



# Landscape and Visual Analysis of Potential Development Sites

Rushcliffe Borough Council

January 2018



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# Executive Summary





In June 2016, Rushcliffe Borough Council appointed AECOM to undertake a Landscape and Visual Analysis ('LVA') of potential development sites. The LVAs will be used along with other information to make decisions about which sites should be allocated for development in the second part of the Local Plan. The impact that development will have on the landscape and on visual amenity are important factors to be weighed in the balance; therefore a systematic professional assessment of these impacts needs to be undertaken in order to fully understand the consequences of development on each site and to identify any emerging opportunities to mitigate these.

The LVAs assess a number of sites which are considered 'reasonable alternatives' for allocation. In total, 100 sites have been assessed. Each site has been assessed for both its impact on the landscape and its visual impact; reflected in a score for each which is combined to give an overall score of sensitivity. Equal weighting has been given to landscape and visual sensitivity and the elements of susceptibility and value which are combined to establish them.

A full Landscape and Visual Impact Assessment (LVIA) suitable for a planning application, however, has not been undertaken because a full LVIA needs to respond to a specific development proposal, rather than just a general development type within a red line. However, the scale of work undertaken in this report is of sufficient detail to inform the preparation of the second part of the Local Plan.

For each site, findings are presented in the form of an A3 pro-forma of landscape and visual sensitivity scoring based on a range of criteria with an accompanying plan which illustrates the characteristics and setting of the site and any recommendations for mitigation. The mitigation recommendations are provided for guidance to developers and have not been factored into the assessments of site sensitivity. The pro-forma outputs and data sheets are included as Appendix A, organised by settlement.

The guidance/methodology relating to completion of the pro-formas is included as Appendix B.

The relative ranking of sites, based on the sensitivity scoring, is presented in a series of spreadsheets and the detail of the individual assessments is contained in the pro-forma and accompanying data sheet.

# Introduction





Rushcliffe Borough Council adopted the Local Plan Part 1: Core Strategy in December 2014. This plan sets the overarching development strategy and allocates a number of large strategic sites.

Following on from the Core Strategy, the Council is preparing the second part of its Local Plan known as the Land and Planning Policies. This document will include more detailed policies for use in assessing planning applications and will also allocate a number of non-strategic sites.

A Landscape Character Assessment ('LCA') was published for the county of Nottinghamshire in 2009 by Nottinghamshire County Council. The LCA has assessed the condition and character of larger parcels of land and divided the area into a number of Draft Policy Zones. These are areas of similar landscape character with a unique sense of place. The LCA, however, is a strategic assessment rather than a field by field, or site by site, assessment and it is therefore necessary to supplement that work in order to derive the evidence base for the allocation of development sites.

In order to make decisions about which sites should be allocated for future development, it will be necessary to consider a number of different factors. These factors include the impact on the landscape and the visual impact resulting from development of the site. Impacts on landscape and on visual amenity are important factors to be weighed in the balance; therefore a systematic professional assessment of these impacts needs to be undertaken in order to fully understand the consequences of development on each site and to identify any emerging opportunities to mitigate these.

The LVAs assess a number of sites which are considered by Rushcliffe Borough Council to be 'reasonable alternatives' for allocation. In total 100 sites have been assessed. In addition, opportunities to potentially mitigate some of the effects of development on each site have been identified and mapped wherever possible.

Each site has been visited by a pair of Landscape Architects and assessed for both its landscape and visual sensitivity using a methodology based on the 'Guidelines for Landscape and Visual Impact Assessment' published by the Landscape Institute and the Institute for Environmental Management & Assessment in 2013. A full Landscape and Visual Impact Analysis (LVIA) suitable for a planning application, however, has not been undertaken because a full LVIA needs to respond to a specific development proposal, rather than just a general development type within a red line. However, the scale of work undertaken in this report is of sufficient detail to inform the preparation of part 2 of the Local Plan.

For each site findings are presented in the form of an A3 pro-forma with accompanying plan which illustrates the characteristics and setting. The pro-forma outputs and plans are grouped by settlement in Appendix A and are ordered by their site reference numbers.

# Methodology Outline







The methodology used for this assessment follows that was used successfully for nearby Gedling Borough Council in a similar exercise. This methodology is derived from and conforms to GLVIA3, which is the current guidance used by professionals in the assessment of landscape and visual effects.

The assessment has been undertaken using a combination of the “Living Landscapes Project” methodology (2002), which formed the basis for the Nottinghamshire LCA, and “Guidelines for Landscape and Visual Impact Assessment” (2013), referred to as GLVIA3. Both rely on professional judgment, and a structured approach to assessment, based on evidence.

The proposed development site analysis represents a more fine grained landscape character assessment within the hierarchical context of the Nottinghamshire Landscape Character Assessment 2009 and also considers the visual aspects of potential development and opportunities for mitigation of impacts of development.

Key characteristics of landform, settlement pattern, land cover, tree cover are assessed in relation to the Site, Study Area and Policy Zone. In accordance with GLVIA3 methodology, the Study Area is defined primarily by the Zone of Theoretical Visibility (ZTV) and professional judgment. The assessment relates to sensitivity of the Study Area defined by the ZTV mapping. The ZTV mapping is based on new built development assumed to be 7m in height (a two storey house) within the development site and takes into consideration existing woodland within the model (assumed to be 13m high) and existing built development (assumed to be 7m high).

A scoring system has been used for each part of the analysis leading to an overall score. The basis of the scoring has been set out in a pro-forma sheet and applies to the development of the site before any mitigation is implemented. The overall score is the sum total of each of the scores for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. In accordance with the GLVIA3 methodology, susceptibility and value are the key determinants of sensitivity for both landscape and visual effects.

- Landscape Susceptibility + Landscape Value = Landscape Sensitivity
- Visual Susceptibility + Visual Value = Visual Sensitivity
- Landscape Sensitivity + Visual Sensitivity = Overall Score

Landscape Value is defined as the relative value that is attached to landscape by society; Landscape Susceptibility is defined as the ability of the landscape to accommodate a type of development – in this case housing and mixed use - without undue negative consequences; Landscape Sensitivity is defined as the combined judgment of value and susceptibility.



Visual Value is defined as the relative value that is attached to views by visual receptors; Visual Susceptibility is defined as the ability of the visual receptors to accommodate the specific development type – in this case housing and mixed use - without undue negative consequences; Visual Sensitivity is defined as the combined judgment of value and susceptibility.

Judgments of Landscape Value, Landscape Susceptibility, Visual Value and Visual Susceptibility are all equally important when assessing a site and therefore are all equally weighted, as are judgments of Landscape Sensitivity and Visual Sensitivity. In this assessment, scoring is applied on a description system of High / Medium / Low and allocated a numerical value. This number enables each category to be weighted equally when feeding through into the overall score for the site. The overall site score is used for ranking the sites only and provides the relative sensitivity of each site when gauged against the others in this assessment.

This allows sites to be compared and contrasted with one another in landscape and visual terms. The scores and written analysis will be used by the Council as part of a separate assessment for the identification of sites to allocate for future housing development. This assessment will balance all of the relevant factors, not just landscape and visual sensitivity.

On a national scale, Rushcliffe's landscape is of relatively low quality - there are few national designations and the landscape tends to be only of local significance. Given this general low quality, assessing the sites on an absolute basis (e.g. high value landscapes having national designations) is considered to be inappropriate. Consideration of sites relative to other areas of the borough results in an easier distinction between sites of higher and lower sensitivity within a local context.

Detailed guidelines for making judgments in completing the pro-formas are provided in Appendix B. Completion of the pro-formas was undertaken by landscape architects working in pairs in order to enable reasoned discussion and consistency of judgment and to avoid individual bias.

# Analysis of LVA Results





As set out above and explained in the methodology in Appendix B, each of the 100 potential development sites has been allocated a combined score based on landscape and visual sensitivity. This allows relative ranking of all of the sites within Rushcliffe Borough but also ranking by settlement. The data behind the scoring is recorded on the pro-forma for each site accompanied by the mapping sheet which indicates;

- Site location
- A series of photographs
- A Zone of Theoretical Visibility map
- A map with an aerial image of the site and its surroundings
- A map which shows landscape and planning designations relevant to the assessment, LCA policy zones, photograph locations, key views into the site and recommendations for mitigation.

Indicative recommendations for mitigation of potential landscape and visual effects have been identified on a site by site basis, but not factored into the assessment of sensitivity. The assessments of landscape and visual sensitivity therefore excludes mitigation.

The relative ranking of all of the sites is presented in Figure 1 "Relative Ranking of Development Sites". The sites are ranked from 1 to 99 with the top site, number 1, being the site which has fewest landscape and visual constraints to housing development. Graphically, the sites most suitable for development have a predominance of green shading, those with more constraints, whether landscape or visual include amber shading, whilst the sites least suitable for housing development include a predominance of red shading.

The use of this traffic light colouring of green for go, amber for caution and red for stop allows an immediate understanding of sensitivity zones between sites and across the Borough.

In addition to the overall relative ranking of sites in relation to each other, across Rushcliffe Borough, the assessment also allows an understanding of relative sensitivities by settlement as set out in Figures 2 to 15.

Figure 1: Overall rankings

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Rank	Sub-rank
RBC/RAD/002	72 Main Road	Radcliffe on Trent	11	9	20	10	9	19	39	1	
RBC/GOT/008	Land south of Moor Lane	Gotham	12	9	21	10	11	21	42	2	a
RBC/RUD/013	Land off North Road	Ruddington	12	9	21	10	11	21	42	2	b
RBC/EBR/011	South of Closes Side Lane	East Bridgford	12	9	21	10	11	21	42	2	c
RBC/KEY/013	Hillside Farm	Keyworth	14	9	23	10	11	21	44	5	
RBC/KEY/005	Hill Top Farm, Platt Lane (1)	Keyworth	12	11	23	13	9	22	45	6	
RBC/GOT/004	The Orchards, Leake Road	Gotham	14	11	25	10	11	21	46	7	a
RBC/COT/003	Land R/O and to the west of Main Road	Cotgrave	13	9	22	13	11	24	46	7	b
RBC/RUD/008	Land south of Flawforth Lane	Ruddington	15	7	22	13	11	24	46	7	c
RBC/COT/010	Land at Hollygate Lane (West)	Cotgrave	14	9	23	10	13	23	46	7	d
RBC/KEY/009	Land north of Debdale Lane (1)	Keyworth	12	9	21	10	15	25	46	7	e
RBC/EBR/006	Closes Side Lane (Smaller)	East Bridgford	13	9	22	13	11	24	46	7	f
RBC/GOT/005	Land east of Gypsum Way /The Orchards	Gotham	14	11	25	10	11	21	46	7	g
RBC/COT/008	Land behind Firdale	Cotgrave	14	9	23	10	13	23	46	7	h
RBC/RUD/002	Land adjacent to St Peter's Junior School	Ruddington	11	15	26	10	11	21	47	15	a
RBC/KEY/006	Hill Top Farm, Platt Lane (2)	Keyworth	12	11	23	13	11	24	47	15	b
RBC/TOL/001	Land at Burnside Grove	Tollerton	15	9	24	10	13	23	47	15	c
RBC/COT/009	Land at Hollygate Lane (West) (2)	Cotgrave	15	9	24	10	13	23	47	15	d
RBC/EBR/008	Land to the north of Butt Lane	East Bridgford	12	9	21	13	13	26	47	15	e
RBC/RUD/001	Land south of Landmere Lane (1&2)	Ruddington	15	11	26	10	11	21	47	15	f
RBC/ASL/001	Maltings Farm	Aslockton	16	11	27	10	11	21	48	21	a
RBC/KEY/001	Land east of Willow Brook	Keyworth	14	11	25	10	13	23	48	21	b
RBC/COT/002	Land at Main Road	Cotgrave	13	11	24	13	11	24	48	21	c
RBC/KEY/010	Land south of Debdale Lane (1)	Keyworth	14	9	23	10	15	25	48	21	d
RBC/EBR/007	Closes Side Lane (larger)	East Bridgford	13	9	22	13	13	26	48	21	e
RBC/COT/001	Land RO Mill Lane/The Old Park	Cotgrave	13	9	22	13	13	26	48	21	f
RBC/HOL/001	Simkins Farm	Holme Pierrepont	15	11	26	10	13	23	49	27	a
RBC/COT/005	Bakers Hollow	Cotgrave	14	9	23	13	13	26	49	27	b
RBC/COT/006	The Brickyard, Owthorpe Road	Cotgrave	13	13	26	13	10	23	49	27	c
RBC/ASL/002	Land to the rear of Acacia House	Aslockton	16	13	29	10	11	21	50	30	a
RBC/KEY/012	Land north of Debdale Lane (2)	Keyworth	12	13	25	10	15	25	50	30	b
RBC/COT/013	Land off Main Road and south of Gozen Lodge	Cotgrave	12	17	29	10	11	21	50	30	c
RBC/RAD/005	North of Grantham Rd (south of railway line) (1)	Radcliffe on Trent	14	13	27	10	13	23	50	30	d
RBC/KEY/008	Platt Lane	Keyworth	14	11	25	13	13	26	51	34	a
RBC/RAD/001	Land north of Nottingham Road	Radcliffe on Trent	14	11	25	13	13	26	51	34	b
RBC/EL/002	Land north of West Leake Road	East Leake	15	13	28	10	13	23	51	34	c
RBC/EBR/012	Land to the north of Butt Lane (2)	East Bridgford	12	9	21	13	17	30	51	34	d
RBC/BUN/001	Land to the south of Gotham Lane	Bunny	14	15	29	13	10	23	52	38	a
RBC/ASL/005	Land at Cliff Hill Lane	Aslockton	14	15	29	10	13	23	52	38	b
RBC/SUT/001	Land north of Park Lane	Sutton Bonington	15	9	24	13	15	28	52	38	c
RBC/KEY/007	Shelton Farm, Platt Lane	Keyworth	13	13	26	13	13	26	52	38	d
RBC/EL/003	Brook Furlong Farm	East Leake	13	13	26	13	13	26	52	38	e
RBC/RAD/003	Land off Shelford Road	Radcliffe on Trent	13	11	24	13	15	28	52	38	f
RBC/GOT/006	E/O Leake Road	Gotham	13	13	26	10	17	27	53	44	a
RBC/KEY/002	Land CO Selby Lane and Willowbrook	Keyworth	14	13	27	13	13	26	53	44	b
RBC/RUD/006	Land north west of Asher Lane	Ruddington	16	11	27	13	13	26	53	44	c
RBC/COT/014	Land east of Hollygate Lane	Cotgrave	13	13	26	10	17	27	53	44	d
RBC/COT/004	Land off Woodgate Lane	Cotgrave	14	11	25	13	15	28	53	44	e
RBC/COT/007	Land behind Firdale (2)	Cotgrave	14	11	25	13	15	28	53	44	f
RBC/EBR/013	Land at Brickyard Lane	East Bridgford	15	13	28	13	13	26	54	50	a
RBC/EL/001	Land south of West Leake Road	East Leake	15	13	28	13	13	26	54	50	b
RBC/CBI/009	Land north of Fern Road (5)	Cropwell Bishop	17	9	26	13	15	28	54	50	c

Figure 1: Overall rankings (cont)

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Rank	Sub-rank
RBC/CBI/001	Land to the SO Nottm Rd and EO of Kinoulton Rd	Cropwell Bishop	16	13	29	10	15	25	54	50	d
RBC/COT/011	Land south of Hollygate Lane	Cotgrave	15	13	28	13	13	26	54	50	e
RBC/KEY/011	Land south of Debdale Lane (2)	Keyworth	14	15	29	10	15	25	54	50	f
RBC/RUD/003	Land to the west of Wilford Road (south)	Ruddington	14	11	25	13	17	30	55	56	a
RBC/RAD/007	Land south of Grantham Rd	Radcliffe on Trent	14	13	27	13	15	28	55	56	b
RBC/RUD/009	Land at Loughborough Road	Ruddington	18	13	31	13	11	24	55	56	c
RBC/EBR/001	Land behind Kirk Hill (east)	East Bridgford	20	11	31	13	11	24	55	56	d
RBC/RAD/010	North of Holme Lane	Radcliffe on Trent	14	15	29	13	13	26	55	56	e
RBC/GOT/009	E/O Leake Road (2)	Gotham	13	15	28	10	17	27	55	56	f
RBC/RUD/005	Land west of Pasture Lane	Ruddington	12	17	29	13	13	26	55	56	g
RBC/CBI/002	Land north of Memorial Hall (1)	Cropwell Bishop	16	11	27	16	13	29	56	63	a
RBC/GOT/001	Land to the rear of former British Legion	Gotham	14	17	31	10	15	25	56	63	b
RBC/EBR/009	Land to East of Springdale Lane	East Bridgford	15	15	30	13	13	26	56	63	c
RBC/RUD/010	Land opposite Mere Way	Ruddington	16	17	33	13	11	24	57	66	a
RBC/EL/005	Land off Rempstone Road (south)	East Leake	14	15	29	13	15	28	57	66	b
RBC/RUD/012	Old Loughborough Road	Ruddington	13	17	30	13	15	28	58	68	a
RBC/COT/012	Land south of Plumtree Lane	Cotgrave	15	13	28	13	17	30	58	68	b
RBC/EBR/005	Land at Lammas Lane	East Bridgford	19	15	34	13	11	24	58	68	c
RBC/EBR/010	Land south of Butt Lane	East Bridgford	16	13	29	13	17	30	59	71	a
RBC/SUT/003	Land south of Landcroft Lane	Sutton Bonington	18	15	33	13	13	26	59	71	b
RBC/RUD/011	Land to the east side of Loughborough Road	Ruddington	16	15	31	13	15	28	59	71	c
RBC/RAD/009	Land at Radcliffe on Trent Golf Club (east)	Radcliffe on Trent	15	17	32	13	15	28	60	74	a
RBC/KEY/003	Land South of Selby Lane	Keyworth	14	13	27	16	17	33	60	74	b
RBC/RAD/006	North of Grantham Rd (south of railway line) (1&2)	Radcliffe on Trent	15	17	32	13	15	28	60	74	c
RBC/RUD/004	Land to the west of Wilford Road	Ruddington	14	15	29	16	15	31	60	74	d
RBC/CBI/004	Land north of Fern Road (2)	Cropwell Bishop	17	15	32	10	19	29	61	78	a
RBC/ASL/003	Land north of Abbey Lane	Aslockton	17	13	30	16	15	31	61	78	b
RBC/ASL/004	Land north of Abbey Lane (incl sites to the west)	Aslockton	17	13	30	16	15	31	61	78	c
RBC/WHA/002	Land off Orston Lane, Whatton	Whatton-in-the-Vale	19	13	32	16	13	29	61	78	d
RBC/SUT/002	Land south of Pasture Lane	Sutton Bonington	20	15	35	15	11	26	61	78	e
RBC/CBI/008	Land to the SO Nottm Rd and EO of Kinoulton Rd (2)	Cropwell Bishop	16	15	31	13	17	30	61	78	f
RBC/KEY/004	Land off Barnfield Farm, Nicker Hill	Keyworth	16	13	29	13	19	32	61	78	g
RBC/KEY/014	Land south of Bunny Lane	Keyworth	16	15	31	13	17	30	61	78	h
RBC/GOT/002	Land north of Kegworth Road / Home Farm (west)	Gotham	16	11	27	18	17	35	62	86	a
RBC/GOT/003	Land north of Kegworth Road / Home Farm	Gotham	16	11	27	18	17	35	62	86	b
RBC/GOT/007	Land East of Hill Road	Gotham	13	21	34	13	15	28	62	86	c
RBC/TOL/003	Land east of Tollerton Lane	Tollerton	15	17	32	13	17	30	62	86	d
RBC/RAD/011	Land to the north of Shelford Road	Radcliffe on Trent	15	15	30	13	19	32	62	86	e
RBC/EL/006	Land north of Lantern Lane	East Leake	14	17	31	13	19	32	63	91	a
RBC/EL/004	Land off Rempstone Road (north)	East Leake	15	15	30	16	17	33	63	91	b
RBC/EBR/003	Land North of Kneeton Road	East Bridgford	18	15	33	16	15	31	64	93	a
RBC/EBR/004	Land North of Kneeton Road (2)	East Bridgford	18	15	33	16	15	31	64	93	b
RBC/RAD/004	Land off Shelford Road (2)	Radcliffe on Trent	14	17	31	15	19	34	65	95	
RBC/WHA/001	Land south of Old Grantham Road	Whatton-in-the-Vale	18	15	33	18	15	33	66	96	a
RBC/CBI/003	Land north of Memorial Hall (2)	Cropwell Bishop	16	17	33	16	17	33	66	96	b
RBC/EBR/002	Land behind Kirk Hill	East Bridgford	19	15	34	16	17	33	67	98	
RBC/RAD/008	Land at Radcliffe on Trent Golf Club (west)	Radcliffe on Trent	15	15	30	15	23	38	68	99	
RBC/RUD/007	Easthorpe House and adjacent land	Ruddington	17	19	36	16	17	33	69	100	a
RBC/TOL/002	West of Tollerton Lane and North of Medina Drive	Tollerton	16	19	35	13	21	34	69	100	b
RBC/CBI/005	Land north of Fern Road (1)	Cropwell Bishop	18	19	37	13	23	36	73	102	a
RBC/CBI/006	Land north of Fern Road (3)	Cropwell Bishop	18	19	37	13	23	36	73	102	b
RBC/CBI/007	Land to the north of Fern Road (4)	Cropwell Bishop	18	19	37	13	23	36	73	102	c

Figure 2: Aslockton

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/ASL/001	Maltings Farm	Aslockton	16	11	27	10	11	21	48	1	21	a
RBC/ASL/002	Land to the rear of Acacia House	Aslockton	16	13	29	10	11	21	50	2	30	a
RBC/ASL/005	Land at Cliff Hill Lane	Aslockton	14	15	29	10	13	23	52	3	38	b
RBC/ASL/003	Land north of Abbey Lane	Aslockton	17	13	30	16	15	31	61	4	78	b
RBC/ASL/004	Land north of Abbey Lane (incl sites to the west)	Aslockton	17	13	30	16	15	31	61	5	78	c

Figure 3: Bunny

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/BUN/001	Land to the south of Gotham Lane	Bunny	14	15	29	13	10	23	52	1	38	a

Figure 4: Cotgrave

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/COT/003	Land R/O and to the west of Main Road	Cotgrave	13	9	22	13	11	24	46	1	7	b
RBC/COT/010	Land at Hollygate Lane (West)	Cotgrave	14	9	23	10	13	23	46	2	7	d
RBC/COT/008	Land behind Firdale	Cotgrave	14	9	23	10	13	23	46	3	7	h
RBC/COT/009	Land at Hollygate Lane (West) (2)	Cotgrave	15	9	24	10	13	23	47	4	15	d
RBC/COT/002	Land at Main Road	Cotgrave	13	11	24	13	11	24	48	5	21	c
RBC/COT/001	Land RO Mill Lane/The Old Park	Cotgrave	13	9	22	13	13	26	48	6	21	f
RBC/COT/005	Bakers Hollow	Cotgrave	14	9	23	13	13	26	49	7	27	b
RBC/COT/006	The Brickyard, Owthorpe Road	Cotgrave	13	13	26	13	10	23	49	8	27	c
RBC/COT/013	Land off Main Road and south of Gozen Lodge	Cotgrave	12	17	29	10	11	21	50	9	30	c
RBC/COT/014	Land east of Hollygate Lane	Cotgrave	13	13	26	10	17	27	53	10	44	d
RBC/COT/004	Land off Woodgate Lane	Cotgrave	14	11	25	13	15	28	53	11	44	e
RBC/COT/007	Land behind Firdale (2)	Cotgrave	14	11	25	13	15	28	53	12	44	f
RBC/COT/011	Land south of Hollygate Lane	Cotgrave	15	13	28	13	13	26	54	13	50	e
RBC/COT/012	Land south of Plumtree Lane	Cotgrave	15	13	28	13	17	30	58	14	68	b

Figure 5: Cropwell Bishop

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/CBI/009	Land north of Fern Road (5)	Cropwell Bishop	17	9	26	13	15	28	54	1	50	c
RBC/CBI/001	Land to the SO Nottm Rd and EO of Kinoulton Rd	Cropwell Bishop	16	13	29	10	15	25	54	2	50	d
RBC/CBI/002	Land north of Memorial Hall (1)	Cropwell Bishop	16	11	27	16	13	29	56	3	63	a
RBC/CBI/004	Land north of Fern Road (2)	Cropwell Bishop	17	15	32	10	19	29	61	4	78	a
RBC/CBI/008	Land to the SO Nottm Rd and EO of Kinoulton Rd (2)	Cropwell Bishop	16	15	31	13	17	30	61	5	78	f
RBC/CBI/003	Land north of Memorial Hall (2)	Cropwell Bishop	16	17	33	16	17	33	66	6	96	b
RBC/CBI/005	Land north of Fern Road (1)	Cropwell Bishop	18	19	37	13	23	36	73	7	102	a
RBC/CBI/006	Land north of Fern Road (3)	Cropwell Bishop	18	19	37	13	23	36	73	8	102	b
RBC/CBI/007	Land to the north of Fern Road (4)	Cropwell Bishop	18	19	37	13	23	36	73	9	102	c

Figure 6: East Bridgford

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/EBR/011	South of Closes Side Lane	East Bridgford	12	9	21	10	11	21	42	1	2	c
RBC/EBR/006	Closes Side Lane (Smaller)	East Bridgford	13	9	22	13	11	24	46	2	7	f
RBC/EBR/008	Land to the north of Butt Lane	East Bridgford	12	9	21	13	13	26	47	3	15	e
RBC/EBR/007	Closes Side Lane (larger)	East Bridgford	13	9	22	13	13	26	48	4	21	e
RBC/EBR/012	Land to the north of Butt Lane (2)	East Bridgford	12	9	21	13	17	30	51	5	34	d
RBC/EBR/013	Land at Brickyard Lane	East Bridgford	15	13	28	13	13	26	54	6	50	a
RBC/EBR/001	Land behind Kirk Hill (east)	East Bridgford	20	11	31	13	11	24	55	7	56	d
RBC/EBR/009	Land to East of Springdale Lane	East Bridgford	15	15	30	13	13	26	56	8	63	c
RBC/EBR/005	Land at Lamas Lane	East Bridgford	19	15	34	13	11	24	58	9	68	c
RBC/EBR/010	Land south of Butt Lane	East Bridgford	16	13	29	13	17	30	59	10	71	a
RBC/EBR/003	Land North of Kneeton Road	East Bridgford	18	15	33	16	15	31	64	11	93	a
RBC/EBR/004	Land North of Kneeton Road (2)	East Bridgford	18	15	33	16	15	31	64	12	93	b
RBC/EBR/002	Land behind Kirk Hill	East Bridgford	19	15	34	16	17	33	67	13	98	

Figure 7: East Leake

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/EL/002	Land north of West Leake Road	East Leake	15	13	28	10	13	23	51	1	34	c
RBC/EL/003	Brook Furlong Farm	East Leake	13	13	26	13	13	26	52	2	38	e
RBC/EL/001	Land south of West Leake Road	East Leake	15	13	28	13	13	26	54	3	50	b
RBC/EL/005	Land off Rempstone Road (south)	East Leake	14	15	29	13	15	28	57	4	66	b
RBC/EL/006	Land north of Lantern Lane	East Leake	14	17	31	13	19	32	63	5	91	a
RBC/EL/004	Land off Rempstone Road (north)	East Leake	15	15	30	16	17	33	63	6	91	b

Figure 8: Gotham

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/GOT/008	Land south of Moor Lane	Gotham	12	9	21	10	11	21	42	1	2	a
RBC/GOT/004	The Orchards, Leake Road	Gotham	14	11	25	10	11	21	46	2	7	a
RBC/GOT/005	Land east of Gypsum Way /The Orchards	Gotham	14	11	25	10	11	21	46	3	7	g
RBC/GOT/006	E/O Leake Road	Gotham	13	13	26	10	17	27	53	4	44	a
RBC/GOT/009	E/O Leake Road (2)	Gotham	13	15	28	10	17	27	55	5	56	f
RBC/GOT/001	Land to the rear of former British Legion	Gotham	14	17	31	10	15	25	56	6	63	b
RBC/GOT/002	Land north of Kegworth Road / Home Farm (west)	Gotham	16	11	27	18	17	35	62	7	86	a
RBC/GOT/003	Land north of Kegworth Road / Home Farm	Gotham	16	11	27	18	17	35	62	8	86	b
RBC/GOT/007	Land East of Hill Road	Gotham	13	21	34	13	15	28	62	9	86	c

Figure 9: Holme Pierrepont

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/HOL/001	Simkins Farm	Holme Pierrepont	15	11	26	10	13	23	49	1	27	a

Figure 10: Keyworth

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/KEY/013	Hillside Farm	Keyworth	14	9	23	10	11	21	44	1	5	
RBC/KEY/005	Hill Top Farm, Platt Lane (1)	Keyworth	12	11	23	13	9	22	45	2	6	
RBC/KEY/009	Land north of Debdale Lane (1)	Keyworth	12	9	21	10	15	25	46	3	7	e
RBC/KEY/006	Hill Top Farm, Platt Lane (2)	Keyworth	12	11	23	13	11	24	47	4	15	b
RBC/KEY/001	Land east of Willow Brook	Keyworth	14	11	25	10	13	23	48	5	21	b
RBC/KEY/010	Land south of Debdale Lane (1)	Keyworth	14	9	23	10	15	25	48	6	21	d
RBC/KEY/012	Land north of Debdale Lane (2)	Keyworth	12	13	25	10	15	25	50	7	30	b
RBC/KEY/008	Platt Lane	Keyworth	14	11	25	13	13	26	51	8	34	a
RBC/KEY/007	Shelton Farm, Platt Lane	Keyworth	13	13	26	13	13	26	52	9	38	d
RBC/KEY/002	Land CO Selby Lane and Willowbrook	Keyworth	14	13	27	13	13	26	53	10	44	b
RBC/KEY/011	Land south of Debdale Lane (2)	Keyworth	14	15	29	10	15	25	54	11	50	f
RBC/KEY/003	Land South of Selby Lane	Keyworth	14	13	27	16	17	33	60	12	74	b
RBC/KEY/004	Land off Barnfield Farm, Nicker Hill	Keyworth	16	13	29	13	19	32	61	13	78	g
RBC/KEY/014	Land south of Bunny Lane	Keyworth	16	15	31	13	17	30	61	14	78	h

Figure 11: Radcliffe on Trent

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/RAD/002	72 Main Road	Radcliffe on Trent	11	9	20	10	9	19	39	1	1	
RBC/RAD/005	North of Grantham Rd (south of railway line) (1)	Radcliffe on Trent	14	13	27	10	13	23	50	2	30	d
RBC/RAD/001	Land north of Nottingham Road	Radcliffe on Trent	14	11	25	13	13	26	51	3	34	b
RBC/RAD/003	Land off Shelford Road	Radcliffe on Trent	13	11	24	13	15	28	52	4	38	f
RBC/RAD/007	Land south of Grantham Rd	Radcliffe on Trent	14	13	27	13	15	28	55	5	56	b
RBC/RAD/010	North of Holme Lane	Radcliffe on Trent	14	15	29	13	13	26	55	6	56	e
RBC/RAD/009	Land at Radcliffe on Trent Golf Club (east)	Radcliffe on Trent	15	17	32	13	15	28	60	7	74	a
RBC/RAD/006	North of Grantham Rd (south of railway line) (1&2)	Radcliffe on Trent	15	17	32	13	15	28	60	8	74	c
RBC/RAD/011	Land to the north of Shelford Road	Radcliffe on Trent	15	15	30	13	19	32	62	9	86	e
RBC/RAD/004	Land off Shelford Road (2)	Radcliffe on Trent	14	17	31	15	19	34	65	10	95	
RBC/RAD/008	Land at Radcliffe on Trent Golf Club (west)	Radcliffe on Trent	15	15	30	15	23	38	68	11	99	

Figure 12: Ruddington

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/RUD/013	Land off North Road	Ruddington	12	9	21	10	11	21	42	1	2	b
RBC/RUD/008	Land south of Flawforth Lane	Ruddington	15	7	22	13	11	24	46	2	7	c
RBC/RUD/002	Land adjacent to St Peter's Junior School	Ruddington	11	15	26	10	11	21	47	3	15	a
RBC/RUD/001	Land south of Landmere Lane (1&2)	Ruddington	15	11	26	10	11	21	47	4	15	f
RBC/RUD/006	Land north west of Asher Lane	Ruddington	16	11	27	13	13	26	53	5	44	c
RBC/RUD/003	Land to the west of Wilford Road (south)	Ruddington	14	11	25	13	17	30	55	6	56	a
RBC/RUD/009	Land at Loughborough Road	Ruddington	18	13	31	13	11	24	55	7	56	c
RBC/RUD/005	Land west of Pasture Lane	Ruddington	12	17	29	13	13	26	55	8	56	g
RBC/RUD/010	Land opposite Mere Way	Ruddington	16	17	33	13	11	24	57	9	66	a
RBC/RUD/012	Old Loughborough Road	Ruddington	13	17	30	13	15	28	58	10	68	a
RBC/RUD/011	Land to the east side of Loughborough Road	Ruddington	16	15	31	13	15	28	59	11	71	c
RBC/RUD/004	Land to the west of Wilford Road	Ruddington	14	15	29	16	15	31	60	12	74	d
RBC/RUD/007	Easthorpe House and adjacent land	Ruddington	17	19	36	16	17	33	69	13	100	a

Figure 13: Sutton Bonington

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/SUT/001	Land north of Park Lane	Sutton Bonington	15	9	24	13	15	28	52	1	38	c
RBC/SUT/003	Land south of Landcroft Lane	Sutton Bonington	18	15	33	13	13	26	59	2	71	b
RBC/SUT/002	Land south of Pasture Lane	Sutton Bonington	20	15	35	15	11	26	61	3	78	e

Figure 14: Tollerton

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/TOL/001	Land at Burnside Grove	Tollerton	15	9	24	10	13	23	47	1	15	c
RBC/TOL/003	Land east of Tollerton Lane	Tollerton	15	17	32	13	17	30	62	2	86	d
RBC/TOL/002	West of Tollerton Lane and North of Medina Drive	Tollerton	16	19	35	13	21	34	69	3	100	b

Figure 15: Whatton in the Vale

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
RBC/WHA/002	Land off Orston Lane, Whatton	Whatton-in-the-Vale	19	13	32	16	13	29	61	1	78	d
RBC/WHA/001	Land south of Old Grantham Road	Whatton-in-the-Vale	18	15	33	18	15	33	66	2	96	a