

## **WILLOUGHBY 2**

# **PRE-APPLICATION LANDSCAPE AND VISUAL STATEMENT**

**ON BEHALF OF EXAGEN GROUP LTD**

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Rev A

## 1. INTRODUCTION

- 1.1 Pegasus Group have been commissioned by Exagen Group Ltd to prepare this Landscape and Visual Statement (LV Statement) in support of a pre-application consultation with Rushcliffe Borough Council (the Council). The proposed scheme would comprise solar modules and battery storage facility set within open countryside and would be located to the north west and west of Wysall (refer to the Figure 1 Site Location and Context Plan).
- 1.2 At this stage the layout of the proposed development has not yet been developed. This pre-application LV Statement aims to identify potential key landscape and visual issues associated with the site and proposed development, thus inform the layout design, but stops short of assessing the scale of effects.
- 1.3 This LV Statement has been prepared by a Chartered Landscape Architect. It reviews the relevant planning policies pertinent to the proposed development, reviews and evaluates the baseline condition of the site and its surrounding landscape and considers opportunities for mitigation measures and whether such measures would be appropriate to the local landscape character. It does not substitute a full Landscape and Visual Impact Assessment (LVIA), which should support a subsequent planning application.
- 1.4 Desktop studies and a single site visit were carried out in late January 2022. The on-site appraisal did not reveal any cumulative solar farms or battery storage schemes in the local area that would have the potential to raise any cumulative visual issues. This conclusion is based on on-site observation only, without any desktop research, thus cumulative issues should be explored further through engagement with the Council during the pre-application stage.
- 1.5 This LV Statement has been undertaken with regards to the best practice guidelines within the *Guidelines for Landscape and Visual Impact Assessment* Edition 3 (hereafter referred to as *GLVIA3*). The scope of work for this LV Statement is proportionate to the modest scale of the proposed development, as advocated in paragraph 1.17 of the *GLVIA3*.
- 1.6 The detailed methodology for this LV Statement and subsequent LVIA is provided in Appendix 1. The photographic evidence has been prepared with regard to the Technical Guidance Note 06/19 published 17<sup>th</sup> September 2019 by the Landscape Institute: *Visual Representation of Development Proposals*.

## **2. DESCRIPTION OF THE SITE AND PROPOSALS**

### **Site and its Context**

- 2.1 The site comprises 2 separate parcels of land located in very close proximity to each other. Wysall is the closest settlement and lies, broadly speaking, to the east of the site. The northern parcel includes 9 medium to large scale field enclosures with Bradmore Road forming, in parts, its eastern boundary. A linear woodland, known as Old Wood, forms the northern edge to this parcel and cloaks a pronounced change in levels, marked by Bunny Hill, Rough Hill and Windmill Hill. The contours steeply slope to the north and indicate change from the elevated and undulating Nottinghamshire Wolds to the vale landscape associated with the River Trent, which lies further north.
- 2.2 The southern parcel includes 4 small to medium field enclosures and can be accessed from Wysall Road / Costock Road, which abuts it to the south. Wysall Road leads north east towards the settlement of Wysall. The village is separated from the site by various pastoral and arable fields with the settlement edge largely enclosed by mature hedgerow and tree vegetation.
- 2.3 Arable fields separate the two parcels of the site and characterise the landscape to the west of it, with a number of woodland blocks compartmentalising the area. Rough Plantation, Wysall Rough Plantation, Long Rough Plantation, and Intake Wood abut the site.
- 2.4 Nottingham Road / Bunny Hill road dissects this working agricultural landscape and lies approximately 1km away to the west. At the junction of Wysall Road / Costock Road with Nottingham Road / Bunny Hill road lies the village of Costock.
- 2.5 The site's perimeter, in addition to the aforementioned highways, follows existing field boundaries delineated by hedgerows, blocks of woodland and tree belts. Boundary hedgerows associated with the site are generally well maintained and approximately 1.5m to 2m in height, albeit there are sections, which are higher. The southern parcel of the site is characterised by lower hedgerows, estimated to be approximately 1m to 1.5m in height (refer to Figure 2 Site Context Views).
- 2.6 Topographically the site forms part of the elevated Nottinghamshire Wolds and its convoluted outline terminates abruptly as a steep slope before descending into the broad valley of the River Trent (refer to Figure 3 Topography Plan). The north western corner of the site, which abuts Old Wood, sits at approximately 88m Above



Ordnance Datum (AOD). The landform rises further west and culminates as Bunny Hill, and according to the Ordnance Survey (OS) Explorer map 1:25,000 reaches approximately 92m AOD. This rising landform, coupled with Old Wood, encloses the site and its immediate landscape to the north. The higher ground continues further west towards Rough Hill and Sharpley Hill, which collectively segregate the site and landscape immediately around it from the wider study area further north and west.

- 2.7 The site's landform rises towards Bradmore Road and Wysall, which collectively enclose the site to the east and separate it from the landscape further east and south east. This gentle rise in levels is illustrated by the Site Context Views, Viewpoint 1 and Viewpoint 2, with Lodge Farm identifiable on the horizon. Bradmore Road sits between approximately 90m and 82m AOD with the village sat between approximately 86m and 68m AOD. Views from this road overlook the southern parcel and the eye travels towards the distant hills seen on the horizon.
- 2.8 Further east and south east of Bradmore Road and Keyworth Road the landform falls or broadly remains at a similar elevation as the site itself. Willoughby-on-the-Wolds, located approximately 3.5km away from the site to the south east, sits slightly higher, up to approximately 100m – 105m AOD (refer to Figure 3 Topography Plan). There is lack of any inter-visibility between the site and this village due to the intervening vegetation.
- 2.9 The landform of the site gently slopes to the south, reaching approximately 60m contour line along the southern edge of the site, along Wysall Road / Costock Road (refer to Site Context Views, Viewpoint 1). This lower ground is drained by Kingston Brook, and its valley continues south east towards Willoughby-on-the-Wolds. South of the Brook the topography rises again to approximately 85m AOD around Wolds Farm at Wysall Road and Oak Tree Farm at Wysall Lane. It continues south to reach approximately 90m AOD before sloping again towards the River Mantle. The higher ground around Wolds Farm and Oak Tree Farm terminates views south from within the site (refer to Site Context Views, Viewpoint 2). Due to this undulating landform and presence of well managed and relatively tall hedgerows and blocks of woodland, which are characteristic of this landscape, reciprocal views towards and into the interior of the site are limited or are relatively distant and interrupted by tree canopies. This is further explained in Section 5 of this LV Statement.

2.10 There are a number of properties that adjoin the site or lie in very close proximity to it:

- The Elms along Bradmore Road,
- Lodge Farm and Filed View accessible from Bradmore Road,
- Lorne House, along Bradmore Road,
- Elm Lodge along Wysall Road / Costock Road,
- Scotland Hill Farm along Wysall Road / Costock Road.

2.11 The village of Wysall and Costock lie both in close proximity, but the intervening vegetation prevents from gaining any direct or unrestricted views.

2.12 In terms of public access, there are a number of Public Rights of Way (PRoWs) that traverse the surrounding landscape with two PRoWs, crossing the site. This includes a promoted long distance route, the Midshires Way, that leads from Wysall towards Bunny Hill, and also follows Bradmore Road along the site's western edge.

2.13 According to the OS Explorer map 1:25,000 there are no Open Access Land areas, commons, country parks or accessible woodlands in the local area. Public access is limited to highways and PRoWs.

### **Proposed Development**

2.14 This LV Statement is based on the following assumptions:

- the proposed solar modules would be approximately 3m high, south facing, and fixed (not trackers),
- the panels would be located in rows or strings to represent a coherent and relatively simple layout,
- it is envisaged that access to the site and between individual field enclosures would utilise the existing field gates / openings, where practical,
- the proposed battery storage units would be secured in containers approximately 3m high,

- the site would be secured by deer style fencing of 2.0m in height, supported by wooded posts of approx. 2.4m in height,
- where access gates are necessary these are envisaged as double leaf timber gates with height to match the rest of the fencing,
- CCTV cameras would be required.

2.15 The location of the above listed elements and other ancillary equipment and facilities will be informed by the findings of this LV Statement and assessed in the subsequent LVIA.

2.16 The proposed development would use a limited palette of both colours and materials that would be typically self-finishing. The photovoltaic panels are designed to absorb the light rather than reflect it and with their dark colour would appear quite recessive in the landscape.

#### Preliminary Mitigation Measures

2.17 The proposed layout would take into account the existing boundary vegetation and their Root Protection Zones and offset to avoid overshadowing from mature trees.

2.18 The internal field boundaries would be retained and strengthened by additional tree planting, where appropriate.

2.19 Grassland beneath and around the modules would be managed to increase biodiversity.

2.20 Views from private dwellings would be managed through hedgerow and hedgerow tree planting along the identified lines of sight – subject to LVIA assessment.

2.21 PRoWs that cross the site would be enclosed by hedgerow, to create 'green corridors' in order to reduce the adverse effects and protect the visual amenity of recreational receptors.

### **3. PLANNING POLICY REVIEW**

3.1 The relevant planning policies are detailed within the *National Planning Policy Framework (NPPF)*, *Planning Policy Guidance*, and the Development Plan for Rushcliffe Borough Council.

- 3.2 The *NPPF* and *Planning Policy Guidance* have been reviewed to inform this LV Statement and will inform the assessment provided in the subsequent LVIA.

### **Rushcliffe Local Plan**

- 3.3 Planning policies relevant to this LV Statement are contained in the *Rushcliffe Local Plan Part 1: Core Strategy* (adopted December 2014) and *Rushcliffe Local Plan Part 2: Land and Planning Policies* (adopted October 2019).

- 3.4 Based on the review of the *Part 1: Core Strategy* and *Part 2: Land and Planning Policies* the following policies are considered to be the most relevant and informative to this LV Statement:

- *Part 1: Core Strategy*: Policy 2 'Climate Change', its Point 5, Policy 10 'Design and Enhancing Local Identity', Policy 16 'Green Infrastructure, Landscape, Parks and Open Space', and Policy 17 'Biodiversity'.
- *Part 2: Land and Planning Policies*: Policy 16 'Renewable Energy', Policy 22 'Development Within the Countryside'.

- 3.5 With regard the landscape character issues, *Part 1: Core Strategy* Policy 16 'Green Infrastructure, Landscape, Parks and Open Space' is informative and states:

" (...)

#### **2. The approach will require that: (...)**

**e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included the Local Plan Part 2 (Land and Planning Policies)."**

- 3.6 *Part 2: Land and Planning Policies* Policy 16 'Renewable Energy' is particularly informative to this LV Statement, and states:

**"1. Proposals for renewable energy schemes will be granted planning permission where they are acceptable in terms of: (...)**

**b) landscape and visual effects; (...)**

**g) amenity of nearby properties;**

**h) grid connection;**

**i) form and siting;**

**j) mitigation;**

**k) the decommissioning and reinstatement of land at the end of the operational life of the development;**

**l) cumulative impact with existing and proposed development;..."**

- 3.7 The text accompanying Policy 16 'Renewable Energy' refers to the *Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development* (2014). Similarly to the *Wind Energy Supplementary Planning Document*, the published document relates strictly to wind farm developments and therefore is of very limited use to this LV Statement.
- 3.8 The review of the Council's website did not reveal any Supplementary Planning Documents or Guidance that would be informative to this LV Statement, in terms of solar energy or battery storage schemes, or any landscape sensitivity assessments for renewable and low carbon developments. Therefore, the sensitivity of the local landscape to the scheme proposed will be analysed in the subsequent LVIA, at the application stage.
- 3.9 It appears that there are no made Neighbourhood Plans that would apply to the site and its immediate area.

#### **4. LANDSCAPE CHARACTER**

##### **Landscape Designations**

- 4.1 The proposed site does not fall within any statutory landscape designations. The review of the Council's website and Local Plan did not reveal any non-statutory local landscape designations either. Therefore, the site is not constrained by any landscape designations that relate to its value or scenic beauty.
- 4.2 The review of the Development Plan revealed that the northern parcel of the site falls within the 'Gotham Hills, West Leake & Bunny Ridge Line' ecological network identified as part of biodiversity opportunity areas in the *Rushcliffe Local Plan Part 2: Land and Planning Policies* (adopted October 2019) Appendix E. This issue will be considered, if appropriate, in the ecology report at the application stage.

##### **Landscape Character**

- 4.3 The character of the landscape within the study area has been analysed and described on two levels:
- national level assessment provided by Natural England; and

- county level in the *Greater Nottingham Landscape Character Assessment* (June 2009).

#### National Level

- 4.4 According to Natural England, the site and study area fall within the National Character Area (NCA) 74 'Leicestershire and Nottinghamshire Wolds'.<sup>1</sup> This national level assessment, however, is considered too coarse and geographically too extensive to provide a detailed information that would be relevant to the site and proposed development. For this reason, the description of the national level NCA 74 has been reviewed to inform this pre-application LV Statement but has not been assessed as a specific landscape receptor. It is also proposed that the NCA 74 is excluded from the subsequent LVIA.

#### Regional and Local

- 4.5 *Part 1: Core Strategy*: Policy 10 'Design and Enhancing Local Identity' specifically refers to the published *Greater Nottingham Landscape Character Assessment* (June 2009), and states:

**"5. Outside of settlements, new development should conserve or where appropriate, enhance or restore landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment."**

- 4.6 The use of the *Greater Nottingham Landscape Character Assessment* is reinforced by Policy 16 'Green Infrastructure, Landscape, Parks and Open Space'.
- 4.7 The published *Greater Nottingham Landscape Character Assessment* is available on the Council's website,<sup>2</sup> however, the maps are not legible, and it is difficult to identify the relevant Regional Character Areas with certainty. It appears that the site falls within the 'Nottinghamshire Wolds' Regional Character Area, and the eastern most part of Draft Policy Zone NW01 'Gotham and West Leake Wooded Hills and Scarps'.<sup>3</sup> The landscape management strategy is to 'conserve'.
- 4.8 The key characteristic features of the Draft Policy Zone NW01 'Gotham and West Leake Wooded Hills and Scarps' are identified in the above Assessment as being:

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<sup>1</sup> National Character Area (NCA) 97 'Arden'

<http://publications.naturalengland.org.uk/publication/1819400?category=587130>

<sup>2</sup> [Local Plan 2 Submission - Rushcliffe Borough Council](#)

<sup>3</sup> Based on Figure 018 Draft Policy Zones, [2a Greater Nottingham LCA Drawings.pdf \(rushcliffe.gov.uk\)](#)

- **"Series of prominent individual hills with steep sometimes scarp slopes and broad plateaus.**
- **Hills are the dissected northern extent of a low boulder clay plateau extending from Leicestershire traditionally known as 'The Wolds'.**
- **Rural character although urban elements such as villages, power station, industry and quarrying are frequent in the landscape.**
- **Kingston Brook is a localised feature on low ground between hills characterised by riparian woodland and some grazing pasture at its margins.**
- **Land use is a mixture of woodland, arable and pasture. Arable is on the lower and more gentle slopes, pasture close to rivers, settlements and scarp grassland where the land is steeply sloping precluding machinery from working the land.**
- **Field pattern is mostly modern although pockets of older field systems such as irregular geometric and geometric and those reflecting open fields are present.**
- **Field pattern in places sweeps down the slopes and is a distinctive feature.**
- **Field boundaries are mostly hedgerows on the slopes with fences often present on higher ground.**
- **Woodland is generally on high ground across the hills although there are smaller pockets of woodland on lower ground as establishing scrub and along village fringes/areas of former quarry.**
- **Prominent extensive woodland plantation covers the slopes and high ground, often on steep scarps.**
- **Rides and areas of open land are interspersed between plantation woodland.**
- **Wooded tracks with spring flowering understorey planting along tracks up hills.**
- **Large commuter settlements such as Gotham and East Leake and smaller settlements such as West Leake are nestled at the base of the hills on the fringes of the DPZ.**
- **Infrequent individual farms within the character area often on the slopes or high ground. A row of individual modern houses is present along Ash Lane. One distinctive red brick and pantile roof farmstead on Bunny Hill is set within gardens with a small orchard.**
- **Buildings are mostly red brick with older properties having red pantile roofs.**
- **Church towers and spires are prominent within a uniform village skyline.**

- Overhead lines are prominent on low ground between hills.
- Small former spring (Wheldon Spring) on Gotham Hill is a localised feature characterised by a depression in the ground and establishing scrub.
- Enclosed channelled views on low ground between hills with extensive panoramic views across towards Nottingham City and beyond from high ground.”

4.9 Draft Policy Zone NW01 ‘Gotham and West Leake Wooded Hills and Scarps’ is described as,<sup>4</sup>:

**“A series of distinctive wooded hills with arable fields on lower and gentler slopes and pasture and pockets of grassland on the steeper slopes. Views are extensive and often over long distances from the high ground although become more enclosed from lower ground. Urban elements are frequent with views of Ratcliffe on Soar Power Station and the gypsum works. (...) Land use is a mix of plantation woodland, arable farming and pasture. Fields are mostly medium to large in size (...) Woodland comprises large geometric field sized blocks of both broadleaved and conifer woodland (...) Other vegetation includes smaller frequent copses at the base of slopes and around settlements. Frequent hedgerow trees and intact hedgerows are present across the area. (...) The landscape condition is GOOD. Hedgerows and woodland are well managed, although there is some evidence of field boundary fragmentation in places. Where hedgerows have been replaced, the timber fencing is usually in good condition. The agricultural land is well managed and features are intact with little sign of decline.”**

4.10 The published Assessment goes on to state:

**“This DPZ is a distinctive series of hills which are prominent within the surrounding area. They often form a backdrop to views from the southern edges of Nottingham. From high ground within the DPZ there are open expansive views to the centre of Nottingham and lower-lying farmland at Ruddington and Bunny. The strength of character is STRONG. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground.”**

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<sup>4</sup> [3 Appendices.pdf \(rushcliffe.gov.uk\)](#)



4.11 With regard the 'landscape actions' these generally refer to the conservation of various landscape features and land use. Those that are informative to this LV Statement are quoted below:

- **"Conserve the older field patterns within the character area such as those reflecting open systems and the irregular and regular geometric patterns.**
- **Conserve field patterns which sweep down the hills.**
- **Conserve the diversity of broadleaf and large-scale woodland plantations on hills.**
- **Any new woodland planting should be small in scale along the base of slopes becoming larger and of field size on higher slopes.**
- **Conserve hedgerows and encourage infill planting within gaps rather than erection of timber fencing.**
- **Conserve the uniform roofline of villages with prominent church spires.**
- **Ensure any new industrial development is nestled on low ground and has well wooded boundaries which integrate with woodland on higher ground to reduce its visibility."**

Pegasus Analysis of Landscape Sensitivity

- 4.12 As stated before, the Council has not published any Supplementary Planning Documents or Guidance that would be informative in terms of landscape sensitivity to solar farms or battery storage developments.
- 4.13 As advocated in the *GLVIA3*, the subsequent LVIA will analyse the landscape susceptibility to the type of the development proposed, i.e., solar farms and battery storage infrastructure. It will comment on the landscape value and arrive at the overall landscape sensitivity of the host landscape.
- 4.14 The Council's published *Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development* (2014), includes the information from the above mentioned *Greater Nottingham Landscape Character Assessment*, and identifies Unit 16 'Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps' which coincides with the above described Draft Policy Zone NW01 'Gotham and West Leake Wooded Hills and Scarps'. It is, however, concerned with wind farm developments, thus the sensitivity level assigned to Unit 16 / Draft Policy Zone NW01 cannot be applied to the proposed scheme.

- 4.15 At this stage, Pegasus considers that the landscape sensitivity to solar farms and battery storage infrastructure is likely to be medium.

Preliminary Comments on Landscape Character Effects

- 4.16 It is accepted that the site's character will change from open agricultural land to one that contains elements of energy infrastructure: solar modules and battery storage facilities.
- 4.17 The change would be limited to the site itself.
- 4.18 The surrounding landscape would not be physically affected.
- 4.19 Lack to very limited visibility of the site would help retain the agricultural character of the landscape around the site.
- 4.20 The preliminary analysis did not reveal any localised or specific landscape character sensitivities that would be applicable to a particular part of the site or associated field enclosures, and would guide the design of the development.
- 4.21 Whilst the northern part of the site is slightly elevated, the site does not have any visual relationship with other types of landscape except for the northern part of Draft Policy Area NW03 'Widmerpool Clay Wolds', i.e., the rising landscape to the south of Kingston Brook.
- 4.22 Change to landscape character can be mitigated against and reduced with existing woodlands and belts of trees proving reference points for mitigation planting.

## **5. VISUAL ANALYSIS**

### **Zone of Theoretical Visibility**

- 5.1 The Screened Zone of Theoretical Visibility (SZTV) included as Figure 4 has been run at a maximum of 3m high development. This accounts for solar modules and battery storage containers. Screening is provided by blocks of woodland shown on OS data sets at an assumed 15m in height. As expected, the potential visibility reflects the presence of localised higher ground around the site and south of it, and the undulations around Willoughby-on-the -Wolds.
- 5.2 The areas of theoretical visibility in the vale landscape, towards Ruddington, are an anomaly and in reality, the proposed scheme would not be visible from this area. Similarly, the areas of theoretical visibility east of Bradmore Road and Keyworth

Road do not reflect the presence of roadside hedgerow and tree vegetation. This intervening vegetation screens the site and prevents from any inter-visibility between the site's interior and the eastern part of the study area.

- 5.3 With regard the western study area, that is the landscape west of Bunny Hill road / Nottingham Road and around Ash Lane and Hili Farm, and Costock, as evidenced by Site Context Views Viewpoint 2, views west from within the site are curtailed by the gently rising landform and vegetation.
- 5.4 In terms of views from the south, as indicated by the SZTV plan, there may be public vantage points along Wysall Road and PRoWs that traverse this higher ground. These views are appraised below and would be subject to detailed assessment in the subsequent LVIA.

### **Potential Receptors**

#### **Road users**

- 5.5 Local public highways are generally bound by roadside hedgerows and trees, which considerably screen and restrict views. Views from Keyworth Road are completely screened the layers of hedgerow and tree vegetation (refer to Viewpoint 1 below). With regard views from Bradmore Road, these are curtailed along the northern section of the road by the roadside hedgerow. As one passes the site and approaches Wysall, the site is visible over the roadside hedgerow, which is relatively low along this section of the road. Views from the low lying Wysall Road are enclosed by the hedgerows and the site is not evident or visible, except for the short section of the road, as it passes its southern edge, near Scotland Hill Farm. Further west and towards Costock, roadside hedgerows screen views towards the site. As indicated by the SZTV plan views from Rempstone Lane leading south west towards Rempstone may be potentially gained. The site visit, however confirmed that the elevated sections of Rempstone Lane are enclosed by vegetation either side. Views of the site are only gained as one descends towards Kingston Brook (these views are illustrated by Viewpoint 4). Views from Wymeswold Road, between Wysall and Thorpe in the Glebe, and Wymeswold further south, have also been analysed but no clear views of the site have been identified during the site visit.
- 5.6 In summary, receptors travelling along the local highways in the wider landscape would generally not gain any views of the site. Less restricted views may be gained from sections of Wysall Road, central section of Bradmore Road and northern section of Rempstone Lane.

#### PRoW users

- 5.7 There are a number of Public Footpaths that converge at Wysall and traverse the elevated landscape around the village, and indeed across the site's northern parcel. The Midshires Way crosses the site and follows the elevated Bradmore Road, which follows the eastern edge of the northern parcel. The southern parcel is free from such constraint.
- 5.8 In terms of PRoWs around the low lying Costock, these have been analysed during the site visit and no clear views of the site have been identified.
- 5.9 Similarly, PRoWs between Windyridge Road/ Wymeswold Road and Thorpe in the Glebe were visited. Despite the SZTV indicating extensive patches of theoretical visibility, these PRoWs are free from any views of the site.
- 5.10 Based on the site visit it transpired that views from the following PRoWs are of importance, with regard the potential visual effects and layout design:
- Midshires Way, between the site and Wysall and along Bradmore Road,
  - Public Footpath between Bradmore Road and the site's northern parcel, via Lodge Farm,
  - Public Footpath to the south of Wysall Road, between Rempstone Lane and Wysall's western settlement edge.
- 5.11 It is accepted that very close range views from PRoWs within or abutting the site, as identified in the first two bullet points above, would be gained and effects would be high. These can be mitigated, to a degree, through sensitive planting as explained in Section 2 of this LV Statement.
- 5.12 With regard the PRoW between Rempstone Lane and Wysall, Viewpoint 3 illustrates the views gained from the elevated part of this route. Views further north east, as one approaches the village become low lying and increasingly screened by the intervening hedgerows and trees. Overall, some inter-visibility does exist but is very limited; this is further explained later in this LV Statement.

#### Residents

- 5.13 A number of properties that abut or are located in close proximity to the site have been identified in Section 2 of this Statement. Based on the site visit it transpires

that views from these properties can be managed through sensitive planting and change in the hedgerow management regime. Residents of Lodge Farm would have direct and very close range views of the scheme, which may be difficult to mitigate against without substantial tree planting. Views from PRoWs on the western edge of Wysall are screened by the intervening hedgerows and it is unlikely that views of the scheme would be gained from within the village.

#### Viewpoint Analysis

5.14 Given the undulating character of the local area and presence of intervening vegetation there are relatively limited opportunities to gain views of the site from public vantage points. Based on on-site observation 7 viewpoints have been selected to inform this Statement and illustrate a variety of views. Their locations are shown on Figure 4 SZTV and Viewpoint Locations Plan. Site photography is presented as Figure 5 Baseline Photographs.

5.15 *Viewpoint 1: Southern section of Keyworth Road, near Wysall, looking west.*

5.16 This viewpoint illustrates very restricted views as one travels between Wysall and Keyworth, located to the north. Roadside hedgerows are of sufficient height to screen views for travelling receptors. Where gaps in the vegetation do exist, such as at field gates, views west terminate on the field hedgerows associated with pastures and arable land that lies between Keyworth Road and Bradmore Road, and views of the site cannot be gained. Views east and south east are far reaching and include the distant Six Hills Wind Farm, east of Willoughby-on-the-Wolds.

5.17 Recommendations:

5.18 Maintain the boundary hedgerows along the site's eastern edge at an appropriate height to prevent inter-visibility with the landscape to the east and south east.

5.19 *Viewpoint 2: Southern section of Bradmore Road, near Wysall, looking south west to north west.*

5.20 This is a very close range viewpoint, illustrative of the views gained from the elevated and open Bradmore Road. Roadside hedgerows are relatively low and allow open views into the adjacent arable fields. Rough Plantation and Wysall's Rough Plantation can be seen in the middle ground. The elevated nature of this view allows for distant views to the south west. Views east are screened by landform and vegetation.

- 5.21 The northern boundary hedgerow associated with the site's southern parcel is identifiable in the middle ground and forms part of the low lying landscape sloping towards Kingston Brook. Long Rough Plantation is seen behind the interior of the southern parcel is almost imperceptible. The edge of the solar panels located in the northern field of the southern parcel would be identifiable in this view, being partially screened by the boundary hedgerows. Their geometry and linear arrangement of solar arrays would not be easily appreciated due to the direction of view. Views overlook the site's southern parcel and travel further south west towards the elevated horizon.
- 5.22 With regard the site's northern parcel, its southern edge is marked by a neatly clipped hedgerow seen in a very close proximity to the right of the view. The topography rises and the landform itself screens the northern parcel and its interior. Lodge Farm, associated barns and mobile network mast are not visible.
- 5.23 There would be very close range views of the panels located in the south eastern field of the northern parcel. The boundary hedgerow would not screen the panels due to its modest heights. Panels in other parts of the northern parcel would not be visible.
- 5.24 Recommendations:
- 5.25 With regard the site's southern parcel, consider change in the hedgerow management to increase their height and screening effect.
- 5.26 With regard the site's northern parcel, consider omitting solar modules in the south eastern field– due to proximity, direct and open views from the central section of Bradmore Road the anticipated effects would be high. Such views can be mitigated against and would require the roadside hedgerow to be approximately 2m in height. Furthermore, offset from the road should be provided to reduce the perception of the fencing and CCTV cameras. The north eastern field of the northern parcel is enclosed by a relatively tall hedgerows, which successfully screens views into the site's interior. This provides a reference point for the above suggested mitigation measures.
- 5.27 *Viewpoint 3: Public Footpath between Rempstone Lane and Wysall, looking north.*

- 5.28 This location aims to illustrate views from the elevated landscape that characterise the southern study area. Views from the elevated section of Rempstone Lane were not gained due to the presence of vegetative screening.
- 5.29 Views north are partially screened by the intervening hedgerow and trees that encloses the foreground. The blocks of woodland that mark the sites western edge are evident, just above the hedgerow line, and help identify the location of the site. Lodge Farm, associated barns and mobile network mast are visible on the higher ground to the north with Old Wood forming the wooded backdrop.
- 5.30 The southern parcel is almost imperceptible through the dense hedgerow vegetation. The northern parcel is also almost completely screened, however, its south eastern field is evident on the higher ground, and seen in the context of Lodge Farm.
- 5.31 Views furth north east along this PRoW, as one approaches Wysall, become increasingly screened and the site falls out of the view.
- 5.32 Recommendations:
- 5.33 The solar modules, located in this particular field, would be visible from the elevated section of this PRoW along approximately 200m only. The removal of solar modules from the south eastern field of the northern parcel would avoid any harm.
- 5.34 *Viewpoint 4: Junction of Rempstone Lane and Wysall Road, southern edge of the site, looking north.*
- 5.35 This location illustrates glimpsed and restricted views into the site's southern parcel. The roadside hedgerow is relatively modest in height and the interior of the southern parcel is visible and forms the foreground to the view. Loong Rough Plantation and Wysall Rough Plantation form the wooded backdrop. Lodge Farm, associated barns and mobile network mast are visible further north on the higher ground, and help identify the south eastern field of the northern parcel. Views are close to medium range.
- 5.36 The roadside hedgerow is varied in terms of its height and condition. A small block of trees, seen in the foreground to the right of the view, screens the eastern most edge of the southern parcel.

- 5.37 Views of the panels would be direct to very oblique, depending on the direction of travel, and very close range. They would be gained from the northern edge of Rempstone Lane and a relatively short section of Wysall Road, approximately 200m east and 350m west of the junction. Elsewhere along Wysall Road, the intervening roadside hedgerow and blocks of trees block views towards the site.
- 5.38 Recommendations:
- 5.39 Consider change in the hedgerow management to increase their height and screening effects. Whilst the hedgerows in the immediate vicinity appear to be of modest height, there are examples of taller roadside hedgerows and field hedgerows elsewhere in the immediate landscape.
- 5.40 Consider introducing hedgerow trees, particularly along the road, to interrupt views and increase screening.
- 5.41 *Viewpoint 5: Nottingham Road/ Bunny Hill road, grass verge, looking east.*
- 5.42 This location illustrates views from the western medium range stud area, some 1.2km away from the site's western edge. The Holy Cross Convent / Highfield's are visible against Intake Wood. The upper parts of Wysall Rough Plantation and Long Rough Plantation can be seen against the sky. The intervening landform partially screens the built form. Hedgerows on the horizon mark the higher ground, which separates the site from this area.
- 5.43 The interior of the site or its western edge is not visible on this view.
- 5.44 Recommendations:
- 5.45 Maintain the site's boundary vegetation to preserve lack of inter-visibility with Nottingham Road/ Bunny Hill road and associated receptors.
- 5.46 *Viewpoint 6: Public Footpath / Midshires Way between Wysall and the site.*
- 5.47 This viewpoint is representative of views gained as one approaches the site and where the combination of landform and field hedgerows allow for views into the site's interior. It is worth noting that views from the eastern section of this route, that closer to Wysall are either completely screened due to the intervening hedgerows. It is also worth pointing out that the nearby field hedgerows are



relatively tall and often include hedgerow trees, and they screen or considerably restrict views into the adjacent fields.

- 5.48 The site's northern parcel is not evident in views from this location, due to the intervening hedgerow.
- 5.49 The southern parcel forms the lower ground with Rough Plantation, Wysall Plantation and Long Rough plantation enclosing it to the west. Scotland Hill Farm can be seen on the lower ground in middle ground, and backclothed by the undulating with Glebe Farm just perceptible in the distance. The settlement of Costock is not visible. The overall character of the landscape is one of undulating landform, hedgerows and group / lines of trees and woodlands.
- 5.50 In this view the southern parcel is enclosed by low and neatly clipped hedgerows but there are tree lines and hedgerow trees that interrupt views. Views would include direct and close to medium range views of the solar modules.
- 5.51 Recommendations:
- 5.52 Consider introducing hedgerow trees and lines of trees along the northern and eastern edge of the southern parcel. This would help screen or considerably interrupt views into the site's interior, as illustrated by the baseline photos. The proposed tree vegetation would echo the wooded character of the landscape and help maintain views into the mid distance undulating landscape, whilst screening/ restricting views of the close range lower lying landscape.
- 5.53 *Viewpoint 7: Public Footpath / Midshires Way within the northern parcel of the site.*
- 5.54 This viewpoint illustrates views from the approximate centre of the northern parcel, as one travels along Public Footpath/ Midshires Way. Views east are curtailed by the rising landform which almost completely screen Lodge Farm. Views north terminate on Old Wood, and views west terminate on the rising landform and hedgerows, which prevent any inter-visibility with the western study area. Views south west are screened by Rough Plantation. Views south east include the rooftops of dwellings along Bradnore Road, on the northern edge of Wysall and the church spire, seen amongst the tree canopies. There are also less restricted to open views south east and south, which include the higher ground in the mid range southern study area. Windyridge Farm can be identified on the upper slopes to the south east. Scotland Hill Farm and Rempstone Lane can be seen to the south.

- 5.55 Views of the solar modules would be very close range and direct with very limited to no screening provided by the internal field hedgerows. The PRoW / Midshires Way crosses the site diagonally and is not flanked by any vegetation. Some of the internal hedgerows are estimated to be approximately 2m in height and interrupt views into the adjacent fields.
- 5.56 Fields on the upper slope, those around Lodge Farm, the north eastern most field abutting Bradmore Road and Old Wood, and south western most field abutting Intake Wood are less visible or not visible at all thus can be described as having lower visual sensitivity.
- 5.57 Recommendations:
- 5.58 Consider enclosing the PRoW/ Midshires Way with a new hedgerow either side. The proposed vegetation would have to be of sufficient height to screen views of the upper parts of the panels.

## **6. SUMMARY**

- 6.1 This Pre-Application LV Statement sets out landscape and visual baseline considerations for a solar farm and battery storage development within the area identified on Figure 1 Site Location and Context Plan.
- 6.2 The site lies within an area of gently undulating agricultural landscape and the site's topography is uncomplicated. A watercourse crosses the southern most part of the site and marks a localised lower ground with the topography rising to the north and south, and enclosing the site. The landform gently rises and plateaus immediately to the west and east of the site, and provides further containment. The site does not lie within any statutory designated landscape.
- 6.3 Due to the undulating landform across the area, the site benefits from a sense of enclosure, which is reinforced by blocks of woodland, lines of trees, and roadside hedgerows. Whilst the site slopes north to south, there are localised variations in levels which result in certain parts of the site being more enclosed and less visible.
- 6.4 There are, however, views into the site from Bradmore Road and Wysall Road albeit these are limited and localised. Some medium range views do exist from the medium range southern study area, south of Wysall Road and possibly around Windyridge Farm.

- 6.5 Overall, the northern and central parcels of the site, whilst visible in certain views from the east and south do not appear to be visually sensitive over and beyond the sensitivity of an ordinary countryside.
- 6.6 Proximity to residential dwellings and availability of views, is a constrain that can be mitigated against through sensitive planting.
- 6.7 The overall sense of enclosure and inter-visibility with he local receptors suggest that the development within the site is not constrained in landscape character or visual terms. The layout, however, should take into account mitigation planting to reduce the level of change and create a strong landscape framework around the site.

### **Conclusion**

- 6.8 There are limited short and medium range publicly accessible views of the site. In very close range views from public highways the eastern most and southern parts of the site are visible. These views, however, are only gained at specific locations and are glimpsed as site's boundary vegetation and roadside hedgerows generally tend to restrict views towards the site.
- 6.9 Landscape and visual baseline conditions have been considered within this report. In conclusion it is considered that with the inclusion of recommended mitigation measures, the proposed development could be successfully accommodated within the site without unacceptable effects on landscape character and elements or visual amenity.
- 6.10 The siting of the solar panels and battery storage modules within the individual field enclosures can be discussed through constructive dialogue with the LPA officers in order to achieve a form of development that reflects and adapts to the landscape and the physical attributes of the local constraints, such as vegetation, inter-visibility, and nearby residential receptors.

## APPENDIX 1: METHODOLOGY

## 1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1 This Pre-Application Landscape and Visual Statement has been undertaken with regards to best practice, as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
  - Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
  - An Approach to Landscape Character Assessment (2014) - Natural England;
  - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
- 1.2 The consequent Landscape and Visual Impact Assessment (LVIA) will follow the same methodology and approach.
- 1.3 The assessment is based on the principle that the proposed development is a non-EIA scheme.
- 1.4 GLVIA3 states within paragraph 1.1 that *"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."*<sup>1</sup>
- 1.5 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a *"need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."*<sup>2</sup>
- 1.6 GLVIA3 recognises within paragraph 2.23 that *"professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"*<sup>3</sup> undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

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<sup>1</sup> Para 1.1, Page 4, GLVIA, 3<sup>rd</sup> Edition

<sup>2</sup> Para 1.17, Page 9, GLVIA, 3<sup>rd</sup> Edition

<sup>3</sup> Para 2.23, Page 21, GLVIA, 3<sup>rd</sup> Edition

1.7 GLVIA3 notes in paragraph 1.3 that *"LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."*<sup>4</sup> Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding.

1.8 The effects on cultural heritage and ecology are not considered within this LVIA.

#### Study Area

1.9 The study area focuses on a 2km radius from the site in order to analyse the site's context and verify the published landscape character assessment. It is considered that even with clear visibility, due to the combination of topography and intervening vegetation, the proposals would not be easily perceptible in the landscape beyond this distance. A number of viewpoints have been selected to provide evidence of this very limited visibility.

#### Effects Assessed

1.10 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.11 Sensitivity is defined in GLVIA3 as *"a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."*<sup>5</sup> Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

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<sup>4</sup> Para 1.3, Page 4, GLVIA, 3<sup>rd</sup> Edition

<sup>5</sup> Glossary, Page 158, GLVIA, 3<sup>rd</sup> Edition

<b>Table 1, Overall sensitivity of landscape and visual receptors</b>				
	<b>VALUE</b>			
<b>SUSCEPTIBILITY</b>		<b>HIGH</b>	<b>MEDIUM</b>	<b>LOW</b>
	<b>HIGH</b>	High	High	Medium
	<b>MEDIUM</b>	High	Medium	Medium
	<b>LOW</b>	Medium	Medium	Low

1.12 Magnitude of change is defined in GLVIA3 as "a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."<sup>6</sup> Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

1.13 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

## **2. EFFECTS ON LANDSCAPE ELEMENTS**

2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the potential removal of trees, hedgerows or grassland to allow for the proposals.

### Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

<sup>6</sup> Glossary, Page 158, GLVIA, 3<sup>rd</sup> Edition

**Table 2, Criteria for assessing the value of landscape elements and landscape character**

<b>HIGH</b>	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
<b>MEDIUM</b>	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
<b>LOW</b>	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>



2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

<b>Table 3, Criteria for assessing landscape susceptibility</b>	
<b>HIGH</b>	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
<b>MEDIUM</b>	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
<b>LOW</b>	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

### Magnitude of Change on Landscape Elements

- 2.6 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

<b>Table 4, Criteria for assessing magnitude of change for landscape elements</b>	
<b>HIGH</b>	Total loss/gain of a landscape element.
<b>MEDIUM</b>	Partial loss/gain or alteration to part of a landscape element.
<b>LOW</b>	Minor loss/gain or alteration to part of a landscape element.
<b>NEGLIGIBLE</b>	No loss/gain or very limited alteration to part of a landscape element.

### **3. EFFECTS ON LANDSCAPE CHARACTER**

- 3.1 Landscape character is defined as the *"distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*<sup>7</sup>
- 3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

#### Sensitivity of Landscape Character

- 3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4 The criteria for assessing the value of landscape character is shown in Table 2 and has been assessed with regards to Box 5.1 of the GLVIA3.

<sup>7</sup> Glossary, Page 157, GLVIA, 3<sup>rd</sup> Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

<b>Table 5, Criteria for assessing magnitude of change on landscape character</b>	
<b>HIGH</b>	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
<b>MEDIUM</b>	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
<b>LOW</b>	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
<b>NEGLIGIBLE</b>	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

#### **4. EFFECTS ON VISUAL AMEITY**

4.1 Visual amenity is defined within GLVIA3 as the *"overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area."*<sup>8</sup>

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential

<sup>8</sup> Page 158, Glossary, GLVIA3

properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area.

#### Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views is shown in Table 6:

<b>Table 6, Criteria for assessing the value of views</b>	
<b>HIGH</b>	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
<b>MEDIUM</b>	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
<b>LOW</b>	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views is shown in Table 7:

<b>Table 7, Criteria for assessing visual susceptibility</b>	
<b>HIGH</b>	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
<b>MEDIUM</b>	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
<b>LOW</b>	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

### Magnitude of Change on Visual Receptors

- 4.6 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

<b>Table 8, Criteria for assessing magnitude of change for visual receptors</b>	
<b>HIGH</b>	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
<b>MEDIUM</b>	Some change in the view that is clearly visible and forms an important but not defining element in the view.
<b>LOW</b>	Some change in the view that is appreciable with few visual receptors affected.
<b>NEGLIGIBLE</b>	No notable change in the view.

## **5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS**

- 5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

<b>Table 9, Degree of landscape and visual effects</b>				
		<b>Sensitivity</b>		
		<b>HIGH</b>	<b>MEDIUM</b>	<b>LOW</b>
<b>Magnitude of Change</b>	<b>HIGH</b>	Major	Major	Moderate
	<b>MEDIUM</b>	Major	Moderate	Minor
	<b>LOW</b>	Moderate	Minor	Minor
	<b>NEGLIGIBLE</b>	Negligible	Negligible	Negligible

## 6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of landscape significance of effects are detailed within Table 10 below:

<b>Table 10, Typical Descriptors of Landscape Effects</b>	
<b>MAJOR BENEFICIAL</b>	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- enhance the character (including value) of the landscape;</li> <li>- enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development;</li> <li>- enable a sense of place to be enhanced.</li> </ul>
<b>MODERATE BENEFICIAL</b>	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- enhance the character (including value) of the landscape;</li> <li>- enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development;</li> <li>- enable a sense of place to be restored.</li> </ul>
<b>MINOR BENEFICIAL</b>	<p>Typically, the landscape resource has a low sensitivity with the proposals representing a low beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- complement the character (including value) of the landscape;</li> <li>- maintain or enhance characteristic features or elements;</li> <li>- enable some sense of place to be restored.</li> </ul>
<b>NEGLIGIBLE/ NEUTRAL</b>	<p>Typically, the proposed changes would (on balance) maintain the character (including value) of the landscape and would:</p> <ul style="list-style-type: none"> <li>- be in keeping with landscape character and blend in with characteristic features and elements;</li> <li>- Enable a sense of place to be maintained.</li> </ul>
<b>MINOR ADVERSE</b>	<p>Typically, the landscape resource has a low sensitivity with the proposal representing a low adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- not quite fit the character (including value) of the landscape;</li> <li>- be a variance with characteristic features and elements;</li> <li>- detract from sense of place.</li> </ul>
<b>MODERATE ADVERSE</b>	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- conflict with the character (including value) of the landscape;</li> </ul>

	<ul style="list-style-type: none"> <li>- have an adverse effect on characteristic features or elements;</li> <li>- diminish a sense of place.</li> </ul>
<b>MAJOR ADVERSE</b>	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> <li>- be at variance with the character (including value) of the landscape;</li> <li>- degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost;</li> <li>- change a sense of place.</li> </ul>

## 7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of visual effects are detailed within Table 11 below:

<b>Table 11, Typical Descriptors of Visual Effects</b>	
<b>MAJOR BENEFICIAL</b>	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major improvement in the view.
<b>MODERATE BENEFICIAL</b>	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear improvement in the view.
<b>MINOR BENEFICIAL</b>	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight improvement in the view.
<b>NEGLIGIBLE/ NEUTRAL</b>	Typically, the proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
<b>MINOR ADVERSE</b>	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight deterioration in the view.
<b>MODERATE ADVERSE</b>	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear deterioration in the view.

<b>MAJOR ADVERSE</b>	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major deterioration in the view.
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## 8. NATURE OF EFFECTS

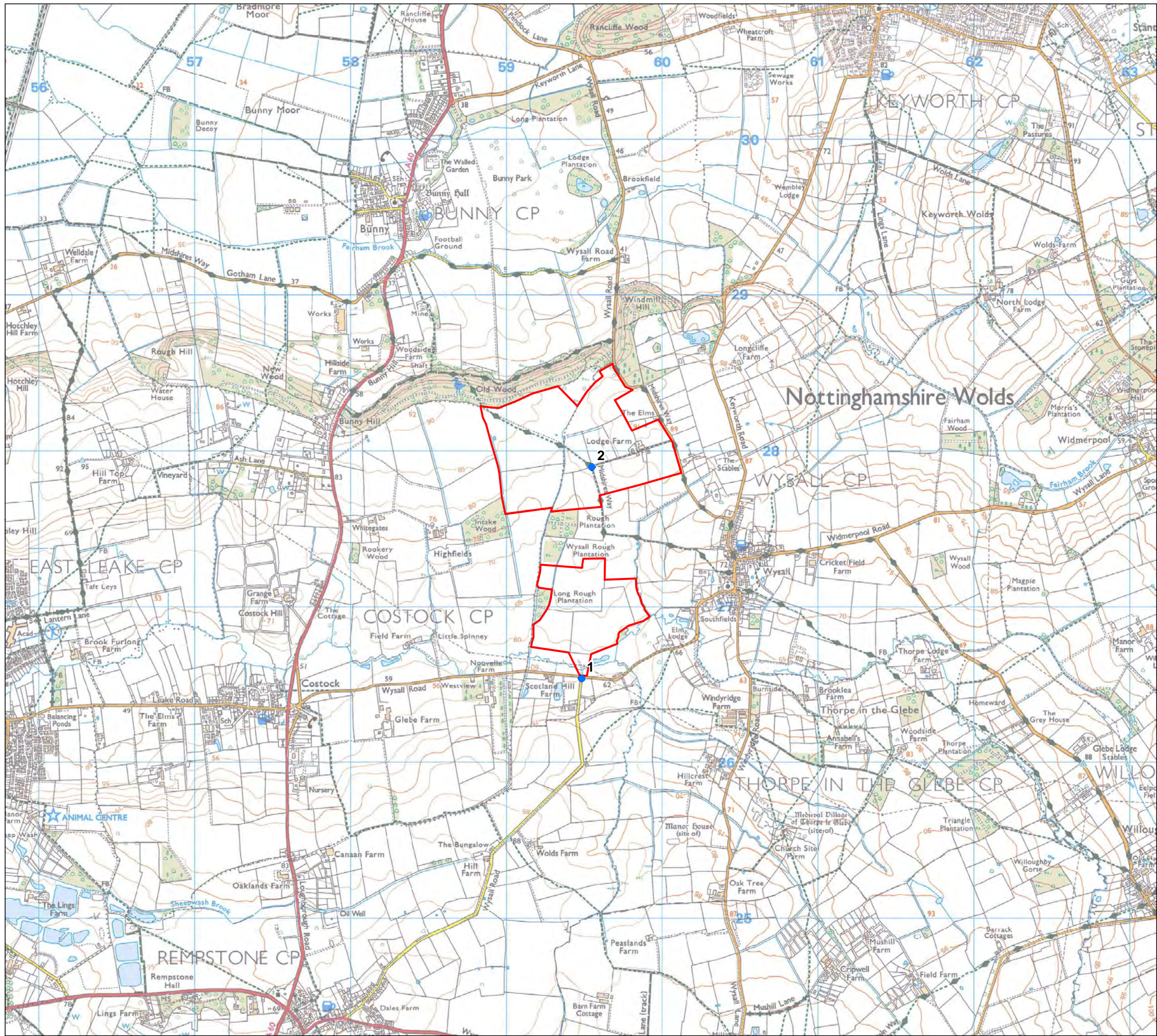
- 8.1 GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*<sup>9</sup> GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement rather than reasoned criteria. Due to inconsistencies with the assessment of negative or positive effects a precautionary approach is applied to this LVIA which assumes that all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

<sup>9</sup> Para 6.29, Page 113, GLVIA 3<sup>rd</sup> Edition



FIGURE 1: SITE LOCATION AND CONTEXT PLAN





KEY

Site Boundary

Site Context Viewpoint Location

Revisions:  
First Issue- 26/01/2022 AD

Site & Context Vlew  
Location Plan

Willoughby 2

Client:	Exagen Developments Ltd		
DRWG No:	P21-2533_02	Sheet No:	- REV: -
Drawn by:	AD	Approved by:	RCH
Date:	26/01/2022		
Scale:	1:25,000	@ A3	





FIGURE 2: SITE CONTEXT VIEWS





SITE CONTEXT VIEW 1A



SITE CONTEXT VIEW 1B





SITE CONTEXT VIEW 2A



SITE CONTEXT VIEW 2B





SITE CONTEXT VIEW 2C

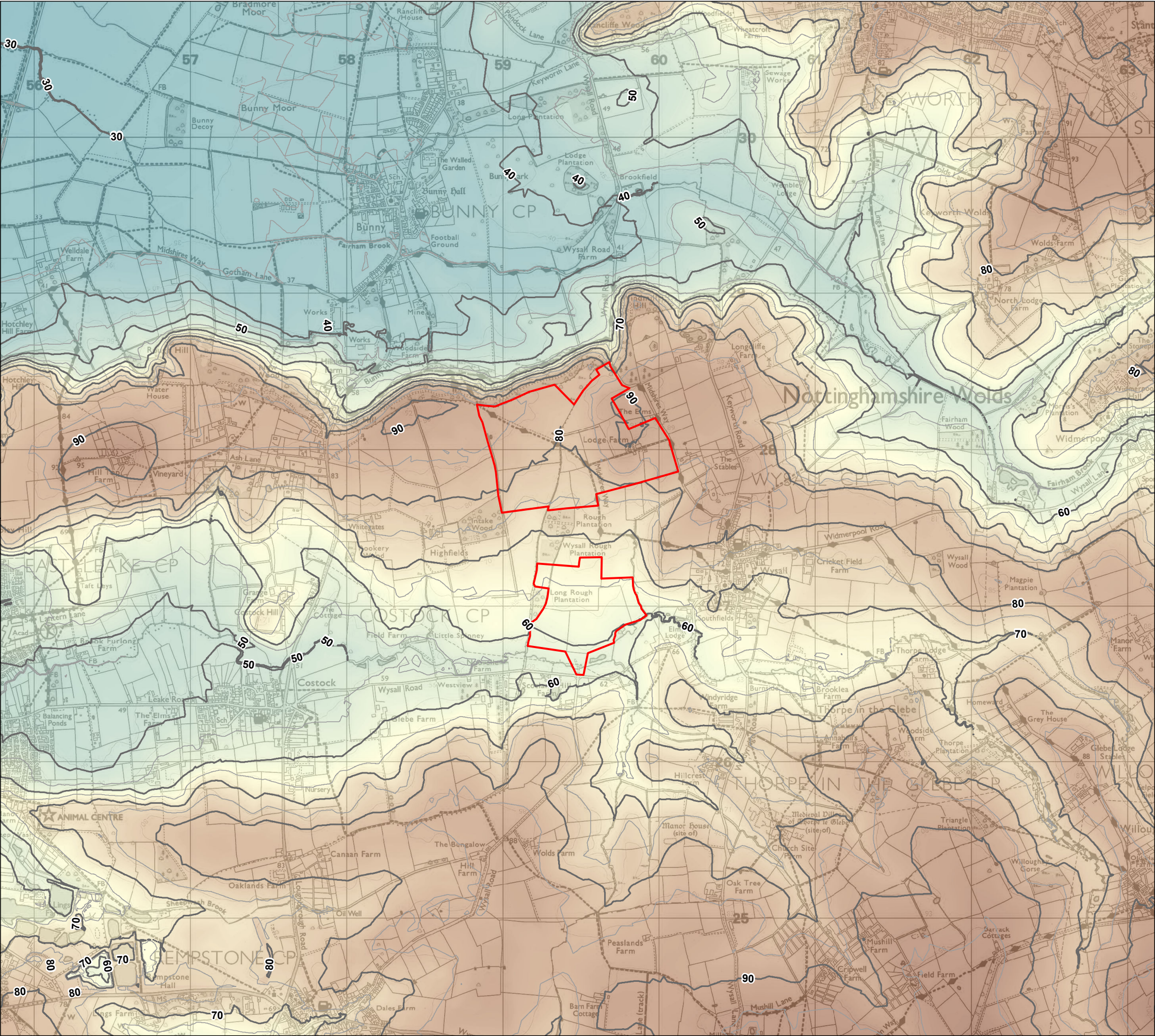


SITE CONTEXT VIEW 2D



FIGURE 3: TOPOGRAPHY PLAN





**KEY**

Site Boundary

DTM (metres above ordnance datum)

High : 99.9064

Low : 28.2829

Revisions:  
First Issue- 26/01/2022 AD

Topography Plan

Willoughby 2

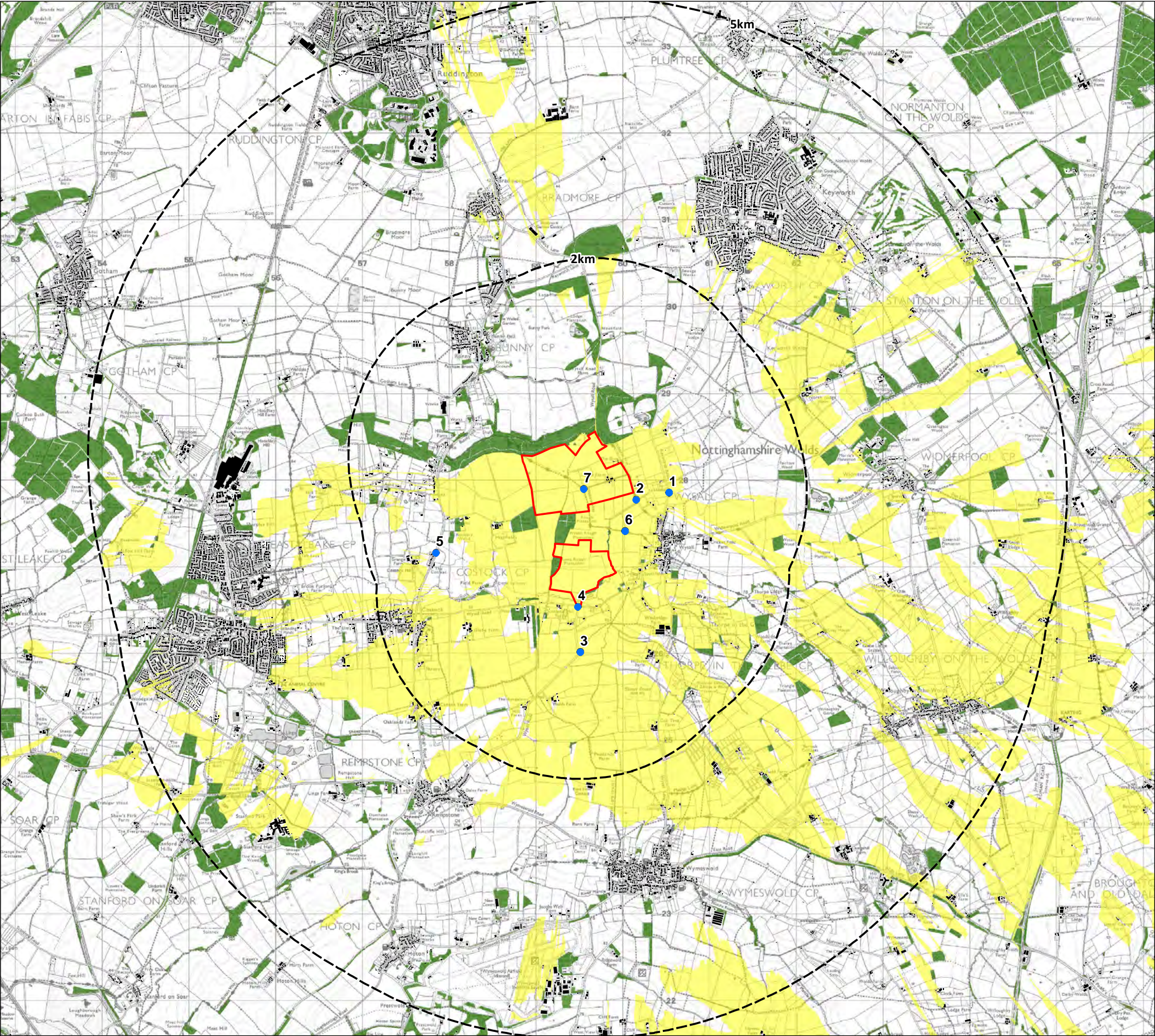
Client:	Exagen Developments Ltd		
DRWG No:	P21-2533_03	Sheet No:	- REV: -
Drawn by:	AD	Approved by:	RCH
Date:	26/01/2022		
Scale:	1:25,000	@ A3	<b>Pegasus</b> Environment





**FIGURE 4: SCREENED ZONE OF THEORETICAL VISIBILITY AND  
VIEWPOINT LOCATIONS PLAN**





KEY

Site Boundary

OS Open Map Local Buildings

OS Open Map Local Woodland

ZTV - 3m High Development Visible

Viewpoint Location

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).
- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:  
First Issue- 26/01/2022 AD

Screened Zone of Theoretical Visibility & Viewpoint Location Plan

Willoughby 2

Client:

Exagen Developments Ltd

DRWG No:

P21-2533\_01

Sheet No:

-

REV:

-

Drawn by:

AD

Approved by:

RCH

Date:

26/01/2022

Scale:

1:45,000 @ A3

Pegasus Environment



FIGURE 5: BASELINE PANORAMAS



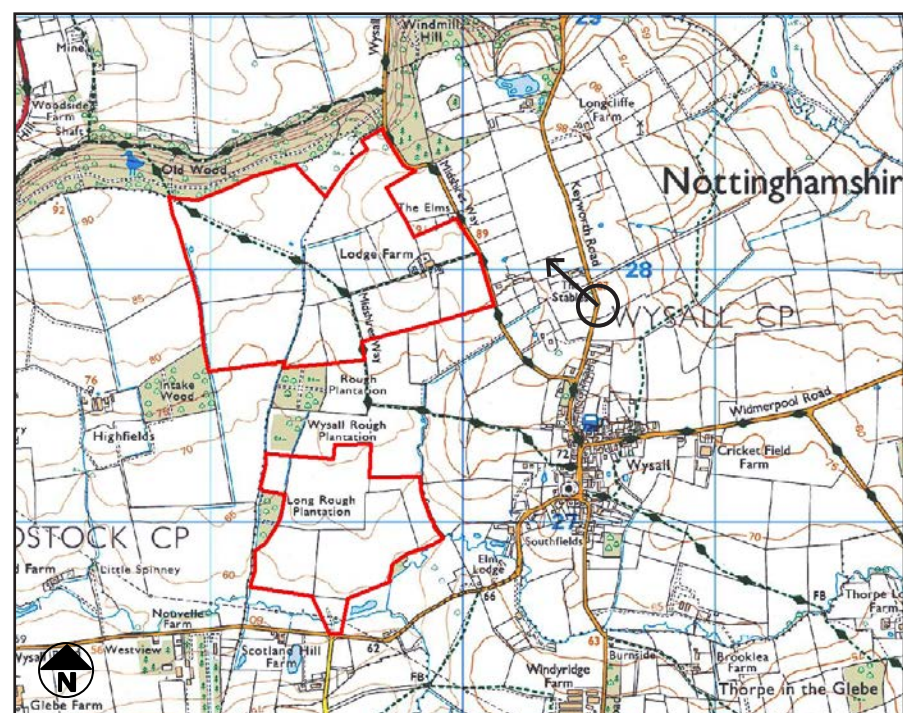






## CONTEXT BASELINE VIEWPOINT 1B

Southern section of Keyworth Road, near Wysall, looking west



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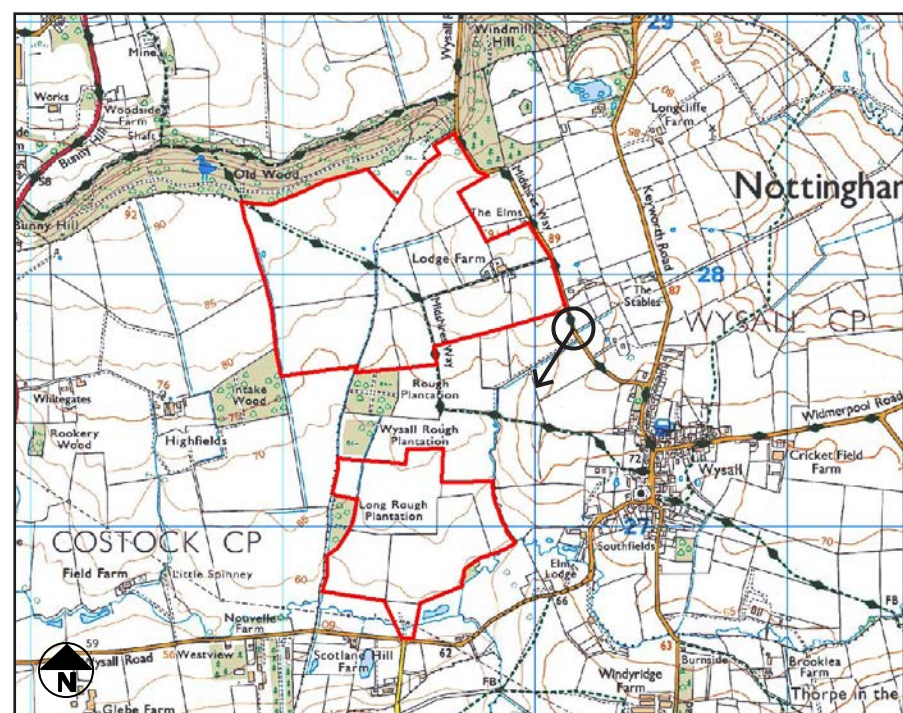
Camera make & model - Canon EOS 5D, FFS  
 Date & time of photograph - 27/01/2022 @ 10:05  
 OS grid reference - 460533, 327859  
 Viewpoint height [AOD] - 89m  
 Distance from site - 410m





## CONTEXT BASELINE VIEWPOINT 2A

Southern section of Bradmore Road, near Wysall, looking south west to north west.



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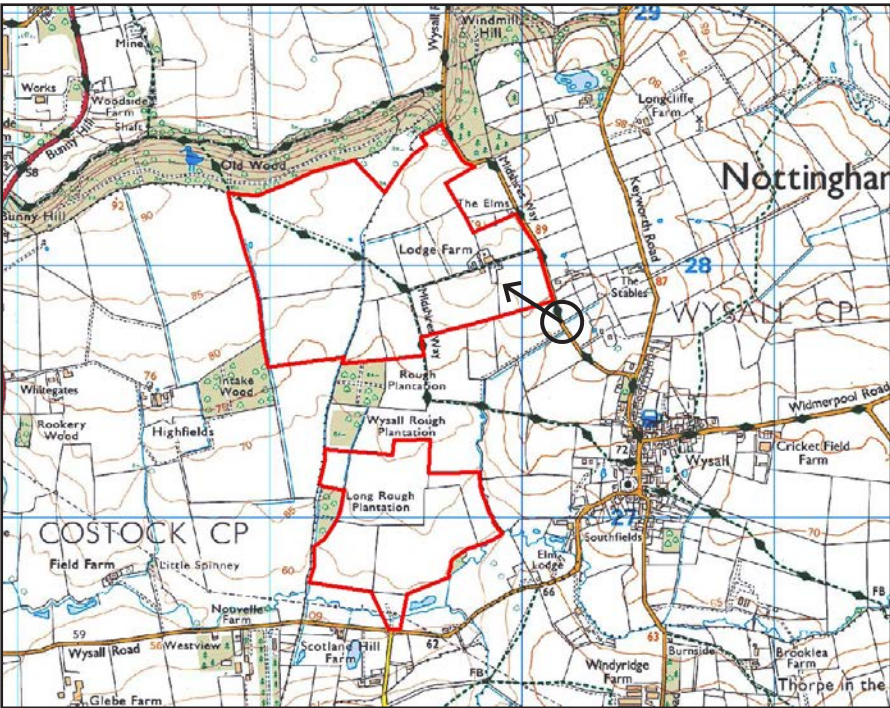
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 81m
Date & time of photograph	- 27/01/2022 @ 10:45	Distance from site	- 90m
OS grid reference	- 460155, 327778		





### CONTEXT BASELINE VIEWPOINT 2B

Southern section of Bradmore Road, near Wysall, looking south west to north west.



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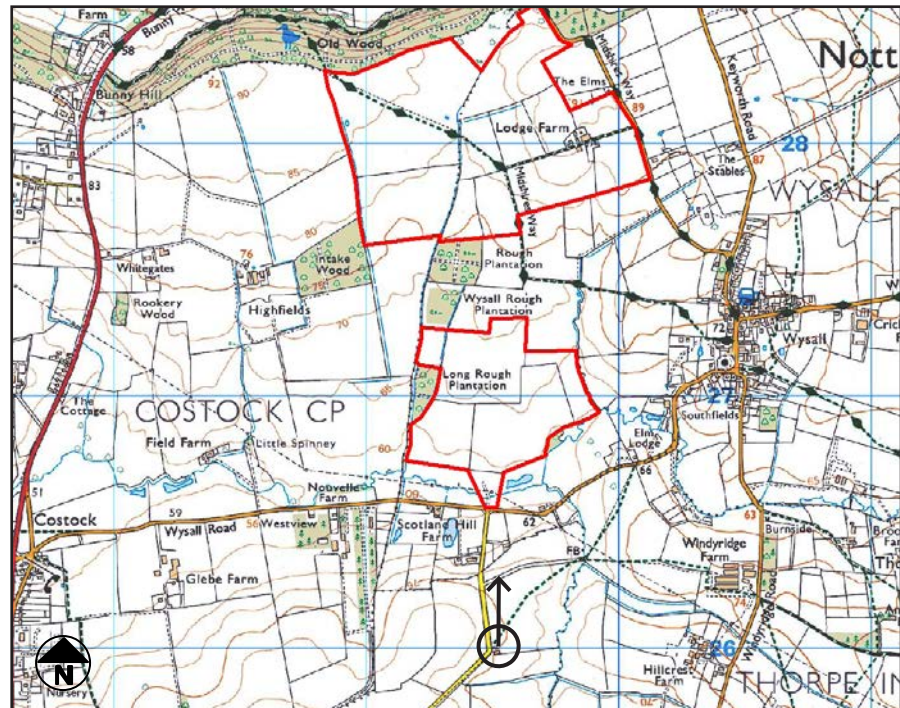
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 81m
Date & time of photograph	- 27/01/2022 @ 10:45	Distance from site	- 90m
OS grid reference	- 460155, 327778		





### CONTEXT BASELINE VIEWPOINT 3

Public Footpath between Rempstone Lane and Wysall, looking north.



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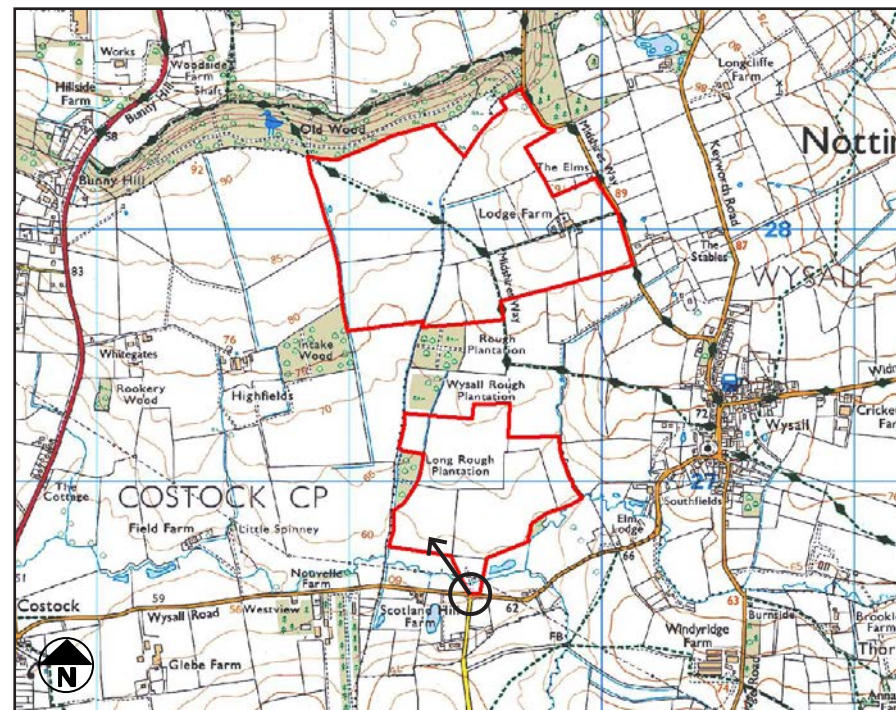
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 75m
Date & time of photograph	- 27/01/2022 @ 11:05	Distance from site	- 540m
OS grid reference	- 459508, 326020		





## CONTEXT BASELINE VIEWPOINT 4A

Junction of Rempstone Lane and Wysall Road, southern edge of the site, looking north.



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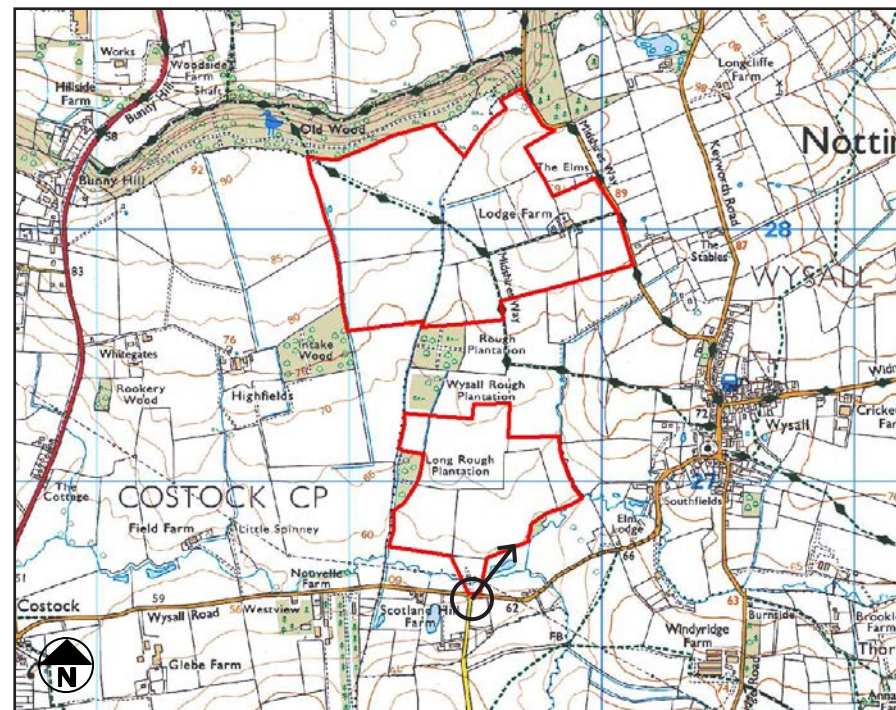
Camera make & model - Canon EOS 5D, FFS  
 Date & time of photograph - 27/01/2022 @ 11:10  
 OS grid reference - 459483, 326544  
 Viewpoint height (AOD) - 59m  
 Distance from site - 15m





## CONTEXT BASELINE VIEWPOINT 4B

Junction of Rempstone Lane and Wysall Road, southern edge of the site, looking north.



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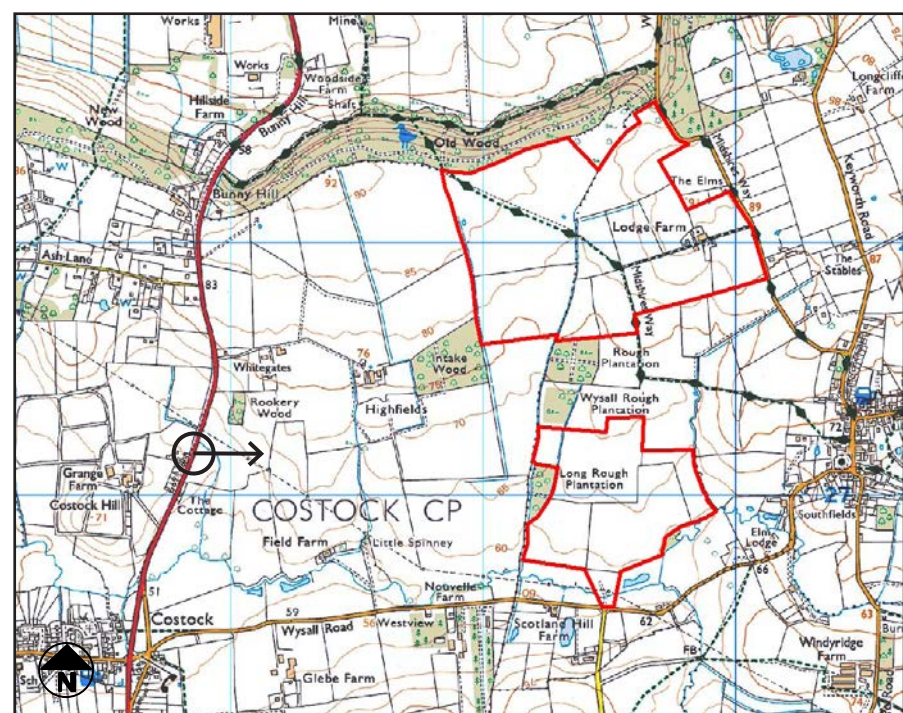
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 59m
Date & time of photograph	- 27/01/2022 @ 11:10	Distance from site	- 15m
OS grid reference	- 459483, 326544		





## CONTEXT BASELINE VIEWPOINT 5

Nottingham Road/ Bunny Hill road, grass verge, looking east.



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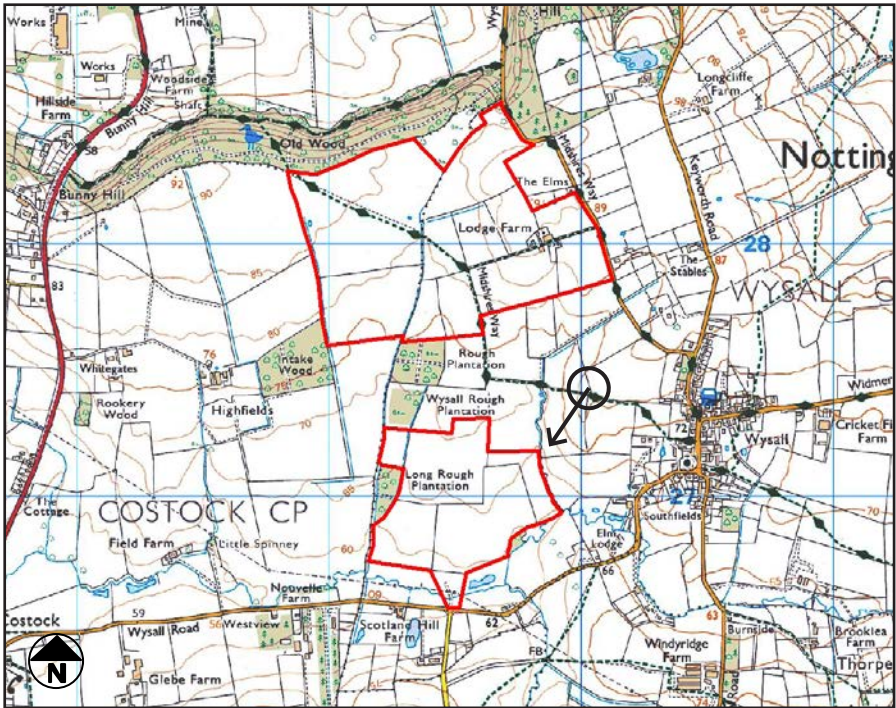
Camera make & model - Canon EOS 5D, FFS  
 Date & time of photograph - 27/01/2022 @ 11:26  
 OS grid reference - 457845, 327163  
 Viewpoint height [AOD] - 59m  
 Distance from site - 1225m





CONTEXT BASELINE VIEWPOINT 6A

Public Footpath / Midshires Way between Wysall and the site.



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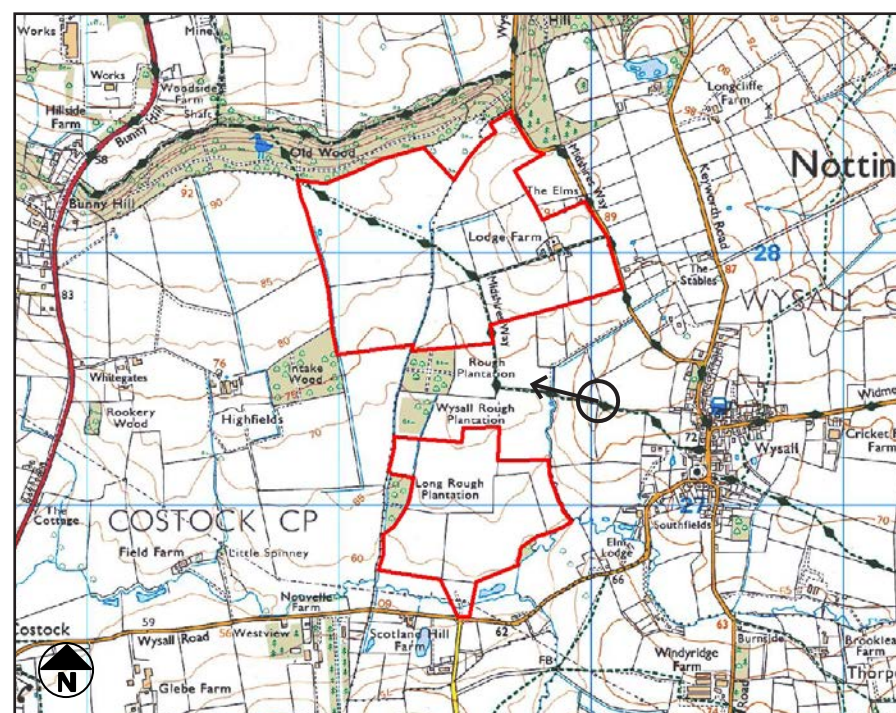
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 81m
Date & time of photograph	- 27/01/2022 @ 11:58	Distance from site	- 305m
OS grid reference	- 460024, 327416		





## CONTEXT BASELINE VIEWPOINT 6B

Public Footpath / Midshires Way between Wysall and the site.



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Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 81m
Date & time of photograph	- 27/01/2022 @ 11:58	Distance from site	- 305m
OS grid reference	- 460024, 327416		

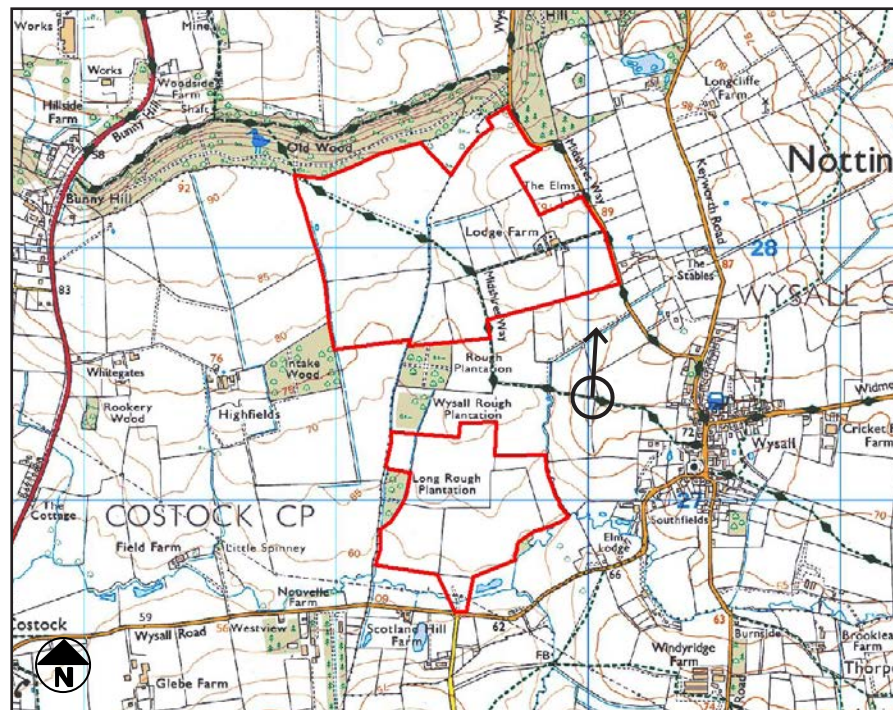


Views towards the site heavily interrupted by hedgerows



## CONTEXT BASELINE VIEWPOINT 6C

Public Footpath / Midshires Way between Wysall and the site.



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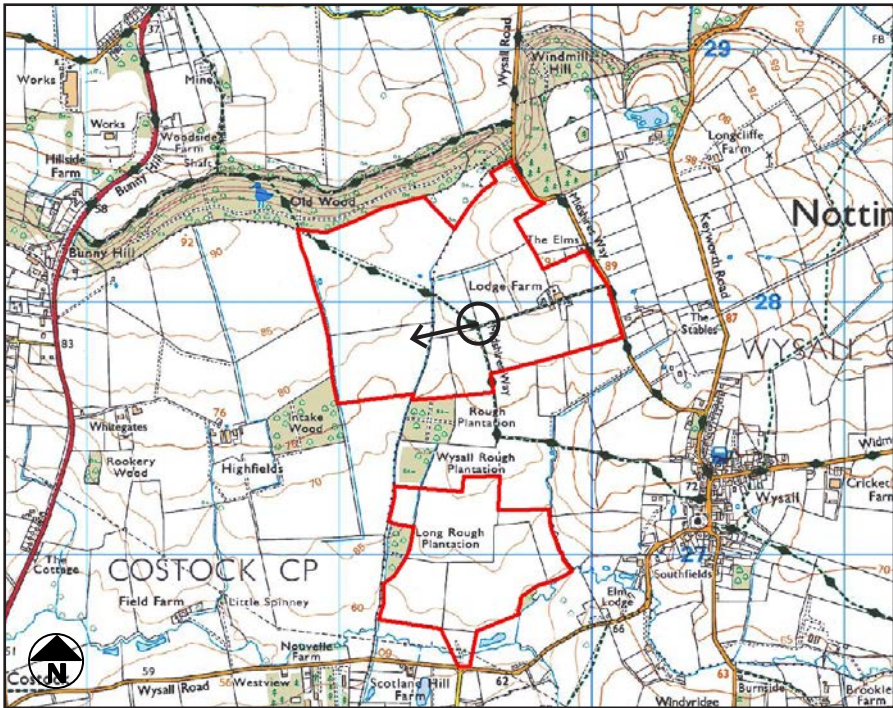
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 81m
Date & time of photograph	- 27/01/2022 @ 11:58	Distance from site	- 305m
OS grid reference	- 460024, 327416		





CONTEXT BASELINE VIEWPOINT 7A

Public Footpath / Midshires Way within the northern parcel of the site.



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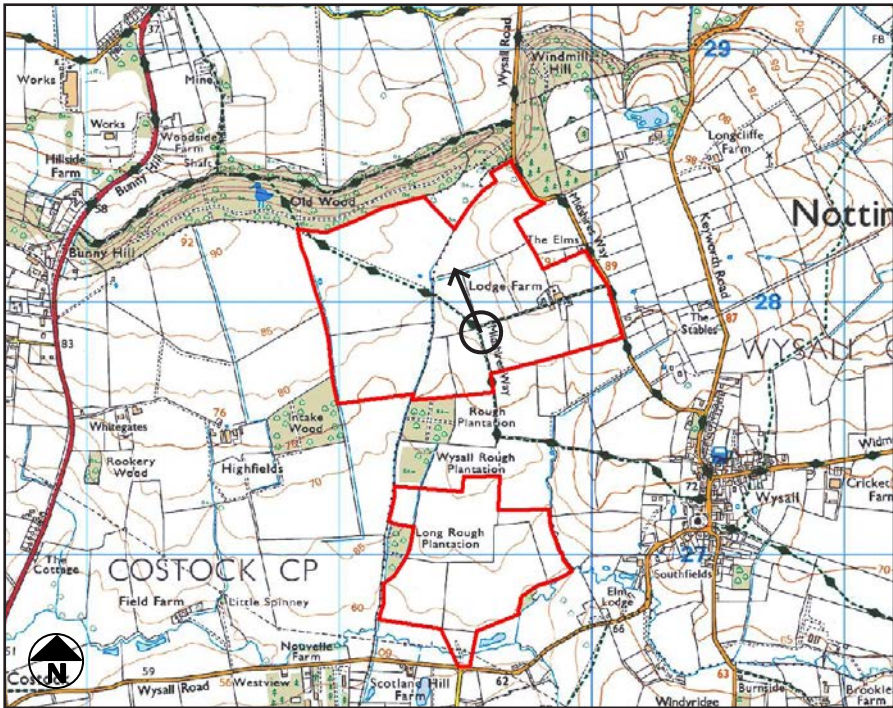
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 80m
Date & time of photograph	- 27/01/2022 @ 12:10	Distance from site	- 0m
OS grid reference	- 459549, 327900		





CONTEXT BASELINE VIEWPOINT 7B

Public Footpath / Midshires Way within the northern parcel of the site.



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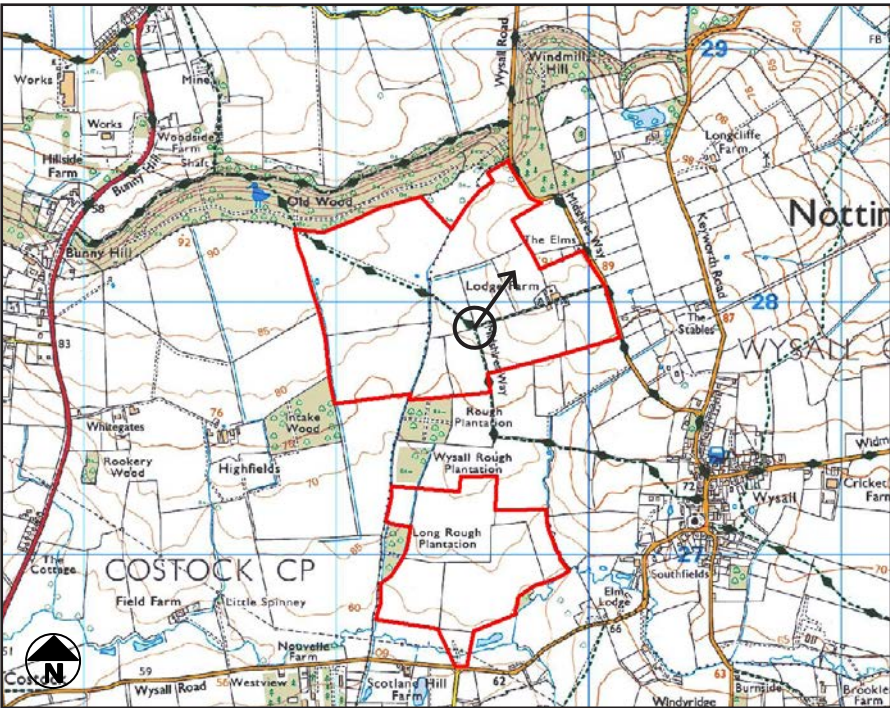
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 80m
Date & time of photograph	- 27/01/2022 @ 12:10	Distance from site	- 0m
OS grid reference	- 459549, 327900		





CONTEXT BASELINE VIEWPOINT 7C

Public Footpath / Midshires Way within the northern parcel of the site.



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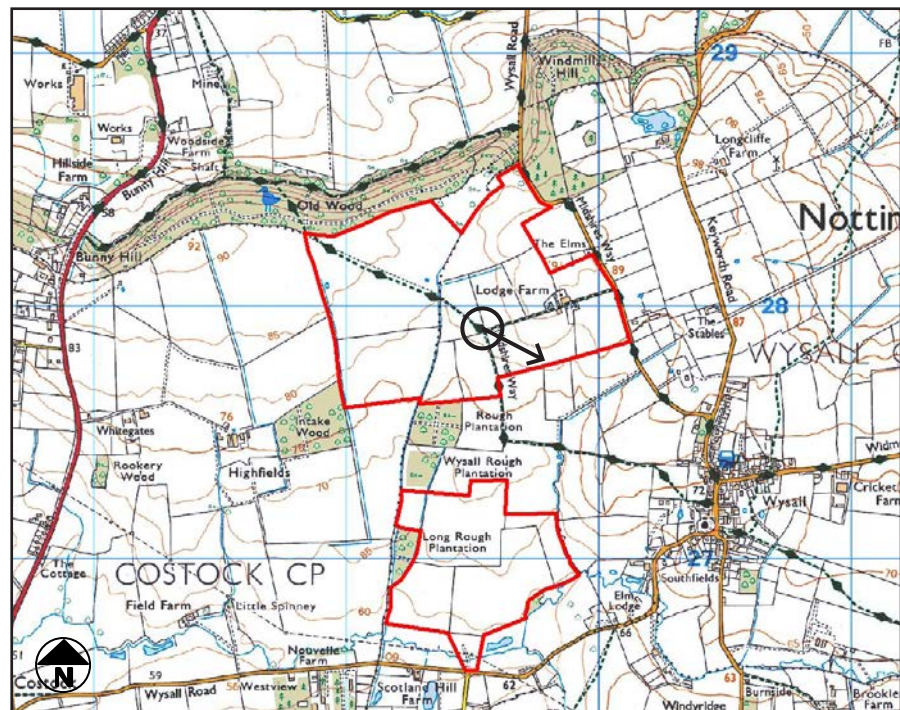
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 80m
Date & time of photograph	- 27/01/2022 @ 12:10	Distance from site	- 0m
OS grid reference	- 459549, 327900		





## CONTEXT BASELINE VIEWPOINT 7D

Public Footpath / Midshires Way within the northern parcel of the site.



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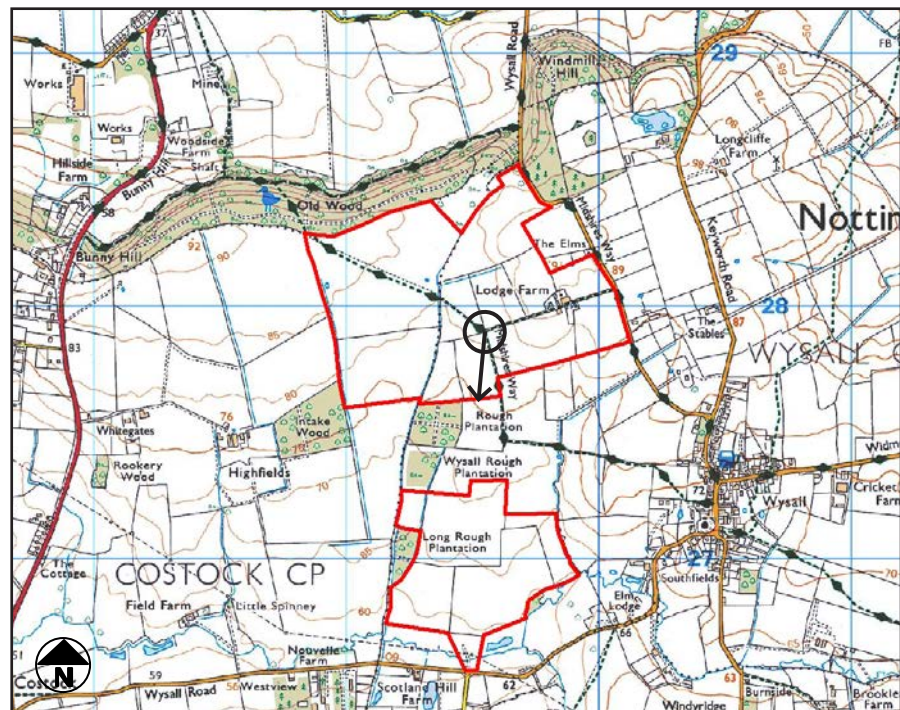
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 80m
Date & time of photograph	- 27/01/2022 @ 12:10	Distance from site	- 0m
OS grid reference	- 459549, 327900		





## CONTEXT BASELINE VIEWPOINT 7E

Public Footpath / Midshires Way within the northern parcel of the site.



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Camera make & model	- Canon EOS 5D, FFS	Viewpoint height [AOD]	- 80m
Date & time of photograph	- 27/01/2022 @ 12:10	Distance from site	- 0m
OS grid reference	- 459549, 327900		