

Gotham





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

SITE REFERENCE: RBC/GOT/001 - Land to the rear of former British Legion DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW01(Good) Landscape character within study area NW01 (Good), SN01 (Moderate), SN02 (Poor - Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Varied across study area, site degraded and settlement edge, further out agricultural land is well maintained	Med - 2
Scenic quality	Some attractive views of surrounding countryside, human influence and degradation detracts	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area is mostly representative of the LCA characteristics	High - 3
Conservation interests	Handful of listed buildings	Low - 1
Recreation value	Some PRoW, recreational space to west of site appears well used	Med - 2
Perceptual aspects	Tranquil away from settlement and detractors, but high degree of human influence particularly close to site boundary	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Slight loss of rural character but site is overall domesticated	Low - 2
Addition	Finger of development extending settlement edge	Med - 4
Perception	Increase in urbanisation and perceived density, finger of development extending urban edge into rural surroundings	High - 6
Policy	Conserve the nucleated character of larger villages.	Med - 4

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreational - site is a part of the visual amenity and rural setting	Med - 4
Secondary receptors	Residential - site not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Views directly into site particularly from west, no long views	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗	Site unable to be mitigated due to existing rural setting and change in character arising from development	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Access issues, PRoW	Off-site	
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CONCLUSION

The site comprises one field with rough/ equestrian characteristics. There are some PRoW's within the study area with Gotham BW3 running along the sites south-western boundary. There are few conservational interests within the study area, none of which which directly influence the site. There is an overall low landscape value within the study area due to some levels of degradation and a high degree of human influence. There is a medium susceptibility to change with a slight loss of rural character despite sites domesticated nature. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a medium number of potential receptors as the site is on the village edge. The overall visual susceptibility is medium due to the levels of visibility, particularly from the west and the site forming part of the settlement edge. Overall, there is low visual sensitivity.

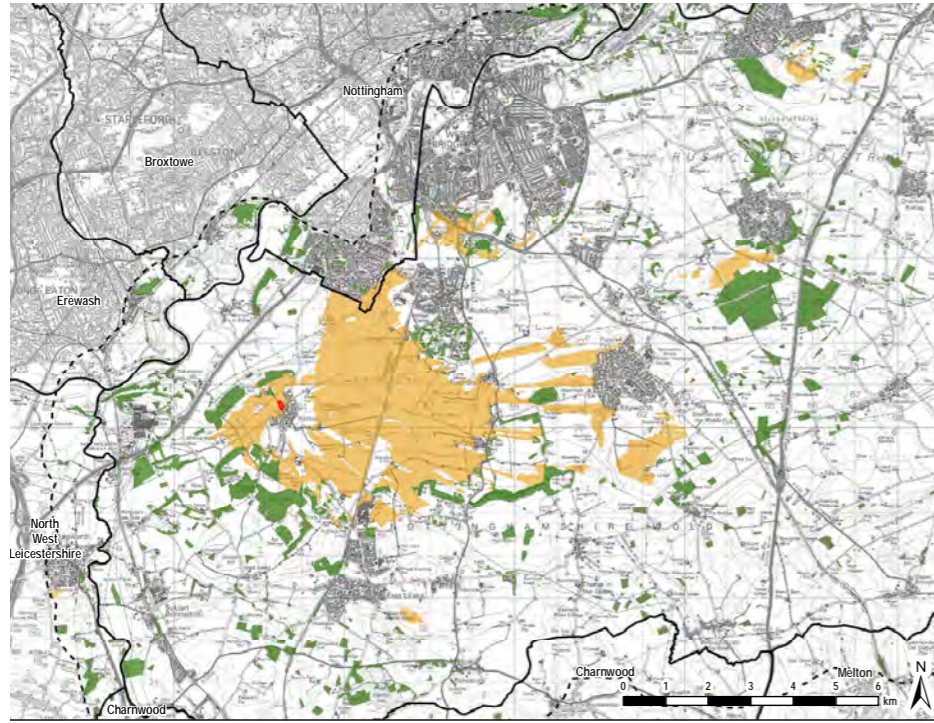
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

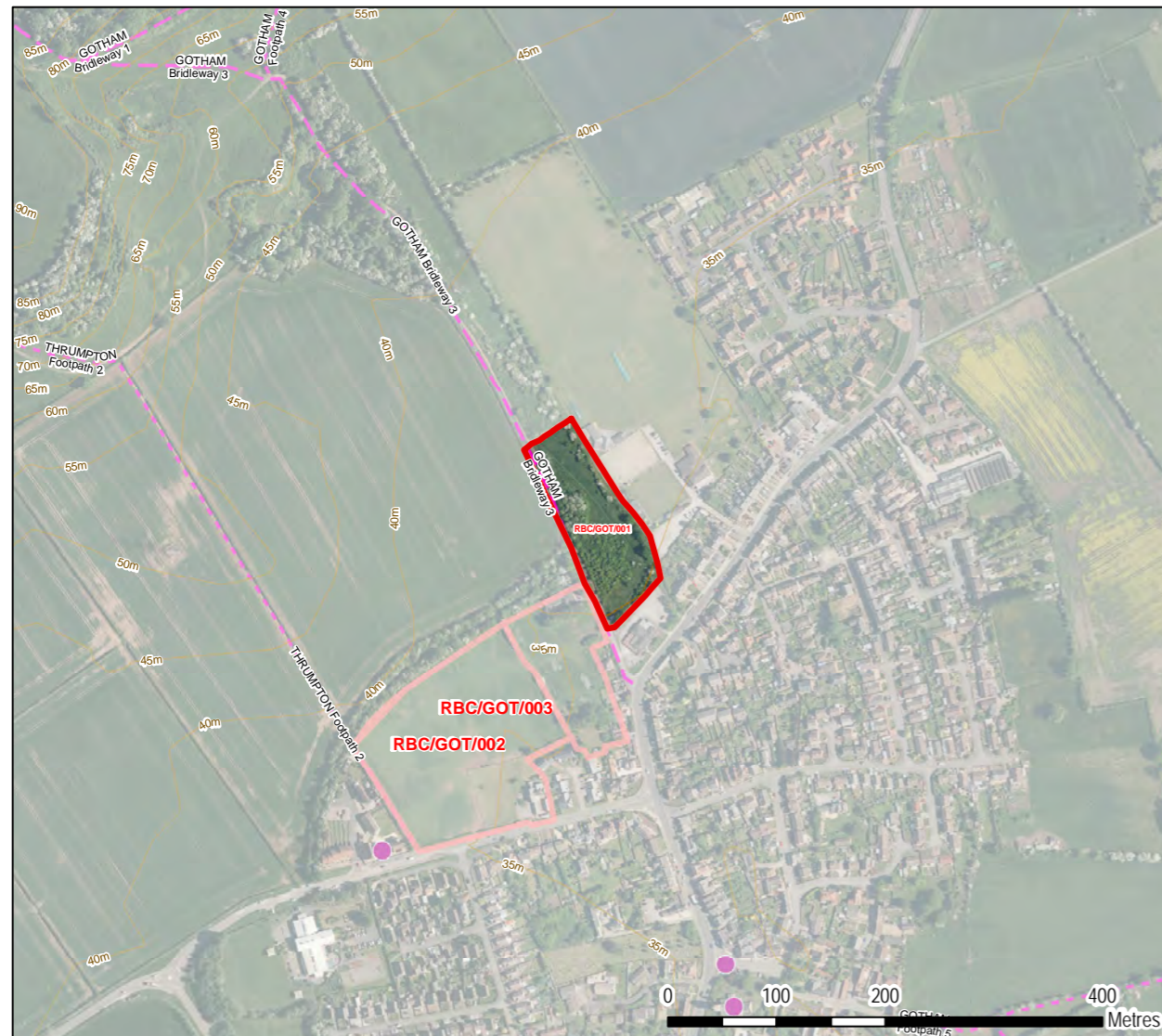
Landscape Sensitivity 
Visual Sensitivity 

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

GOT/001 - Land to the rear of former British Legion



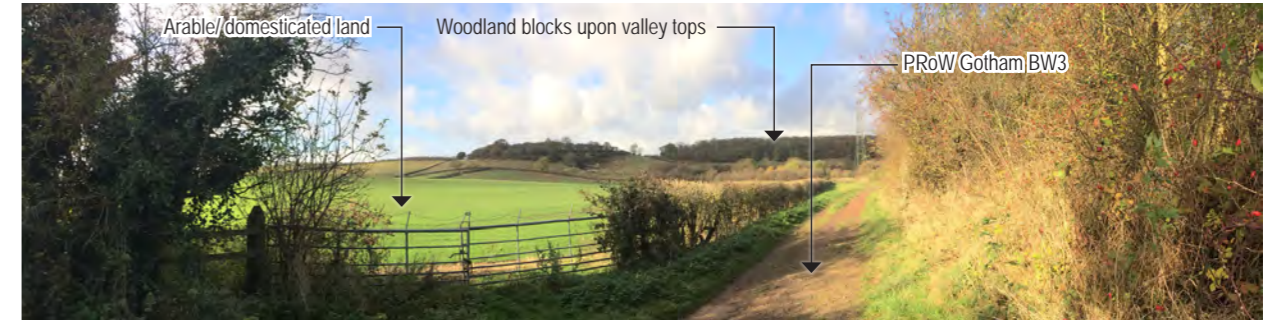
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



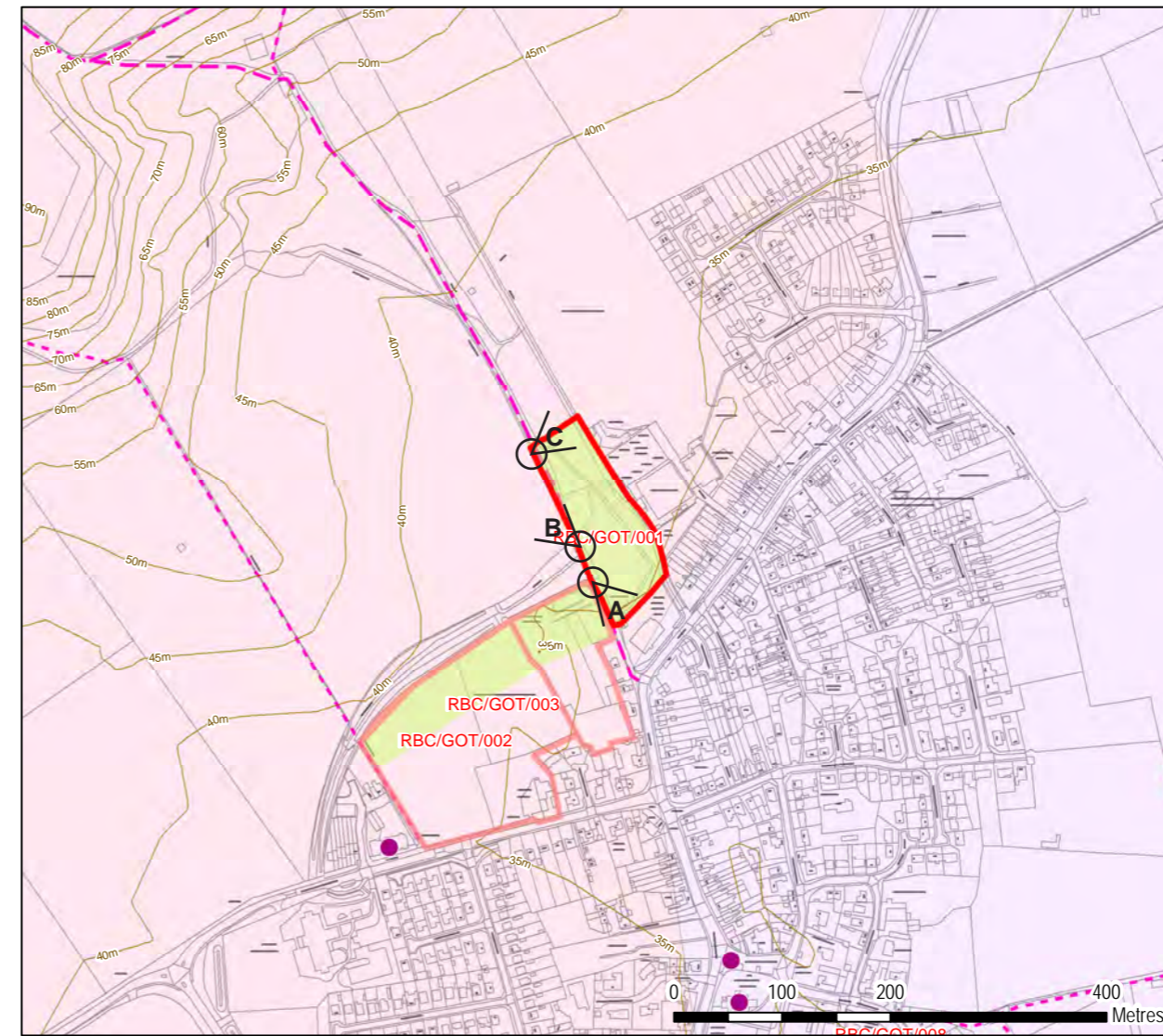
Site Photograph A - This view looks south-west along Gotham BW3 towards Nottingham Road. The view depicts the built up nature area. On the left of the image the village social club plays an active role along the densely built up Nottingham Road.



Site Photograph B - This view was obtained from further along the PRoW Gotham BW3. This image depicts the more rural character of the landscape as the bridleway moves further away from the busy Nottingham road. Despite the more rural nature of the image there are still some signs of domestication through a number of arable fields and pylons/ overhead lines. In the background of the image is a prominent ridgeline with a dense woodland character.



Site Photograph C - This 180° panorama look eastwards towards the site from a point along Gotham BW3. The image portrays the comparison between some areas of degradation (overgrown scrubland) and areas of maintenance (domesticated areas with apple tree planting). Some built up elements can be seen beyond the site to the east (sports complex). On the left of the image electricity pylons further heighten the domesticated character.



Landscape designations / Potential development mitigation recommendations

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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 62**

SITE REFERENCE: RBC/GOT/002 - Land north of Kegworth Road / Home Farm (west) DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some areas of well maintained and degraded land	Med - 2
Scenic quality	Human detractors, pleasant rural views	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area mostly representative of LCA	High - 3
Conservation interests	Handful of listed buildings, site is part of the setting to the grade II listed Gotham Primary School	Med - 2
Recreation value	Some PRoW and recreational walkway	Med - 2
Perceptual aspects	Tranquil despite settlement edge	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of part of rural setting to village	Med - 4
Addition	Extension to urban edge	Low - 2
Perception	Perceived as infill, overlooking recreational walkway	Low - 2
Policy	Conserve the nucleated character of larger villages	Low - 2

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

Overall low landscape sensitivity due to medium landscape value and low susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	Adjacent recreational walkway has benches and picnic areas, as well as recent improvements and signs of usage	High - 8
Other value	Value as part of rural setting	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential, site forms part of visual amenity	Med - 4
Secondary receptors	Recreational, site forms part of visual amenity	Med - 4
Number of receptors	Part of settlement edge	Med - 4
Visibility of site	Open views from south	Med - 4

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **35**

Overall medium visual sensitivity due to medium visual value and medium susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

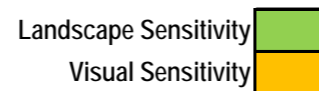
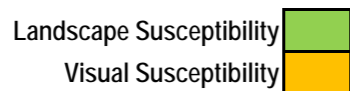
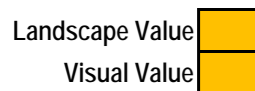
Landscape planting	✓	Retain existing boundary vegetation	Form of development	✗
Landscape buffer	✓	Buffer to northern half of site to protect recreational walkway	Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site		Off-site	
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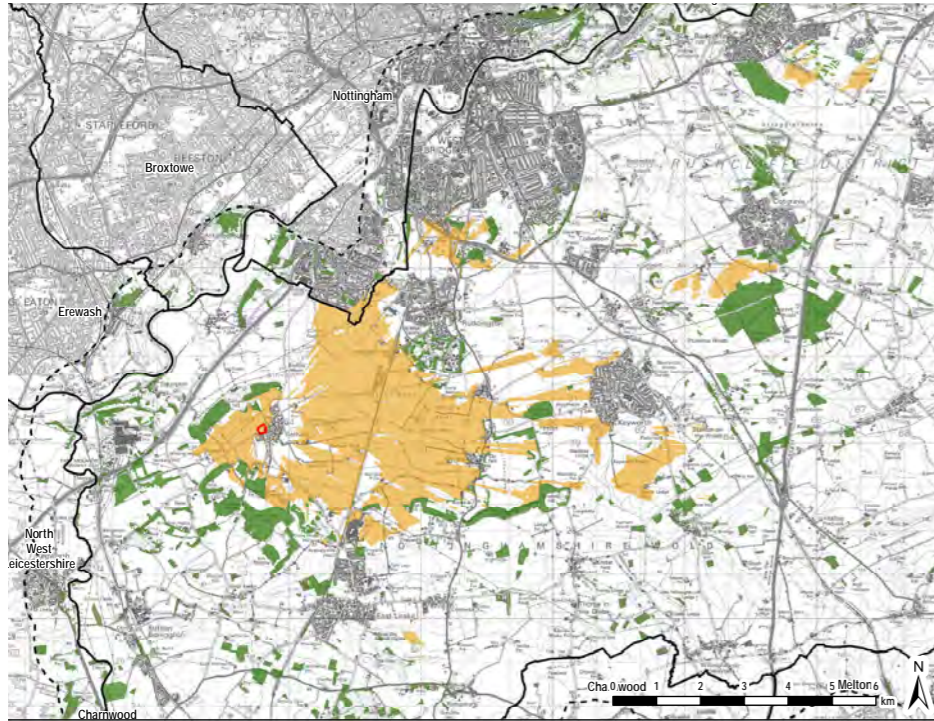
CONCLUSION

The site comprises one field sub-divided for equestrian purposes with areas of well and poorly managed character. There are some PRoW with Gotham FP2 running along the western boundary of the site and intersecting FP22 which runs adjacent to the sites northern boundary. There are few conservational interests within the study area. There is an overall medium landscape value within the study area due to a combination of well managed and degraded spaces. There is a low susceptibility to change with the perception of development as infill. The sensitivity of the landscape character is low overall. Visually, there are some benches and picnic areas along FP22, as well as signs of recent improvements and usage. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is medium partly due to open views from the south. Overall, there is medium visual sensitivity.



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

GOT/002 - Land north of Kegworth Road / Home Farm (west)

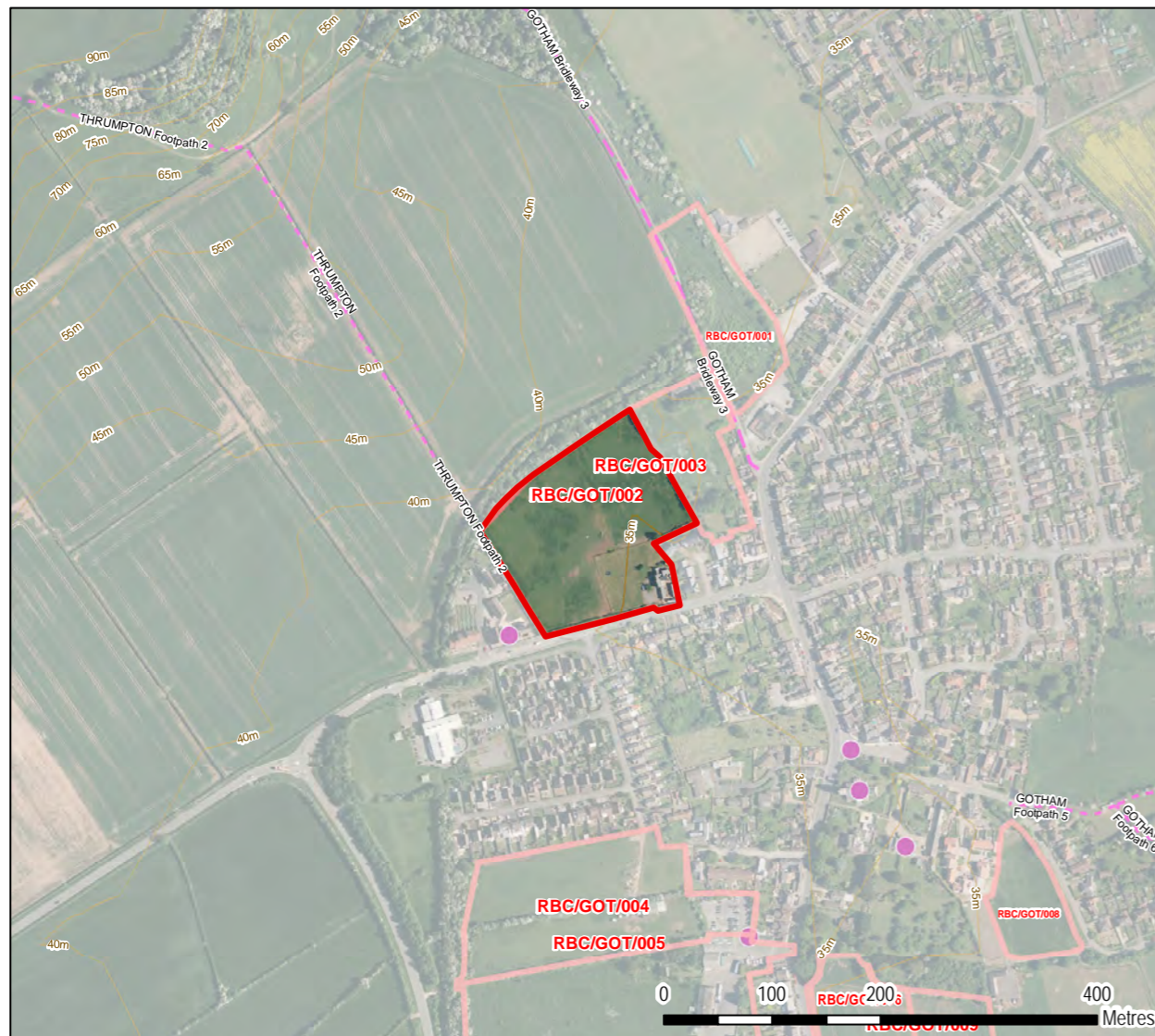


Site Photograph A - This viewpoint is taken from PRoW Gotham FP2 looking south-east through the site. The view illustrates the rising land of site GOT/002. The site itself is a field sub-divided for equestrian purposes. On the left of the image Gotham FP22 is well screened by vegetation upon the rising landform. To the right of the image there are built up elements including a number of residential areas along Kegworth Road.

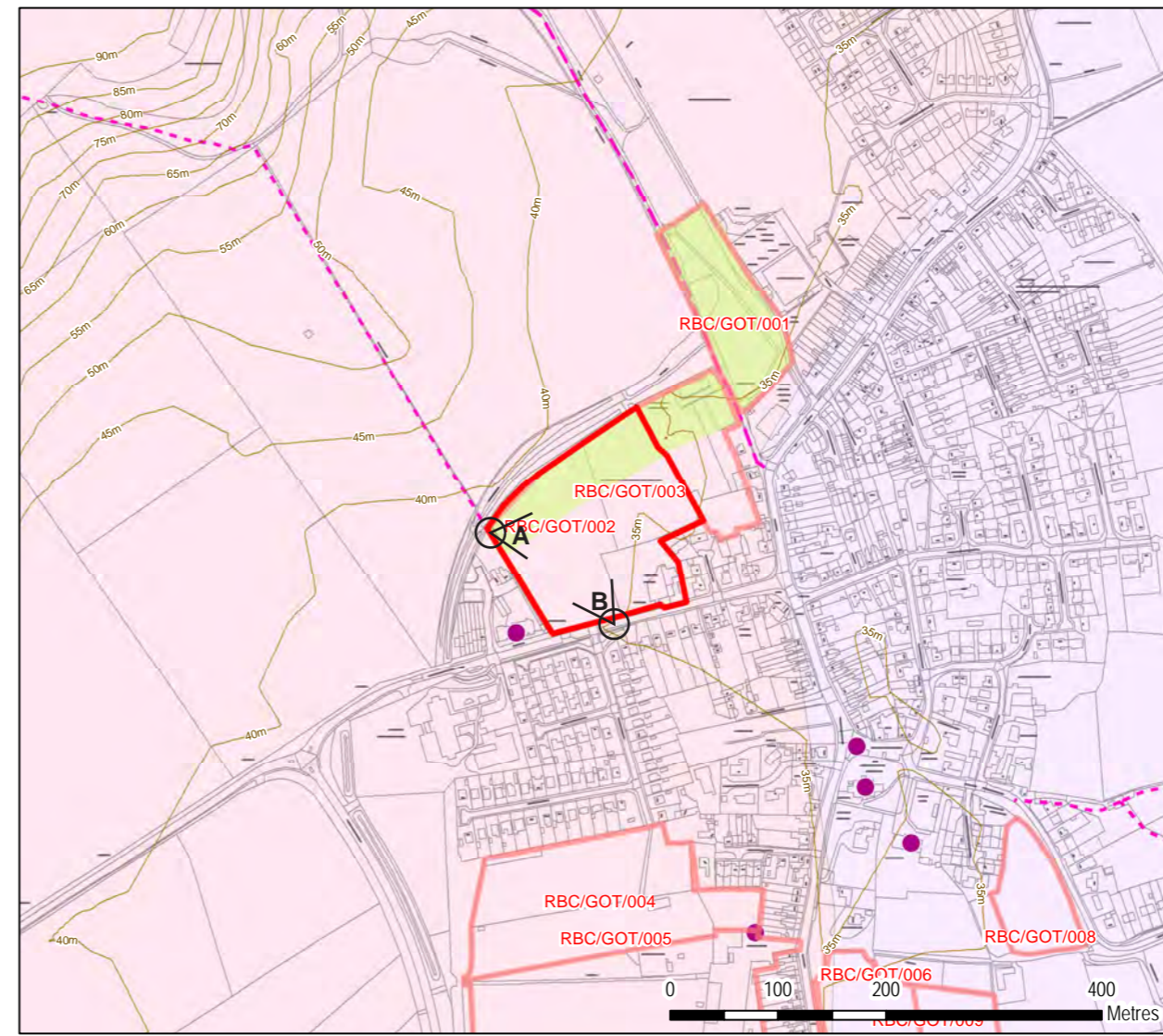


Site Photograph B - This panoramic view, taken from a field gate along Kegworth Road, portrays the rough/ equestrian character of the site with some areas of degradation. The view also shows the rising topography towards the north with PRoW Gotham FP22 almost entirely screened by vegetation and landform.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 62**

SITE REFERENCE: RBC/GOT/003 - Land north of Kegworth Road / Home Farm DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some areas of well maintained and degraded land	Med - 2
Scenic quality	Human detractors, pleasant rural views	Med - 2
Rarity	N/a	Med - 2
Representativeness	Study area mostly representative of LCA	High - 3
Conservation interests	Handful of listed buildings	Low - 1
Recreation value	Some PRoW and recreational walkway	Med - 2
Perceptual aspects	Tranquil despite settlement edge	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of urban edge towards rural setting	Low - 2
Perception	Perceived as infill, overlooking recreational walkway	Med - 4
Policy	Conserve the nucleated character of larger villages.	Low - 2

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	Adjacent recreational walkway has benches and picnic areas , as well as recent improvements and signs of usage	High - 8
Other value	Value as part of rural setting	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential, site forms part of visual amenity	Med - 4
Secondary receptors	Recreational, site forms part of visual amenity	Med - 4
Number of receptors	Part of settlement edge	Med - 4
Visibility of site	Open views from south to some of site, more restricted from other directions	Med - 4

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **35**

Overall medium visual sensitivity due to medium visual value and medium susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

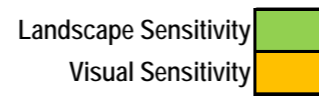
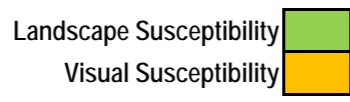
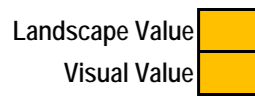
Landscape planting	✓	Retain existing boundary vegetation	Form of development	✗
Landscape buffer	✓	Buffer to northern half of site to protect recreational walkway	Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site		Off-site	
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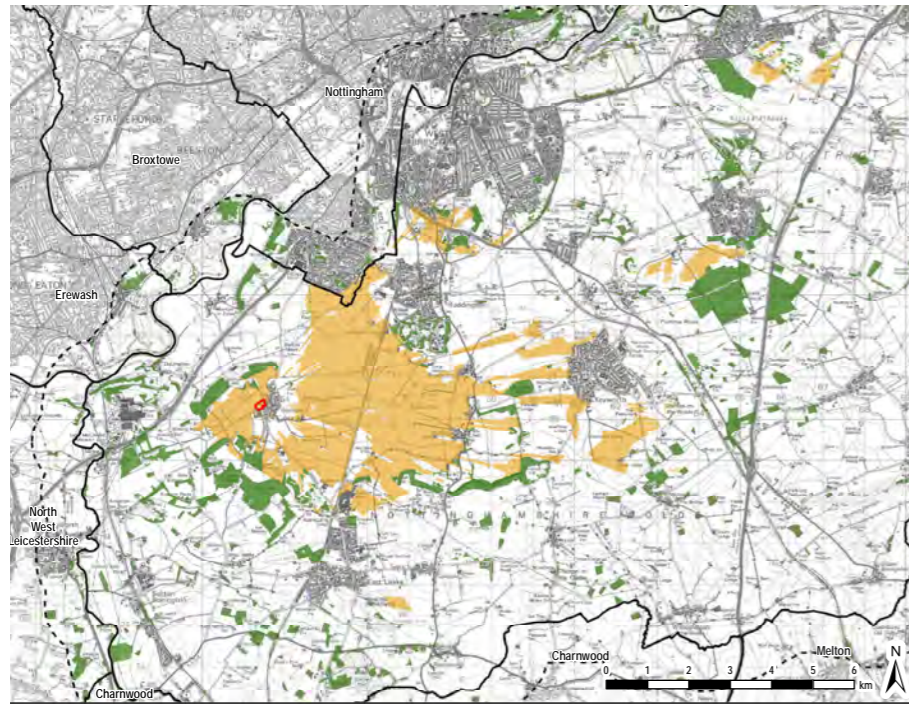
CONCLUSION

The site is made up of two fields with rough/ equestrian characteristics and evidence of subdivision. There are some PRoW's with Gotham FP2 running along the western boundary of the site and intersecting FP22 which runs adjacent to the sites northern boundary, as well as Gotham BW3 running along the sites eastern boundary. There are few conservational interests within the study area, none of which which directly influence the site. There is an overall medium landscape value within the study area due to a combination of well managed and degraded spaces. There is a low susceptibility to change with the perception of development as infill. The sensitivity of the landscape character is low overall. Visually, there are some benches and picnic areas along FP22, as well as signs of recent improvements and usage. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is medium partly due to open views from the south. Overall, there is medium visual sensitivity.



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GOT/003 - Land north of Kegworth Road / Home Farm



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



Site Photograph A - This view looks south-east into the site from PRow Gotham FP22. The view shows the rough/equestrian character of the site and the rise in landform towards the north. On the right of the image some residential properties along Kegworth Road are visible.



Site Photograph B - Signs of ecological interest along PRow Gotham FP22 running along the site's northern boundary.



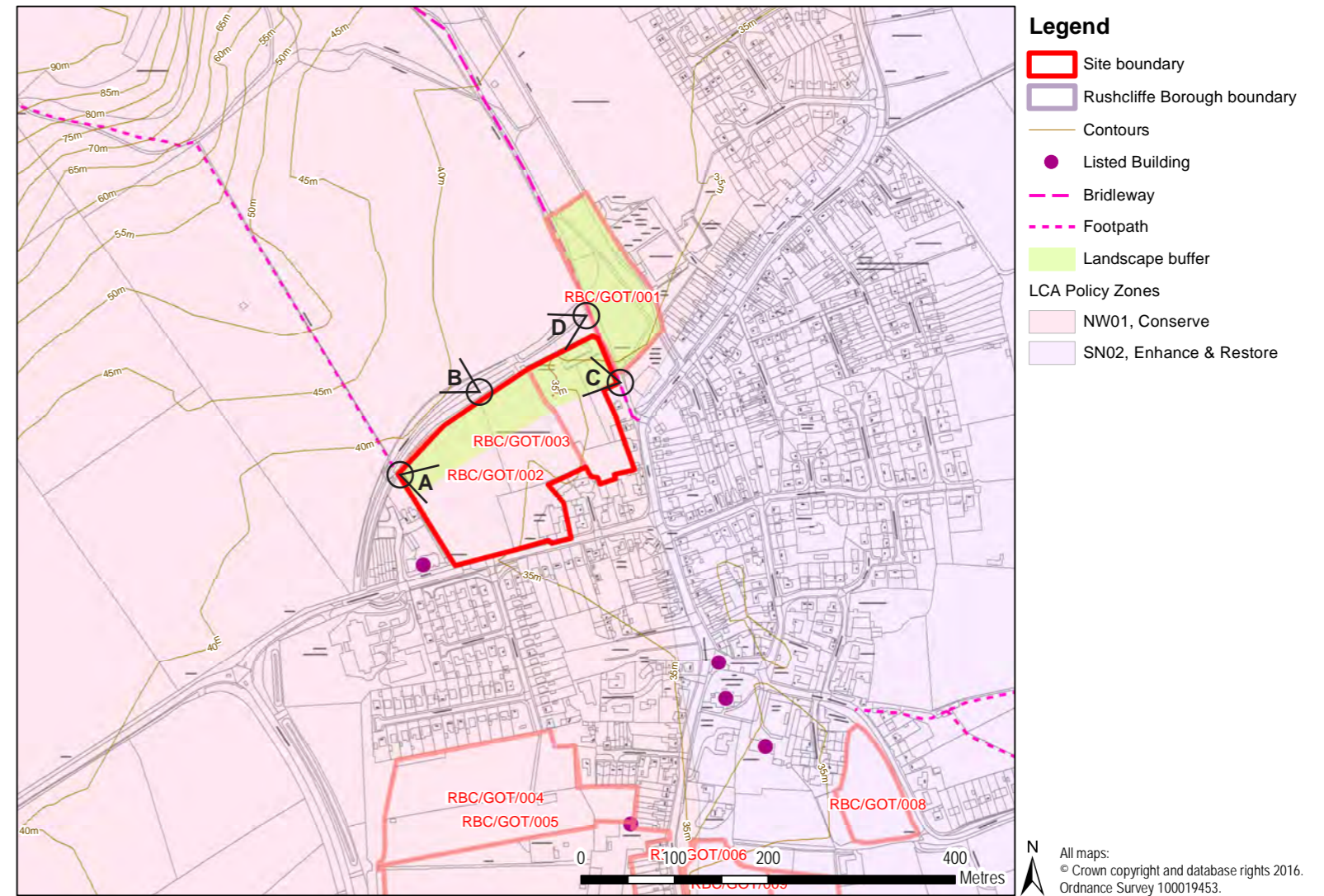
Site Photograph C - This view, taken from a point along PRow Gotham BW3, illustrates the enclosed nature of the eastern section of the site. Strong vegetated boundary with some glimpsed views through gaps in vegetation.



Site Photograph D - This view, taken from PRow FP22, portrays some indicators of recreational value, with park/picnic benches along the route. The image portrays the well screened nature of the route.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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

SITE REFERENCE: RBC/GOT/004 - The Orchards, Leake Road DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some well managed elements, but also areas of degradation	Med - 2
Scenic quality	Urban fringe character, some attractive rural views but human influence generally detracts	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study are shows similar characteristics to LCA	High - 3
Conservation interests	A few listed buildings including one on south-eastern corner of site	Med - 2
Recreation value	Network of PRoW, nothing particularly related to site	Med - 2
Perceptual aspects	Human influence dominates, especially settlement edge and bypass road, industrial character	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Potential for increased perception of urbanisation from rural edge to west	Med - 4
Policy	Conserve the nucleated character of larger villages.	Low - 2

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

Overall low landscape sensitivity due to low landscape value and low susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site not important to visual amenity	Low - 2
Secondary receptors	Transport - site not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Views constrained by vegetation and built form	Low - 2

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain strong vegetated boundaries, particularly along Gypsum Way	Form of development	✗	
Landscape buffer	✗		Local vernacular	✗	
Site features	✓	Retain listed building	Other	✗	



CONSTRAINTS



On-site	Listed building	Off-site	
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CONCLUSION

The site is made up of two fields with rough/ equestrian characteristics. There are some PRoW within the study area but none which directly influence the site. There are few conservational interests within the study area, with one listed building situated on the south-eastern corner of the site boundary. There is an overall low landscape value within the study area due to a combination of some degraded spaces and high levels of human influence. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is low partly due to the site being unimportant to visual amenity. Overall, there is low visual sensitivity.

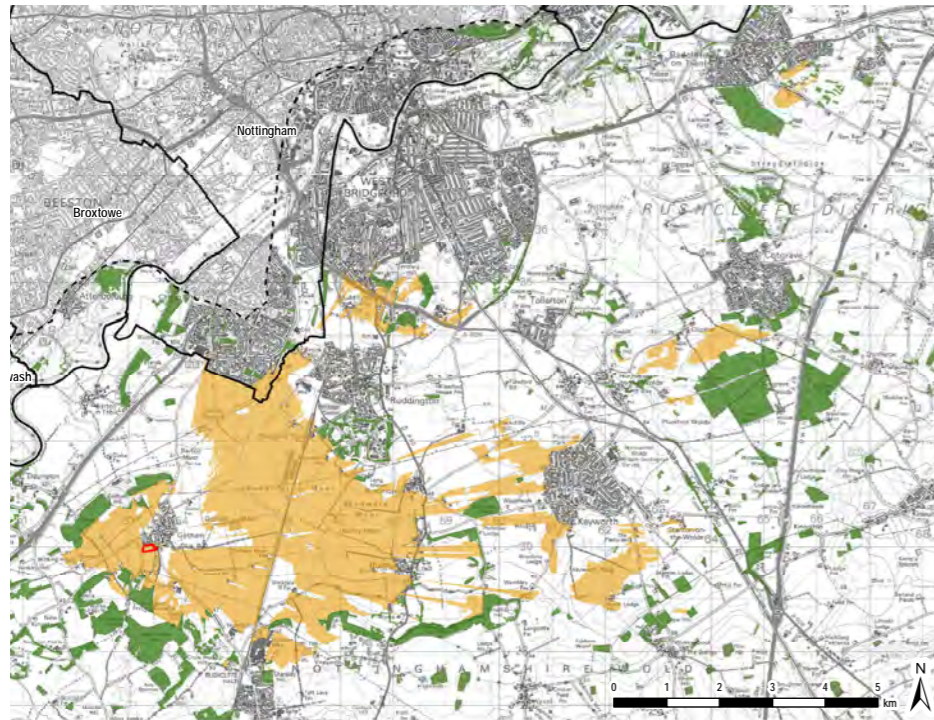
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

GOT004 - The Orchards, Leake Road



Site Photograph A - Heavily screened views looking eastwards from a layby/ degraded field gate along Gypsum Way Bypass. Dense vegetation screens the site from any vehicular traffic along the road.



Site Photograph B - This view looks north along Gypsum Way Bypass. The road is heavily used by vehicular traffic including industrial usage. Any views eastwards towards the site are screened by a densely vegetated boundary.

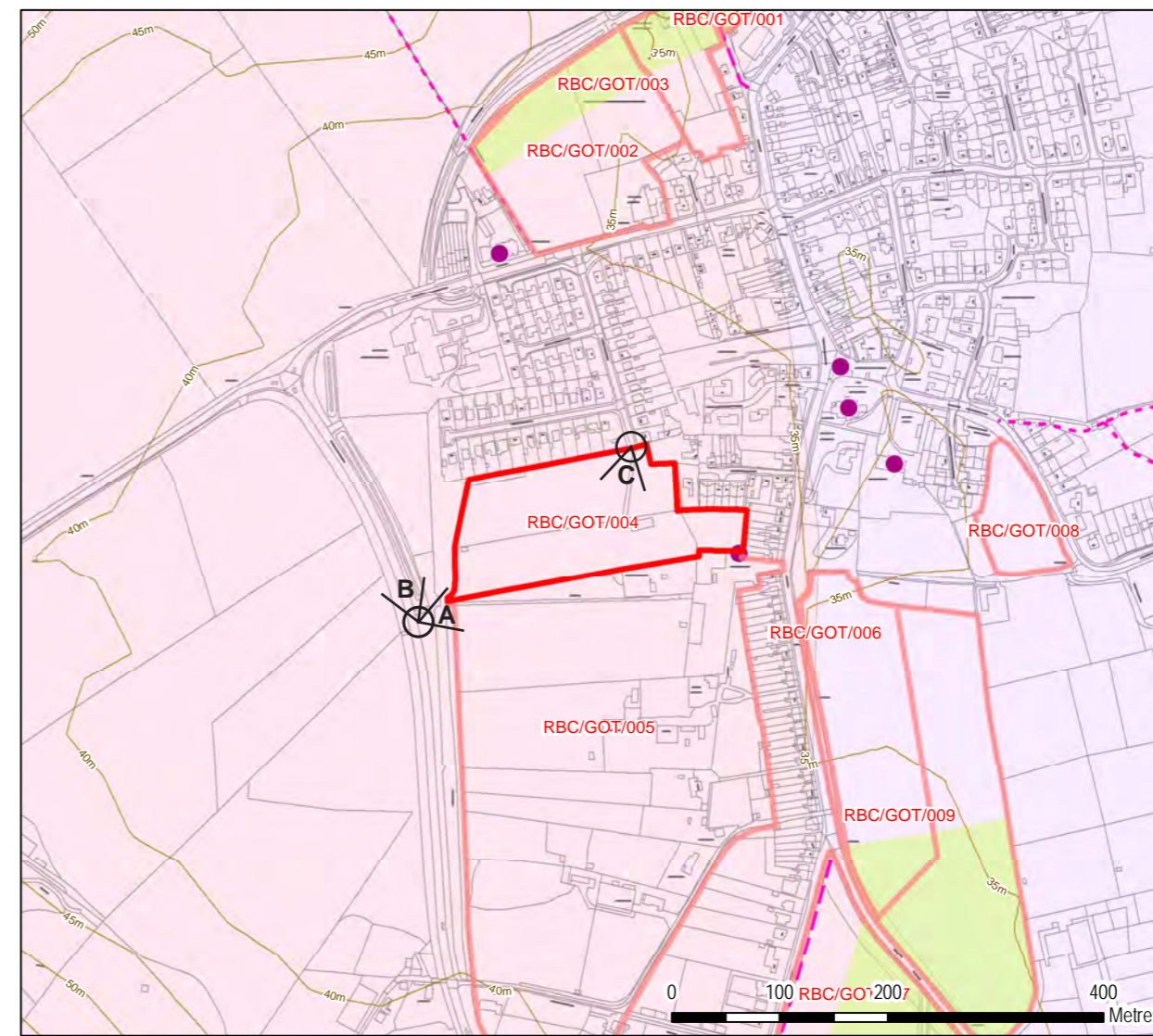


Site Photograph C - This panoramic view looks south-west through the site from a field access along Hall Drive. The site has a rough/ equestrian character with dense vegetation on its southern and eastern boundaries. There are open views of the site from houses along Hall Drive and Pygall Avenue (right of image) along the sites northern boundary, however the site would appear to be an extension of the residential area.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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

SITE REFERENCE: RBC/GOT/005 - Land east of Gypsum Way /The Orchards DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some well managed elements, but also areas of degradation	Med - 2
Scenic quality	Urban fringe character, some attractive rural views but human influence generally detracts	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area characteristics mostly represent those of LCA	High - 3
Conservation interests	A few listed buildings including one on eastern edge of site	Med - 2
Recreation value	Network of PRoW, nothing particularly related to site	Med - 2
Perceptual aspects	Human influence dominates, especially settlement edge and bypass road, industrial character	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Potential for increased perception of urbanisation from rural edge to west	Med - 4
Policy	Conserve the nucleated character of larger villages.	Low - 2

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

Overall low landscape sensitivity due to low landscape value and low susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site not important to visual amenity	Low - 2
Secondary receptors	Transport - site not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Views constrained by vegetation and built form	Low - 2

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

Overall low visual sensitivity due to low visual value and low susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain strong vegetated boundaries, particularly along Gypsum Way	Form of development	✗	
Landscape buffer	✗		Local vernacular	✗	
Site features	✓	Retain listed building	Other	✗	



CONSTRAINTS



On-site	Listed building	Off-site	
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CONCLUSION

The site comprises several field boundaries with a mixture of pastoral, rough/equestrian and urban characteristics. There are some PRoW's within the study area but none which directly influence the site. There are few conservational interests within the study area, with one listed building situated on the eastern edge of the site boundary. There is an overall low landscape value within the study area due to a combination of some degraded spaces and high levels of human influence. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is low partly due to the site being unimportant to visual amenity. Overall, there is low visual sensitivity.

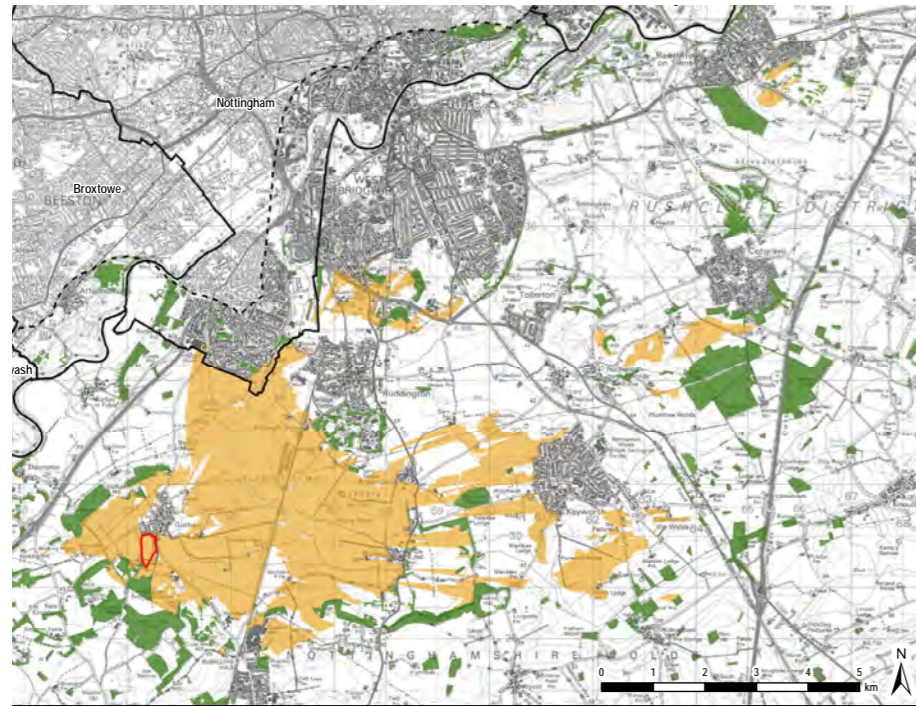
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

GOT/005 - Land east of Gypsum Way /The Orchards



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



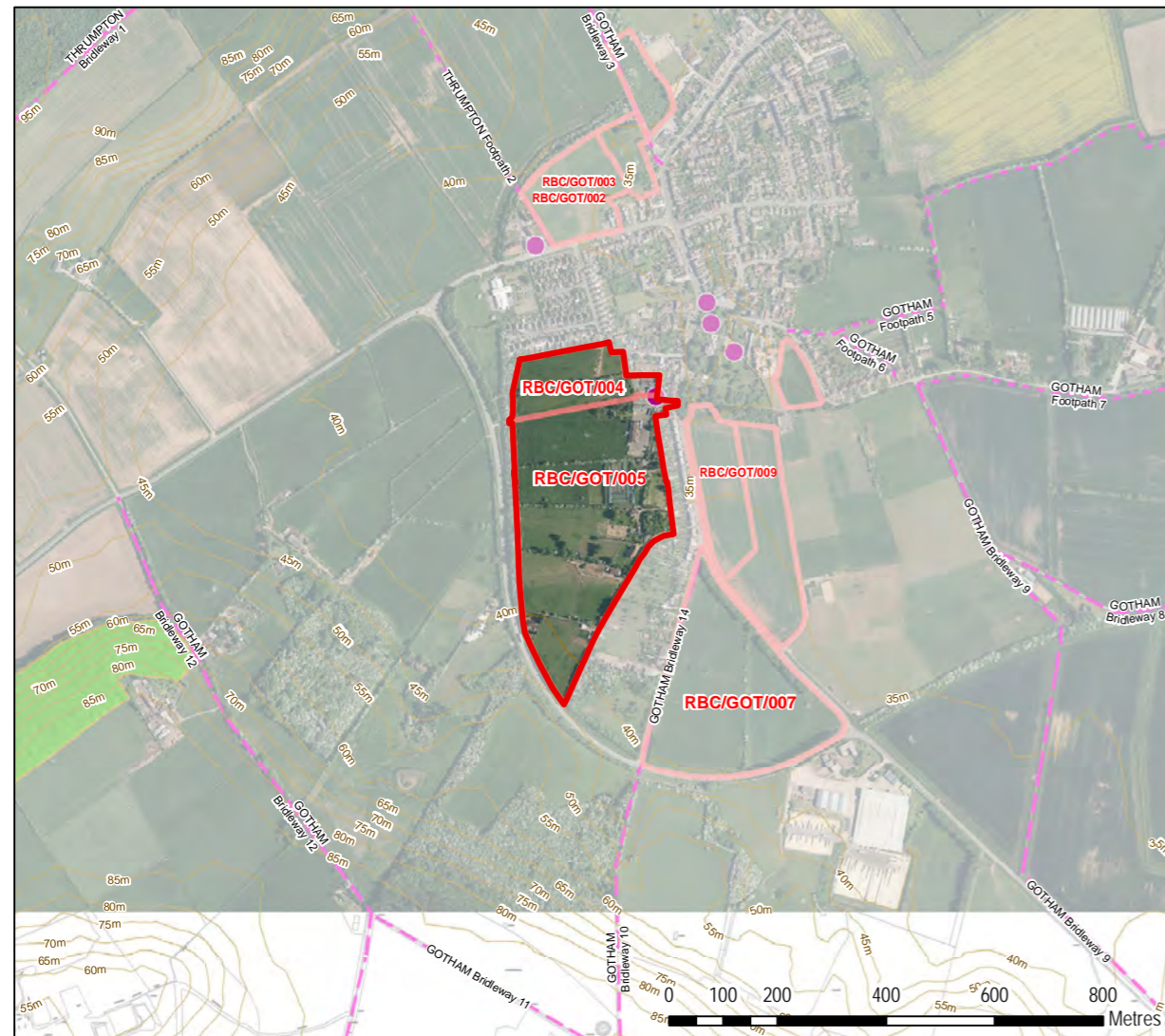
Site Photograph A - This view looks westwards into the site from Leake Road. This part of the site is mainly industrial in character with a listed building related to Nottinghamshire Bus Depot. The majority of the site is screened by built up elements from this location.



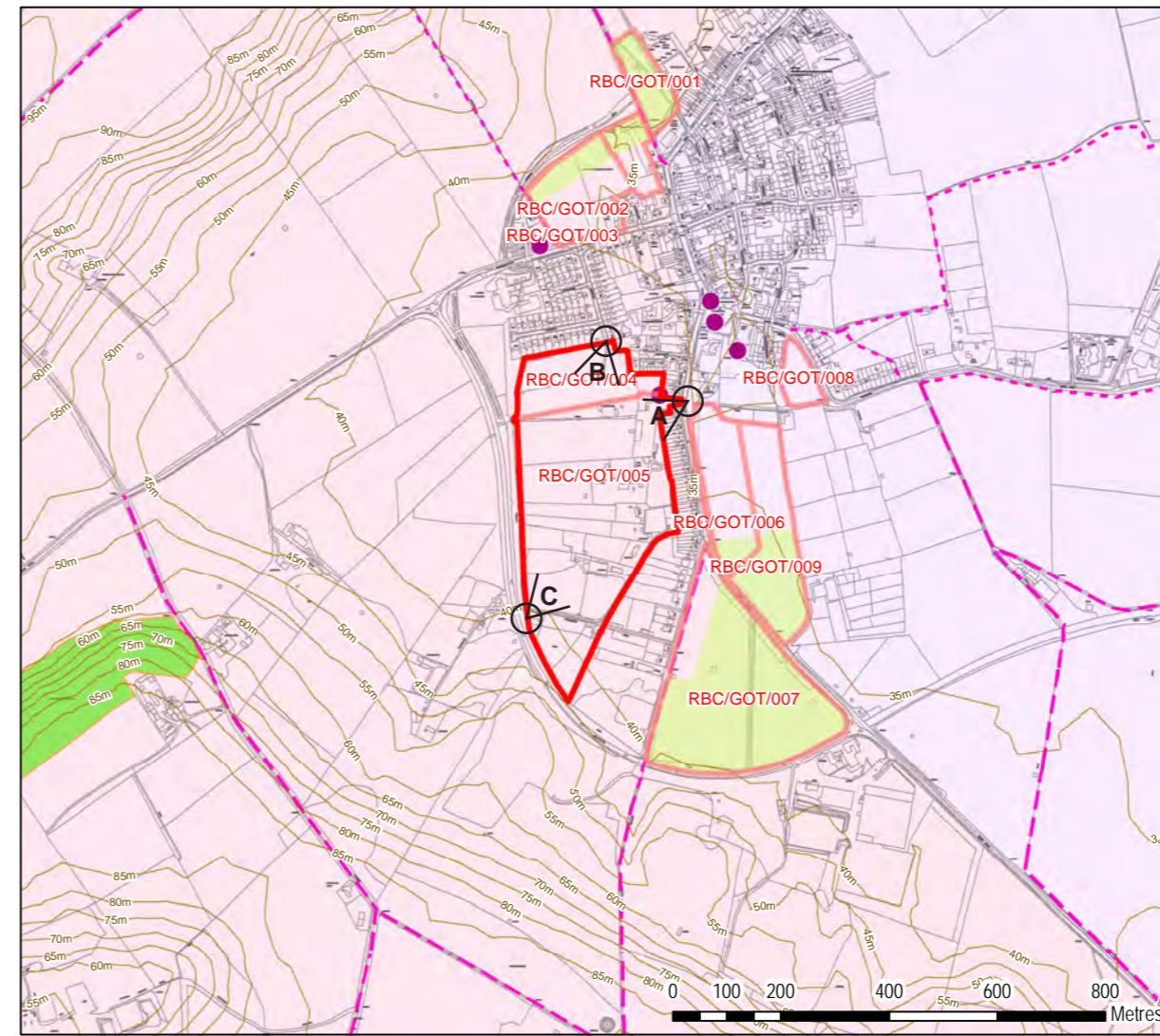
Site Photograph B - View from field access along Hall Drive. The site has a rough/ equestrian character with dense vegetation on its southern and eastern boundaries. Open views of the northern section of the site from houses along Hall Drive and Pygall Avenue to the north, however the majority of the site is screened from this location by vegetation.



Site Photograph C - View of a small part of the southern section of the site from the entrance to Eyres Lane (Private) along Gypsum Way. The site appears to have a rough/ equestrian and pastoral character in this location. Views of the site from Gypsum Way Bypass are limited to gaps in vegetation along the western boundary.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Ancient Woodland
 - Listed Building
 - Bridleway
 - Footpath
 - Landscape buffer
- LCA Policy Zones**
- NW01, Conserve
 - SN02, Enhance & Restore

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

SITE REFERENCE: RBC/GOT/006 - E/O Leake Road DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some areas with good levels of management, others more degraded. Good condition of domestic setting	Med - 2
Scenic quality	Pleasant rural views often interrupted by pylons and industry (particularly gypsum works). Urban fringe feeling at site	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area is mostly representative of the LCA	High - 3
Conservation interests	Couple of listed buildings but little else	Low - 1
Recreation value	Network of PRoW, particularly to east of village	Med - 2
Perceptual aspects	Several elements of human influence which detract from rural qualities. Of note are pylons, flight path and industry	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of settlement edge	Low - 2
Perception	Potential disruption of linear settlement pattern	Med - 4
Policy	Conserve the impression of a lack of built form within the DPZ	Med - 4

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

Overall low landscape sensitivity due to low landscape value and low landscape susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a part of the visual amenity	Med - 4
Secondary receptors	Recreational - site is not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Some long views available towards east and south, little screening of site	High - 6

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

Overall low visual sensitivity due to low visual value and low visual susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

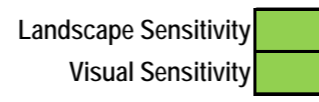
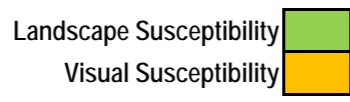
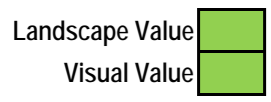
Landscape planting	✗		Form of development	✓	Row of houses facing onto road to mirror existing. Possible scope for housing behind but linear pattern needs to be retained
Landscape buffer	✓	To south so that development line mirrors existing and forms strong urban edge to settlement	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site		Off-site	
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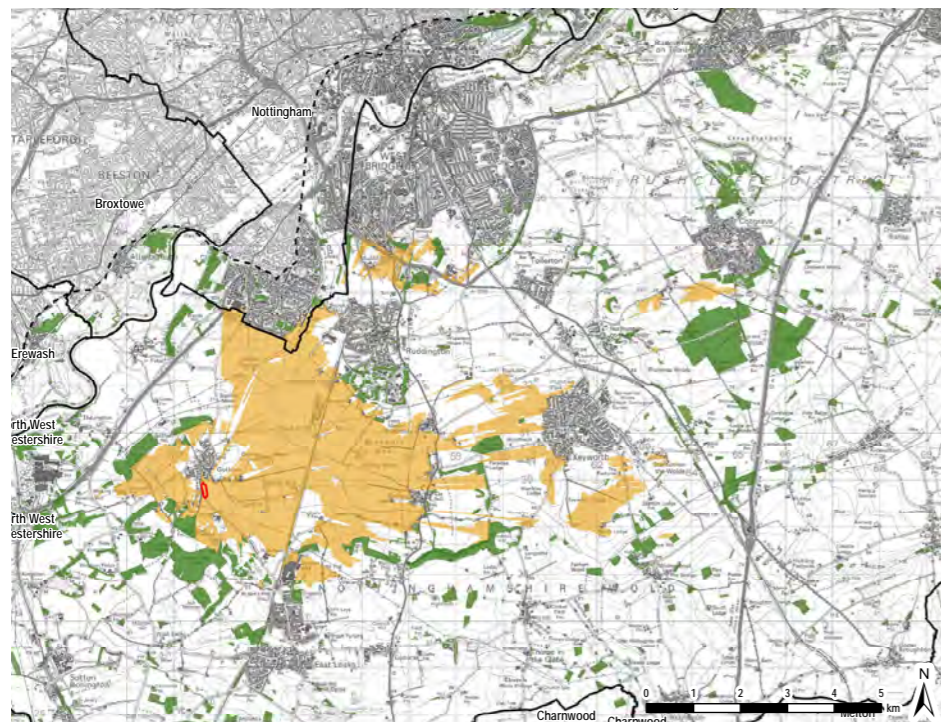
CONCLUSION

The site comprises one arable field and lies immediately east of Leake Road. There is a good network of PRoW within the study area, particularly to the east of Gotham, but none which directly influence the site. There are very few conservational interests within the study area comprising a handful of listed buildings but little else. There is an overall low landscape value within the study area due to a combination of some degraded spaces, scenic quality interrupted by industry and an urban fringe feeling surrounding the site. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe, with some potential for disruption of linear settlement form. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the village edge. The overall visual susceptibility is medium due to the site being part of the visual amenity with some long distance views towards the east and south. Overall, there is low visual sensitivity.



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

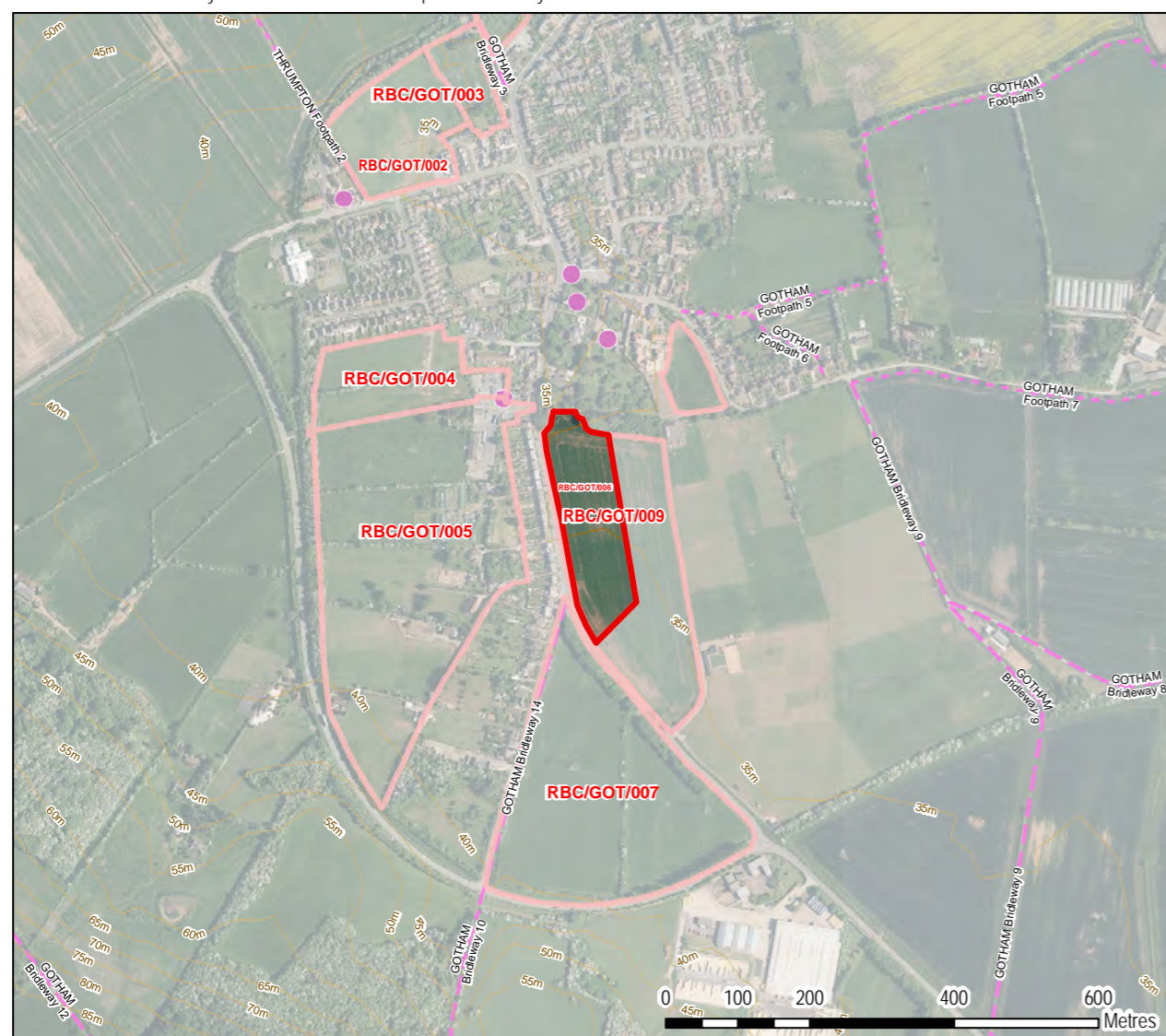
GOT/006 - Land east of Leake Road



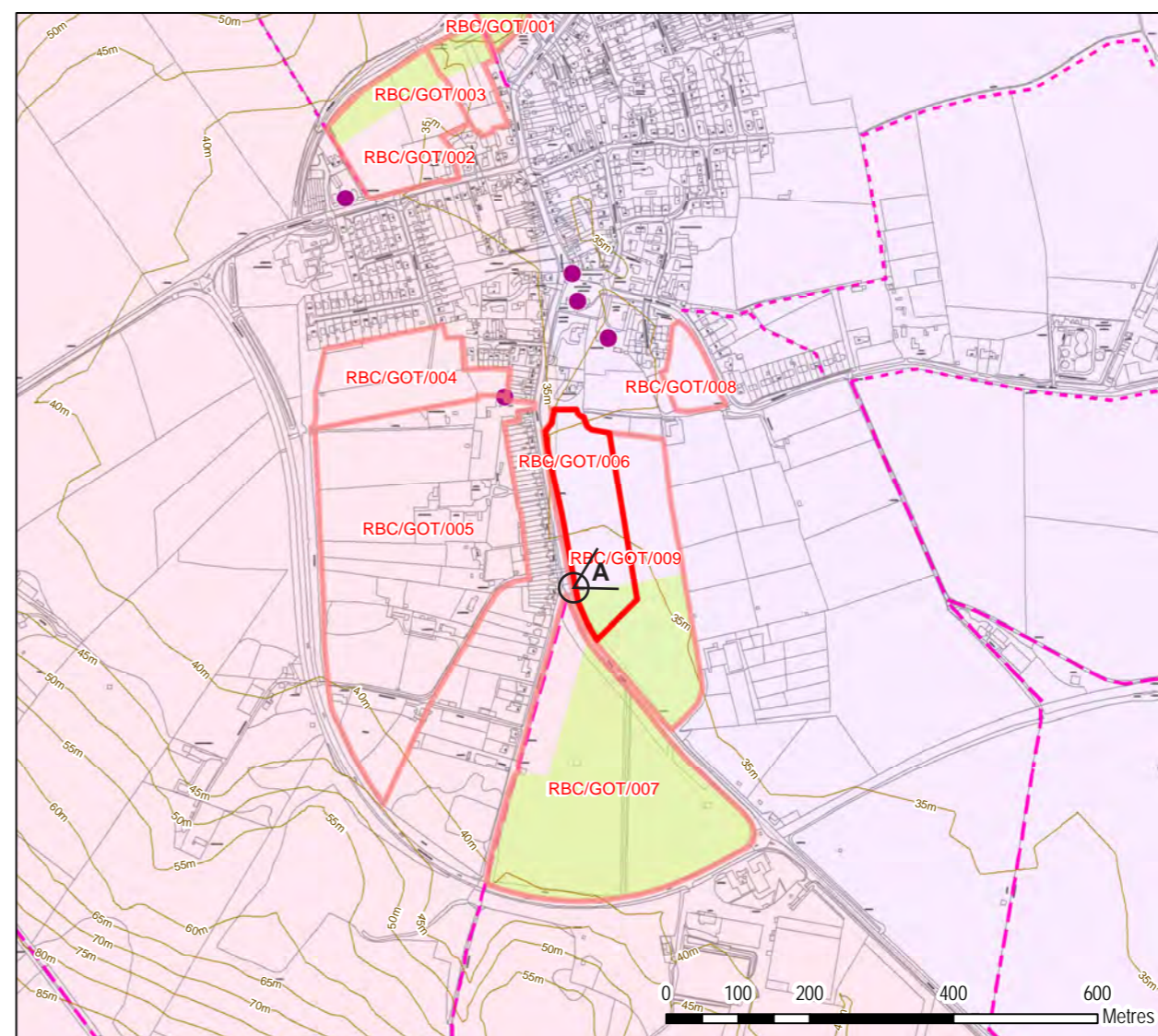
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - This viewpoint looks eastwards across the site from a gap in the boundary hedgerow. Site comprises relatively well managed arable land and is relatively open. There are some long distance views of the surrounding landscape, with human influences detracting from the rural quality. Pylons, overhead lines, flight path and the gypsum works are particularly of note. The ribbon development along Leake Road to the west of the site (left of image) create a sense of urbanity, limiting any rural feeling.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 62**

SITE REFERENCE: RBC/GOT/007 - Land East of Hill Road DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some well maintained and some degraded elements	Med - 2
Scenic quality	Rural village, attractive surrounding ridge lines, pylons and localised mineral industry detracts	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area shows a lot of the same key characteristics of the LCA	High - 3
Conservation interests	Some listed buildings	Low - 1
Recreation value	Network of PRoW	Low - 1
Perceptual aspects	Feels rural but not necessarily tranquil due to traffic and industry	Low - 1
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) **21**

Factor	Assessment	Score*
Subtraction	Loss of part of rural quality	Med - 4
Addition	Large extension of village edge	Med - 4
Perception	Changing the shape of development, disrupting linear settlement pattern, increased perception of urbanisation	High - 6
Policy	Conserve the nucleated character of larger villages.	High - 6

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

Overall medium landscape sensitivity due to low landscape value and high landscape susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	N/a	Low - 3
Other value	Part of rural setting, recreational value	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational, site is part of rural setting	Med - 4
Secondary receptors	Residential, part of rural visual amenity	Med - 4
Number of receptors	Village edge, removed from majority of settlement	Low - 2
Visibility of site	Relatively well screened by boundary vegetation, some views from south east	Med - 4

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

Overall low visual sensitivity due to low visual value and medium susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

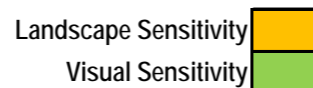
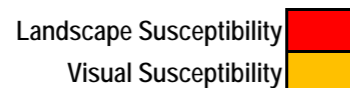
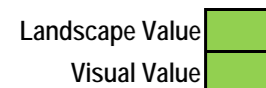
Landscape planting	✓	Retain boundary vegetation	Form of development	✓	Linear single row development along western boundary opposite existing
Landscape buffer	✓	Majority of site to protect rural setting	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Off-site

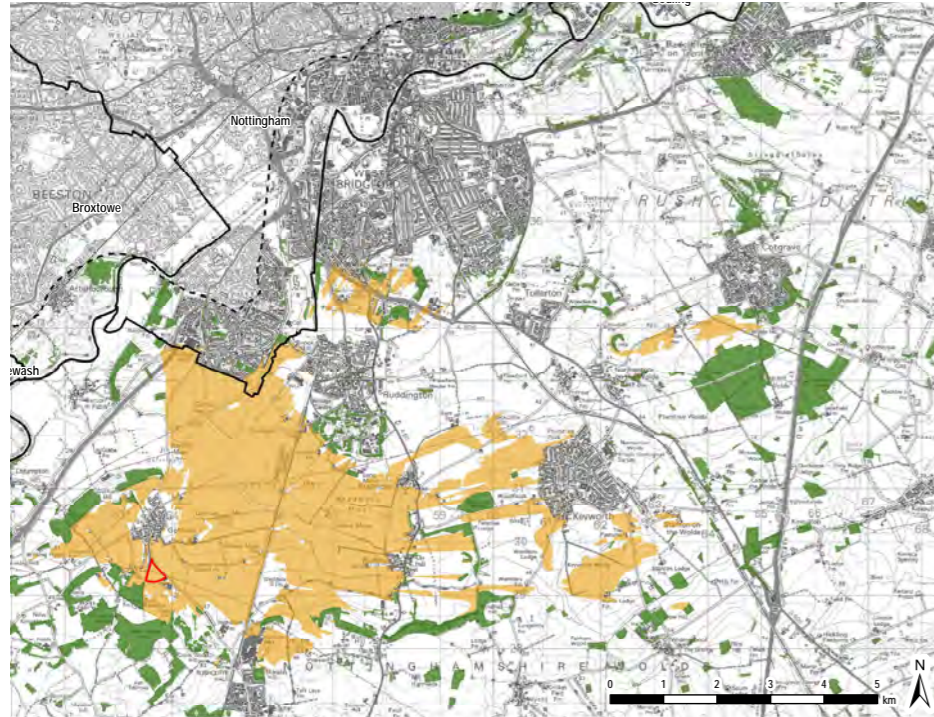
CONCLUSION

The site comprises a medium sized parcel of land with pastoral characteristics situated adjacent to the junction between Leake Road and Gypsum Way bypass. There is a network of PRoW within the study area, particularly to the east of Golham, with Golham BW14 running along the sites western boundary. There are very few conservational interests within the study area comprising a handful of listed buildings but little else. There is an overall low landscape value within the study area due to a combination of some degraded spaces, scenic quality interrupted by industry and busy road network. There is a high susceptibility to change with a perceived change in the shape of development, disrupting the existing linear settlement pattern with increased urbanisation. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value present. There is a low number of potential receptors as the site is removed from the majority of the settlement. The overall visual susceptibility is medium due to the site being part of the rural setting and visual amenity. Overall, there is low visual sensitivity.

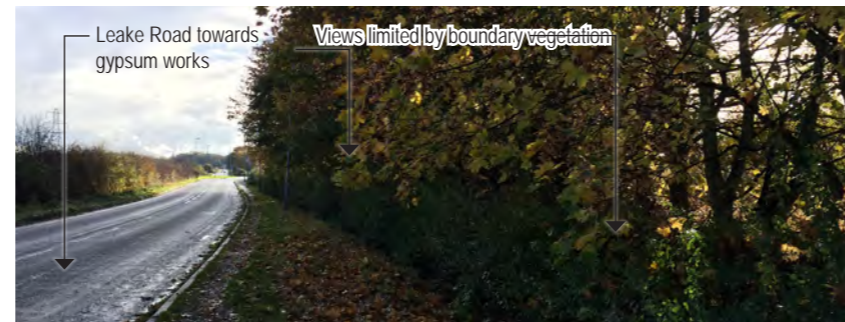


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

GOT/007 - Land East of Hill Road



Site Photograph A - This viewpoint is situated on the junction between Gypsum Way Bypass and Leake Road. From this location the site is relatively open with views across the pastoral fields. The pylon in the centre of the image is representative of the industrial nature of the area. In the background some mitigatory planting has been put in place to mitigate views of the Gypsum Way Bypass beyond. The area seems rural but not necessarily tranquil due to the heavy levels of traffic.

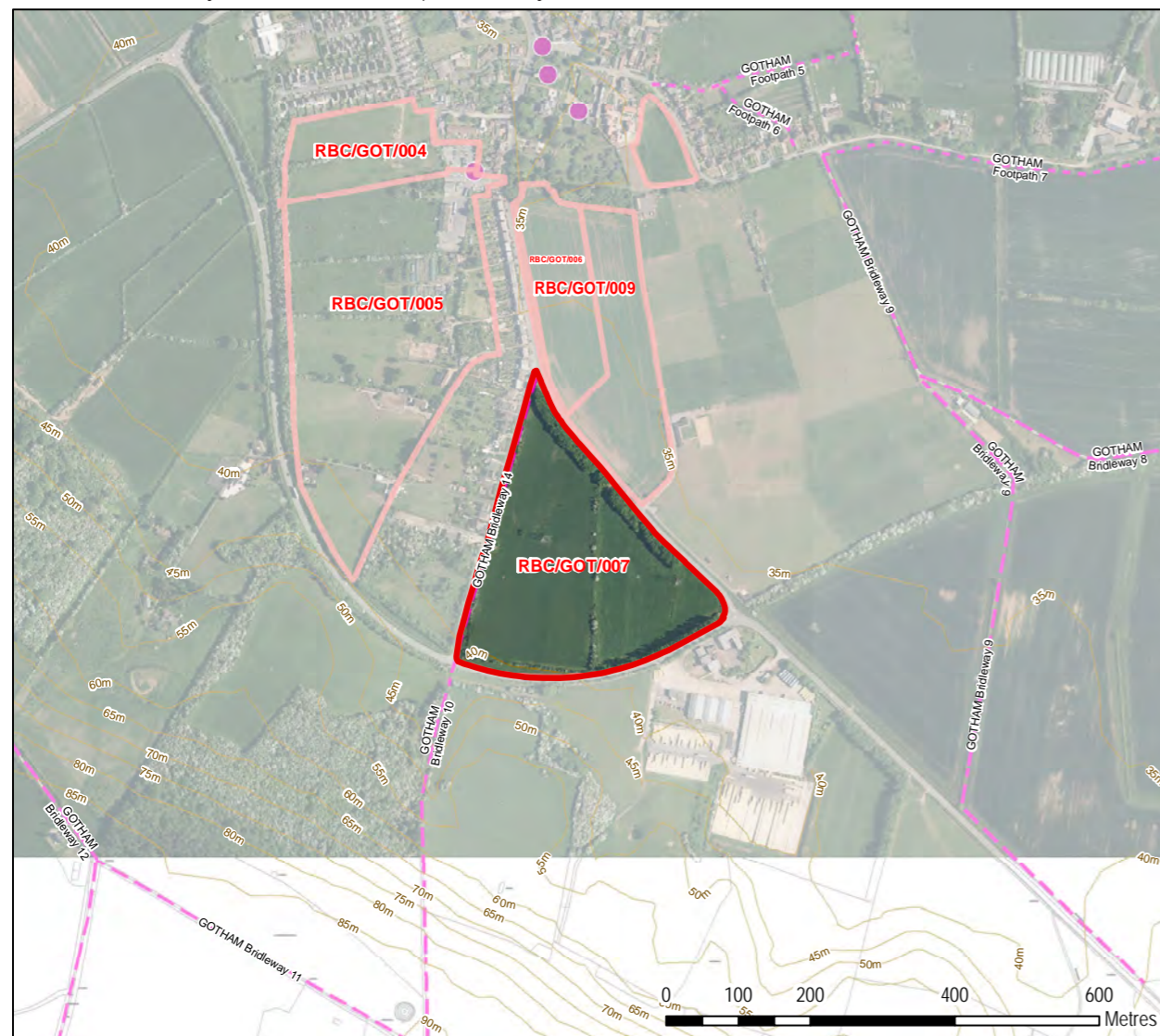


Site Photograph B - View looks south-east towards the gypsum works. The site is relatively well screened from this location and views are limited to gaps in boundary vegetation.

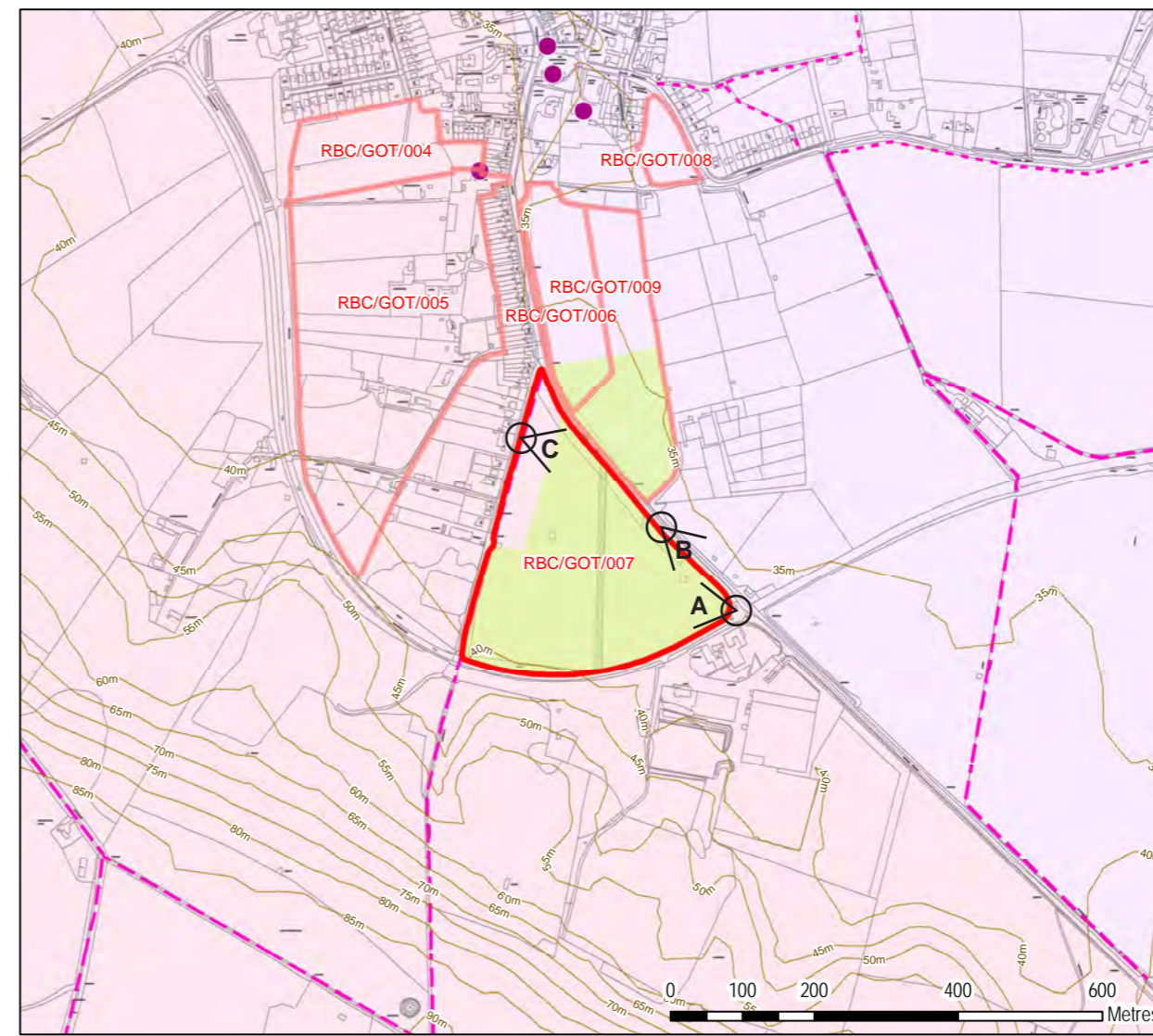


Site Photograph C - Viewpoint looks east through the northern section of the site through gaps in vegetation along Hill Road. This view portrays the levels of vegetation along the sites boundary.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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

SITE REFERENCE: RBC/GOT/008 - Land south of Moor Lane DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some areas well managed some degraded areas	Med - 2
Scenic quality	Urban and infrastructure detracts, and equestrian usage	Low - 1
Rarity	N/a	Low - 1
Representativeness	Study area appears mostly representative of the key characteristics of the LCA	High - 3
Conservation interests	Some listed buildings	Low - 1
Recreation value	Some PRoW	Low - 1
Perceptual aspects	Urban fringe, industrial and human detractors	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of urban form	Low - 2
Perception	Perceived as infill	Low - 2
Policy	Conserve the impression of a lack of built form within the DPZ	Low - 2

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

Overall low landscape sensitivity due to low landscape value and low susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential, not important to visual amenity	Low - 2
Secondary receptors	Transport, not important to visual amenities	Low - 2
Number of receptors	Part of village edge	Low - 2
Visibility of site	Raised sections visible from road to west, some visibility from south	Med - 4

Notes

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

Overall low visual sensitivity due to low visual value and low susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



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



CONSTRAINTS



On-site	Potential access issues	Off-site	
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CONCLUSION

The site comprises one pastoral field located immediately west of Moor Lane. There is a network of PRoW's within the study area, particularly to the east of Gotham, none of which directly influence the site. There are very few conservational interests within the study area comprising a handful of listed buildings but little else. There is an overall low landscape value within the study area due to infrastructure usages and equestrian characteristics detracting from scenic quality. There is a low susceptibility to change with the perception of infill development and an extension of existing urban form. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a low number of potential receptors. The overall visual susceptibility is low as the site is unimportant to the visual amenity. Overall, there is low visual sensitivity.

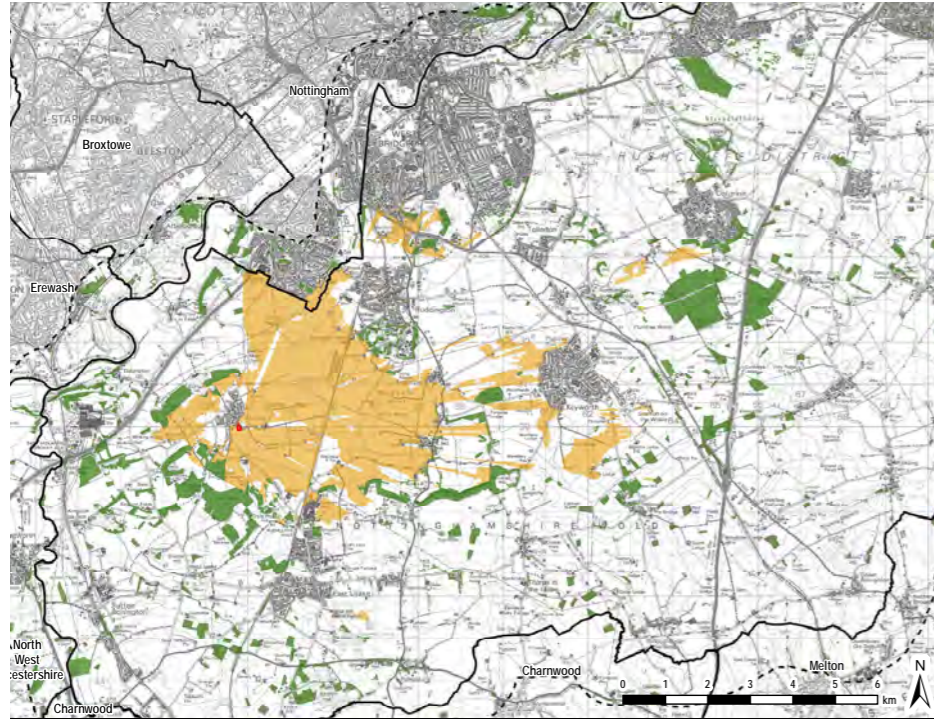
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

GOT/008 - Land south of Moor Lane



Site Photograph A - Viewpoint taken from a field gate on the corner of Moor Lane looking north-west into the site. The site consists of pastoral land and is situated between housing along Moor Lane and new development on the north-western boundary.

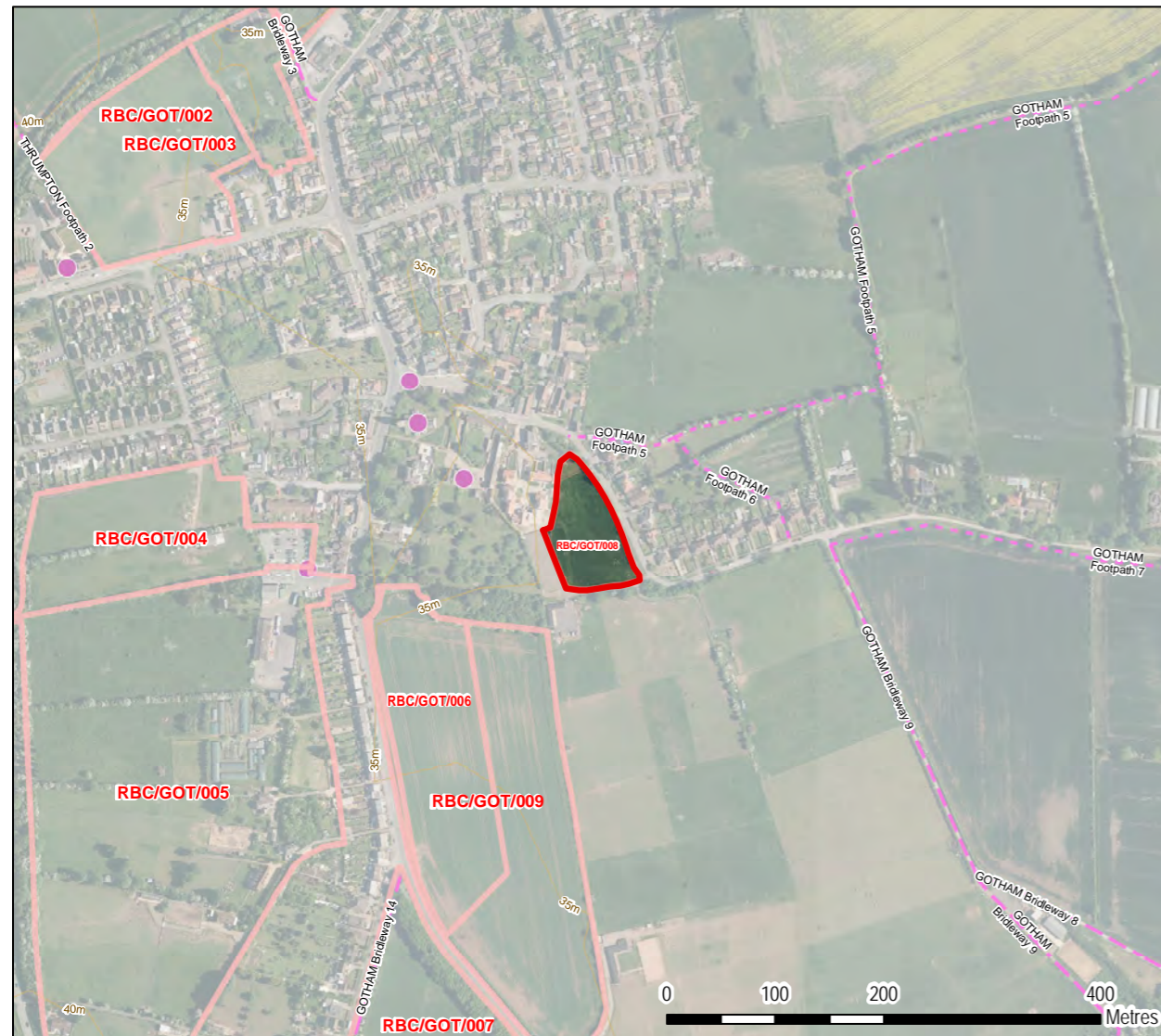


Site Photograph B - This viewpoint is situated along Moor Lane and represents the residents view through gaps in vegetation along the sites eastern boundary. In the centre of the image, beyond the site, is a new housing development.

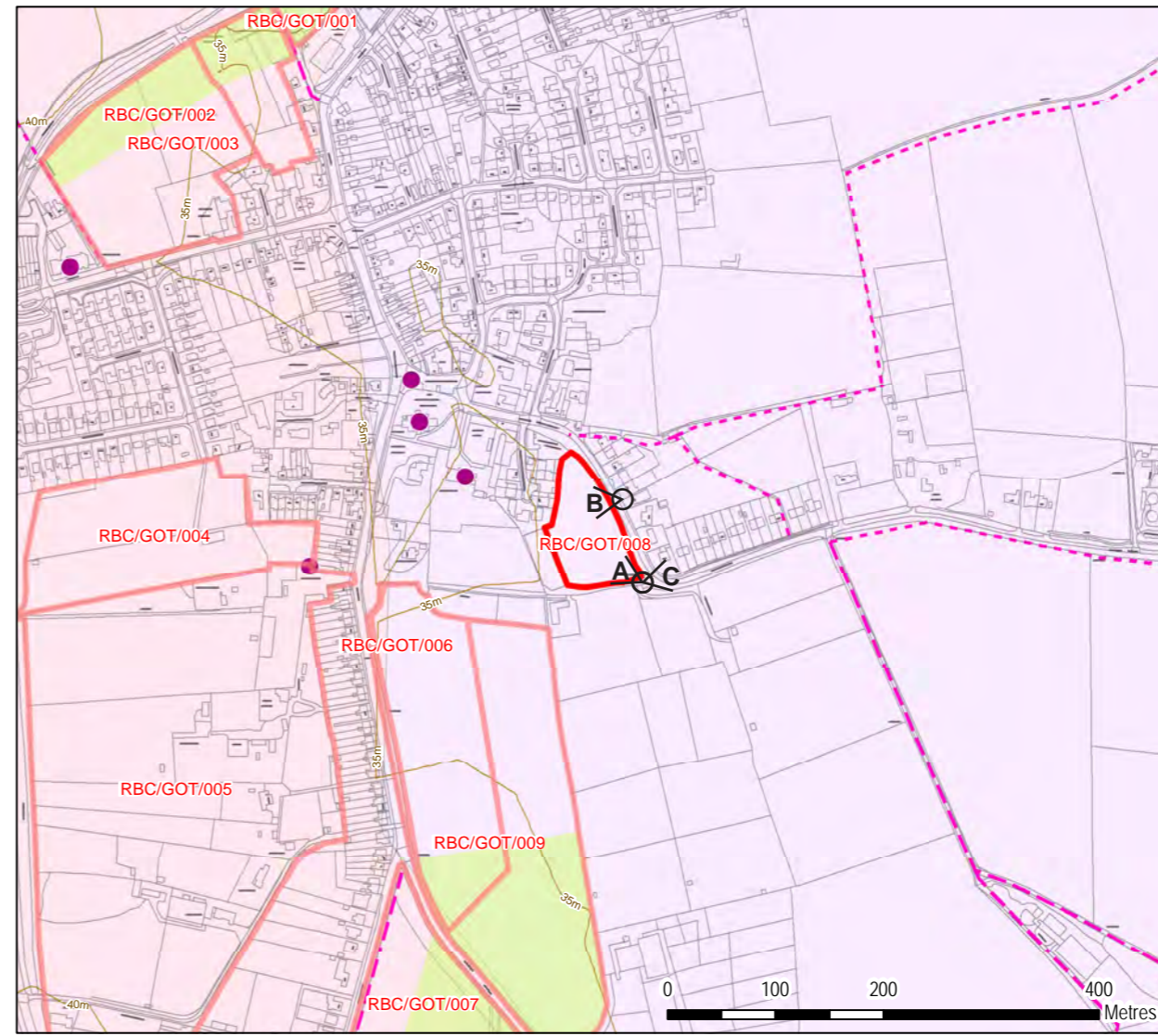


Site Photograph C - Looking south-east from a field gate along Moor Lane towards the residential area along the roadside. This view represents the potential access issues.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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

SITE REFERENCE: RBC/GOT/009 - E/O Leake Road (2) DATE VISITED: 22/06/2017 SURVEYED BY: RW CHECKED BY: NW

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

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

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

Factor	Assessment	Score*
Landscape quality	Some areas with good levels of management, others more degraded. Good condition of domestic setting	Med - 2
Scenic quality	Pleasant rural views interrupted by pylons and industry (particularly gypsum works). Urban fringe feeling at north of site	Low - 1
Rarity	N/A	Low - 1
Representativeness	Study area is mostly representative of the LCA	High - 3
Conservation interests	Couple of listed buildings but little else	Low - 1
Recreation value	Network of PRoW, particularly to east of village	Med - 2
Perceptual aspects	Several elements of human influence which detract from rural qualities. Of note are pylons, flight path and industry	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of a part of the rural fringe	Med - 4
Addition	Extension of settlement edge	Low - 2
Perception	Potential disruption of linear settlement pattern	Med - 4
Policy	Conserve the impression of a lack of built form within the DPZ	Med - 4

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

Overall low landscape sensitivity due to low landscape value and medium landscape susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Rural approach from south of village, but little else	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a part of the visual amenity	Med - 4
Secondary receptors	Recreational - site is not important to visual amenity	Low - 2
Number of receptors	Village edge	Med - 4
Visibility of site	Some long views available towards east and south, little screening of site	High - 6

Notes

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

Overall low visual sensitivity due to low visual value and medium visual susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain mature boundary vegetation, particularly in the south of the site to retain the perception of a rural approach to the village	Form of development	✓	Row of houses facing onto road to mirror existing. Possible scope for housing behind but linear pattern needs to be retained
Landscape buffer	✓	To south so that development line mirrors existing and forms strong urban edge to settlement	Local vernacular	✗	
Site features	✗		Other	✗	



CONSTRAINTS



On-site	Off-site

CONCLUSION

The site comprises an arable field which lies immediately east of Leake Road and to the south of the main village of Gotham. On of the key characteristics of the site is the role that it plays in forming both part of the rural setting to and southern approach of Gotham village. The study area has a low landscape value, due in part to the detractors in the surrounding area such as the gypsum works and pylons. However, there is a medium landscape susceptibility, which is due to the development of the site extending the village into its strong rural setting, and erosion of the rural southern approach to the village itself. Overall, the landscape sensitivity is low. In visual terms, there is little of visual value. However, the site forms part of the rural outlook for adjacent residential properties and is fairly open - these factors feed into a medium visual susceptibility. The visual sensitivity is overall low in this location.

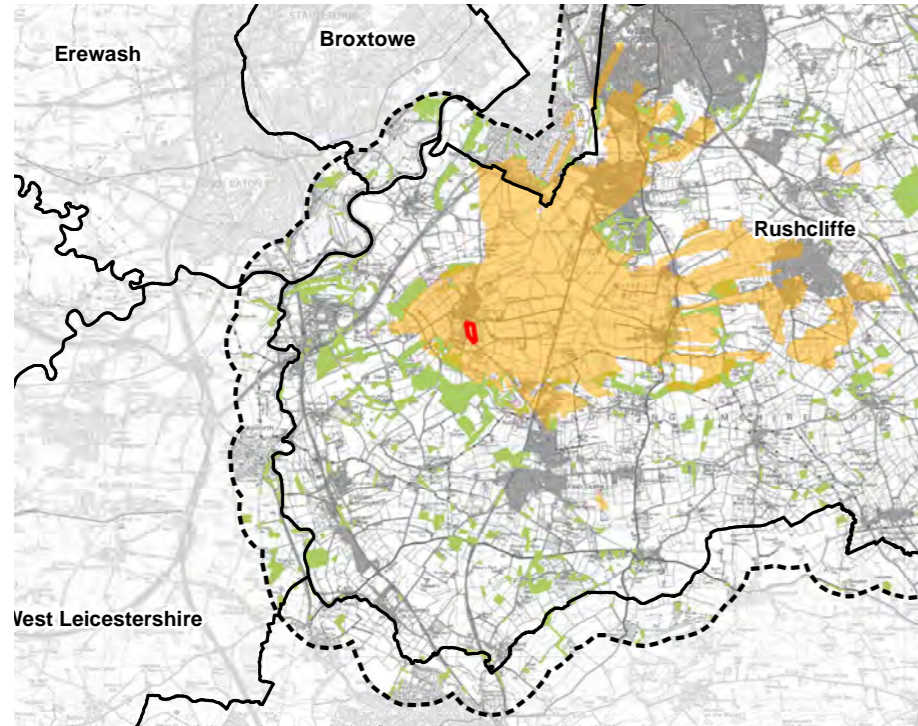
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

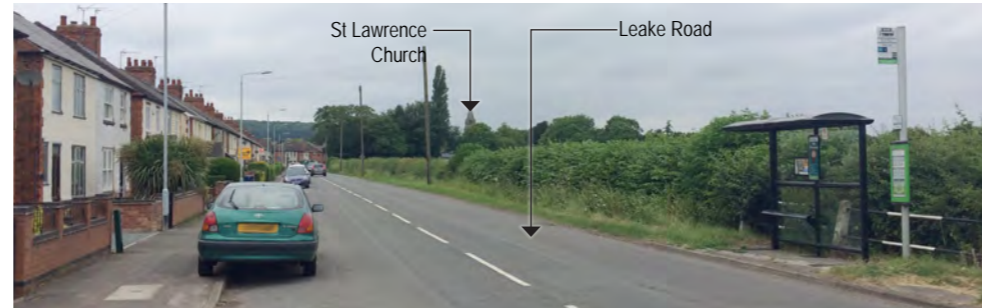
GOT/009 - E/O Leake Road (2)



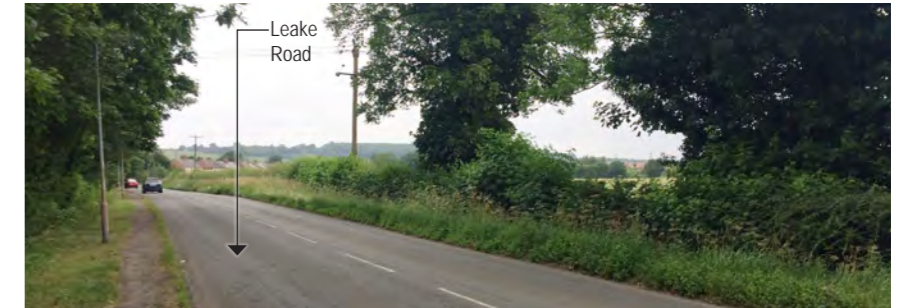
Zone of Theoretical Visibility of the site - Yellow/brown denotes potential visibility



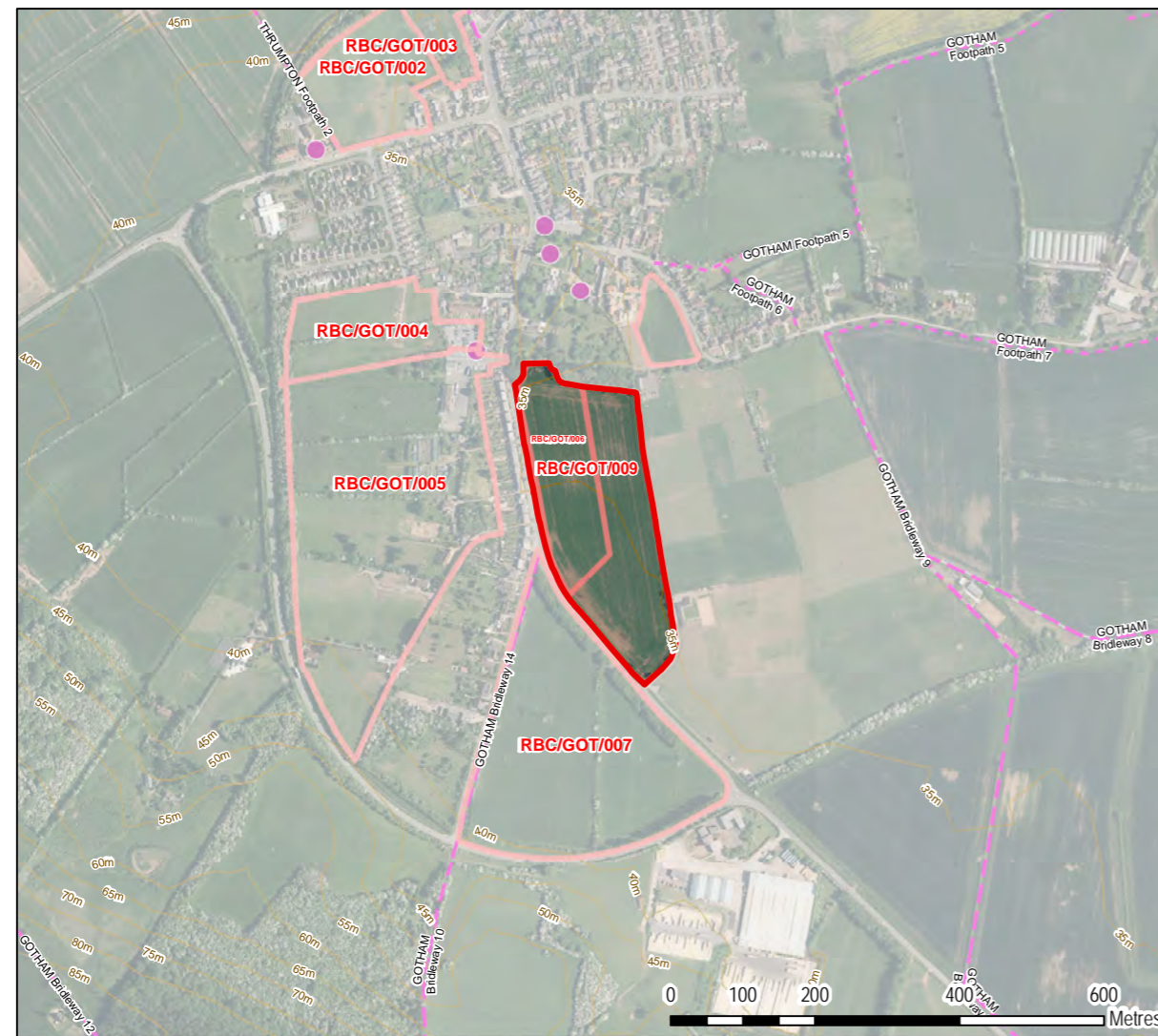
Site Photograph A - In this location, the view looks easterly directly into the site from Leake Road, demonstrating both the scale of the site and its arable nature. In the distance can be seen a number of industrial influences on the character, such as pylons and nearby gypsum works. Leake Road can be seen to the right side of the view, with the hedge forming the western site boundary.



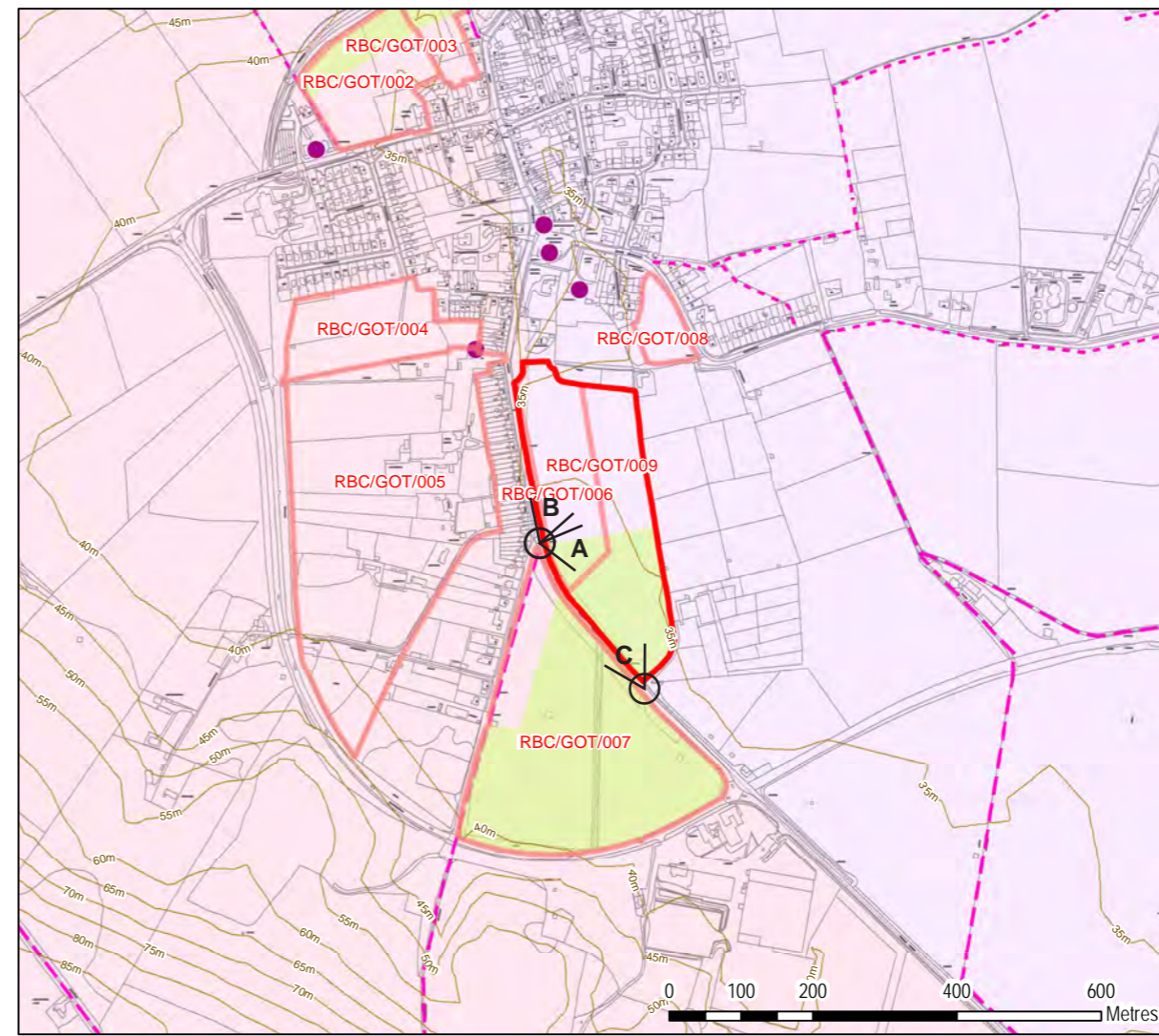
Site Photograph B - This panorama looks northerly along Leake Road into the centre of the village of Gotham itself. The site lies to the right hand side of the view and to the left can be seen the single line of houses currently on Leake Road. In the background of the view can be seen the spire of St Lawrence Church in the centre of the village.



Site Photograph C - Located opposite to the southern tip of the site, this view illustrates the rural character of the south of the site, as well as the main approach to the village.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

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Holme Pierrepont





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

SITE REFERENCE: RBC/HOL/001 - Simkins Farm DATE VISITED: 09/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site Landscape character within study area

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

LANDSCAPE VALUE Total Score (/25) 15

Factor	Assessment	Score*
Landscape quality	Well maintained settlement, some small areas of degraded land	Med - 2
Scenic quality	Attractive local vernacular, but one or two localised detractors	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some characteristics representative of LCA, others less so	Med - 2
Conservation interests	Listed building close to site, TPO	Low - 1
Recreation value	PRow and cycle route along river Trent, as well as some public open space	Med - 2
Perceptual aspects	High degree of human of human influence but relatively high degree of tranquility	Med - 2
Associations	Holme Pierrepont is home to the National Watersports Centre	Med - 2

LANDSCAPE SUSCEPTIBILITY Total Score (/25) 11

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Urban extension slightly removed from settlement edge	Low - 2
Perception	Landscape setting of farmstead (listed building) altered, slight perceived urbanisation	Med - 4
Policy	Conserve the naturalistic character of the area by ensure views to development in higher ground surrounding the DPZ are lim	Low - 2

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

Medium landscape value and low susceptibility. Overall low landscape sensitivity

Notes

VISUAL VALUE Total Score (/25) 10

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

VISUAL SUSCEPTIBILITY Total Score (/25) 13

Factor	Assessment	Score*
Primary receptors	Residential - site small part of the rural outlook	Low - 2
Secondary receptors	Recreation - site forms small part of the experience	Low - 2
Number of receptors	Edge of settlement, a town close to Nottingham City	High - 6
Visibility of site	Strong vegetated site boundaries	Low - 2

Notes

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

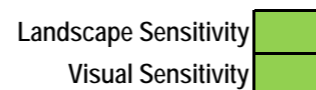
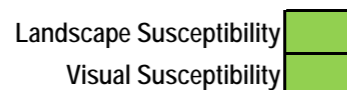
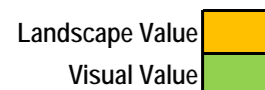
Landscape planting	✓	Restore and enhance existing vegetation	Form of development	✓	Base development on local grid pattern street layout
Landscape buffer	✗		Local vernacular	✓	Base development on local Victorian vernacular
Site features	✗		Other	✗	

CONSTRAINTS

On-site		Off-site	Listed building, playing fields adjacent
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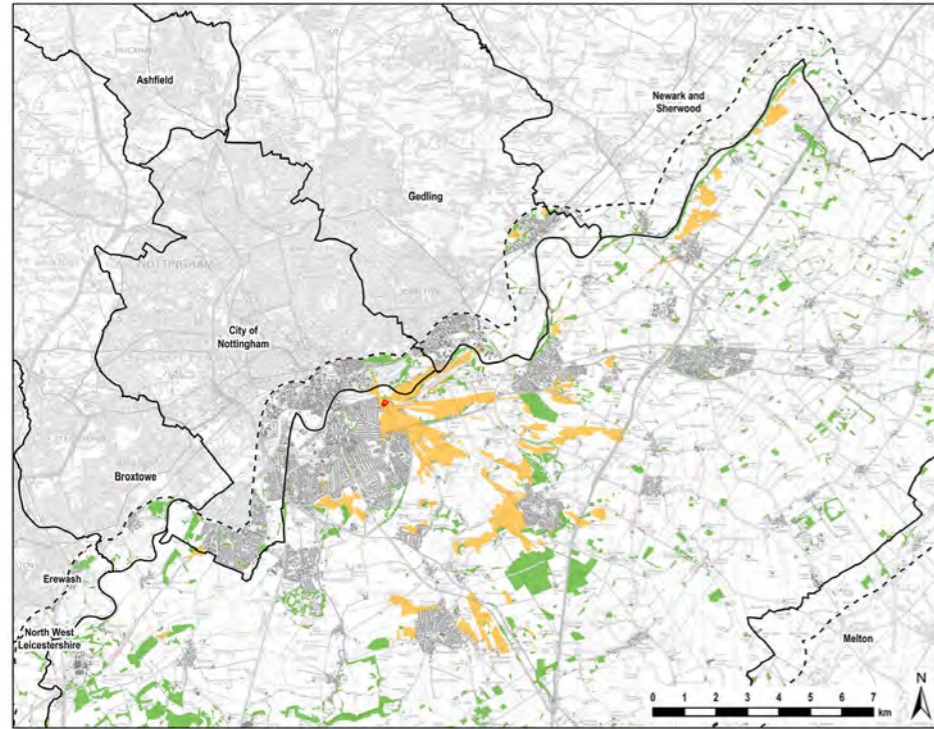
CONCLUSION

Site HOL/001 comprises two pastoral fields on the edge of West Bridgford. The study area is of medium landscape, with victorian houses adding interest to the edge of West Bridgford and several recreational assets present in the area; there is an overall sense of tranquillity. Development of the site would result in a slight increase in perceived urbanisation in the eastern half of the study area, as the settlement is extended towards the rural setting to West Bridgford; there is no loss of key characteristics and overall the landscape susceptibility is low. The landscape sensitivity is also low. There is a low visual value, although the adjacent playing fields have recreational value. In terms of visual susceptibility, the site has little influence on the visual amenity of both residential and recreational receptors and an overall low susceptibility. The visual sensitivity is low.



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

HOL/001 - Simkins Farm



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



Site Photograph A - This panorama looks north-west from the entrance to Simkins Farm on Adbolton Lane on the eastern edge of Adbolton. Within the view can be seen houses on Adbolton Grove, as well as Simkins Barns at Simkins Farm. The site itself is comprised of rough pasture with patches of mature vegetation, with Adbolton Lane flood embankment forming its northern boundary.



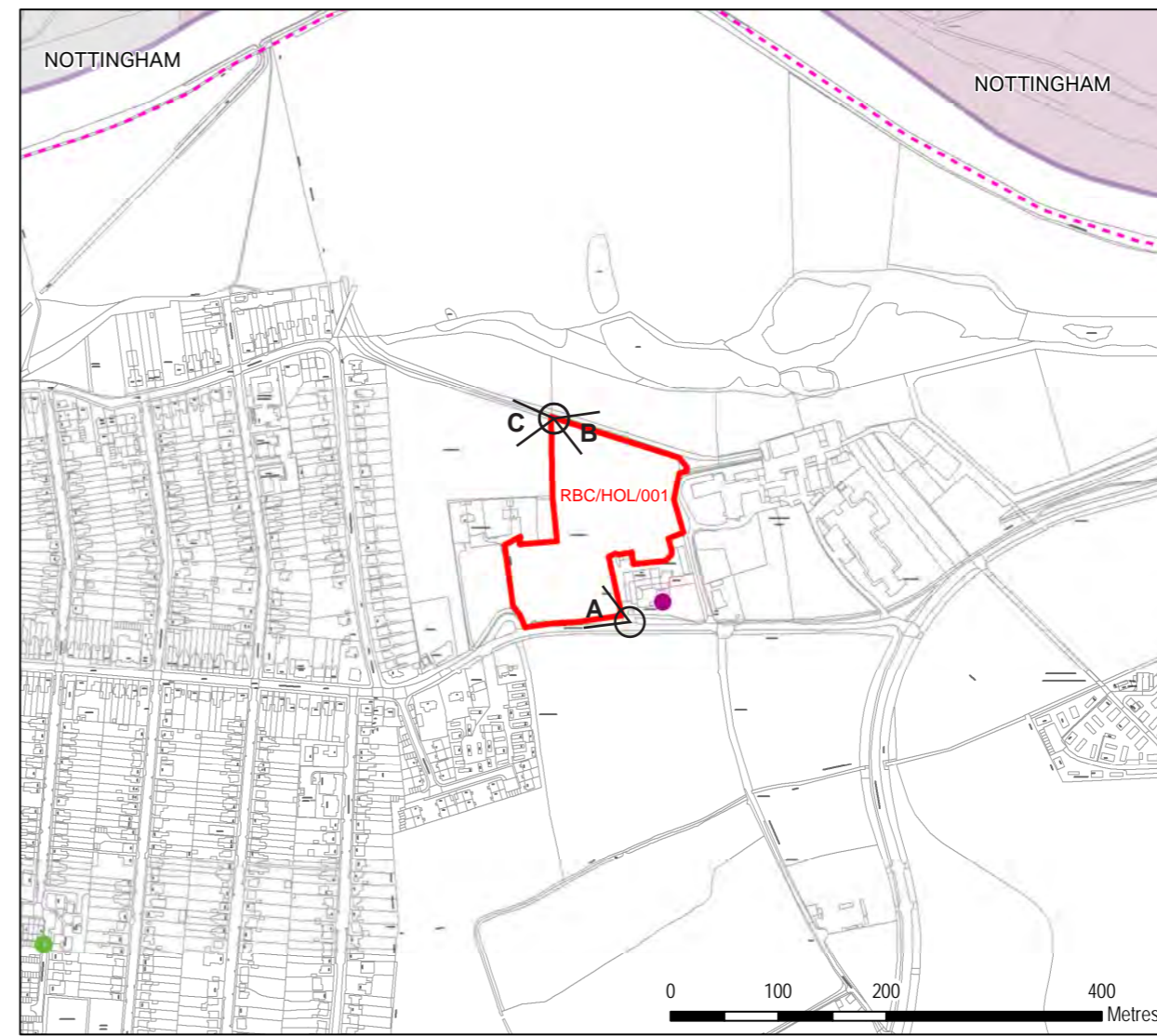
Site Photograph B - Looking east along the Adbolton Lane flood embankment, this panorama looks directly into the site from Adbolton Lane Playing Fields. To the right hand side of the view can be seen Simkins Barns at Simkins Farm, but there are few other discernible features within the view.



Site Photograph C - This view looks west along the Adbolton Lane flood embankment into the Adbolton Lane playing fields, demonstrating the context to the site. Houses on Adbolton Grove can be seen in the rear of the view.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - LCA Policy Zones
 - TW054, Conserve & Enhance

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Keyworth





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

SITE REFERENCE: RBC/KEY/001 - Land east of Willow Brook DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good)

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

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

Factor	Assessment	Score*
Landscape quality	Well managed domestic setting, some degraded areas	Med - 2
Scenic quality	Large amount of human influence, a few positive aspects	Low - 1
Rarity	N/A	Low - 1
Representativeness	Displays most of the key characteristics	High - 3
Conservation interests	N/A	Low - 1
Recreation value	A network of PRoW particularly to north, allotments	Med - 2
Perceptual aspects	Site feels part of the settlement, several urbanising influences	Med - 2
Associations	Nothing of relevance to the study area	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Infill within urban edge	Low - 2
Perception	Potential to improve degraded site	Med - 4
Policy	Ensure any infill respects the local vernacular, minimise the influence of larger settlements through woodland planting	Low - 2

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

Overall low landscape sensitivity as a result of low value and low susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site does not form part of the experience	Low - 2
Secondary receptors	Recreational - site forms small part of the experience	Low - 2
Number of receptors	Within village boundary	High - 6
Visibility of site	Heavily screened on all sides	Low - 2

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

Low visual value and susceptibility, overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain and enhance vegetated boundary where possible	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	PRoW	Off-site

CONCLUSION

KEY/001 is a pastoral field nestled between development on the eastern edge of Keyworth. Within the study area, there is a low landscape value, owing in part to the high degree of human influence and lack of conservation interests. Development of the site would be perceived as infill within the urban edge, giving no loss of key characteristics. Overall the landscape sensitivity is low. Visually there is a low value aside from a slight recreational value arising from the PRoW. The site does not have much relevance to residential and recreational receptors and is generally visually contained; the susceptibility is low. Overall the visual sensitivity is also low.

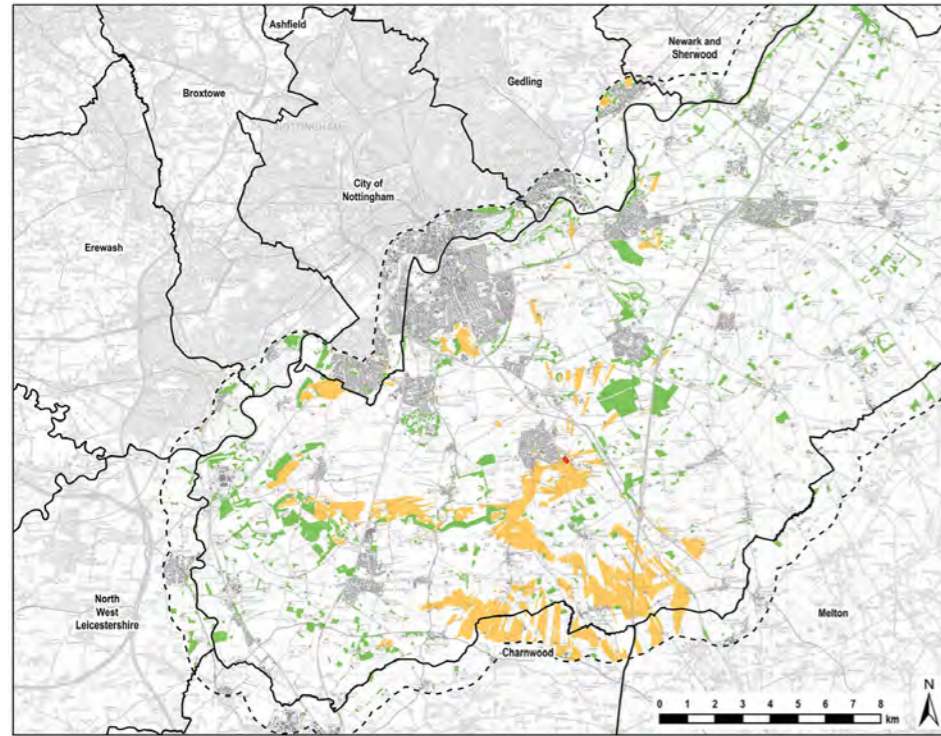
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through into an overall score for the site. The overall site score is used for ranking the sites ONLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment. +A1:X54

KEY/001 - Land east of Willow Brook



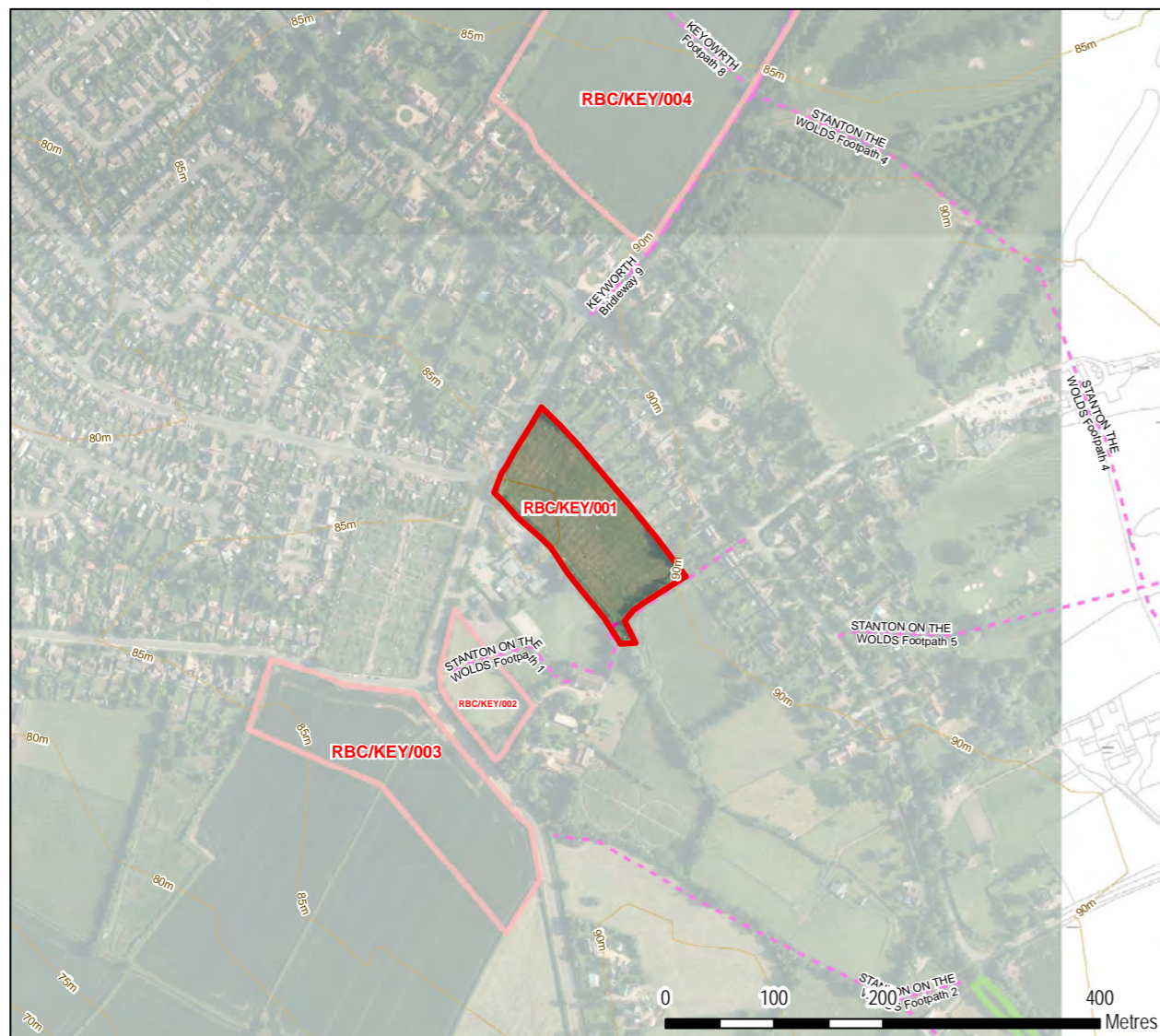
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



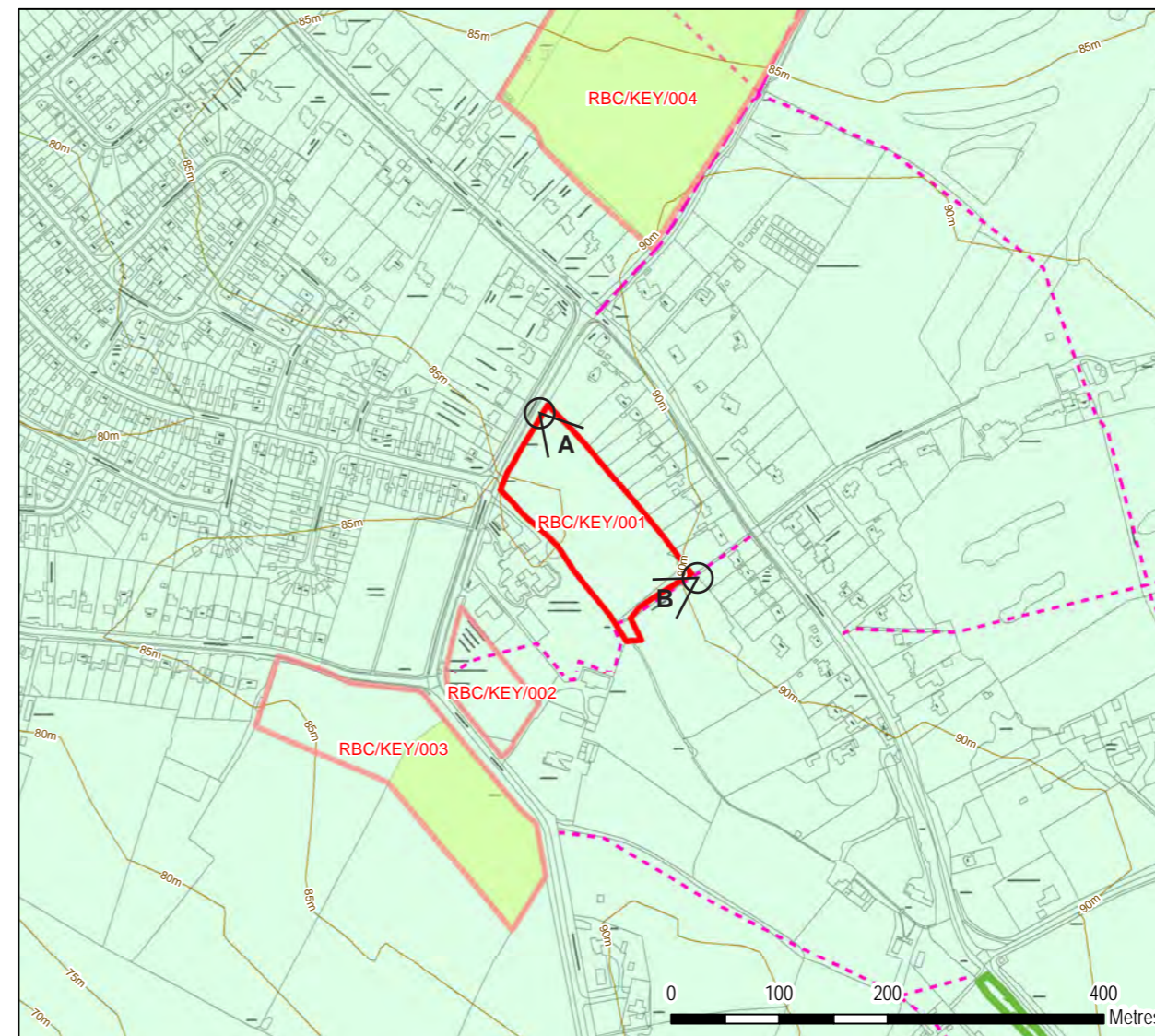
Site Photograph A - This viewpoint looks south-easterly from a field gate into the site just off Willow Brook. The site at this location is rough ground with heavily vegetated boundaries. The main discernible feature in the view is Willow Brook Primary School, although the hedges to the left of the view adjoin neighbouring properties.



Site Photograph B - View looking south-west along Stanton-on-the-Wolds Footpath 1 on the south-eastern site boundary. This view further demonstrates the strongly vegetated boundaries of the site.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - NW03, Conserve

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

SITE REFERENCE: RBC/KEY/002 - Land CO Selby Lane and Willowbrook DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good)

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

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

Factor	Assessment	Score*
Landscape quality	Well managed arable farmland and domestic setting	High - 3
Scenic quality	Some positive aspects but settlement often detracts	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some key characteristics represented	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	A few PRoW, allotments	Low - 1
Perceptual aspects	Relatively tranquil despite proximity to settlement	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Adjacent to existing properties but slightly outside perceived village boundary	Low - 2
Perception	Loss of strong vegetated boundary increases perception of urbanisation beyond village edge	Med - 4
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Med - 4

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

Low landscape value and susceptibility. Overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Bench adjacent to site but forming part of the view	Med - 6
Other value	Long views towards the Leicestershire Wolds in the south west	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Recreational - PRoW through site and forms part of the footpath experience	Med - 4
Secondary receptors	Residential - site does not form part of experience	Low - 2
Number of receptors	Slightly outside village boundary	Med - 4
Visibility of site	Heavily screened on south east and south western boundaries	Low - 2

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Definitely retain strong vegetated boundary	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	PRoW	Off-site	
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CONCLUSION

Site KEY002 is a pastoral field situated on the eastern extent of Keyworth; it has a strongly vegetated boundary at present which helps to screen the settlement from the east. There is a low landscape value in the study area arising in part from the lack of conservation and recreational interests. Landscape susceptibility is also low; development of the site would result in no loss of key characteristics, but loss of the strong vegetated boundary has the potential to increase prominence of the settlement. Overall the landscape sensitivity is low. In terms of visual amenity, there is low value - despite the long views towards the Leicestershire Wolds - and the susceptibility is also low as the site is heavily screened and does not contribute to the visual amenity experienced by residential receptors. The visual sensitivity is overall low.

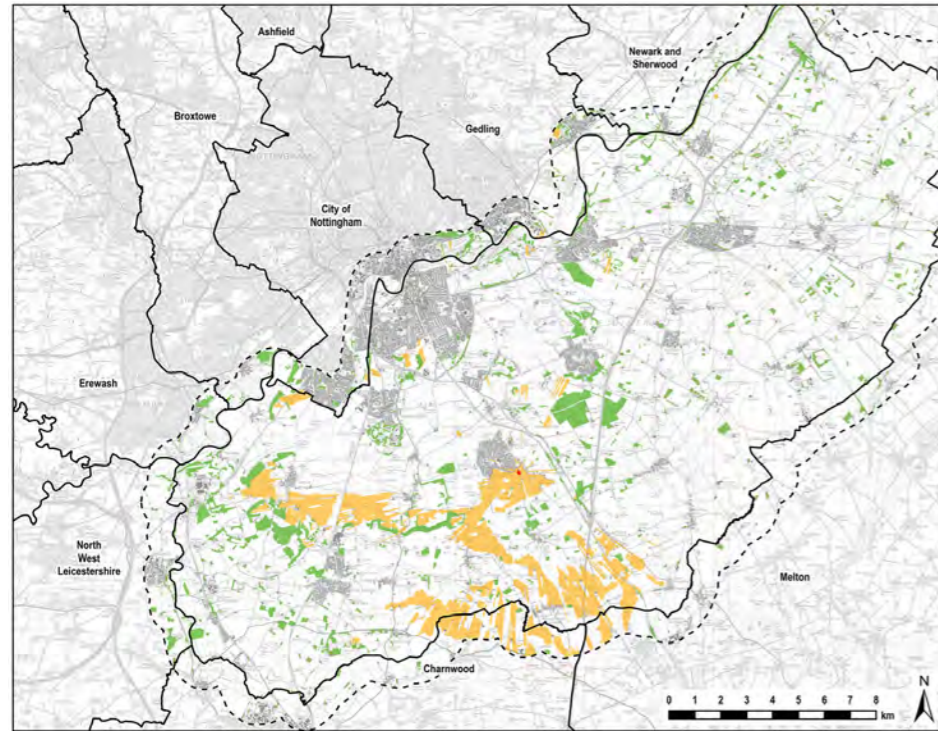
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

KEY/002 - Land at the corner of Selby Lane and Willowbrook

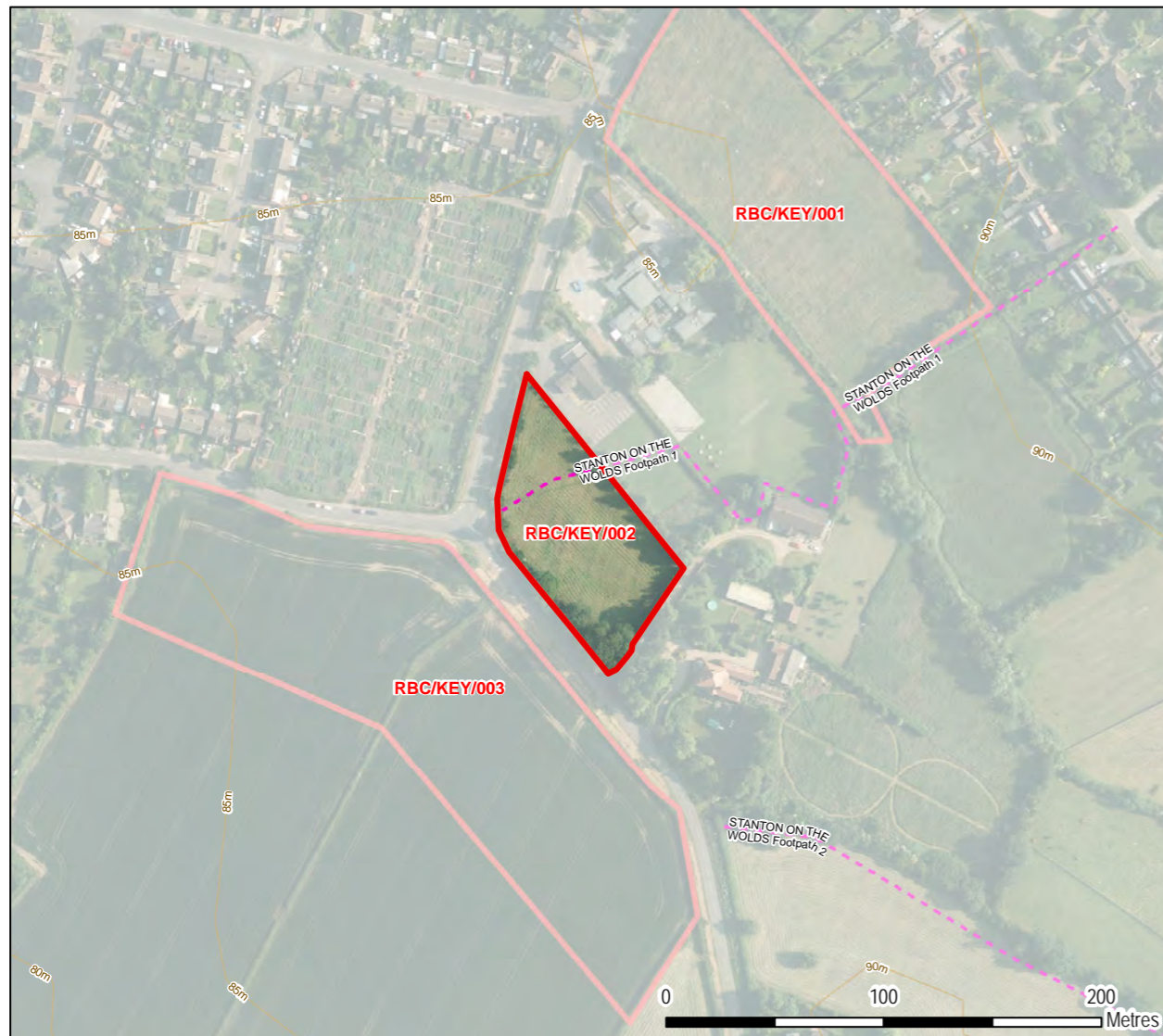


Site Photograph A - Looking east towards the site from the corner of Willow Brook, Selby Lane and Widmerpool Lane. The view demonstrates the contrast between the urban edge (left hand side) and the rural fringe (right hand side). There are few other discernible features within the view.

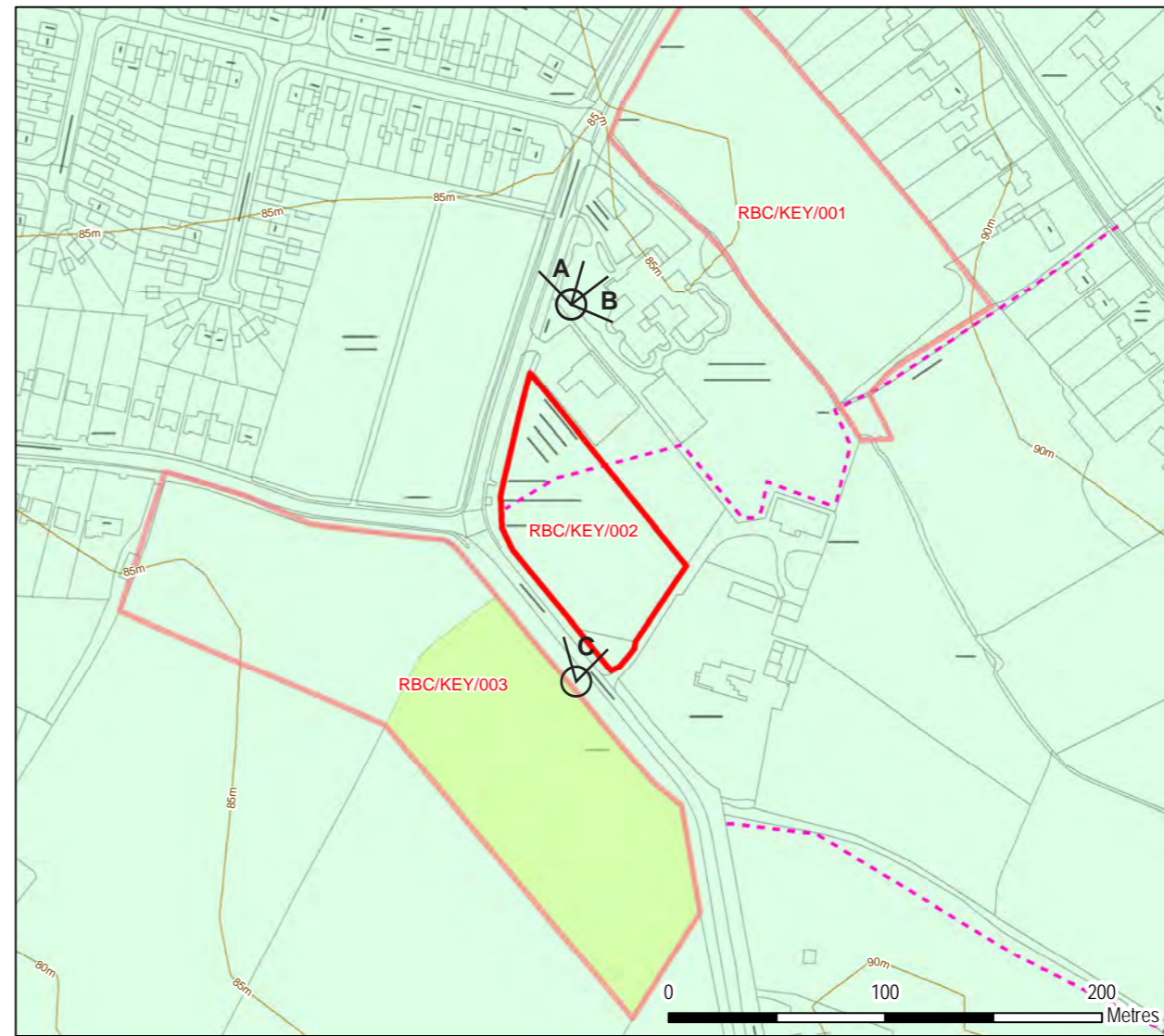


Site Photograph B - From this location, views are obtained directly into the site where Stanton on the Wolds Footpath 1 meets Widmerpool Lane / Selby Lane. The site comprises a pastoral field with very heavily vegetated boundaries. To the left of the view is St Margaret Clitherow Church and in the centre of the view is Stanton on the Wolds Footpath 1, which crosses the site.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Landscape buffer
 - LCA Policy Zones
 - NW03, Conserve

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 60**

SITE REFERENCE: RBC/KEY/003 - Land South of Selby Lane DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good)

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

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

Factor	Assessment	Score*
Landscape quality	Well managed arable farmland and domestic setting	High - 3
Scenic quality	Some positive aspects but settlement often detracts	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some key characteristics representative of LCA	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	A few PRoW, allotments	Low - 1
Perceptual aspects	Relatively tranquil despite proximity to settlement	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Erosion of rural edge to the village	Low - 2
Addition	Continuation of settlement line	Low - 2
Perception	Finger of development into rural edge of settlement, increased prominence of settlement	Med - 4
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Med - 4

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

Low landscape sensitivity derived from low value and low susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Bench adjacent to site but forming part of the view	Med - 6
Other value	Long views towards the Leicestershire Wolds in the south, site is rural setting to Keyworth	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - land forms part of the rural outlook to houses to the west and north	Med - 4
Secondary receptors	Recreational - ends of two PRoW adjacent to site and views across the site form part of the experience	Low - 2
Number of receptors	Slightly outside village boundary	Med - 4
Visibility of site	High visibility especially in long views from the Leicestershire Wolds due to its elevated position	High - 6

Notes

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

Medium visual value and susceptibility. Overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

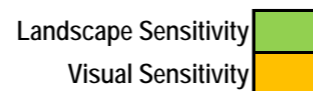
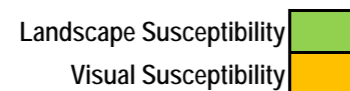
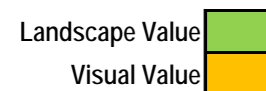
Landscape planting	✓	Retain mature vegetation boundary, create strong vegetated edge to soften views from the south	Form of development	✓	Follow existing line of development along road
Landscape buffer	✓	To the east of the site to retain the rural character	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Off-site

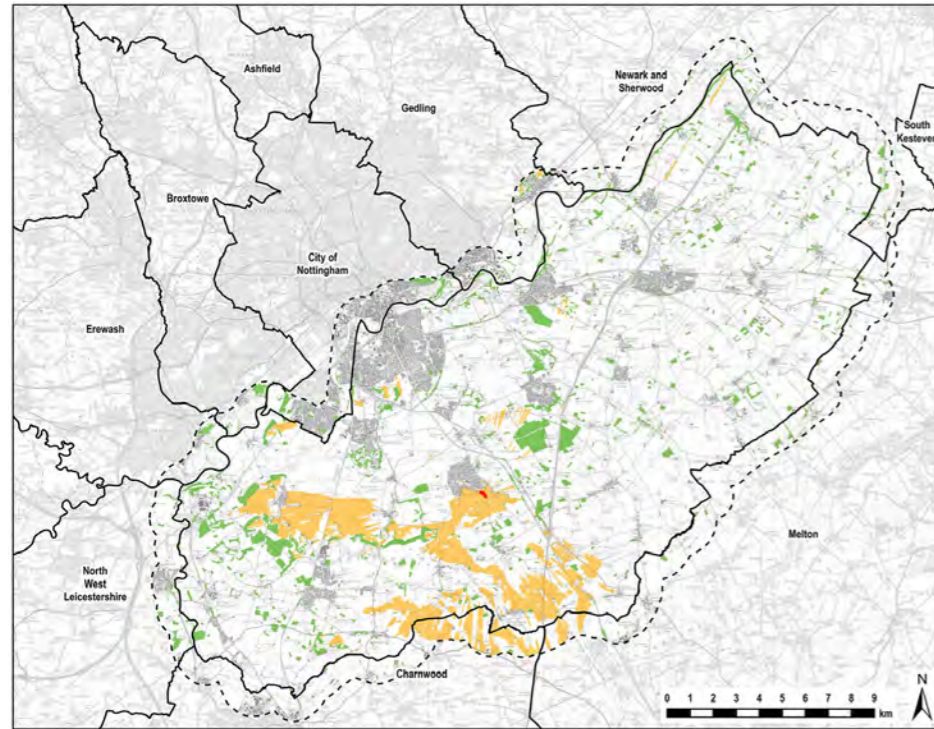
CONCLUSION

The site comprises the northern parts of two arable fields on the eastern edge of Keyworth; it benefits from long views towards the Leicestershire Wolds in the south. Despite the good condition of the landscape resource within the study area, it has a low landscape value. This is contributed to in part by the lack of conservation interests and recreational interests. The landscape susceptibility is also low, although the increased prominence of the settlement arising from development of the site and erosion of the rural setting is an issue. The landscape sensitivity is low. In terms of visual amenity there is a medium value attached to the site, in part attributed to the bench just to the north of the site which indicates value, as well as the site's value as the rural setting to the village and the long views to the Leicestershire Wolds. The susceptibility is also medium as a result as the medium number of potential receptors and high degree of visibility of the site. Overall, there is a medium visual sensitivity.

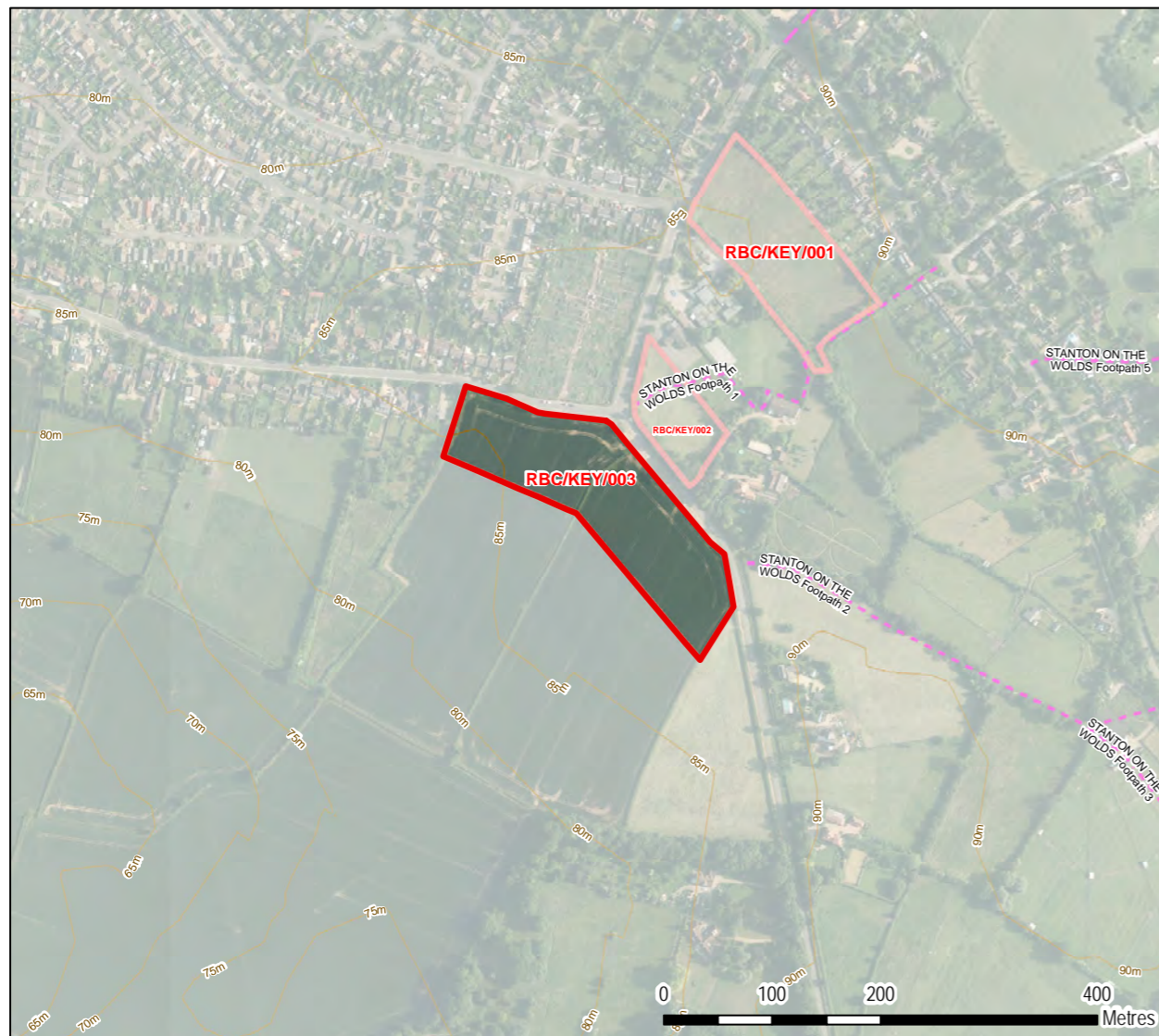


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

KEY/003 - Land South of Selby Lane



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



Aerial view of the site



Site Photograph A - This viewpoint looks southerly from Widmerpool Lane directly into the site and demonstrates the interface of the site with the south-eastern edge of Keyworth (on the right hand side of the view), as well as the long views available from the site to the Nottinghamshire Wolds to the left of the view. Properties within Keyworth's Conservation Area can be seen in the centre of the view, with Ratcliffe Power Station beyond.



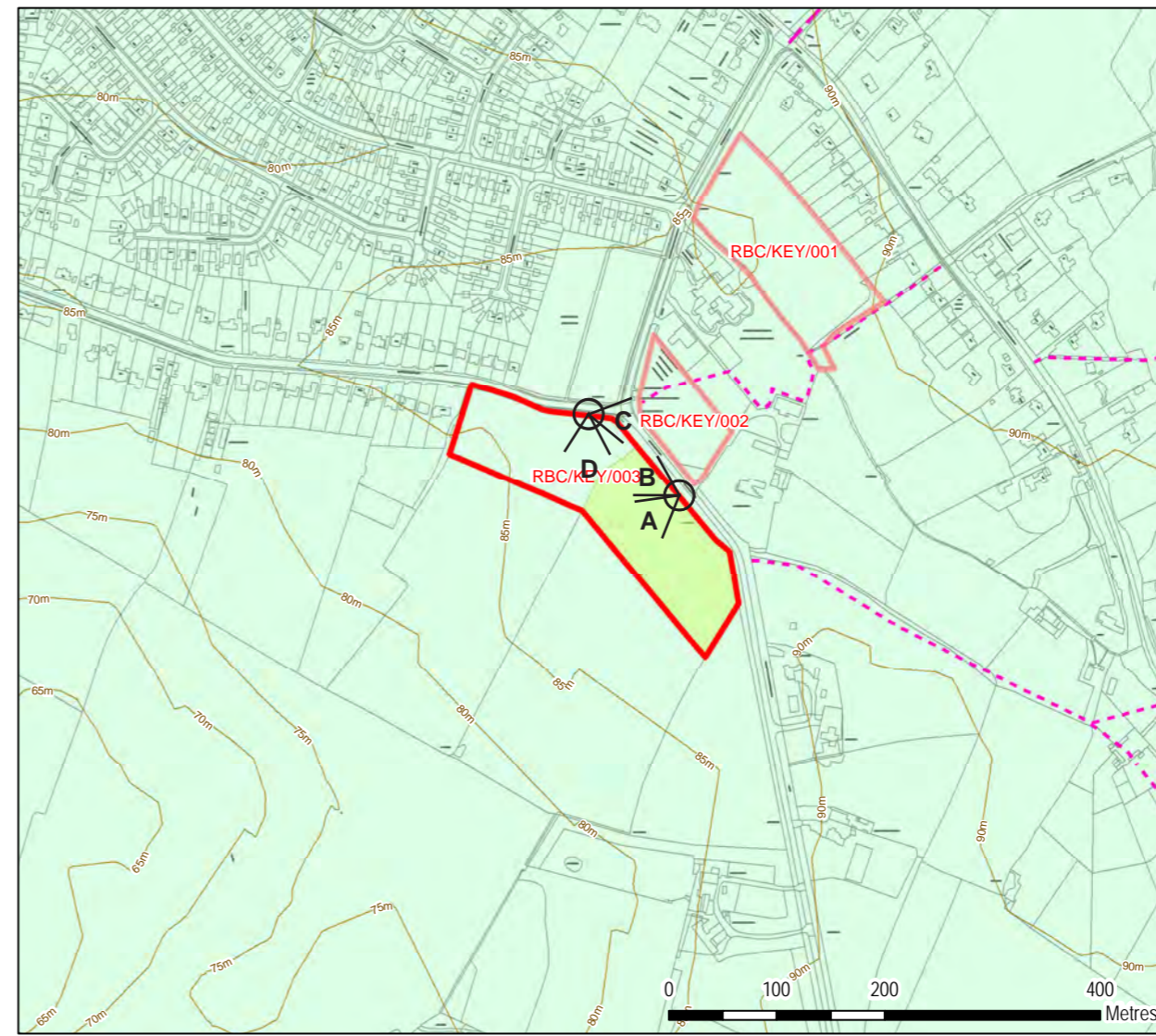
Site Photograph B - Looking west along Widmerpool Lane towards the south-eastern edge of Keyworth. The view shows the rural context of the site (on the left) and its relation to the existing edge of the settlement.



Site Photograph C - Taken from the junction of Widmerpool Lane, Selby Lane and Willow Brook, this view demonstrates the agricultural context visible from the south-eastern edge of Keyworth. Widmerpool Lane is visible to the left of the view.



Site Photograph D - From this location, views are obtained looking south across the site towards woodland near The Pastures. The panorama particularly demonstrates the arable nature of the site, as well as the sloping landform and long views. In the background, to the right of the view can be seen the Nottinghamshire Wolds.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Bridleway
 - Footpath
 - Landscape buffer
 - LCA Policy Zones
 - NW03, Conserve

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

SITE REFERENCE: RBC/KEY/004 - Land off Barnfield Farm, Nicker Hill DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good), NW04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive arable agriculture, well managed domestic setting	High - 3
Scenic quality	Long views add value, generally aesthetically pleasing	Med - 2
Rarity	N/A	Low - 1
Representativeness	Shows most key characteristics	High - 3
Conservation interests	N/A	Low - 1
Recreation value	Network of PRoW leading to rural surroundings, some public open space, allotments	Med - 2
Perceptual aspects	Village edge setting, tranquil and well maintained	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of strong rural edge to settlement	Med - 4
Addition	Extension of urban edge	Low - 2
Perception	Drawing settlement away from its characteristic ridge top location (as mentioned in Conservation Area appraisal)	Med - 4
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Medium landscape value and low susceptibility, overall a low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Long view to surrounding countryside, recreational value	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational - PRoW run through site, site is a key part of the experience	Med - 4
Secondary receptors	Residential - rural outlook for houses on the north-eastern village boundary, site is relatively important to residential amenity	Med - 4
Number of receptors	Edge of village	Med - 4
Visibility of site	Long views of site from surrounding rural landscape	High - 6

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

Low visual value and high susceptibility. Overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

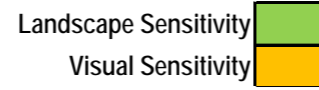
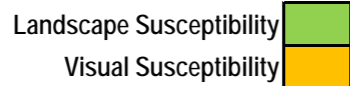
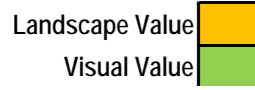
Landscape planting	✓	Retain and enhance existing vegetated boundaries	Form of development	✗
Landscape buffer	✓	Only develop in small section in south-western corner of site	Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	PRoW	Off-site	British Geological Survey Headquarters adjacent
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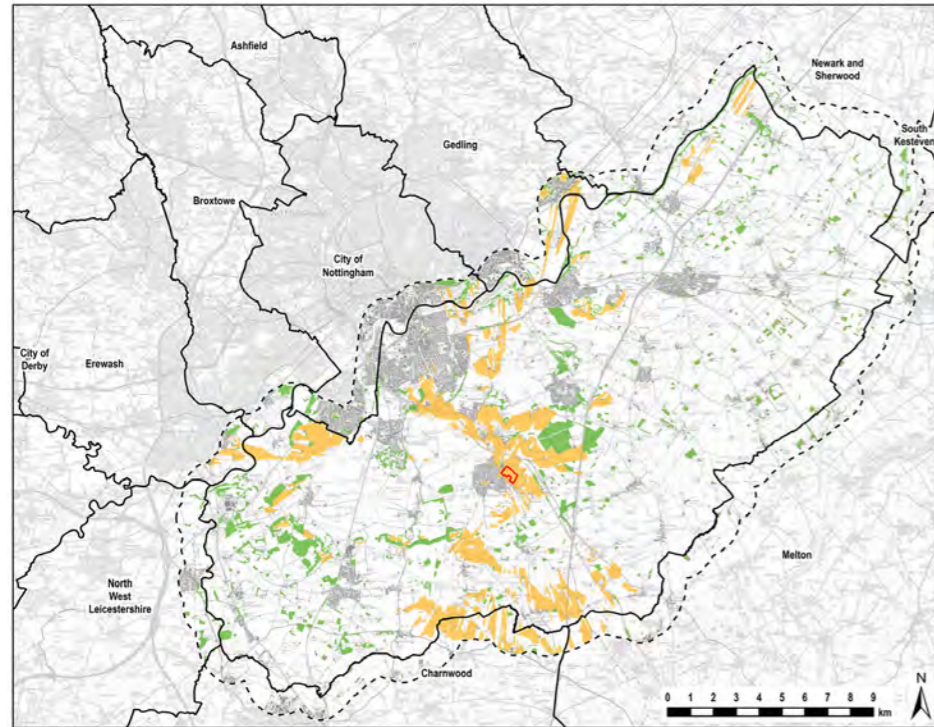
CONCLUSION

Situated on the north-eastern edge of Keyworth, the site is a series of both arable and pastoral fields which forms a key part of the rural setting for the village. There is a high landscape quality and close representativeness to the landscape character set out by Nottinghamshire County Council, both of which contribute to a medium landscape value. Despite the site's role as part of the rural setting to the village, there is a low landscape susceptibility to development of the site. The landscape sensitivity is also low. The site has a low visual value although the long views afforded to the north are a positive factor. There is a medium visual susceptibility which is as a result of the site being a part of the visual amenity for both recreational and residential receptors, as well as the high visibility of the site within its surroundings. Overall the sensitivity of the visual amenity is medium.



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

KEY/004 - Land off Barnfield Farm, Nicker Hill



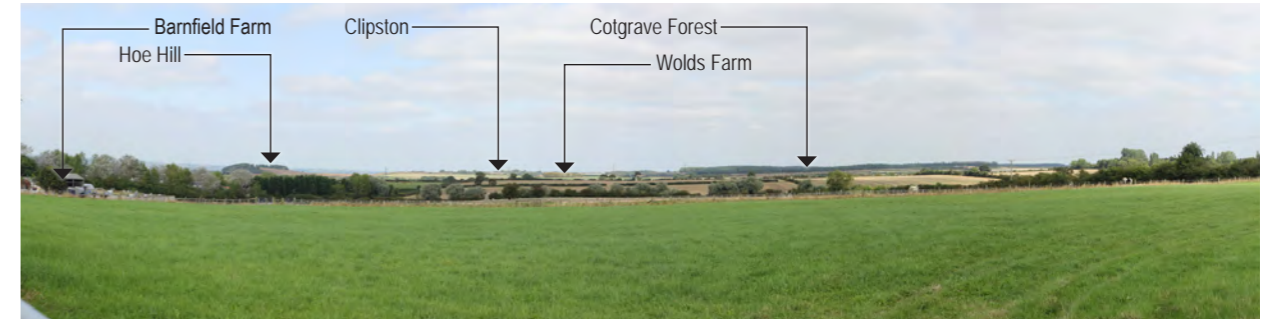
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



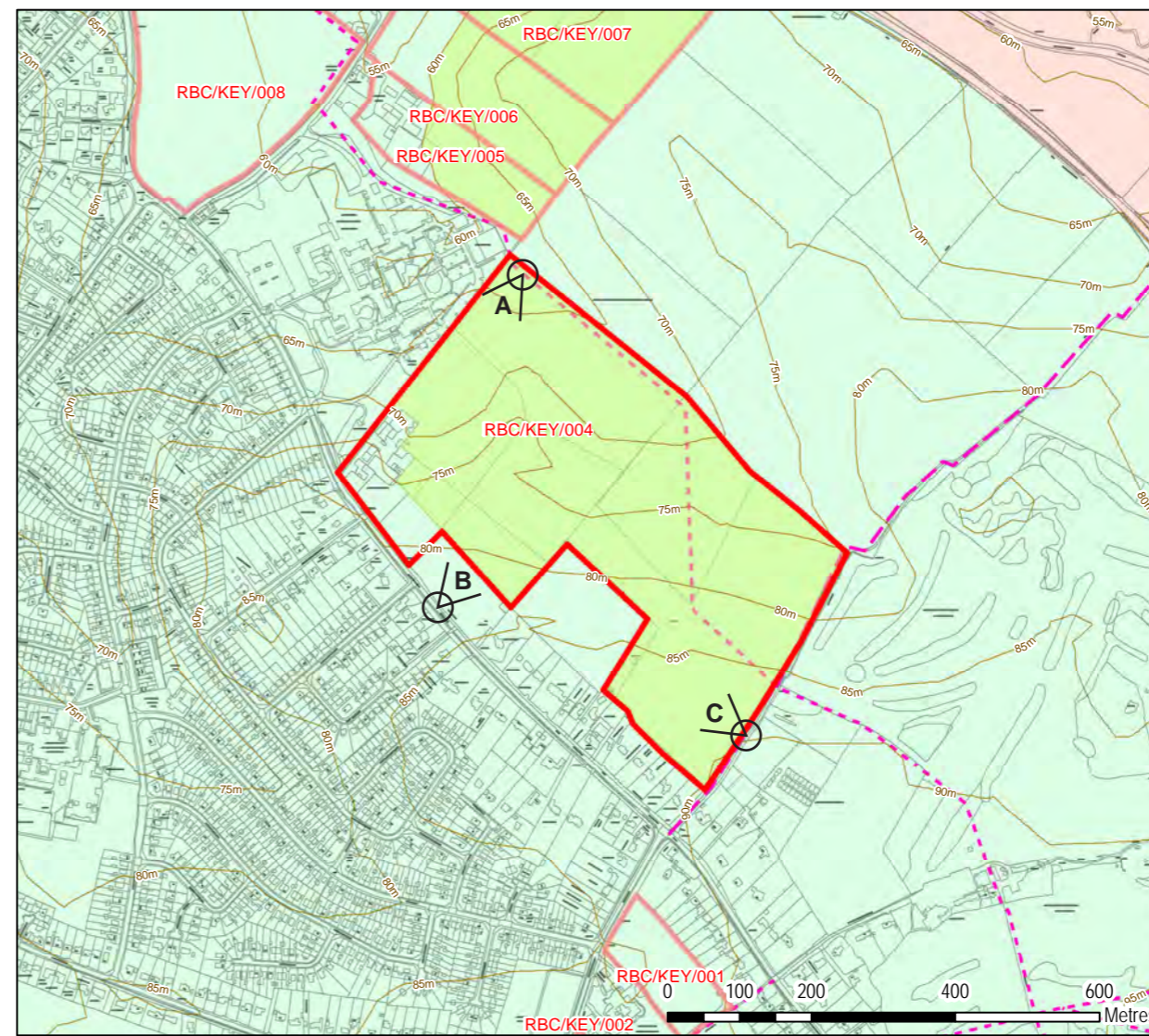
Site Photograph A - This view looks south-west from Keyworth Footpath 8 in the north-western corner of the site. To the rear of the view can be seen houses on Nicker Hill, as well as Barnfield Farm. There are few other discernible features in the view.



Site Photograph B - Obtained from Nicker Hill and looking north-east towards the site, this panorama demonstrates the varied pastoral and equestrian use of this section of the site, as well as the long views obtained from it. Barnfield Farm is visible in the left of the view. Other than this, the key features are in the background of the panorama - from left to right they are Hoe Hill, the village of Clipston, Wolds Farm and Colgrave Forest.



Site Photograph C - This 180° panorama looks north-west within the site from Stanton on the Wolds Bridleway 8 and demonstrates the arable nature and sloping landform in this section of the site. To the left of the view can be seen houses on Nicker Hill and beyond this the discernible features in the view are restricted to the background of the panorama. These include the British Geological Society headquarters, the edge of Nottingham, Hoe Hill, Wolds Farm and Clipston village.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Bridleway
 - Footpath
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - NW04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 45**

SITE REFERENCE: RBC/KEY/005 - Hill Top Farm, Platt Lane (1) DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good), NW04 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Study area mixed condition, degraded in parts, site is partly unmanaged pasture	Med - 2
Scenic quality	Settlement edge, lots of human detractors	Low - 1
Rarity	N/A	Low - 1
Representativeness	Some key characteristics present	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	Sports pitches adjacent to site, PRoW , skate park	Med - 2
Perceptual aspects	Urban fringe, distinct urban influence	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Minimal loss of key characteristics	Low - 2
Addition	Extension of perceived urban edge albeit slightly separate from existing residential development	Med - 4
Perception	Opportunity to improve degraded character	Low - 2
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

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

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreation - site has minimal impact on experience	Low - 2
Secondary receptors	Residential - site has minimal impact on rural outlook from main settlement	Low - 2
Number of receptors	Slightly separate from settlement edge, limited numbers of receptors	Low - 2
Visibility of site	Site screened by a strong vegetated boundary, as well as landform	Low - 2

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

Overall low visual sensitivity as a result of low value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Restore and enhance vegetated boundary	Form of development	✗
Landscape buffer	✓	Contain development to below 60m AOD to avoid impact on surrounding rural landscape	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	PRoW adjacent, British Geological Survey headquarters adjacent
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CONCLUSION

The site includes a pastoral field and the farmstead of Hill Top Farm and slopes upwards towards its eastern corner giving the impression of a valley on the western site boundary. The landscape of the study area has a tendency to be degraded in parts and has a high degree of human influence, both of which contribute to a low landscape value. Development of the site would result in minimal loss of key characteristics and a perceived extension to the urban edge, albeit within urban fringe rather than adjacent to existing development. Overall the landscape sensitivity is low. The community sports facilities to the north-west of the site indicate some form of visual value, but this is limited and overall low. The site has minimal impact on the visual amenity of both recreational and residential receptors and as a result, the visual susceptibility is also considered to be low. The visual sensitivity is also therefore low.

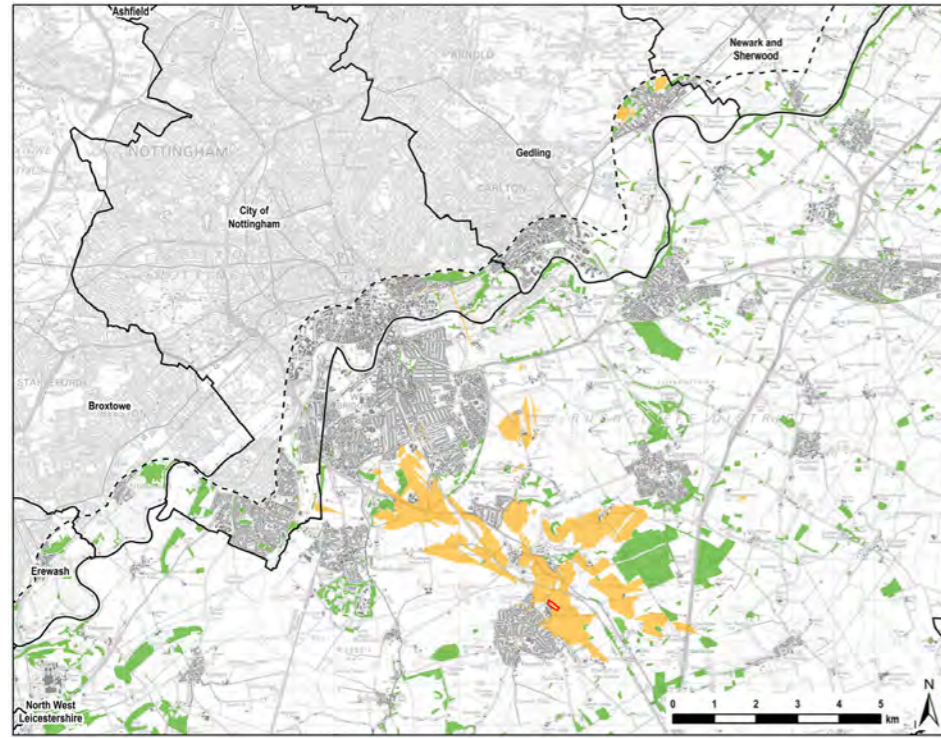
Landscape Value  Visual Value 

Landscape Susceptibility  Visual Susceptibility 

Landscape Sensitivity  Visual Sensitivity 

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

KEY/005 - Hill Top Farm, Platt Lane (1)



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



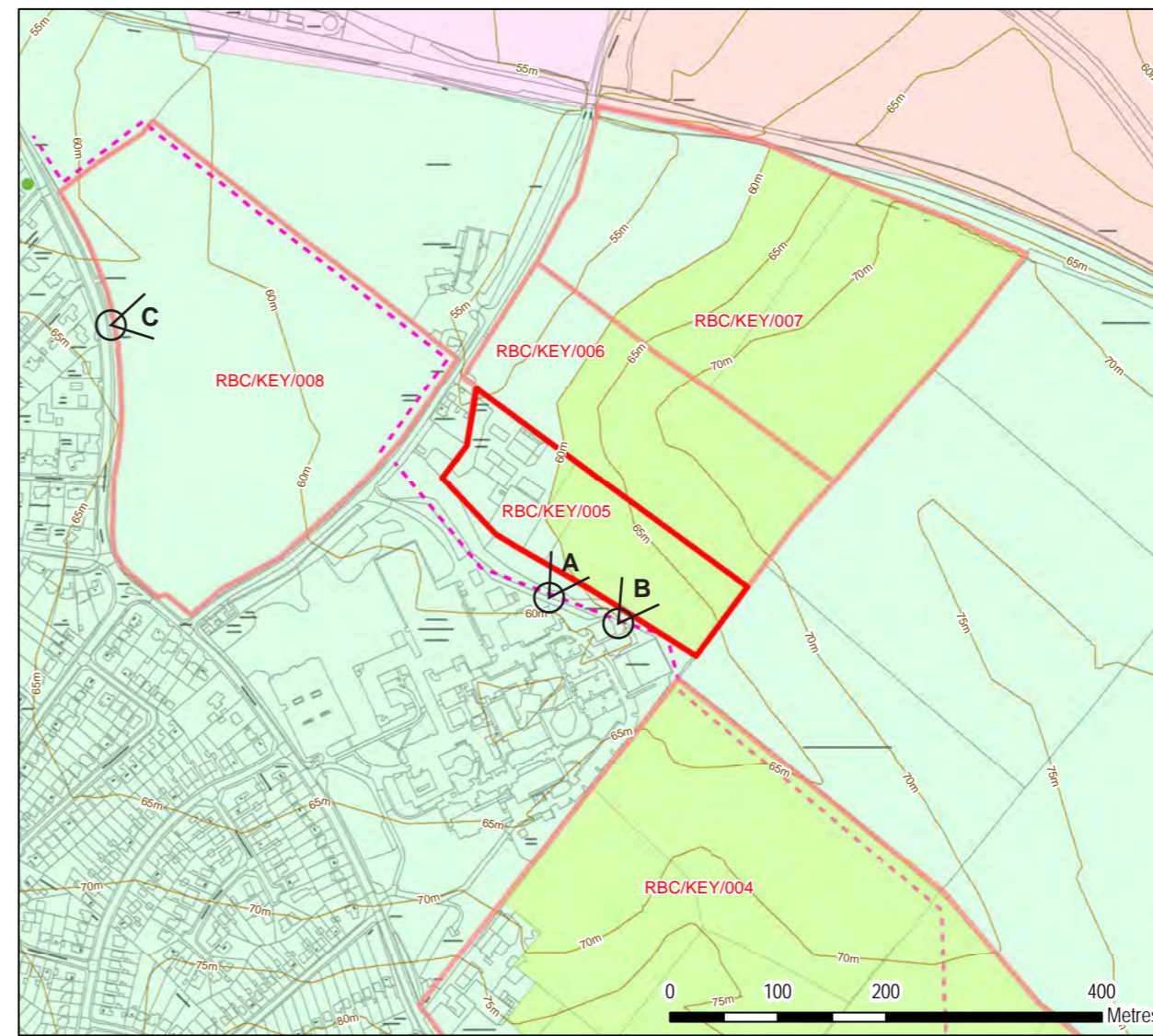
Site Photograph A - View from Keyworth Footpath 7 looking north-east into the site, this panorama demonstrates the scrappy nature of the site's boundaries, particularly to the south.



Site Photograph B - Looking north-east into the site from Keyworth Footpath 7. As shown in this view, the site comprises rough pasture and has low visibility from the surrounding areas.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - NW04, Enhance
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/006 - Hill Top Farm, Platt Lane (2) DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good), NW04 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Study area is of mixed condition with several degraded elements, partly unmanaged pasture	Med - 2
Scenic quality	Settlement edge with several human detractors	Low - 1
Rarity	N/A	Low - 1
Representativeness	Some key characteristics present	Med - 2
Conservation interests	N/A	Low - 1
Recreation value	Sports pitches adjacent to site, PRoW, skate park	Med - 2
Perceptual aspects	Urban fringe, distinct urban influence	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Minimal loss of key characteristics	Low - 2
Addition	Extension of perceived urban edge, albeit separate from existing residential development	Med - 4
Perception	Opportunity to improve degraded site character	Low - 2
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Low landscape value and low susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreation - site has minimal impact on experience	Low - 2
Secondary receptors	Residential - site has minimal impact on rural outlook from main settlement	Low - 2
Number of receptors	Slightly separate from settlement edge, a handful of residential and recreational receptors	Low - 2
Visibility of site	Site screened somewhat by landform and vegetation	Med - 4

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

Low visual value and susceptibility contributing to a low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Restore and enhance vegetated boundary	Form of development	✗
Landscape buffer	✓	Contain development to below 60m AOD to avoid impact on surrounding rural landscape	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	PRoW adjacent, British Geological Survey headquarters adjacent
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CONCLUSION

Situated to the north-east of Keyworth, Site KEY006 comprises pastoral land as well as the farmstead for Hill Top Farm. As KEY005, the study area is in mixed condition and locally degraded around the site itself with a strong urban fringe influence. With this in mind, the landscape value is considered to be low. Development of the site would result in an extension of the perceived urban edge, altering the urban fringe character to a stronger urban character. However, there would be no loss of key characteristics and the landscape susceptibility would be overall low. Visually, the community sports facilities opposite the site have value, but there is little else; resulting in a low visual value. The site has little bearing on the visual amenity of both recreational and residential receptors and as a result the visual susceptibility is also low. Overall both the landscape and visual sensitivities are considered to be low.

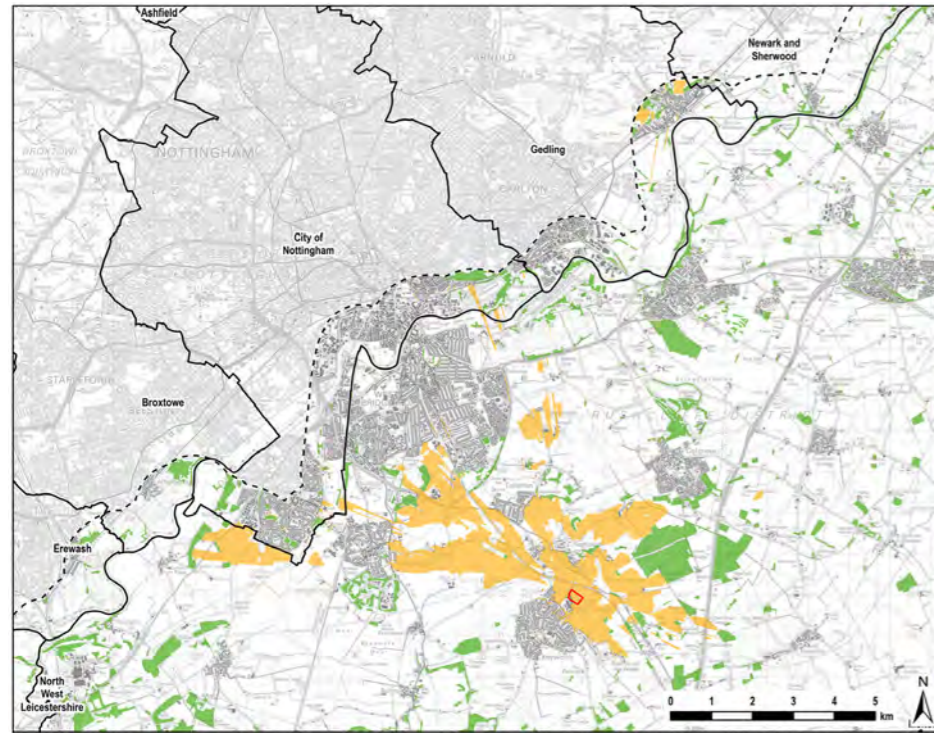
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

KEY/006 - Hill Top Farm, Platt Lane (2)



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



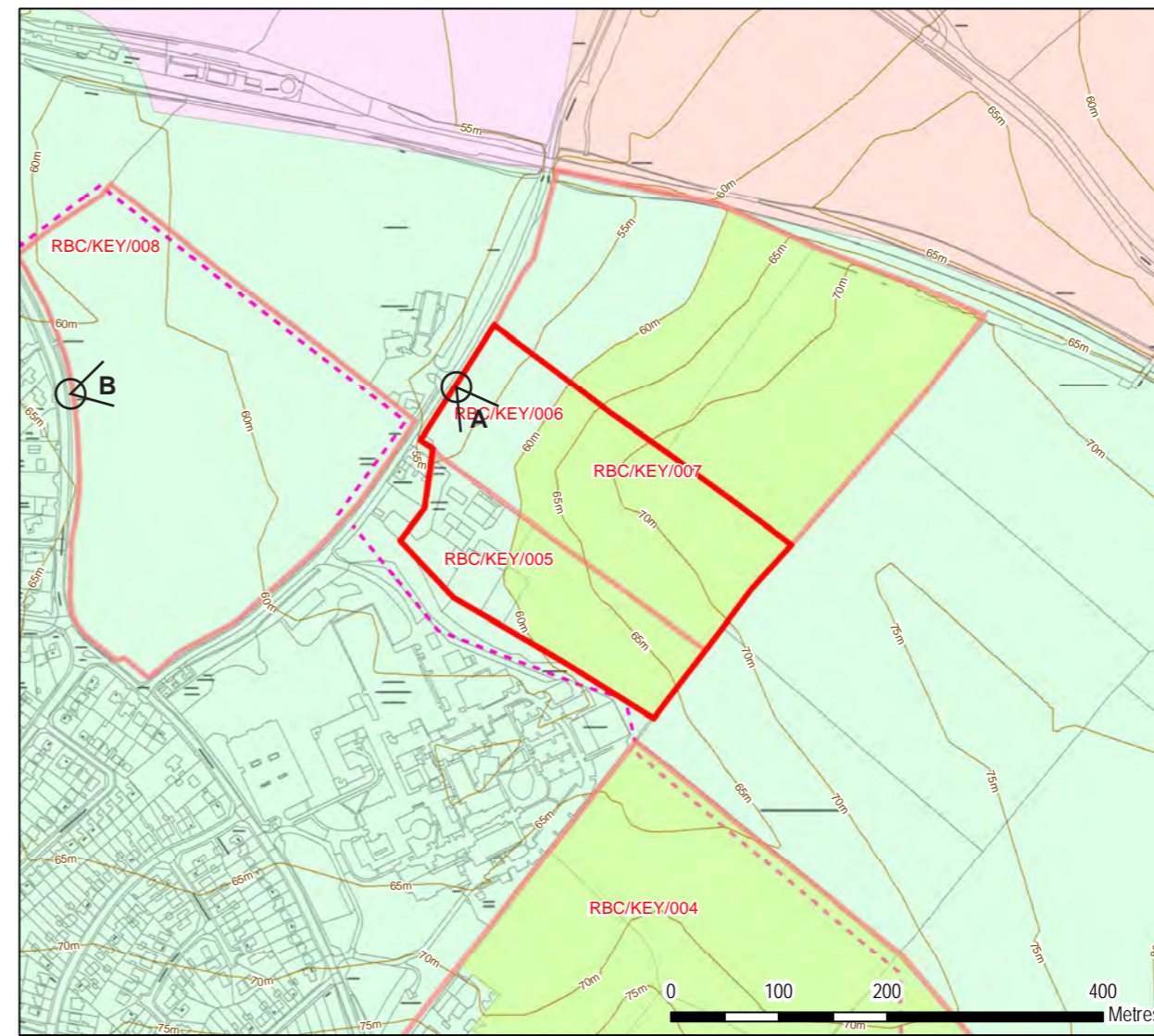
Site Photograph A - This view looks south-east into the site from Platt Lane. The site is pastoral and undulating in this location, with a clear hill at the east of the site. To the right of the view is Shelton Farm / Hill Top Farm, but there are no other discernible features within the panorama.



Site Photograph B - This view illustrates the rising land of site KEY/006 as viewed from a field gate on Station Road in the north of Keyworth. Immediately behind the site is the Keyworth Recreation Ground, with sites KEY/005, KEY/006 and KEY/007 forming the backdrop to the view on the right hand side.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Landscape buffer
 - LCA Policy Zones
 - NW03, Conserve
 - NW04, Enhance
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/007 - Shelton Farm, Platt Lane DATE VISITED: 07/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good), NW04 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Mixed condition within study area with degraded areas, site is partly unmanaged pasture	Med - 2
Scenic quality	Settlement edge, lots of human detractors	Low - 1
Rarity	N/A	Low - 1
Representativeness	Most key characteristics present	High - 3
Conservation interests	Conservation area to north of site but unrelated, TPOs	Low - 1
Recreation value	Sports pitches adjacent to site, PRoW, skate park	Med - 2
Perceptual aspects	Urban fringe with a distinct urban influence	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Minimal loss of key characteristics	Low - 2
Addition	Urban extension forming finger of development perpendicular to settlement line, slightly removed from settlement edge	Med - 4
Perception	Opportunity to improve degraded character within the site, site forms finger of development perpendicular to urban edge	Med - 4
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Overall low landscape sensitivity arising from low landscape value and susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreation - site has minimal impact on experience	Low - 2
Secondary receptors	Residential - site has minimal impact on rural outlook from main settlement	Low - 2
Number of receptors	Slightly separate from settlement edge	Med - 4
Visibility of site	Site sometimes screened by vegetation and landform, visible from west in places	Med - 4

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

Low visual value and susceptibility, overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Restore and enhance vegetated boundary	Form of development	✗
Landscape buffer	✓	Contain development to below 60m AOD to avoid impact on surrounding rural landscape	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	PRoW adjacent, British Geological Survey headquarters adjacent
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CONCLUSION

Similar to KEY/006, KEY/007 comprises a series of pastoral fields on the north-eastern edge of Keyworth. The study area is of low landscape value due to the high degree of human influence and lack of tranquillity, as well as the lack of conservation interests. The landscape susceptibility is also low due to the minimal loss of loss characteristics, although the creation of a finger of built development perpendicular to the urban edge is an issue. The landscape sensitivity is overall low. Visually, there is a low visual value despite the contribution of the adjacent community sports facilities as an indicator of value. There is also a low visual susceptibility; this is derived from the minimal impact that the site has on the visual amenity of receptors, both recreational and residential. Overall there is a low visual sensitivity.

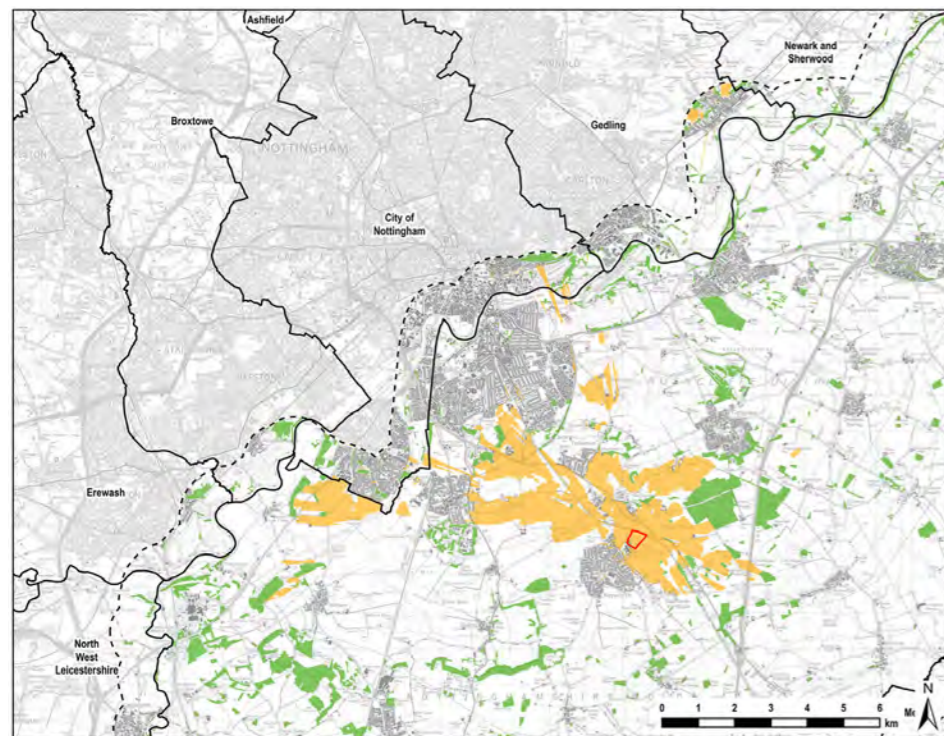
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

KEY/007 - Shelton Farm, Platt Lane



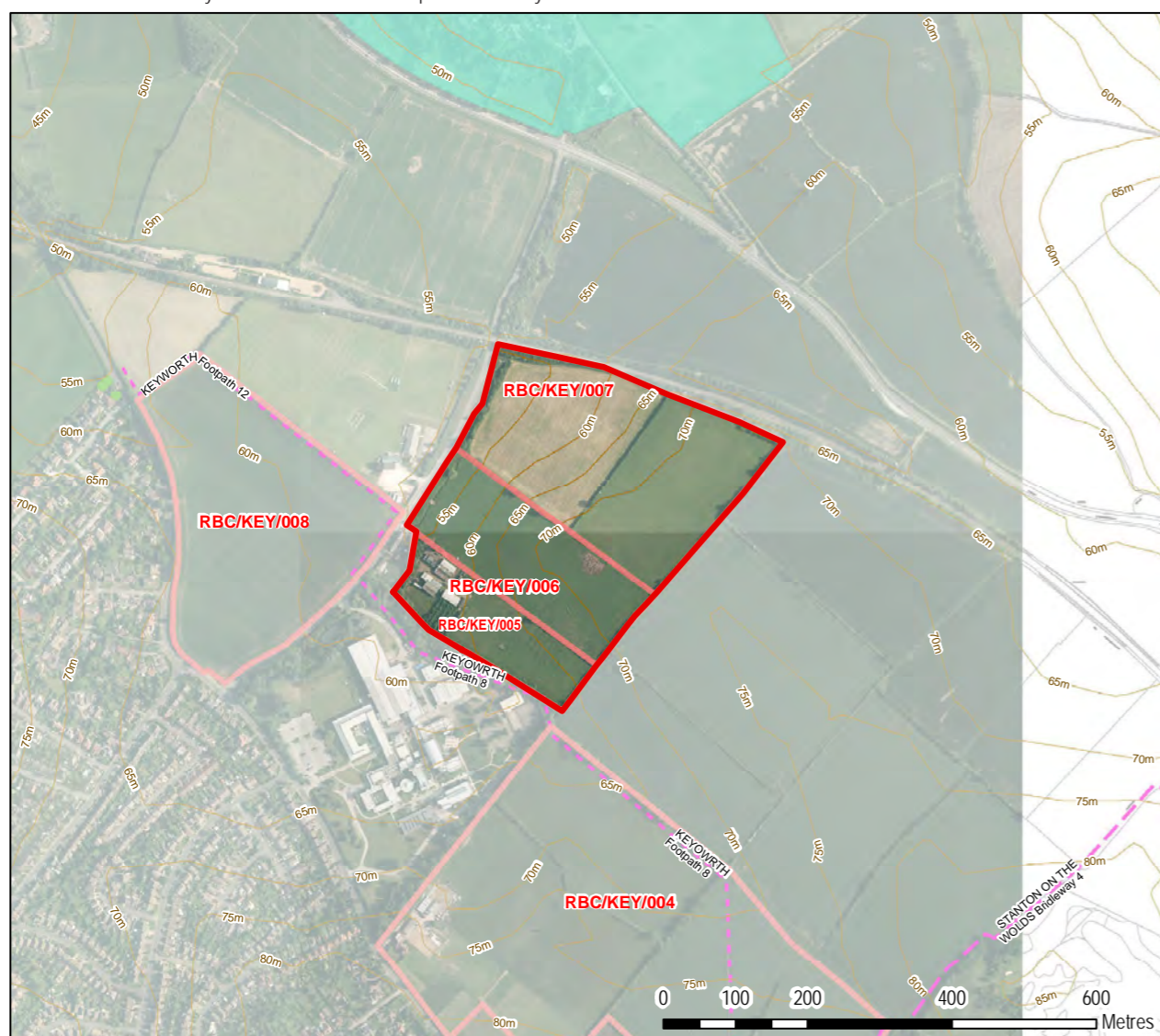
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



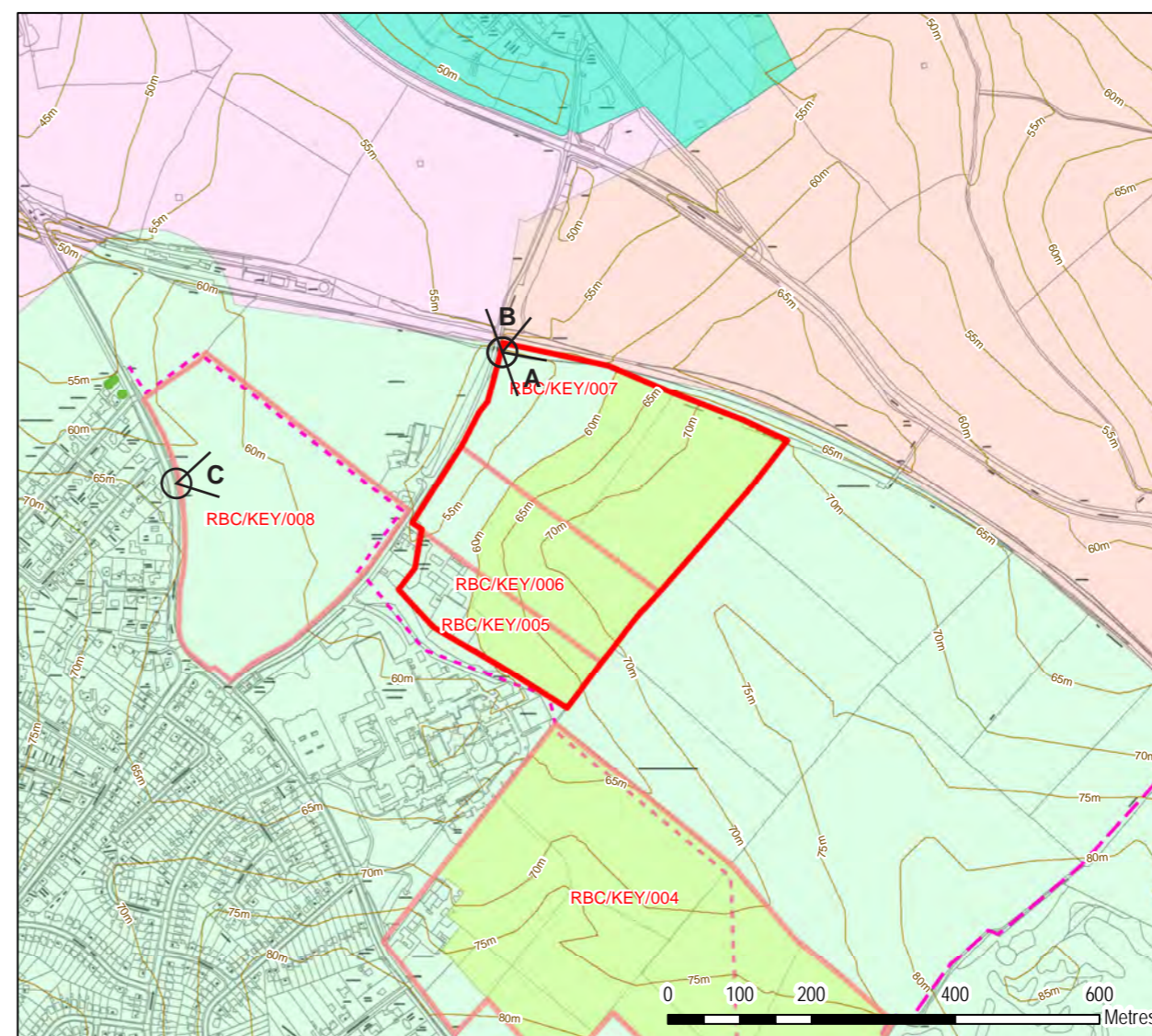
Site Photograph A - Looking south-east from Platt Lane immediately adjacent to the railway line which bounds the northern edge of the site. In this location, the site comprises scrubby vegetation with pasture beyond. The land clearly rises within the site, potentially causing an issue with prominence of any development. The character in this area is quasi-industrial despite the agricultural land use.



Site Photograph B - The view looks north from the site boundary on Platt Lane. Prominent in the view is the Old Dalby Test Track railway line which forms the northern site boundary and is used for testing new locomotives.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - NW04, Enhance
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/008 - Platt Lane DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good) Landscape character within study area NW03 (Good), NW04 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Urban edge with varied condition, some well managed aspects with some degraded areas	Med - 2
Scenic quality	Settlement edge, a number of human detractors but site itself and some areas within the study area are pleasant	Med - 2
Rarity	N/A	Low - 1
Representativeness	Most key characteristics present	High - 3
Conservation interests	Conservation area to north of site but unrelated, TPOs	Low - 1
Recreation value	Sports pitches adjacent to site, PRoW, skate park	Med - 2
Perceptual aspects	Urban fringe, distinct urban influence	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of attractive arable farmland	Med - 4
Addition	Extension of urban edge	Low - 2
Perception	Extension of the urban edge, almost perceived as infill	Low - 2
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Low landscape sensitivity derived from low value and susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Community sports facilities	Med - 6
Other value	Some limited recreational and residential amenity	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Recreational - site is a small part of the visual amenity	Low - 2
Secondary receptors	Residential - site has an impact on rural outlook from main settlement	Med - 4
Number of receptors	Site located on settlement edge	Med - 4
Visibility of site	Strong vegetated boundary	Low - 2

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

Low visual value and susceptibility resulting in an overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Restore and enhance vegetated boundary	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	PRoW, Access	Off-site	British Geological Survey headquarters adjacent
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CONCLUSION

The site is a pleasant arable field nestled on the northern edge of Keyworth. The study area has a variable landscape condition and a lack of conservation interests as well as a distinct human influence; for these reasons there is a low landscape value. In terms of susceptibility, other than the loss of attractive and well-managed farmland, there are few other issues. The site would be perceived as an infill / extension to the urban edge and the susceptibility would overall be low. The landscape sensitivity would also be low. The adjacent community sports facilities are indicators that there is visual value within the study area, but other than that there are few other factors that point to the site having any visual value. The site forms part of the visual amenity for residential receptors, but has a minor impact on the experience for recreational receptors. The visual sensitivity is overall low.

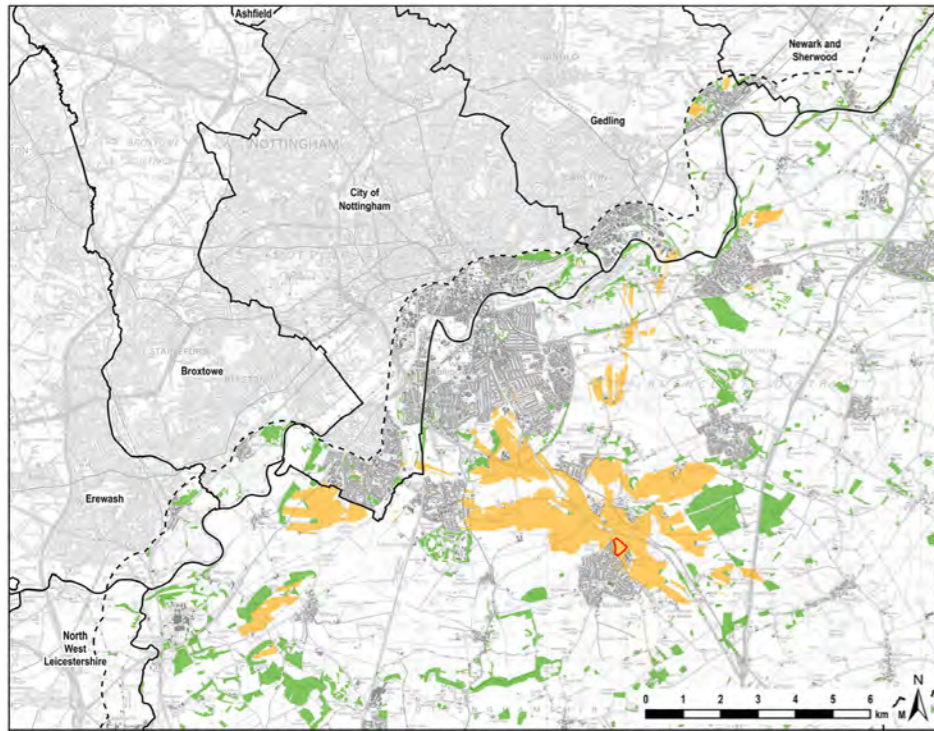
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

KEY/008 - Platt Lane

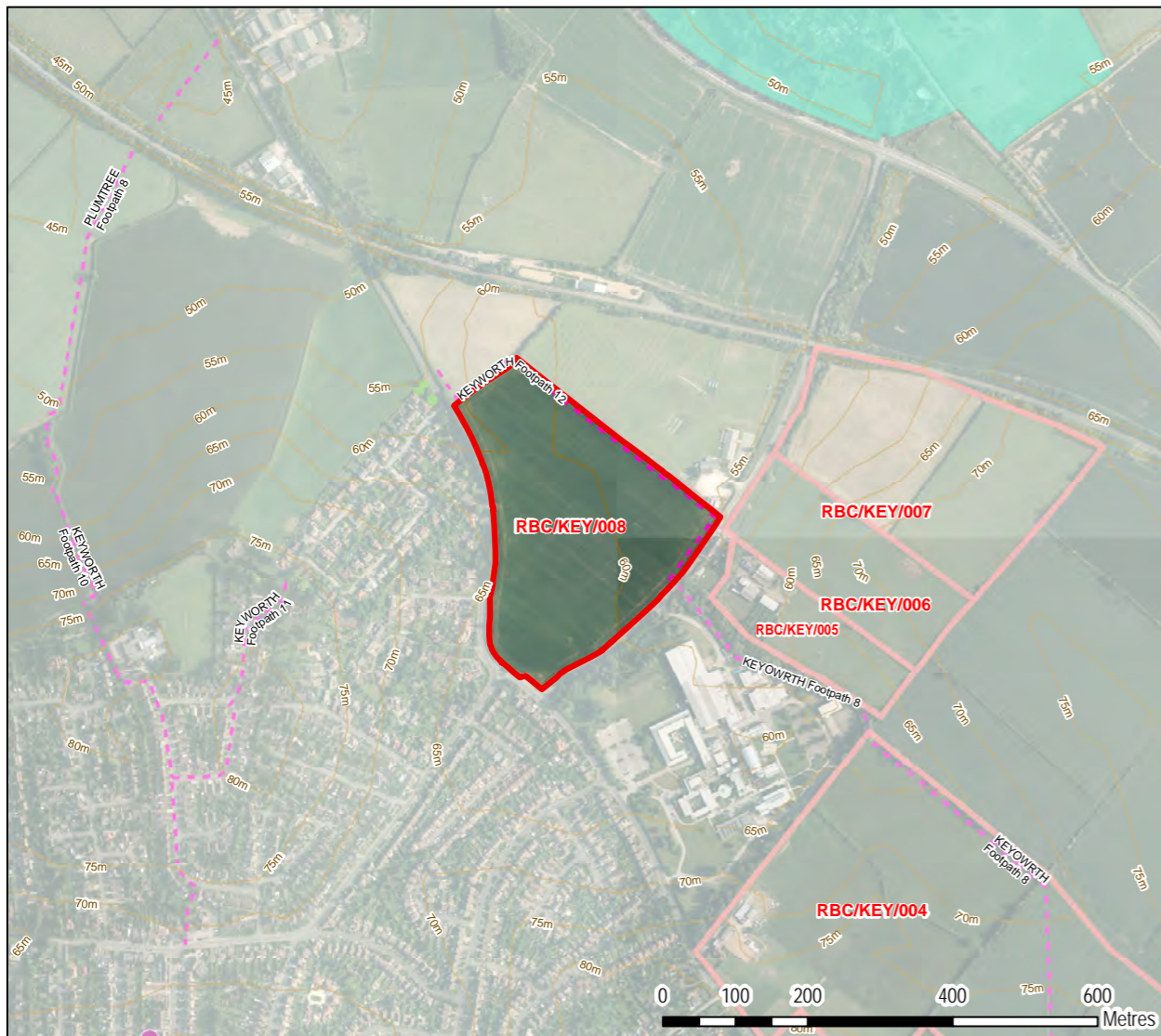


Site Photograph A - The view looks north-east into the site from a field gate on Station Road in the north of Keyworth. Either side of the field gate are dense mature hedges which restrict visibility into the site itself. Immediately behind the site is the Keyworth Recreation Ground, with sites KEY/005, KEY/006 and KEY/007 forming the backdrop to the view on the right hand side. To the left of the view in the background can be seen Hoe Hill. Shelltons Houses are also discernible features in the view, with Shelltons Farm and Hill Top Farm behind. Keyworth Footpath 12 skirts around the site, following the line of trees which adjoin Keyworth Recreation Ground.

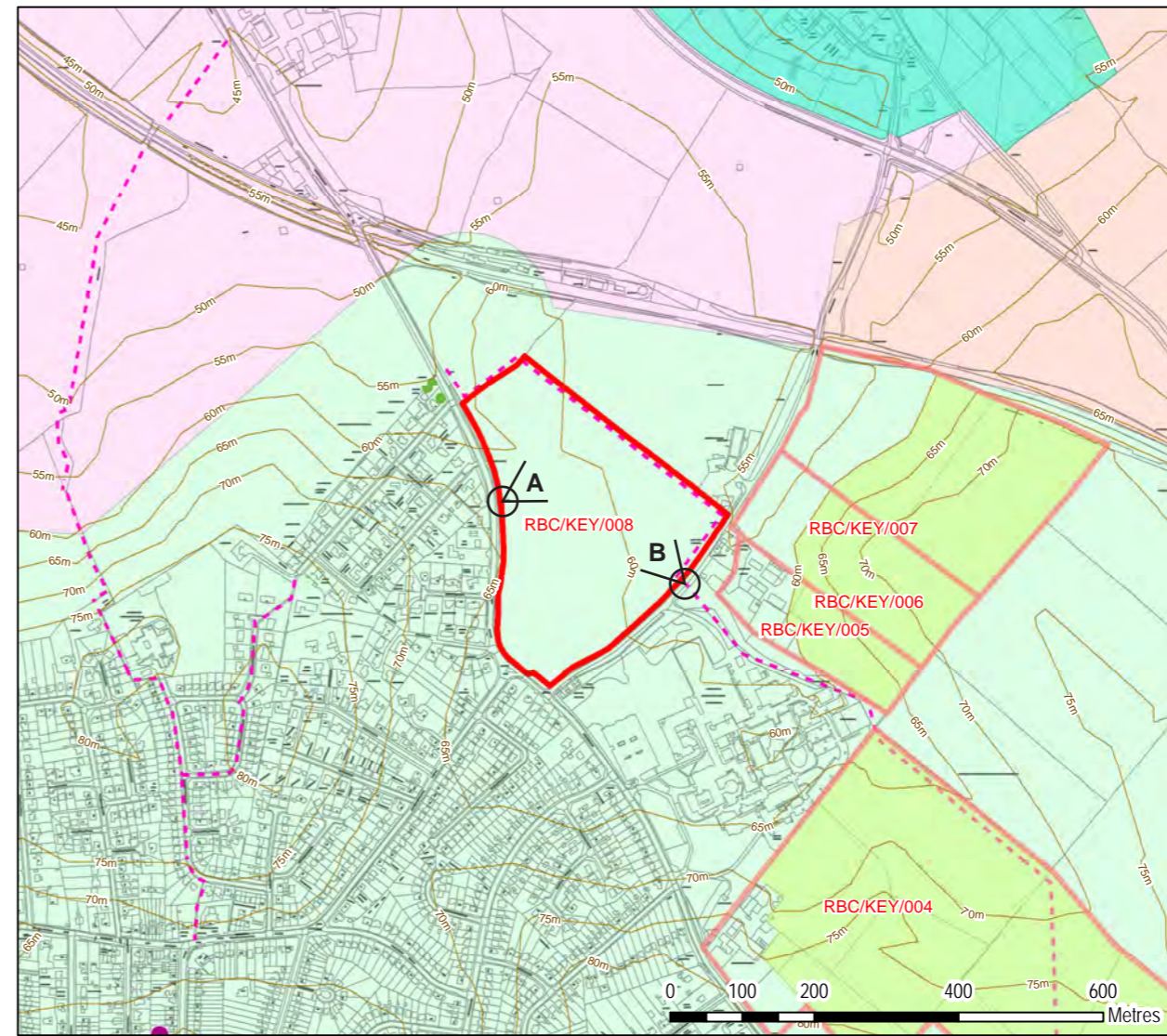


Site Photograph B - From this location, views are obtained directly into the site from Keyworth Footpath 12, which can also be seen in the right hand side of the view. Also to the right hand view is Keyworth Recreation Ground. Along the left hand side of the view can be seen house on both Station Road and the northern edge of Keyworth.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- NW03, Conserve
 - NW04, Enhance
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/009 - Land north of Debdale Lane (1) DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW03 (Good)

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

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

Factor	Assessment	Score*
Landscape quality	Some areas unmanaged and in poor condition, domestic setting in better condition	Med - 2
Scenic quality	Some degraded elements and strong human influence	Low - 1
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	2 TPOs in study area	Low - 1
Recreation value	1 PRoW	Low - 1
Perceptual aspects	Edge of settlement and poor management detracts, no real sense of tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No real loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge, albeit slight increase in prominence of settlement	Low - 2
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Low landscape value and susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms a part of the rural outlook	Med - 4
Secondary receptors	N/A	Low - 2
Number of receptors	Edge of settlement	Med - 4
Visibility of site	Often screened by landform and vegetation, longer views from the north	Med - 4

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

Low visual value but medium susceptibility. Overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Restore and enhance exiting vegetation	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✓	Opportunity to create PRoW along southern boundary	Other	✗



CONSTRAINTS



On-site	Access	Off-site	Severn Trent Water facility immediately to southern boundary
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CONCLUSION

The site is an arable field which rises from south to north abutting existing housing on the north-western edge of Keyworth. There is a low landscape value within the study area, contributed to by a lack of conservation interests, low perceived tranquillity and low scenic quality. The site would form an extension to the existing urban edge although the ridgeline at the north of the site would mean that there is a slight increase in prominence of the settlement. There would be no loss of key characteristics and overall the landscape susceptibility to change within the study area as a result of development of the site would be low. The landscape sensitivity would also be low. The site does not have any visual value, but there is a medium visual susceptibility. This is partly due to the site forming the rural outlook for residential receptors and having a medium visibility within the study area with slightly longer views available from the north. Overall the visual sensitivity is low.

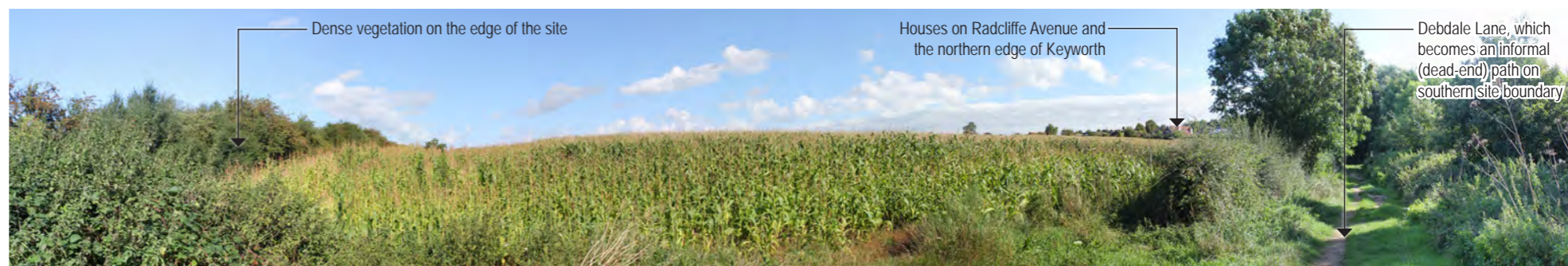
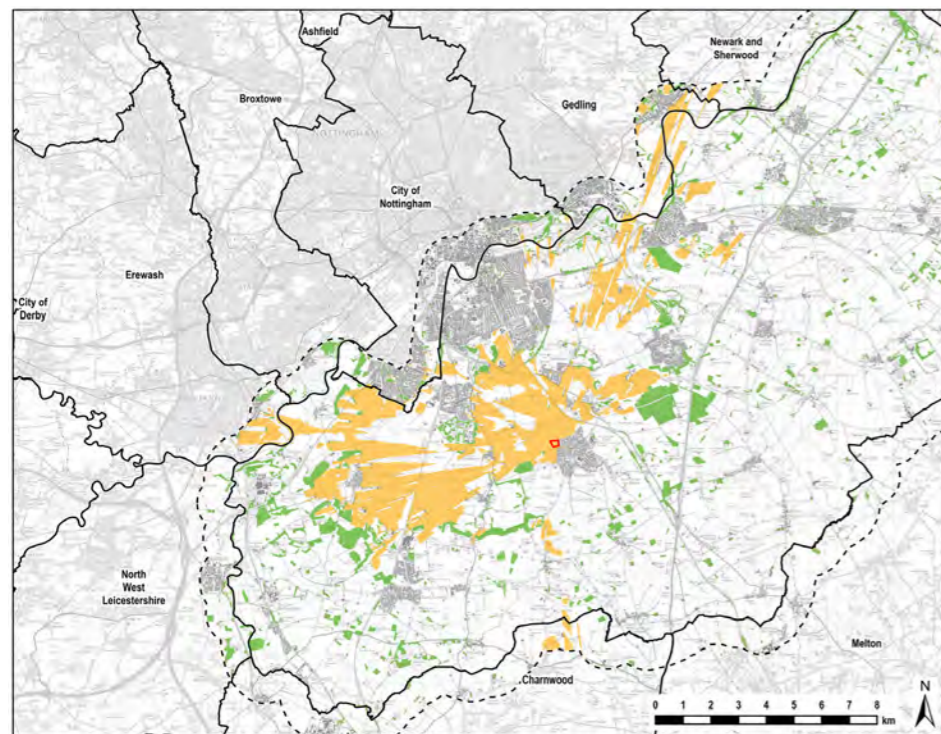
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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KEY/009 - Land north of Debdale Lane (1)



Site Photograph A - This viewpoint looks northerly from Debdale Lane on the south-western corner of the site; demonstrating the arable usage of the site, as well as the strong vegetated boundaries and variable level of management. The site sits on the north-western edge of Keyworth, and adjacent houses on Rancliffe Avenue can be seen to the right of the panorama. They are not particularly prominent in the view, which feels relatively rural although degraded through lack of management.

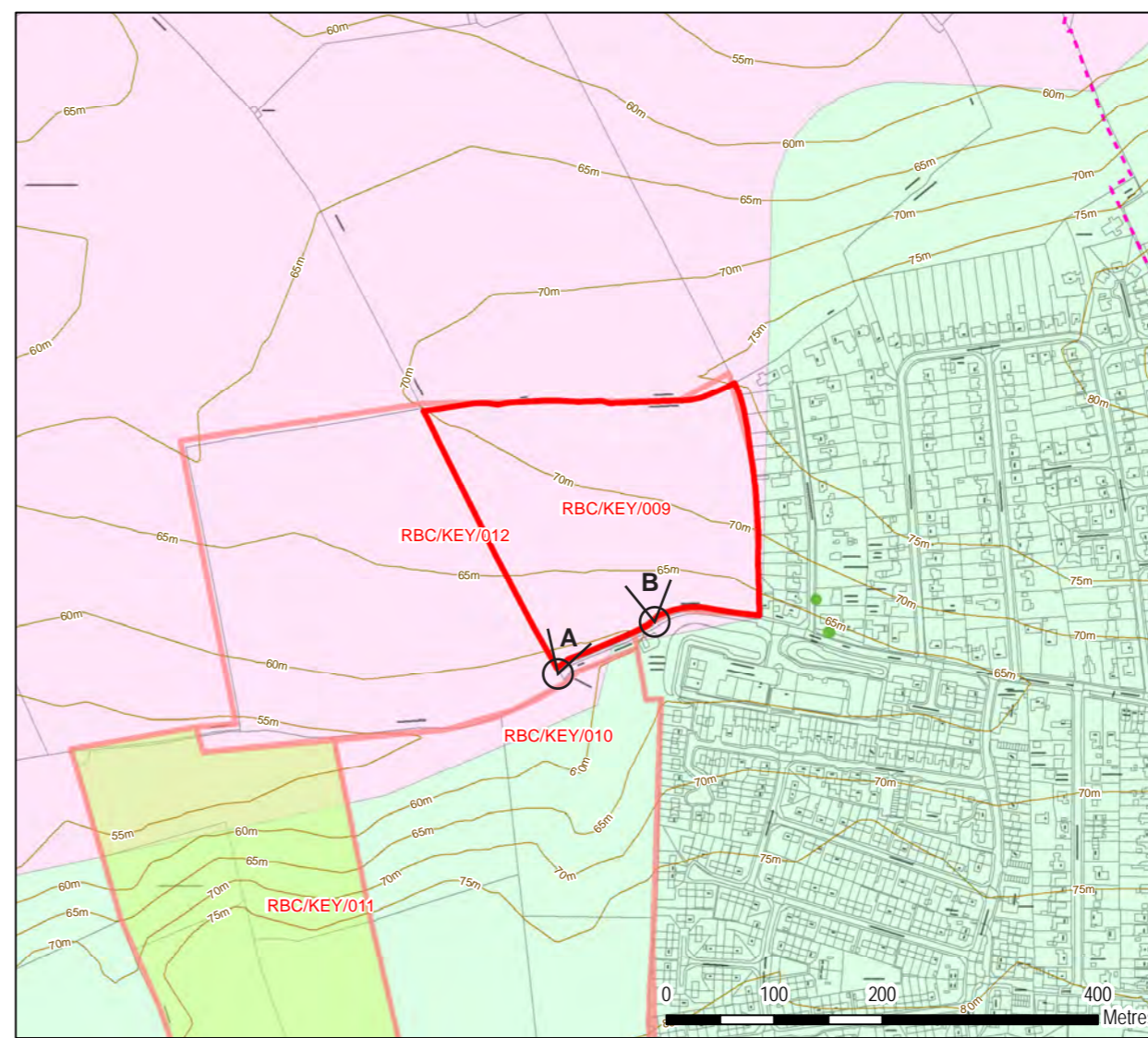


Site Photograph B - From this location, views are obtained from Debdale Lane looking north into the site. The view demonstrates the rising land within the site as well as the current arable usage. To the right of the view can be seen houses on Rancliffe Avenue, as well as the northern edge of Keyworth.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/010 - Land south of Debdale Lane (1) DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good), SN04 (Moderate) Landscape character within study area NW03 (Good), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Rural edge is poorly managed and degraded	Low - 1
Scenic quality	Some scenic long views across rural countryside however there are several areas of human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Conservation area, number of listed buildings, TPOs	Med - 2
Recreation value	A few PRoW, some public open space	Low - 1
Perceptual aspects	Long views are pleasant but localised degraded character and human influence impact perception of the landscape	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Urban extension to settlement	Low - 2
Perception	Urban extension to settlement	Low - 2
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	Conservation area in study area, no direct views to site	Low - 3
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms part of rural edge but not necessarily attractive views	Med - 4
Secondary receptors	Transport - site not important to experience	Low - 2
Number of receptors	Edge of village settlement	Med - 4
Visibility of site	Views tend to be limited by landform and vegetation, more open to south	Med - 4

Notes

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

Low visual value and medium susceptibility. Overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain and enhance existing vegetation	Form of development	✓	Strong urban edge required
Landscape buffer	✗		Local vernacular	✗	
Site features	✗		Other	✗	



CONSTRAINTS



On-site	Potential for access issues	Off-site	
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CONCLUSION

The site is a series of field comprising rough ground and pasture on the western edge of Keyworth village; the site forms a block extending the existing settlement line. Within the study area, there is a low landscape value owing in part to the poorly managed and degraded rural edge and the lack of recreational opportunities. As mentioned previously, the site forms a block of development extending the urban edge with no loss of key characteristics. With this in mind the landscape susceptibility and also the landscape sensitivity are both considered to be low. Visually, there is limited value in the study area; the only element of value is the Keyworth conservation area and this is visually removed from the site itself. In terms of visual susceptibility, the site forms part of the rural outlook for residential properties, although the view is not necessarily aesthetically pleasing due to the degraded nature of the site itself. The visual susceptibility is therefore medium owing to this, the medium number of receptors and the medium visibility of the site. Overall the visual sensitivity is considered to be low.

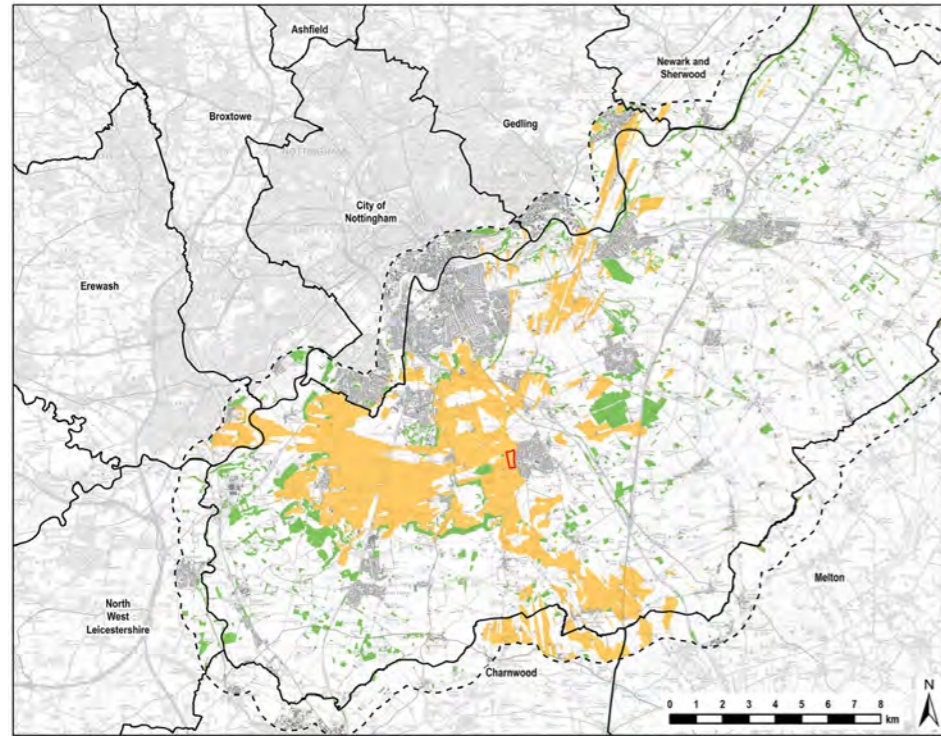
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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KEY/010 - Land south of Debdale Lane (1)



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



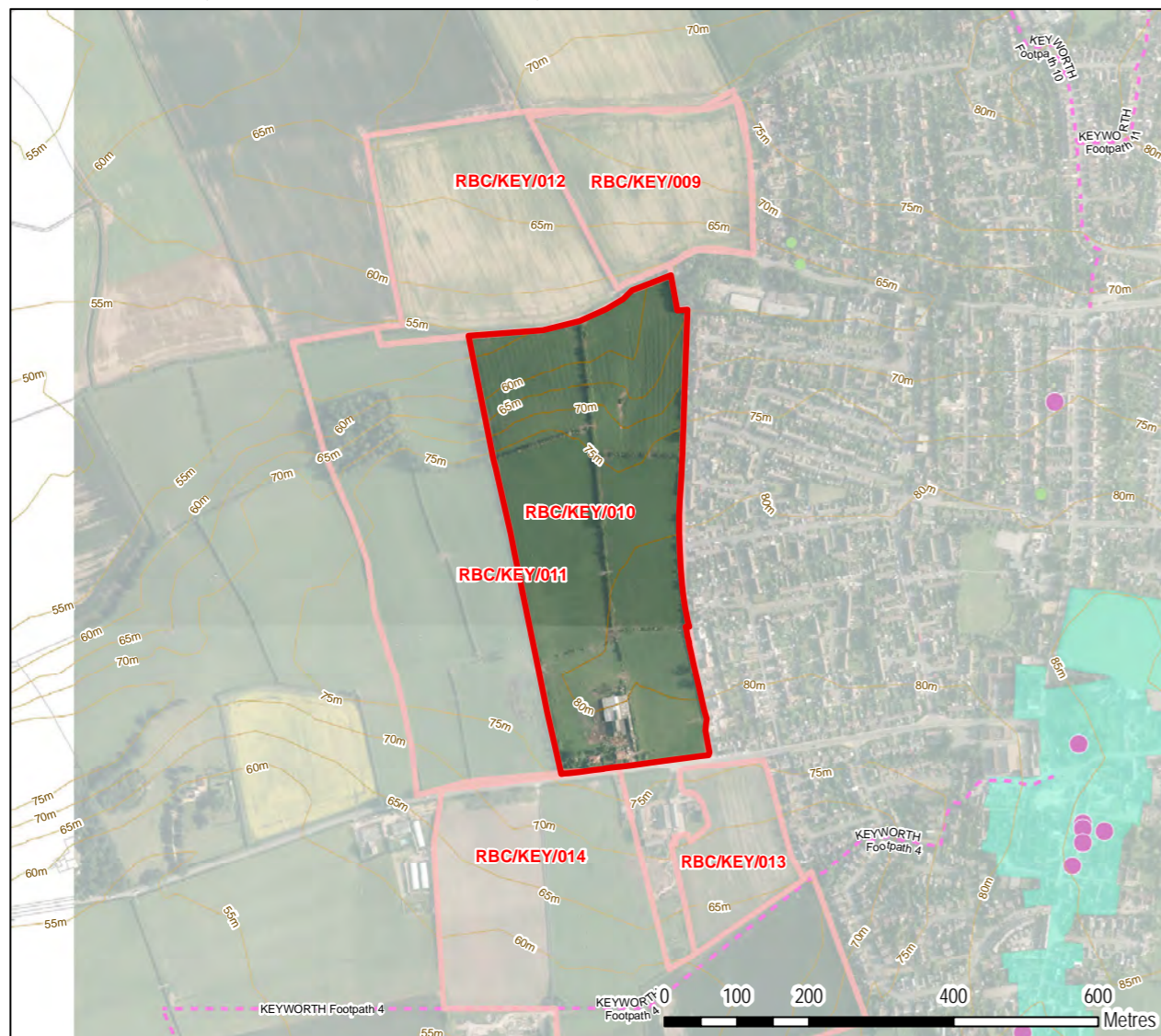
Site Photograph A - This viewpoint is situated on High Court Drive and looks westerly into the site through a gap in the hedge running along the road. The site in this location is rough unmanaged grassland in a poor condition, with fly tipping seen in the foreground of the view. Built development is visible in both the left and right hand sides of the view - Greenhays Farm to the left of the view and houses on High Court Drive to the right.



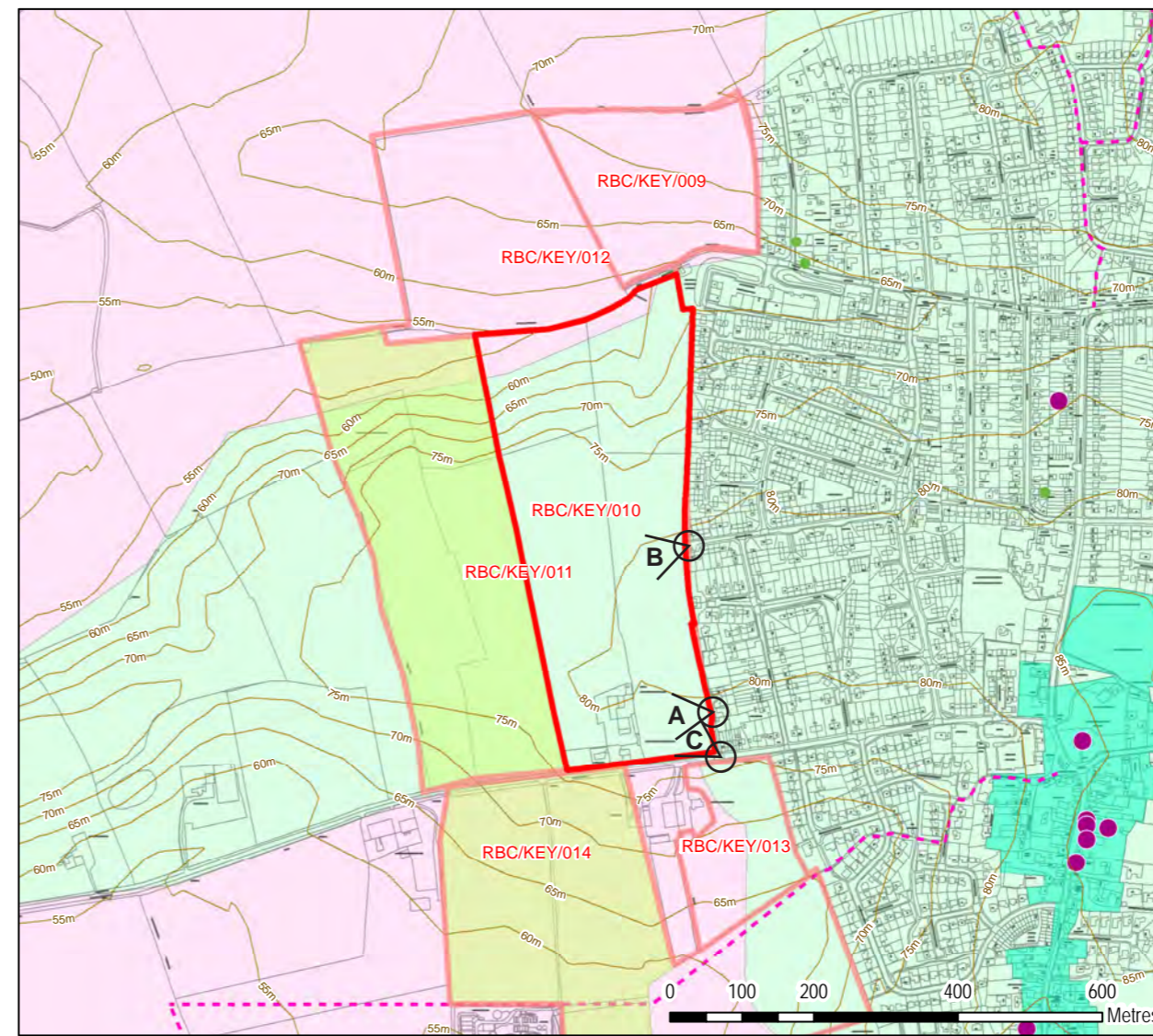
Site Photograph B - View that looks west from Croft Road on the western edge of Keyworth. There are few discernible features as the view is glimpsed through a hedge. Pastoral land of the site is in better condition in this location than further south.



Site Photograph C - View that looks north-west from the junction of Bunny Lane and High Court Drive. This view again demonstrates the degraded and unmanaged nature of the site. To the left of the view is Greenhays Farm.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/011 - Land south of Debdale Lane (2) DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good), SN04 (Moderate) Landscape character within study area NW03 (Good), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Rural edge is poorly managed and degraded	Low - 1
Scenic quality	Some scenic long views across rural countryside however there are several areas of human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Conservation area, number of listed buildings, TPOs	Med - 2
Recreation value	A few PRoW, some public open space	Low - 1
Perceptual aspects	Long views are pleasant but degraded character and human influence impact perception of the landscape	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Large urban extension to settlement	Med - 4
Perception	Perceived urbanisation in west of site and study area, eroding rural edge and drawing of settlement over localised ridge line	High - 6
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Low landscape sensitivity arising from low visual value and medium susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	Conservation area in study area, no direct views to site	Low - 3
Indicators of value	Bench near south west corner of site, facing away from site	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms of rural edge but not necessarily attractive view	Med - 4
Secondary receptors	Transport - site not important to experience	Low - 2
Number of receptors	Edge of village settlement	Med - 4
Visibility of site	Views limited by landform and vegetation in places, longer views from south	Med - 4

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

Low visual value and medium susceptibility, overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

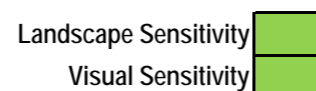
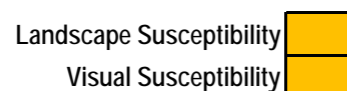
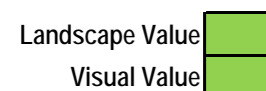
Landscape planting	✓	Retain and enhance existing vegetation	Form of development	✗	Strong urban edge required
Landscape buffer	✓	Western half of site to retain strong rural edge to village and prevent encroachment over ridgeline	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Potential for access issues	Off-site	
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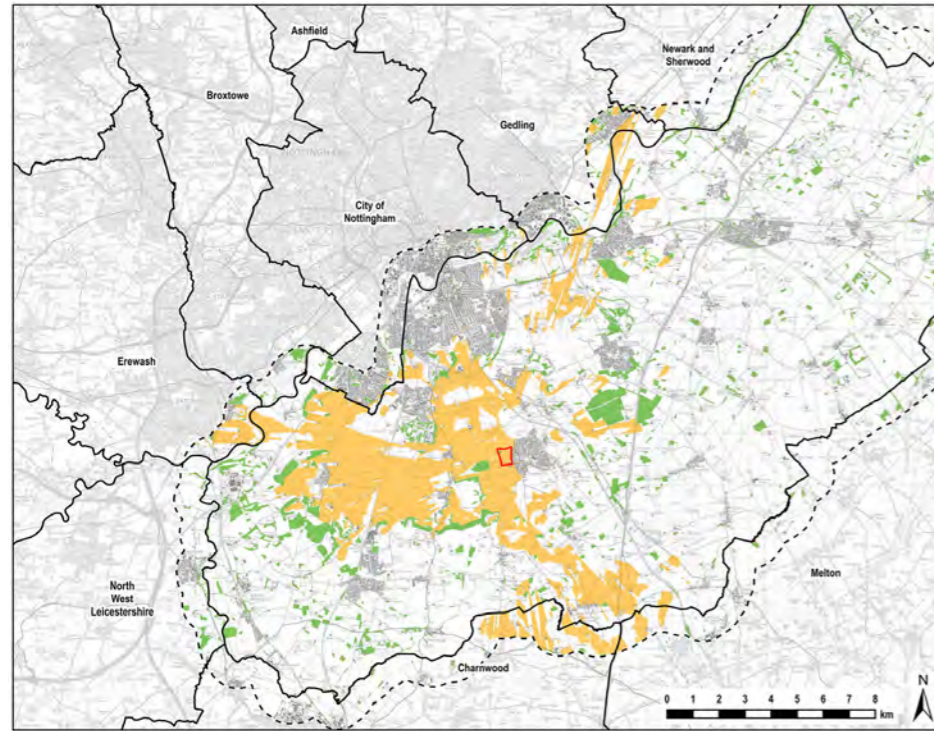
CONCLUSION

The site forms a large block of development on pastoral land, rough ground and woodland on the western edge of Keyworth. Within the study area there is a low landscape value arising in part from the lack of recreational assets and the generally degraded nature of the rural edge. The landscape susceptibility is medium as the site will form a large urban extension and has the potential to increase the perceived urbanisation in the western half of the study area by drawing the settlement over a localised ridgeline. Overall the landscape sensitivity is low. In terms of visual amenity there is a low visual value inherent in the site. Again, the visual susceptibility is medium due to the site forming part of the rural edge for a medium number of residential receptors, as well as the site having a medium visibility within the study area.



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

KEY/011 - Land south of Debdale Lane (2)



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



Site Photograph A - Situated towards the western end of the site, this viewpoint looks north from a field gate on Bunny Lane. To either side of the viewpoint, the boundary vegetation is relatively dense, restricting views into the site, but the height of the hedge decreases as you travel west along Bunny Lane. The panorama illustrates the rural nature of this section of the site, feeling clearly removed from the settlement. To the left of the view can be seen Rancliffe Wood.



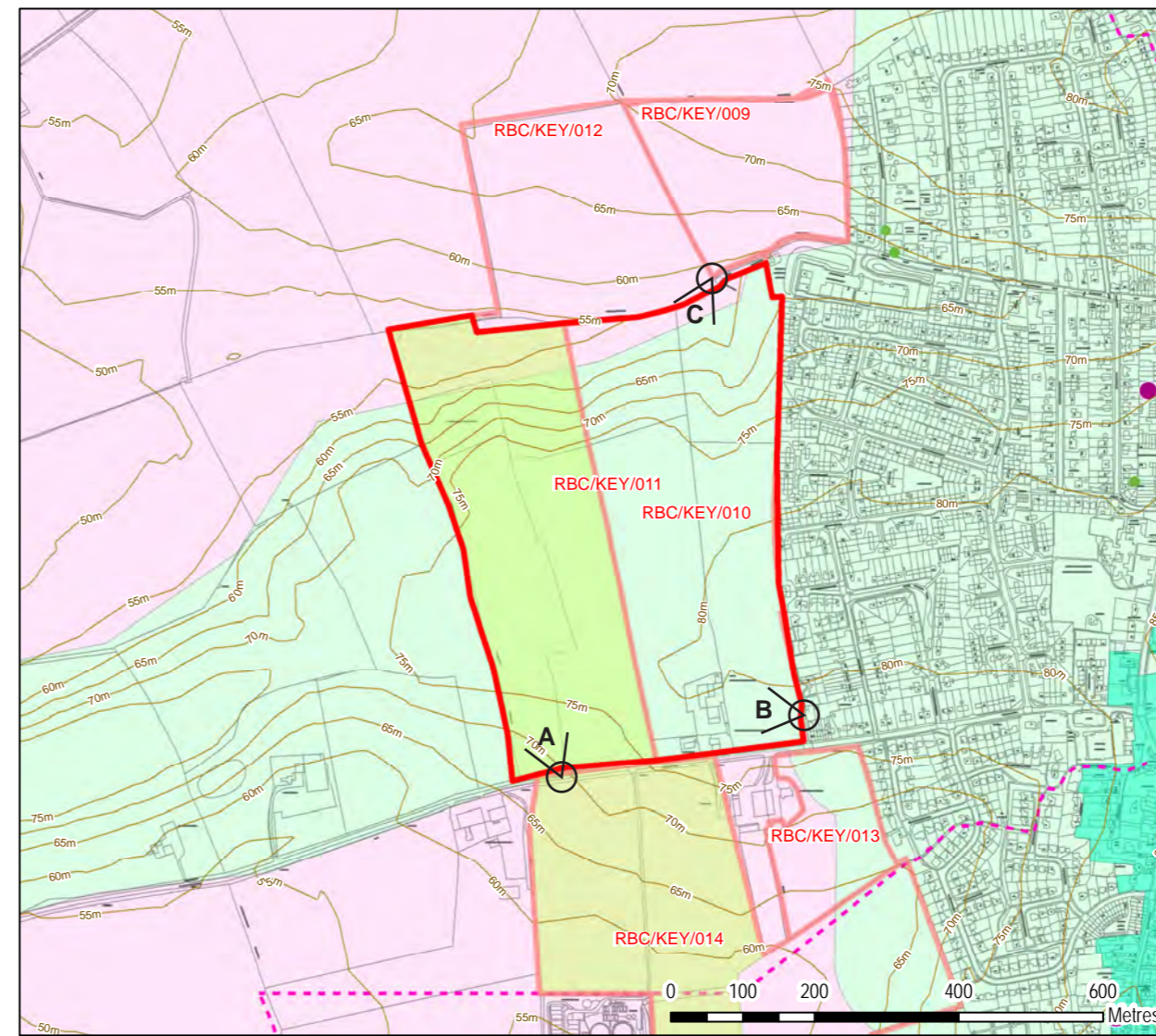
Site Photograph B - This viewpoint is situated on High Court Drive and looks westerly into the site through a gap in the hedge running along the road. The site in this location is rough unmanaged grassland in a poor condition, with fly tipping seen in the foreground of the view. Greenhays Farm is visible to the left of the view.



Site Photograph C - Looking south-westerly from Debdale Lane, this viewpoint demonstrates the landform change in the northern end of the site. The site is visible in the background of the view. The land rises towards a ridgeline within the site and then falls towards Bunny Lane (not pictured).



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/012 - Land north of Debdale Lane (2) DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), NW03 (Good)

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

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

Factor	Assessment	Score*
Landscape quality	Some parts of study area unmanaged, others are domestic setting	Med - 2
Scenic quality	Some degraded elements and human influence to east	Low - 1
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Couple of TPOs, small section of conservation area, one listed building	Low - 1
Recreation value	1 PRoW, limited public open space	Low - 1
Perceptual aspects	Edge of settlement and poor management detracts, no real sense of tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No real loss of key characteristics	Low - 2
Addition	Illogical extension of urban edge	Med - 4
Perception	Extension of urban edge, forming finger of development perpendicular to existing settlement boundary	Med - 4
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Low landscape value and susceptibility, overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms a part of the rural outlook	Med - 4
Secondary receptors	N/A	Low - 2
Number of receptors	Edge of settlement	Med - 4
Visibility of site	Screened by landform and vegetation in places, longer views from the north	Med - 4

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

Low visual value and medium susceptibility. Overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

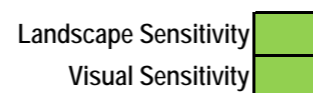
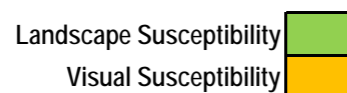
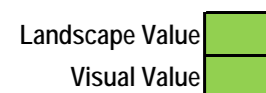
Landscape planting	✓	Restore and enhance existing vegetation	Form of development	✗	
Landscape buffer	✗		Local vernacular	✗	
Site features	✓	Opportunity to create PRoW along southern boundary	Other	✓	Brought forward with site KEY/010 in order to avoid finger of development

CONSTRAINTS

On-site	Access issues	Off-site	Severn Trent Water facility immediately to southern boundary
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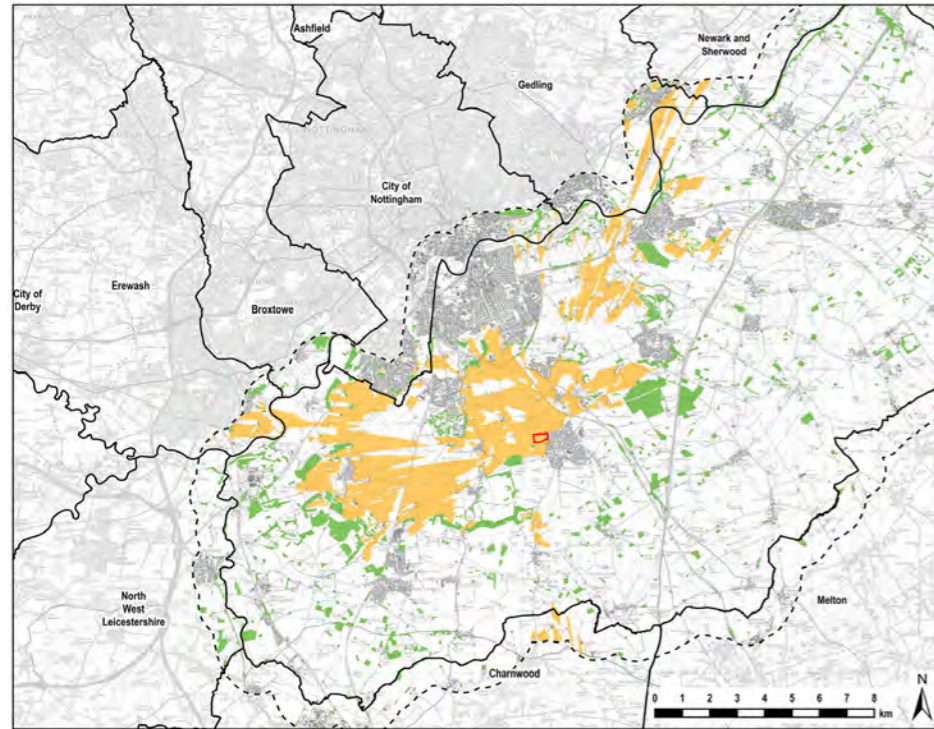
CONCLUSION

The site comprises two arable fields on the north-western edge of Keyworth. There is an inherent low landscape value within the study area due to the degraded elements and human influence, as well as the limited conservation and recreational interests. The site forms an extension of the existing urban edge with no loss of key characteristics, but the extension is a finger of development which appears illogical. The landscape susceptibility is considered to be low, but it is recommended that this site is brought forward with site KEY/010 in order to minimise the effect. Overall the landscape sensitivity is low. In terms of visual amenity, the value is low with no indicators of value, recognition of value or other value. The susceptibility in visual amenity terms is medium; the site forms part of the landscape setting for residential receptors and has a medium visibility, particularly from the north. Overall the visual sensitivity is low.



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

KEY/012 - Land north of Debdale Lane (2)



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



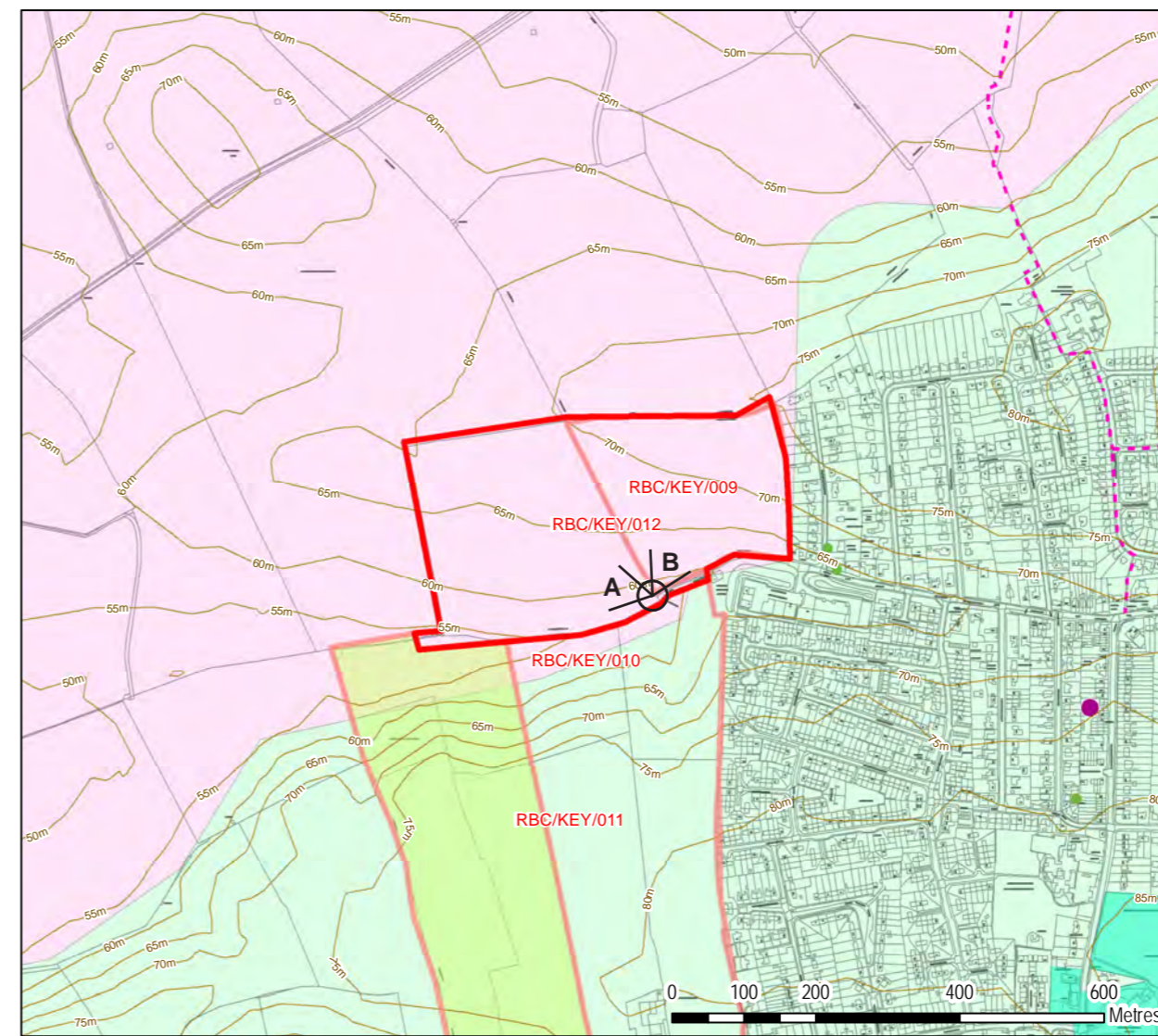
Site Photograph A - This view is taken from Debdale Lane where it has become an informal path on the southern boundary of the site. The panorama demonstrates the undulating landform and arable usage of the site, as well as the dense boundary vegetation. The character at this end of the site is rural with little built development.



Site Photograph B - This viewpoint looks northerly from Debdale Lane on the southern site boundary; again demonstrating the arable usage of the site, as well as the strong vegetated boundaries and variable level of management. The site sits on the north-western edge of Keyworth, and adjacent houses on Rancliffe Avenue can be seen to the right of the panorama. They are not particularly prominent in the view, which feels relatively rural although degraded through lack of management.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 44**

SITE REFERENCE: RBC/KEY/013 - Hillside Farm DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good), SN04 (Moderate) Landscape character within study area NW03 (Good), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Rural edge is generally poorly managed and degraded	Low - 1
Scenic quality	Some scenic long views across rural countryside however there are several areas of human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Conservation area, number of listed buildings	Med - 2
Recreation value	A few PRoW including one along southern boundary, some public open space	Low - 1
Perceptual aspects	Long views are pleasant but degraded character and human influence impact perception of the landscape	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Urban extension to settlement	Low - 2
Perception	Urban extension to settlement	Low - 2
Policy	Minimise the influence of larger settlements such as Keyworth through small-scale woodland planting along fringes	Low - 2

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

Low landscape value and susceptibility, low landscape sensitivity overall

Notes

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

Factor	Assessment	Score*
Recognition of value	Conservation area in study area, no direct views to site	Low - 3
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms very minor part of rural edge	Low - 2
Secondary receptors	Transport and recreation - site not important to experience	Low - 2
Number of receptors	Edge of village settlement	Med - 4
Visibility of site	Views limited by landform and vegetation	Low - 2

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

Overall low visual sensitivity derived from low visual value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

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

CONSTRAINTS

On-site	Potential for access issues	Off-site	PRoW
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CONCLUSION

Site KEY/013 is a field of rough pasture situated on the western edge of the village of Keyworth; the site has limited visibility from its surroundings and slopes downwards from the northern boundary. Within the study area, the low landscape quality and lack of recreational value contribute to a low landscape value. The site would appear as an urban extension to the settlement boundary with no loss of key characteristics and as such would have a low landscape susceptibility as well. Visually, there is little value related to the site, which does not form part of the visual amenity for any receptors; the visual susceptibility is low. Overall there is a low landscape and visual sensitivity.

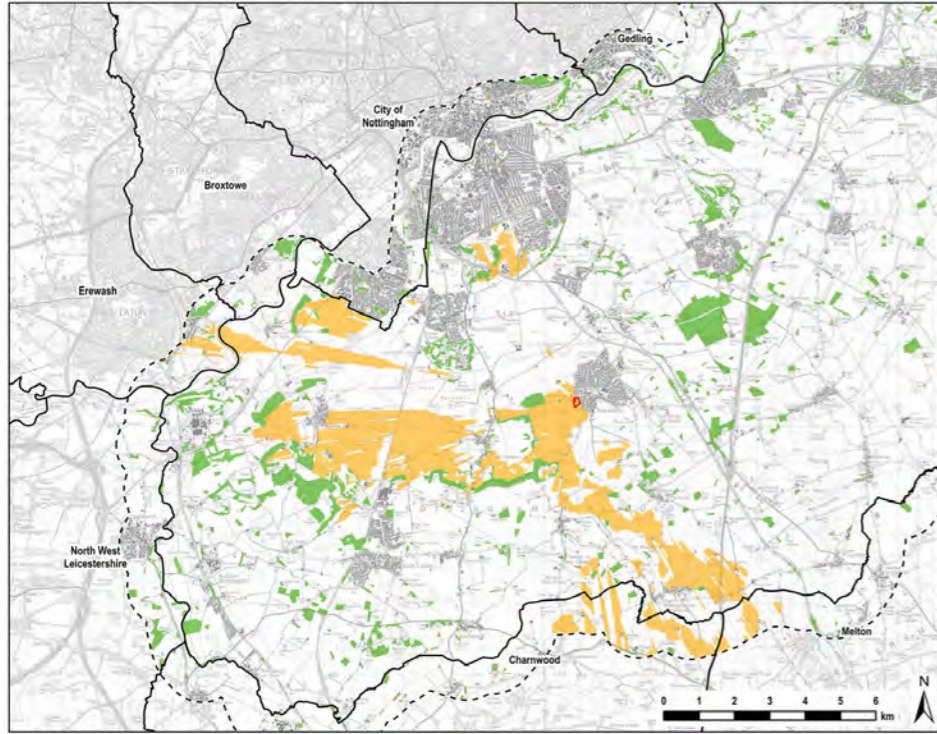
Landscape Value Visual Value

Landscape Susceptibility Visual Susceptibility

Landscape Sensitivity Visual Sensitivity

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

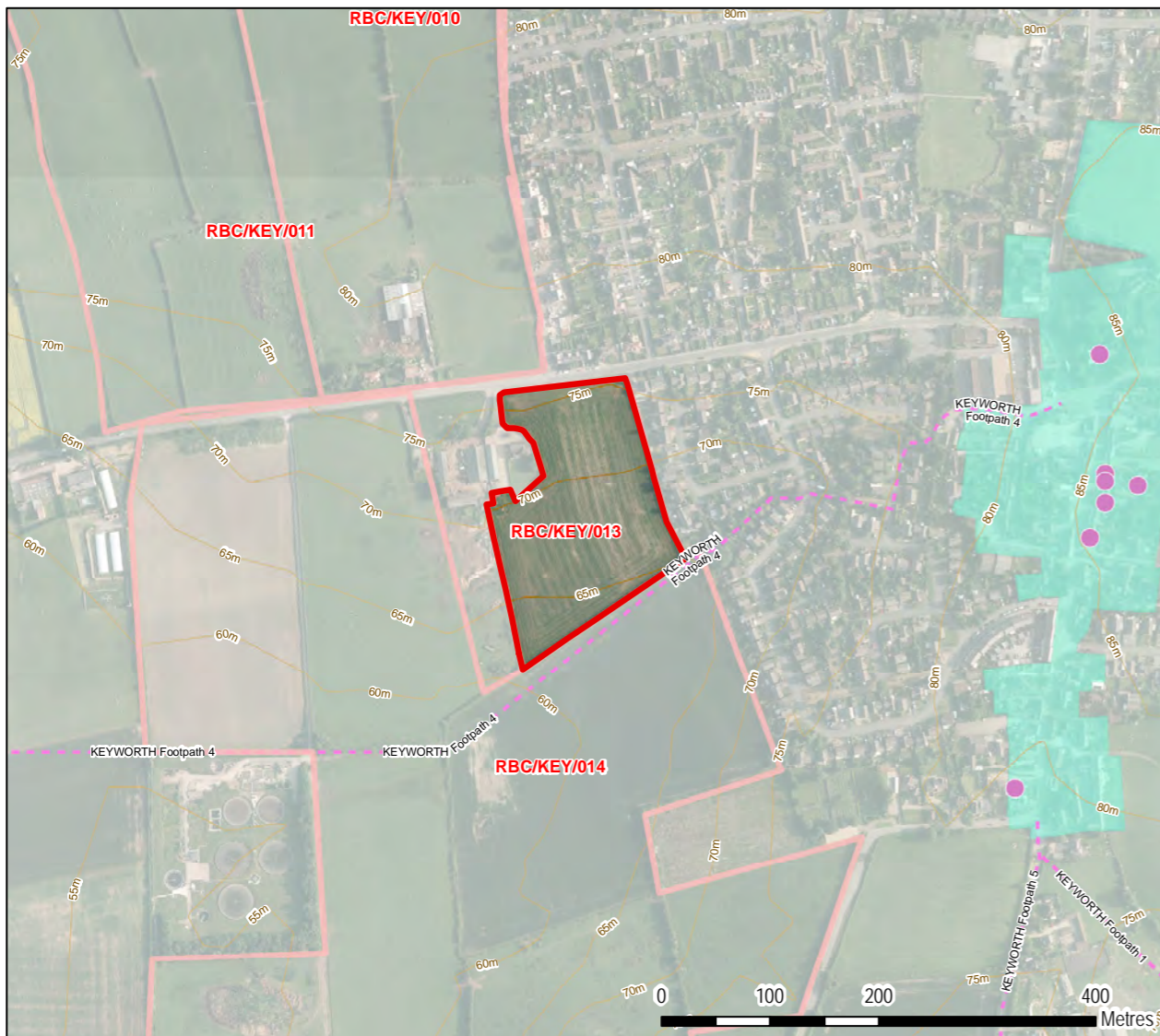
KEY/013 - Hillside Farm



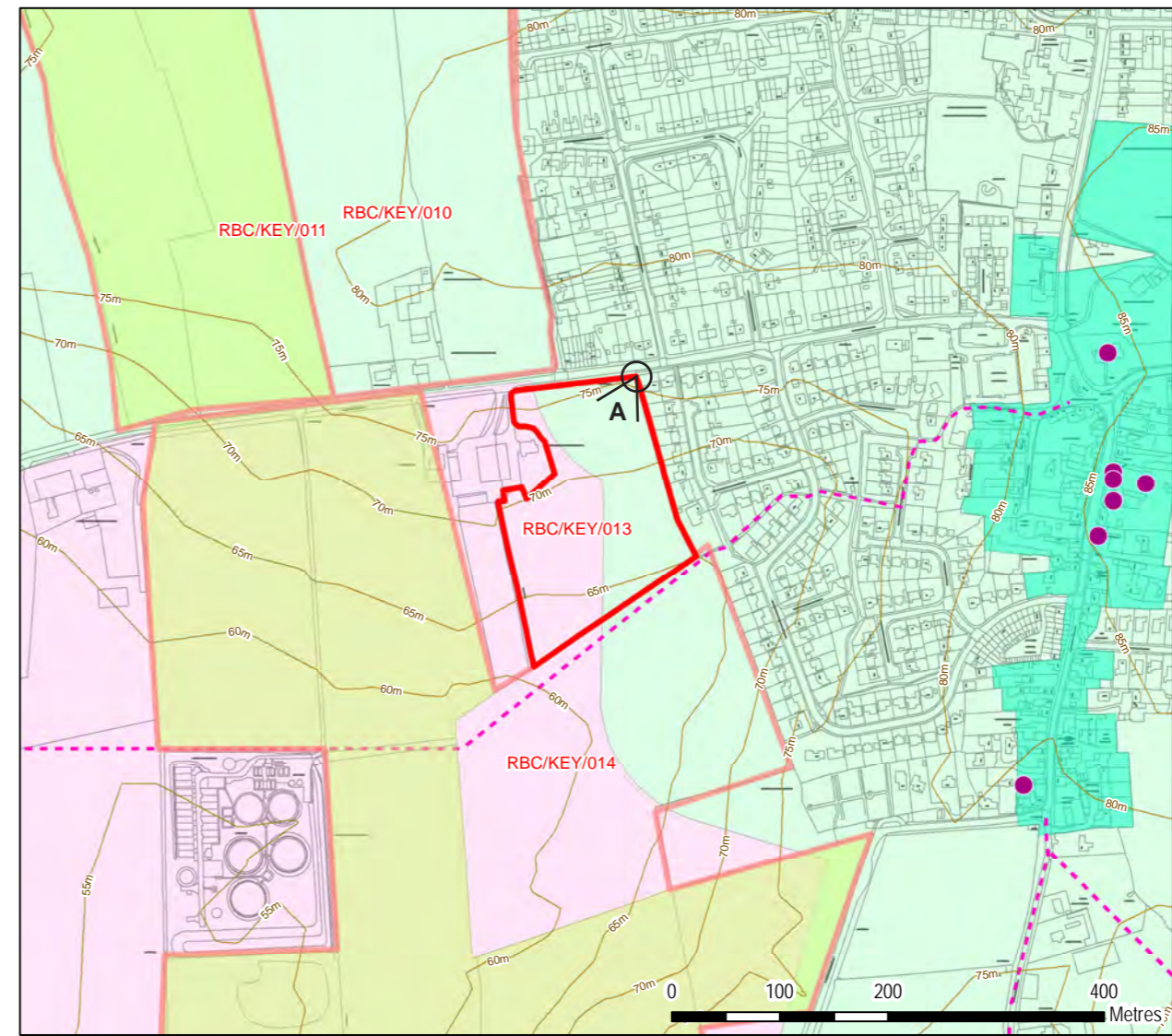
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - Looking south-west from Bunny Lane on the western edge of Keyworth towards the site. Views into the site are generally limited by vegetation and this is one of the few locations where a view into the site is possible. As can be seen in the panorama, the site is rough ground which slopes southwards. In the background of the view can be seen Windmill Hill and Bunny Old Wood - a large tract of ancient woodland.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Landscape buffer
- LCA Policy Zones
- NW03, Conserve
 - SN04, Enhance

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

SITE REFERENCE: RBC/KEY/014 - Land south of Bunny Lane DATE VISITED: 08/09/2016 SURVEYED BY: EV CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (Good), SN04 (Moderate) Landscape character within study area NW03 (Good), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some degraded areas, others well managed	Med - 2
Scenic quality	Some scenic long views across rural countryside however there are several areas of human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Most key characteristics represented	High - 3
Conservation interests	Conservation area, number of listed buildings, TPO	Med - 2
Recreation value	Network of PRoW, some public open space	Med - 2
Perceptual aspects	Long views are pleasant but degraded character and human influence impact perception of the landscape in parts	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of strong rural edge	Med - 4
Addition	Large urban extension to settlement	Med - 4
Perception	Urban extension to settlement into rural setting, increased urbanisation and prominence of settlement	Med - 4
Policy	Development along village fringes should aim to provide a dispersed character rather than a sharp line	Low - 2

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

Medium landscape value and susceptibility, overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	Conservation area in study area, no direct views to site	Low - 3
Indicators of value	Adjacent cemetery, site is rural setting	Low - 3
Other value	Recreational value and value as rural setting to village	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational - site is part of the visual amenity experienced by receptors	Med - 4
Secondary receptors	Residential - site forms part of rural edge	Med - 4
Number of receptors	Edge of village settlement	Med - 4
Visibility of site	Views available from a number of locations	Med - 4

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

Low visual value but medium visual susceptibility. Overall a medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain and enhance existing vegetation	Form of development	✓	Strong urban edge required
Landscape buffer	✓	Western and southern edges in order to contain development	Local vernacular	✓	Development in keeping with nearby conservation area
Site features	✗		Other	✗	



CONSTRAINTS



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

Situated on the south-western edge of Keyworth, site KEY/014 comprises a series of arable and pastoral fields which slope away from the village and form part of its rural setting. The value of the landscape resource within the study area is considered to be medium - this is partly a result of the medium levels of landscape and scenic quality, as well as the conservation interests available. Susceptibility to development is also medium as the site constitutes a large urban extension which will cause a loss of the strong rural setting to the village, as well as a perception of increased urbanisation and prominence of the settlement. The landscape sensitivity is also medium. In terms of the visual amenity, there is a low value despite the site's role as part of Keyworth's rural setting. However, there is a medium susceptibility arising from the site's role as part of the visual amenity experienced by both recreational and residential receptors, as well as the medium visibility of the site within its surroundings. Overall, the visual sensitivity is medium.

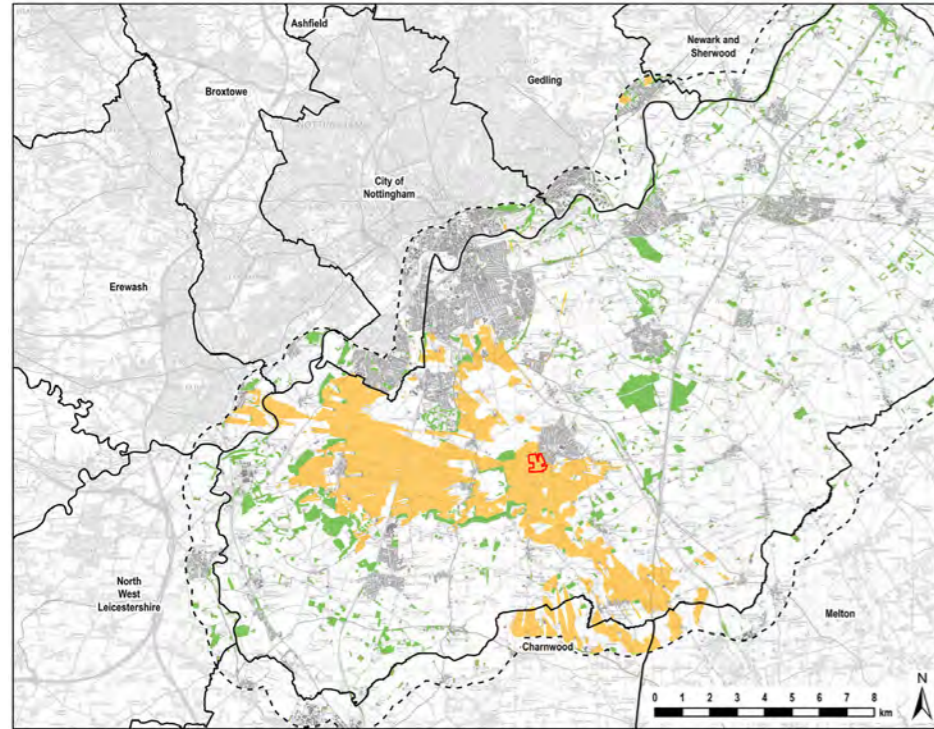
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

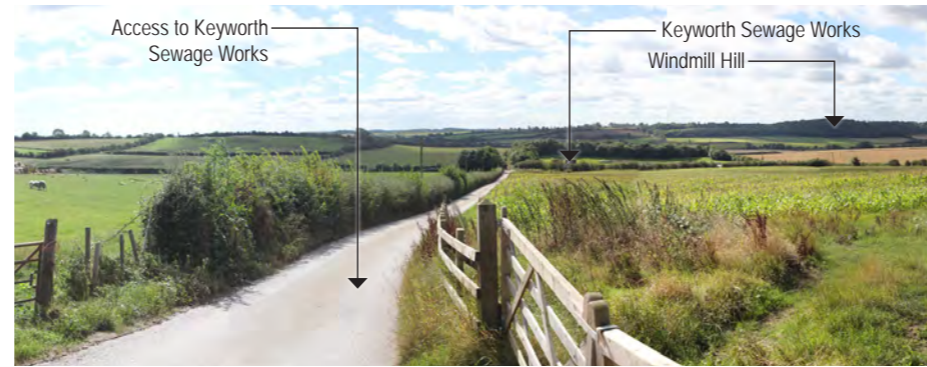
Landscape Sensitivity 
Visual Sensitivity 

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

KEY/014 - Land south of Bunny Lane



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



Site Photograph A - This panorama is taken from the junction of Bunny Lane with access to Keyworth Sewage Works and looks southwards into the valley associated with Fairham Brook. Windmill Hill can be seen to the right of the view and structures associated with Keyworth Sewage Works can be glimpsed in the valley bottom.



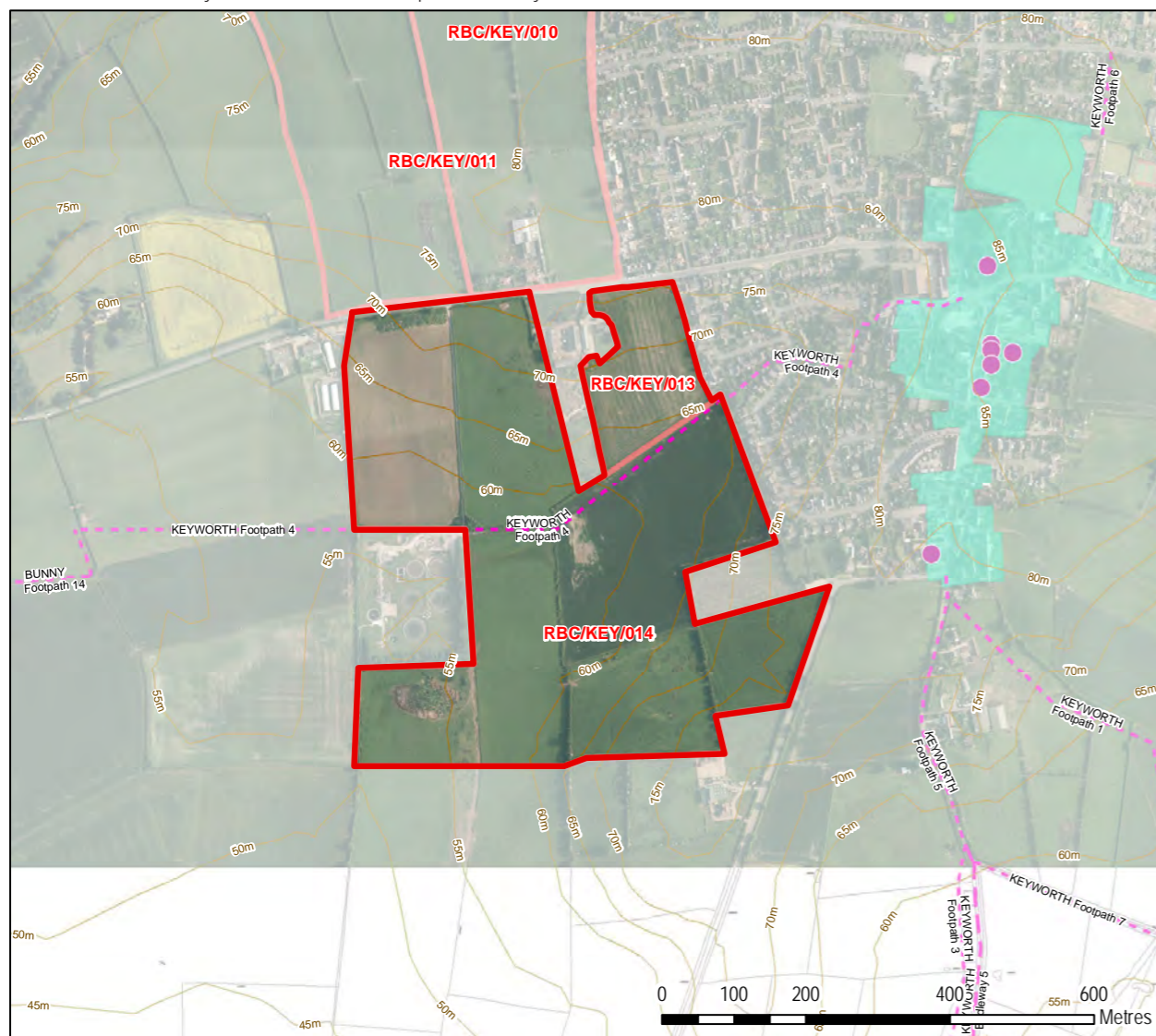
Site Photograph B - Looking east from the junction of Bunny Lane and the access to Keyworth Sewage Works into the site. The view has a strong rural quality despite its proximity to the western edge of Keyworth. Development in the view includes Lynwood and also houses on Brook View Drive, both towards the rear of the view.



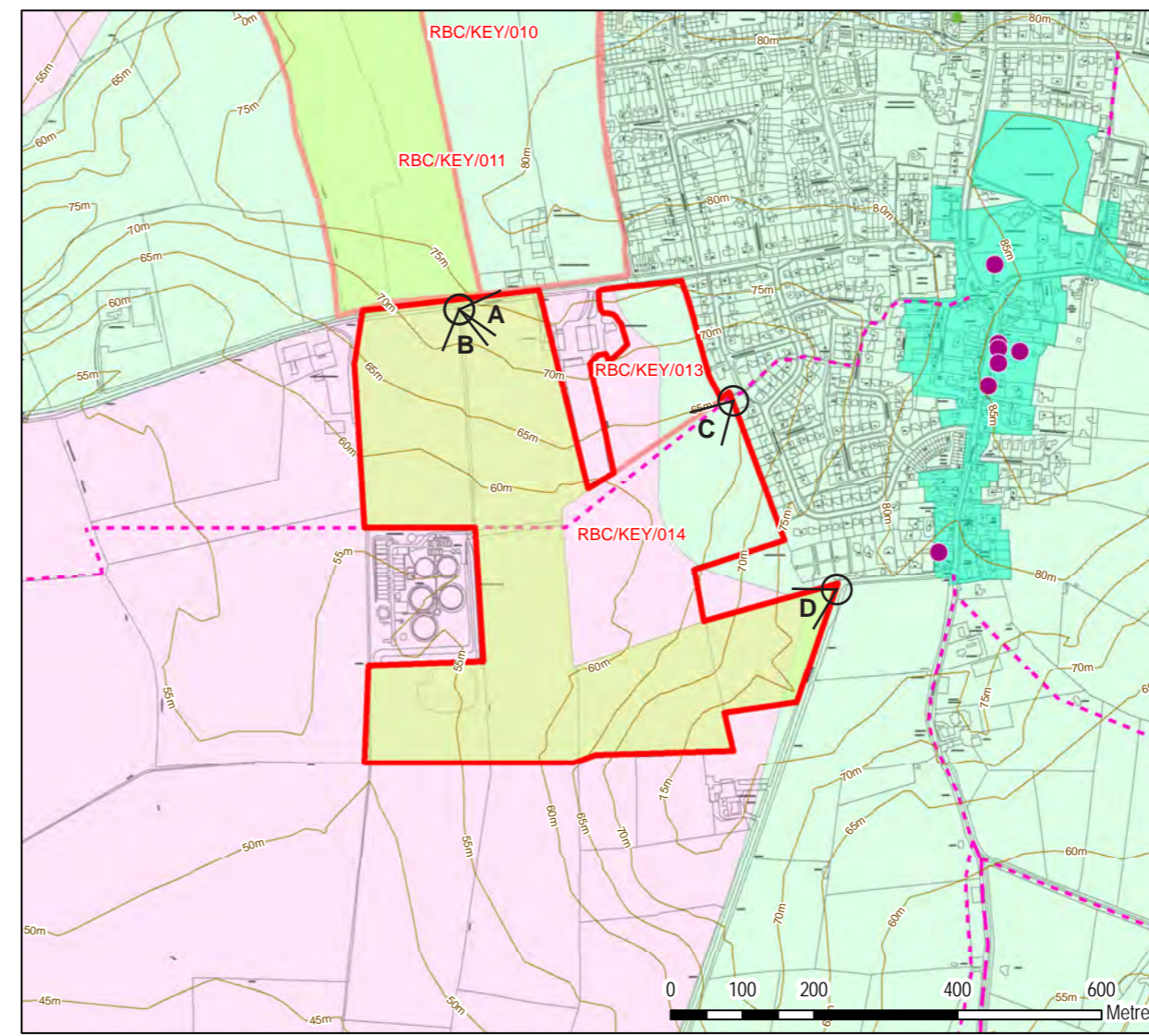
Site Photograph C - Taken from Keyworth Footpath 4 looking south-east into the site. The site in this location is less elevated than in photographs A and B and has arable land use. To the left of the view can be seen houses on Brook View Drive, there is no other built development in the panorama. To the rear of the view can be seen Windmill Hill and Bunny Old Wood.



Site Photograph D - Taken from the car park for Keyworth Cemetery, just off Wysall Lane on the south of Keyworth. The landform is elevated in this location, with long views. In the left of the view is New Holme Farm, with Windmill Hill and Bunny Old Wood visible in the background.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - NW03, Conserve
 - SN04, Enhance

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