

# Appendices

Appendix A:

Pro-Formas and  
Data Sheets



# Aslockton





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

SITE REFERENCE: RBC/ASL/001 - Maltings Farm DATE VISITED: 03/11/2016 SURVEYED BY: RW CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Well managed, some hedge gaps	Med - 2
Scenic quality	Intensive agriculture, fairly nondescript housing	Low - 1
Rarity	Cranmer's Mound scheduled monument	High - 3
Representativeness	Study area mainly representative of LCA	High - 3
Conservation interests	Conservation area, 2 listed buildings and a TPO	Low - 1
Recreation value	Some PRoW	Low - 1
Perceptual aspects	Tranquil, rural roads, human influence	Med - 2
Associations	Archbishop Cranmer	Med - 2

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of settlement edge	Low - 2
Perception	Perceived as infill	Low - 2
Policy	Conserve the consistent distinctive character of small villages throughout the area	Med - 4

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential, doesn't detract much from character	Low - 2
Secondary receptors	Recreational, site important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Relatively enclosed	Low - 2

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**

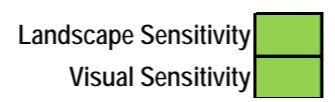
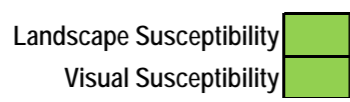
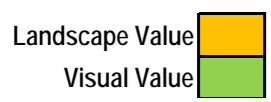
Landscape planting	✓	Retain some of the mature vegetation	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗

**CONSTRAINTS**

On-site		Off-site	
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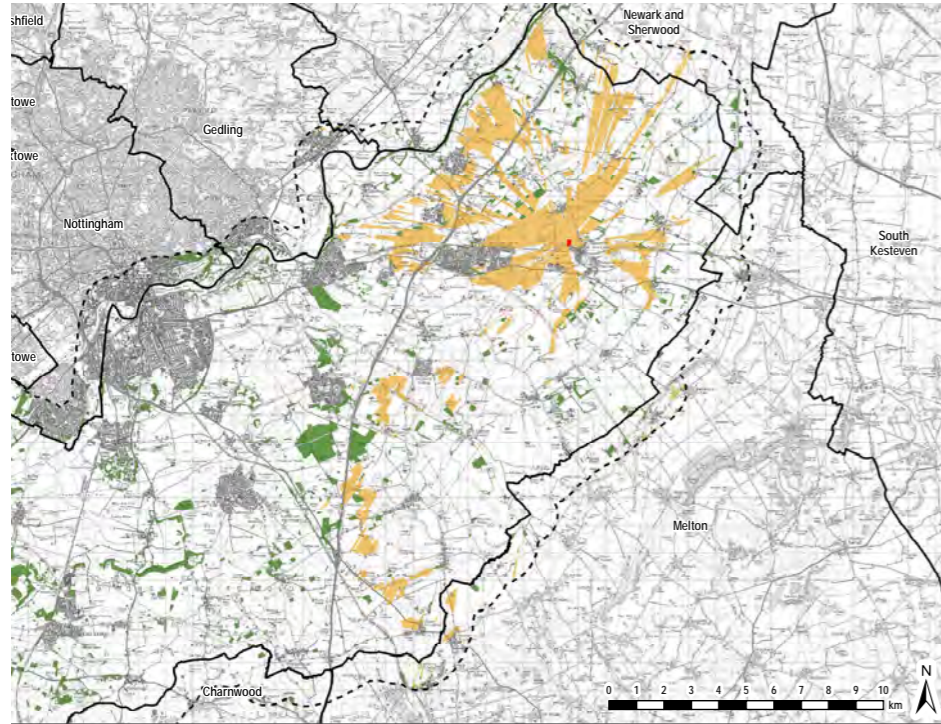
**CONCLUSION**

The site comprises one pastoral field with adjoining farmstead. The site lies immediately north of, and is accessed via Abbey Lane. There are a number of PRoW's within the study area as well as conservational interests, but neither are directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge, however the overall susceptibility is low. Overall, there is a low visual sensitivity.



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

# ASL/001 - Maltings Farm



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



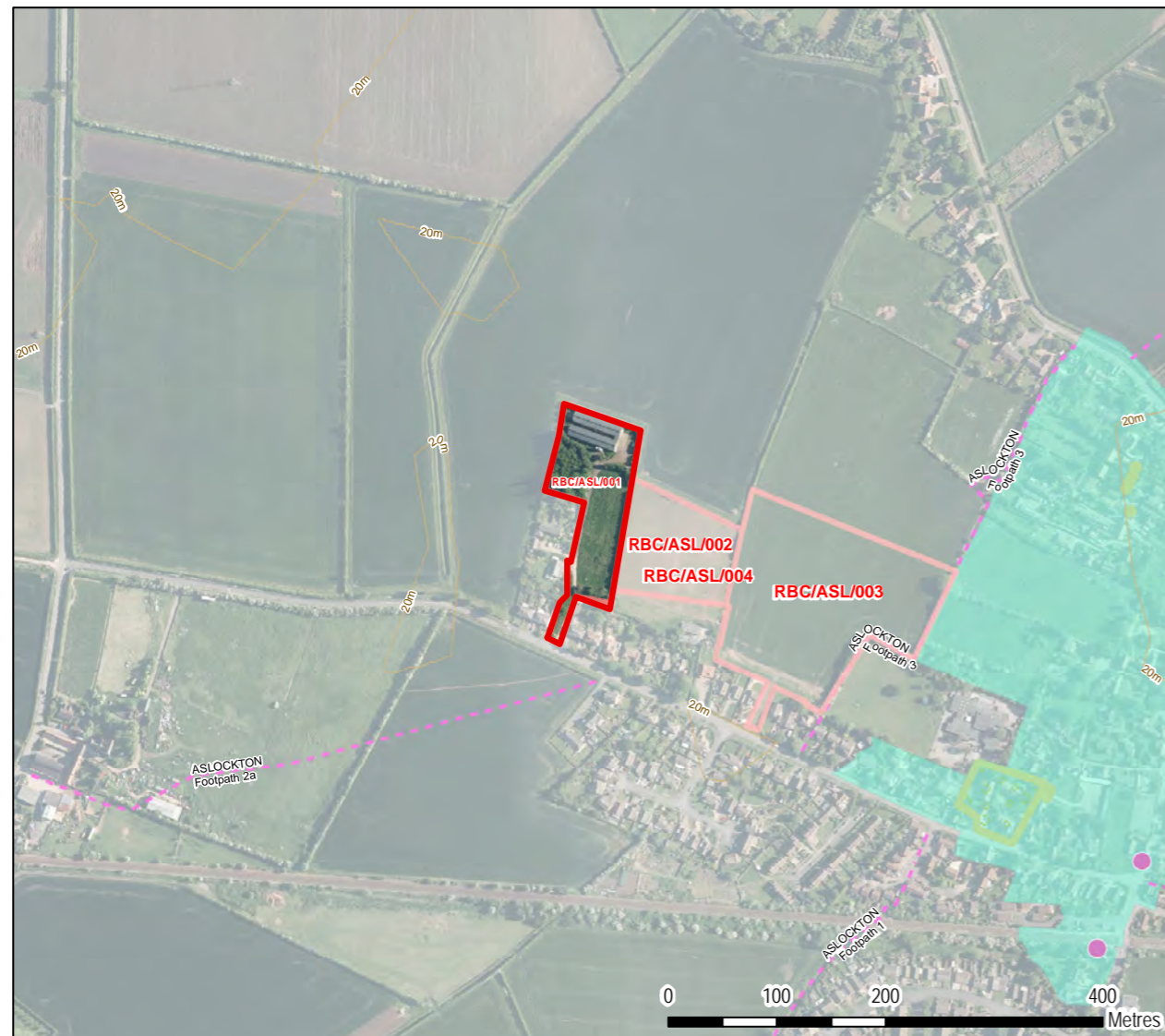
**Site Photograph A** - This viewpoint looks north easterly from Abbey Lane towards the western boundary of the site. From this location the site is almost entirely screened by vegetation and built form of the residential area known as The Maltings.



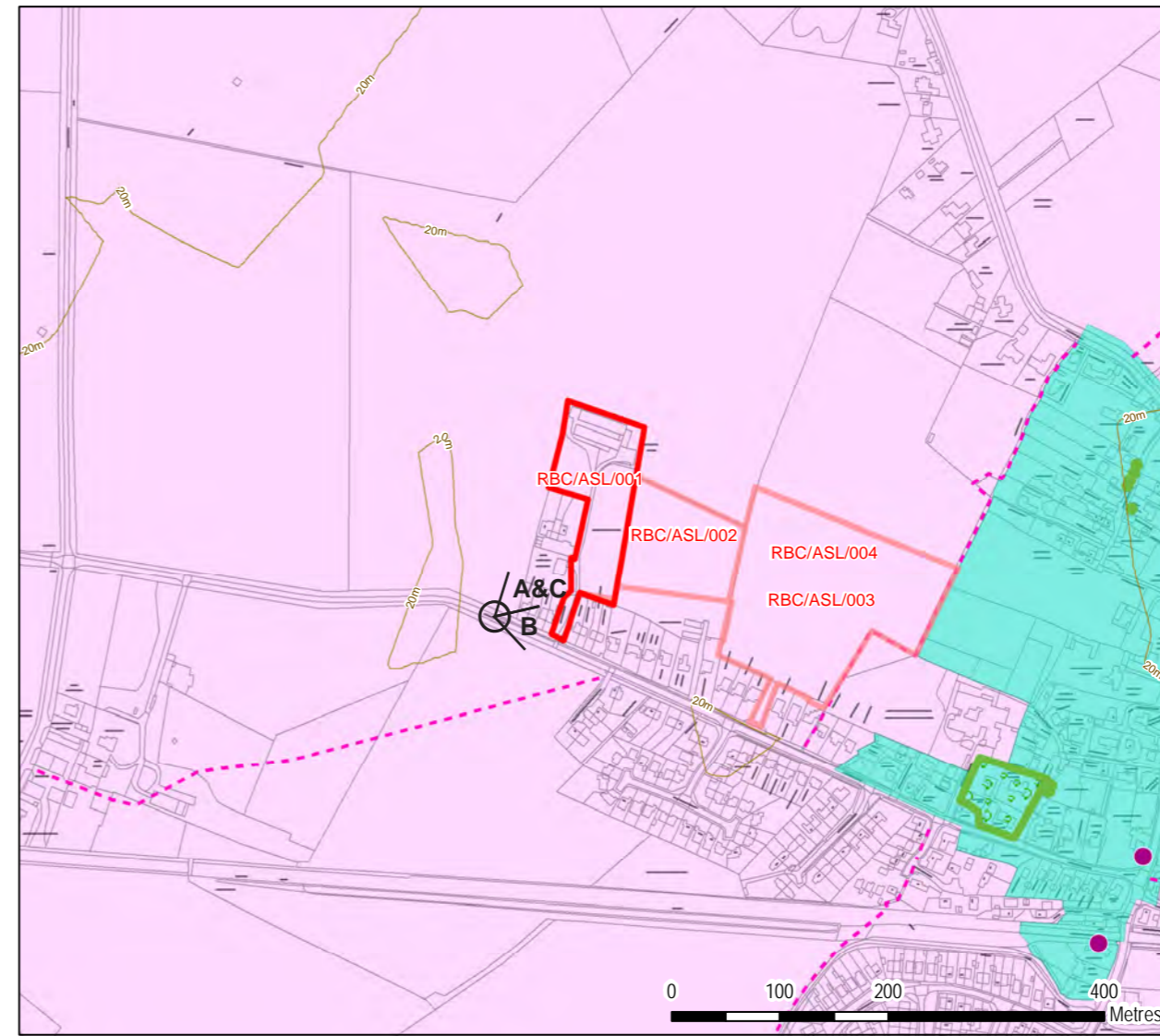
**Site Photograph B** - Entrance to Aslockton village along Abbey Lane passing south of the site.



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 50**

SITE REFERENCE: RBC/ASL/002 - Land to the rear of Acacia House DATE VISITED: 03/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Well managed, some hedge gaps	Med - 2
Scenic quality	Intensive agriculture, fairly nondescript housing	Low - 1
Rarity	Cranmer's Mound Scheduled Monument	High - 3
Representativeness	Study area mainly representative of LCA	High - 3
Conservation interests	Conservation area, 3 listed buildings and some TPOs	Low - 1
Recreation value	Some PRoW	Low - 1
Perceptual aspects	Tranquil, rural roads, human influence	Med - 2
Associations	Archbishop Cranmer	Med - 2

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of settlement edge, slightly separate	Med - 4
Perception	Block of development near existing	Low - 2
Policy	Conserve the consistent distinctive character of small villages throughout the area	Med - 4

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential, doesn't detract much from character	Low - 2
Secondary receptors	Recreational, site not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Relatively enclosed	Low - 2

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain some of the mature vegetation	Form of development	✗	
Landscape buffer	✗		Local vernacular	✗	
Site features	✗		Other	✓	Bring forward with site ASL/001 or ASL/003



**CONSTRAINTS**



On-site	Access issues	Off-site	
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**CONCLUSION**

The site comprises one relatively well maintained pastoral field. The site lies immediately north of a single row of houses of Abbey Lane. There are a number of PRoW's within the study area as well as conservational interests, but neither are directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge, however the overall susceptibility is low. Overall, there is a low visual sensitivity.

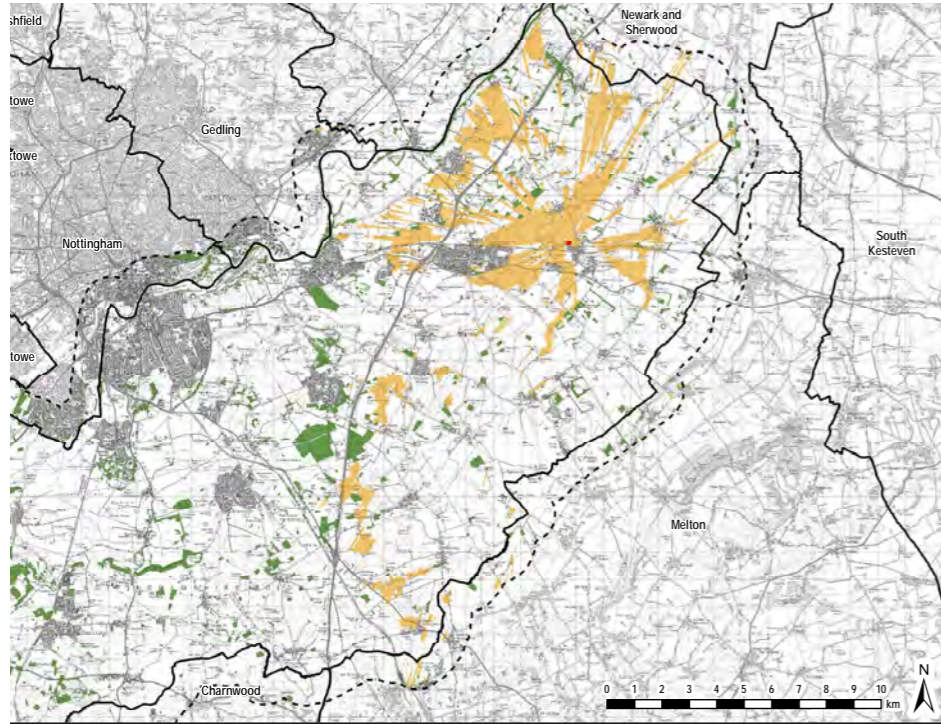
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

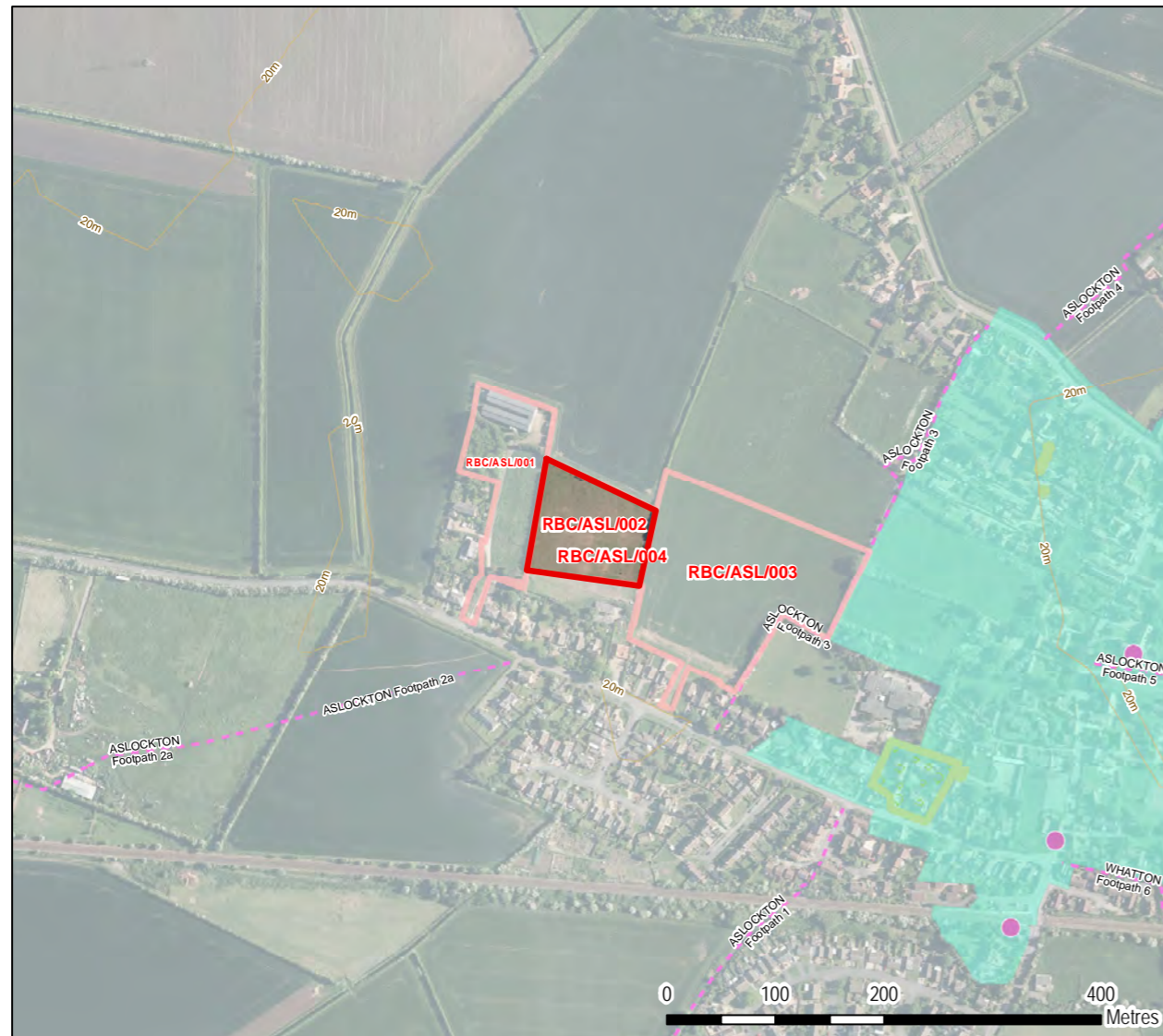
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

# ASL/002 - Land to the rear of Acacia House

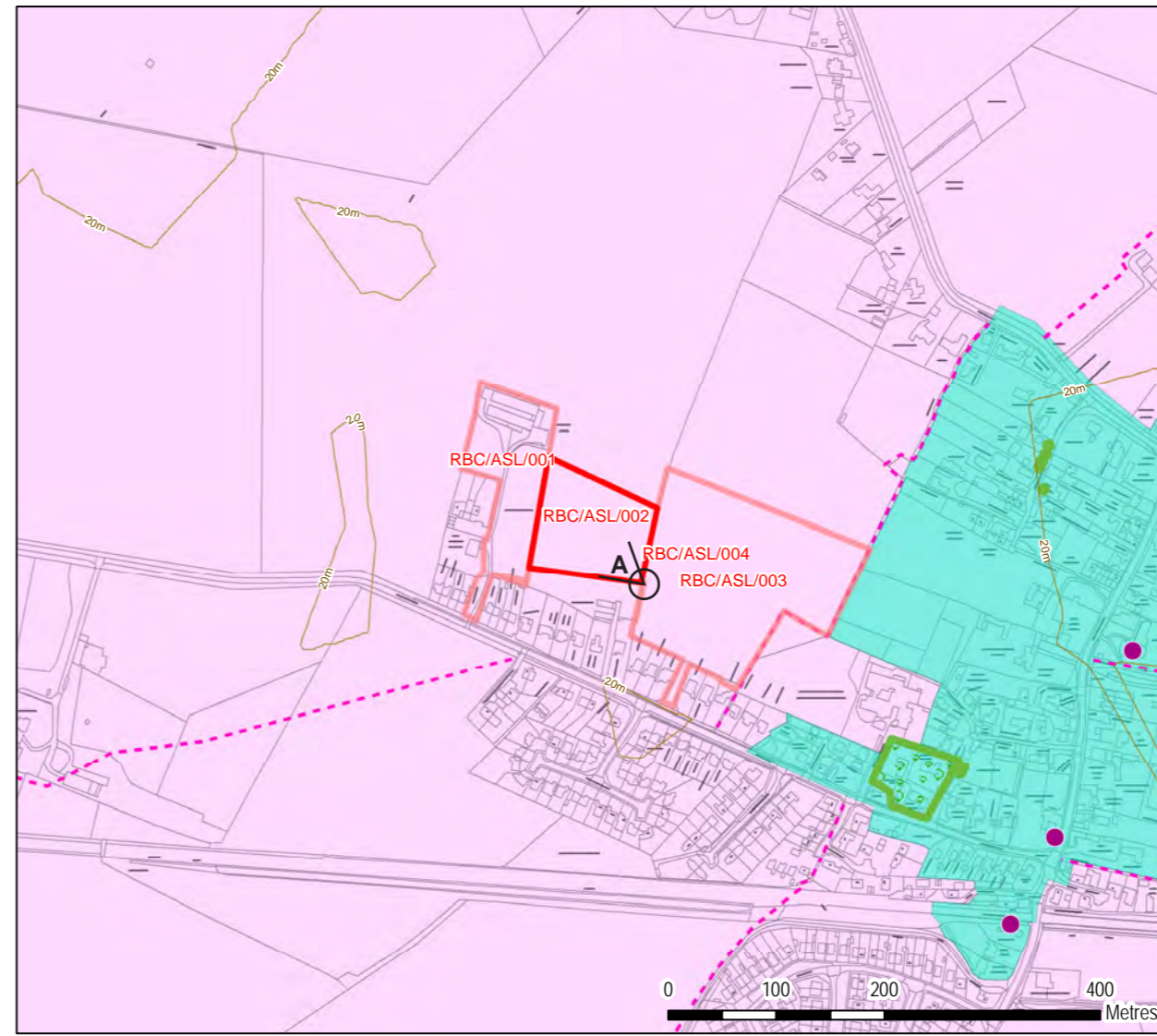


**Site Photograph A** - View looking north-west towards the site from PRoW (Aslockton FP3) running along the eastern boundary of site ASL/003. Residential development is a feature of this view, particularly houses on Abbey Lane and Mill Lane. Maltings Farm is visible in the background of the view.

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



Aerial view of the site





Landscape designations / Potential development mitigation recommendations



## Legend



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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT										CLIENT: Rushcliffe Borough Council				Aggregate Score (/100):		61								
SITE REFERENCE:			RBC/ASL/003 - Land north of Abbey Lane			DATE VISITED:			03/11/2016			SURVEYED BY: MB		CHECKED BY: NW										
EXISTING LANDSCAPE CHARACTER					Landscape character within site					SN06 (Moderate - Good)					Landscape character within study area					SN06 (Moderate - Good)				
LIVING LANDSCAPES METHODOLOGY															OTHER									
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area							
Vales & valley bottoms	✓	✗	✗	Nucleated	✓	✓	Arable farms	✓	✓	✓	Wooded - ancient	✗	✗	✗	Spatial character	Medium - open	Variable							
Rolling / undulating	✗	✗	✗	Clustered	✗	✗	Mixed farms	✗	✗	✗	Wooded - recent	✗	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable							
Low plateau	✗	✓	✓	Settled	✗	✗	Pastoral farms	✓	✗	✓	Trees & woods	✗	✗	✗	Boundary treatments	Hedges	Variable							
Sloping (low hills)	✗	✗	✗	Dispersed	✓	✗	Woodland	✗	✗	✗	Coverts & tree groups	✓	✗	✓	Enclosure pattern	Sub-regular	Variable							
Coastal dunes / shingle	✗	✗	✗	Waste ground / derelict	✗	✗	Rough / wild / equestrian	✓	✗	✗	Other trees	✓	✓	✓	Tree pattern	Linear	Variable							
Marine levels	✗	✗	✗	Unsettled	✗	✗	Disturbed	✗	✗	✗	Open / unwooded	✓	✗	✗	Other characteristics / features	PRoW								
High plateau (>300m)	✗	✗	✗	Coalfields	✗	✗	Urban / brownfield	✗	✗	✗														
High hills (>600m)	✗	✗	✗	Urban	✗	✗	Parkland / leisure	✓	✗	✗														
<b>LANDSCAPE VALUE</b>										Total Score (/25)					17									
Factor	Assessment										Score*													
Landscape quality	Well managed, some hedge gaps										Med - 2													
Scenic quality	Intensive agriculture, fairly nondescript housing										Low - 1													
Rarity	Cranmer's Mound Scheduled Monument										High - 3													
Representativeness	Study area mainly representative of the LCA										High - 3													
Conservation interests	Conservation area adjacent to site, 3 listed buildings and some TPOs										Med - 2													
Recreation value	Some PRoW										Low - 1													
Perceptual aspects	Tranquil, rural roads, human influence										Med - 2													
Associations	Arch bishop Cranmer										Med - 2													
<b>LANDSCAPE SUSCEPTIBILITY</b>										Total Score (/25)					13									
Factor	Assessment										Score*													
Subtraction	N/a										Low - 2													
Addition	Extension of settlement edge										Low - 2													
Perception	Increase in density										Med - 4													
Policy	Conserve the consistent distinctive character of small villages throughout the area										Med - 4													
<b>OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)</b>										Total Score (/50)					30									
Overall medium landscape sensitivity derived from medium landscape value and low susceptibility																								
Notes																								
<b>MITIGATION OPPORTUNITIES / RECOMMENDATIONS</b>																								
Landscape planting	✓	Retain some of the mature vegetation										Form of development	✗											
Landscape buffer	✗											Local vernacular	✓	In keeping with conservation area										
Site features	✗											Other	✗											
<b>CONSTRAINTS</b>																								
On-site	Access issues, PRoW										Off-site													
<b>CONCLUSION</b>																								
The site comprises one relatively well maintained arable field. The site lies immediately north of a single row of houses of Abbey Lane. There are a number of PRoW's within the study area with Footpath FP3 running along the sites eastern boundary. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge, however the overall susceptibility is low. Overall, there is a low visual sensitivity.																								

Landscape Value   
Visual Value 

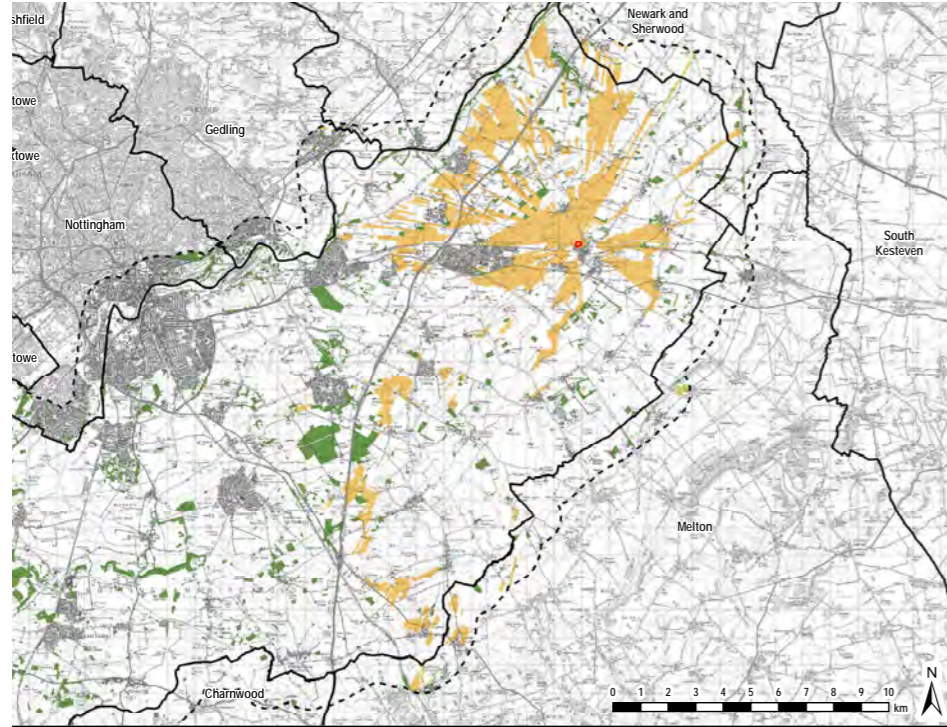
Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

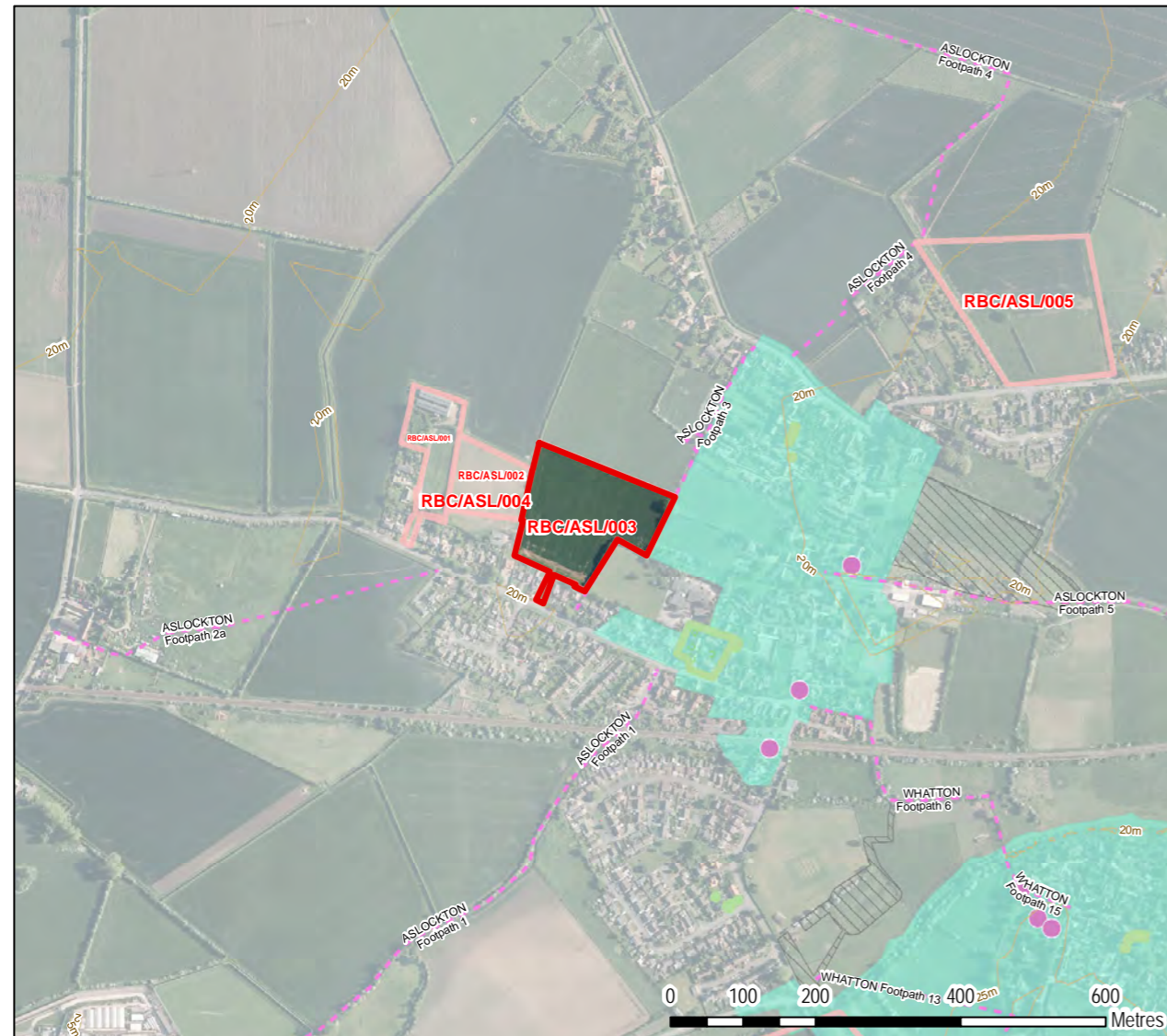
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



# ASL/003 - Land north of Abbey Lane



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



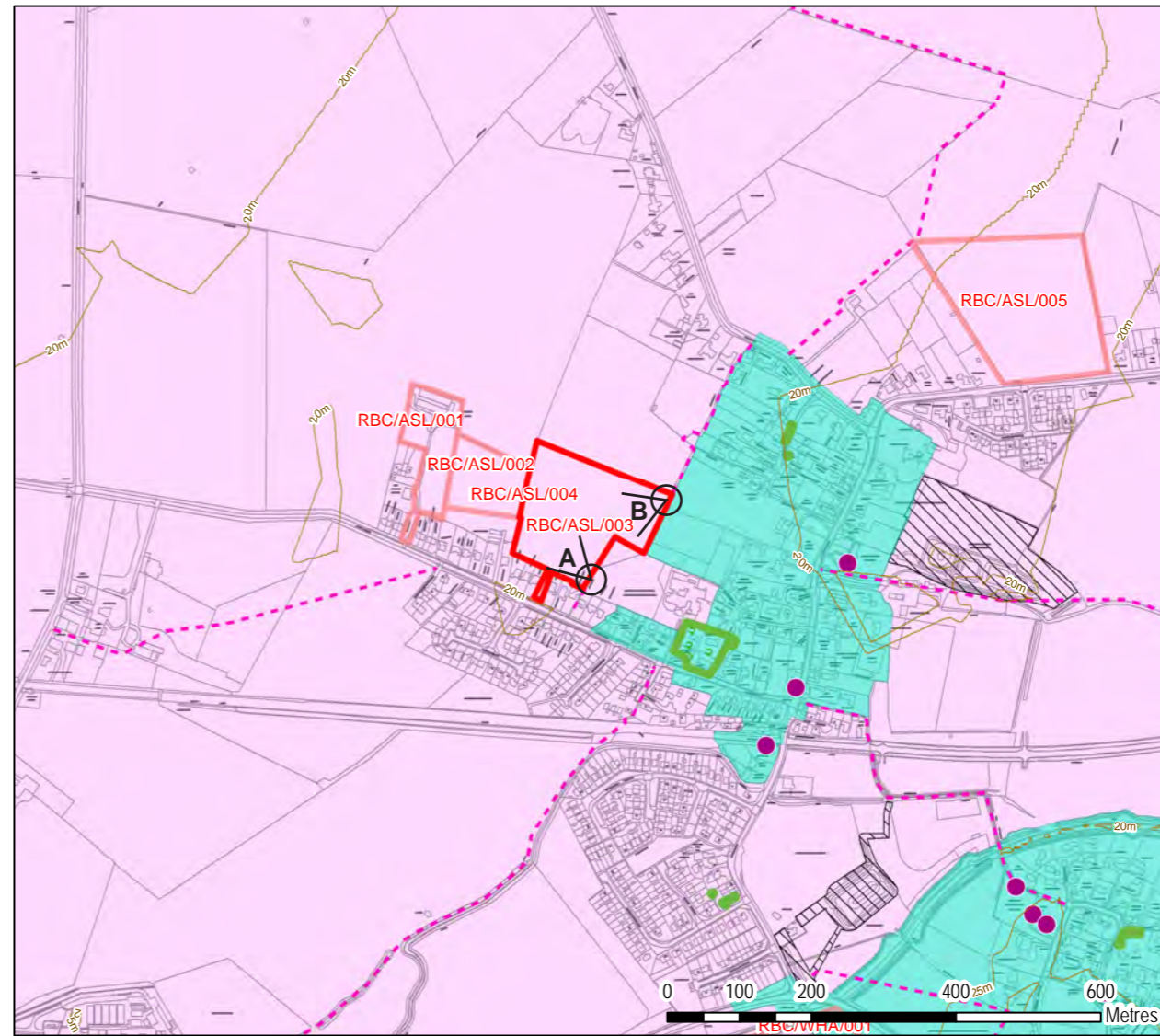
Aerial view of the site



**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.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Conservation Area
  - Listed Building
  - Footpath
  - Scheduled Monument
  - Tree Preservation Order
  - LCA Policy Zones**
  - SN06, Conserve & Enhance

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

SITE REFERENCE: RBC/ASL/004 - Land north of Abbey Lane (incl sites to the west) DATE VISITED: 03/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Well managed, some hedge gaps	Med - 2
Scenic quality	Intensive agriculture, fairly nondescript housing	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area mostly representative of the LCA	High - 3
Conservation interests	Conservation area, several listed buildings, some TPOs, two scheduled monuments	High - 3
Recreation value	Network of PRoW	Med - 2
Perceptual aspects	Tranquil, rural roads, human influence	Med - 2
Associations	Archbishop Cranmer	Med - 2

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of settlement edge	Low - 2
Perception	Increase in density	Med - 4
Policy	Conserve the consistent distinctive character of small villages throughout the area	Med - 4

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreational, site is part of the visual amenity	Med - 4
Secondary receptors	Residential, site not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Some views obscured by vegetation and built form, others more open	Med - 4

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**







Landscape planting	✓	Retain some of the mature vegetation	Form of development	✗	
Landscape buffer	✗		Local vernacular	✓	Respecting conservation area
Site features	✗		Other	✗	

**CONSTRAINTS**

On-site	Access issues, PRoW	Off-site	
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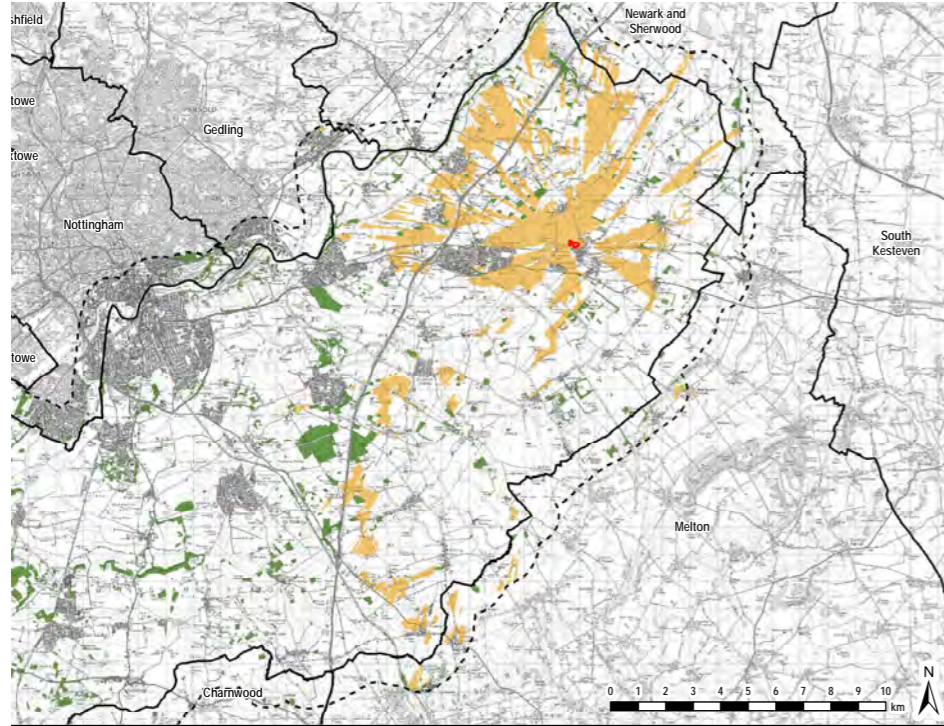
**CONCLUSION**

The site comprises two relatively well maintained arable fields and one pastoral field with adjoining farmstead. The site lies immediately north of a single row of houses of Abbey Lane. There are a number of PRoW's within the study area with Footpath FP3 running along the sites eastern boundary. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the village edge. The sensitivity of the landscape character is medium overall. Visually, the site forms part of the setting to the Aslockton Conservation Area, which results in a medium visual value. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium due to the scale of the site. Overall, there is a medium visual sensitivity.

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

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

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

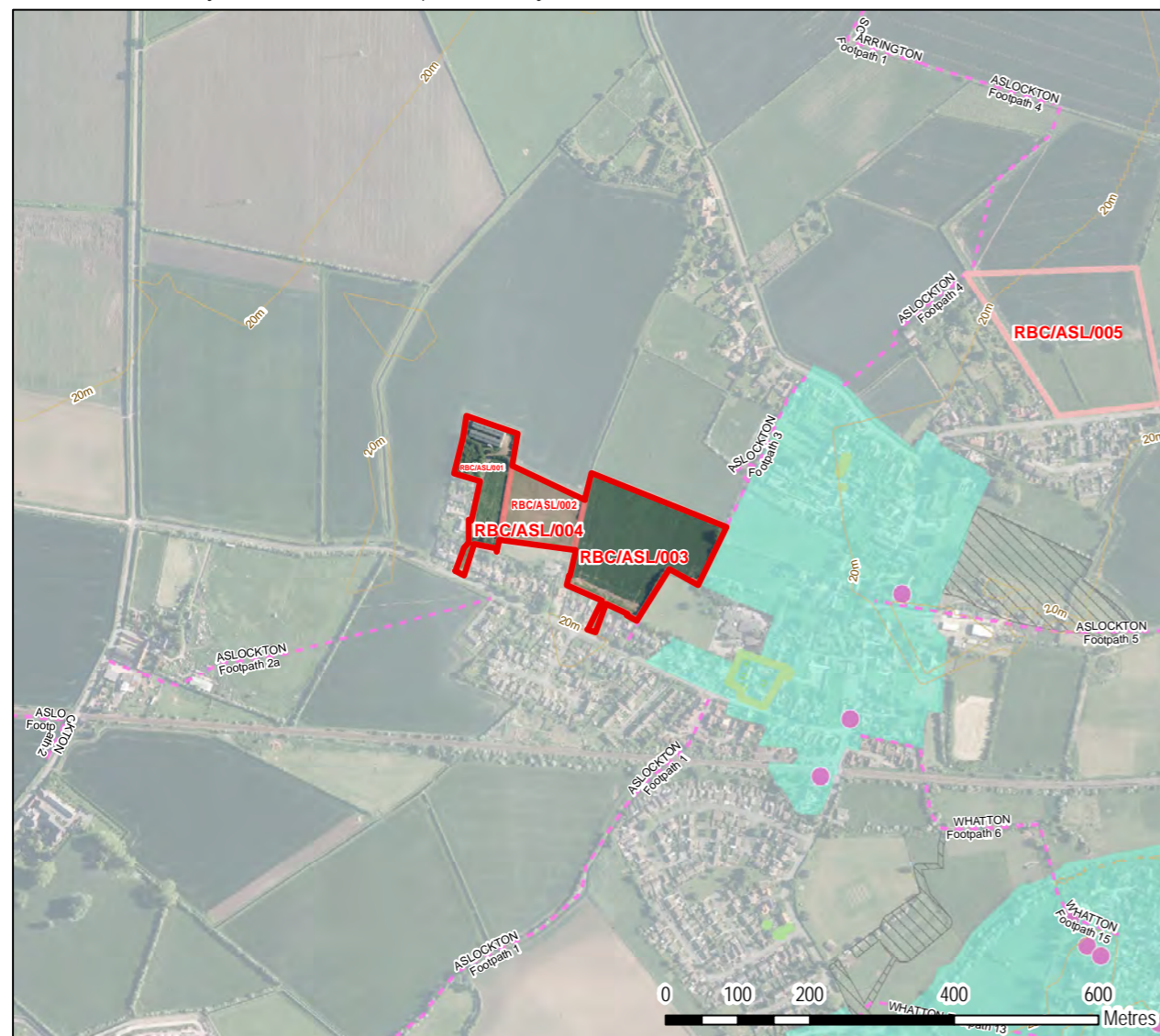


**Site Photograph A** - From this location views of the site are well screened by vegetation and built form. To the right of the panorama is the entrance to Aslockton along Abbey Lane. The centre of the view is made up of urban edge comprising residential properties such as The Maltings.

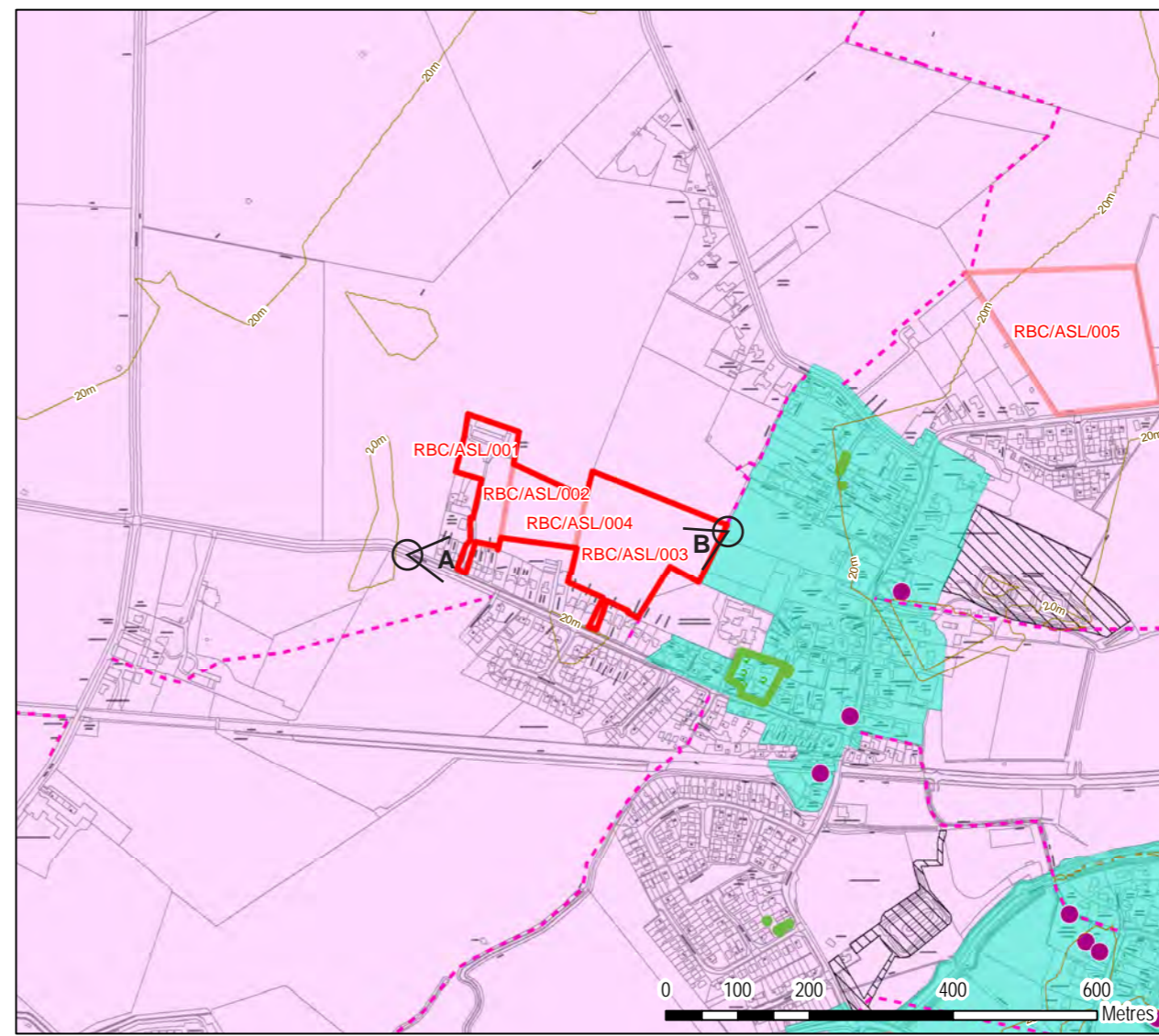


**Site Photograph B** - View from PRoW (Aslockton FP3) in the north-eastern corner of the site looking towards Maltings Farm. View shows arable character of the site, as well as residential properties on Abbey Lane and Mill Lane.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Footpath
- Scheduled Monument
- Tree Preservation Order
- LCA Policy Zones
- SN06, Conserve & Enhance

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

SITE REFERENCE: RBC/ASL/005 - Land at Cliff Hill Lane DATE VISITED: 03/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Variable, areas of managed and degraded character	Med - 2
Scenic quality	Some long distance rural views, a number of human detractors	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area mostly representative of LCA	High - 3
Conservation interests	Conservation area, some listed buildings, some TPO's and a scheduled monument	Med - 2
Recreation value	PRoW	Low - 1
Perceptual aspects	Quite tranquil, variable conditions with no strong characteristics	Low - 1
Associations	Archbishop Cranmer	Med - 2

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Large extension of urban area, in between two blocks of housing clusters	Med - 4
Perception	Perceived as infill, disruption of ribbon development	Med - 4
Policy	Conserve the consistent distinctive character of small villages throughout the area	Med - 4

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential, not seen as important to visual characteristics	Low - 2
Secondary receptors	Recreational, not seen as important	Low - 2
Number of receptors	Urban fringe	Med - 4
Visibility of site	Relatively visible, screened in parts by vegetation	Med - 4

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain existing hedgerows	Form of development	✓	Single row linear development to match existing
Landscape buffer	✗		Local vernacular	✗	
Site features	✗		Other	✗	



**CONSTRAINTS**



On-site		Off-site	PRoW, adjacent to site
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**CONCLUSION**

The site comprises one field with both pastoral and rough/ equestrian characteristics. The site lies immediately north of Cliffhill Lane opposite a block of housing. There are a number of PRoW's within the study area with Footpath FP4 running past the north-west corner of the site. There are some conservational interests within the study area which are not directly related to the site. There is an overall low landscape value within the study area. There is a medium susceptibility to change due to the perception of infill and a disruption of the existing ribbon development. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is low as the site does not form an important part of the visual amenity. Overall, there is a low visual sensitivity.

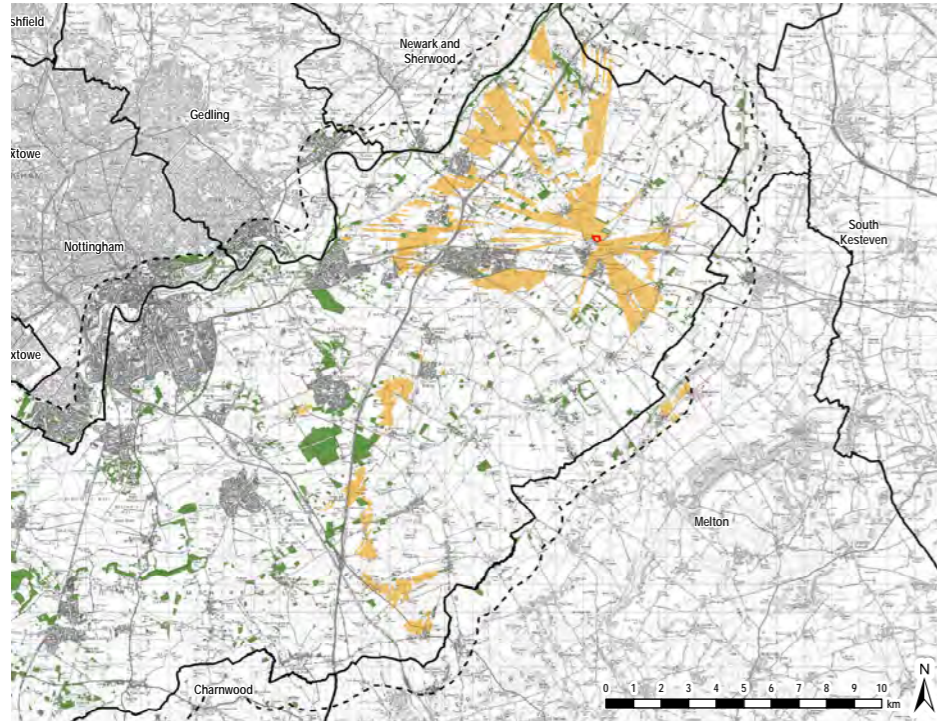
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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

# ASL/005 - Land at Cliff Hill Lane

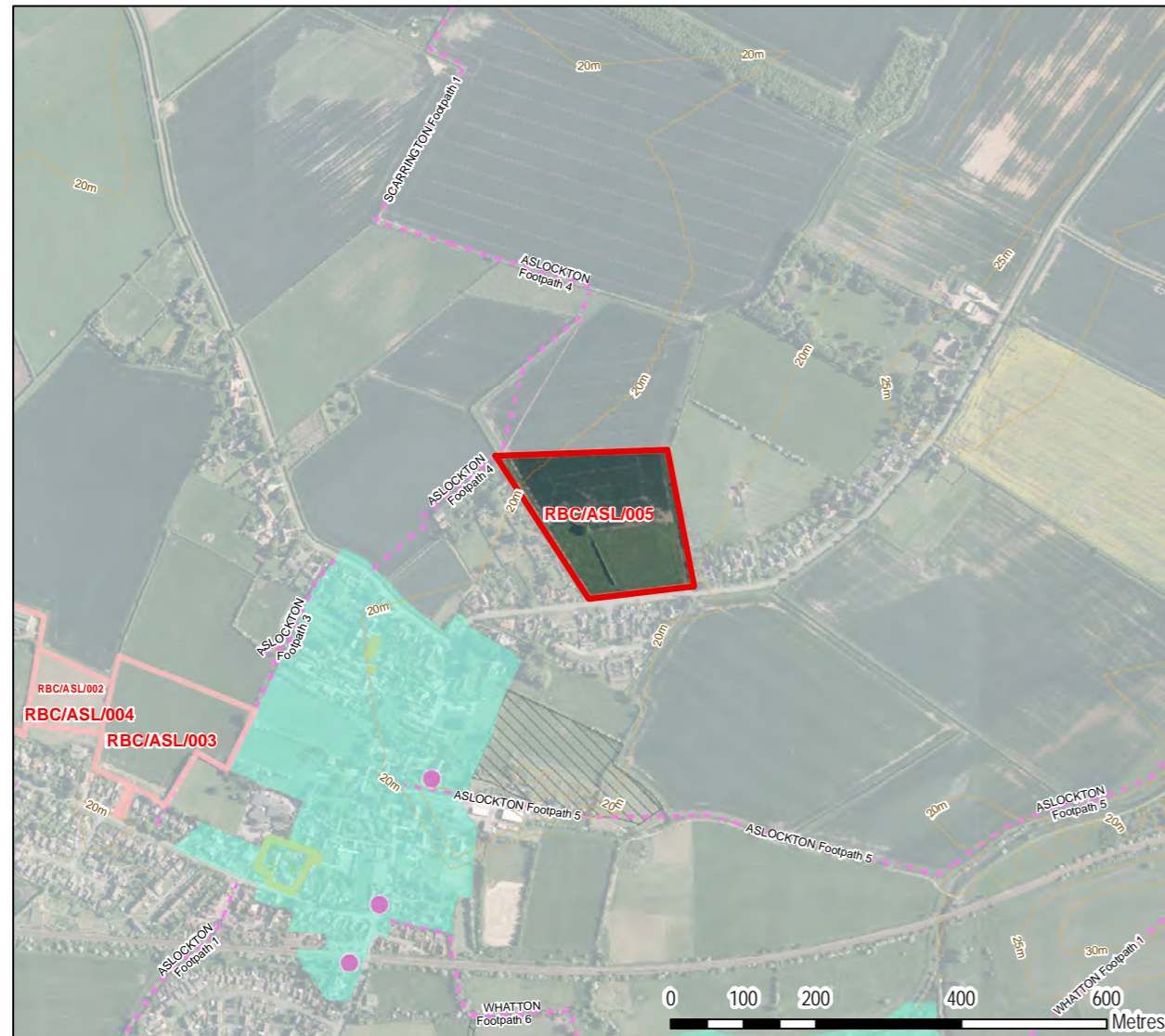


**Site Photograph A** - The panorama looks north towards the site through a field gate along Cliffhill Lane. The view portrays the pastoral character of the rural edges of Aslockton. To the left of the view can be seen properties on Cliffhill Lane, and to the right of the panorama are houses on Meadow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

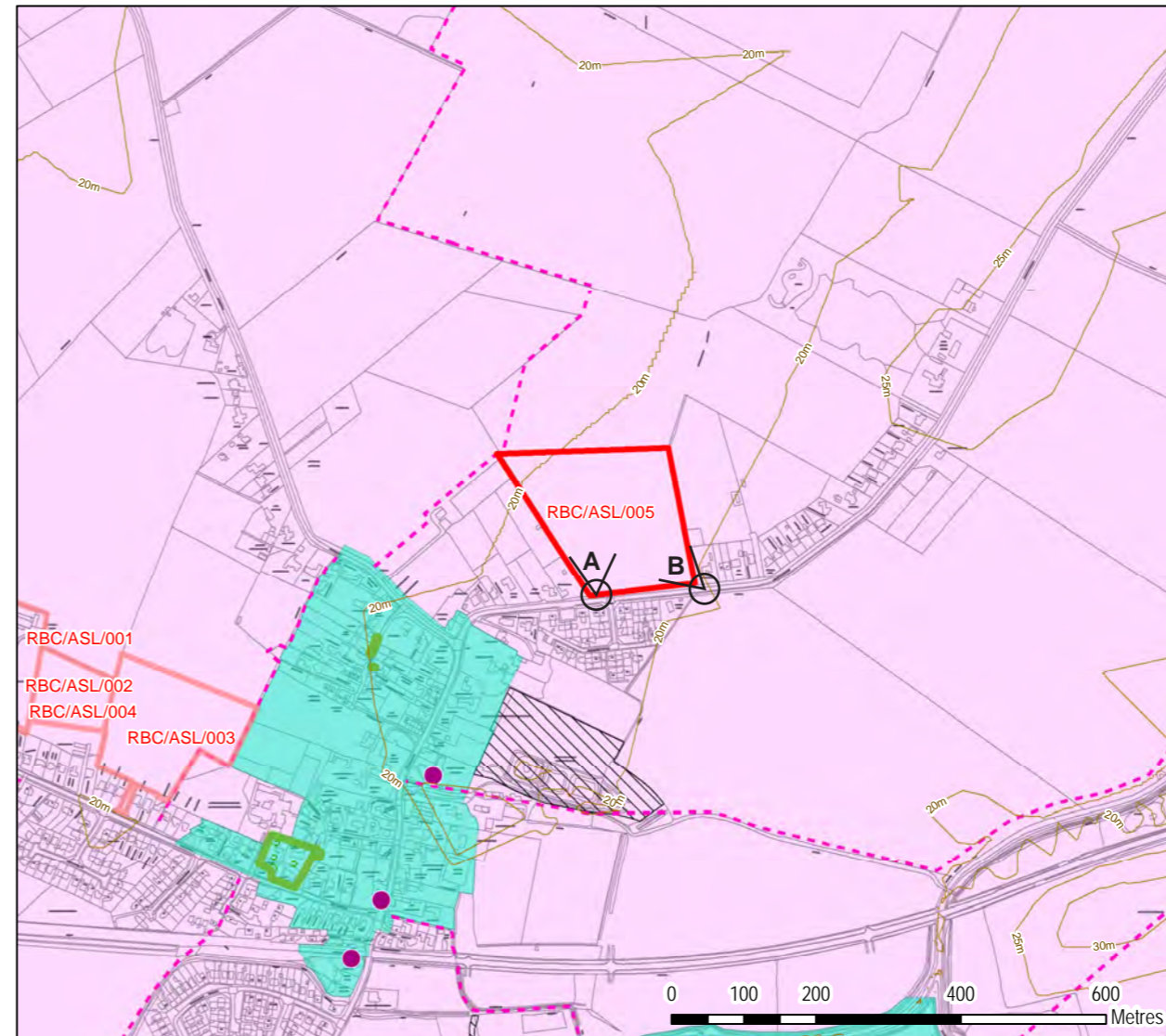


**Site Photograph B** - Looking north-west through a field gate on the southern boundary of the site along Cliffhill Lane. To the left and right hand sides of the view can again be seen properties on Cliffhill Lane, as well as Meadow Close. In the far distance of the view is the village of Scarrington.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

## Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Footpath
- Scheduled Monument
- Tree Preservation Order
- LCA Policy Zones
- SN06, Conserve & Enhance

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# Bunny





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

SITE REFERENCE: RBC/BUN/001 - Land to the south of Gotham Lane DATE VISITED: 29/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site: NW01 (Good) Landscape character within study area: NW01 (Good), SN02 (Poor-Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some degraded aspects, particularly business park adjacent to site. Other areas well maintained	Med - 2
Scenic quality	Several industrial aspects including trading estate and landfill site which detract from overall semi-rural character	Low - 1
Rarity	N/A	Low - 1
Representativeness	Some key characteristics present in study area	Med - 2
Conservation interests	Ancient woodland, Conservation Area within Bunny, some listed buildings and several TPOs, including one on site	Med - 2
Recreation value	Midshires Way adjacent to two site boundaries, network of footpaths including through Bunny Wood (nature reserve)	High - 3
Perceptual aspects	Industrial activity and busy A60 detract from sense of rurality and tranquillity. Interrupted landscape	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No real loss of key characteristics	Low - 2
Addition	Addition of block of housing adjacent to existing industrial development, but otherwise sparsely populated	Med - 4
Perception	Block of development and increased density away from village centre	High - 6
Policy	Conserve the uniform roofline of villages with prominent church spires	Low - 2

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

Low landscape sensitivity as a result of low landscape value and medium susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Part of setting for Midshires Way but already degraded	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Recreational - not part of visual amenity	Low - 2
Secondary receptors	Residential - wooded boundary of site screens adjacent industrial activity	Med - 4
Number of receptors	Busy A60, few other receptors	Med - 4
Visibility of site	Dense vegetation currently screens site, potential for some limited views from east	Low - 2

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

Low visual value and susceptibility. Overall low visual sensitivity

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain mature vegetation on site	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✓	Retain TPO at north-east of site	Other	✗



**CONSTRAINTS**



On-site	Potential access issues, TPO	Off-site	
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**CONCLUSION**

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 value due to the degraded and industrial character of the site's immediate 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 with the site, as well as a low visual susceptibility arising from the dense vegetation on the site boundaries, which currently screens it from view. The visual sensitivity is overall low.

Landscape Value   
Visual Value 

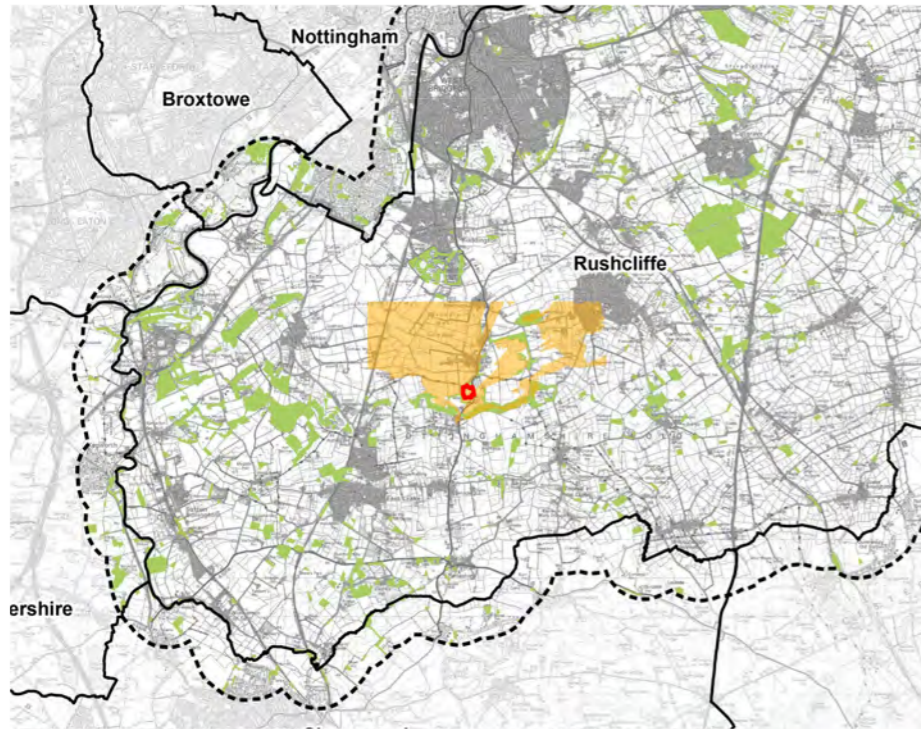
Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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**BUN/001 - Land to the south of Gotham Lane**



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



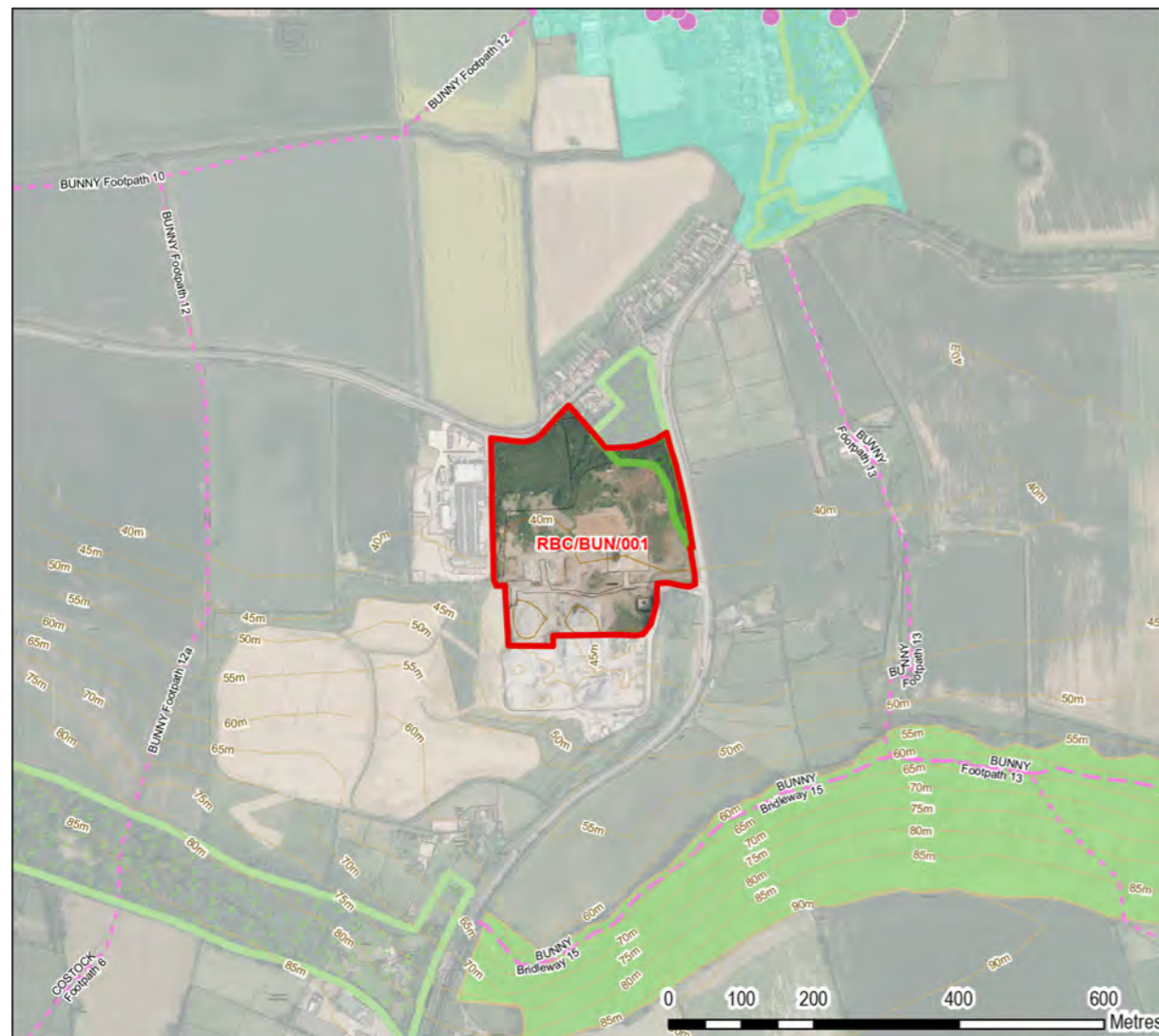
**Site Photograph A** - Looking south-easterly from Gotham Lane (also the Midshires Way) towards the site. The site itself lies beyond vegetation to the left of the view, with Bunny Old Wood visible beyond. The main feature in the view is the Bunny Trading Estate, which has an urbanising effect on the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



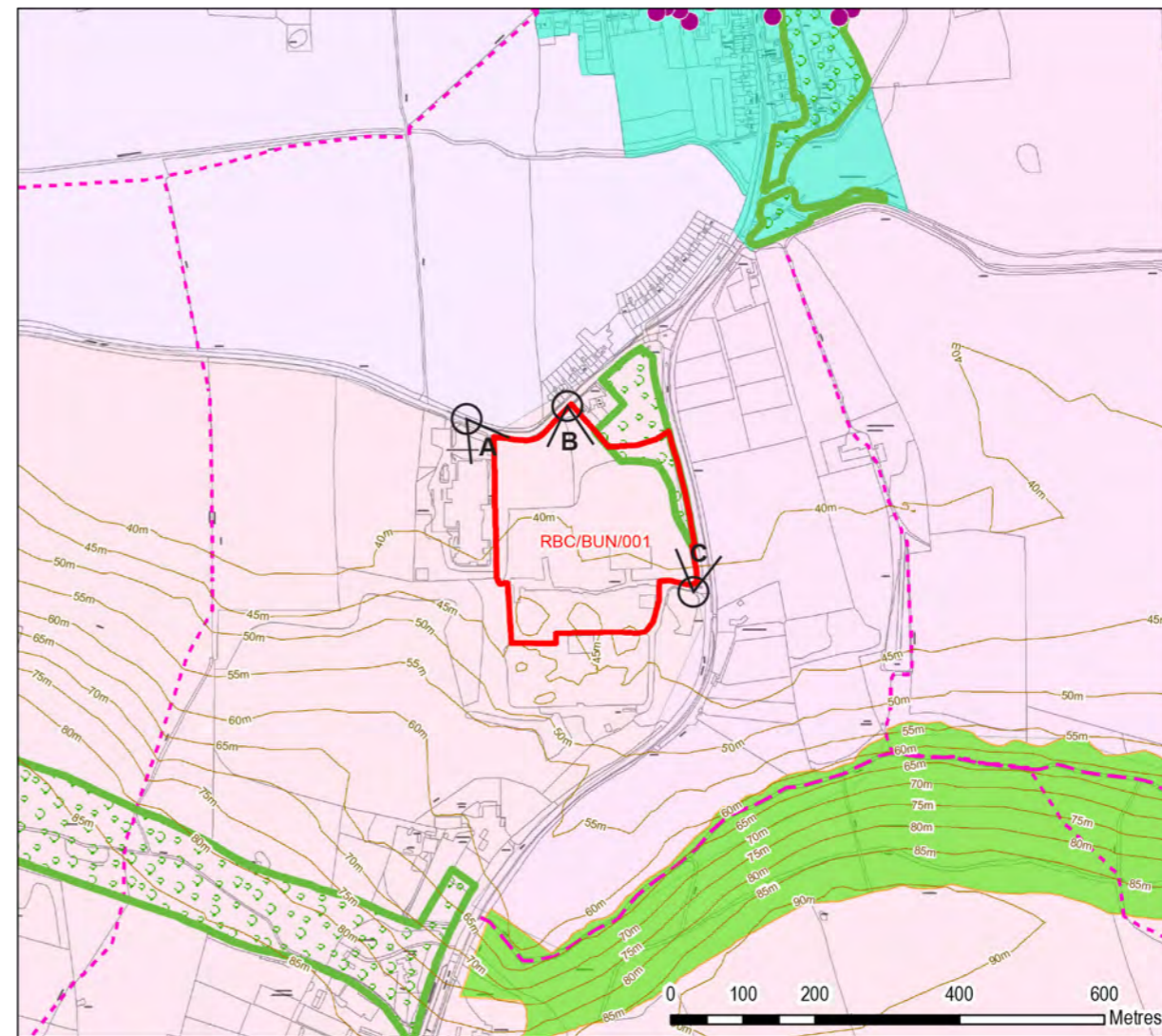
**Site Photograph B** - View taken adjacent to houses on Gotham Lane illustrating the strongly vegetated site boundaries, which screen the majority of the site from view.



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Ancient Woodland
  - Conservation Area
  - Listed Building
  - Bridleway
  - Footpath
  - Tree Preservation Order
- LCA Policy Zones**
- NW01, Conserve
  - SN02, Enhance & Restore
  - SN04, Enhance

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# Cotgrave





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

SITE REFERENCE: RBC/COT/001 - Land rear of Mill Lane/The Old Park DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agriculture, urban edge, some areas poorly maintained	Low - 1
Scenic quality	Intensive agriculture, woodland is positive factor, industrial area and urban edge severely detract from scenic quality	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill close to the site	Med - 2
Representativeness	Most key characteristics represented	High - 3
Conservation interests	TPOs and listed buildings	Low - 1
Recreation value	Network of PRoW and public open space and Cotgrave Country Park	Med - 2
Perceptual aspects	Lots of human detractors, limited tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of settlement edge	Low - 2
Perception	Infill development on urban edge	Low - 2
Policy	Developments along village fringe should make a positive contribution to local character and distinctiveness	Low - 2

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

Low landscape value and susceptibility. Overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Cotgrave Country Park	Med - 6
Other value	Recreational value, little else	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - forms a backdrop to houses on southern and western boundaries	Med - 4
Secondary receptors	Recreational - limited contribution	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Limited visibility	Low - 2

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

Overall low visual sensitivity derived from low visual value and susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance boundary trees and vegetation	Form of development	✗	
Landscape buffer	✓	Provide buffer to Cotgrave Country Park	Local vernacular	✓	Respecting village vernacular in accordance with landscape character description
Site features	✗		Other	✗	



**CONSTRAINTS**



On-site	PRoW	Off-site	Cotgrave Country Park
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**CONCLUSION**

The site comprises two arable fields and some rough ground on the north-eastern edge of the village of Cotgrave. To the immediate north of the site is Cotgrave Country Park, which is a considerable recreational resource for the area. There is an overall low landscape value within the study area and a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, Cotgrave Country Park is an indicator of value, but there is little else of value. There is a medium number of potential receptors and the site forms part of the backdrop to the village, but it is of overall low susceptibility. Overall, there is a low visual sensitivity.

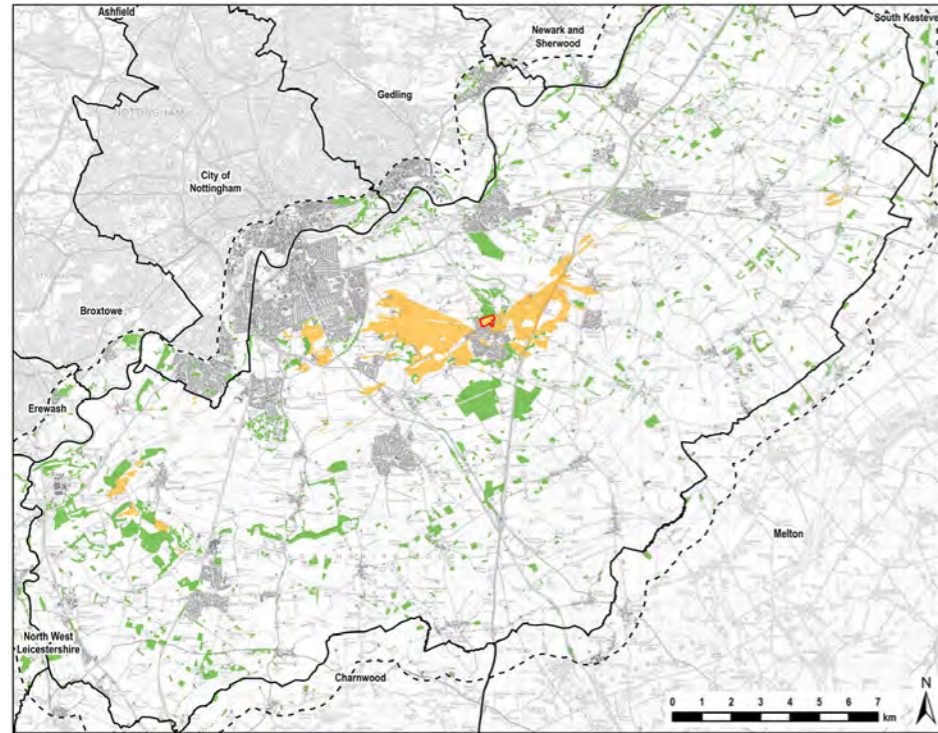
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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



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



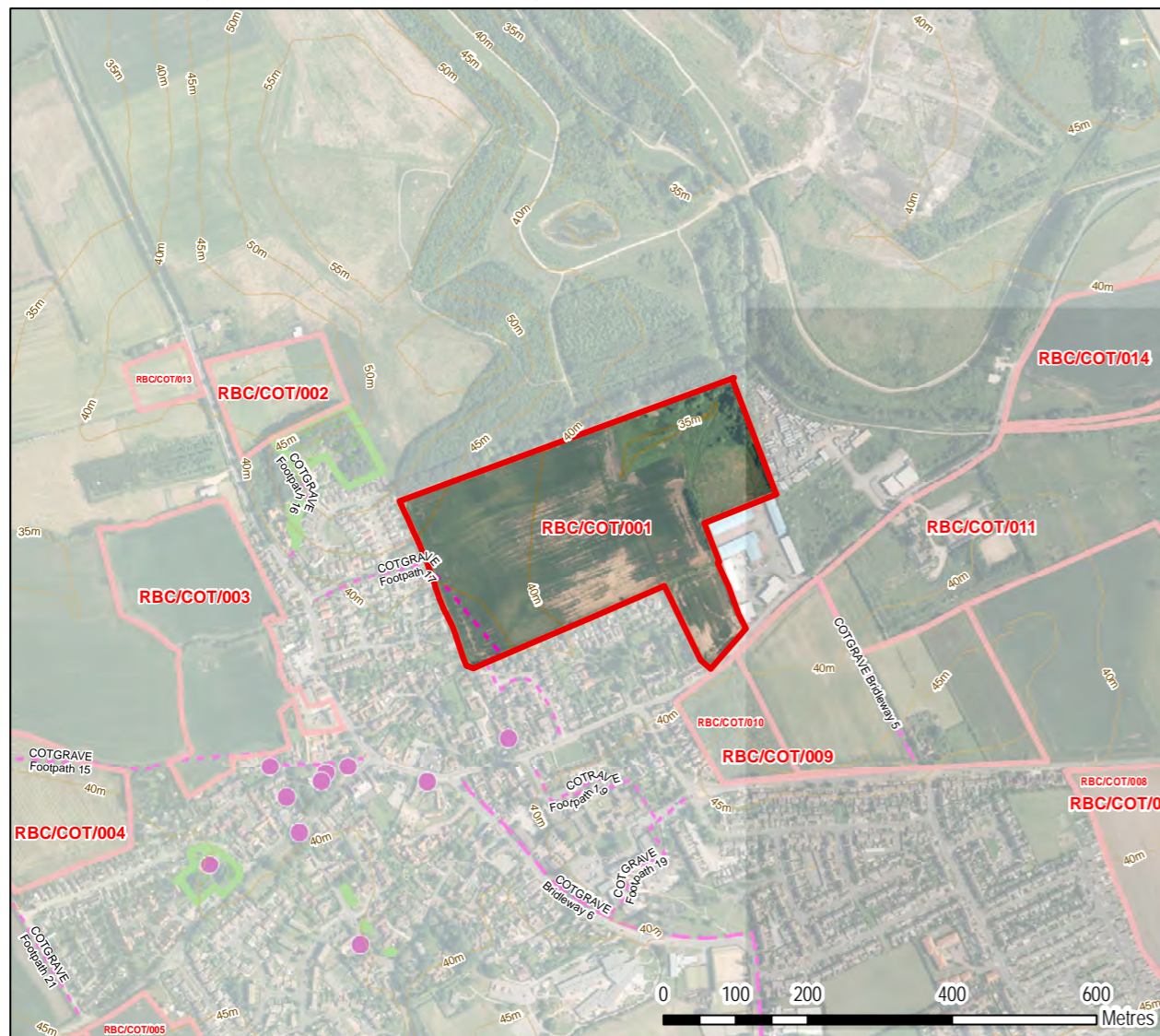
**Site Photograph A** - This viewpoint looks easterly from Cotgrave Footpath 17 towards the north-eastern edge of the village. To the left of the view is woodland which is part of Cotgrave Country Park, and Manvers Business Park is in the centre of the panorama. To the right of the view can be seen houses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



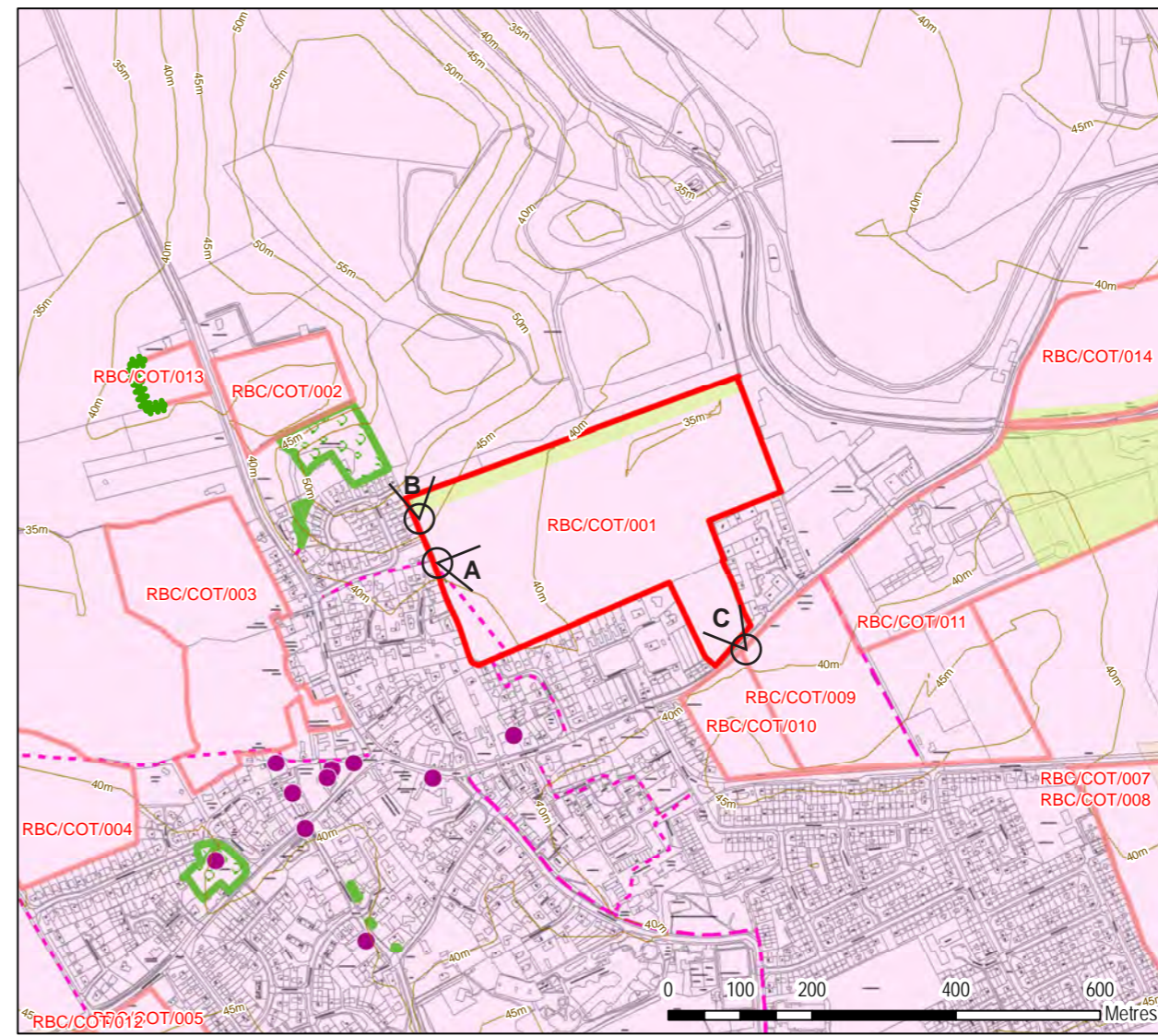
**Site Photograph B** - Entrance to Cotgrave Country Park from Cotgrave Footpath 24 in the north-western corner of the site.



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Listed Building
  - Bridleway
  - Footpath
  - Tree Preservation Order
  - Landscape buffer
  - Landscape planting
  - LCA Policy Zones**
  - NW04, Enhance
  - SN04, Enhance

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

SITE REFERENCE: RBC/COT/002 - Land at Main Road DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Study area is generally intensive agriculture - site itself is in poor condition	Med - 2
Scenic quality	Intensive agriculture, urban edge, lots of detractors	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill close to the site	Med - 2
Representativeness	Shows some key characteristics	Med - 2
Conservation interests	TPOs including 1 adjacent to the site	Low - 1
Recreation value	Limited numbers of PRoW, Cotgrave Country Park	Med - 2
Perceptual aspects	Lots of human influence, limited tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge into notably rural area	Med - 4
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**

Low landscape sensitivity arising from a low landscape value and susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Cotgrave Country Park	Med - 6
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Transport - site does not contribute to experience	Low - 2
Secondary receptors	N/A	Low - 2
Number of receptors	On village edge, exiting village	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

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

Low visual value and low susceptibility. Overall low visual sensitivity

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing trees and vegetation. Landscape planting on northern boundary to break up urban edge	Form of development	✗	
Landscape buffer	✗		Local vernacular	✗	
Site features	✗		Other	✗	



**CONSTRAINTS**



On-site	Potential access issues	Off-site	TPO to immediate southern boundary
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**CONCLUSION**

Site COT/002 is a small rectangular piece of equestrian grazing land just to the north of the Cotgrave village boundary. It is slightly removed from the village boundary, with a TPO on its southern edge. There is a low landscape value and susceptibility in the study area due to the high degree of human influence and the perception of the site as an extension of the urban edge, albeit slightly removed from the existing boundary. Overall there is a low landscape sensitivity. The visual value is low, although the presence of Cotgrave Country Park is a positive factor. There is a low visual susceptibility owing to the limited contribution of the site to the visual amenity. Overall there is a low visual sensitivity.

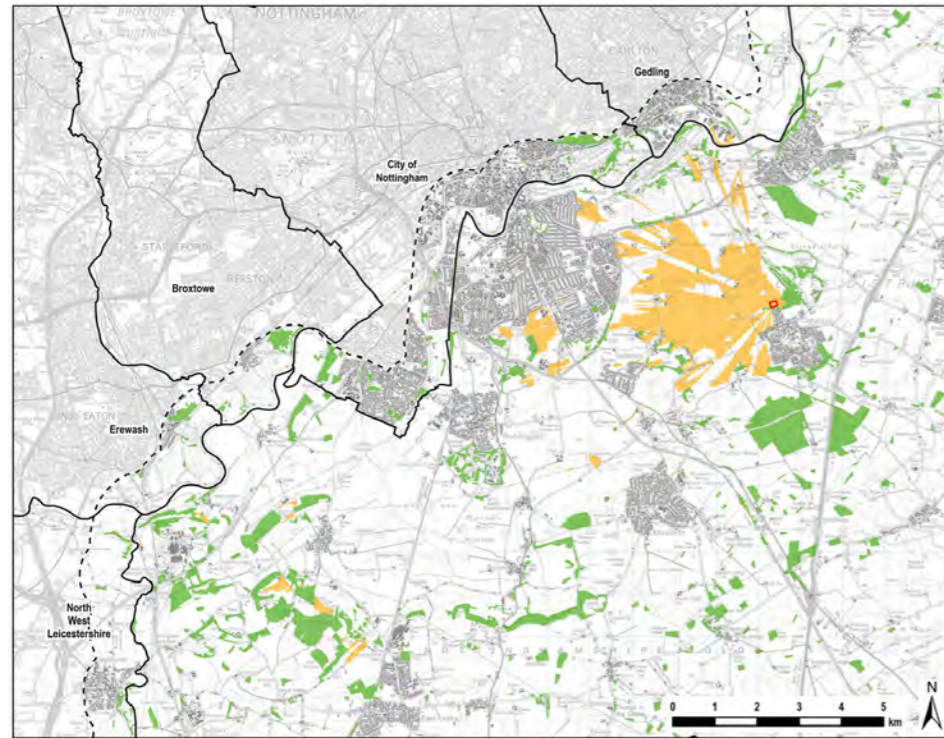
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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

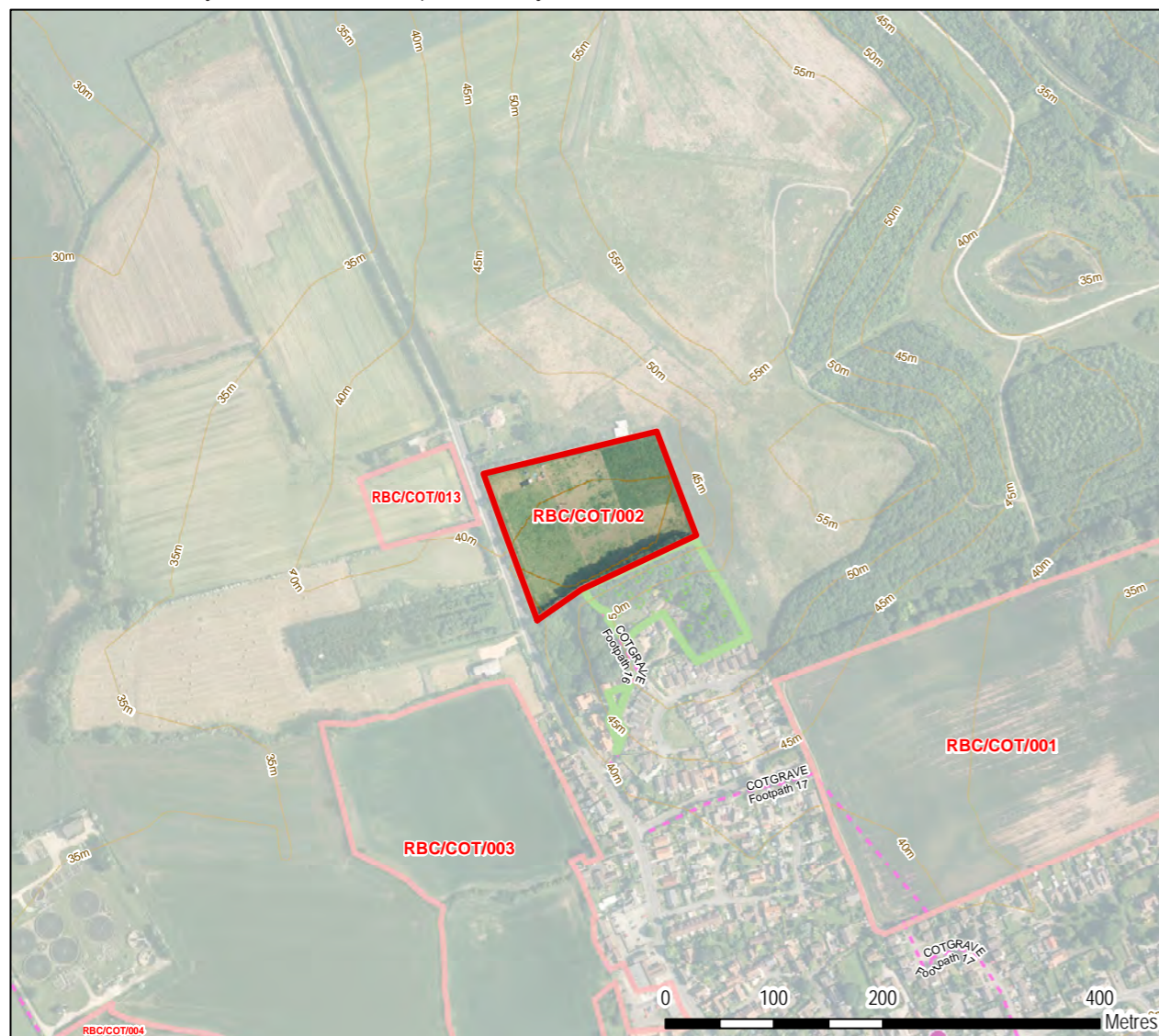
# COT/002 - Land at Main Road



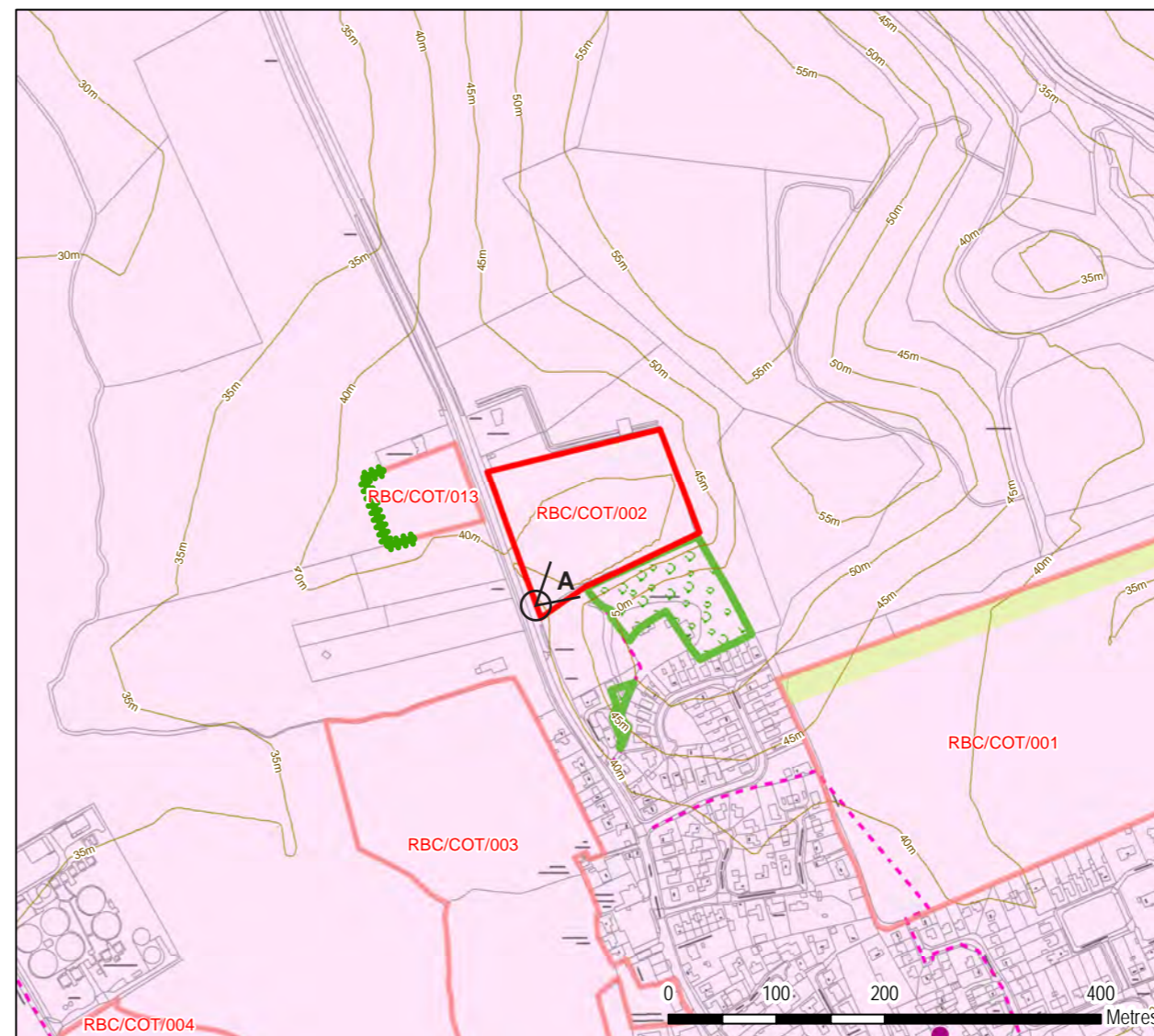
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Listed Building
  - Footpath
  - Tree Preservation Order
  - Landscape buffer
  - Landscape planting
  - LCA Policy Zones
  - SN04, Enhance

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

SITE REFERENCE: RBC/COT/003 - Land rear of and to the west of Main Road DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agriculture, some degraded elements	Med - 2
Scenic quality	Intensive agriculture, urban edge, lots of detractors	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill to far east of study area	Med - 2
Representativeness	Shows some key characteristics	Med - 2
Conservation interests	TPOs and listed buildings	Low - 1
Recreation value	Some PRoW, limited open space	Med - 2
Perceptual aspects	Lots of human influence, limited tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge, modern housing adjacent to historic core of village, but already affected by such development	Low - 2
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Overall low landscape sensitivity. Low landscape value and susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - housing on southern and eastern boundary	Low - 2
Secondary receptors	Recreational - limited influence on rural experience	Low - 2
Number of receptors	On village edge	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

Notes

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

Low visual value and visual sensitivity resulting in low visual sensitivity

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing trees and vegetation	Form of development	✗	
Landscape buffer	✗		Local vernacular	✓	New development to respond to historic local vernacular
Site features	✗		Other	✗	



**CONSTRAINTS**



On-site	PRoW	Off-site	Setting of listed building, adjacent petrol station
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**CONCLUSION**

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 value in the study area. Overall there is a low landscape value. The landscape 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 site has a limited recreational value and does not contribute to the visual amenity for both residential and recreational receptors. It has an overall low visual sensitivity.

Landscape Value   
Visual Value 

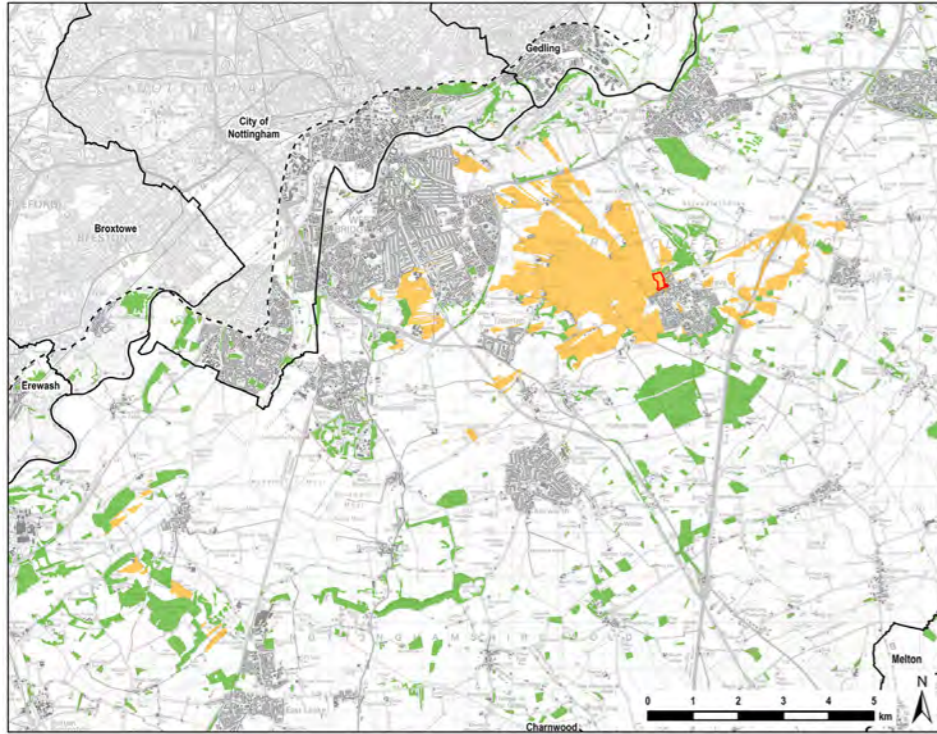
Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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



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



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



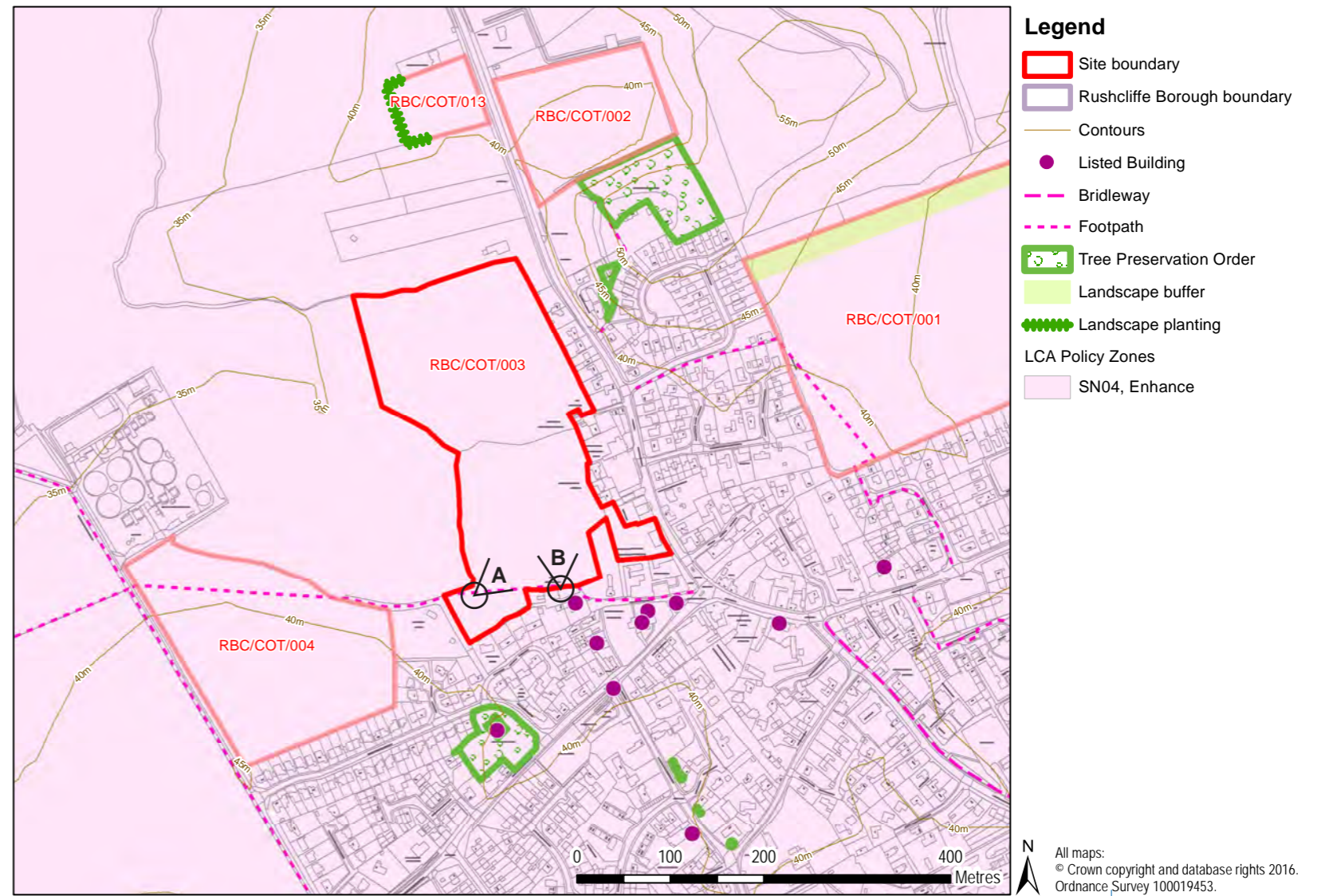
**Site Photograph A** - Looking north-east from Cotgrave Footpath 15 within the site, this viewpoint illustrates the arable nature of the site itself. In the background of the view can be seen Windmill Hill, which is relatively prominent within the local area. To the foreground of Windmill Hill are houses 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

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Listed Building
  - Bridleway
  - Footpath
  - Tree Preservation Order
  - Landscape buffer
  - Landscape planting
  - LCA Policy Zones**
  - SN04, Enhance

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 53**

SITE REFERENCE: RBC/COT/004 - Land off Woodgate Lane DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Generally well-maintained intensive agriculture, domestic setting	Med - 2
Scenic quality	Intensive agriculture with long rural views, some human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Shows some distinctive features	Med - 2
Conservation interests	TPOs and listed buildings	Low - 1
Recreation value	Network of PRoW	Med - 2
Perceptual aspects	Attractive, strong rural edge, some human detractors	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge beyond settlement line into rural setting, potential effect on historic village core	Med - 4
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Low landscape value and susceptibility. Overall a low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Recreational value, views towards All Saints Church	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - housing on southern boundary, site is part of visual amenity	Med - 4
Secondary receptors	Recreational - site has limited influence on rural experience	Low - 2
Number of receptors	On village edge	Med - 4
Visibility of site	Low hedges enhance visibility, views from surrounding hills	Med - 4

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing trees and vegetation	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site	PRoW	Off-site	PRoW adjacent
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**CONCLUSION**

The site is an arable field on the north-western settlement edge of Cotgrave; it is crossed by Cotgrave Footpath 15 and forms part of a strong rural edge to the settlement. There is an overall low landscape value on site due to the low level of conservation interests and the degree of human influence in the study area. The landscape susceptibility is also low, owing to development of the site resulting in no notable loss of key characteristics and an extension of the urban edge. This level of susceptibility occurs despite the proximity of the site to the historic village core. Overall the landscape sensitivity is low. In terms of visual amenity, there is a recreational value and 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.

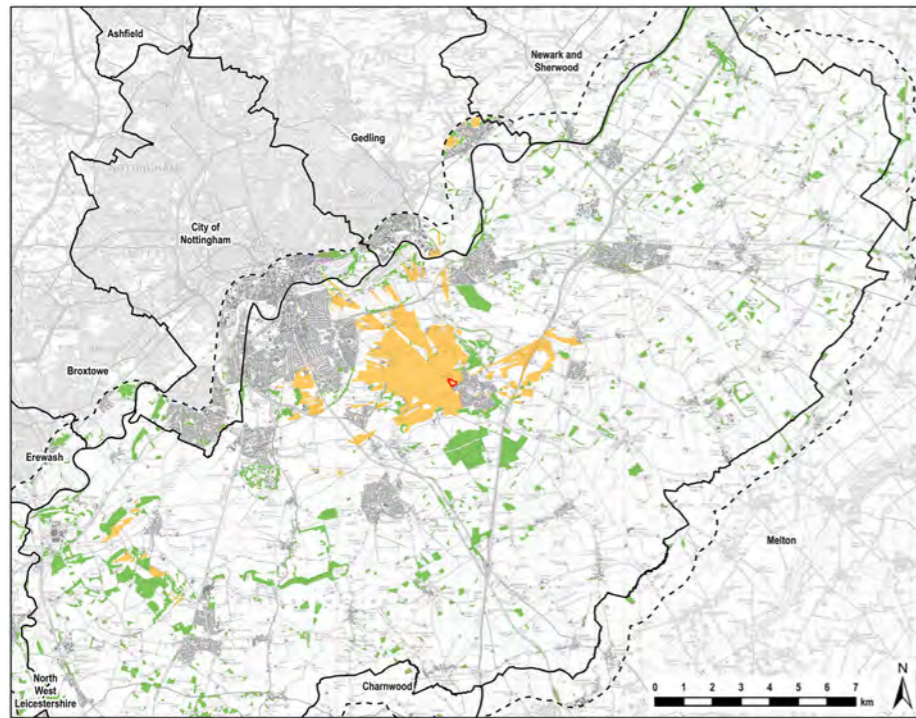
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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# COT/004 - Land off Woodgate Lane

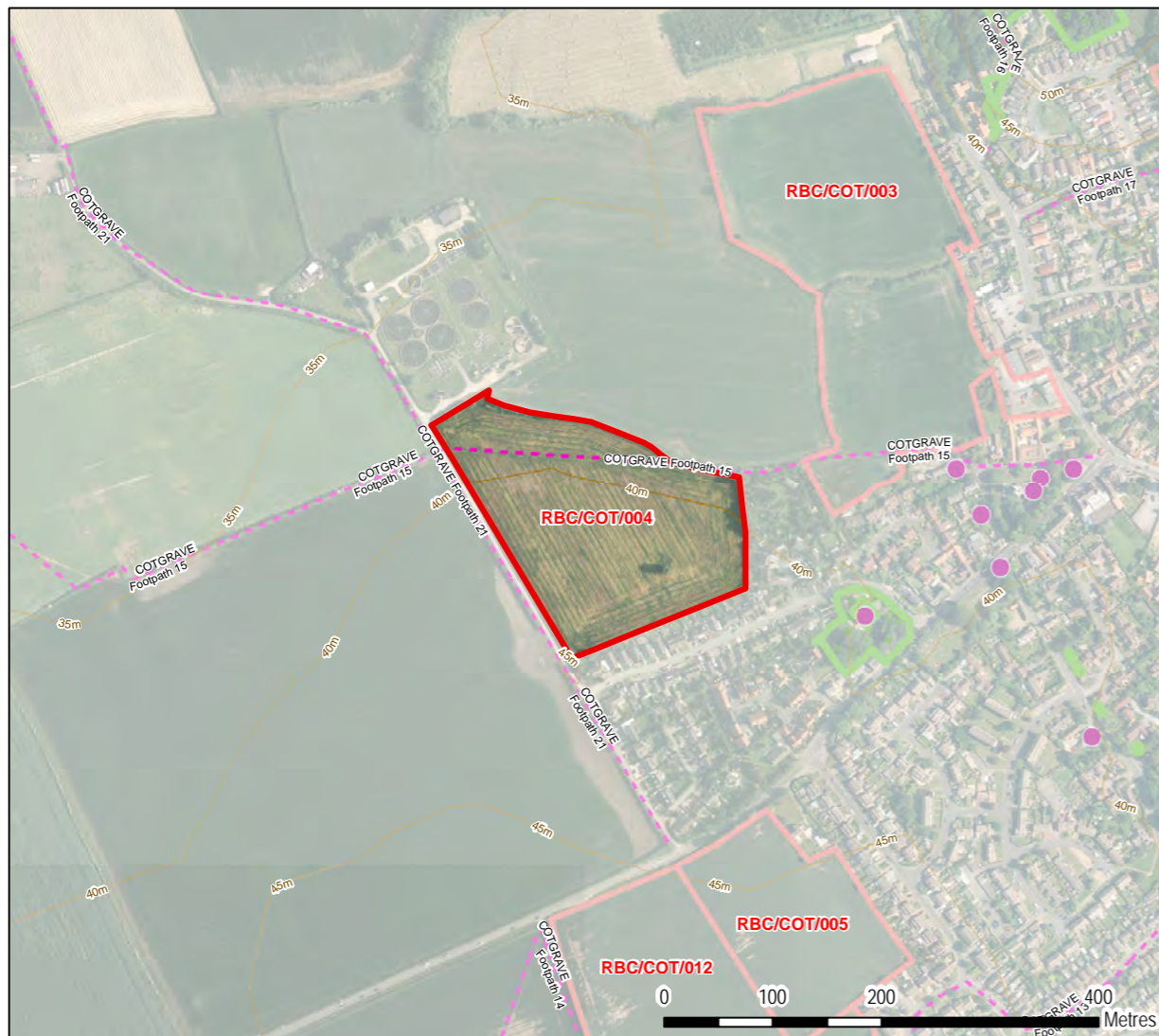


**Site Photograph A** - Looking east from Cotgrave Footpath 15, close to its junction with Cotgrave Footpath 21, this viewpoint shows the interface between the north-western edge of Cotgrave and its rural setting. To the left of the view can be seen Cotgrave Sewage Treatment Works, which exerts a localised 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.

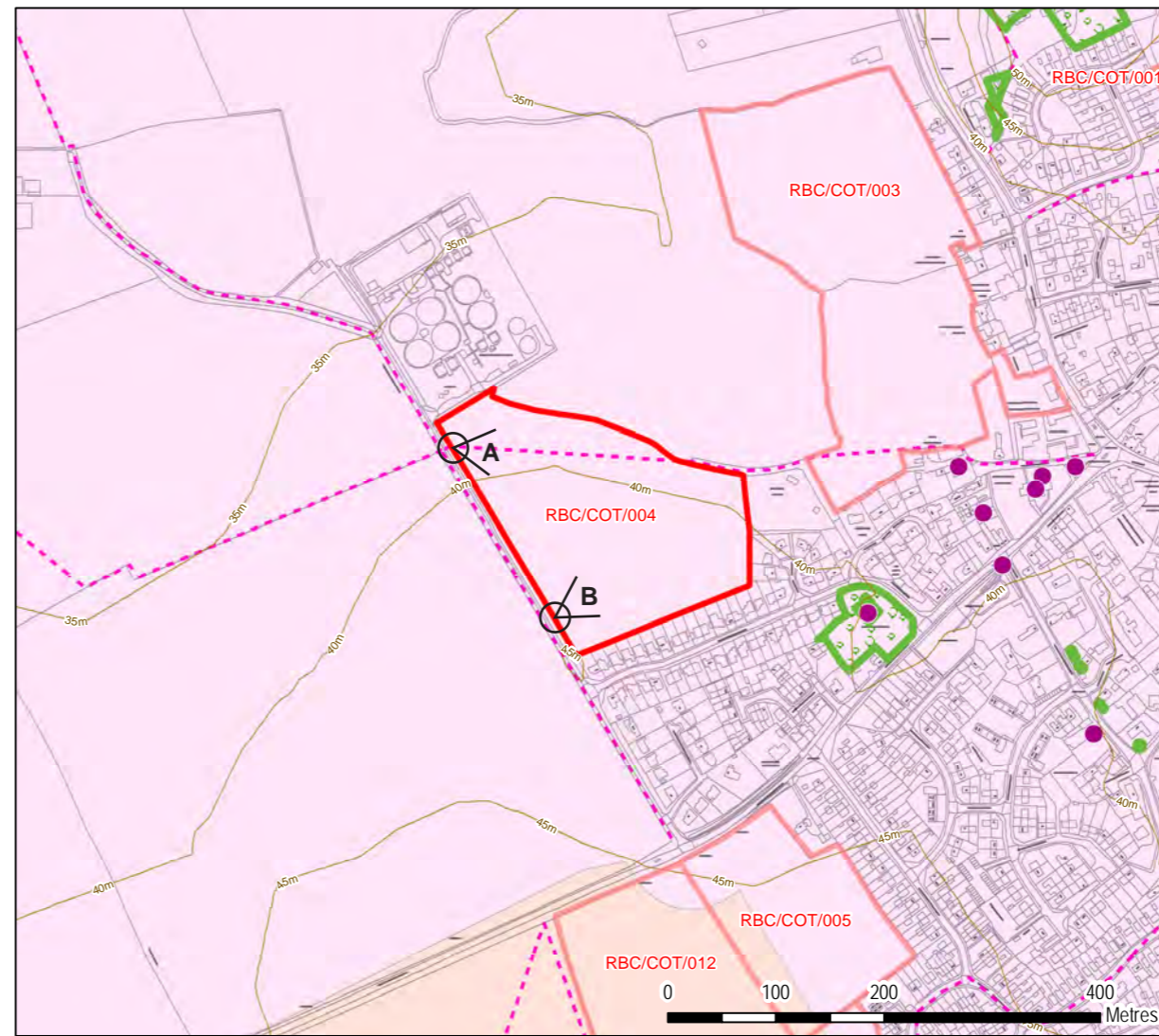


**Site Photograph B** - The view from this location is obtained from Cotgrave Footpath 21 on the western site boundary and illustrates well the rural setting to the northern edge of Cotgrave. Human influence is mainly confined to the right half of the view, where houses on Main Road and Rectory Lane 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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Listed Building
  - Footpath
  - Tree Preservation Order
  - Landscape buffer
  - LCA Policy Zones
  - NW04, Enhance
  - SN04, Enhance

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 49**

SITE REFERENCE: RBC/COT/005 - Bakers Hollow DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agricultural fields and domestic setting, mostly in good condition. Some fly-tipping	Med - 2
Scenic quality	Intensive agricultural fields on village edge, human influence, rural setting	Med - 2
Rarity	N/A	Low - 1
Representativeness	Displays some the key characteristics	Med - 2
Conservation interests	TPOs and a number of listed buildings	Low - 1
Recreation value	Network of PRoW, some public open space	Med - 2
Perceptual aspects	Attractive rural edge, although lots of human influence and little tranquillity	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of arable field	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Small extension of urban edge into rural setting	Low - 2
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Low landscape value and susceptibility. Overall a low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - limited contribution to experience	Low - 2
Secondary receptors	Recreational - no contribution to experience	Low - 2
Number of receptors	Village edge location	Med - 4
Visibility of site	Well screened from surroundings, open views from south west	Med - 4

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

Low visual sensitivity derived from low visual value and susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Enhance existing hedge and mature vegetation, particularly on SW edge	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site		Off-site	PRoW to south and west
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**CONCLUSION**

The site 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 site would appear as an extension to the existing urban edge. Within the study area, there is an inherent low landscape sensitivity in the study area, which is derived from the low landscape value and low landscape susceptibility. In terms of visual amenity there is a low visual value, although there is inherent recreational value in the study area. The visual susceptibility is also low; the site has a limited contribution to the experience of receptors. Overall the visual sensitivity is low.

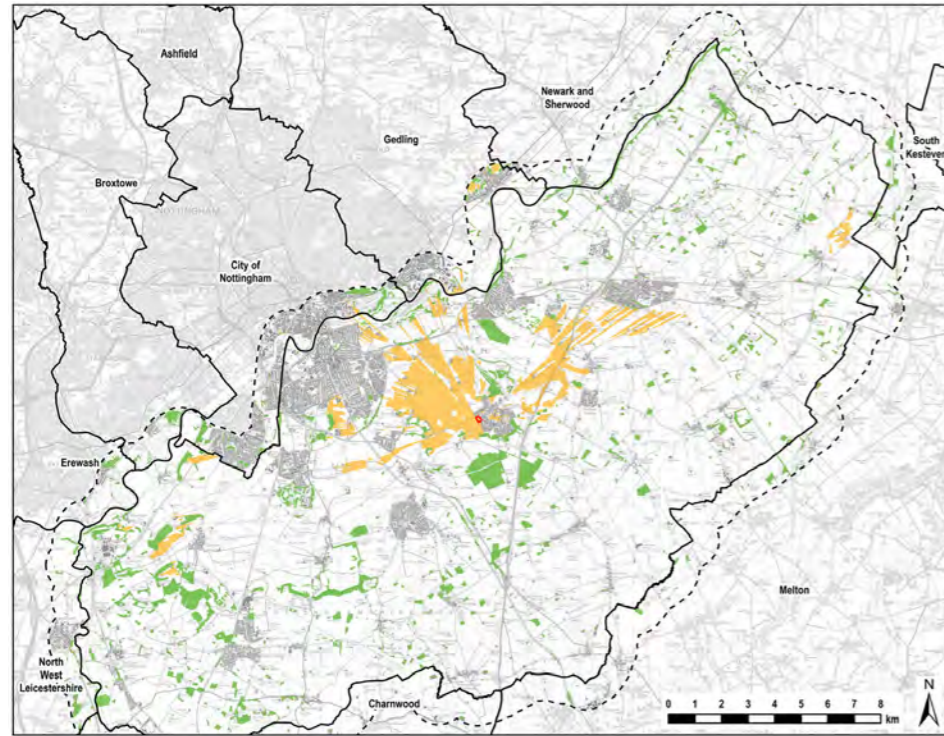
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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

**COT/005 - Bakers Hollow**



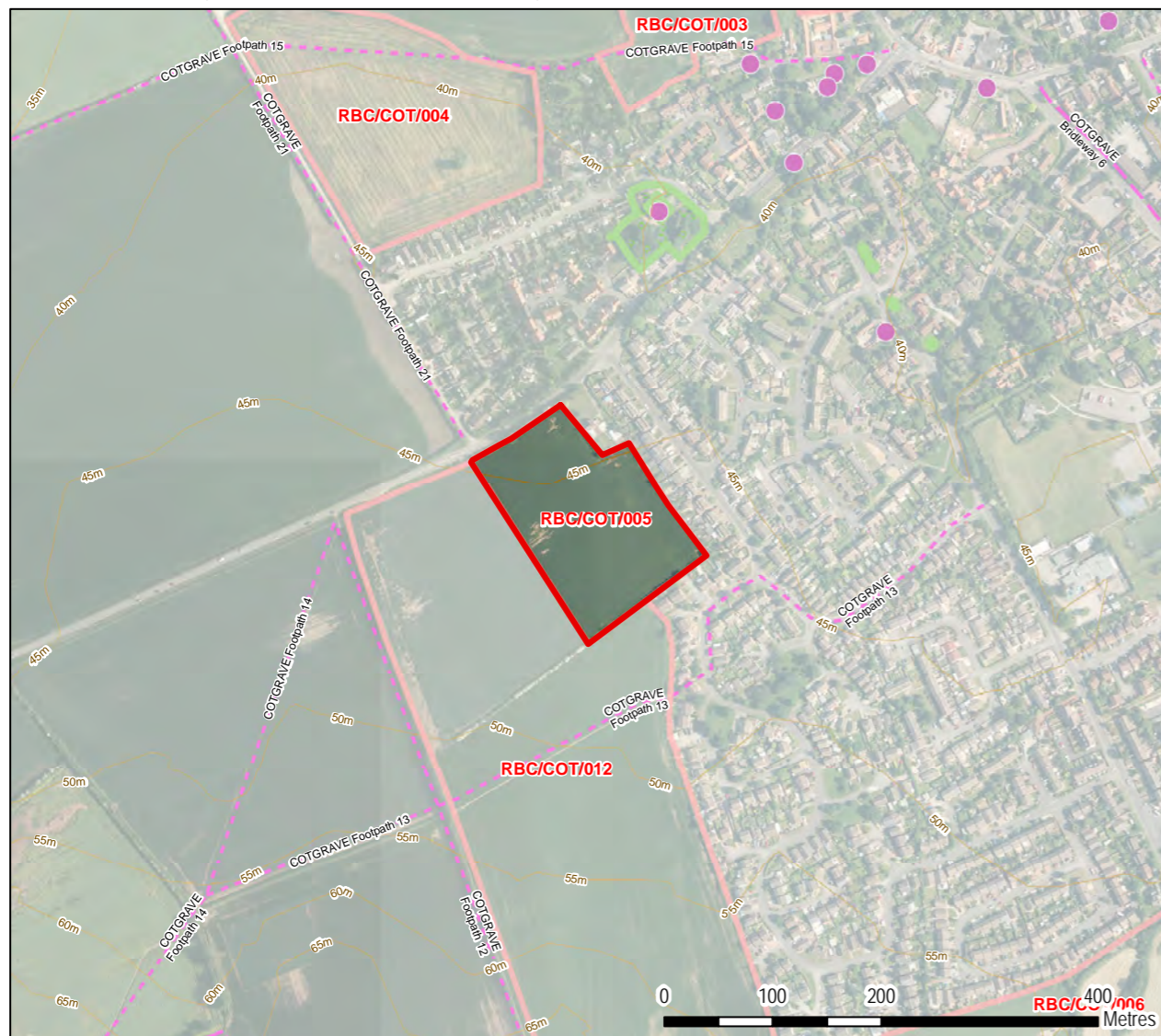
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



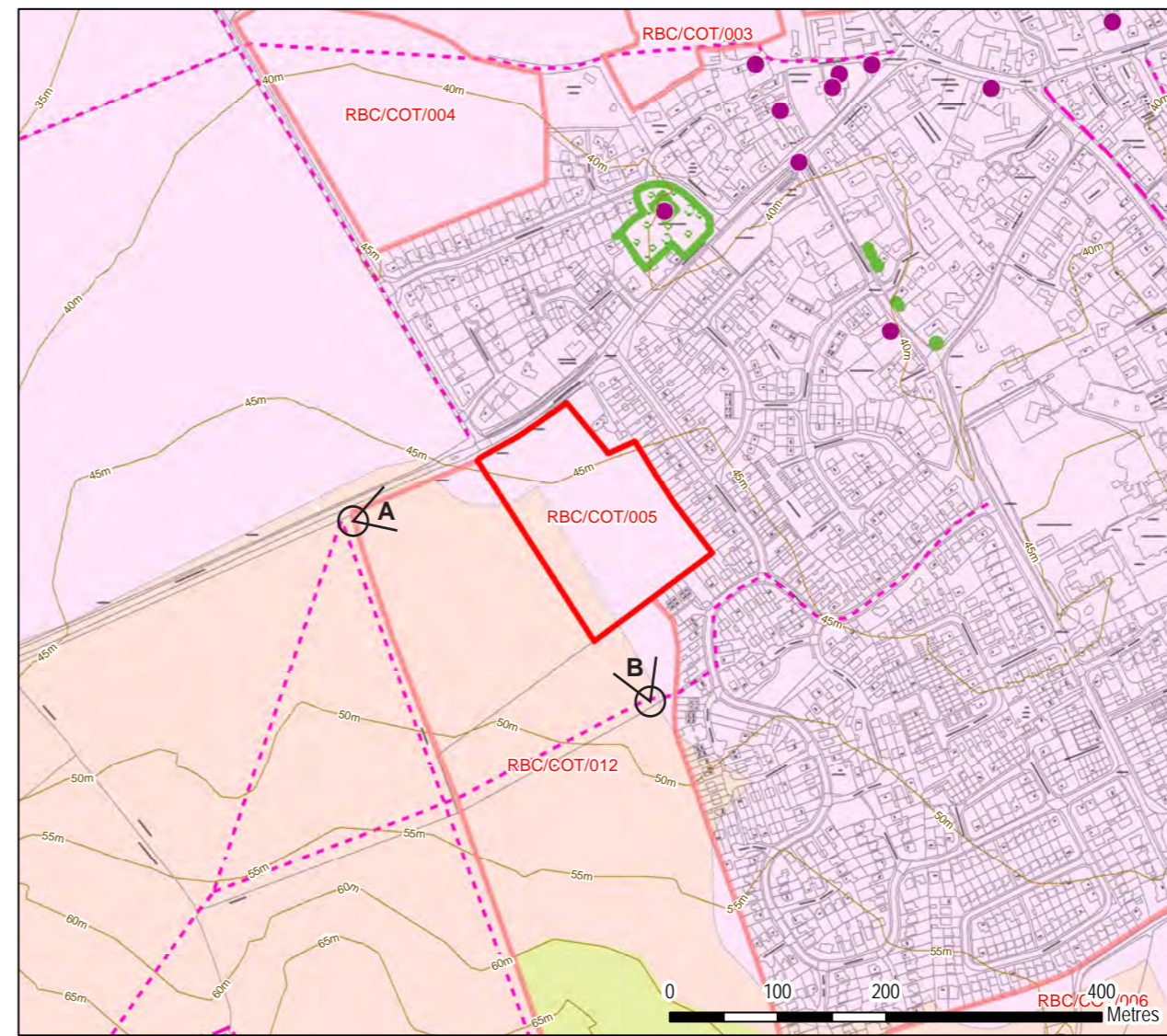
**Site Photograph A** - The panorama looks easterly from Cotgrave Footpath 2 approximately 125m away from the western site boundary. The site is part of a bigger arable field which borders part of the western edge of Cotgrave. The village exerts a high degree of human influence on the panorama. Wolds 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 49**

SITE REFERENCE: RBC/COT/006 - The Brickyard, Owthorpe Road DATE VISITED: 05/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate),NW04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive arable agriculture and generally well-managed domestic setting. Some degraded areas	Med - 2
Scenic quality	High degree of human influence and degraded elements detract somewhat	Low - 1
Rarity	N/A	Low - 1
Representativeness	Somewhat representative of LCA	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	Network of PRoW, number of public open space, including to immediate west of site	High - 3
Perceptual aspects	Lack of tranquillity, dominant urban edge	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of woodland, both as ecological and recreational resource	Med - 4
Addition	Extension of the existing urban edge	Low - 2
Perception	Drawing of village edge up the hill, increasing its prominence in the landscape	Med - 4
Policy	Encourage planting of small-scale broadleaved woodland along village fringes	Low - 2

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

Low landscape value and susceptibility, overall a low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Minor recreational value, particularly woodland on site	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms the backdrop to the village	Med - 4
Secondary receptors	Recreational - site does not contribute particularly to recreational experience	Low - 2
Number of receptors	Village edge, adjacent to a main road into the village	Med - 4
Visibility of site	Visibility of site often obscured by mature boundary vegetation and built form, views also obscured from south by landform	Low - 2

Notes

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

Low visual sensitivity derived from low visual value and low susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance mature vegetation in the site, particularly the woodland area and boundary vegetation	Form of development	✗
Landscape buffer	✓	Above 60m to avoid increasing the prominence of the settlement	Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site	Off-site

**CONCLUSION**

The site is situated on the south-western edge of Cotgrave and comprises pastoral land and woodland. There is an inherent low landscape value within the study area, owing to the high degree of human influence and detractors, as well as the lack of tranquillity. Landscape susceptibility is also low, although loss of the woodland as both an ecological and recreational resource and the increased prominence of the site in its surroundings will both be issues affecting the susceptibility of the landscape character to development on site. Visually, there is little value except for a minor recreational value arising from the presence of the woodland on the site and at its western boundary. The susceptibility of the visual amenity to change is also low. Overall the landscape sensitivity is low, as is the visual sensitivity

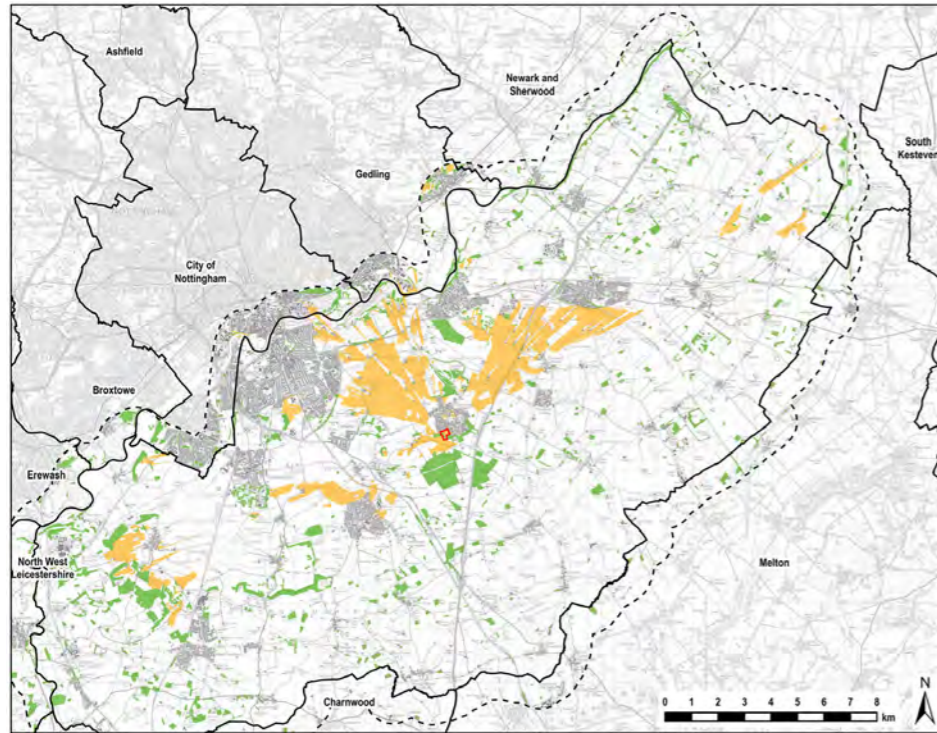
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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

# COT/006 - The Brickyard, Owthorpe Road



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



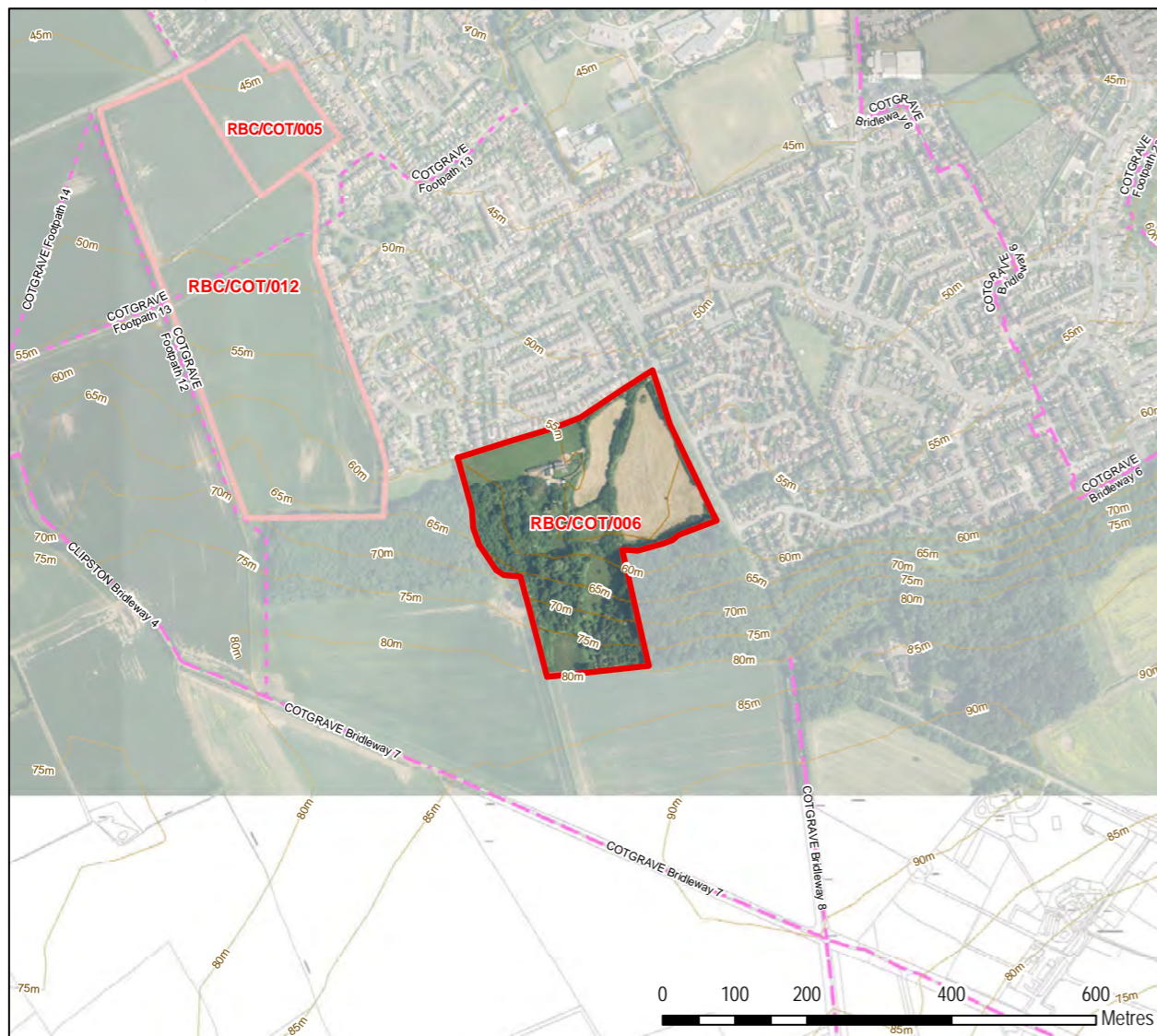
**Site Photograph A** - This viewpoint looks south-westerly from Owthorpe Road directly into the site. All along the boundary on Owthorpe Road is dense mature vegetation, which restricts views into the site.



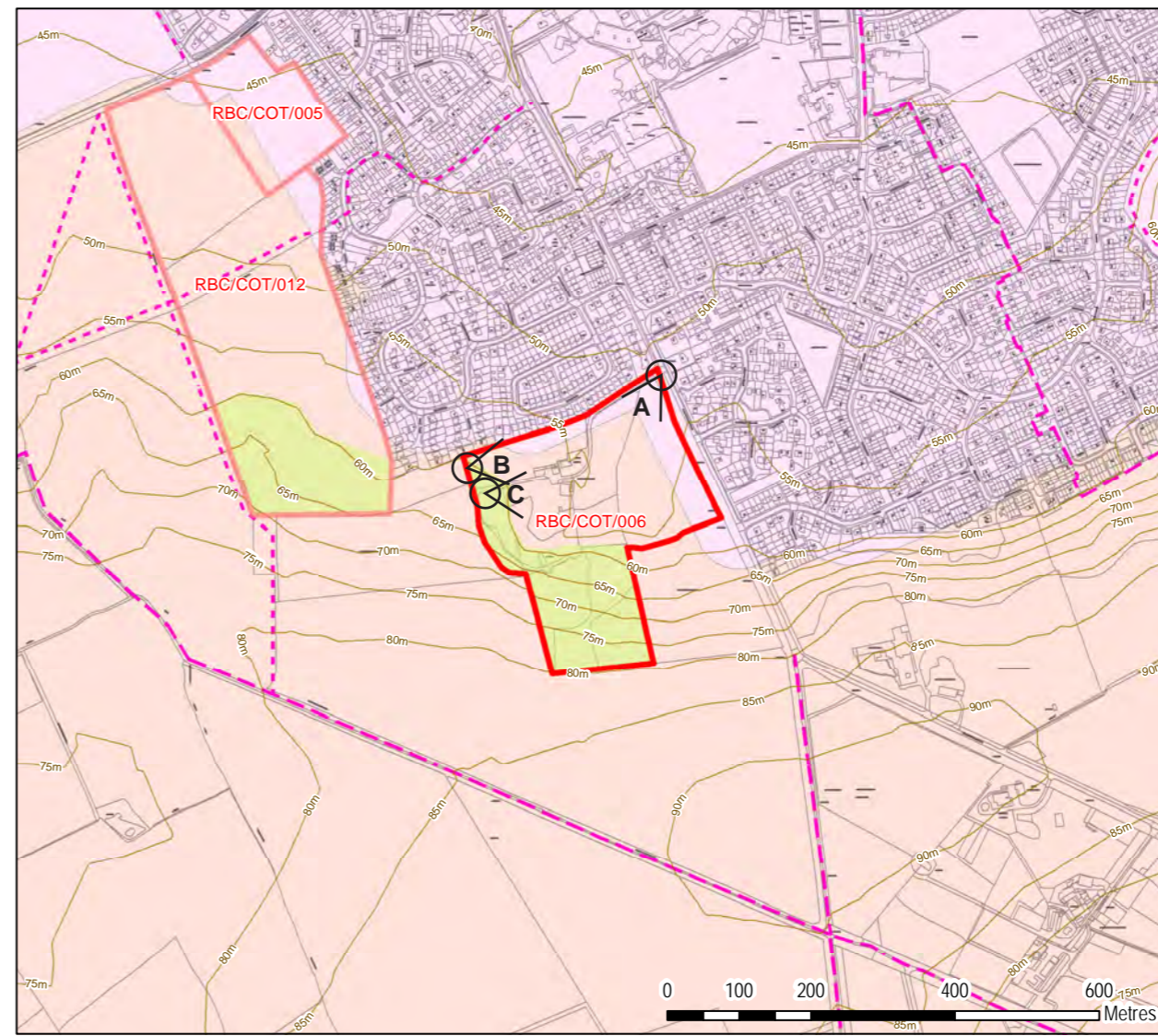
**Site Photograph B** - Looking east from incidental open space which lies to the south of The Dial. This view shows the equestrian grazing land use of the site and clearly shows the former Brickyard (the grey buildings in the panorama). In the background of the view can be seen houses on the southern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



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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Bridleway
  - Footpath
  - Landscape buffer
- LCA Policy Zones
- NW04, Enhance
  - SN04, Enhance

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 53**

SITE REFERENCE: RBC/COT/007 - Land behind Firdale (2) DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate), NW04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive rural agriculture, some well managed areas, some areas of degradation	Med - 2
Scenic quality	Attractive rural edge to settlement, some human detractors, particularly in west of study area	Med - 2
Rarity	N/A	Low - 1
Representativeness	Shows some of the key characteristics	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	A few PRoW, mostly within the settlement. Some public open space	Med - 2
Perceptual aspects	Pleasant rural edge to settlement, relatively tranquil but slight perception of A46 dual carriageway	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of the existing urban edge	Low - 2
Perception	Extension of the urban edge through finger of development into rural setting, increased prominence of the settlement	Med - 4
Policy	Enhance village fringes through woodland planting	Low - 2

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

Low landscape value and low landscape susceptibility. Overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Residential amenity, site is part of the rural outlook for the western edge of the settlement	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - rural outlook for houses on western boundary	Med - 4
Secondary receptors	Transport - main road and entrance to village from rural area	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Some screening from west as a result of built form. Generally open character, but long views restricted by landform	Med - 4

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

Low visual sensitivity arising from low visual value and medium visual susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance vegetated boundaries	Form of development	✗
Landscape buffer	✓	Eastern half of site	Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site		Off-site	
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**CONCLUSION**

Site COT/007 comprises an arable field and a field of rough ground on the eastern rural edge of Cotgrave. The two fields form part of the rural setting to the village, but the human influence within the study area, as well as the lack of conservation interests contribute to the low landscape value. In terms of landscape susceptibility, development of the site would not result in the loss of key characteristics. It would appear as an extension of the urban edge, albeit a finger of development that might increase the prominence of the settlement. Overall, the landscape susceptibility and sensitivity are both low. In terms of visual amenity, there is low visual value, limited to a slight residential amenity. The visual susceptibility is medium due to the relative openness of the site to its surroundings, as well as the moderate number of potential receptors. The visual sensitivity is overall low.

Landscape Value   
Visual Value 

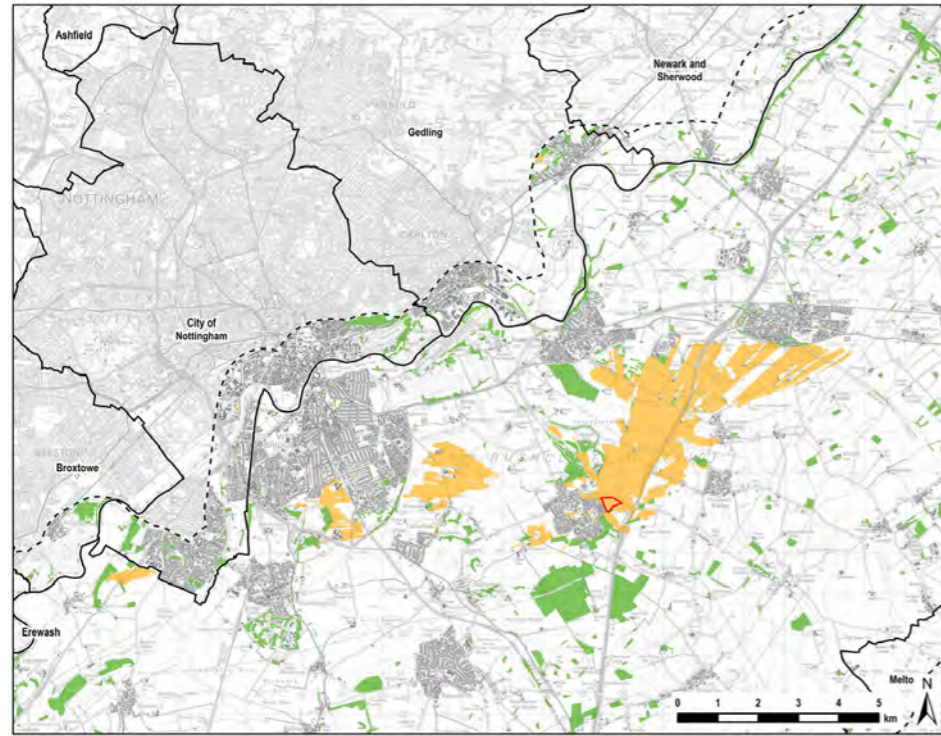
Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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**COT/007 - Land behind Firdale (2)**



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



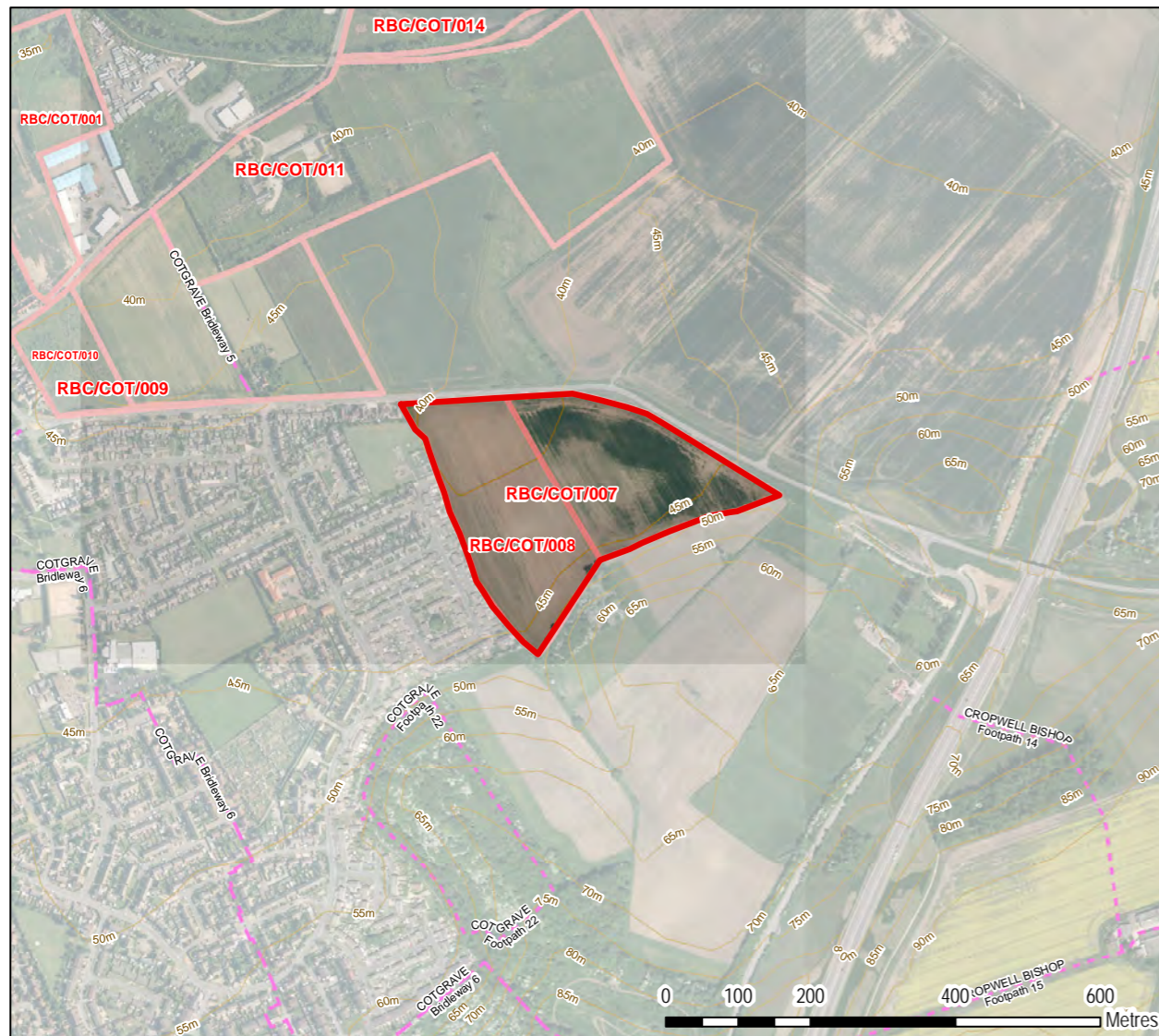
**Site Photograph A** - This viewpoint looks southerly from Colston Gate on the northern site boundary. It demonstrates the rural character that emerges on leaving the eastern edge of Cotgrave. The arable land use of the site reinforces this. The ridgeline in the background of the view includes Smith 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.



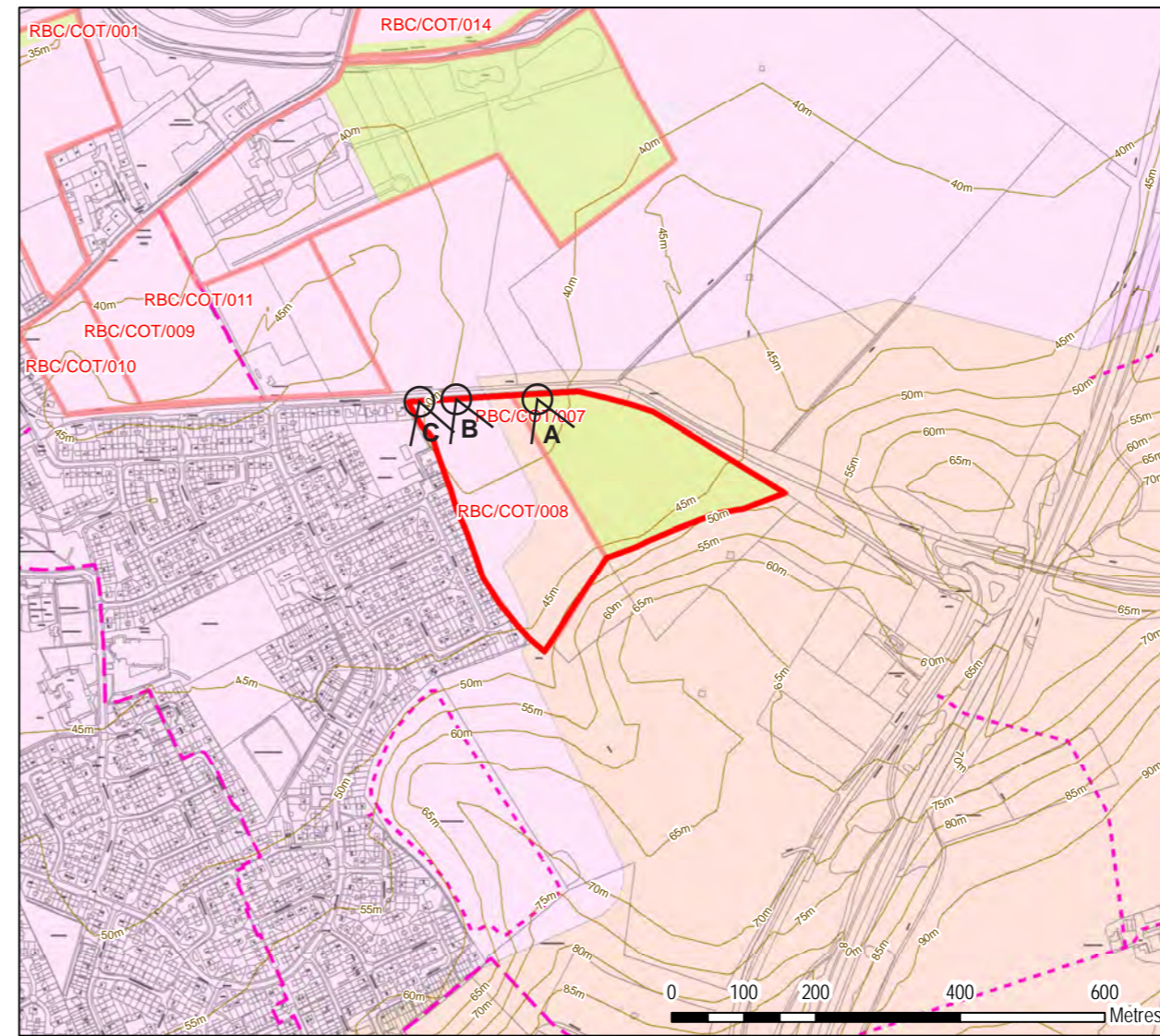
**Site Photograph B** - A little further west than viewpoint A, this panorama shows the rough character of the western half of the site. At this location, the character feels more urban fringe than rural, due to the degraded state of the land use and the proximity to existing housing development. The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



**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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Bridleway
  - Footpath
  - Landscape buffer
- LCA Policy Zones**
- NW04, Enhance
  - SN04, Enhance
  - SN06, Conserve & Enhance

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

SITE REFERENCE: RBC/COT/008 - Land behind Firdale DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate), NW04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive rural agriculture, some well managed areas, some areas of degradation	Med - 2
Scenic quality	Attractive rural edge to settlement	Med - 2
Rarity	N/A	Low - 1
Representativeness	Shows some of the key characteristics	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	A few PRoW, particularly within the settlement. Some public open space	Med - 2
Perceptual aspects	Pleasant rural edge to settlement, relatively tranquil	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of the urban edge	Low - 2
Perception	Extension of the urban edge, with a small increase in prominence of the settlement	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) **23**

Low landscape value and susceptibility, an overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Some limited residential amenity	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a small part of the rural outlook for houses on western settlement boundary	Low - 2
Secondary receptors	Transport - main road and entrance to village from rural area	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Some screening from west as a result of built form. Generally open character, but long views restricted by landform	Med - 4

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

Low visual value and low visual susceptibility, resulting in low visual sensitivity

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance vegetated boundaries	Form of development	✗
Landscape buffer	✓	To far south of site, avoiding bringing the settlement up the hill and increasing its prominence	Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site		Off-site	
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**CONCLUSION**

As Site COT/007, Site COT/008 is a field of rough ground to the immediate east of the settlement boundary of Cotgrave. There is a low landscape value which is contributed to by the lack of conservation interests and the relatively high degree of human influence. The study area is of low landscape susceptibility to development of the site, with no notable loss of key characteristics or out-of-character additions to the landscape. Overall, there is a low landscape sensitivity. In terms of visual amenity, there is low visual value as a result of the site, although it does form a small part of the rural outlook for houses on the edge of Cotgrave. There are a medium number of potential receptors and the site does not contribute to their experience of the landscape; this contributes to a low visual susceptibility. The visual sensitivity is low overall.

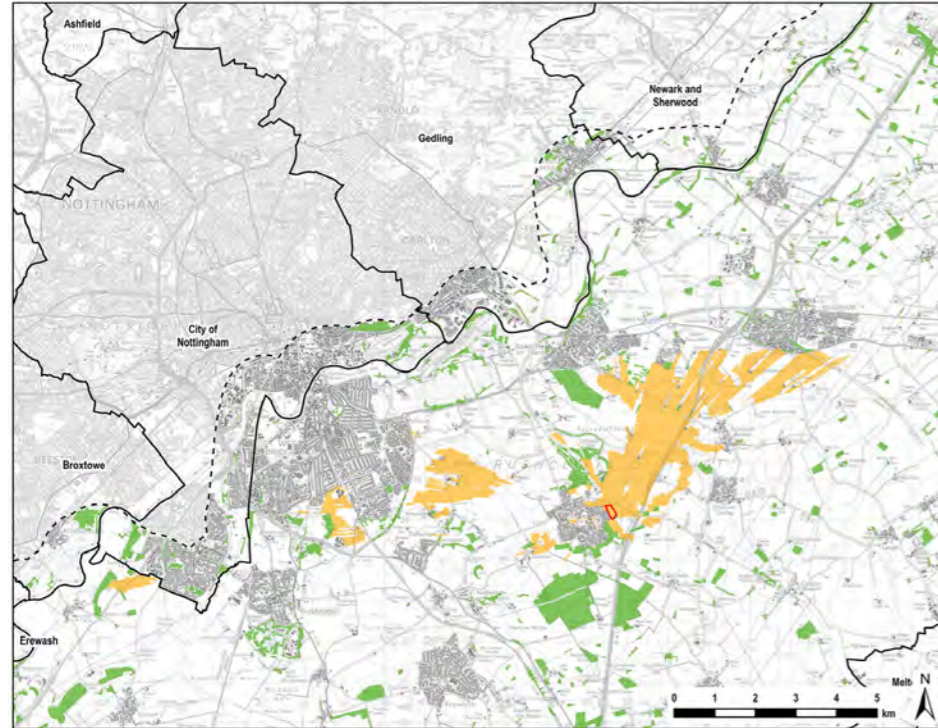
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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**COT/008 - Land behind Firdale**



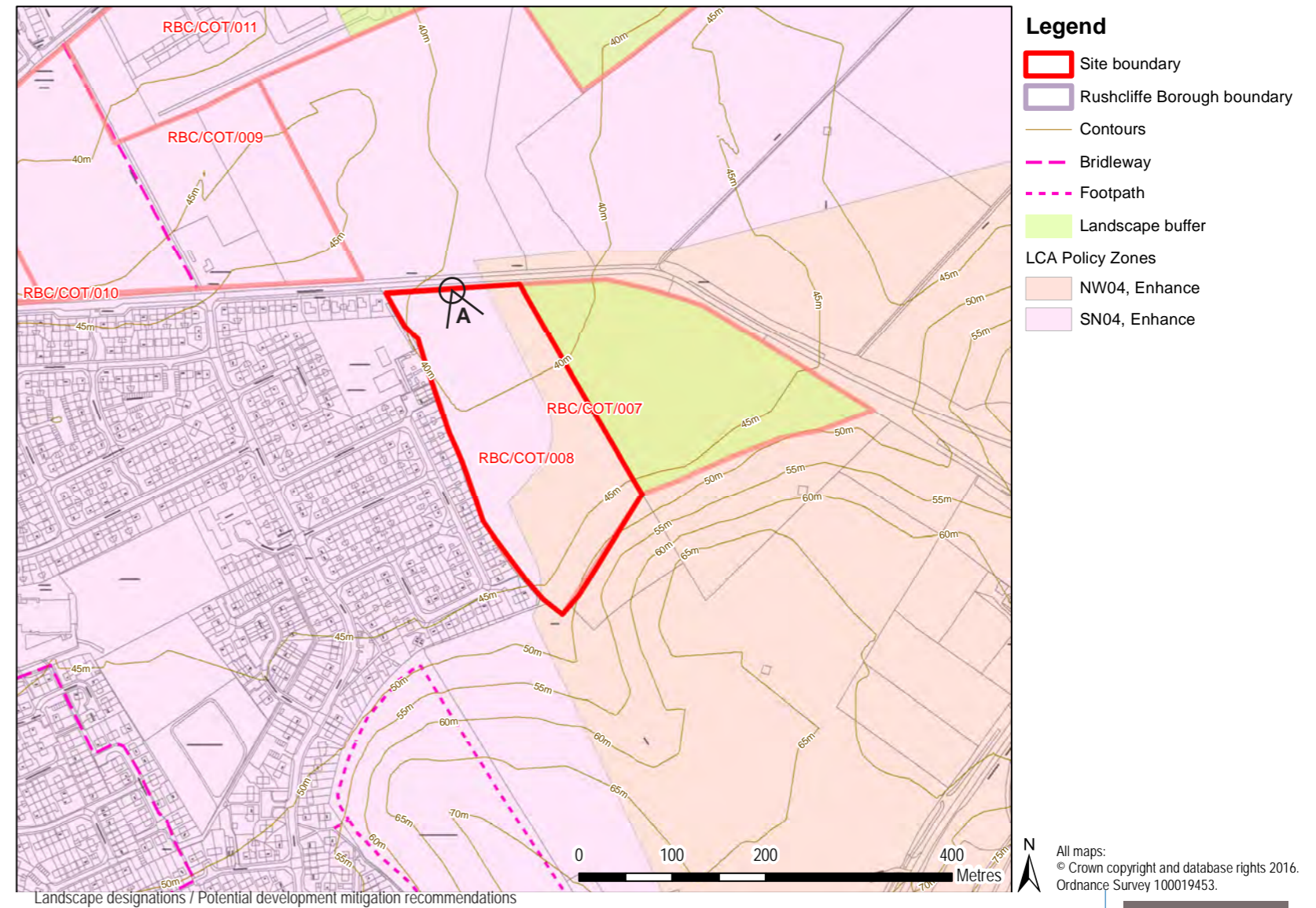
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Bridleway
  - Footpath
  - Landscape buffer
  - LCA Policy Zones**
  - NW04, Enhance
  - SN04, Enhance

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

SITE REFERENCE: RBC/COT/009 - Land at Hollygate Lane (West) (2) DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Mostly intensive agriculture	Med - 2
Scenic quality	Urban edge, human detractors	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill to north-west of study area	Med - 2
Representativeness	Most key characteristics represented	High - 3
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
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
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 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 (/50) **24**

Medium landscape value and low susceptibility, overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Views towards All Saints Church	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms part of the rural outlook for existing housing	Med - 4
Secondary receptors	Recreational - doesn't form a key part of the experience	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

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

Overall low visual sensitivity derived from low visual value and susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing vegetation and trees	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site	PRoW	Off-site	
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**CONCLUSION**

Site COT/009 comprises a number of fields laid to both arable farming and rough ground on the north-eastern edge of Cotgrave. The study area has a medium landscape value, partly due to the close representativeness to the prevailing landscape character and the high recreational value in the study area. The landscape susceptibility is 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 site - the only aspect of value is the views towards All Saints Church in 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.

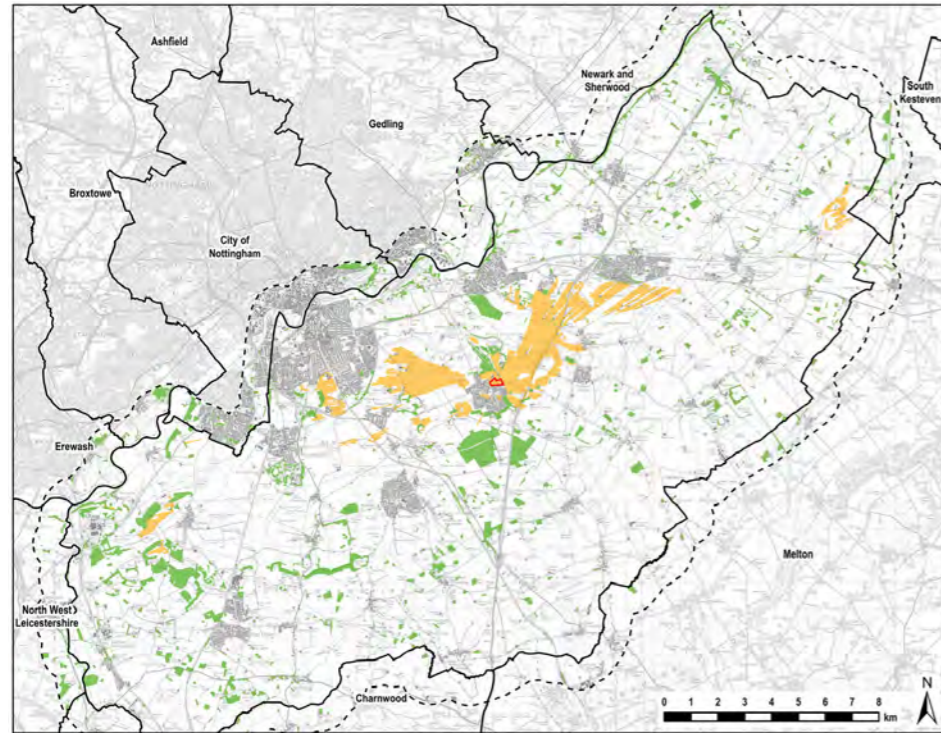
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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

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



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



**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.



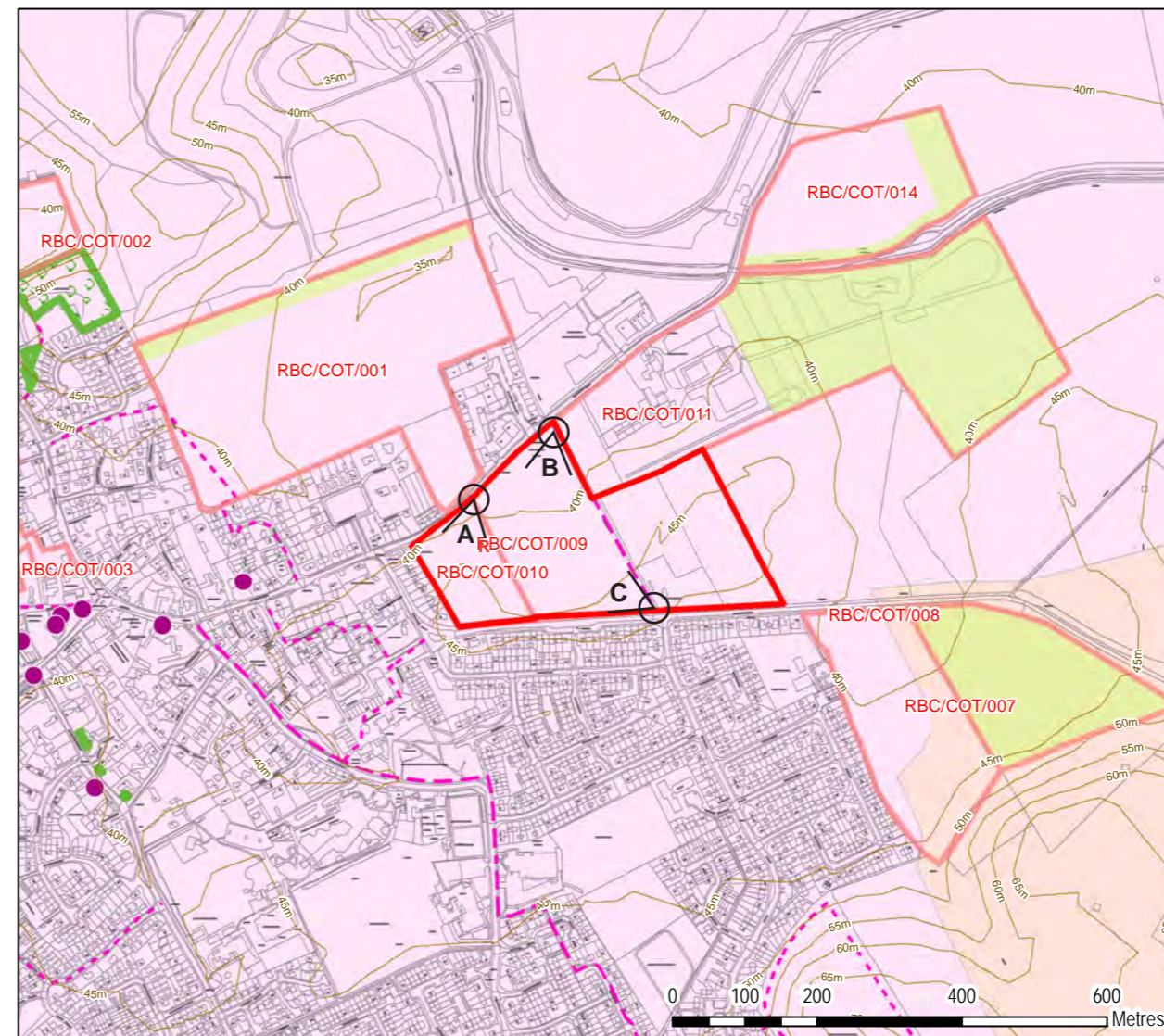
**Site Photograph B** - This view looks southerly from Colgrave Footpath 5 directly into the site. The footpath itself is visible in the left-hand side of the view and forms part of the site boundary. In the background of the view can be seen houses on Colston Gate, with Smiths Round Hill behind.



**Site Photograph C** - From this location, views are obtained looking north-west within the site from Colgrave 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 Colgrave Footpath 5.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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

SITE REFERENCE: RBC/COT/010 - Land at Hollygate Lane (West) DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Site is unmaintained but surrounding area is better maintained with its domestic setting	Med - 2
Scenic quality	Urban edge, several human detractors	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill to north-west of study area	Med - 2
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Couple of Listed buildings and TPO's	Low - 1
Recreation value	Small network of PRoW, public open space, Cotgrave Country Park	Med - 2
Perceptual aspects	Urban edge, adjacent to industrial estate, low tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge, improvement in site aesthetics	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) **23**

Low landscape value and susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - part of the rural outlook for existing housing	Med - 4
Secondary receptors	Recreation - site forms small part of the experience	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

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

Overall low visual sensitivity derived from low visual value and susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing vegetation and trees	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site	Potential access issues, particularly due to landform	Off-site	
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**CONCLUSION**

The site is a field of rough ground nestled on the north-eastern edge of Cotgrave; it currently has a strong vegetated boundary on all sides and an existing line of houses on the western site boundary. The landscape value within the study area is low, mostly due to the influence of adjacent development, including the business park to the north-east of the site, as well as the lack of conservation interests. The study area is of low susceptibility to development of the site, with development of the site resulting in no loss of key characteristics and potential having a beneficial effect as the site aesthetics are improved. Overall the landscape sensitivity is considered to be low. In terms of visual amenity, there is a lack of visual value arising from the presence of the site in the study area. There are a medium number of receptors due to the site's presence on the edge of the settlement, but the strong vegetated site boundaries mean that there is a low visibility of the site within the study area and overall a low susceptibility. Overall, the visual sensitivity is low.

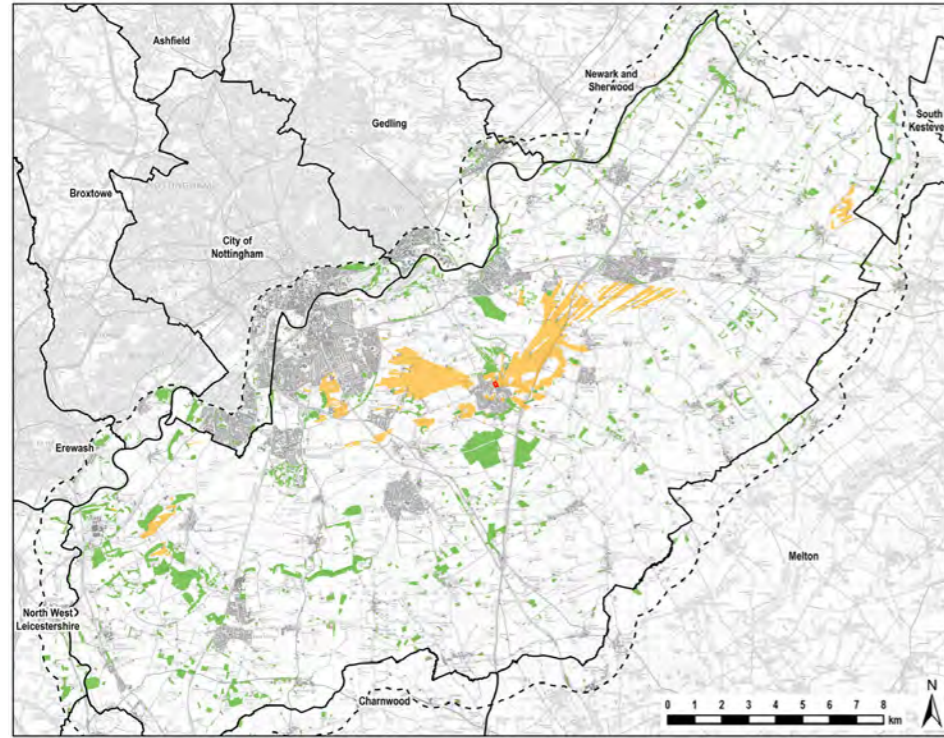
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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# COT/010 - Land at Hollygate Lane (West)



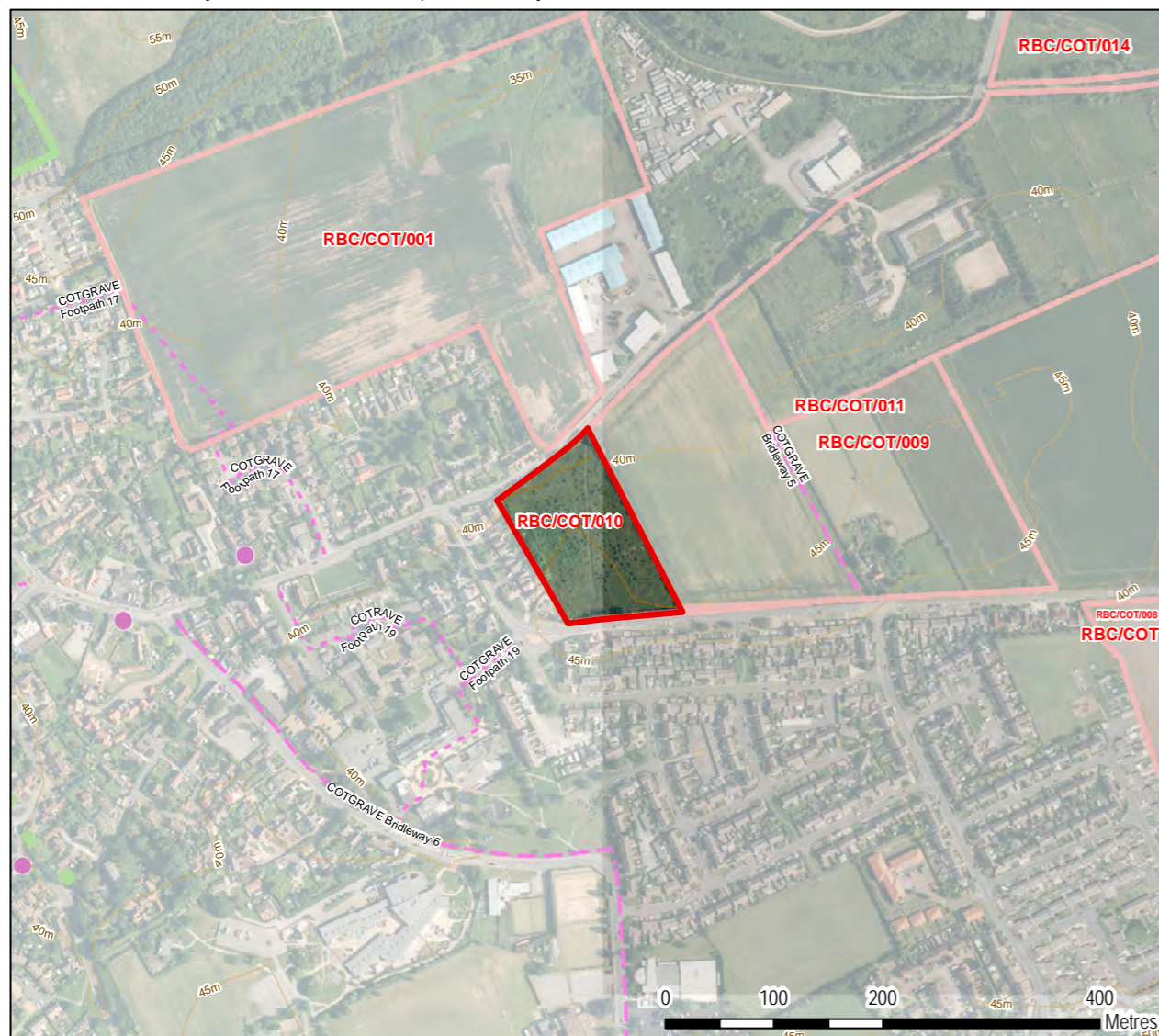
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



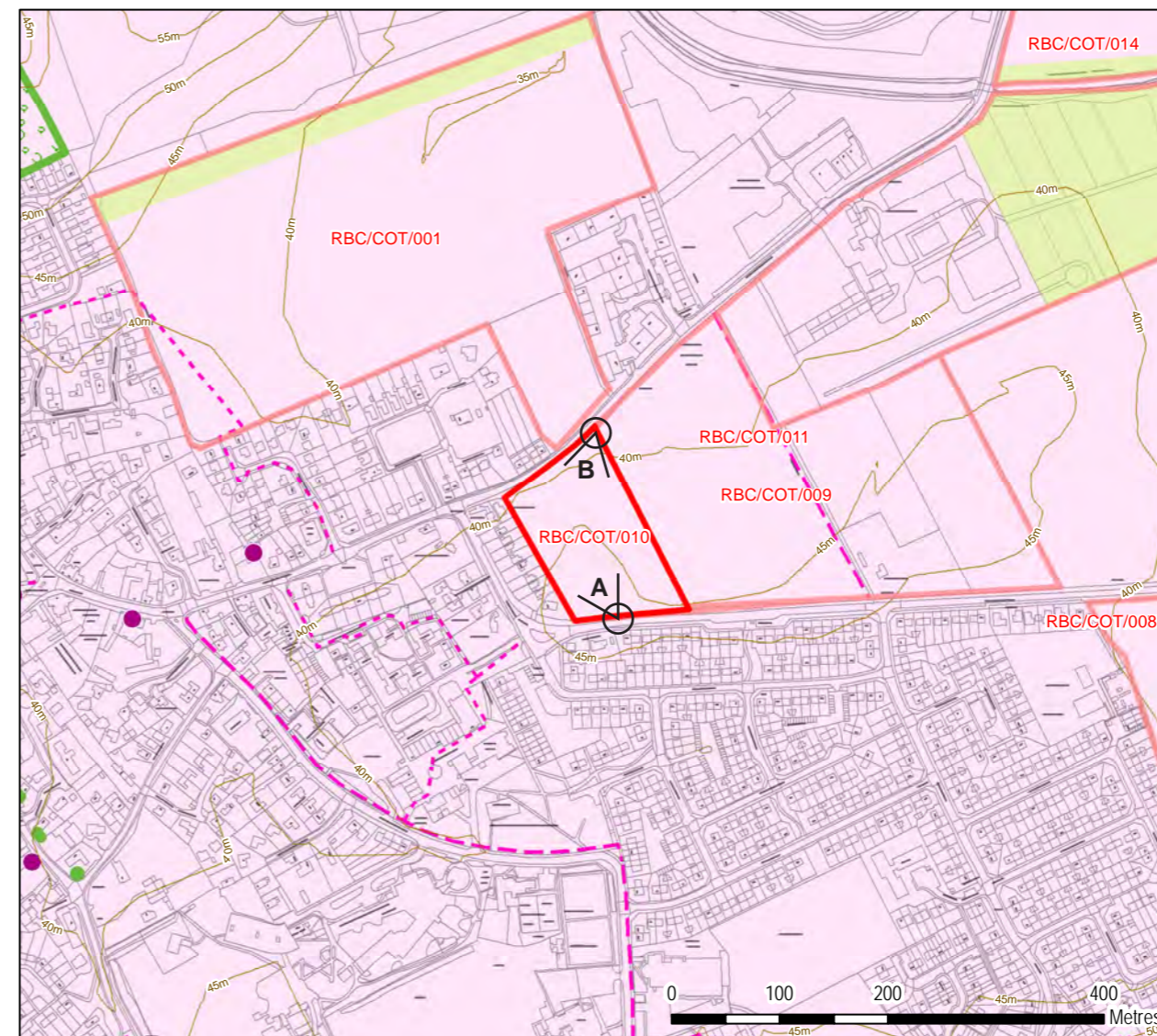
**Site Photograph A** - Looking south directly into the site from a gap in the hedge on the southern site boundary. The site comprises rough ground on the eastern edge of Cotgrave with generally strong vegetated boundaries. To the left of the view can be seen houses on Colston Gate which back onto the 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

## Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN04, Enhance

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

SITE REFERENCE: RBC/COT/011 - Land south of Hollygate Lane DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Mostly intensive agriculture or domestic setting within the study area, some areas of degradation	Med - 2
Scenic quality	Urban edge, several human detractors including industrial influences	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill to north-west of study area	Med - 2
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Couple of listed buildings and TPOs	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, generally low tranquillity, some rural edge to north-east but overall interrupted	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension perpendicular to urban edge (finger of development)	Med - 4
Perception	Perceived extension of urban vernacular into rural setting, particularly along Grantham Canal	Med - 4
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) **28**

Overall low landscape sensitivity, arising from medium landscape value and low susceptibility to change

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Recreational value, particularly Grantham Canal, views towards All Saints Church	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational - particularly users of canal, site is part of the experience	Med - 4
Secondary receptors	Residential - site forms part of the rural outlook	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

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

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

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Retain and enhance existing vegetation and trees	Form of development	✗
Landscape buffer	✓	Limit development on east of sit to avoid illogical extension	Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site	PRoW	Off-site	Grantham Canal on north-eastern boundary
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**CONCLUSION**

Site COT/011 is a series of arable fields, rough ground and equestrian grazing along Hollygate Lane on the north-eastern edge of Cotgrave. The site stretches from the urban edge towards countryside, but often has a degraded feel with frequent industrial influences. The landscape value of the study area is assessed as medium; this is a result partly of the high recreational value and close representativeness to the prevailing landscape character as assessed by Nottinghamshire County Council. Development of the site would result in an illogical extension of the urban edge as a finger perpendicular to the existing settlement line, extending the settlement into the rural setting. Despite this, the landscape susceptibility is considered to be low and the overall landscape sensitivity is low. Visually, there is a low value, although the Grantham Canal has recreational value. There are a medium number of receptors and a general overall low visibility of the site, feeding into a low visual susceptibility. Overall there is a low visual sensitivity.

Landscape Value   
Visual Value 

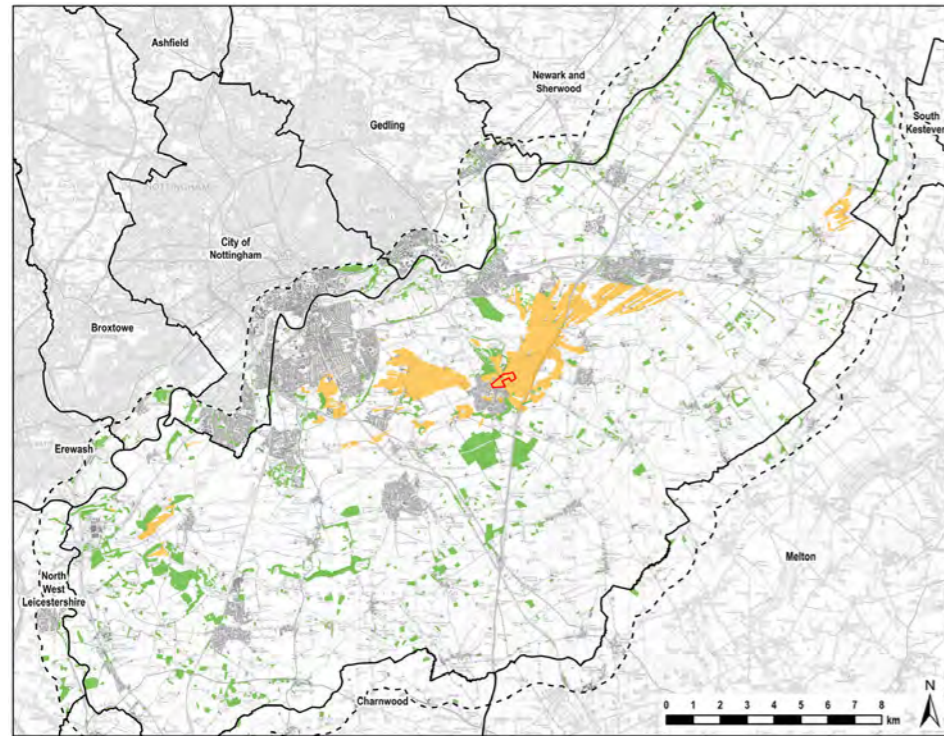
Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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# COT/011 - Land south of Hollygate Lane



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



**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 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.



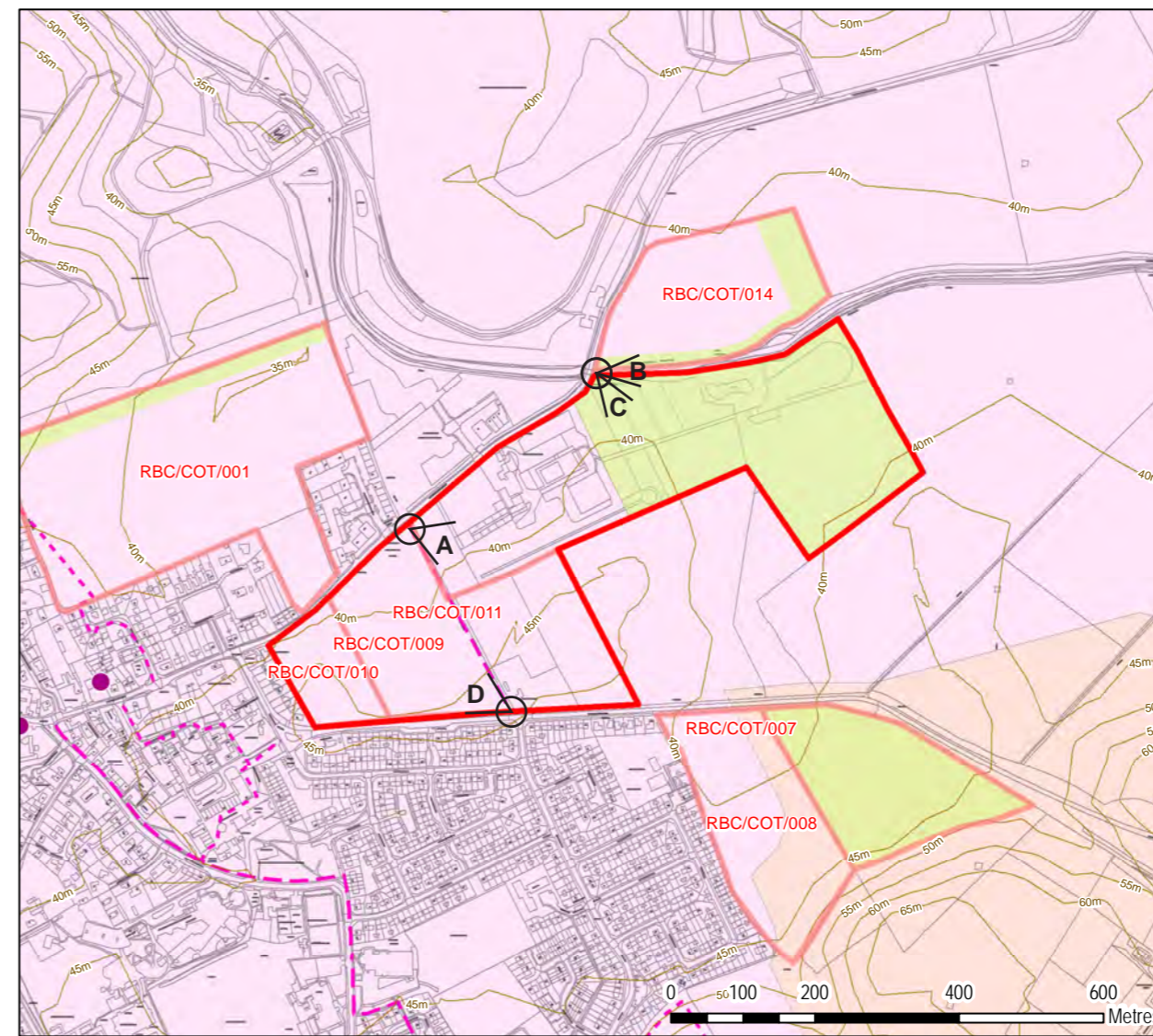
**Site Photograph C** - This view demonstrates the slightly degraded character of some parts of the site, such as this field at the site's north-eastern edge.



**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

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Listed Building
  - Bridleway
  - Footpath
  - Landscape buffer
- LCA Policy Zones
- NW04, Enhance
  - SN04, Enhance

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

SITE REFERENCE: RBC/COT/012 - Land south of Plumtree Lane DATE VISITED: 06/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agricultural fields and domestic setting, mostly in good condition. Some fly-tipping	Med - 2
Scenic quality	Intensive agricultural fields on village edge, human influence, rural setting	Med - 2
Rarity	N/A	Low - 1
Representativeness	Displays some the key characteristics of the LCA	Med - 2
Conservation interests	TPOs and a number of listed buildings	Low - 1
Recreation value	Strong network of PRow, some public open space	High - 3
Perceptual aspects	Attractive rural edge, although lots of human influence and little tranquillity	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of arable field	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge beyond existing line of settlement into rural setting, extension of settlement up the hill	Med - 4
Policy	Development should make a positive contribution to the local vernacular and not make built form more prominent	Med - 4

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

Medium landscape value and low landscape susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site is rural edge to settlement	Med - 4
Secondary receptors	Recreational - site contributes to recreational experience	Med - 4
Number of receptors	Village edge location	Med - 4
Visibility of site	Some restricted views, open views from south west	Med - 4

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

Low visual value but medium visual susceptibility, an overall medium visual sensitivity

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Enhance existing hedge and mature vegetation on boundaries	Form of development	✗	
Landscape buffer	✓	Landscape buffer on 60m contour and above	Local vernacular	✗	
Site features	✗		Other	✓	Brought forward with COT/005 in order to form a coherent urban edge to the settlement



**CONSTRAINTS**



On-site	PRow, potential access issues	Off-site	
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**CONCLUSION**

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.

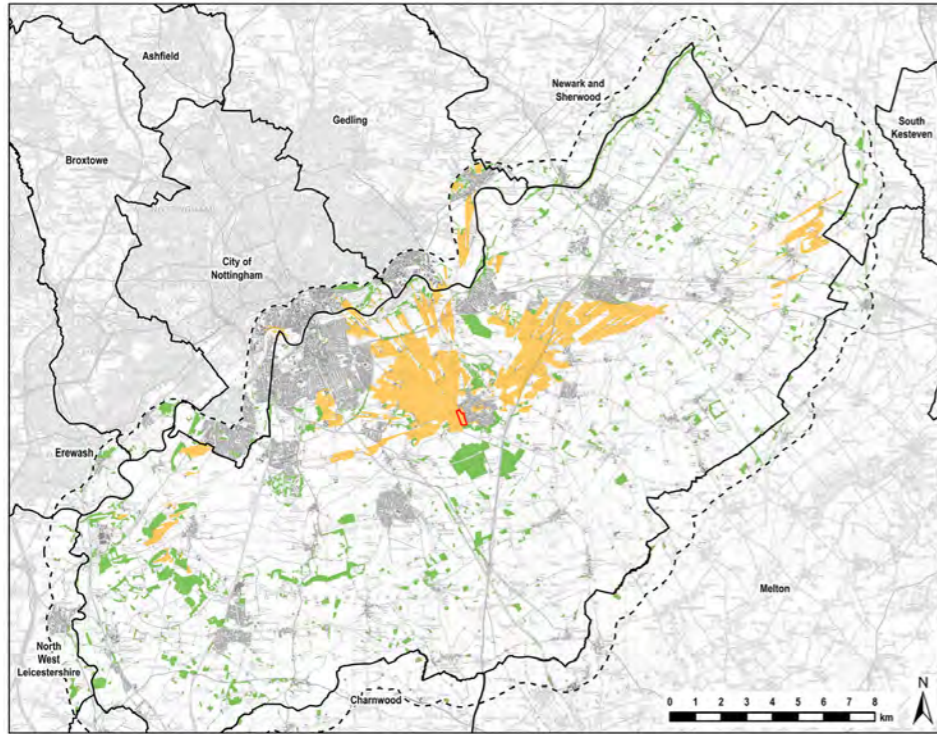
Landscape Value   
Visual Value 

Landscape Susceptibility   
Visual Susceptibility 

Landscape Sensitivity   
Visual Sensitivity 

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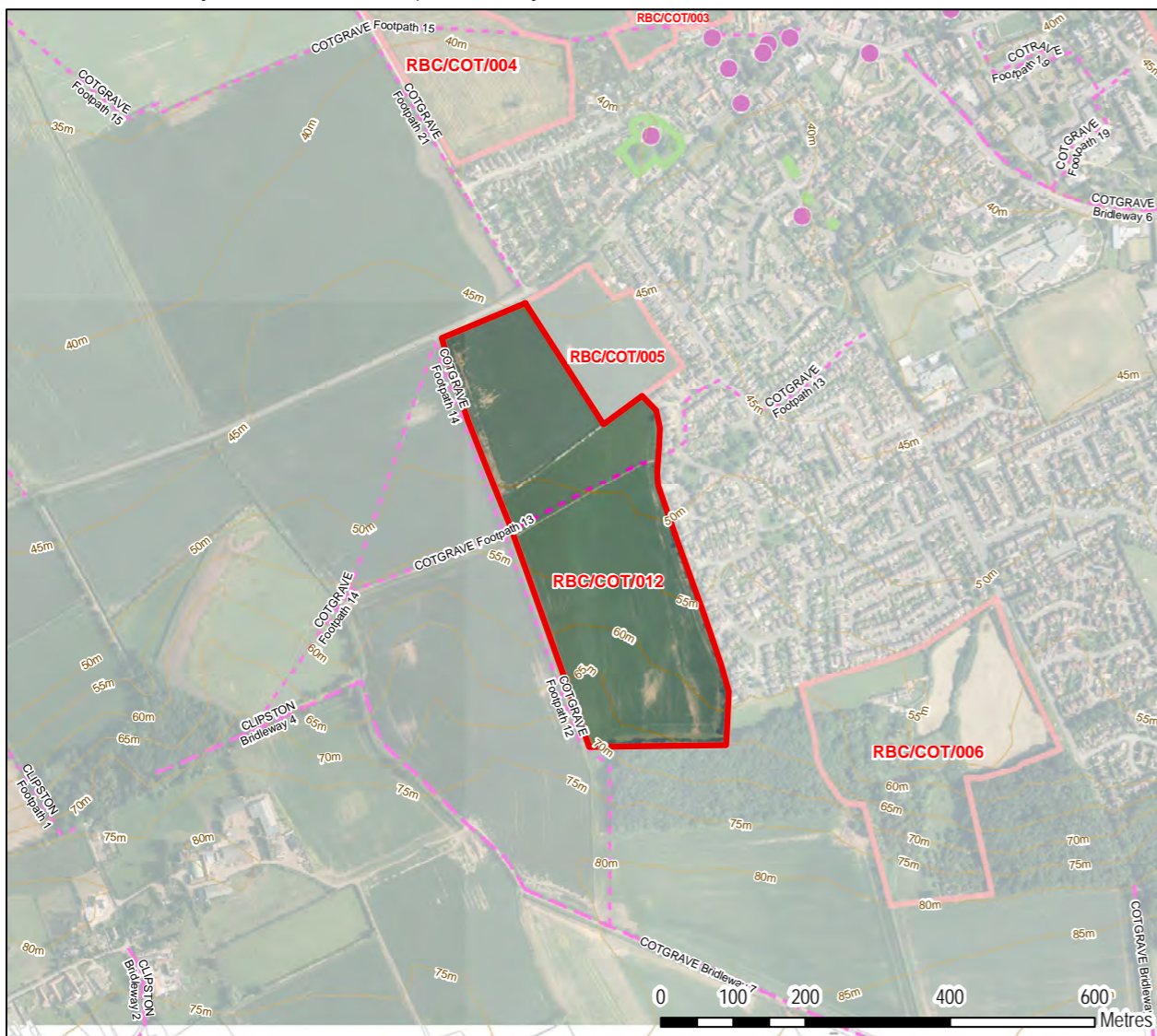
**COT/012 - Land south of Plumtree Lane**



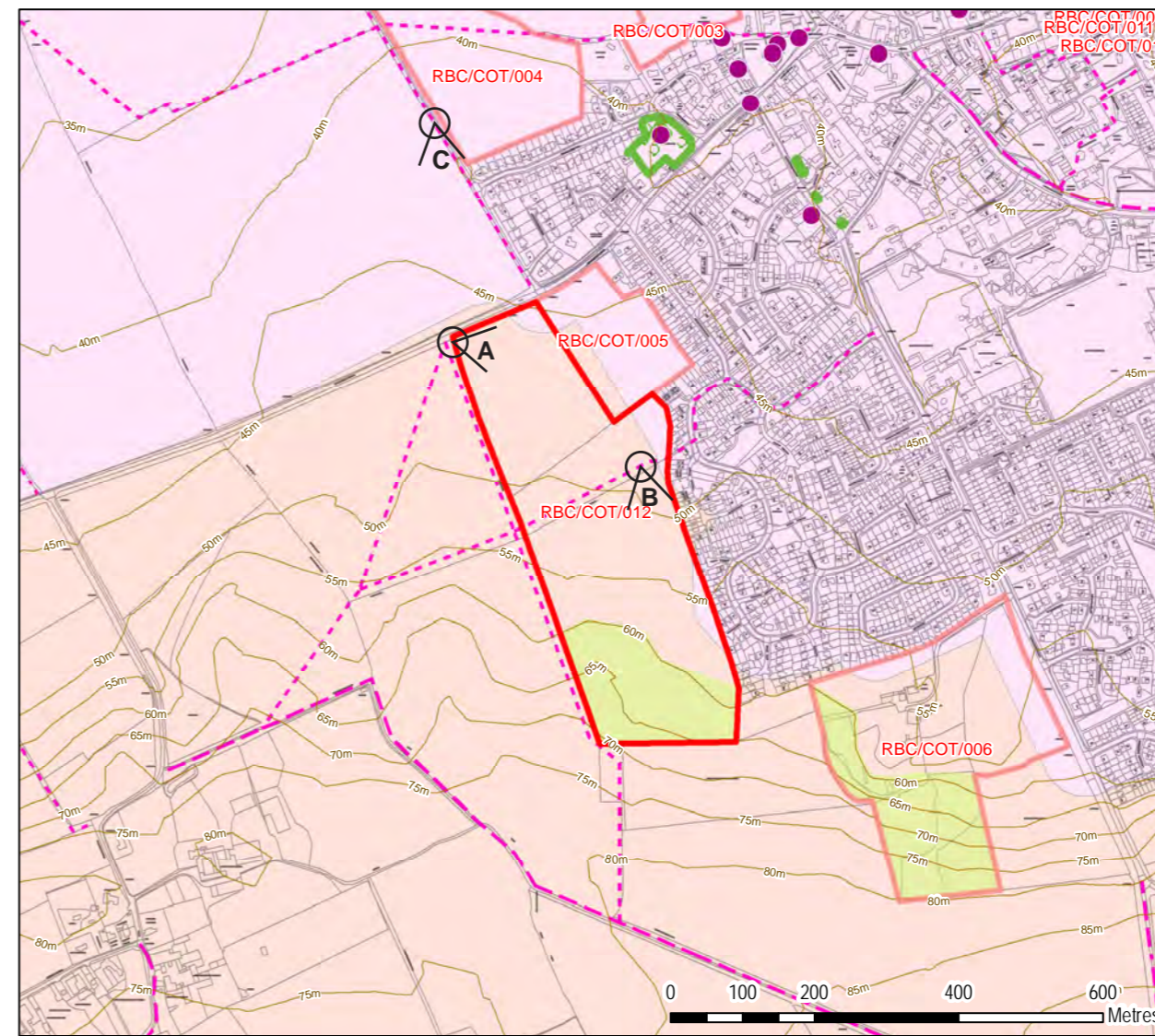
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



**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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones**
- NW04, Enhance
- SN04, Enhance

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 50**

SITE REFERENCE: COT013 - Land off Main Road and south of Gozen Lodge DATE VISITED: 19/05/2017 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Under managed particularly away from urban edge	Low - 1
Scenic quality	Not particularly attractive, areas of degradation, urban edge is relatively attractive	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill close to the site	Med - 2
Representativeness	Shows some key characteristics	Med - 2
Conservation interests	TPO	Low - 1
Recreation value	County Park and several PROW	Med - 2
Perceptual aspects	Not attractive, not remote and not tranquil, degraded landscape	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/A	Low - 2
Addition	Addition of properties isolated from main urban edge	High - 6
Perception	Perceived extension of village through isolated pockets	High - 6
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) **29**

Overall low landscape value and medium susceptibility to change, resulting in a low landscape sensitivity overall

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site does not form a key part of the experience	Low - 2
Secondary receptors	Highway users - site does not form a key part of the experience	Low - 2
Number of receptors	Medium sized village with a number of receptors	Med - 4
Visibility of site	Views mostly screened by intervening vegetation	Low - 2

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

Low visual sensitivity derived from low value and low susceptibility

Notes

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**



Landscape planting	✓	Conserve existing mature field boundaries. Landscape planting on western boundary to break up urban edge	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



**CONSTRAINTS**



On-site		Off-site	
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**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.

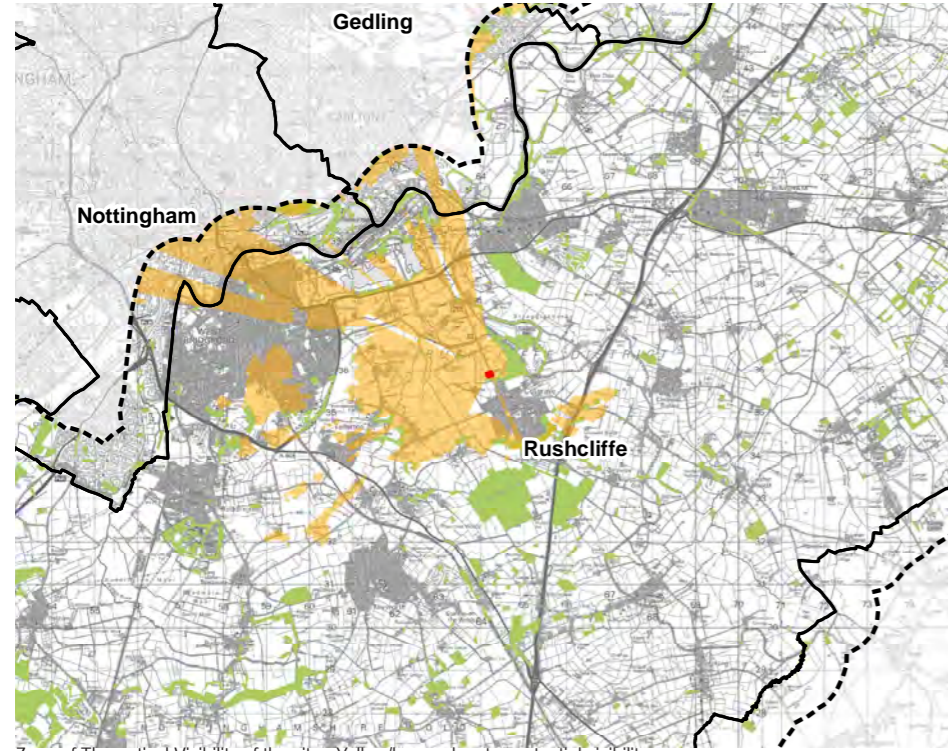
Landscape Value    
 Visual Value 

Landscape Susceptibility    
 Visual Susceptibility 

Landscape Sensitivity    
 Visual Sensitivity 

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

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



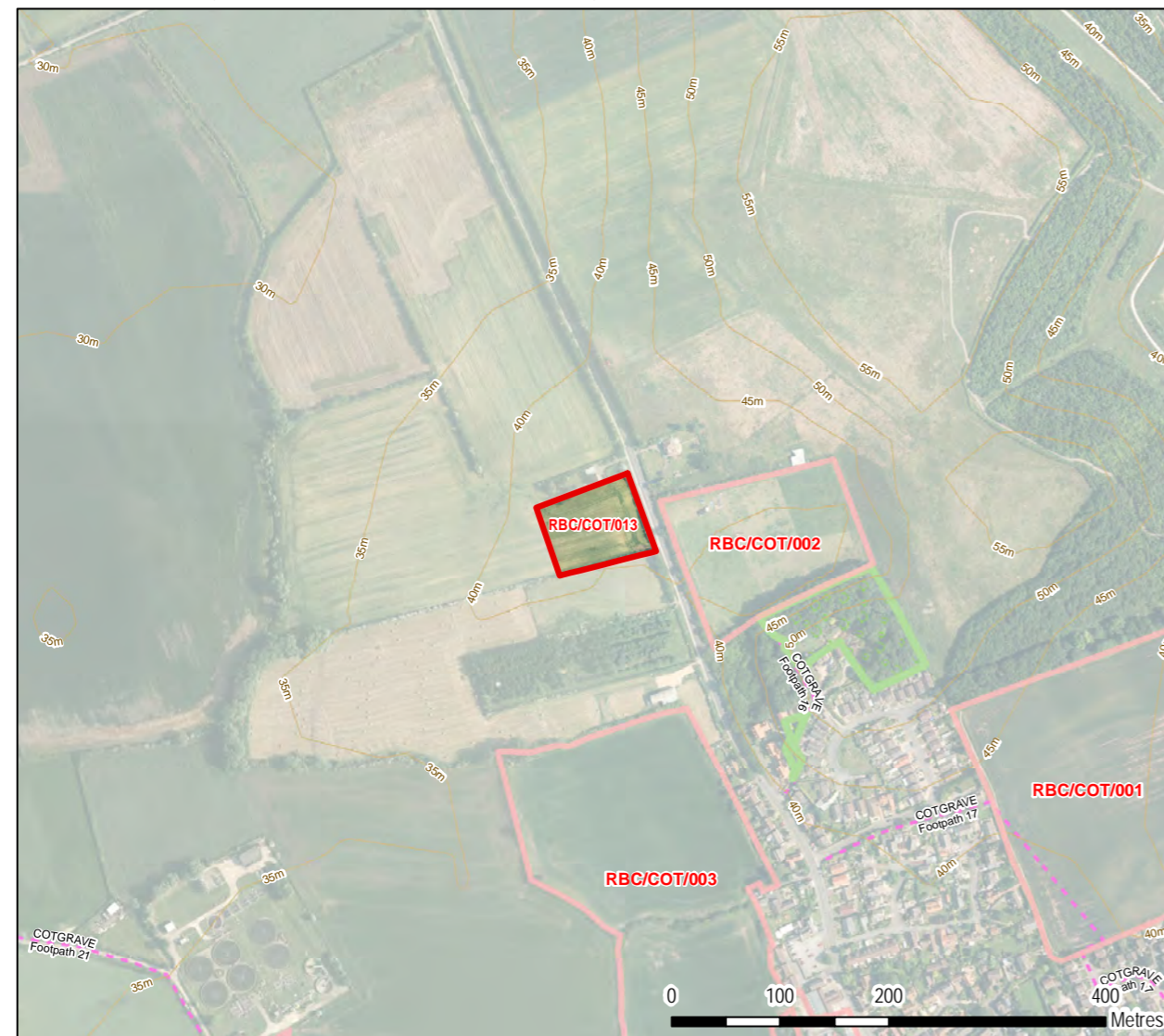
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



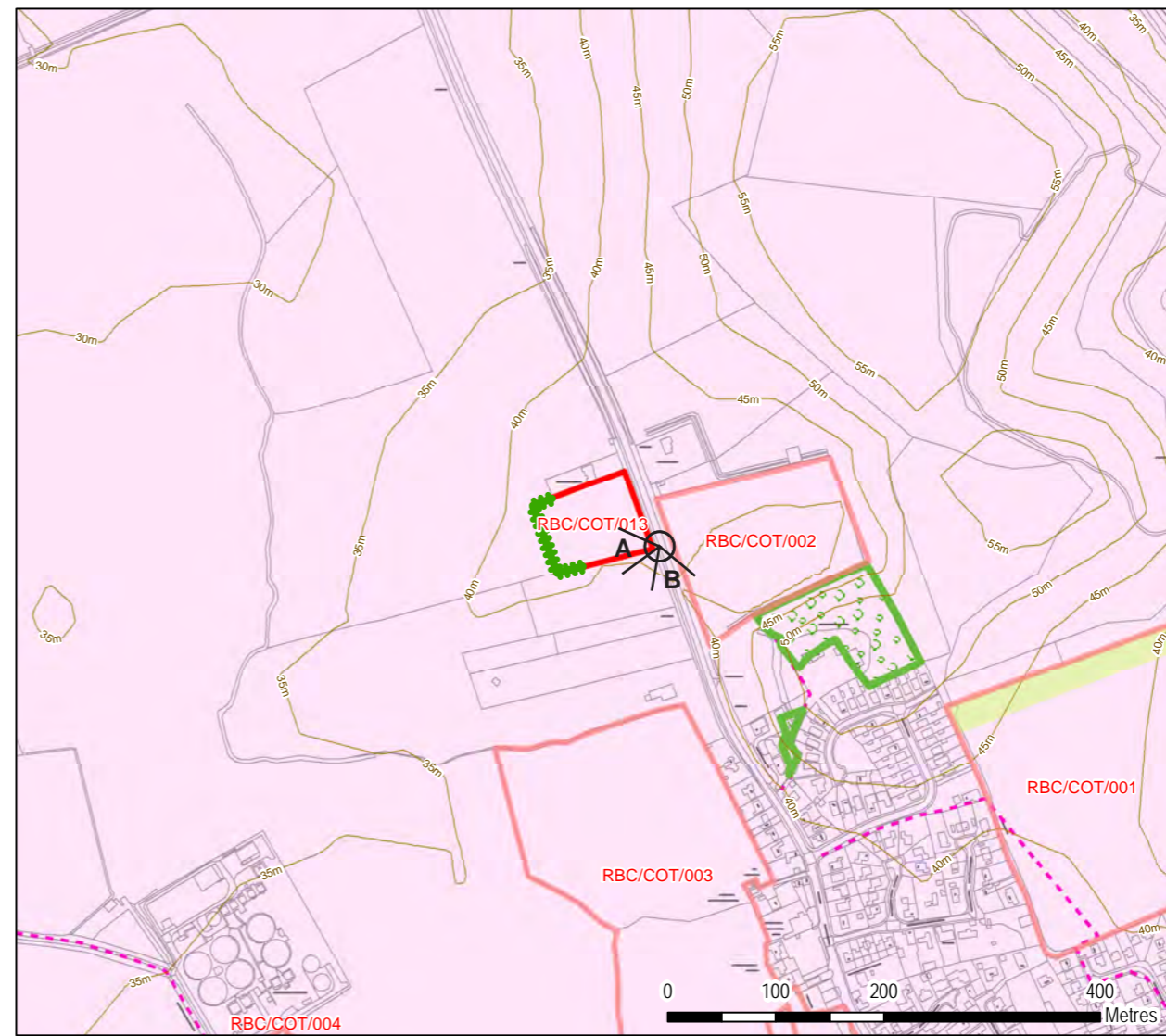
**Site Photograph A** - Looking westerly from Main Road directly into the site, which comprises arable land isolated from the main settlement edge of Colgrave. There are few discernable features in the view, apart from Colgrave Solar Farm in the distance. The panorama demonstrates both the elevated position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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Footpath
  - Tree Preservation Order
  - Landscape buffer
  - Landscape planting
  - LCA Policy Zones
  - SN04, Enhance

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**LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT** CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 53**

SITE REFERENCE: COT/014 - Land east of Hollygate Lane DATE VISITED: 19/05/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some areas with good levels of management, but others are more degraded	Med - 2
Scenic quality	Degraded factors lower scenic quality, a number of detractors	Low - 1
Rarity	Anglo-Saxon burial ground discovered on Windmill Hill to north-west of study area	Med - 2
Representativeness	Some key characteristics represented	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	Limited number of PRoW, but presence of Cotgrave Country Park and Grantham Canal enhance the recreational value	Med - 2
Perceptual aspects	Degraded rural fringe	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No major loss of key characteristics	Low - 2
Addition	Large extension to settlement away from main settlement edge	Med - 4
Perception	Large extension to settlement away from main settlement edge increased perception of urbanisation	Med - 4
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) **26**

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreational - forms a key part of the rural outlook for users of the Grantham Canal	High - 6
Secondary receptors	Residential - forms a part of the rural outlook	Med - 4
Number of receptors	Relatively busy road, but away from main settlement edge	Low - 2
Visibility of site	Open boundaries, short to medium views available	Med - 4

Notes

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

Low visual value and medium susceptibility. Overall low visual sensitivity

**MITIGATION OPPORTUNITIES / RECOMMENDATIONS**

Landscape planting	✗		Form of development	✗	
Landscape buffer	✓	Along eastern boundary and along canal	Local vernacular	✗	
Site features	✗		Other	✗	

**CONSTRAINTS**

On-site		Off-site	
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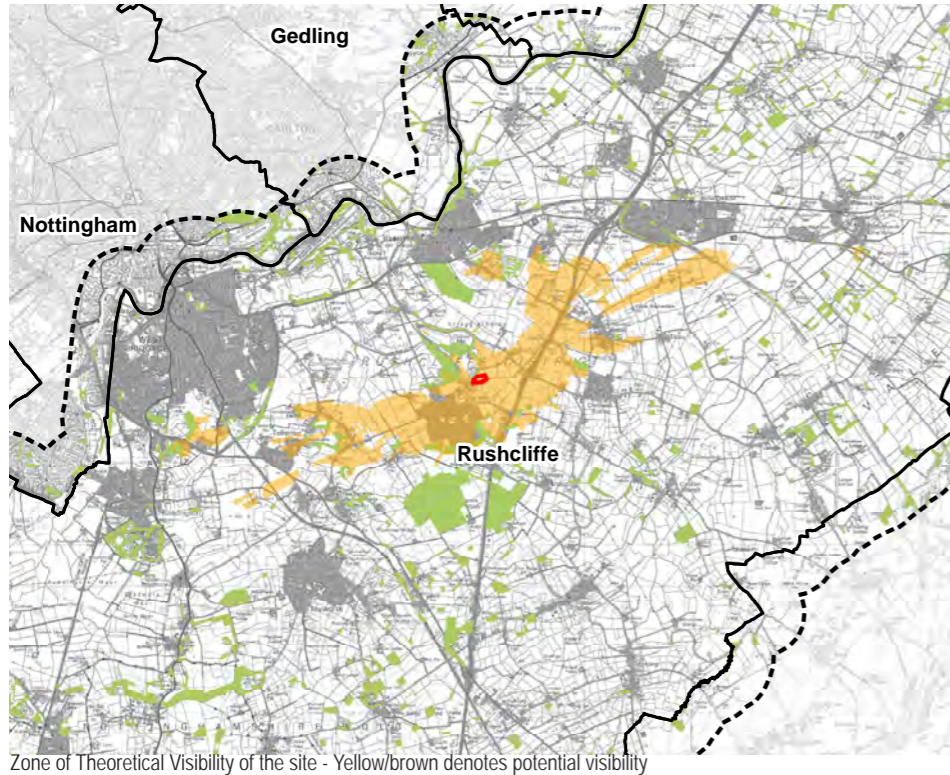
**CONCLUSION**

COT/014 comprises arable and rough land just off Hollygate Lane in Cotgrave, immediately south-east of the new Hollygate Park housing development. There is a low landscape value within the study area due to the relatively degraded character and lack of conservation interests, amongst other factors. The site is isolated from the main settlement edge, but its proximity to the existing adjoining development means that the landscape susceptibility is low overall. The low landscape value and susceptibility contribute to a low landscape sensitivity. There are no elements of visual value, but there is a medium visual susceptibility due to the site forming part of the rural outlook for both residential and recreational receptors. Overall the visual sensitivity is low.

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

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

**COT/014 - Land east of Hollygate Lane**



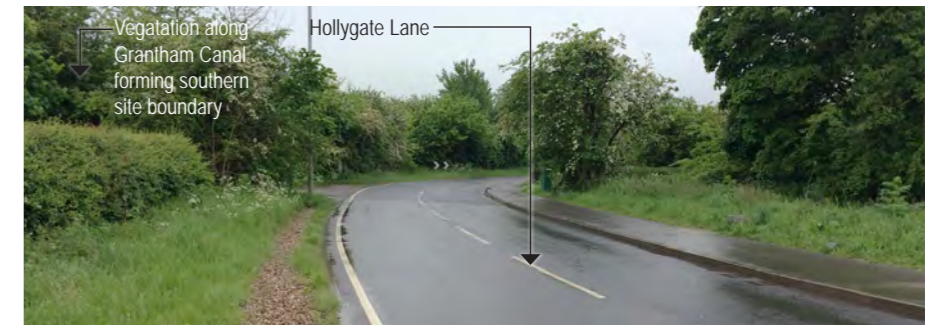
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



**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.



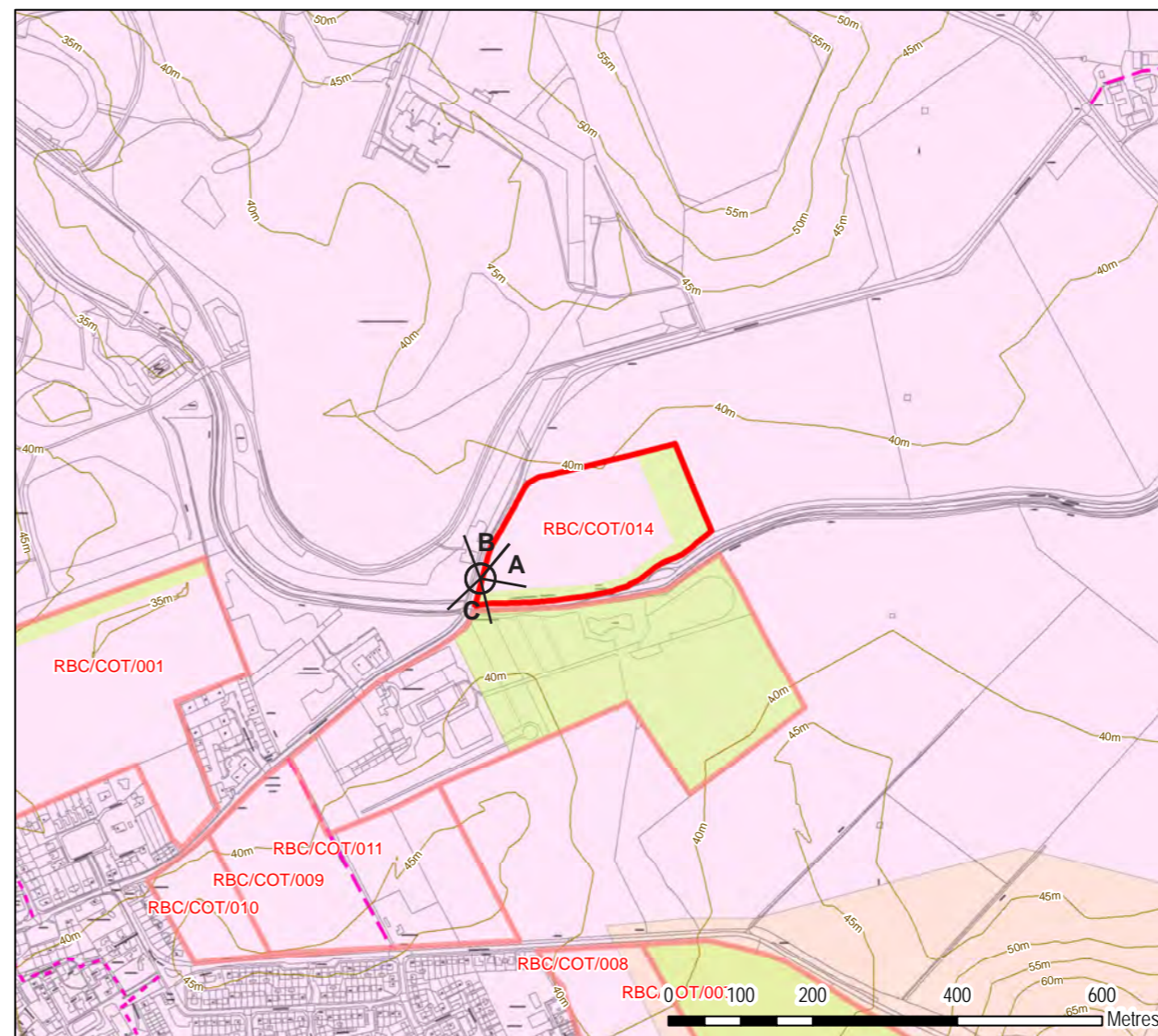
**Site Photograph B** - This panorama is taken from Hollygate Lane and demonstrates the proximity of the site to the new development at Hollygate Park. The proximity of this housing affects the prevailing rural character of the area. To the right of the view is the western site boundary, which comprises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



**Site 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

- Legend**
- Site boundary
  - Rushcliffe Borough boundary
  - Contours
  - Bridleway
  - Footpath
  - Landscape buffer
  - LCA Policy Zones
  - NW04, Enhance
  - SN04, Enhance

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