	d charac	ter r	ather than a sharp line			Low - 2								
OVERALL LANDSCA	PE SENSI	TIVIT	ry (Con	nbin	ed Value and Susceptibil	ity)			To	otal Sco	re (/50)	22		OVERALL VISUAL SE	NSITIV	ITY (C	ombine	ed Va	lue and Susceptibility)	
Overall low landscape se	ensitivity. Lov	w land	dscape v	alue	and susceptibility									Low visual value and visua	al sensit	ivity res	ulting in	low v	isual sensitivity	
Notes													1	Notes						
MITIGATION OPPOR	TUNITIES	/ RE	COMME	ND	ATIONS															
Landscape planting	×				Retain and	lenhan	ce existir	ng tre	ees and vegetation					Form of development	×					
Landscape buffer	×													Local vernacular	\checkmark	L			New develo	opment to
Site features	×													Other	X	<u> </u>				
CONSTRAINTS	1													1	-					
On-site							PRoW							Off-site					Setting of	listed bui
CONCLUSION																				
T I II I I I											,									

The site is a series of arable fields to the north-west of the historic centre of Cotgrave and is part of the setting to 'The Limes', a Grade II listed house. Cotgrave Footpath 15 crosses the site in its south-western corner and contributes to the medium recreational valu susceptibility is also low as the site acts as an extension to the settlement with no notable loss of key characteristics. This level of susceptibility occurs despite the proximity of the site to the historic village core. There is low landscape sensitivity overall. Visually, the amenity for both residential and recreational receptors. It has an overall low visual sensitivity.

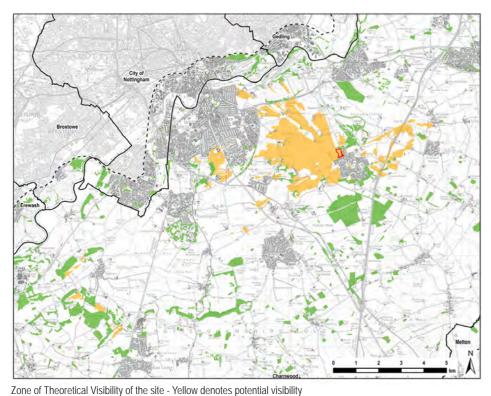
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	46
SURVEYED BY: EV	CHECKED BY:	NW
SN04 (Moderate	e), NW04 (Moderate)	
OTHER		
Site	Study Area	
n - framed	Variable	
nd (arable)	Variable	
	Variable	
gular	Variable	
	Variable	
PRoW	Site adjacent to historic (non-desig core of village	gnated)
	Total Score (/25)	13
		Score*
		Low - 3
		Low - 3
		Med - 6
	Total Score (/25)	11
		Score*
		Low - 2
		Low - 2
		Med - 4
		Low - 2
	Total Score (/50)	24
to respond to historic local vernact	ular	
ilding, adjacent petrol station		
	e is a low landscape value. The lands alue and does not contribute to the vis	

COT/003 - Land rear of and to the west of Main Road





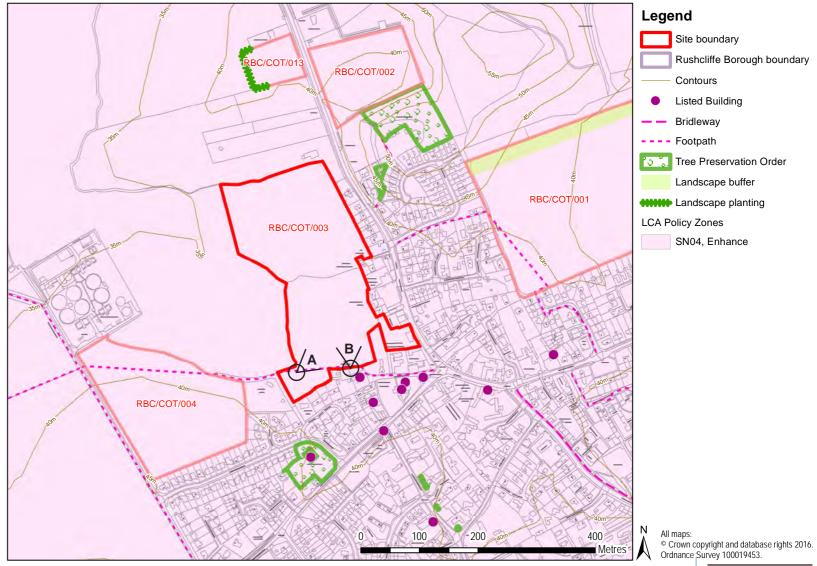
Site Photograph A - Looking north-east from Cotgrave Footpath 15 within the site, this viewpoint illustrates the arable nature of the site itself. In the background of the view can be seen Windmill Hill, which is relatively prominent within the local area. To the foreground of Windmill Hill are houses on Main Road, as well as those off Mill Lane and Morkinshire Lane. Cotgrave Footpath 15 can be seen to the right hand side of the panorama.



Site Photograph B - View from Cotgrave Footpath 15 on the southern boundary of the site. This view looks north and illustrates the contrast between the urban edge and the more rural setting to the village. On the right of the view can be seen Windmill Hill, with houses on the northern edge of Cotgrave below the localised high point.



Aerial view of the site



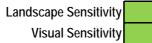
Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VIS	SUAL	. SENS	SITI\	/ITY ASSESSMENT							CLIENT:	Rus	shcliffe Borough Council						
SITE REFERENCE:					T/004 - Land off Woodgate Lar	ne			DATE VISITED	:	06/09/2		Г	5						1
EXISTING LANDSCA	PE CH	ARAC	TER				La	and	scape character within site	e			SN04	4 (Moderate)			Lands	scap	e character within study area	
						LIVI	IG LANDS	SCA	PES METHODOLOGY							1			,	
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels High plateau (>300m) High hills (>600m) LANDSCAPE VALUE Factor	X X X X X Assess	X X X X X X	× × × ×		Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled Coalfields Urban		× × × × ×		Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed Urban / brownfield Parkland / leisure	Image: wide wide wide wide wide wide wide wide	✓ × × × × × ×	✓ × × × × × × × × ×		Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded VISUAL VALUE Factor	Asses	X X X X X X			Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern Other characteristics / features	Medium - Farmland Hedges Sub-regu Scattered
Landscape quality Scenic quality Rarity Representativeness	Intensi N/A	ve agric		h long	ensive agriculture, domestic so g rural views, some human infl res	Ū				Med - 2 Med - 2 Low - 1 Med - 2		Recognition of value Indicators of value Other value VISUAL SUSCEPTIE		ational	value, views	s tov	vards All Saints Church			
Conservation interests Recreation value Perceptual aspects	Networ Attracti	k of PR			some human detractors					Low - 1 Med - 2 Med - 2		Factor Primary receptors Secondary receptors	Resid Recre	ational	housing on : - site has lin		hern boundary, site is part of vis I influence on rural experience	sual ameni		
Associations LANDSCAPE SUSCE	1								Ti	otal Sco	ore (/25)			Number of receptors Visibility of site	_	lage ed edges (-	ibilit	y, views from surrounding hills	
Factor Subtraction Addition Perception Policy	Extens Extens	able los ion of u ion of u	÷	e e bey	cteristics ond settlement line into rural songes should aim to provide a c	• •			*			Score* Low - 2 Low - 2 Med - 4 Low - 2								
			<u> </u>	<u> </u>	ned Value and Susceptibil				· · ·	otal Sco	ore (/50)			OVERALL VISUAL	SENSITIN	/ITY (C	Combined	Val	ue and Susceptibility)	
Low landscape value and			•			j /							1			•			e and medium susceptibility	
Notes														Notes						
MITIGATION OPPOR Landscape planting Landscape buffer	TUNITI	ES/R	ECOMM	END		l enhan	ce existing	g tre	es and vegetation				4	Form of development Local vernacular	××					
Site features	×	L												Other	X	+				
CONSTRAINTS																•				
On-site							PRoW							Off-site						PRo
CONCLUSION															-					
The site is an arable field																			to the low level of conservation c village core. Overall the landso	

views to All Saints Church, but overall the value of the visual amenity is low. The site is part of the visual amenity for residential receptors and is situated on the village edge; it has a medium visual susceptibility. Overall there is a low visual sensitivity.

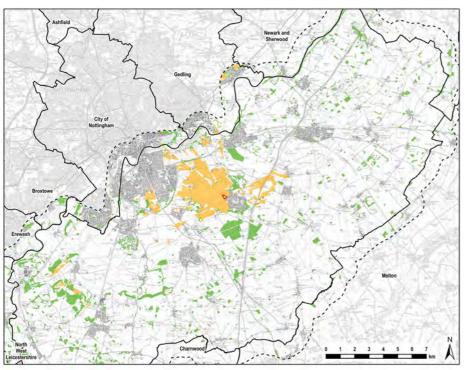
Landscape Value Visual Value





		50
	Aggregate Score (/100):	53
SURVEYED BY: EV	CHECKED BY:	NW
SN04 (Moderate	e), NW04 (Moderate)	
OTHER		
Site	Study Area	
	Variable	
- open id (arable)	Variable Variable	
	Variable	
ular	Variable	
ed	Variable	
	Sewage treatment works north of s	
PRoW	adjacent to historic (non-designated) core of
	village	
	Total Score (/25)	13
		Score*
		Low - 3
		Low - 3
		Med - 6
	Total Score (/25)	
	Total Scole (/25)	15
		Score*
nity		Med - 4
		Low - 2
		Med - 4
		Med - 4
	Total Score (/50)	28
oW adjacent		
	ce in the study area. The landscape nenity, there is a recreational value a	nd

COT/004 - Land off Woodgate Lane





Site Photograph A - Looking east from Cotgrave Footpath 15, close to its junction with Cotgrave Footpath 21, this viewpoint shows the interface between the north-western edge of Cotgrave and its rural setting. To the left of the view can be seen Cotgrave Sewage Treatment Works, which exerts a localised industrial influence within the rural setting. Cotgrave Footpath 15 crosses the centre of the view, with houses on Rectory Lane visible to the right of the panorama.



Site Photograph B - The view from this location is obtained from Cotgrave Footpath 21 on the western site boundary and illustrates well the rural setting to the northern edge of Cotgrave. Human influence is mainly confined to the right half of the view, where houses on Main Road and Rectory Lane are visible. In the left half of the view, the only urbanising element is the Cotgrave Sewage Treatment Works.

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



Landscape designations / Potential development mitigation recommendations

Aerial view of the site

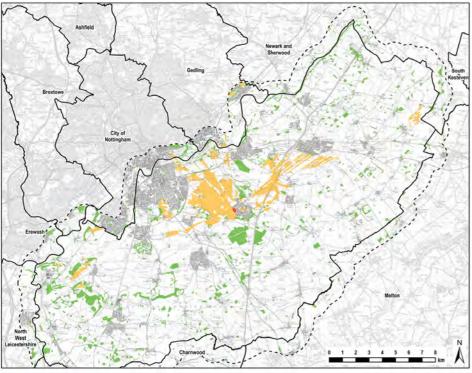


Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
•	Listed Building
	Footpath
O	Tree Preservation Order
	Landscape buffer
LCA P	olicy Zones
	NW04, Enhance
	SN04, Enhance



LANDSCAPE AN	ID VISU	AL SEN	SITIV	ITY ASSES	SMENT								CLIEN	T: Ru	ushcliffe Borough Council							Aggregate	e Score (/100):	49
SITE REFERENCE:				C/COT/005 - Bake					DA	ATE VISITE	D:	06/09/2	2016								SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	PE CHARA	ACTER					La	andscap	e charact	er within s	ite			SNO	04 (Moderate)			Land	dsc	cape character within study area	SN04 (Modera	te), NW04 (Mod	erate)	
						LIVIN	IG LANDS	CAPES	METHOD	OLOGY							•				OTHER			
Landform	LCA Si	te Study Area		Settlement Pat	tern	LCA	Study Area	Land	d Cover		LCA	Site	Stud Area	-	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	××			Nucleated			\checkmark		le farms		\checkmark	×	\checkmark		Wooded - ancient		\sim	×]	Spatial character	Medium - open	Variable		
Rolling / undulating			-	Clustered		×	×		d farms		×	×	×		Wooded - recent	\checkmark		×		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau			-	Settled		×	×		oral farms	5		X	×	_	Trees & woods	\checkmark			4	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle			-	Dispersed Waste ground /	dorolict	×	××		dland	equestrian	×	×		_	Coverts & tree groups Other trees	✓×			4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels	x x		-	Unsettled	uerenci	$\overline{\mathbf{x}}$	X	Dist	4	equestilati		X	×		Open / unwooded	X		×	1			variable		
High plateau (>300m)	XX		-	Coalfields			X		n / brownf	field	1	X			open/ univolucu			~	1	Other characteristics / features				
High hills (>600m)	XX			Urban		-	×		land / leisu		1	×	×											
LANDSCAPE VALUE											Total Sco	ore (/25)) 1	14	VISUAL VALUE					·	•	-	Total Score (/25)) 13
Factor	Assessme	nt											Score	*	Factor	Asse	essment							Score*
Landscape quality	Intensive a	gricultural fi	elds an	nd domestic settir	ng, mostly in	good coi	ndition. So	me fly-tip	oping				Med -	2	Recognition of value	N/A								Low - 3
Scenic quality	Intensive a	gricultural fi	elds on	n village edge, hu	iman influend	ce, rural s	setting						Med -	2	Indicators of value	N/A								Low - 3
Rarity	N/A												Low -	1	Other value	Recr	eational	value						Med - 6
Representativeness	Displays so	me the key	charac	cteristics									Med -	2	VISUAL SUSCEPTIB	ILITY							Total Score (/25)) 13
Conservation interests	TPOs and	a number of	listed l	buildings									Low -	1	Factor	Asse	essment							Score*
Recreation value	Network of	PRoW, son	ne publi	lic open space									Med -	2	Primary receptors	Resi	dential -	limited con	ntrib	bution to experience				Low - 2
Perceptual aspects	Attractive r	ural edge, a	lthough	h lots of human ir	nfluence and	l little trar	nquillity						Med -	2	Secondary receptors	Recr	eational	- no contril	buti	tion to experience				Low - 2
Associations	N/A												Low -	1	Number of receptors	Villa	ge edge l	location						Med - 4
LANDSCAPE SUSCE	PTIBILITY										Total Sco	ore (/25))	9	Visibility of site	Well	screene	d from surr	roui	undings, open views from south we	st			Med - 4
Factor	Assessme	nt											Score	*										
Subtraction	Loss of ara	ble field											Low -	2										
Addition		of urban edç	,										Low - 2	2										
Perception			v	e into rural settin	0								Low - 2	2										
Policy		ÿ	0	nges should aim			d characte	r rather t	han a sha	1			Low - 2											
OVERALL LANDSCA		•				ility)					Total Sco	ore (/50)) 2	23			· ·			/alue and Susceptibility)			Total Score (/50)) 26
Low landscape value and	d susceptibil	ty. Overall a	a low la	andscape sensitiv	vity										Low visual sensitivity de	rived fro	om low vi	sual value	and	nd susceptibility				
Notes															Notes									
MITIGATION OPPOR	TUNITIES	RECOM	/END/	ATIONS																				
Landscape planting	×			Enhance	existing hea	dge and r	nature veg	etation,	particularly	y on SW ed	ge				Form of development	×								
Landscape buffer Site features	×														Local vernacular Other	×								
On-site															Off-site						PRoW to south and west			
CONCLUSION																								
	e is an intensively managed arable field located on the western edge of Cotgrave, which forms a small part of the rural setting to the village. The high degree of human influence contributes to the low landscape value, as does the limited number of conservation interests. There would be no notable loss of key characteristics and the																							
	extension to	the existing	j urban	edge. Within the	e study area,	there is	an inheren	it low land	dscape se	ensitivity in t	he study a										there is a low visual value, although there			

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity





Site Photograph A - The panorama looks easterly from Cotgrave Footpath 2 approximately 125m away from the western site boundary. The site is part of a bigger arable field which borders part of the western edge of Cotgrave. The village exerts a high degree of human influence on the panorama. Wolds Hill can be seen in the right of the view in the background - it forms part of the backdrop to the south of the settlement.



Site Photograph B - Looking north-west towards the site from Cotgrave Footpath 13, this view demonstrates the proximity of the site to existing housing on the western edge of Cotgrave. In the far distance of the view can be seen properties on the edge of the Nottingham conurbation. There are few other discernible features within the panorama.

RBC/COT/004 RBC/COT/012 200 100 PPC/ 400

RBC/COT/003

OTGRAVE Footpath

RBC/COT/00 RBC/COT/004 A RBC/COT/005 B 200 100

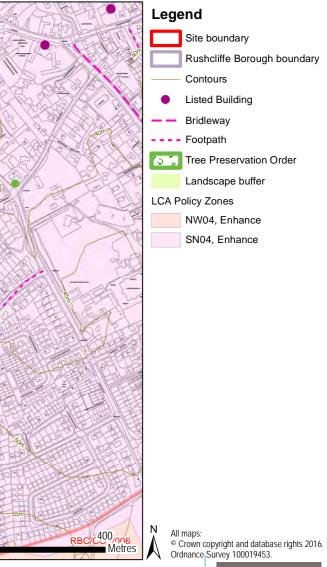
Landscape designations / Potential development mitigation recommendations

Metres

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



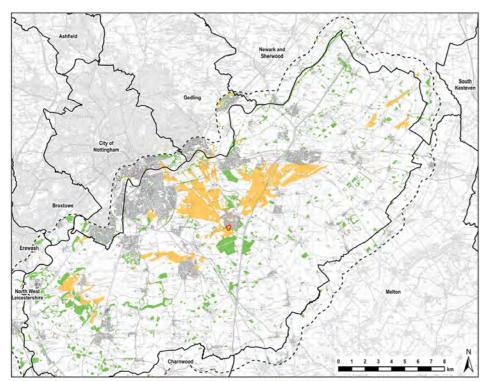
Aerial view of the site



LANDSCAPE AN	D VI	SUAI	SEN	SITI	IVITY AS	SSESSME	NT								CL	IENT: R	Rushcliff	ffe Borough C	Council							Aggregat	e Score (/100): 49
SITE REFERENCE:						Brickyard, Owth		d			D	ATE VISITE	D:	05/09/	/2016										SURVEYED BY: EV		CHECKED BY: NW
EXISTING LANDSCA	PE CH	ARAC	TER						La	andsca	pe charact	ter within si	ite		SNO)4 (Mode	lerate),N	NW04 (Moder	rate)			Land	sca	pe character within study area	SN04 (Moderat	te), NW04 (Mod	erate)
							LI	IVING	G LANDS	CAPES	6 METHOD	OLOGY													OTHER		
Landform	LCA	Site	Study Area		Settleme	ent Pattern	L	.A	Study Area	Lar	nd Cover		LCA	Site	e .	tudy Area	Tre	ee Cover		PZ	Site	Study Area		Descriptive Attribute	Site		Study Area
Vales & valley bottoms	×	×	\times		Nucleate	d	4	1	\checkmark		ible farms		\checkmark	\checkmark		\checkmark		ooded - ancie		×	×	×		Spatial character	Small	Variable	
Rolling / undulating	\checkmark	×	×		Clustered	ł	>	Κ	×		ed farms		×	×		×		ooded - recen	ıt	\checkmark	\checkmark	\checkmark		Indicative ground vegetation	Variable	Variable	
Low plateau	\checkmark	×	×	_	Settled	-1	>	K	×		storal farms	8	<	×		×		ees & woods		\checkmark	×	×		Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	××	\checkmark		_	Disperse Waste gr	a ound / derelict	A	<	×		odland	equestrian	×		_	\checkmark		overts & tree <u>c</u> her trees	groups	✓×	\checkmark	×		Enclosure pattern Tree pattern	Variable Linked	Variable Variable	
Marine levels	×	$\mathbf{\hat{x}}$	$\widehat{\mathbf{x}}$	-	Unsettled		-	$\mathbf{\tilde{\mathbf{x}}}$	X		turbed	equestilaii		×	_	X		pen / unwoode	ed	X		×			LINCU	Valiabic	
High plateau (>300m)	×	×	×		Coalfield		4		×		an / brown	field	1	×						•••	••			Other characteristics / features	5		
High hills (>600m)	×	\times	\times		Urban		4		×	Par	rkland / leis	ure	\checkmark	×		\checkmark											
LANDSCAPE VALUE												-	Total Sco	ore (/2	!5)	13	VIS	ISUAL VAL	UE								Total Score (/25) 10
Factor		sment													Sc	ore*	Fac	actor		Asses	sment						Score*
Landscape quality			0		0	lly well-manag			0	me degi	raded areas	S			_	ed - 2		ecognition of v		N/A							Low - 3
Scenic quality	Ŭ	egree (of human	influe	ence and de	egraded eleme	nts detrac	t som	newhat						Lo	ow - 1		dicators of val	ue	N/A							Low - 3
Rarity	N/A														Lo	ow - 1		her value			recreatio	onal value	par	rticularly woodland on site			Low - 3
Representativeness	Some	what re	presentat	tive of	of LCA										Me	ed - 2	VIS	SUAL SUS	CEPTIBIL	.ITY							Total Score (/25) 13
Conservation interests	N/A														Lo	ow - 1	Fac	actor		Asses	sment						Score*
Recreation value	Netwo	rk of P	RoW, nur	nber o	of public op	en space, inclu	uding to im	nmedi	iate west	of site					Hi	gh - 3	Prin	imary recepto	rs	Reside	ential - s	ite forms t	ne b	backdrop to the village			Med - 4
Perceptual aspects	Lack o	f tranq	uillity, dor	ninan	nt urban edç	je									Lo	ow - 1	Sec	econdary rece	ptors	Recrea	ational -	site does	not (contribute particularly to recreat	ional experience		Low - 2
Associations	N/A														Lo	ow - 1	Nur	umber of rece	ptors	Village	edge, a	adjacent to	a n	main road into the village			Med - 4
LANDSCAPE SUSCE	PTIBI	ITY											Total Sco	ore (/2	!5)	13	Visi	sibility of site		Visibilit	ty of site	e often obs	cure	ed by mature boundary vegetation	on and built form, views also obscured from	m south by land	form Low - 2
Factor	Asses	sment													Sc	ore*											÷
Subtraction	Loss o	f wood	land, both	h as e	ecological a	nd recreational	l resource								Me	ed - 4											
Addition	Exten	sion of	he existir	ng urb	ban edge										Lo	w - 2											
Perception		0	0 0			easing its prom									Me	ed - 4											
Policy		01	Ŭ			dleaved woodl	Ŭ	0	ge fringes	5						w - 2											
OVERALL LANDSCA			•				ptibility)						Total Sco	ore (/5	i0)	26								alue and Susceptibility)			Total Score (/50) 23
Low landscape value and	l susce	ptibility	overall a	a low l	landscapes	sensitivity											Low	w visual sens	itivity deriv	/ed from	low vis	ual value	and	low susceptibility			
Notes																	Not	otes									
MITIGATION OPPOR	TUNIT	IES / F	RECOM	MEND	IDATIONS																						
Landscape planting	~		Re	etain a	and enhance	ce mature vege							oundary	vegeta	ition			orm of develop		×							
Landscape buffer	>>>					Above 60m	to avoid in	ncreas	sing the p	promine	nce of the	settlement						cal vernacula	r	×							
Site features	×	ļ															Oth	iner		×	ļ						
CONSTRAINTS	1																			r							
On-site																		Off-site	е								
CONCLUSION																											
																									quillity. Landscape susceptibility is also lo		
ecological and recreation The susceptibility of the v													ceptibility	of the	lands	cape ch	naracter	er to developm	nent on site	e. Visual	lly, there	e is little va	lue	except for a minor recreational	value arising from the presence of the woo	odland on the sit	te and at its western boundary.

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/006 - The Brickyard, Owthorpe Road





Site Photograph A - This viewpoint looks south-westerly from Owthorpe Road directly into the site. All along the boundary on Owthorpe Road is dense mature vegetation, which restricts views into the site.



Site Photograph B - Looking east from incidental open space which lies to the south of The Dial. This view shows the equestrian grazing land use of the site and clearly shows the former Brickyard (the grey buildings in the panorama). In the background of the view can be seen houses on the southern edge of Cotgrave.



Site Photograph C - This view demonstrates the wooded nature of the western edge of the site.

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



BC/COT/0 RBC/COT/ 0 100 200

Landscape designations / Potential development mitigation recommendations

Aerial view of the site



Legend

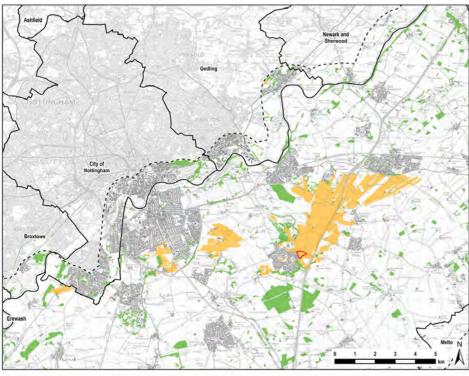
-	
	Site boundary
	Rushcliffe Borough boundary
	Contours
	Bridleway
	Footpath
	Landscape buffer
_CA P	olicy Zones
	NW04, Enhance
	SN04, Enhance

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LANDSCAPE A	ND VI	SUAL	SENS	SITI\	VITY ASSESS	MENT							C	CLIENT:	Rush	ncliffe Borough Council								Aggregate	Score (/100):	: 53
SITE REFERENCE:			RE	BC/CO	DT/007 - Land behind	Firdale (2)				DATE VISITE	D:	07/0	09/201	16									SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	APE CH	ARAC	TER					La	andsca	e character within s	ite		SN	V04 (Mo	derate	e), NW04 (Moderate)				Lands	cap	pe character within study area	SN04 (Moderate	e), NW04 (Mode	erate)	
							LIVIN	G LANDS	CAPES	METHODOLOGY	•							•					OTHER			
Landform	LCA	Site	Study Area		Settlement Patterr	n	LCA	Study Area	Lar	d Cover	LC	CA S	Site	Study Area		Tree Cover	Pž	Z Site		itudy Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×		Nucleated		\checkmark	√		ole farms						Wooded - ancient	×			×		Spatial character		Variable		
Rolling / undulating		×			Clustered		X	×		ed farms			×	×		Wooded - recent		•••		×		Indicative ground vegetation	Variable	Variable		
Low plateau Sloping (low hills)	\mathbf{X}			_	Settled Dispersed		\checkmark	×		toral farms odland	◀ ≯		×	$\overline{\checkmark}$		Trees & woods Coverts & tree groups			_	×		Boundary treatments Enclosure pattern	Hedges Sub-regular	Variable Variable		
Coastal dunes / shingle	X	×	X		Waste ground / der	elict	×	X		gh / wild / equestrian						Other trees		(X		$\overline{\mathbf{A}}$		Tree pattern		Variable		
Marine levels	×	×	×		Unsettled		×	×		urbed	-		×	×		Open / unwooded		4		×						
High plateau (>300m)	×	×	×		Coalfields		\checkmark	×		an / brownfield	1		×	~								Other characteristics / features				
High hills (>600m)	×	×	×		Urban		\checkmark	×	Par	kland / leisure	\checkmark		×	\checkmark												-
LANDSCAPE VALUE	Ξ										Total S	Score ((/25)	14		VISUAL VALUE									Total Score (/25) 13
Factor	Asses	sment											5	Score*		Factor	Ass	sessmen	nt							Score*
Landscape quality	_		5		9			5					١	Med - 2		Recognition of value	N/A	ł								Low - 3
Scenic quality	Attract	ive rura	I edge to	settle	ement, some human	detractors, p	particul	arly in wes	st of stu	ly area			1	Med - 2		Indicators of value	N/A	ł								Low - 3
Rarity	N/A													Low - 1	4 6	Other value		idential a	ameni	ity, site i	is pa	part of the rural outlook for the w	estern edge of the settlement			Med - 6
Representativeness	Shows	some	of the key	y chara	acteristics								1	Med - 2		VISUAL SUSCEPTIBIL	LITY								Total Score (/25) 15
Conservation interests	N/A												1	Low - 1		Factor	Ass	sessmen	nt							Score*
Recreation value	A few	PRoW,	mostly w	rithin th	he settlement. Some	public oper	n space	<u>:</u>					I	Med - 2		Primary receptors	Res	idential ·	- rural	l outlook	for	or houses on western boundary				Med - 4
Perceptual aspects	Pleasa	nt rura	edge to	settler	ment, relatively tranq	uil but slight	t perce	ption of A4	16 dual	carriageway			1	Med - 2		Secondary receptors	Trar	nsport - ı	main r	road and	d en	entrance to village from rural area				Low - 2
Associations	N/A												1	Low - 1		Number of receptors	Villa	age edge	,							Med - 4
LANDSCAPE SUSCI	AssessmentScore*tyIntensive rural agriculture, some well managed areas, some areas of degradationMed - 2Attractive rural edge to settlement, some human detractors, particularly in west of study areaMed - 2N/ALow - 1essShows some of the key characteristicsMed - 2erestsN/ALow - 1erestsN/ALow - 1exerct a few PRoW, mostly within the settlement. Some public open spaceMed - 2N/ALow - 1Med - 2N/ALow - 1SUSCEPTIBILITYTotal Score (/25)NITAssessmentScore*No loss of key characteristicsLow - 2Extension of the existing urban edgeLow - 2Extension of the urban edge through finger of development into rural setting, increased prominence of the settlementMed - 4															Visibility of site	Son	ne scree	ning fr	rom wes	st a	as a result of built form. Generall	y open character, but long views restricted	by landform		Med - 4
Factor	Asses	sment											5	Score*	1 [•
Subtraction	No los	s of key	characte	eristics	S								L	_ow - 2												
Addition	Extens	ion of t	he existir	ng urba	an edge								L	_ow - 2												
Perception	Extens	ion of t	he urban	edge	through finger of dev	elopment in	nto rura	l setting, in	ncrease	d prominence of the s	ettleme	ent	Ν	Med - 4												
Policy			<u> </u>		ugh woodland plantin	0							L	_ow - 2												
OVERALL LANDSC			•				<i>.</i>				Total S	Score ((/50)	25		OVERALL VISUAL SE	NSIT	FIVITY (Com	bined	Val	alue and Susceptibility)			Total Score (/50) 28
Low landscape value an	nd low lar	ndscap	e suscept	tibility.	. Overall low landsca	pe sensitivit	у									Low visual sensitivity arisi	ing fro	om low vi	isual v	value ar	nd m	medium visual susceptibility				
Notes																Notes										
MITIGATION OPPOR		ES/R	ECOM	/IEND	DATIONS																					
Landscape planting	\checkmark					Retain a		ance veget		oundaries						Form of development	×									
Landscape buffer Site features	√ ×						Eas	stern half o	of site							Local vernacular Other	××									
																Ullei										
On-site																Off-site	Γ									
CONCLUSION	•																									
	s an arab	le field	and a fie	ld of r	rough ground on the	eastern rura	al edue	of Cotoray	ve The	two fields form part of	the rur	al setti	ing to	the villa	ae hu	It the human influence with	hin the	e study a	area a	as well a	as th	the lack of conservation interests	contribute to the low landscape value. In t	erms of landsca	ane suscentibility	
development of the site	would no	ot resul	t in the lo	ss of k	key characteristics. It	t would appe	ear as a	an extensio	on of th	e urban edge, albeit a	finger o	of deve	elopme	ent that i	might		of the	settlem	ent. O	Overall, t			sitivity are both low. In terms of visual ame			ed to a

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/007 - Land behind Firdale (2)





Site Photograph A - This viewpoint looks southerly from Colston Gate on the northern site boundary. It demonstrates the rural character that emerges on leaving the eastern edge of Cotgrave. The arable land use of the site reinforces this. The ridgeline in the background of the view includes Smith Round Hill, an area used for recreation. To the right of the view can be seen the eastern extent of Cotgrave, including houses on Firdale and the adjacent Grassmere children's play area.

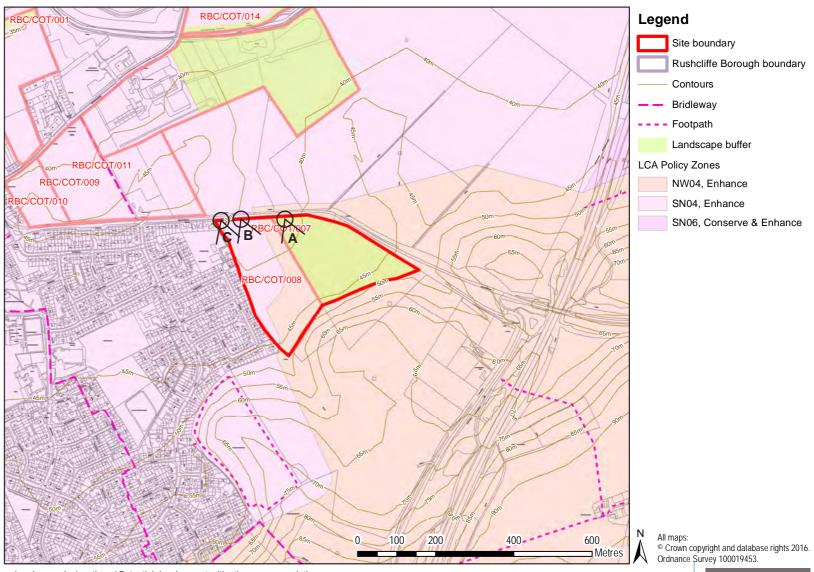


Site Photograph B - A little further west than viewpoint A, this panorama shows the rough character of the western half of the site. At this location, the character feels more urban fringe than rural, due to the degraded state of the land use and the proximity to existing housing development. The line of housing on Firdale is clearly seen in the right hand side of the view.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

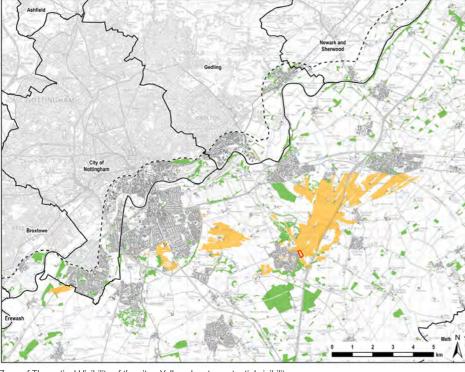




Site Photograph C - View further west than viewpoint B, illustrating the level of screening provided by the relatively low boundary hedgerow on the northern boundary

LANDSCAPE AN	ID VI	SUA	L SE	NSIT	TIVIT	ry ass	ESSM	ENT							(CLIEN	T: Ru	shcliffe Borough Council								Aggregate	e Score (/100):	: 46
SITE REFERENCE:						7/008 - Lan						DATE VISITE	D:	07/	/09/20	16									SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	PE CH	ARA	CTER							La	andsc	ape character within si	ite		S	N04 (N	loder	ate), NW04 (Moderate)				Lands	scape	e character within study area	SN04 (Moderate	e), NW04 (Mode	erate)	
									LIVIN	G LANDS	CAPE	S METHODOLOGY	-							•					OTHER			
Landform	LCA	Site	Stu Ar	ıdy ea	Se	ettlement I	Pattern		LCA	Study Area	La	and Cover	L	CA	Site	Study Area		Tree Cover	P	Z Site		udy rea	I	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	>	\$		ucleated			\checkmark	\checkmark		able farms	~		×	\checkmark		Wooded - ancient	>		>	×		Spatial character	Medium - open	Variable		
Rolling / undulating	\checkmark	×	~			lustered			×	×		ixed farms	>	×	×	X	_	Wooded - recent	4		>			Indicative ground vegetation	Scrubland	Variable		
Low plateau Sloping (low hills)	\checkmark	×	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			ettled ispersed			× <	××		astoral farms loodland	_		××	$\overline{\checkmark}$	-	Trees & woods Coverts & tree groups	•		<			Boundary treatments Enclosure pattern	Hedges Sub-regular	Variable Variable		
Coastal dunes / shingle	X	×		è i		aste groun	nd / derelia	t	×	×		ough / wild / equestrian			$\overline{\checkmark}$			Other trees		< X				Tree pattern	n/a	Variable		
Marine levels	×	×	Š	Č		nsettled			X	×		isturbed		•	×	×		Open / unwooded		<	>	K	F		ind .	, and bio		
High plateau (>300m)	\times	\sim	>	\$	Со	oalfields			\checkmark	×		rban / brownfield	4		×	\checkmark							(Other characteristics / features	;			
High hills (>600m)	×	\sim	>	(Ur	rban			\checkmark	\times	Pa	arkland / leisure	4		\times	\checkmark												
LANDSCAPE VALUE												-	Total S	Score	(/25)	1	4	VISUAL VALUE									Total Score (/25)) 10
Factor	Asses	smen	t													Score'	ł	Factor	As	sessmen	t							Score*
Landscape quality			Ŭ			e well mana	aged areas	s, some	areas o	f degrada	ition					Med -	_	Recognition of value	N/A	Ą								Low - 3
Scenic quality	Attrac	tive ru	al edge	e to set	ttlemer	nt										$\operatorname{Med}\nolimits$ -	2	Indicators of value	N/A	A								Low - 3
Rarity	N/A															Low -	1	Other value	Soi	me limited	d reside	ential a	amen	nity				Low - 3
Representativeness	Shows	s some	e of the	key ch	naracte	eristics										Med -	2	VISUAL SUSCEPTIBI	LITY								Total Score (/25)) 13
Conservation interests	N/A															Low -	1	Factor	As	sessmen	t							Score*
Recreation value	A few	PRoW	, partic	ularly v	within t	the settlem	nent. Som	e public	open sp	ace						Med -	2	Primary receptors	Re	sidential -	site is	a sma	all pai	art of the rural outlook for house	es on western settlement boundary			Low - 2
Perceptual aspects	Pleasa	ant rura	al edge	to sett	tlemen	nt, relatively	y tranquil									Med -	2	Secondary receptors	Tra	insport - r	nain ro	oad and	d enti	trance to village from rural area				Low - 2
Associations	N/A															Low -	1	Number of receptors	Vill	age edge								Med - 4
LANDSCAPE SUSCE	PTIBI	ITY											Total S	Score	(/25)		9	Visibility of site	Soi	me screei	ning fro	om wes	st as	s a result of built form. Generall	y open character, but long views restricted	by landform		Med - 4
Factor	Asses	smen	t													Score*	۲.											•
Subtraction	No los	s of ke	ey char	acterist	stics											Low - 2	2											
Addition	Exten	sion of	the url	ban edg	ge											Low - 2	2											
Perception					0	th a small i										Low - 2	2											
Policy	Enhar	ce villa	age frir	ges thr	rough	planting sr	mall linear	belts an	nd copse	es to brea	k up tl	ne uniform nature of the	urban	edge		Low - 2	2											
OVERALL LANDSCA	PE SE	NSIT	IVITY	(Comb	bined	d Value ar	nd Susce	eptibilit	ty)				Total S	Score	(/50)	2	3	OVERALL VISUAL SE	ensi	TIVITY (Comb	oined \	Valu	ue and Susceptibility)			Total Score (/50)) 23
Low landscape value and	d susce	ptibility	, an ov	verall lo	ow land	dscape ser	nsitivity											Low visual value and low	visua	al suscept	ibility, ı	resultin	ng in	n low visual sensitivity				
Notes																		Notes										
MITIGATION OPPOR	TUNIT	IES /	RECO	MMEN	NDAT	IONS																						
Landscape planting	\checkmark											boundaries						Form of development		《								
Landscape buffer Site features	√ ×				To fa	ar south of :	site, avoid	ding bring	ging the	settleme	nt up t	he hill and increasing its	promi	inence))			Local vernacular Other		د د								
CONSTRAINTS																		Other										
On-site																		Off-site	T									
CONCLUSION																												
														_														
	ey char	acteris	tics or	out-of-c	charac	cter additio	ons to the l	landscap	e. Over	all, there	is a lo	w landscape sensitivity.	In tern	ms of v	visual a	amenity	y, the								nfluence. The study area is of low landscap outlook for houses on the edge of Cotgrave			

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

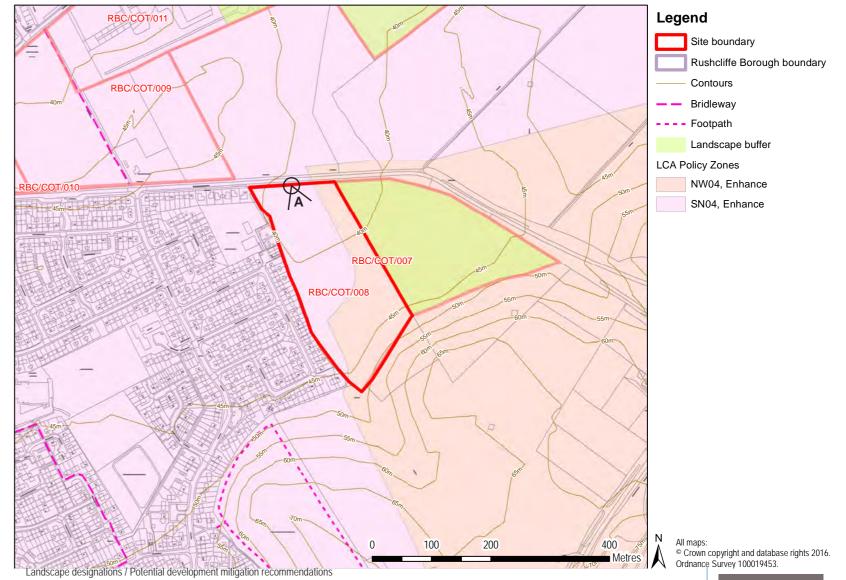




Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



Site Photograph A - Looking south from Colston Gate, this panorama shows the rough character of the site. The character of the site feels more urban fringe than rural, due to the degraded state of the land use and the proximity to existing housing development. The line of housing on Firdale is clearly seen in the right hand side of the view and Smith Round Hill - used for recreation - is visible in the background of the view.

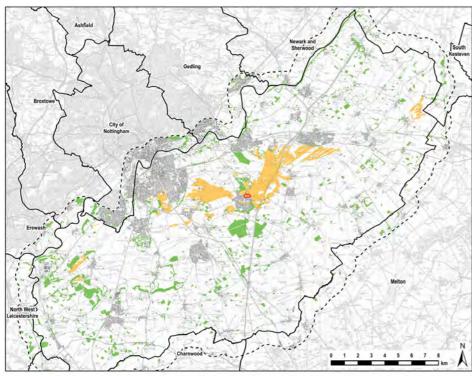
Si fi fi Fi fi NACL: PRECOTION- Lund al Holygie Lund Wash (2) DATE WITH INTERNAL SUBJING LANDSCAPE CHARACTER LUNGE LANDSCAPE CHARACTER LUNGE LANDSCAPE CHARACTER LUNGE LANDSCAPE SI ALCONARCE LANDSCAPES METHODOLOGY Lundiam Landscape transfer within study and Solut Miderall Tor Cover PZ Sin Subj Value X with the study and the stud	LANDSCAPE AN	ID VIS	SUAL	SENS	ITI\	/ITY ASSESSMENT							CLIENT:	Rus	shcliffe Borough Council						
LUNIC LANDSCAPES METHODOLOCY Landom LA Study Salt/const Pattern Colspan="2">Construction Landom LA Study Salt/const Pattern Colspan="2">Construction Study The Cover PZ Study Description Addition Cases and construction Colspan="2">Construction Construction Constructi	SITE REFERENCE:			RBC/CO	T/009	9 - Land at Hollygate Lane (We	est) (2)			DATE VISITED	: (06/09/20)16	Γ							
Landform LCA State Analy Analy Setting Land Cover LCA Sate State Analy State Analy The Cover PZ Sate Analy State Analy Cdb5.4 voltor (bbtor) X X X X X X X X Cdb5.4 voltor (bbtor) X X X X X X X X Cdb5.4 voltor (bbtor) X X X X X X X X Cdb1.4 voltor X X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X X Cdb1.4 voltor X X X X X X Cdb1.4 voltor X X X	EXISTING LANDSCA	PE CH	ARAC	TER					Lan	dscape character within site	5		(SN04	4 (Moderate)			Lan	dsca	pe character within study area	
Catality Cata							LIVI	ig land)SC/	APES METHODOLOGY											
Control data mage	Landform	LCA	Site	_		Settlement Pattern	LCA			Land Cover	LCA	Site			Tree Cover	PZ	Site			Descriptive Attribute	
Minice losis X Minice losis High allelis (Softin) High allelis (Softin) High allelis (Softin) AUSSCAPE VALUE Facha Kisker Minice Manage Minice	Rolling / undulating Low plateau Sloping (low hills)	✓ ✓ ╳	× × ×	×××		Clustered Settled Dispersed	××	× × ×		Mixed farms Pastoral farms Woodland	×	× × ×	××××		Wooded - recent Trees & woods Coverts & tree groups	××	X X X X	× ~ ~		Indicative ground vegetation Boundary treatments Enclosure pattern	Farmland Hedges Sub-regu
Factor Assessment Score" Candscope quality Mussify intensive augliculture Note Candscope quality Mussify intensive augliculture Note Recognition of value N/A Recognition of value N/A Recognition of value N/A Representationness Mussi key characteristics represented Indiana Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Recordination value Net evalue Views founds & Al Saints Church Score" Score" Residentiati-sile forms part of the experience Score value Notes Notes Notes Score value Score" Views founds views & Al Saints Church Score value Notes Notes Notes Score value Notes Score value Notes Score value Score (72) Yiews <td< td=""><td>Marine levels High plateau (>300m) High hills (>600m)</td><td>×××</td><td>•••</td><td>••</td><td></td><td>Unsettled Coalfields</td><td>\checkmark</td><td>X X X X</td><td></td><td>Disturbed Urban / brownfield Parkland / leisure</td><td>1 1 1</td><td>× × ×</td><td>1 1 1</td><td></td><td>Open / unwooded</td><td>X</td><td></td><td>×</td><td></td><td></td><td>Linear</td></td<>	Marine levels High plateau (>300m) High hills (>600m)	×××	•••	••		Unsettled Coalfields	\checkmark	X X X X		Disturbed Urban / brownfield Parkland / leisure	1 1 1	× × ×	1 1 1		Open / unwooded	X		×			Linear
Landscape quality Medi y Medi y Medi -2 Scenic quality Uthan edge, human defractors Medi -2 Regresentativeness Medi kowerd on Windmill Hill to norh-west of study area Medi -2 Regresentativeness Medi kowerd on Windmill Hill to norh-west of study area Medi -2 Regresentativeness Medi kowerd Aut Saints Church Weak Regresentativeness Medi kowerd Aut Saints Church Wissing Kowerd Aut Saints Church Visual LSUSCEPTIBILITY Conservation inforced is conserved on window High -3 Parceptual aspects Uthan edge, adjacent to industrial estate, low tranquility Low -1 Assessment Scored Low -1 Assessment Scored Low -2 Representative Media Low -2 Viability of sale Subtraction No lass of key characteristics Low -2 Aution Extension of urban dage towards industrial estate, percelved infil despite not actually being infill Low -2 Parception Extension of urban dage cowards and endance existing vegetation and incess are estivitify Total Score (SD) Weter Harry Media Media Media Media Metter Indicators of urban dage cowards industrial estate, percelved infil despite not actually being infill Low -2 Weter Harry Media Media Media </td <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>To</td> <td>otal Sco</td> <td>re (/25)</td> <td></td> <td></td> <td></td> <td>1.</td> <td></td> <td></td> <td></td> <td></td> <td></td>		1								To	otal Sco	re (/25)				1.					
Scenic quality Utban edge, human detractors Low -1 Rarity Anglo Saxon build ground discovered on Windmill Hill to north-west of Study area Med2 Representativeness Most key characteristics represented High - 3 Conservation interests Listed buildings. IPO's Recreational Listed buildings. IPO's Recreation value Network of NRW Including the Granthum Canal, public open space. Colgrave Country Park High - 3 Parceptual aspects Urban edge, adjacent to industrial estate, hor tranquilly Low -1 ANDSCAPE SUSCEPTIBILITY Total Score (25) 9 Solutaction Score state of the complement of										4			sment								
Ranty Angle-Sacon burial ground discovered on Windmill Hill in north-west of study area Med - 2 Representativeness Most key characteristics represented High - 3 Conservation interests Listed buildings; TPO's Low - 1 Representativeness Most key characteristics represented High - 3 Representativeness Most key characteristics represented High - 3 Representativeness Most key characteristics represented Low - 1 Associations N/A Low - 1 Subtraction No loss of key characteristics Low - 2 Paragejoin Extension of urban edge rowards industrial estate, perceivend infill despite not actually being infill Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (36) 24 Medium landscape value and low susceptibility overal low l		-		-									_								
Representativeness Most key characteristics represented High -3 Conservation interests Listed tuillings, TPO's Low -1 Recordion value Network of PROW including the Crantham Canal, public open space, Cotgrave Country Park High -3 Proception aspects Undan edge, adjacent to industrial estate, low tranquility Low -1 Associations NA Low -1 LANDSCAPE SUSCEPTIBILITY Total Score (25) 9 Factor Associations Scoredary receptors Recreational - deent form a key part of the experience Visual Susceptibility Total Score (25) 9 Factor Associations Scoredary receptors Recreational - deent form a key part of the experience Visual Susceptibility Total Score (25) 9 9 Factor Associations Low - 2 Notes Scoredary receptors Recreational - deent form a key part of the experience Visual Susceptibility Total Score (50) 24 Over 24 Visual Education Visual Education Receptor association Retains on furban edge Education furban edge Low - 2 Over 24 OVERALL UNISUAL SUSLENSITIVITY (Combined Value and Susceptibilility) Over 24		_	Ũ							-			1								
Conservation interests Listed buildings, TPO's Low -1 Recreation value Network of PROW including the Grantham Canal, public open space, Cotgrave Country Park High - 3 Perceptual aspects Urban edge, adjacent to industrial estate, low tranquillity Low -1 Parceptual aspects Urban edge, adjacent to industrial estate, low tranquillity Low -1 LANDSCAPE SUSCEPTIBILITY Total Score (25) 9 Factor Assessment Scores Subtraction No loss of key characteristics: Low -2 Addition Extension of urban edge Low -2 Policy Enhance vilage finges through paring small inser bits and copses to break up the uniform nature of the urban edge Low -2 VoreRALL LNDSCAPE SUSCEPTIBILITY Total Score (750) 24 Visibility of site Strong vegetated boundary Visibility of site Versburges through paring small inser bits and copses to break up the uniform nature of the urban edge Low -2 OVERALL LNDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (750) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity derived from low visual value and susceptibility Overall low visual sensitivity derived from low visual value and susceptibility <t< td=""><td></td><td>Ű</td><td></td><td>Ũ</td><td></td><td></td><td>orth-wes</td><td>st of study</td><td></td><td></td><td></td><td>toward</td><td>s All Sain</td><td>ts Ch</td><td>urch</td><td></td></t<>		Ű		Ũ			orth-wes	st of study				toward	s All Sain	ts Ch	urch						
Recreation value Network of PRoW including the Crantham Canal, public open space, Cotgrave Country Park High - 3 Perceptual aspects Uthan edge, adjacent to industrial estate, low tranquility Low - 1 Associations N/A Low - 2 Factor Assessment Score Subtraction No loss of key characteristics Low - 2 Priception Extension of urban edge lowards industrial estate, perceived infill despite not actually being infill Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity Total Score (50) 24 Mortes Inandscape balling Inanderspace sensitivity derived from low visual value and susceptibility Inandscape balling </td <td></td> <td>_</td> <td>5</td> <td></td> <td>repre</td> <td>esented</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td>		_	5		repre	esented						-									
Perceptual aspects Urban edge, adjacent to industrial estate, low tranquillity Low -1 Associations N/A Low -1 LANDSCAPE SUSCEPTIBILITY Total Score (22) Wilage edge Saturaction No loss of key characteristics Low -2 Addition Extension of urban edge Low -2 Addition Extension of urban edge trongs through planting small linear belts and copess to break up the uniform nature of the urban edge Low -2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (55) 24 Medum landscape value and low susceptibility, overall low landscape sensitivity Total Score (55) 24 Motes Immediate existing vegetation and rees Form of development X Landscape planting Retain and enhance existing vegetation and trees Form of development X Landscape planting Retain and enhance existing vegetation and trees Form of development X Landscape planting Retain and enhance existing vegetation and trees Form of development X Landscape planting PROW Off-site Construction		_	Ŭ						4		_										
Associations N/A Low -1 LANDSCAPE SUSCEPTIBILITY Total Score (25) 9 Factor Assessment Score 1 Subtraction No loss of key characteristics I.ow - 2 Addition Extension of urban edge Low - 2 Perception Extension of urban edge towards industrial estate, perceived infill despile not actually being infill Low - 2 Policy Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge Low - 2 Voles Iow - 2 Iow - 2 Medium landscape value and low susceptibility, overall low landscape sensitivity Total Score (50) 24 Notes Mittigation of the under the urban edge Iow - 2 Mittigation of proceedings Retain and enhance existing vegetation and trees Form of development Landscape bifter X Iocal versarular Iocal versarular Other Iocal versaluar Other Other CONSTRAINTS Prow Off-site Off-site		-			•		en spac	e, Cotgra	ave (_				Ŷ	ousing				
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Factor Assessment Score' Subtraction No loss of key characteristics Low - 2 Addition Extension of urban edge Low - 2 Perception Extension of urban edge lowards industrial estate, perceived infill despite not actually being infill Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (50) 24 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Notes															Number of receptors	Village	e edge				
Subtraction No loss of key characteristics Low - 2 Addition Extension of urban edge Low - 2 Perception Extension of urban edge towards industrial estate, perceived infill despile not actually being infill Low - 2 Policy Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge Low - 2 VERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (F50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity Total Score (F50) 24 Notes	LANDSCAPE SUSCE	PTIBIL	.ITY							To	otal Sco	re (/25)	9	2	Visibility of site	Strong	j vegeta	ated boun	dary		
Addition Extension of urban edge Low - 2 Perception Extension of urban edge towards industrial estate, perceived infill despite not actually being infill Low - 2 Policy Enhance willage tringes through planting small linear belts and copses to break up the uniform nature of the urban edge Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity Total Score (/50) 24 Notes Median landscape sensitivity Overall low visual sensitivity derived from low visual value and susceptibility) Notes Notes Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Eandscape buffer Form of development X Landscape buffer X Local vernacular X Site features X Other X On-site ProW Off-site Off-site	Factor	Asses	sment										Score*								
Perception Extension of urban edge towards industrial estate, perceived infill despite not actually being infill Low - 2 Policy Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (750) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Notes Notes Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Eandscape planting Image: Comparison of the urban edge infill Landscape buffer Set Constraints Other On-site PRoW Off-site Off-site	Subtraction	No loss	s of key	character	istics								Low - 2								
Policy Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge Low - 2 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Notes Overall low visual sensitivity derived from low visual value and susceptibility MITIGATION OPPORTUNITIES / RECOMMENDATIONS Image: Constrainty of the unit of the urban edge Landscape planting ✓ Retain and enhance existing vegetation and trees Landscape buffer ✓ Image: Constrainty of the urban edge Site features ✓ Other On-site PRoW Off-site CONCLUSION Off-site Image: Constrainty of the urban edge	Addition	Extens	ion of u	rban edge									Low - 2								
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 24 Medium landscape value and low susceptibility, overall low landscape sensitivity OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Notes Overall low visual sensitivity derived from low visual value and susceptibility MITIGATION OPPORTUNITIES / RECOMMENDATIONS Notes Landscape planting Retain and enhance existing vegetation and trees Form of development Landscape buffer Local vernacular Site features Site features Other CONSTRAINTS On-site PRoW Off-site	Perception			v						, ,			Low - 2								
Medium landscape value and low susceptibility, overall low landscape sensitivity Overall low visual sensitivity derived from low visual value and susceptibility Notes Overall low visual sensitivity derived from low visual value and susceptibility Notes Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Image: Comparison of the comparison of				, î		, , , , , , , , , , , , , , , , , , ,		ses to bre	eak i		,										
Notes Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Landscape planting				•		•	ity)			To	otal Sco	re (/50)	24				•			, ,,	
MITIGATION OPPORTUNITIES / RECOMMENDATIONS Landscape planting	Medium landscape value	e and lov	v susce	ptibility, ov	verall	low landscape sensitivity								1	Overall low visual sensitive	ity deriv/	ed from	n low visua	al valı	ue and susceptibility	
Landscape planting Retain and enhance existing vegetation and trees Form of development X Landscape buffer X Local vernacular X Site features X Other X CONSTRAINTS Off-site Off-site On-site PRoW Off-site	Notes														Notes						
Landscape planting Retain and enhance existing vegetation and trees Form of development X Landscape buffer X Local vernacular X Site features X Other X CONSTRAINTS Off-site Off-site On-site Off-site CONCLUSION																					
Landscape buffer X Site features Other Site features Other CONSTRAINTS On-site PRoW Off-site		TUNITI	ES/R	ECOMM	END																
Site features X CONSTRAINTS On-site PRoW Off-site						Retain and	l enhan	ce existin	ng ve	getation and trees						X					
CONSTRAINTS On-site PRoW Off-site																					
On-site Off-site CONCLUSION		. ~	ļ																		
								PRoW							Off-site						
	CONCLUSION	•													•						
		a numb	er of fie	elds laid to	both	arable farming and rough grou	und on	the north	-eas	tern edge of Cotgrave. The st	udy area	a has ar	medium	land	dscape value, partly due to	the close	e repres	sentativen	ness t	o the prevailing landscape charac	cter and th

low; this is through the development of the site causing no notable loss of key characteristics in the study area and the site being perceived as an extension of the existing urban edge. Overall the landscape sensitivity is low. Visually, there is a low value related to the historic centre of the village. The visual susceptibility is also low, arising from the low level of visibility of the site and the limited contribution that the site has to the experience of residential and recreational receptors in the area. There is an overall low visual sensitivity is low.

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

	Aggregate Score (/100):	47
SURVEYED BY: EV	CHECKED BY:	
SN04 (Moderate	e), NW04 (Moderate)	
OTHER		
Site	Study Area	
formed		
- framed d (arable)	Variable Variable	
	Variable	
ular	Variable	
	Variable	
PRoW		
FRUW		
	Total Score (/25)	10
		Score*
		Low - 3
		Low - 3
		Low - 3
	Total Score (/25)	13
		Score*
		Med - 4
		Low - 2
		Med - 4
		Low - 2
	Total Score (/50)	23
	study area. The landscape susceptib is the views towards All Saints Churc	

COT/009 - Land at Hollygate Lane (West) (2)





Site Photograph A - Looking south-west from the northern boundary of the site on Hollygate Lane. This viewpoint looks directly into the site, into a section of the wider site comprised of rough ground. To the right of the view can be seen houses on Colston Gate.



Site Photograph B - This view looks southerly from Cotgrave Footpath 5 directly into the site. The footpath itself is visible in the left-hand side of the view and forms part of the site boundary. In the background of the view can be seen houses on Colston Gate, with Smiths Round Hill behind.



Site Photograph C - From this location, views are obtained looking north-west within the site from Cotgrave Footpath 5. To the left of the view can be seen All Saints Church in the centre of the village with houses on Colston Gate visible in front of it. In the centre of the view is Windmill Hill, with Manvers Business Park seen to the right of it. Finally, on the far right of the view is Cotgrave Footpath 5.

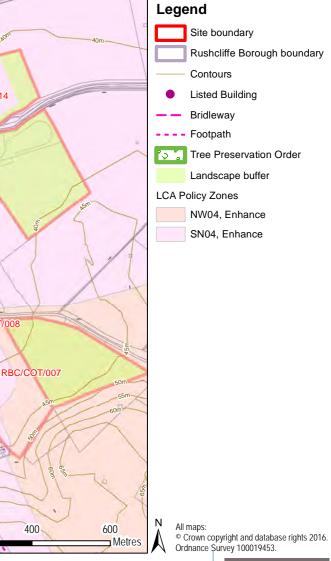
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



RECCOTION RECCOT

Landscape designations / Potential development mitigation recommendations

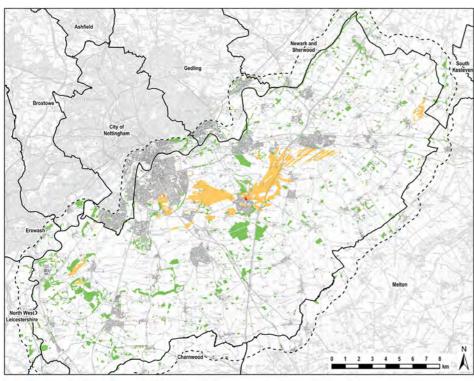
Aerial view of the site



LANDSCAPE AN	D VIS	UAL	SENS	ITIVI	ITY A	\SSE	SSMEN	NT								(CLIENT:	Rus	shcliffe Borough Council									Aggree	gate Score (/10	0): 46
SITE REFERENCE:							lygate Lai		st)				DATE VIS	SITED:	06	5/09/20	16										SURVEYED BY: EV		CHECKED	
EXISTING LANDSCA	PE CH	ARAC	ΓER							L	andsc	ape chara	cter withi	n site				SN04	4 (Moderate)				Lands	scap	pe character within study area		SN04 (Moder	ate), NW04 (Moderate)	
									IVINO	G LANDS	SCAPE	S METHO	DOLOGY	, ·							•						OTHER			
Landform	LCA	Site	Study Area	S	Settlerr	nent Pat	ttern	L	CA	Study Area	La	and Cove	-		LCA	Site	Study Area		Tree Cover	Р	Z Sit	e	Study Area		Descriptive Attribute		Site		Study Area	
Vales & valley bottoms	×	×	×	• –	Nucleat					\checkmark		able farm			\checkmark	×	\checkmark	1	Wooded - ancient	_	< X		×		Spatial character	Small		Variable		
Rolling / undulating	\checkmark	\checkmark	\checkmark		Clustere				×	×		ixed farms			×	×	×		Wooded - recent				×		Indicative ground vegetation	Scrubland		Variable		
Low plateau	\checkmark	×	×		Settled				×	×		astoral far	ns		√	×	×	-	Trees & woods	_			\checkmark		Boundary treatments	Hedges	-	Variable		
Sloping (low hills) Coastal dunes / shingle	××	\sim	~~		Dispers	sea ground /	dorolict		××	××		oodland	/ equestria	an	× √	×	× <	-	Coverts & tree groups Other trees	_	/ X / /		× √		Enclosure pattern Tree pattern	Sub-regula Linear	ſ	Variable Variable		
Marine levels	X	$\hat{\mathbf{x}}$	- x		Unsettle	5	uerenci		$\hat{\mathbf{x}}$	×		sturbed	17 equesina		√	×		1	Open / unwooded	•			×			LINCO		Valiable		
High plateau (>300m)	×	×	X		Coalfiel					X		ban / brov	vnfield		1	X	~		open/ unitoducu	~	• •	,	~		Other characteristics / features					
High hills (>600m)	×	×	×	ι	Urban					×	Pa	arkland / le	eisure		\checkmark	×	\checkmark													
LANDSCAPE VALUE														Tota	al Score	e (/25)	14	1	VISUAL VALUE										Total Score (/	/25) 10
Factor	Assess	ment															Score*	1	Factor	Ass	sessmer	nt								Score*
Landscape quality	Site is u	unmaint	ained but	surrou	unding	area is l	petter mai	intained	with it	ts domes	stic sett	ing					Med - 2]	Recognition of value	N/A										Low - 3
Scenic quality	Urban e	edge, se	everal hur	nan de	etractor	S											Low - 1		Indicators of value	N/A	L.									Low - 3
Rarity	Anglo-S	Saxon b	urial grou	nd disc	covered	d on Wir	ndmill Hill	to north	ı-west	of study	area						Med - 2]	Other value	N/A										Low - 3
Representativeness	Most ke	ey chara	acteristics	repres	sented												High - 3		VISUAL SUSCEPTIB	ILITY									Total Score (/	/25) 13
Conservation interests	Couple	of Liste	ed building	js and	TPO's												Low - 1	1	Factor	Ass	sessmer	nt								Score*
Recreation value	Small n	etwork	of PRoW	, public	c open ·	space, (Cotgrave	Country	Park								Med - 2	1	Primary receptors	Res	idential	- part	of the r	ural	l outlook for existing housing					Med - 4
Perceptual aspects	Urban (edge, a	djacent to	indust	trial est	ate, low	tranquillit	ty									Low - 1	1	Secondary receptors	Red	reation -	- site f	forms s	mall	Il part of the experience					Low - 2
Associations	N/A																Low - 1	1	Number of receptors	Villa	age edge	;								Med - 4
LANDSCAPE SUSCE	PTIBIL	ITY												Tota	al Score	e (/25)	9		Visibility of site	Stro	ong vege	tated	l bounda	ary						Low - 2
Factor	Assess	ment															Score*	1						-						
Subtraction	No loss	of key	character	istics													Low - 2	1												
Addition	Extensi	on of u	rban edge	;													Low - 2	1												
Perception	Extensi	on of u	rban edge	e, impro	ovemer	nt in site	aesthetic	CS									Low - 2]												
Policy	Enhand	e villag	e fringes i	througl	h planti	ing sma'	ll linear be	elts and	copse	es to brea	ak up th	ne uniform	nature of t	the urba	an edge		Low - 2]												
OVERALL LANDSCA	PE SEI	ISITIV	ITY (Cor	nbine	ed Valı	ue and	Suscep	tibility)					Tota	al Score	e (/50)	23	1	OVERALL VISUAL S	ENSI	FIVITY ((Com	nbined	Val	lue and Susceptibility)				Total Score (/	/50) 23
Low landscape value and	l suscep	tibility.	Overall lo	w land:	scape s	sensitivi	ty]	Overall low visual sensit	ivity de	erived fro	m lov	w visual	valu	ue and susceptibility					
Notes																		1	Notes											
MITIGATION OPPOR	TUNITI	ES/R	ECOMM	ENDA	TION	S																								
Landscape planting	\checkmark						Retair	n and er	nhance	e existing	y veget	ation and	rees						Form of development	>	\$									
Landscape buffer	×																		Local vernacular											
Site features CONSTRAINTS	×				—														Other											
CUNSTRAINTS																				-										
On-site						Р	otential a	ccess is	sues,	particula	irly due	to landfo	m						Off-site											
CONCLUSION																														
																									within the study area is low, mos					
																									g a beneficial effect as the site a					
susceptibility. Overall, the				nue all	ising in	JII the p	resence	or the st	ite in ti	ne study	died. I	nere are	a meulum I	number	UT TECE			: 5110	es hiezence ou rue eade (JI UTE S	ettiemen	וו, טענ		Jug	vegetated site boundaries mean	i inai inere i	s a iow visibility of the site w		y area anu overali a lo	JVV

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/010 - Land at Hollygate Lane (West)





Site Photograph A - Looking south directly into the site from a gap in the hedge on the southern site boundary. The site comprises rough ground on the eastern edge of Cotgrave with generally strong vegetated boundaries. To the left of the view can be seen houses on Colston Gate which back onto the site. To the right of this are houses on Hollygate Lane, with Windmill Hill behind. Buildings within Manvers Business Park can also be glimpsed in the panorama.

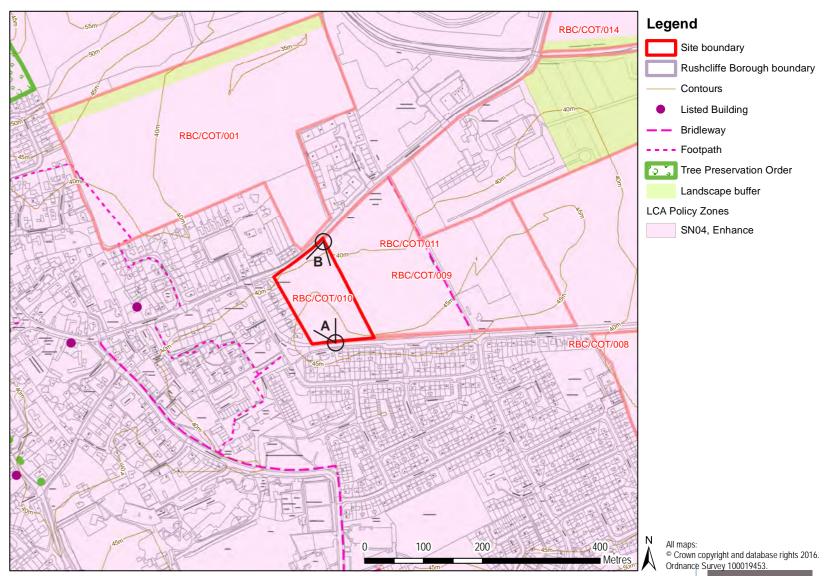


Site Photograph B - Panorama from the north-eastern boundary of the site. The view again illustrates the rough pasture which makes up the site, and houses can again be glimpsed on Colston Gate.

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





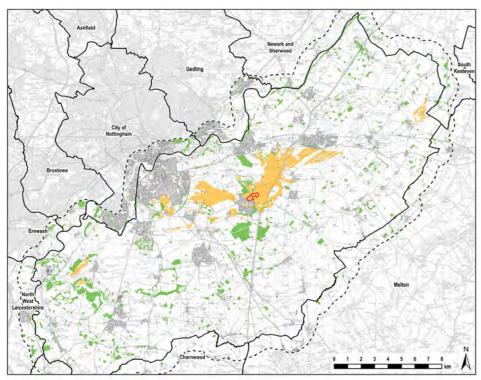


Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VI	SUAL	SENS	ITIVITY ASSI	ESSMENT						C	CLIENT:	Rushcliffe Borough Council							Aggregate S	Score (/100)	: 54
SITE REFERENCE:				OT/011 - Land sou		ane		DATE VISITE	ED:	06/09	9/201	16							SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	PE CH	ARAC	TER				La	andscape character within s	site				N04 (Moderate)			Lar	dscape character within stu	y area	SN04 (Modera	te), NW04 (Modera	te)	
						LIVIN	IG LANDS	CAPES METHODOLOGY									TT		OTHER			
Landform	LCA	Site	Study Area	Settlement F	Pattern	LCA	Study Area	Land Cover	LC	CA Si	ite	Study Area	Tree Cover	F	Z Site	Study Area	Descriptive Attribute		Site	5	Study Area	
Vales & valley bottoms	×	×	×	Nucleated		\checkmark	\checkmark	Arable farms	-			\checkmark	Wooded - ancient	>	< 🗙	×	Spatial character		Variable	Variable		
Rolling / undulating	\checkmark	\checkmark	×	Clustered		×	×	Mixed farms	>		<	×	Wooded - recent	-	< X	×	Indicative ground veget		Variable	Variable		
Low plateau	\checkmark	×	×	Settled		×	×	Pastoral farms				×	Trees & woods				Boundary treatments		Variable	Variable		
Sloping (low hills) Coastal dunes / shingle				Dispersed Waste ground	d / dorolict		××	Woodland Rough / wild / equestrian				$\overline{\checkmark}$	Coverts & tree groups Other trees	_	X		Enclosure pattern Tree pattern		Sub-regular Linear	Variable Variable		
Marine levels	X	X	- x	Unsettled		X	X	Disturbed			<		Open / unwooded		i x	×			Lindu	Variable		
High plateau (>300m)	×	×	×	Coalfields		\checkmark	×	Urban / brownfield	-		-	~			•	•••	Other characteristics / f	atures	PRoW	Gra	antham Canal	
High hills (>600m)	×	×	×	Urban		\checkmark	×	Parkland / leisure	1		(\checkmark										
LANDSCAPE VALUE									Total S	Score (/	25)	15	VISUAL VALUE								Total Score (/25) 13
Factor	Asses	sment									5	Score*	Factor	As	sessmen	t						Score*
Landscape quality	Mostly	intensi	/e agricult	ure or domestic set	ting within the st	udy area	a, some ar	eas of degradation			1	Med - 2	Recognition of value	N//	۱.							Low - 3
Scenic quality	Urban	edge, s	everal hur	nan detractors inclu	uding industrial ir	nfluence	S					Low - 1	Indicators of value	N/A	۹.							Low - 3
Rarity	Anglo-	Saxon I	ourial grou	nd discovered on V	Vindmill Hill to no	orth-wes	t of study a	area			I	Med - 2	Other value	Re	creational	value, pa	rticularly Grantham Canal, view	s toward	Is All Saints Church			Med - 6
Representativeness	Most k	ey char	acteristics	represented							ł	High - 3	VISUAL SUSCEPTI	BILITY							Total Score (/25) 13
Conservation interests	Couple	e of liste	d building:	s and TPOs								Low - 1	Factor	As	sessmen	t						Score*
Recreation value	Netwo	rk of PF	oW includ	ling the Grantham (Canal, public ope	en space	e, Cotgrave	e Country Park			ł	High - 3	Primary receptors	Re	creational	- particul	arly users of canal, site is part	f the exp	perience			Med - 4
Perceptual aspects	Urban	edge, a	djacent to	industrial estate, g	enerally low tran	quillity, :	some rural	l edge to north-east but overa	II interru	upted		Low - 1	Secondary receptors	Re	sidential -	site form	part of the rural outlook					Low - 2
Associations	N/A											Low - 1	Number of receptors	Vill	age edge							Med - 4
LANDSCAPE SUSCE	PTIBII	ITY							Total S	Score (/	/25)	13	Visibility of site	Str	ong veget	ated bour	dary					Low - 2
Factor	Asses	sment									5	Score*		•								
Subtraction	No los	s of key	character	istics							L	_ow - 2										
Addition	Extens	ion per	pendicular	to urban edge (fing	ger of developme	ent)					Ν	Med - 4										
Perception	Percei	ved exte	ension of u	urban vernacular int	to rural setting, p	articula	rly along G	Frantham Canal			Ν	Med - 4										
Policy	Enhan	ce villaç	je fringes t	through planting sm	nall linear belts a	nd cops	es to brea	k up the uniform nature of the	e urban e	edge	L	_ow - 2										
OVERALL LANDSCA	PE SE	NSITI	/ITY (Cor	mbined Value an	nd Susceptibili	ity)			Total S	Score (/	/50)	28	OVERALL VISUAL	SENSI	TIVITY (Combine	d Value and Susceptibilit)			Total Score (/50) 26
Overall low landscape se	nsitivity	, arisiną	, from med	dium landscape val	ue and low susce	eptibility	to change	<u>)</u>					Low visual value and lo	w susc	eptibility,	overall a l	w visual sensitivity					-
Notes													Notes									
MITIGATION OPPOR	TUNIT	ES/R	ECOMM	ENDATIONS																		
Landscape planting	\checkmark							vegetation and trees					Form of development	>	\$							
Landscape buffer	\checkmark				Limit developme	ent on e	east of sit to	o avoid illogical extension					Local vernacular									
Site features	×	ļ											Other		(
CONSTRAINTS	1																					
On-site						F	PRoW						Off-site					rantham	Canal on north-eastern boundary			
CONCLUSION																						
result partly of the high re	ecreatio	nal valu	e and clos	se representativene	ess to the prevaili	ng land	scape cha	racter as assessed by Notting	ghamshi	ire Cour	nty C	ouncil. I	evelopment of the site would	l result	in an illog	ical exter	sion of the urban edge as a fin	er perpe	influences. The landscape value of the sendicular to the existing settlement line, low visibility of the site, feeding into a lo	extending the settle	ment into the rura	al setting.

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/011 - Land south of Hollygate Lane







Site Photograph A - Looking south-easterly from Cotgrave Bridleway 5 directly into the site. The viewpoint demonstrates the arable land use on this section of the site and the relatively rural character away from the settlement edge. To the rear of the view can be seen houses on Colston Gate, and at the left hand side of the view can be seen Hollygate House which falls within the site. Behind this viewpoint (not pictured) are a number of industrial influences which erode the rural character somewhat.



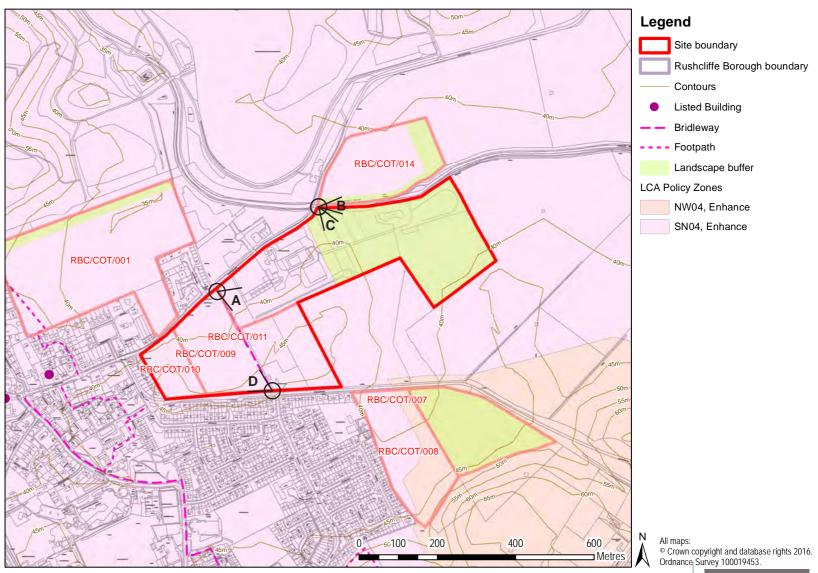
Site Photograph C - This view demonstrates the slightly degraded character of some parts of the site, such as this field at the site's north-eastern edge.



Site Photograph D - From this location, views are obtained looking north-west within the site from Cotgrave Footpath 5. To the left of the view can be seen All Saints Church in the centre of the village with houses on Colston Gate visible in front of it. In the centre of the view is Windmill Hill, with Manvers Business Park seen to the right of it in the far right of the view.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

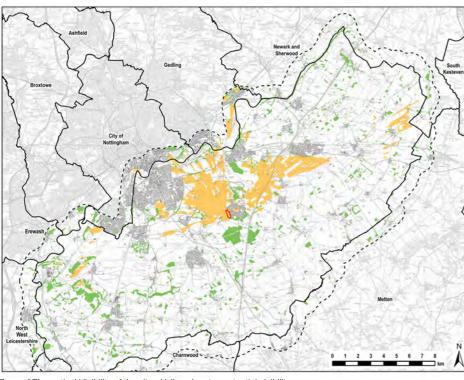


Site Photograph B - This viewpoint looks east along the Grantham Canal on the northern site boundary. The canal is a key recreational resource despite its relatively degraded appearance.

LANDSCAPE AN	CAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: R											hcliffe Borough Council						Aggregate	e Score (/100):	58		
SITE REFERENCE:													SURVEYED BY: EV CHECKED BY: NW									
EXISTING LANDSCA	STING LANDSCAPE CHARACTER Landscape character within site SN										SN04	4 (Moderate)			Land	Iscape character within study are	a SN04 (Moderat	e), NW04 (Mode	erate)			
	LIVING LANDSCAPES METHODOLOGY																OTHER					
Landform	Area						Land Cover	LCA	Site	Study Area	-	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area			
Vales & valley bottoms	×	×	×	Nucleated		-	Arable farms		\checkmark	\checkmark		Wooded - ancient	×	×	×	Spatial character	Large	Variable				
Rolling / undulating	 Image: A state of the state of	×	×	Clustered	×	×	Mixed farms	×	×	×	_	Wooded - recent	\checkmark	×	\checkmark	Indicative ground vegetation	Farmland (arable)	Variable				
Low plateau		×	×	Settled	×	×	Pastoral farms		×	×	_	Trees & woods	\checkmark		×	Boundary treatments	Hedges	Variable				
Sloping (low hills) Coastal dunes / shingle	X	\checkmark	≪	Dispersed Waste ground / derelie	√ √	×	Woodland Rough / wild / equestrian		×			Coverts & tree groups Other trees	✓×		×	Enclosure pattern	Sub-regular Linear	Variable Variable				
Marine levels		$\hat{\mathbf{x}}$	<u> </u>	Unsettled		×	Disturbed		X	×		Open / unwooded		×	×	Tree pattern		Valiable				
High plateau (>300m)		X	X	Coalfields		X	Urban / brownfield		X			open/ unwooded			~	Other characteristics / feature	s					
High hills (>600m)		×	×	Urban	4	×	Parkland / leisure	-	×	\checkmark												
LANDSCAPE VALUE				•			1	Total Sco	ore (/25)) 1	15	VISUAL VALUE				· ·	•	•	Total Score (/25) 13		
Factor	Assessm	ent								Score*) *	Factor	Asses	sment						Score*		
Landscape quality	Intensive	agricul	ltural fields	and domestic setting, mo	stly in good c	ondition. So	me fly-tipping			Med -	· 2	Recognition of value	N/A							Low - 3		
Scenic quality	Intensive	Intensive agricultural fields on village edge, human influence, rural setting Med - 2											N/A							Low - 3		
Rarity	N/A	N/A Low - 1											Recre	ational v	alue					Med - 6		
Representativeness	Displays s	Displays some the key characteristics of the LCA Med - 2											ITY						Total Score (/25) 17		
Conservation interests	TPOs and	TPOs and a number of listed buildings Low - 1											Assessment									
Recreation value	Strong network of PRoW, some public open space High - 3											Primary receptors	Residential - site is rural edge to settlement									
Perceptual aspects	Attractive rural edge, although lots of human influence and little tranquillity Med - 2											Secondary receptors	Recre	ecreational - site contributes to recreational experience Me								
Associations											1	Number of receptors	Village edge location Med - 4									
LANDSCAPE SUSCE	LANDSCAPE SUSCEPTIBILITY Total Score (/25) 13										13	Visibility of site	Some	restricte	ed views, o	open views from south west				Med - 4		
Factor	Assessm	ent								Score*	<u>*</u>											
Subtraction	Loss of ar	rable fie	eld							Low - 2	2											
Addition	Extension	n of urb	an edge							Low - 2	2											
Perception	Extension	n of urb	an edge b	eyond existing line of sett	ement into ru	al setting, e	extension of settlement up the h	ill		Med - 4	4											
Policy	Developm	nent sh	ould make	e a positive contribution to	the local vern	acular and r	not make built form more promi	nent		Med - 4	4											
OVERALL LANDSCA	PE SENS	SITIVIT	FY (Comb	bined Value and Susc	eptibility)		T	Total Sco	ore (/50)) 2	28	OVERALL VISUAL SE	SUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30									
Medium landscape value	and low la	andsca	pe suscep	tibility. Overall low landsc	ape sensitivity							Low visual value but med	nedium visual susceptibility, an overall medium visual sensitivity									
Notes												Notes										
MITIGATION OPPOR	TUNITIES	S/RE(COMMEN	NDATIONS																		
Landscape planting	\checkmark						e vegetation on boundaries					Form of development	×									
Landscape buffer	\checkmark			l	andscape buf	fer on 60m	contour and above					Local vernacular	×									
Site features	×											Other	\checkmark	Brough	nt forward	with COT/005 in order to form a co	nerent urban edge to the settlement					
CONSTRAINTS												1	T									
On-site					PRoW, pote	ential access	s issues					Off-site										
CONCLUSION																						
relation to the village itse	The site is comprises two arable fields on the western edge of Cotgrave; they are crossed by a PRoW and have a second PRoW on their western boundary. Overall, the landscape value of the study area is medium due in part to the amount of recreational value and the attractive rural setting that the western half of the study area forms in relation to the village itself. There is a low landscape susceptibility to change, however, as no notable key landscape characteristics are lost through development of the site. The landscape sensitivity is overall low. In terms of visual amenity, there is a low value, but the susceptibility to change is medium as the site forms part of the rural setting for both recreational and residential receptors. Overall the visual sensitivity is medium.																					

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/012 - Land south of Plumtree Lane

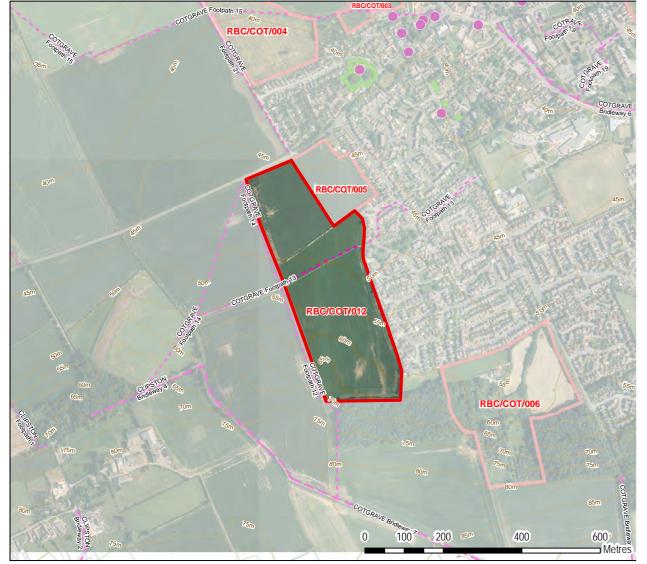


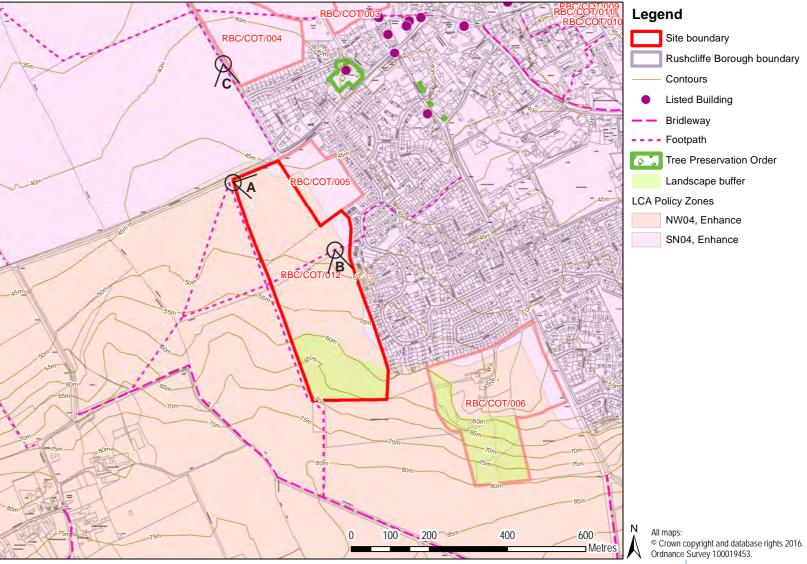


Site Photograph A - Looking easterly from Cotgrave Footpath 2 directly into the site from its western boundary. The site is an arable field which borders part of the western edge of Cotgrave. The village exerts a high degree of human influence on the panorama, particularly in the middle ground. Wolds Hill can be seen in the right of the view in the background - it forms part of the backdrop to the south of the settlement.



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





Landscape designations / Potential development mitigation recommendations

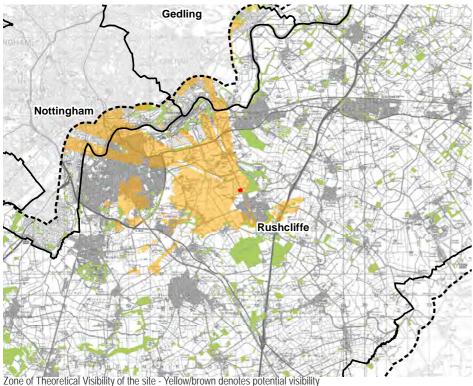
Aerial view of the site

LANDSCAPE AN	ID VISUAL SENSIT		CLIENT	T: Rushcliffe Borough Council Aggregate Score (/100): 50																
SITE REFERENCE:	COT013 - Land	19	9/05/20	017																
EXISTING LANDSCA	PE CHARACTER				SN0	SN04 (Moderate) Landscape character within study area SN04 (Moderate)														
		CAPES METHODOLOGY											OTHER							
Landform	LCA Site Study Area	Settlement Pattern	LICAT	Study Area	Land Cover	LCA	Site	Study Area	'	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area		
Vales & valley bottoms	XXX	Nucleated		\checkmark	Arable farms	×	\checkmark	\checkmark		Wooded - ancient		×	×		Spatial character	Small	Variable			
Rolling / undulating	XXX	Clustered		×	Mixed farms	×	×	×	4	Wooded - recent	X	×			Indicative ground vegetation	Farmland (arable)	Variable			
Low plateau Sloping (low hills)	X X X X V V	Settled Dispersed		× <	Pastoral farms Woodland	X	$\overline{\diamond}$		-	Trees & woods Coverts & tree groups	X	X			Boundary treatments Enclosure pattern	Variable Planned	Variable Variable			
Coastal dunes / shingle	X X X	Waste ground / derelict		×	Rough / wild / equestrian	X	Ŷ	×	-	Other trees		X			Tree pattern	n/a	Variable			
Marine levels	XXX	Unsettled		×	Disturbed	X	×	X	1	Open / unwooded		\checkmark			Other characteristics /					
High plateau (>300m)	XXX	Coalfields		×	Urban / brownfield	×	×	\checkmark							features					
High hills (>600m)	XXXX	Urban	×	×	Parkland / leisure	×	×	\checkmark												
LANDSCAPE VALUE	T				To	tal Score	e (/25)			VISUAL VALUE	1.							Total Score (/25) 10		
Factor	Assessment					Score*		Factor		sment						Score*				
Landscape quality	Under managed particularly					Low - 1	1	Recognition of value	N/A Low - S											
Scenic quality	1 3	areas of degradation, urban ec	ive			Low - 1	1	Indicators of value	N/A Low - 3											
Rarity	Anglo-Saxon burial ground	discovered on Windmill Hill cl				Med - 2	2	Other value	N/A Low - 3											
Representativeness	Shows some key character	ristics				Med - 2	2	VISUAL SUSCEPTIBI												
Conservation interests	TPO		Low - 1	1	Factor	Assessment Score*														
Recreation value	County Park and several P		Med - 2	2	Primary receptors															
Perceptual aspects	Not attractive, not remote a		Low - 1	1	Secondary receptors	Highway users - site does not form a key part of the experience Low - 2														
Associations	Associations N/A Low - 1										Medium sized village with a number of receptors Med									
LANDSCAPE SUSCE	PTIBILITY				To	tal Score	e (/25)) 1	7	Visibility of site	Views mostly screened by intervening vegetation Low - 2									
Factor	Assessment							Score*	-											
Subtraction	N/A							Low - 2	2											
Addition	Addition of properties isola	0						High - 6	6											
Perception	Perceived extension of villa	age through isolated pockets						High - 6	6											
Policy	Enhance village fringes thr	rough planting small linear belt	s and copses	s to break	c up the uniform nature of the urb	ban edge		Low - 2	2											
OVERALL LANDSCA	PE SENSITIVITY (Comb	ined Value and Susceptib	ility)		To	tal Score	e (/50)) 2	9	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 2										
Overall low landscape va	alue and medium susceptibil	lity to change, resulting in a lov	w landscape	sensitivity	y overall					Low visual sensitivity derived from low value and low susceptibility										
Notes									1	Notes										
MITIGATION OPPOR	TUNITIES / RECOMMEN	IDATIONS																		
Landscape planting		rve existing mature field bound	aries. Landso	cape plar	ting on western boundary to bre	eak up urb	oan eo	dge		Form of development	×									
Landscape buffer	×									Local vernacular	×									
Site features	×									Other	×									
CONSTRAINTS	1									1										
On-site										Off-site										
CONCLUSION																				
The study area is fairly d	CONCLUSION The site comprises an arable field situated on a ridgeline to the north of the village of Cotgrave. It is isolated from the main village edge, but is situated adjacent to an individual residential property. Overall, there is a medium landscape sensitivity in the study area as a result of the low landscape value and medium landscape susceptibility. The study area is fairly degraded and unattractive with few conservation interests; all of which contributes to the low landscape value. However the site's location as isolated from the main settlement edge contributes to the medium landscape susceptibility; however there is a low landscape sensitivity overall. There are no elements of visual value attributed to the site within the study area, and the site does not contribute to local views - these characteristics contribute to an overall low visual sensitivity.																			



Landscape Sensitivity Visual Sensitivity

COT/013 - Land off Main Road and south of Gozen Lodge

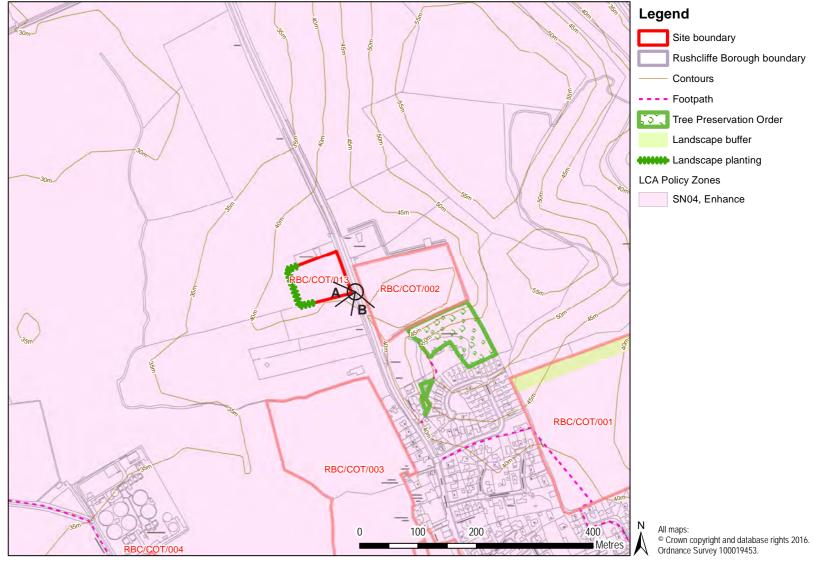




Site Photograph A - Looking westerly from Main Road directly into the site, which comprises arable land isolated from the main settlement edge of Cotgrave. There are few discernable features in the view, apart from Cotgrave Solar Farm in the distance. The panorama demonstrates both the elevated position of the site, as well as the strongly vegetated boundary.



Site Photograph B - This view looks southerly along Main Road and demonstrates both the separation of the site from the main settlement edge, as well as the overall character. In the background of the view can be seen the spire of All Saint's Church, which sits in the north of Cotgrave itself.



Landscape designations / Potential development mitigation recommendations

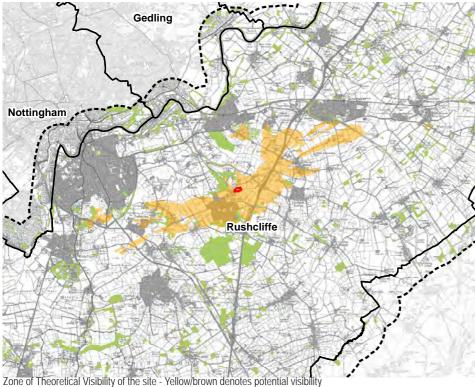


Aerial view of the site

LANDSCAPE AN	APE AND VISUAL SENSITIVITY ASSESSMENT CLIENT:																	Aggregate	e Score (/100):	53								
SITE REFERENCE:												SURVEYED BY: RW CHECKED BY: NW																
EXISTING LANDSCA	CAPE CHARACTER Landscape character within site										(Moderate)			Land	cape character within study area SN04 (Moderate), NW04 (Moderate)													
											OTHER																	
Landform	LICAL SHEL	udy rea	Settlement Pattern	Study Area	Land Cover	LCA	Site	Stud Area	-	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area										
Vales & valley bottoms	🗙 🖌 🔺	1	Nucleated	\checkmark	\checkmark	Arable farms	\checkmark	\checkmark	\checkmark		Wooded - ancient	×	×	×		Spatial character	Large	Variable										
Rolling / undulating	🖌 🗙 🔰	K	Clustered	×	\checkmark	Mixed farms	×	×	×		Wooded - recent	×	×	×		Indicative ground vegetation	Farmland (arable)	Variable										
Low plateau Sloping (low hills)		<u> </u>	Settled		×	Pastoral farms Woodland		×		_	Trees & woods		×	×		Boundary treatments	Hedges Sub-regular	Variable Variable										
Coastal dunes / shingle			Dispersed Waste ground / derelict		×	Rough / wild / equestrian	×	$\overline{\checkmark}$	×	-	Coverts & tree groups Other trees	×	×	\checkmark		Enclosure pattern Tree pattern	Linear	Variable										
Marine levels	XXX	Č	Unsettled	X	X	Disturbed		×	X		Open / unwooded		-					Variable										
High plateau (>300m)	XXX	Κ.	Coalfields	\checkmark	×	Urban / brownfield	\checkmark	×	\checkmark							Other characteristics / features												
High hills (>600m)	\times \times $>$	Κ	Urban	\checkmark	×	Parkland / leisure	\checkmark	\times	×							Icaluics												
LANDSCAPE VALUE						To	tal Score	e (/25)	i) ⁻	13	VISUAL VALUE								Total Score (/25)) 10								
Factor	Assessment								Score	*	Factor	Assess	sment							Te (/25) 10 Score* Low - 3 Low - 3 Low - 3 Low - 3 Low - 3 re (/25) 17 Score* High - 6 Med - 4 Low - 2 Med - 4								
Landscape quality	Some areas with ge	ood levels	s of management, but other	s are more	degraded				Med -	2	Recognition of value	N/A																
Scenic quality	Degraded factors lo	Degraded factors lower scenic quality, a number of detractors Low - 1											N/A															
Rarity	Anglo-Saxon burial	Anglo-Saxon burial ground discovered on Windmill Hill to north-west of study area Med - 2											N/A															
Representativeness	Some key characte		Med -	- 2	VISUAL SUSCEPTIBIL	SCEPTIBILITY Total Score (/25)																						
Conservation interests	N/A												Assessment															
Recreation value	Limited number of I	PRoW, b	ut presence of Cotgrave Co	untry Park	and Grant	ham Canal enhance the recreation	nal value	<u>}</u>	Med -	- 2	Primary receptors	eptors Recreational - forms a key part of the rural outlook for users of the Grantham Canal																
Perceptual aspects	Degraded rural fring	ge							Low -	1	Secondary receptors																	
Associations	N/A								Low -	1	Number of receptors	Relatively busy road, but away from main settlement edge								Low - 2								
LANDSCAPE SUSCE	LANDSCAPE SUSCEPTIBILITY Total Score (/25) 13										Visibility of site	Open b	oundar	ies, short	o m	nedium views available				Med - 4								
Factor	Assessment								Score	*																		
Subtraction	No major loss of ke	ey charac	teristics						Low -	2																		
Addition	, e		nt away from main settleme	•					Med -	4																		
Perception	5		nt away from main settleme	5		1			Med -	4																		
Policy		÷	<u> </u>		ses to brea	ak up the uniform nature of the ur			Low -	2																		
		•	ned Value and Suscepti	<u>,</u>		Тс	tal Score	e (/50)) 2	26																		
Overall low landscape se	ensitivity derived from	n low land	dscape value and low susce	ptibility							Low visual value and med	lue and medium susceptibility. Overall low visual sensitivity																
Notes											Notes																	
MITIGATION OPPOR	TUNITIES / RECO	MMEND	DATIONS																									
Landscape planting	×										Form of development	×																
Landscape buffer		Along eastern boundary and along canal									Local vernacular	×																
Site features											Other	×																
CONSTRAINTS	1										1																	
On-site											Off-site																	
CONCLUSION																												
	proximity to the exist	ting adjoir	ning development means th														k of conservation interests, amongst other here is a medium visual susceptibility due											

Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

COT/014 - Land east of Hollygate Lane





Site Photograph A - Looking easterly from Hollygate Lane directly into the site. In this location, the site comprises a mixture of arable land and rough ground, with a large area of set-aside in the southern edge of the site, as visible in the foreground of the view. There are few discernable features, aside from the pylons in the background of the view, which denote the eastern site boundary.



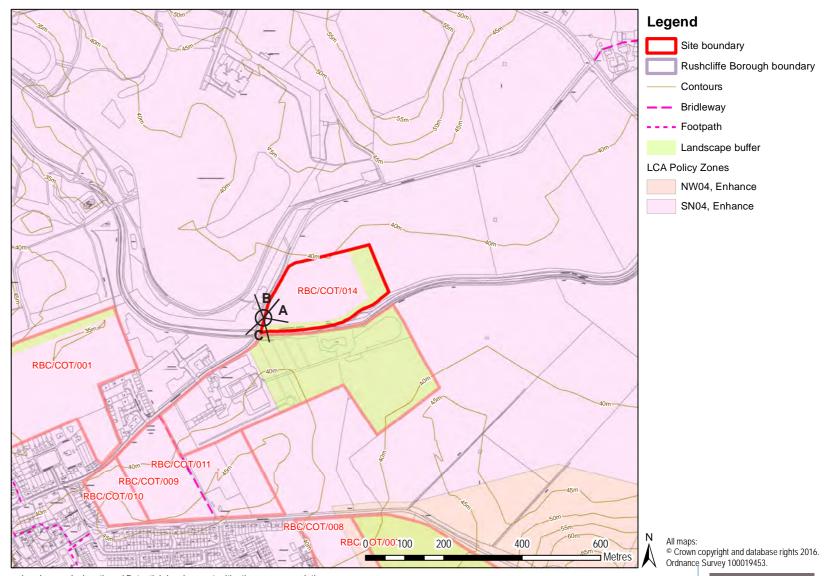


Site Photograph B - This panorama is taken from Hollygate Lane and demonstrates the proximity of the site to the new development at Hollygate Park. The proximity of this housing affects the prevailing rural character of the area. To the right of the view is the western site boundary, which comprises a hedgerow and wide verge from Hollygate Lane. Site P site bourdary.

Site Photograph C - This view is also taken from Hollygate Lane, this time looking south along the western site boundary towards the southern site boundary. To the left of the view is vegetation along the Grantham Canal which also forms the southern site boundary.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations