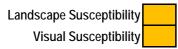




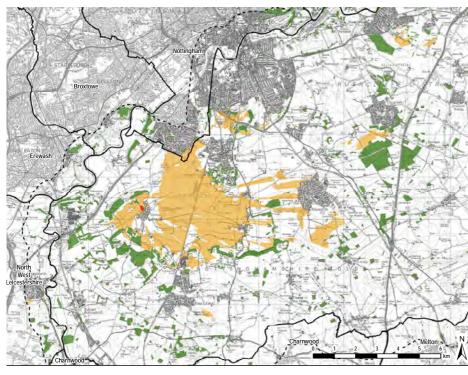
LANDSCAPE AN															ffe Borough Council						
SITE REFERENCE:						sh Legi	on		DATE VISITED):	10/11/2	2016	Τ								
EXISTING LANDSCA	PE CH	IARAC	TER				L	and	Iscape character within site	е			NV	W01(G	Good)			La	andsca	pe character within study are	a
						LIVI	IG LAND	SCA	PES METHODOLOGY												
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LC	Site	Study Area		Tre	ee Cover	PZ	Site	Stud Area	-	Descriptive Attribute	
Vales & valley bottoms	\checkmark	\checkmark	\checkmark	1	Nucleated	\checkmark	\checkmark		Arable farms	\checkmark	×	\checkmark		Woo	ooded - ancient	×	×	×		Spatial character	Variable
Rolling / undulating	\checkmark	×	×		Clustered	×	×		Mixed farms	\checkmark	×	×			oded - recent	\checkmark	×	\checkmark		Indicative ground vegetation	Variable
Low plateau	\checkmark	X	×	-	Settled	×	X		Pastoral farms	×	X	\checkmark	-		ees & woods		×	\checkmark		Boundary treatments	Variable
Sloping (low hills) Coastal dunes / shingle	×	\sim	\sim	-	Dispersed Waste ground / derelict	\checkmark	- X		Woodland Rough / wild / equestrian				-		verts & tree groups her trees			\checkmark		Enclosure pattern	Variable Variable
Marine levels	Ŷ	$\widehat{\mathbf{x}}$		-	Unsettled		X		Disturbed				-		pen / unwooded			X		Tree pattern	Vallable
High plateau (>300m)	X	Ŷ	$\mathbf{\hat{x}}$		Coalfields	X	X		Urban / brownfield	1 x			-	opt						Other characteristics /	P
High hills (>600m)	×	×	×		Urban	×		Parkland / leisure	×								features				
LANDSCAPE VALUE		-	-		-			T	4	VIS	ISUAL VALUE										
Factor	UE Total Score (/25) 1 Assessment Score														ctor	Asses	sment				
Landscape quality	Varied	across	study are	ea, sit	e degraded and settlement edg	ge, furtl	ner out agi	ricul	tural land is well maintained			Med - 2	2	Rec	ecognition of value	N/A					
Scenic quality	Some	attractiv	ve views o	of suri	rounding countryside, human ir	nfluenc	e and degi	rada	tion detracts			Med - 2	2	Indi	dicators of value	N/A					
Rarity	N/a											Low - 1	1	Oth	her value	N/A					
Representativeness	Study	area is	mostly re	prese	ntative of the LCA characterist	ics						High - 3	3	VISUAL SUSCEPTIBILITY							
Conservation interests	Handfu	ul of list	ed buildin	gs								Low - 1	1	Fac	ctor	Asses	sment				
Recreation value	Some	PRoW,	recreatio	nal sp	bace to west of site appears we	ell used						Med - 2	2	Prin	imary receptors	Recre	ational	- site is	a part o	of the visual amenity and rural s	etting
Perceptual aspects	Tranqu	uil away	from set	tleme	nt and detractors, but high deg	ree of I	uman infl	uen	ce particularly close to site be	oundar	/	Low - 1	1	Sec	condary receptors	Reside	ential - :	site not	importa	ant to visual amenity	
Associations	N/A											Low - 1	1	Nun	imber of receptors	Village	e edge				
LANDSCAPE SUSCE	PTIBIL	lty							Te	otal So	ore (/25) 17	7	Visibility of site Views directly into site particularly from west, no long views							
Factor	Asses	sment										Score*									
Subtraction	Slight I	loss of r	ural char	acter	but site is overall domesticated	1						Low - 2	2								
Addition	•				ding settlement edge							Med - 4	_								
Perception					perceived density, finger of de	velopm	ent extend	ding	urban edge into rural surrou	ndings		High - 6	_								
Policy					acter of larger villages.							Med - 4	-								
					ned Value and Susceptibil	J .			T	otal Sc	ore (/50) 31	1				•			lue and Susceptibility)	
	pe sens	itivity de	erived fro	m low	landscape value and medium	suscep	tibility						4			ity deriv	e from	IOW VISU	ual valu	e and medium susceptibility	
Notes														Not	otes						
MITIGATION OPPOR	TUNIT	IES / R	ECOM	IEND	DATIONS								-								
Landscape planting	×														rm of development	×					
Landscape buffer	 ✓ × 		Sit	e una	ble to be mitigated due to exis	ting rur	al setting a	and	change in character arising f	rom de	velopme	ent		_	cal vernacular	X					
Site features CONSTRAINTS														Oth	ner	~					
CONSTRAINTS	1															1					
On-site	n-site Access issues, PRoW														Off-site						
CONCLUSION																					
study area due to some	N ises one field with rough/ equestrian characteristics. There are some PRoW's within the study area with Gotham BW3 running along the sites south-western b 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 s e 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												pite sites domesticated	nature.	The se	nsitivity	of the I	andscape character is medium			





	Aggregate Score (/100):	56
SURVEYED BY: MB	CHECKED BY:	
	erate), SN02 (Poor - Moderate)	
	בומוכן, שווטב (דטטו - וווטטפומופן	
OTHER		
Cito	Study Area	
Site	Study Area	
1	Variable	
	Variable	
RoW immediately adjacent		
	Total Score (/2E)	10
	Total Score (/25)	10
		Score*
		Low - 3
		Low - 3
		Low - 3
	Total Score (/25)	15
		Score*
		Med - 4
		Low - 2
		Med - 4
		Med - 4
	Total Score (/50)	25
		20
	e is an overall low landscape value w value. There is a medium number of j	

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





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.

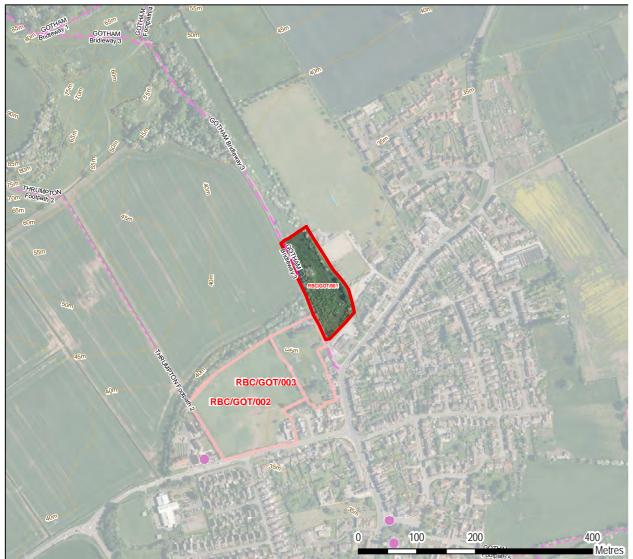


Site Photograph B - This view was obtained from further along the PRoW Gotham BW3. This image depicts the more rural character of the landscape as the bridleway moves further away from the busy Nottingham road. Despite the more rural nature of the image there are still some signs of domestication through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

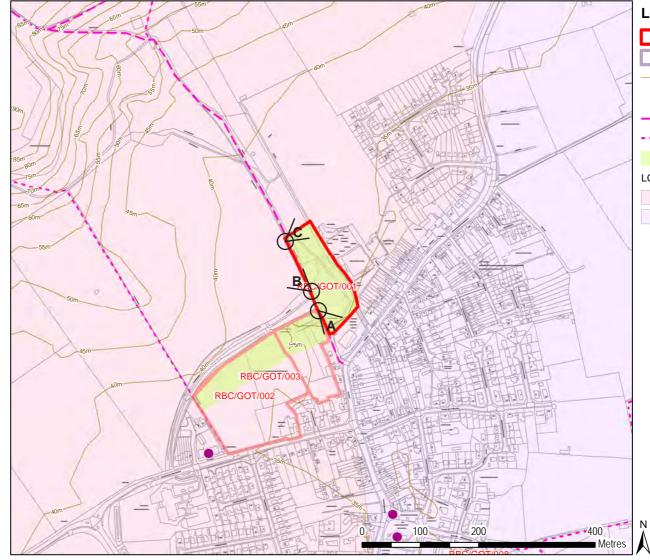


Site Photograph C - This 180° panorama look eastwards towards the site from a point along Gotham BW3. The image portrays the comparison between some areas of degradation (overgrown scrubland) and areas of maintenance (domesticated areas with apple tree planting). Some built up elements can be seen beyond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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

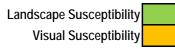
Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
•	Listed Building
	Bridleway
	Footpath
	Landscape buffer
LCA P	olicy Zones
	NW01, Conserve
	SN02, Enhance & Restore

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LANDSCAPE AN																					
SITE REFERENCE:	1					ne Farm	n (west)		DATE VISITED		10/11/2)16									
EXISTING LANDSCA	PE CHA	RAC	TER				L	and	Iscape character within site	;			NW	V01(Good)			Lan	dsca	pe character within study area	3	
						LIVI	NG LAND	SC/	APES METHODOLOGY							•					
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute		
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills)	✓ ✓ ✓ ✓ ✓	<	××× ×		Nucleated Clustered Settled Dispersed Waste ground / derelict	< X X X	× × × ×		Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian		X X X X	× × × ×		Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees	×		× × · ·		Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern	Medium Grasslar Variable Sub-reg	
Coastal dunes / shingle Marine levels High plateau (>300m) High hills (>600m)	e levels X X X Unsettled X X Disturbed X X Plateau (>300m) X X X Coalfields X X X														×	×	×		Tree pattern Other characteristics / features	Linear	
	E VALUE Total Score (/25) 1 Assessment Score																				
Factor Landscape quality Scenic quality	Ality Some areas of well maintained and degraded land Med Human detractors, pleasant rural views Med														N/a	essment cent reci		valkwa	ay has benches and picnic area:	s, as well	
Rarity	N/a											Low - 1]	Other value	Value	e as par	of rural s	etting			
Representativeness					ative of LCA							High - 3		VISUAL SUSCEPTIBILITY							
Conservation interests					te is part of the setting to the g	rade II	listed Got	harr	Primary School			Med - 2	1	Factor Assessment							
Recreation value					al walkway							Med - 2	4	Primary receptors	_				of visual amenity		
Perceptual aspects	· ·	despit	e settlem	ent e	dge							Med - 2		Secondary receptors	_			<u> </u>	of visual amenity		
Associations	N/A	- 1/									(105)	Low - 1		Number of receptors	_		nent edge				
LANDSCAPE SUSCE	1								10	otal Sco	re (/25)		-	Visibility of site	Oper	I VIEWS I	rom south				
Factor	Assessn		rural cotti	na ta	villago							Score*	-								
Subtraction Addition	Extension		rural setti	•) village							Med - 4	-								
Perception			Ŷ		g recreational walkway							Low - 2 Low - 2	1								
Policy					acter of larger villages							Low - 2	1								
					ned Value and Susceptibil	lity)			To	otal Sco	re (/50)		1	OVERALL VISUAL	SENSIT	VITY ((Combine	d Va	lue and Susceptibility)		
Overall low landscape se	ensitivity d	ue to	medium la	ands	cape value and low susceptibil	ity							1	Overall medium visual	sensitivity	/ due to	medium v	isual	value and medium susceptibility	1	
Notes													1	Notes							
MITIGATION OPPOR	TUNITIE	S/R	ECOMM	END																	
Landscape planting									vegetation					Form of development	×	+					
Landscape buffer Site features	 ✓ × 				Butter to norther	n nait c	n site to p	rote	ct recreational walkway					Local vernacular Other		+					
CONSTRAINTS															· ••	-					
On-site														Off-site							
CONCLUSION																					
The site comprises one					purposes with areas of well a study area due to a combinati														FP22 which runs adjacent to the ivity of the landscape character		

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.

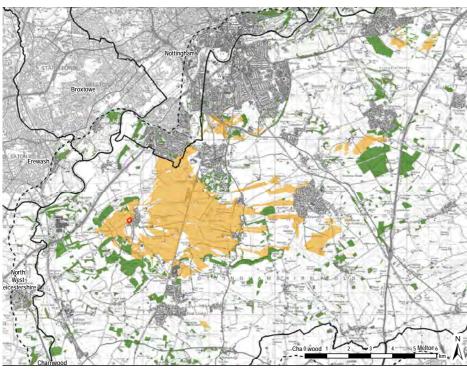
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	62
SURVEYED BY: MB	CHECKED BY:	-
		INVV
NW01 (Good), SI	N02 (Poor - Moderate)	
OTHER		
Site	Study Area	
- framed	Variable	
nd / grazing	Variable	
)	Variable	
ular	Variable	
	Recreational walkway to north c	f site
	Total Score (/25)	18
		Score*
		Low - 3
as recent improvements and sign	ac of ucago	
as recent improvements and sign	is of usage	High - 8
		Med - 6
	Total Score (/25)	17
		Score*
		Med - 4
	Total Score (/50)	35
the sector and the sector of t		
	onservational interests within the stud inches and picnic areas along FP22, a	

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





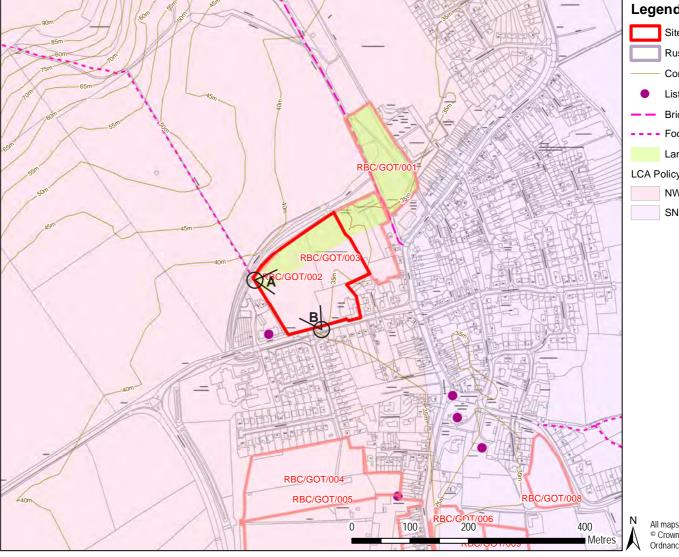
Site Photograph A - This viewpoint is taken from PRoW Gotham FP2 looking south-east through the site. The view illustrates the rising land of site GOT/002. The site itself is a field sub-divided for equestrian purposes. On the left of the image Gotham FP22 is well screened by vegetation upon the rising 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 Gotham FP22 almost entirely screened by vegetation and landform.

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





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

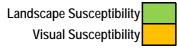
Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
٠	Listed Building
	Bridleway
	Footpath
	Landscape buffer
LCA P	olicy Zones
	NW01, Conserve
	SN02, Enhance & Restore

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LANDSCAPE AN	DSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIE EFERENCE: RBC/GOT/003 - Land north of Kegworth Road / Home Farm DATE VISITED: 10/11/2016																				
SITE REFERENCE:		RBC	C/GOT/00	3 - La	and north of Kegworth Road / I	Home F	arm		DATE VISITED	:	10/11/2	016									
EXISTING LANDSCA	PE CHA	ARAC	TER				L	anc	Iscape character within site	e			NV	W01(Good)			Land	Iscap	be character within study area	a	
						LIVI	IG LAND	SCA	APES METHODOLOGY												
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute		
Vales & valley bottoms Rolling / undulating		×	× ×		Nucleated Clustered	 ✓ × × 	 ✓ × × 		Arable farms Mixed farms	 ✓ × ✓ 	×	× ×		Wooded - ancient Wooded - recent	×	××	××		Spatial character Indicative ground vegetation	Variable Grasslar Variable	
Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels	 ✓ ✓ ✓ ✓ ✓ 	× ×	× ×		Settled Dispersed Waste ground / derelict Unsettled		×		Pastoral farms Woodland Rough / wild / equestrian Disturbed	×	× × ×	× × ×		Trees & woods Coverts & tree groups Other trees Open / unwooded		× × ×	✓ ✓ ✓ X		Boundary treatments Enclosure pattern Tree pattern	Sub-regi Linear	
High plateau (>300m) High hills (>600m)	××	X	X		Coalfields Urban	×	×			features											
LANDSCAPE VALUE									0	VISUAL VALUE Factor	1.										
Factor	Assessment Score*														Asses	sment					
Landscape quality	-				0							Med - 2	2	Recognition of value	N/a						
Scenic quality		detrac	tors, pleas	sant r	ural views							Med - 2	-	Indicators of value					ay has benches and picnic area	s , as well	
Rarity	N/a											Med - 2	2	Other value Value as part of rural setting							
Representativeness	,		, ,		tive of LCA							High - 3	3	VISUAL SUSCEPTIBI	-						
Conservation interests	Handful	of liste	ed building	S								Low - 1		Factor	Asses	sment					
Recreation value	Some P	PRoW a	and recrea	itiona	l walkway							Med - 2	2	Primary receptors	Reside	ential, si	te forms p	oart o	f visual amenity		
Perceptual aspects	Tranqui	l despi	te settlem	ent e	dge							Med - 2	2	Secondary receptors	Recrea	ational, s	site forms	part	of visual amenity		
Associations	N/A											Low - 1		Number of receptors	Part of	settlem	ient edge				
LANDSCAPE SUSCE	PTIBIL	ITY							T	otal Sco	ore (/25)	11		Visibility of site	Open v	views fro	om south	to so	ome of site, more restricted from	other dire	
Factor	Assess	ment										Score*	1								
Subtraction	N/a											Low - 2	1								
Addition	Extensi	on of u	irban edge	towa	ards rural setting							Low - 2	1								
Perception	Perceiv	ed as i	nfill, overl	ookin	g recreational walkway							Med - 4	1								
Policy	Conserv	ve the	nucleated	char	acter of larger villages.							Low - 2									
OVERALL LANDSCA	NPE SEN	NSITI	/ITY (Co	mbir	ned Value and Susceptibi	lity)			T	otal Sco	ore (/50)	27	'	OVERALL VISUAL SE	ENSITIV	'ITY (C	ombined	d Va	lue and Susceptibility)		
Overall low landscape se	ensitivity	derive	d from me	dium	landscape value and low susc	ceptibilit	у							Overall medium visual se	nsitivity o	due to n	nedium vi	sual	value and medium susceptibility	1	
Notes													1	Notes							
MITIGATION OPPOR	TUNITI	ES/R	ECOMM	END																	
Landscape planting	\checkmark								vegetation					Form of development	×						
Landscape buffer	\checkmark				Buffer to norther	rn half c	f site to pr	rote	ct recreational walkway					Local vernacular Other	×						
Site features	×													Other							
On-site	ONSTRAINTS On-site Off-site																				
CONCLUSION																					
The site is made up of tw																			uns adjacent to the sites norther spaces.There is a low susceptik		

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 character is low overall. Visually, there are some benches and picnic areas along FP22, as well as signs of recent improvements and ussage. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual there is medium visual sensitivity.

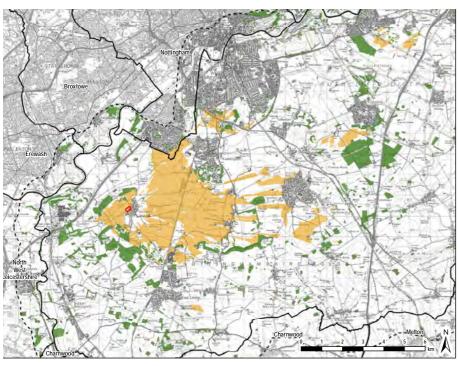
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	62
SURVEYED BY: MB	CHECKED BY:	NW
	N02 (Poor - Moderate)	
OTHER	r	
Site	Study Area	
2	Variable	
nd / grazing	Variable	
jular	Variable Variable	
	Variable	
	Recreational walkway to north c	f site
	Total Score (/25)	18
		Score*
		Low - 3
I as recent improvements and sign	ns of usage	High - 8
		Med - 6
	Total Score (/25)	17
		Score*
		Med - 4
		Med - 4
		Med - 4
ections		Med - 4
	Total Score (/50)	35
ange with the perception of develo	g along the sites eastern boundary. opment as infill. The sensitivity of the e to open views from the south. Over	:

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





Site Photograph A - This view looks south-east into the site from PRoW Gotham FP2. 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.



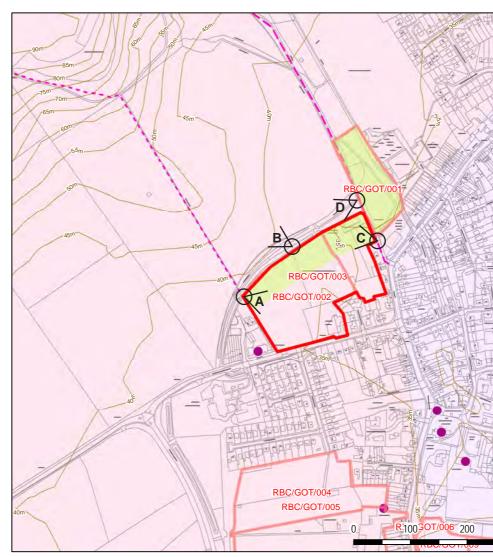


Site Photograph C - This view, taken from a point along PRoW Gotham BW3, illustrates the enclosed nature of the eastern section of the site. Strong vegetated boundary with some glimpsed views through gaps in vegetation.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Site Photograph B - Signs of ecological interest along FP22 running along the sites northern boundary.

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.



Legend

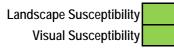
cy	end .
	Site boundary
	Rushcliffe Borough boundary
	Contours
•	Listed Building
_	Bridleway
	Footpath
	Landscape buffer
CA P	olicy Zones
	NW01, Conserve
	SN02, Enhance & Restore

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LANDSCAPE AN																					
SITE REFERENCE:			RBC/0	GOT/	004 - The Orchards, Leake Ro	oad			DATE VISITED	:	10/11/2	016									
EXISTING LANDSCA	PE CH	ARAC	TER					Land	scape character within site	è			NW	W01(Good)			Lan	dsca	pe character within study area		
						LIVIN	ig land)SC/	APES METHODOLOGY									T			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	ΡZ	Site	Study Area		Descriptive Attribute		
Vales & valley bottoms Rolling / undulating	× ×	√ ×	 ✓ × 		Nucleated Clustered	✓×	 ✓ × 		Arable farms Mixed farms	×	××	 ✓ × 		Wooded - ancient Wooded - recent	× ~	××	××		Spatial character Indicative ground vegetation	Variable Grassla	
Low plateau	\checkmark	×	×		Settled	×	×		Pastoral farms	×	×	~		Trees & woods		×	\checkmark		Boundary treatments	Variable	
Sloping (low hills)	\checkmark	×	\checkmark		Dispersed	\checkmark	X		Woodland	×	×	×		Coverts & tree groups	\checkmark	×	\checkmark		Enclosure pattern	Variable	
Coastal dunes / shingle	×	\sim	×		Waste ground / derelict	\sim		-	Rough / wild / equestrian	\checkmark	\checkmark	\checkmark		Other trees	\checkmark	\checkmark	 ✓ ✓ 		Tree pattern	Linear	
Marine levels High plateau (>300m)	××	×			Unsettled Coalfields	×			Disturbed Urban / brownfield	×		Open / unwooded	\wedge	\wedge			Other characteristics /				
High hills (>600m)	X	$\hat{\mathbf{x}}$	$\widehat{\mathbf{x}}$		Urban	$\hat{\mathbf{x}}$	$\widehat{\mathbf{x}}$		Parkland / leisure	X		features									
LANDSCAPE VALUE								<u> </u>	To	14	Ì	VISUAL VALUE					-	•			
Factor	Asses	sment								Score*	1	Factor	Asses	sment							
Landscape quality	Some	well ma	naged ele	ment	s, but also areas of degradation	n				Med - 2		Recognition of value	N/A								
Scenic quality														Indicators of value	N/A						
Rarity	N/a											Low - 1	1	Other value	N/A						
Representativeness	Study a	are sho	ws similar	chara	acteristcs to LCA							High - 3		VISUAL SUSCEPTIBILITY							
Conservation interests	A few I	listed bu	uildings inc	ludin	g one on south-eastern cornel	r of site						Med - 2		Factor	Assess	sment					
Recreation value				• •	articularly related to site							Med - 2		Primary receptors	Reside	ntial - s	ite not im	nporta	ant to visual amenity		
Perceptual aspects	Humar	n influer	nce domina	ates,	especially settlement edge an	d bypas	is road, i	ndus	trial character			Low - 1		Secondary receptors	Transp	ort - site	e not imp	ortan	t to visual amenity		
Associations	N/A											Low - 1		Number of receptors	Village	edge					
LANDSCAPE SUSCE	PTIBIL	ITY							To	otal Sco	re (/25)	11		Visibility of site	Views	constrai	ined by v	egeta	ation and built form		
Factor	Asses	sment										Score*									
Subtraction	No not	able los	s of key c	harac	teristics							Low - 2									
Addition			irban edge									Low - 2									
Perception					otion of urbanisation from rura	edge t	o west					Med - 4	4								
Policy					acter of larger villages.						(1= -)	Low - 2									
			•		ed Value and Susceptibil	ity)			To	otal Sco	re (/50)	25				•			lue and Susceptibility)		
	ensitivity	due to	low lands	cape	value and low susceptibility									Overall low visual vsensitiv	lity deriv	ved fron	n Iow Visi	uai va	alue and low susceptibility		
Notes													4	Notes							
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	END	ATIONS								_								
Landscape planting	\checkmark					ated bo	undaries	, par	ticularly along Gypsum Way					Form of development	×						
Landscape buffer	×					Det	ala liata d	h!						Local vernacular	×						
Site features	~					Rét	ain listed	nna	ulliy					Other	×						
CONSTRAINTS	r													1	1						
On-site						Liste	ed buildin	g						Off-site							
CONCLUSION																					
			•							2									vith one listed building situated o		

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 characteristic multiple 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.

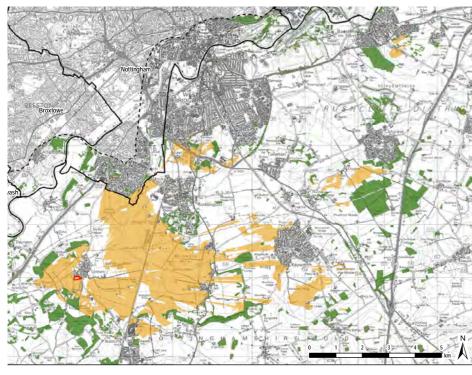
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	46
SURVEYED BY: MB	CHECKED BY:	
		1400
	N02 (Poor - Moderate)	
OTHER		
Site	Study Area	
<u></u>	Variable	
nd / grazing	Variable	
e e	Variable	
<u>)</u>	Variable	
-	Variable	
	Total Score (/25)	10
		Score*
		Low - 3
		Low - 3
		Low - 3
	Total Score (/25)	11
		Score*
		Low - 2
		Low - 2
		Med - 4
		Low - 2
	Total Score (/50)	21
th-eastern corner of the site hour	dary. There is an overall low landsca	ine value
	are no indicators of value present. Th	
otor is low overally visually, there (51 C 13 U

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.

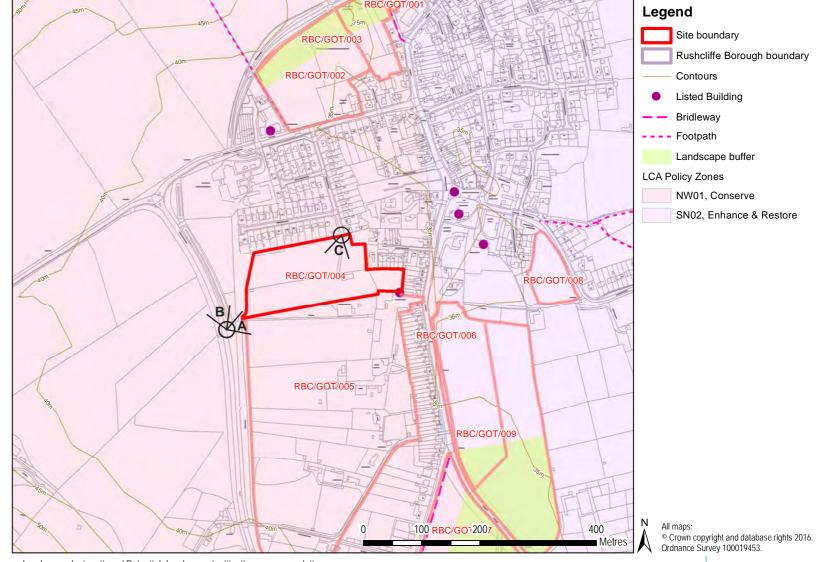


Site Photograph C - This panoramic view looks south-west through the site from a field access along Hall Drive. The site has a rough/ equestrian character with dense vegetation on its southern and eastern boundaries. There are open views of the site from houses along Hall Drive and Pygall Avenue (right 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

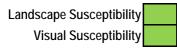


Landscape designations / Potential development mitigation recommendations



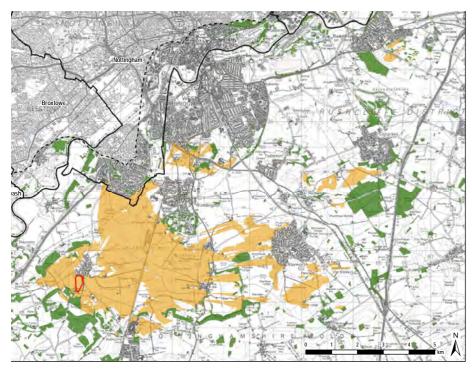
Site Photograph B - This view looks north along Gypsum Way Bypass. The road is heavily used by vehicular traffic including industrial usage. Any views eastwards towards the site are screened by a densely vegetated boundary.

LANDSCAPE AN	ND VI	SUA	L SEN	SITI\	VITY	ASS	ESSME	ENT								CL	IENT: I	Rush	ncliffe Borough Council								Aggregate	e Score (/100):	46	
SITE REFERENCE:		RE	BC/GOT/0)05 - L	and ea	ast of Gy	/psum Wa	ay /The	Orchar	ds		[DATE VISITE	ED:	10/11	/2016										SURVEYED BY: MB		CHECKED BY	: NW	
EXISTING LANDSCA	PE CH	IARAC	TER							l	Landso	ape chara	cter within s	ite				NWO	01(Good)				Lands	sca	pe character within study area	NW01 (Good), S	SN02 (Poor - Mo	derate)	-	
									LIVIN	G LAND	SCAP	ES METHO	DOLOGY												1	OTHER				
Landform	LCA	Site	Study Area		Settle	ement F	Pattern		LCA	Study Area	L	and Cover		LC	A Sit	e	itudy Area		Tree Cover	F	PZ Sit	ie	Study Area		Descriptive Attribute	Site		Study Area		
Vales & valley bottoms		\checkmark	\checkmark		Nucle				\checkmark			rable farms		\checkmark	_		\checkmark	- F	Wooded - ancient	- ·	\mathbf{X}		×		Spatial character	Variable	Variable			
Rolling / undulating		×	×	4	Cluste				×	×		ixed farms					×	-	Wooded - recent	_			×		Indicative ground vegetation	Grassland / grazing	Variable			
Low plateau			×	-	Settle				×	<		astoral farm	IS				>	Ŀ	Trees & woods	_		_	-		Boundary treatments	Variable	Variable Variable			
Sloping (low hills) Coastal dunes / shingle	 ✓ X 			-	Dispe Waste		d / derelic	۰t	\checkmark	××		loodland	/ equestrian				$\overline{\checkmark}$	- E	Coverts & tree groups Other trees	-		_	<u> </u>		Enclosure pattern Tree pattern	Variable Linear	Variable			
Marine levels	X	X	X	-	Unset			,1	X	X		isturbed	/ cquestilui	X		_	X	Ī	Open / unwooded				X			Lindu	Vallable			
High plateau (>300m)	×	×	×		Coalfi				×	×		rban / brow		×			\checkmark								Other characteristics /					
High hills (>600m)	\sim	\times	\times		Urbar	1			×	\times	Р	arkland / lei	sure	\times			\times		features											
LANDSCAPE VALUE	-													Total So	core (/2	25)	14		VISUAL VALUE									Total Score (/25) 10	
Factor		sment														So	core*		Factor	As	sessme	nt							Score*	
Landscape quality			0				as of deg	,								М	ed - 2		Recognition of value	N//	A								Low - 3	
Scenic quality	Urban	fringe	character	, some	e attrac	tive rura	al views b	ut huma	an influe	ence gen	nerally c	letracts				L	ow - 1		Indicators of value	N//	A								Low - 3	
Rarity	N/a															L	ow - 1	(Other value	N//	A								Low - 3	
Representativeness	Study	area ch	naracteris	tics mo	ostly re	epresent	those of	LCA								Hi	igh - 3	1	VISUAL SUSCEPTIB	ILITY	(Total Score (/25) 11	
Conservation interests	A few	listed b	uildings ir	ncludin	ng one	on east	ern edge	of site								М	ed - 2		Factor	As	sessme	nt							Score*	
Recreation value	Netwo	rk of P	RoW, not	hing pa	articula	arly relat	ed to site									М	ed - 2		Primary receptors	Re	sidential	- site	e not imp	orta	ant to visual amenity				Low - 2	
Perceptual aspects	Huma	n influe	nce domi	nates,	especi	ially set	tlement ea	dge and	l bypass	s road, ir	ndustria	I character				L	ow - 1	-	Secondary receptors	Tra	ansport -	site ı	not impo	rtan	nt to visual amenity				Low - 2	
Associations	N/A															L	ow - 1	- 1	Number of receptors	Vill	lage edge	9							Med - 4	
LANDSCAPE SUSCE	PTIBI	LITY												Total So	core (/2	25)	11	· ·	Visibility of site	Vie	ews cons	traine	ed by ve	geta	ation and built form				Low - 2	
Factor	Asses	sment														So	core*	Γ											-	
Subtraction	No no	able lo	ss of key	charad	cteristic	CS										Lo	w - 2													
Addition	Extens	sion of	urban edç	je												Lo	w - 2													
Perception	_						sation froi	m rural	edge to	west						Me	ed - 4													
Policy			nucleate			Ŭ	0									Lo	w - 2													
OVERALL LANDSCA	APE SE	INSITI	VITY (Co	ombir	ned Va	alue ar	nd Susce	eptibili	ty)					Total So	core (/5	50)	25		OVERALL VISUAL S	ENS	ITIVITY	(Coi	mbined	Va	alue and Susceptibility)			Total Score (/50) 21	
Overall low landscape se	ensitivity	/ due to	low land	scape	value	and low	susceptik	bility										(Overall low visual sensit	ivity d	lue to low	ı visu	ual value	and	d low susceptibility					
Notes																		I	Notes											
MITIGATION OPPOR	TUNIT	IES / F	RECOM	NEND	OATIO	NS																								
Landscape planting	\checkmark					Reta	ain strong	y vegeta	ted bou	indaries,	particu	larly along	Gypsum Wa	у					Form of development		×									
Landscape buffer	×								Data	vin licto-	- المالي	~						_	Local vernacular	_										
Site features	\checkmark								Rela	ain listed	DUIIUIN	J							Other		×									
CONSTRAINTS	1																			_										
On-site									Liste	d buildin	g								Off-site											
CONCLUSION																														
There is an overall low la	andscap	e value	e within th	e stud	ly area	due to	a combina	ation of	some d	legraded	I space	s and high l	evels of hum	an influe	ence.Th	iere is	a low s	susce	eptibility to change with n	o nota	able loss	of ke	ey chara	cteri		study area, with one listed building situated pan fringe. The sensitivity of the landscape y.				



Landscape Sensitivity Visual Sensitivity

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



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



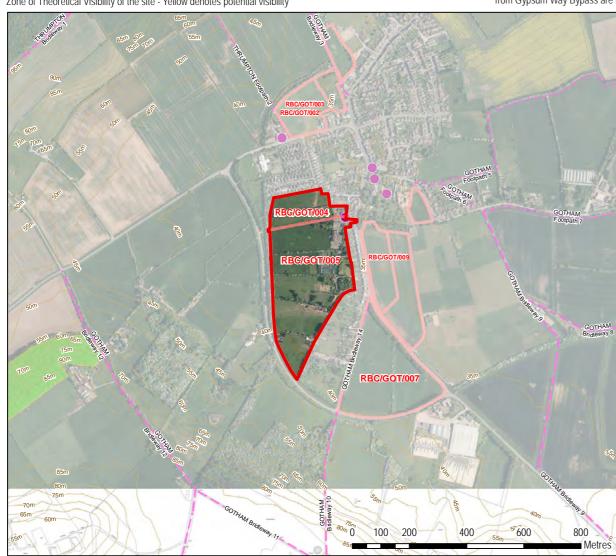
Site Photograph A - This view looks westwards into the site from Leake Road. This part of the site is mainly industrial in character with a listed building related to Nottinghamshire Bus Depot. The majority of the site is screened by built up elements from this location.



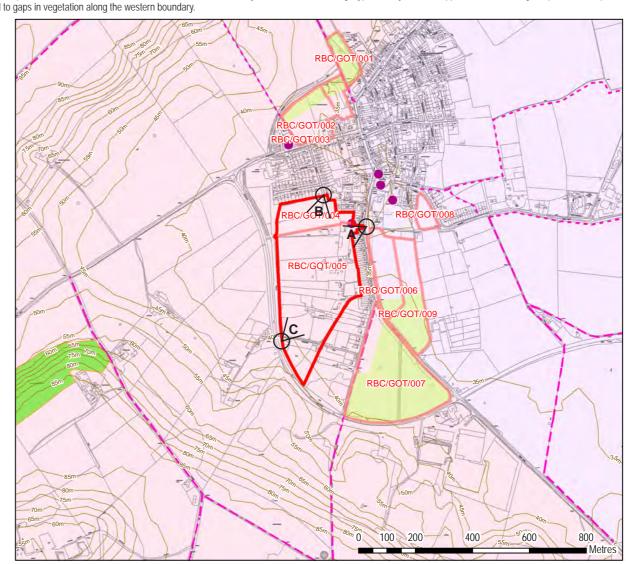
vegetation on its southern and eastern boundaries. Open views of the northern section of the site from houses along Hall Drive and Pygall Avenue to the north, however the majority of the site is screened from this location by vegetation.



Site Photograph C - View of a small part of the southern section of the site from the entrance to Eyres Lane (F 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

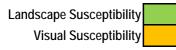


SN02, Enhance & Restore

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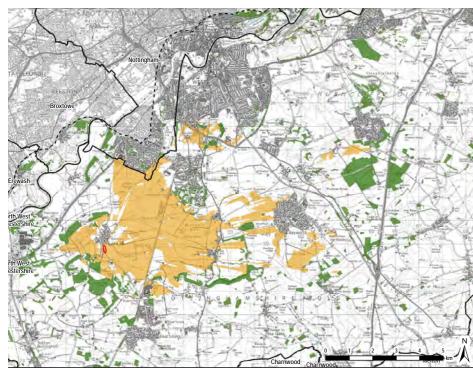
N

LANDSCAPE AN	ID VI	SUAI	L SEN	ISIT	IVITY ASSESSMENT	ī					CLIENT	T: Rus	shcliffe Borough Council						Aggregate	Score (/100):	53
SITE REFERENCE:				RBC	C/GOT/006 - E/O Leake Road			DATE VISITE):	10/11/2	016							SURVEYED BY: MB		CHECKED BY:	: NW
EXISTING LANDSCA	PE CH	IARAC	TER				L	andscape character within sit	e		SN	V02 (P	Poor - Moderate)			Land	scape character within study are	a NW01 (Good), S	SN02 (Poor - Mode	erate)	-
						LIVI	NG LANDS	SCAPES METHODOLOGY										OTHER			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Z Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	\checkmark	\checkmark	\checkmark		Nucleated	\checkmark	\checkmark	Arable farms	\checkmark	\checkmark	\checkmark		Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable		
Rolling / undulating	>	\times	\times		Clustered	×	×	Mixed farms	×	×	×		Wooded - recent	\checkmark		×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	\checkmark	×	×		Settled	×	×	Pastoral farms	\checkmark	×	\checkmark		Trees & woods	\checkmark		\checkmark	Boundary treatments	Hedges	Variable		
Sloping (low hills)	\checkmark	X		_	Dispersed		\checkmark	Woodland		X		_	Coverts & tree groups				Enclosure pattern	Sub-regular	Variable		
Coastal dunes / shingle Marine levels	×	\sim		_	Waste ground / derelict Unsettled		×	Rough / wild / equestrian Disturbed		X		-	Other trees Open / unwooded			×	Tree pattern	Linear	Variable		
High plateau (>300m)	$\hat{\mathbf{x}}$	$\overline{\mathbf{x}}$		_	Coalfields		X	Urban / brownfield			$\overline{2}$		Open/ unwooded				Other characteristics /				
High hills (>600m)	X	X	X		Urban	X	X	Parkland / leisure		X	×						features				
LANDSCAPE VALUE									otal Sco		1	3	VISUAL VALUE					3		Total Score (/25)) 10
Factor	1	sment								. ,	Score*	_	Factor	Asse	essment					. ,	Score*
	Some	areas v	vith good	d level	Is of management, others mor	e degrad	ed. Good o	condition of domestic setting			Med -	2	Recognition of value	N/A							Low - 3
Scenic quality	Pleasa	ant rura	l views c	often ir	nterrupted by pylons and indus	stry (parti	icularly gyp	sum works). Urban fringe feelin	g at site		Low -	1	Indicators of value	N/A							Low - 3
Rarity	N/a										Low - '	1	Other value	N/A							Low - 3
Representativeness	Study	area is	mostly r	epres	entative of the LCA						High -	3	VISUAL SUSCEPTIBI	LITY						Total Score (/25)) 17
Conservation interests	Couple	e of liste	ed buildi	ngs bı	ut little else						Low -	1	Factor	Asse	essment						Score*
Recreation value	Netwo	rk of Pl	RoW, pa	rticula	arly to east of village						Med - 2	2	Primary receptors	Resi	idential - s	site is a pa	rt of the visual amenity				Med - 4
Perceptual aspects	Severa	al eleme	ents of h	iuman	influence which detract from	rural qual	lities. Of no	ote are pylons, flight path and in	dustry		Low -	1	Secondary receptors	Recr	reational	- site is not	t important to visual amenity				Low - 2
Associations	N/A										Low -	1	Number of receptors	Villa	ge edge						Med - 4
LANDSCAPE SUSCE	PTIBI	ITY						Т	otal Sco	ore (/25)	1	3	Visibility of site	Som	ne long vie	ews availat	ble towards east and south, little so	reening of site			High - 6
Factor	Asses	sment									Score*	۲.									
Subtraction	No no	able lo	ss of key	/ chara	acteristics						Low - 2	2									
Addition	Extens	sion of s	settleme	nt edg	je						Low - 2	2									
Perception	Potent	ial disru	uption of	linear	r settlement pattern						Med - 4	4									
Policy	Conse	rve the	impress	sion of	f a lack of built form within the	DPZ					Med - 4	4									
OVERALL LANDSCA	PE SE	NSITI	VITY (C	comb	ined Value and Susceptik	oility)		T	otal Sco	ore (/50)	2	6	OVERALL VISUAL SE	INSIT	TVITY (C	Combined	d Value and Susceptibility)			Total Score (/50)) 27
Overall low landscape se	ensitivity	/ due to	low lan	dscap	e value and low landscape su	sceptibilit	ty						Overall low visual sensitiv	vity due	e to low v	isual value	and low visual susceptibility				
Notes												1	Notes								
MITIGATION OPPOR	TUNIT	IES / F	RECOM	IMEN	DATIONS																
Landscape planting	×												Form of development	\checkmark		Row of I	houses facing onto road to mirror e	xisting. Possible scope for housing behind I	but linear pattern r	needs to be retaine	d
Landscape buffer				T	To south so that development	line mirro	ors existing	and forms strong urban edge to	settlem	ient			Local vernacular	×							
Site features	\times												Other	×							
CONSTRAINTS	1												-								
On-site													Off-site								
CONCLUSION																					
																		ests within the study area comprising a hand			
																		y characteristics and an extension of the ur			
of linear settlement form. towards the east and sou						risually, t	nere are n	o indicators of value present. The	ere is a	medium	I Humbel	n or po	Diential receptors as the site	e is pai	it of the V	maye eage	e. The overall visual susceptibility is	medium due to the site being part of the v	visual amenity with	some long distance	Le VIEWS
towards the cast and sol		ran, un		11 1130																	



Landscape Sensitivity Visual Sensitivity

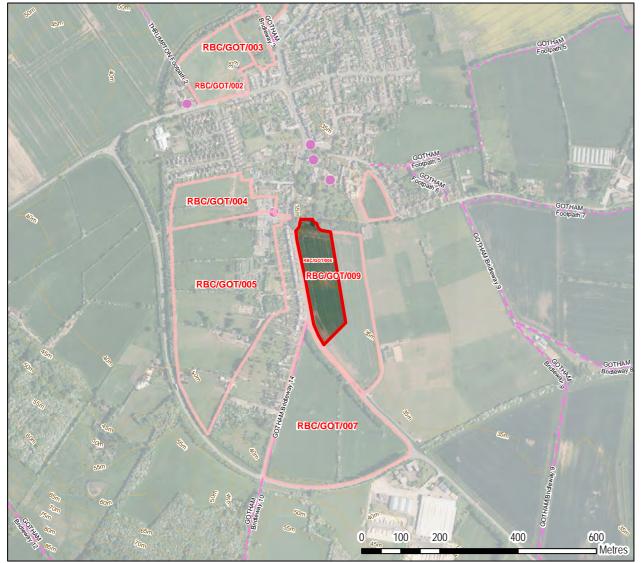
GOT/006 - Land east of Leake Road



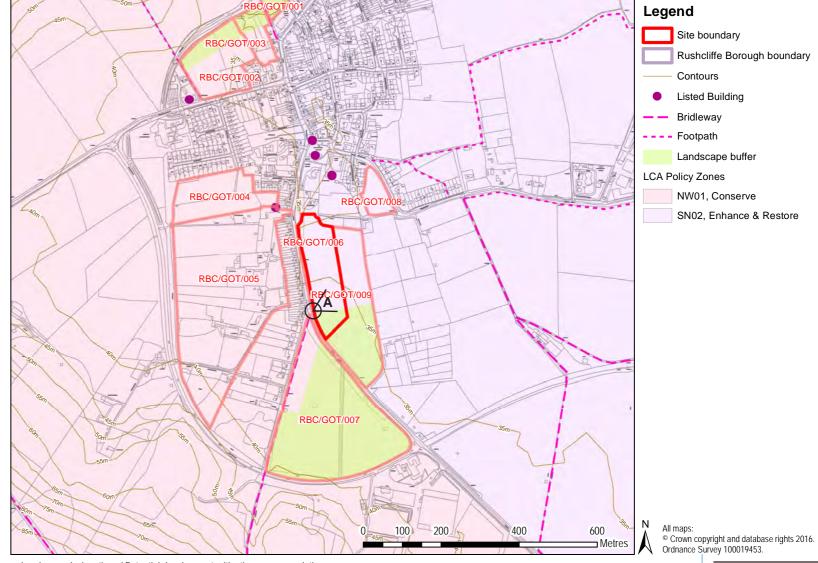


Site Photograph A - This viewpoint looks eastwards across the site from a gap in the boundary hedgerow. Site comprises relatively well managed arable land and is relatively open. There are some long distance views of the surrounding landscape, with human influences detracting from the rural quality. 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.

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

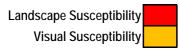


Aerial view of the site



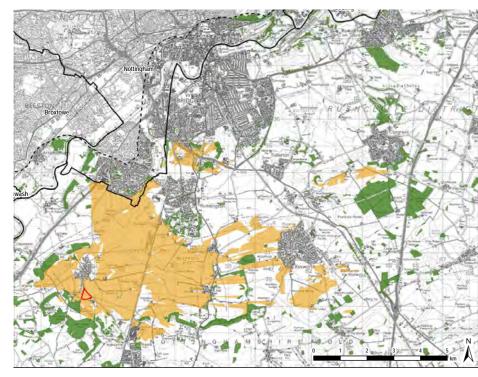
Landscape designations / Potential development mitigation recommendations

SITE REFERENCE: RBC/GOT/007 - Land East of Hill Road DATE VISITED: 10/11/2016 SURVEYED BY: MB CHECK	ED 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 Study Area	
Vales & valley bottoms 🖌 🖌 Mucleated 🖌 🖌 Arable farms 🖌 🗶 Mooded - ancient 🗙 🗙 Spatial character Medium - framed Variable	
Rolling / undulating X X X X Wooded - recent X X Variable Rolling / undulating X X X X X Variable Variable	
Low plateauImage: A stableSettledImage: A stableSettledImage: A stablePastoral farmsImage: A stableTrees & woodsImage: A stableBoundary treatmentsVariableVariableSloping (low hills)Image: A stableImage: A stableImage: A stableImage: A stableImage: A stableVariableVariableVariableSloping (low hills)Image: A stableImage: A stableImage: A stableImage: A stableVariableVariableVariableSub-regularImage: A stableImage: A stableImage: A stableImage: A stableVariableVariableImage: A stableImage: A stableImage: A stableImage: A stableImage: A stableVariableImage: A stableImage: A stableImage: A stableImage: A stableImage: A stableVariableImage: A stableImage: A stableImage: A stableImage: A stableImage: A stableVariableImage: A stableImage: A stableImage: A stableImage: A stableImage: A stableImage: A stableVariableImage: A stableImage: A stab	
Sloping (low hills) Image:	
High plateau (>300m) X X X Coalfields X X Urban / brownfield X X X I features	
High hills (>600m) 🗙 🗙 Urban 🗶 🗶 Parkland / leisure 🗶 🗶 🗶	
LANDSCAPE VALUE Total Score (/25) 13 VISUAL VALUE Total Score	re (/25) 13
Factor Assessment Score* Factor Assessment	Score*
Landscape quality Some well maintained and some degraded elements Med - 2 Recognition of value N/a	Low - 3
Scenic quality Rural village, attractive surrounding ridge lines, pylons and localised mineral industry detracts Med - 2 Indicators of value N/a	Low - 3
Rarity N/a Low - 1 Other value Part of rural setting, recreational value	Med - 6
Representativeness Study area shows a lot of the same key characteristics of the LCA High - 3 VISUAL SUSCEPTIBILITY Total Sci	re (/25) 15
Conservation interests Some listed buildings Low - 1 Factor Assessment	Score*
Recreation value Network of PRoW Low - 1 Primary receptors Recreational, site is part of rural setting	Med - 4
Perceptual aspects Feels rural but not necessarily tranquil due to traffic and industry Low - 1 Secondary receptors Residential, part of rural visual amenity	Med - 4
Associations I/A Low - 1 Number of receptors Village edge, removed from majority of settlement	Low - 2
LANDSCAPE SUSCEPTIBILITY Total Score (/25) 21 Visibility of site Relatively well screened by boundary vegetation, some views from south east	Med - 4
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 VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 34	re (/50) 28
Overall medium landscape sensitivity due to low landscape value and high landscape susceptibility 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 Image: Construct of the protect rural setting Local vernacular Image: Construct of the protect rural setting Site features Image: Construct of the protect rural setting Other Image: Construct of the protect rural setting	
CONSTRAINTS	
On-site Off-site	
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 Gotham, with Gotham BW14 running along the sites western boundary. There are very	
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 perceive 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 o	
susceptibility is medium due to the site being part of the rural setting and visual amenity. Overall, there is low visual sensitivity.	



Landscape Sensitivity Visual Sensitivity

GOT/007 - Land East of Hill Road



Planting obscuring views of Gypsum Way Bypass Bite relatively degraded pastoral land

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.

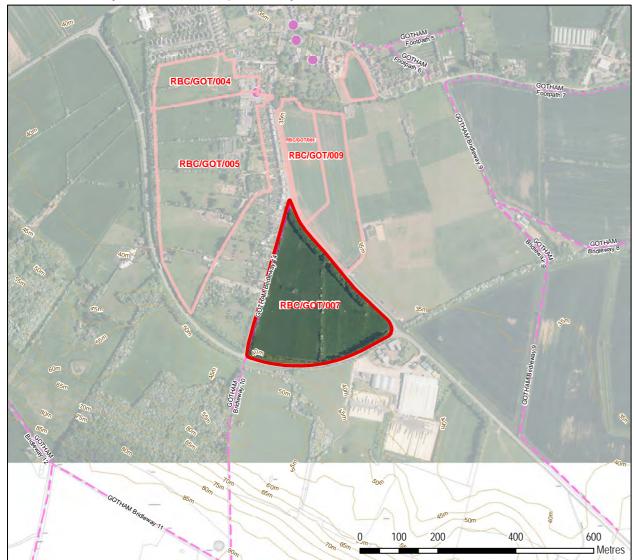




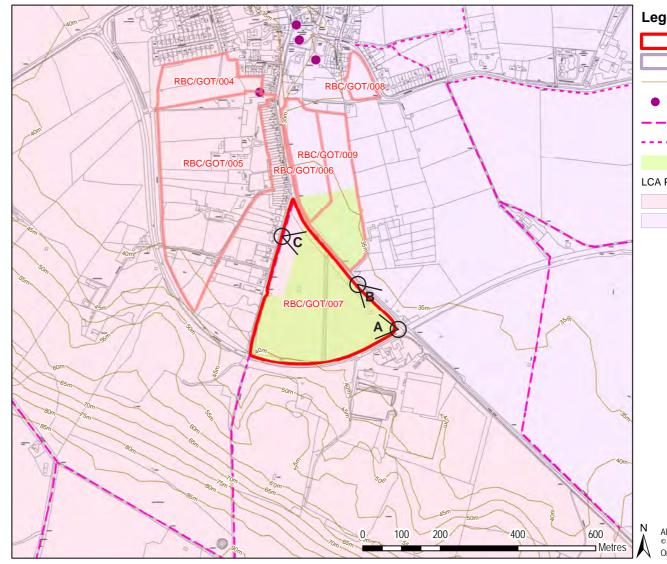
Site Photograph B - View looks south-east towards the gypsum works. The site is relatively well screened from this location and views are limited to gaps in boundary vegetation.

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



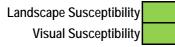
_ege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
•	Listed Building
	Bridleway
	Footpath
	Landscape buffer
CA P	olicy Zones
	NW01, Conserve
	SN02, Enhance & Restore

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LANDSCAPE AN	ID VISL	JAL	SENS	ITI\	/ITY ASSESSMENT							CLIENT:	: Rus	ushcl	liffe Borough Council						
SITE REFERENCE:			RBC/	GOT	/008 - Land south of Moor La	ne			DATE VISITED	:	10/11/2	016	Г								
EXISTING LANDSCA	PE CHAF	RACT	ER					anc	Iscape character within site	;		SNO	02 (P	Poor	r - Moderate)			Land	scap	e character within study area	a
						LIVIN	ig land	SCA	APES METHODOLOGY												•
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tı	ree Cover	PZ	Site	Study Area		Descriptive Attribute	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels		$\times \times \times \times \times$	× × × ×		Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled	× × × ×	 ✓ × × × × × 		Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed	$ \begin{array}{c} \checkmark \\ \times \\ \checkmark \\ \times \\ \checkmark \\ \times \\ \checkmark \\ \times \\ \times \\ \times \\$	× × × × ×	× × × ×		W Tr C	Vooded - ancient Vooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	×	× × × × ×	××× >>×		Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern Other characteristics /	Medium Grasslar Variable Sub-regi Linear
High plateau (>300m) High hills (>600m)	X	××	×		Coalfields Urban	×	×		Urban / brownfield Parkland / leisure	X	×	×	-							features	
		^	~		UIDAII	~				tal Sc	ore (/25)) 12))		VISUAL VALUE						
Factor	Assessm											actor	Asses	sment							
Landscape quality			Ũ		ome degraded areas					Med - 2	2	- H-	Recognition of value	N/a							
Scenic quality	Urban and	d infra	structure	detra	acts, and equestrian usage					Low - 1		In	ndicators of value	N/a							
Rarity	N/a									Low - 1		0	Other value	N/a							
Representativeness	Study are	a app	ears mos	tly re	presentative of the key charac	cteristic	s of the L	CA		High - 3	3	V	ISUAL SUSCEPTIBIL	.ITY							
Conservation interests	Some liste	ed bui	ildings							Low - 1		Fa	actor	Asses	sment						
Recreation value	Some PR	loW										Low - 1		Pi	Primary receptors	Reside	ential, no	ot importai	nt to	visual amenity	
Perceptual aspects	Urban frin	nge, in	idustrial ai	nd hi	uman detractors							Low - 1		S	Secondary receptors	Transp	ort, not	important	t to vi	sual amenities	
Associations	N/A											Low - 1		Ν	lumber of receptors	Part of	village	edge			
LANDSCAPE SUSCE	PTIBILIT	Ϋ́							To	otal Sc	ore (/25)) 9)	Vi	isibility of site	Raised	l sectior	ns visible f	from	road to west, some visibility from	m south
Factor	Assessm	nent										Score*									
Subtraction	N/a											Low - 2									
Addition	Extension	n of ur	ban form									Low - 2									
Perception	Perceived											Low - 2									
Policy			1		lack of built form within the D							Low - 2		L							
OVERALL LANDSCA	PE SENS	SITIV	ITY (Con	nbin	ed Value and Susceptibil	lity)			To	otal Sc	ore (/50)) 21		0	OVERALL VISUAL SE	NSITIV	'ITY (C	ombined	d Val	ue and Susceptibility)	
Overall low landscape se	ensitivity du	ue to l	ow landsc	ape	value and low susceptibility									0	Overall low visual sensitiv	ty due t	o low vi	sual value	e and	low susceptibility	
Notes													1	N	lotes						
														Γ							
MITIGATION OPPOR	TUNITIES	S / Re	ECOMME	END	ATIONS								_								
Landscape planting	\checkmark					Retain	boundary	veg	etation						orm of development	×					
Landscape buffer	×													_	ocal vernacular	×					
Site features	×													0	Other	×					
CONSTRAINTS	1													-		<u> </u>					
On-site					Р	otential	access is	ssue	s						Off-site						
CONCLUSION																					
									. .											few conservational interests wi d an extension of existing urban	

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.

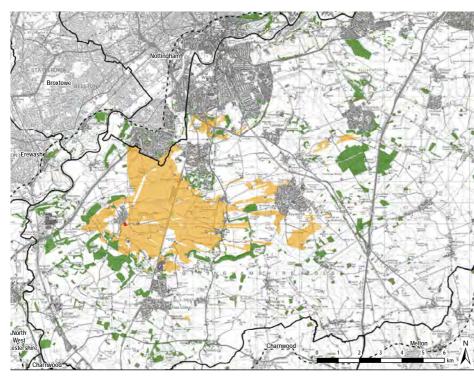
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	
SURVEYED BY: MB	CHECKED BY:	NW
NW01 (Good), SI	N02 (Poor - Moderate)	-
OTHER		
OTTIER		
Site	Study Area	
Sile	Study Alca	
n - framed	Variable	
nd / grazing	Variable	
2 0	Variable	
jular	Variable	
	Variable	
	Total Score (/25)	10
		Score*
		Low - 3
		Low - 3
		Low - 3
	Total Score (/25)	11
		Score*
		Low - 2
		Low - 2
		Low - 2
		Med - 4
		01
	Total Score (/50)	21
	listed buildings but little else. There	
he sensitivity of the landscape chai	racter is low overall. Visually, there a	re no

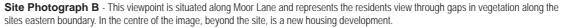
GOT/008 - Land south of Moor Lane





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 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

RBC/GOT/002 RBC/GOT/003 RBC/GOT/004 RBC/GOT/005 RBC/GOT/005 RBC/GOT/005

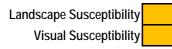
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

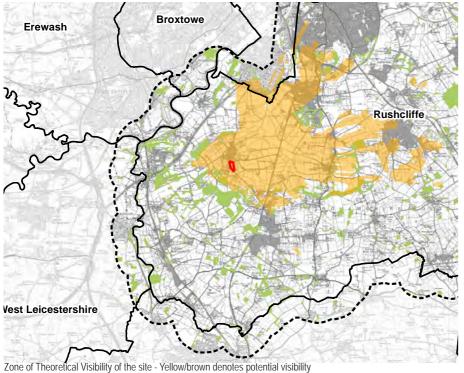




LANDSCAPE AN	ID VISUA	L SENSI	TIVITY ASSESSMEN	Г				(CLIENT:	Rushcliffe Borough Council						Aggregate	e Score (/100):	55
SITE REFERENCE:		RB	C/GOT/009 - E/O Leake Road	(2)		DATE VISITED:	22	2/06/20)17						SURVEYED BY: RW		CHECKED BY:	NW
EXISTING LANDSCA	PE CHARAG	TER			Lá	andscape character within site	;		SNO	2 (Poor - Moderate)			Lands	cape character within study are	a NW01 (Good), S	N02 (Poor - Mo	derate)	
				LIVI	NG LANDS	CAPES 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	4 4	\checkmark	Nucleated	\checkmark	\checkmark	Arable farms	√	\checkmark	\checkmark	Wooded - ancient	×	×	×	Spatial character	Medium - open	Variable		
Rolling / undulating	✓×	×	Clustered	×	×	Mixed farms	×	×	×	Wooded - recent	\checkmark	×	q	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau		×	Settled	×	×	Pastoral farms		X		Trees & woods	\checkmark	X	\checkmark	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle		\sim	Dispersed Waste ground / derelict	×	\checkmark	Woodland Rough / wild / equestrian	▲	×	~	Coverts & tree groups Other trees	×		\checkmark	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels			Unsettled		×	Disturbed	X	×	×	Open / unwooded		×	× ×			Valiable		
High plateau (>300m)	XX	X	Coalfields	×	X	Urban / brownfield	X	X	A	open/ unitoded	••	••		Other characteristics /				
High hills (>600m)	××	×	Urban	×	×	Parkland / leisure	×	×	×					features				
LANDSCAPE VALUE						To	tal Score	e (/25)	13	VISUAL VALUE							Total Score (/25)	10
Factor	Assessmen	t							Score*	Factor	Asse	ssment						Score*
Landscape quality	Some areas	with good lev	vels of management, others me	ore degrad	ded. Good	condition of domestic setting			Med - 2	Recognition of value	N/A							Low - 3
Scenic quality	Pleasant rura	al views inter	rupted by pylons and industry	particular	ly gypsum v	works). Urban fringe feeling at no	orth of site	Э	Low - 1	Indicators of value	N/A							Low - 3
Rarity	N/A								Low - 1	Other value	Rura	approac	ch from sout	th of village, but little else				Low - 3
Representativeness	Study area is	mostly repr	esentative of the LCA						High - 3	VISUAL SUSCEPTIB	LITY						Total Score (/25)	17
Conservation interests	Couple of list	ed buildings	but little else						Low - 1	Factor	Asse	ssment						Score*
Recreation value	Network of P	RoW, particu	ularly to east of village						Med - 2	Primary receptors	Resid	lential - s	site is a part	of the visual amenity				Med - 4
Perceptual aspects	Several elem	ents of hum	an influence which detract fron	rural qua	lities. Of no	te are pylons, flight path and inc	lustry		Low - 1	Secondary receptors	Recre	eational -	- site is not i	important to visual amenity				Low - 2
Associations	N/A								Low - 1	Number of receptors	Villag	e edge						Med - 4
LANDSCAPE SUSCE	PTIBILITY					To	otal Score	e (/25)	15	Visibility of site	Some	e long vie	ews availabl	e towards east and south, little sci	eening of site			High - 6
Factor	Assessmen	t							Score*									-
Subtraction	Loss of a par	t of the rural	fringe						Med - 4									
Addition	Extension of	settlement e	edge						Low - 2									
Perception	Potential disr	uption of line	ear settlement pattern						Med - 4									
Policy	Conserve the	e impression	of a lack of built form within th	e DPZ					Med - 4									
OVERALL LANDSCA	PE SENSITI	VITY (Com	bined Value and Susceptil	oility)		To	otal Score	e (/50)	28	OVERALL VISUAL S	ENSITI	VITY (C	ombined	Value and Susceptibility)			Total Score (/50)	27
Overall low landscape se	ensitivity due t	o low landsc	ape value and medium landsca	ipe susce	ptibility					Overall low visual sensit	vity due	to low v	isual value	and medium visual susceptibility				
Notes										Notes								
MITIGATION OPPOR	TUNITIES / I	RECOMME	NDATIONS															
Landscape planting		ain mature b				site to retain the perception of a			o the villa	ge Form of development	\checkmark		Row of ho	ouses facing onto road to mirror ex	isting. Possible scope for housing behind b	out linear patterr	n needs to be retaine	d
Landscape buffer	√		To south so that developmen	line mirro	ors existing	and forms strong urban edge to	settlemer	nt		Local vernacular	×							
Site features	×									Other	×							
CONSTRAINTS	1										-							
On-site										Off-site								
CONCLUSION																		
detractors in the surroun	nding area suc	h as the gyp:	sum works and pylons. Howev	er, there is	s a medium	nain village of Gotham. On of the landscape susceptibility, which operties and is fairly open - thes	is due to t	the dev	velopmer	t of the site extending the villa	ge into	ts strong	g rural settin	g, and erosion of the rural souther	h of Gotham village. The study area has a n approach to the village itself. Overall, the	low landscape v landscape sen:	value, due in part to t sitivity is low. in visua	he al terms,

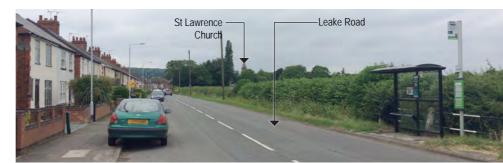


Landscape Sensitivity Visual Sensitivity





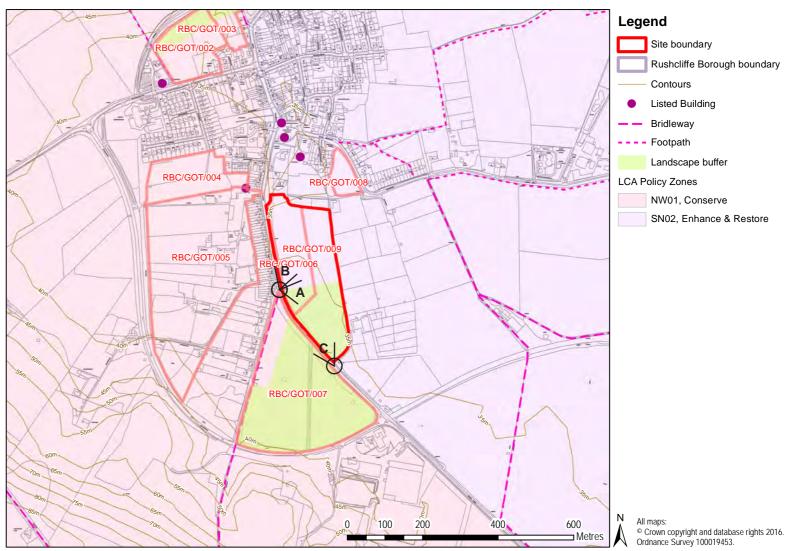
Site Photograph A - In this location, the view looks easterly directly into the site from Leake Road, demonstrating both the scale of the site and its arable nature. In the distance can be seen a number of industrial influences on the character, such as pylons and nearby gypsum works. Leake Road can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





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

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

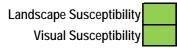
Holme Pierrepont



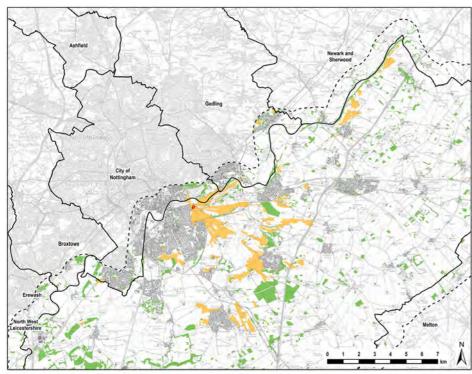




LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMENT	ſ			CLIENT	Rushcliffe Borough Council						Aggregate Score (/100)	: 49
SITE REFERENCE:	RI	BC/HOL/001 - Simkins Farm		DATE VISITED	: 09/09	9/2016						SURVEYED BY: EV	CHECKED B	
EXISTING LANDSCA	PE CHARACTER			Landscape character within site	e					Lands	cape character within study area	1		
			LIVING LAN	DSCAPES METHODOLOGY				ı				OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA Si	te Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	🖌 🖌 🗙	Nucleated	××	Arable farms	××	۷	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable	
Rolling / undulating	X X X	Clustered	XX	Mixed farms	××		Wooded - recent	\checkmark		×	Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	XXX	Settled	× <	Pastoral farms	XX		Trees & woods	\checkmark		\checkmark	Boundary treatments	Variable	Variable	
Sloping (low hills) Coastal dunes / shingle	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Dispersed Waste ground / derelict	$\begin{array}{c c} \checkmark & \checkmark \\ \hline \times & \times \end{array}$	Woodland Rough / wild / equestrian		•	Coverts & tree groups Other trees	××		×	Enclosure pattern Tree pattern	Sub-regular Scattered	Variable Variable	
Marine levels	X X X	Unsettled	X X	Disturbed	XX		Open / unwooded		×	×				
High plateau (>300m)	XXX	Coalfields	××	Urban / brownfield	XX	<			••		Other characteristics / features	5	Adjacent play area and listed	ouilding
High hills (>600m)	XXX	Urban	××	Parkland / leisure	🖌 义	۷								_
LANDSCAPE VALUE				To	otal Score (//	25) 15	VISUAL VALUE						Total Score (/2	5) 10
Factor	Assessment					Score*	Factor	Assess	sment					Score*
Landscape quality	Well maintained settlement	t, some small areas of degrade	ed land			Med - 2	Recognition of value	N/A						Low - 3
Scenic quality	Attractive local vernacular,	but one or two localised detract	ctors			Med - 2	Indicators of value	N/A						Low - 3
Rarity	N/A					Low - 1	Other value	Playing	fields a	adjacent				Low - 3
Representativeness	Some characteristics repres	sentative of LCA, others less s	30			Med - 2	VISUAL SUSCEPTIB	LITY					Total Score (/2	5) 13
Conservation interests	Listed building close to site,	e, TPO				Low - 1	Factor	Assess	sment					Score*
Recreation value		ng river Trent, as well as some				Med - 2	Primary receptors	Resider	ntial - s	ite small pa	art of the rural outlook			Low - 2
Perceptual aspects	High degree of human of hu	uman influence but relatively h	high degree of tran	quility		Med - 2	Secondary receptors	Recrea	tion - si	ite forms sr	nall part of the experience			Low - 2
Associations	Holme Pierrepont is home t	to the National Watersports Ce	entre			Med - 2	Number of receptors	Edge of	f settler	ment, a tow	n close to Nottingham City			High - 6
LANDSCAPE SUSCE	PTIBILITY			To	otal Score (/	25) 11	Visibility of site	Strong	vegetat	ted site bou	undaries			Low - 2
Factor	Assessment					Score*								
Subtraction	No loss of key characteristic					Low - 2								
Addition	Urban extension slightly rer	moved from settlement edge				Low - 2								
Perception	Landscape setting of farms	stead (listed building) altered, s	slight perceived urb	panisation		Med - 4								
Policy	Conserve the naturalistic ch	haracter of the area by ensure	views to developr	nent in higher ground surrounding	the DPZ are	lim Low - 2								
OVERALL LANDSCA	VPE SENSITIVITY (Comb	bined Value and Susceptik	oility)	To	otal Score (/	50) 26	OVERALL VISUAL S	ENSITIVI	ITY (Co	ombined	Value and Susceptibility)		Total Score (/5	0) 23
Medium landscape value	e and low susceptibility. Over	rall low landscape sensitivity					Overall low visual sensiti	vity derive	ed from	low visual	value and low visual susceptibility			
Notes							Notes							
MITIGATION OPPOR	TUNITIES / RECOMMEN	IDATIONS												
Landscape planting	\checkmark		store and enhance	existing vegetation			Form of development	I			Base de	velopment on local grid pattern street layo	put	
Landscape buffer	×						Local vernacular	\checkmark			Base	development on local Victorian vernacular		
Site features	×						Other	×						
CONSTRAINTS	T						- 1	-						
On-site							Off-site				Liste	d building, playing fields adjacent		
CONCLUSION														
perceived urbanisation in	n the eastern half of the study	y area, as the settlement is ex	tended towards the		here is no los	s of key cha	racterisitcs and overall the land	scape sus				sense of tranquillity. Development of the s v. There is a low visual value, although the		



Landscape Sensitivity Visual Sensitivity





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.

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

NOTTINGHAM NOTTINGHAM NEST BRIDG 100 200 400 Metres

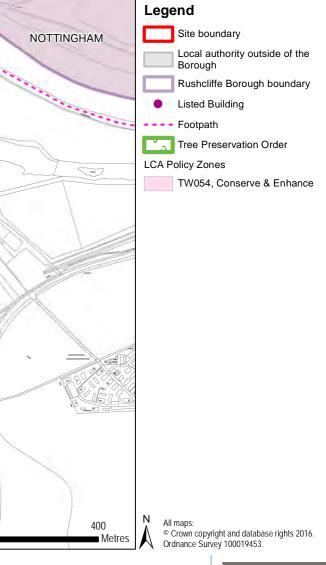
NOTTINGHAM С BC/HOL/0 100 200 0

Landscape designations / Potential development mitigation recommendations

Aerial view of the site



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.



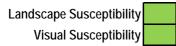
Keyworth



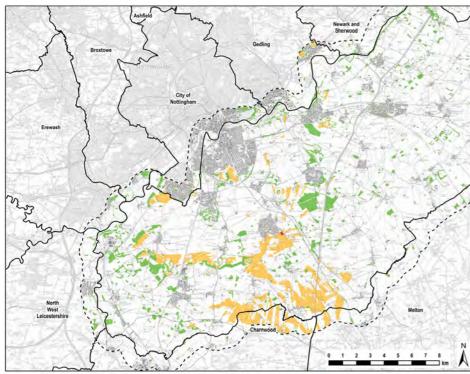




LANDSCAPE A	ND VISUA	L SENSI	FIVITY ASSESS	MENT						CLIENT	Rushcliffe Borough Council						Aggregate	e Score (/100)	: 48
SITE REFERENCE:		RBC/K	EY/001 - Land east of	Willow Brook			DATE VISITED	: 07	7/09/20	16						SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSC	APE CHARA	CTER				La	indscape character within site	e			NW03 (Good)			Lands	cape character within study area	NWO	03 (Good)		
				L	IVING I	LANDS	CAPES METHODOLOGY	•								OTHER			
Landform	LCA Site	Study Area	Settlement Patter	n Lu		tudy Area	Land Cover	LCA	Site	Study Area	Tree Cover	LCA	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	××	×	Nucleated	4		\checkmark	Arable farms	\checkmark	×		Wooded - ancient	×		×	Spatial character	Medium - framed	Variable		
Rolling / undulating	🖌 🗙	×	Clustered			×	Mixed farms	×	×	×	Wooded - recent			×	Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau	XX		Settled			×	Pastoral farms	\checkmark	\checkmark	\checkmark	Trees & woods	×		×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle		\checkmark	Dispersed Waste ground / de			××	Woodland Rough / wild / equestrian	×	\sim	×	Coverts & tree groups Other trees	×		\checkmark	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Linear		
Marine levels			Unsettled			Â	Disturbed	X	$\overline{\mathbf{x}}$	$\overline{\mathbf{x}}$	Open / unwooded	×		×	· · · · · · · · · · · · · · · · · · ·		LINEdi		
High plateau (>300m)	XX	X	Coalfields			X	Urban / brownfield	X	X		open/ univoded				Other characteristics /				
High hills (>600m)	XX	×	Urban			×	Parkland / leisure	\checkmark	×	-					features				
LANDSCAPE VALU	E						To	otal Score	e (/25)	14	VISUAL VALUE							Total Score (/25	5) 10
Factor	Assessmen	t								Score*	Factor	Asses	sment						Score*
Landscape quality	Well manage	ed domestic se	etting, some degraded	areas						Med - 2	Recognition of value	N/A							Low - 3
Scenic quality	Large amou	nt of human in	fluence, a few positive	aspects						Low - 1	Indicators of value	N/A							Low - 3
Rarity	N/A									Low - 1	Other value	Recrea	tional v	value					Low - 3
Representativeness	Displays mo	st of the key c	haracteristics							High - 3	VISUAL SUSCEPTIB	LITY						Total Score (/25	5) 13
Conservation interests	N/A									Low - 1	Factor	Asses	sment						Score*
Recreation value	A network of	PRoW partic	ularly to north, allotmer	nts						Med - 2	Primary receptors	Reside	ntial - s	ite does no	t form part of the experience				Low - 2
Perceptual aspects	Site feels pa	rt of the settle	ment, several urbanisir	ng influences						Med - 2	Secondary receptors	Recrea	tional -	site forms	small part of the experience				Low - 2
Associations	Nothing of re	elevance to the	e study area							Low - 1	Number of receptors	Within	village I	boundary					High - 6
LANDSCAPE SUSC	EPTIBILITY						To	otal Score	e (/25)	11	Visibility of site	Heavily	screer	ned on all s	ides				Low - 2
Factor	Assessmen									Score*									
Subtraction		ey characteris	lics							Low - 2									
Addition	Infill within u	Ŷ								Low - 2									
Perception		mprove degra								Med - 4									
Policy	,					of larger	settlements through woodland	planting		Low - 2									
OVERALL LANDSC	APE SENSIT	IVITY (Com	bined Value and Su	sceptibility)			To	otal Score	e (/50)	25	OVERALL VISUAL S	ensitiv	ITY (C	ombined	Value and Susceptibility)			Total Score (/50	0) 23
Overall low landscape s	sensitivity as a	result of low v	alue and low susceptib	oility					_		Low visual value and sus	sceptibility	, overa	II low visua	l sensitivity				
Notes											Notes								
MITIGATION OPPOI	RTUNITIES /	RECOMME	NDATIONS								a L								
Landscape planting	×			ain and enhan	ce vege	etated b	oundary where possible				Form of development	×							
Landscape buffer	×										Local vernacular	×							
Site features	×										Other	×							
CONSTRAINTS	1											-							
On-site					PRo	Wo					Off-site								
CONCLUSION																			
																ite would be perceived as infill within the u tained; the susceptibility is low. Overall the			



Landscape Sensitivity Visual Sensitivity



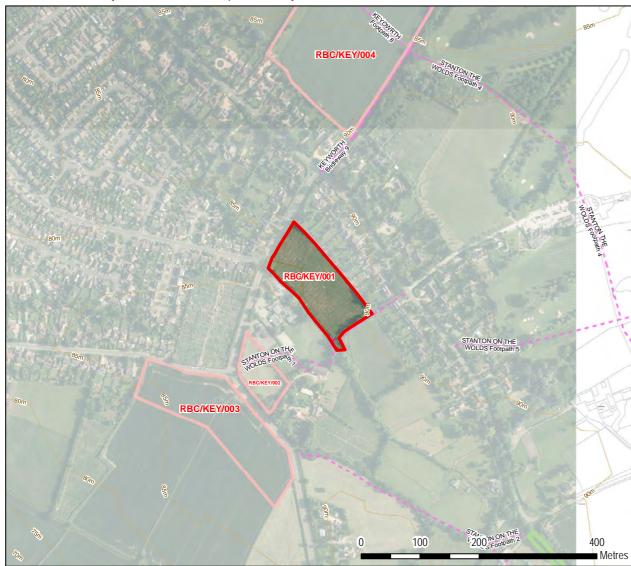


Site Photograph A - This viewpoint looks south-easterly from a field gate into the site just off Willow Brook. The site at this location is rough ground with heavily vegetated boundaries. The main discernible feature in the view is Willow Primary School, although the hedges to the left of the view adjoin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

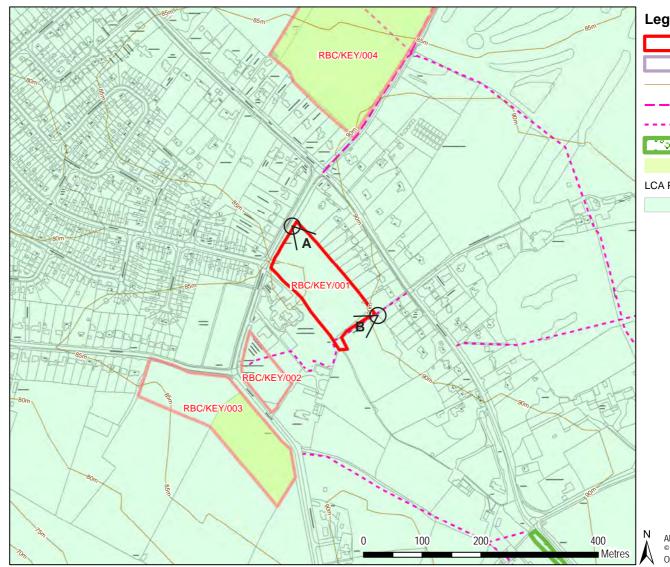


Site Photograph B - View looking south-west along Stanton-on-the-Wolds Footpath 1 on the south-eastern site boundary. This view further demonstrates the strongly vegetated boundaries of the site.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations



Legend

5	Site	boundary
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Rushcliffe Borough boundary

Contours

- - Bridleway

--- Footpath

Tree Preservation Order

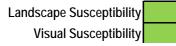
Landscape buffer

LCA Policy Zones

NW03, Conserve

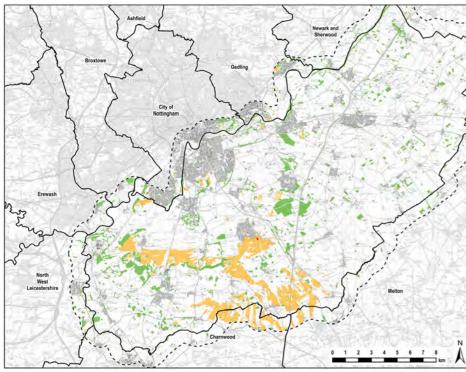
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LANDSCAPE AN	ND VISUAL SE	NSITI	VITY ASS	ESSMENT	-					CLIENT:	Rushcliffe Boroug	h Council							Aggregat	te Score (/100)	: 53
SITE REFERENCE:	1			by Lane and W		k	DATE VISITED): C	07/09/20)16								SURVEYED BY: EV		CHECKED BY	
EXISTING LANDSCA	APE CHARACTER					La	andscape character within sit	е			NW03 (Good)				Lands	scape character within stu	dy area	NM	V03 (Good)		
					LIVIN	ig lands	CAPES METHODOLOGY											OTHER			
Landform	LCA Site Stur	-	Settlement F	Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover		LCA	Site	Study Area	Descriptive Attribute		Site		Study Area	
Vales & valley bottoms	XXX		Nucleated		\checkmark	√	Arable farms	\checkmark	×	\checkmark	Wooded - ar		••	×	×	Spatial character		Small	Variable		
Rolling / undulating			Clustered		×	×	Mixed farms		×	×	Wooded - re		\checkmark	×	×	Indicative ground vege	tation	Grassland / grazing	Variable		
Low plateau Sloping (low hills)		+	Settled Dispersed		× •	××	Pastoral farms Woodland	\checkmark	 ✓ X 	>>	Trees & woo Coverts & tr		×	$\overset{\mathbf{X}}{\bigtriangledown}$	×	Boundary treatments Enclosure pattern		Variable Sub-regular	Variable Variable		
Coastal dunes / shingle			Waste groun	d / derelict	×	X	Rough / wild / equestrian	- x	X	X	Other trees	e groups		$\overline{\checkmark}$		Tree pattern		Linear	Linear		
Marine levels	XXX		Unsettled		×	×	Disturbed	×	×	×	Open / unwo	oded		×	×	Other characteristics /					
High plateau (>300m)	XXX	•	Coalfields		×	×	Urban / brownfield	×	×	\checkmark						features					
High hills (>600m)	\times \times \times		Urban		×	\times	Parkland / leisure	\checkmark	\times	\checkmark						loatures					-
LANDSCAPE VALUE	_						Т	otal Scor	re (/25)	14	VISUAL V	ALUE								Total Score (/25	5) 13
Factor	Assessment									Score*	Factor		Assessm	nent							Score*
Landscape quality	Well managed arable	e farmlaı	nd and domest	tic setting						High - 3	Recognition	of value	N/A								Low - 3
Scenic quality	Some positive aspect	ts but se	ettlement ofter	n detracts						Med - 2	Indicators of	value	Bench ad	djacent	t to site bi	ut forming part of the view					Med - 6
Rarity	N/A									Low - 1	Other value		Ű	ws tow	ards the l	Leicestershire Wolds in the	south we	est			Low - 3
Representativeness	Some key character	stics rep	presented							Med - 2	VISUAL SU	JSCEPTIBIL	ITY							Total Score (/25	5) 13
Conservation interests	N/A									Low - 1	Factor		Assessm	nent							Score*
Recreation value	A few PRoW, allotm	ents								Low - 1	Primary rece	ptors	Recreation	onal - I	PRoW thr	ough site and forms part of	he footp	path experience			Med - 4
Perceptual aspects	Relatively tranquil de	espite pro	oximity to settl	ement						Med - 2	Secondary r	eceptors	Residenti	tial - sit	te does no	ot form part of experience					Low - 2
Associations	N/A									Low - 1	Number of r	eceptors	Slightly o	outside	village bo	oundary					Med - 4
LANDSCAPE SUSCE	EPTIBILITY						Т	otal Scor	re (/25)	13	Visibility of s	ite	Heavily s	screen	ed on sou	th east and south western b	oundarie	es			Low - 2
Factor	Assessment									Score*											
Subtraction	No loss of key chara	cteristics	S							Low - 2	1										
Addition	Adjacent to existing	propertie	es but slightly o	outside perceiv	ed village	boundary				Low - 2	1										
Perception	Loss of strong veget	ated bou	undary increas	es perception of	of urbanis	ation beyo	nd village edge			Med - 4	1										
Policy	Minimise the influence	ce of larg	ger settlements	s such as Keyw	orth thro	ugh small-	scale woodland planting along f	ringes		Med - 4	1										
OVERALL LANDSCA	APE SENSITIVITY (Combi	ned Value ar	nd Susceptib	oility)		T	otal Scor	re (/50)	27	OVERALL	VISUAL SE	NSITIVIT	⁻ Ү (Со	ombined	Value and Susceptibili	ty)			Total Score (/50	0) 26
Low landscape value an	d susceptibility. Overa	III low lar	ndscape sensi	tivity																	
Notes											Notes										
MITIGATION OPPOR	RTUNITIES / RECO	MMEND	DATIONS																		
Landscape planting	\checkmark			Defini	tely retair	n strong ve	egetated boundary				Form of dev	elopment	×								
Landscape buffer	×										Local vernad	ular	×								
Site features	×										Other		×								
CONSTRAINTS	1												1								
On-site						PRoW					Ofi	-site									
CONCLUSION																					
development of the site	would result in no loss	of key of	characteristics	, but loss of the	e strong v	egetated b		crease pro	ominenc	ce of the								conservation and recreational interests. ue - despite the long views towards the L			



Landscape Sensitivity Visual Sensitivity

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





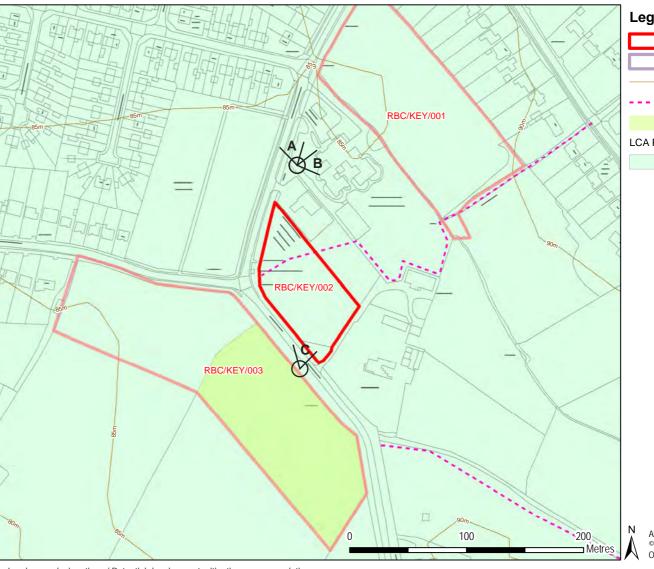
Site Photograph A - Looking east towards the site from the corner of Willow Brook, Selby Lane and Widmerpool Lane. The view demonstrates the contrast between the urban edge (left hand side) and the rural fringe (right hand side). There are few other discernible features within the view.



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





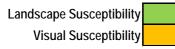
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
	Footpath
	Landscape buffer
LCA P	olicy Zones
	NW03, Conserve

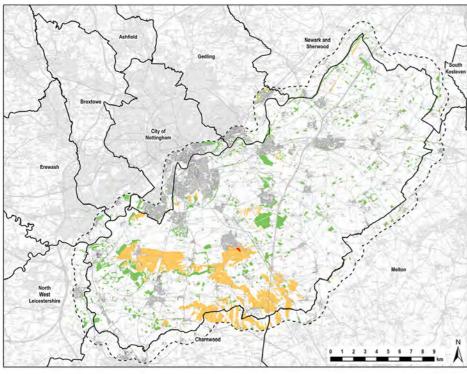
All maps: © Crown copyright and database rights 2016. Ordnance Survey 100019453.

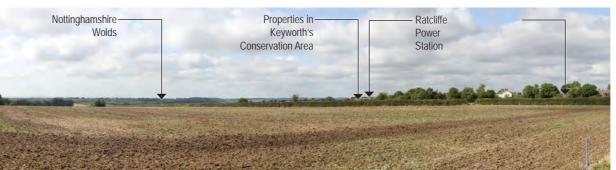
LANDSCAPE AN	ID VI	SUAL	SENS	ITIV	ITY ASSE	SSMENT								CLI	ENT: F	Rushcliffe Borough Council							Aggregate	Score (/100):	60
SITE REFERENCE:					003 - Land Sou					DA	TE VISITEI	D:	07/09/2	2016								SURVEYED BY: EV		CHECKED BY:	NW
EXISTING LANDSCA	PE CH	ARAC	TER					La	.andsca	pe characte	er within si	te				VW03 (Good)			Land	sca	ape character within study area	NWC)3 (Good)		-
							LIVIN	IG LANDS	SCAPES	S METHOD	OLOGY											OTHER			
Landform	LCA	Site	Study Area	ç	Settlement Pa	ttern	LCA	Study Area	Lar	nd Cover		LCA	Site		udy rea	Tree Cover	L	CA Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×		Nucleated			\checkmark		ble farms		\checkmark	\checkmark	4		Wooded - ancient	>	XX	×		Spatial character	Large	Variable		
Rolling / undulating	\checkmark	×	×		Clustered		×	X		ed farms		×	×	>		Wooded - recent	4		X		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau Sloping (low hills)	\checkmark	\checkmark			Settled		×	×		storal farms odland			X	_		Trees & woods			× •		Boundary treatments	Hedges Sub-regular	Variable Variable		
Coastal dunes / shingle	×	\mathbf{x}	×	1 V	Dispersed Waste ground	/ derelict	×	×		ugh / wild / e	equestrian	Ŷ	T â	_		Coverts & tree groups Other trees					Enclosure pattern Tree pattern	Linear	Linear		
Marine levels	X	X	X		Unsettled	doronot	X	X		turbed	quostian	X		-	×	Open / unwooded	5	XX	×				Linodi		
High plateau (>300m)	×	×	×		Coalfields		×	×		an / brownfi		×	×	4							Other characteristics / features				
High hills (>600m)	×	\times	×	l	Urban		×	\times	Par	kland / leisu	lre	\checkmark	\mathbf{x}	4	1						lealures				
LANDSCAPE VALUE											1	Fotal Sc	ore (/25	5)	14	VISUAL VALUE								Total Score (/25)) 16
Factor	Asses	sment												Sco	ore*	Factor	As	ssessment							Score*
Landscape quality	Well m	anaged	arable far	mland	d and domestic	setting								Hig	h - 3	Recognition of value	N//	A							Low - 3
Scenic quality	Some	positive	aspects b	ut sett	tlement often d	letracts								Me	d - 2	Indicators of value	Be	ench adjace	ent to site b	ut fo	orming part of the view				Med - 6
Rarity	N/A													Lov	<i>N</i> - 1	Other value	Loi	ng views to	wards the	Leio	cestershire Wolds in the south, s	te is rural setting to Keyworth			Med - 6
Representativeness	Some	ne key characteristics representative of LCA													d - 2	VISUAL SUSCEPTI	BILITY	ſ						Total Score (/25)) 17
Conservation interests	N/A	A													<i>N</i> - 1	Factor	As	sessment							Score*
Recreation value	N/A A few PRoW, allotments													Lov	<i>N</i> - 1	Primary receptors	Re	esidential -	land forms	par	rt of the rural outlook to houses to	the west and north			Med - 4
Perceptual aspects	Relativ	ely tran	quil despit	e prox	ximity to settler	nent								Ме	d - 2	Secondary receptors	Re	ecreational	- ends of tv	/0 F	PRoW adjacent to site and views	across the site form part of the experience	<u>)</u>		Low - 2
Associations	N/A													Lov	<i>N</i> - 1	Number of receptors	Sli	ghtly outsid	le village b	oun	ndary				Med - 4
LANDSCAPE SUSCE	PTIBII	ITY									1	Fotal Sc	ore (/25	5)	13	Visibility of site	Hic	gh visibility	especially	in lo	ong views from the Leicestershire	Wolds due to its elevated position			High - 6
Factor	Asses	sment												Sco	ore*						·	· · · · ·			Ŭ
Subtraction	Erosio	n of rura	I edge to	the vill	lage									Low	1 - 2										
Addition	Contin	uation o	f settleme	nt line	;									Low	1 - 2										
Perception	Finger	of deve	lopment ir	nto rura	al edge of settl	ement, incre	ased pro	minence of	of settlem	nent				Med	d - 4										
Policy	Minimi	se the ir	nfluence o	f large	er settlements s	such as Keyv	worth thro	ugh small-	-scale w	oodland pla	nting along	fringes		Med	d - 4										
OVERALL LANDSCA	PE SE	NSITI\	/ITY (Coi	nbine	ed Value and	I Susceptik	oility)				1	Fotal Sc	ore (/50	0)	27	OVERALL VISUAL	SENSI	ITIVITY ((Combined	Va	alue and Susceptibility)			Total Score (/50)) 33
Low landscape sensitivity	/ derive	d from l	ow value a	and lov	w susceptibility		3 ,									Medium visual value ar	nd susc	ceptibility. C	Overall med	lium	n visual sensitivity				
Notes																Notes									
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	ENDA	ATIONS																				
Landscape planting	~			Retair	in mature vege							from the	south			Form of development	4	•			Follov	v existing line of development along road			
Landscape buffer						To the ea	ast of the	site to reta	ain the r	ural charact	er					Local vernacular		×							
Site features	×															Other		×							
CONSTRAINTS																									
On-site																Off-site									
CONCLUSION																	1								
The site comprises the n	orthern	parts of	two arabl	e field	ls on the easter	rn edae of Ke	evworth: i	t benefits t	from lon	a views tow	ards the Le	icesters	hire Wo	lds in	the so	uth. Despite the anod condi	tion of t	the landsc:	ape resource	e v	within the study area, it has a low	landscape value. This is contributed to in	part by the lack	of conservation inter	ests and
recreational interests. Th	e lands	cape su	sceptibility	is als	so low, althoug	h the increas	sed promi	nence of tl	he settle	ement arising	g from deve	elopment	t of the s	site ar	nd eros	ion of the rural setting is an	issue.	The lands	cape sensi	ivity	y is low. In terms of visual ameni	y there is a medium value attached to the of visibility of the site. Overall, there is a m	site, in part attri	buted to the bench ju	
L																									



Landscape Sensitivity Visual Sensitivity

KEY/003 - Land South of Selby Lane





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

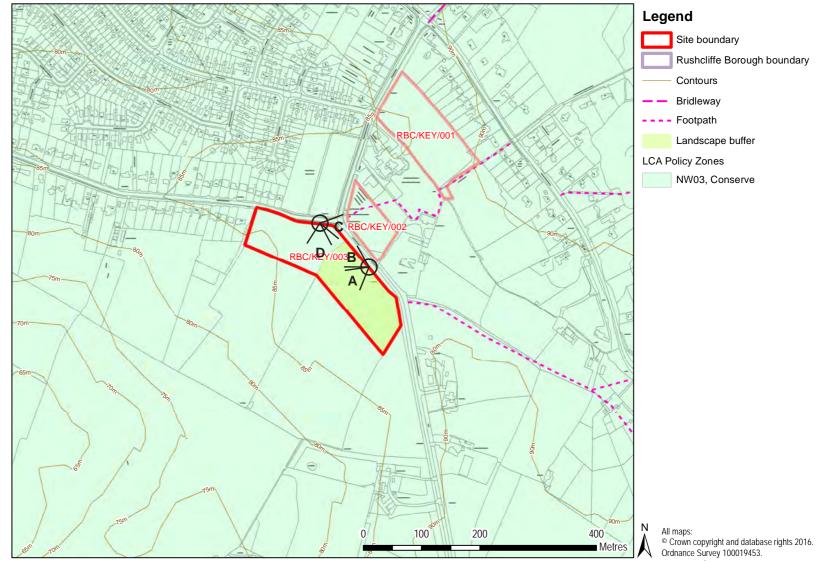
Woodland near The Pastures -

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.

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

RBC/KEY/001 STANTON ON THE WOLDS Footpath 5 400 100 200 Metres

Aerial view of the site



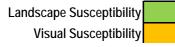
Landscape designations / Potential development mitigation recommendations



Site Photograph B - Looking west along Widmerpool Lane towards the southeastern 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.

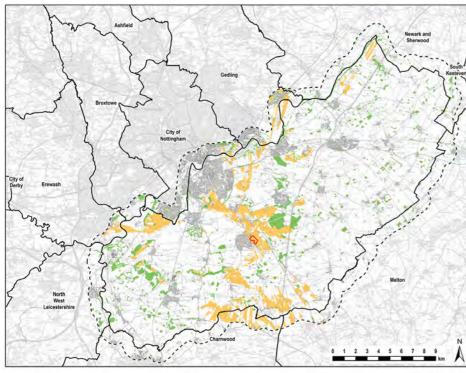


LANDSCAPE AN	ID VI	SUA	_ SEN	SITI	VITY ASSESSMENT						CLIENT	T: Rus	shcliffe Borough Council							Aggregate Score (/100)	: 61		
SITE REFERENCE:										07/09/2016 SURVEYED B								SURVEYED BY: EV	CHECKED BY				
EXISTING LANDSCA	EXISTING LANDSCAPE CHARACTER Landscape character within site											NW	V03 (Good)	3 (Good) Landscap					pe character within study area NW03 (Good), NW04 (Modera				
LIVING LANDSCAPES METHODOLOGY														_				OTHER					
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	/	Tree Cover	LCA	A Site	Study Area	Descriptive Attrib	ute	Site	Study Area			
Vales & valley bottoms	×	×	×		Nucleated	\checkmark	\checkmark	Arable farms	\checkmark	\checkmark	\checkmark		Wooded - ancient	×	×	×	Spatial character		Large	Variable			
Rolling / undulating	\checkmark	\checkmark	\checkmark		Clustered	×	×	Mixed farms	×	×	×		Wooded - recent	\checkmark	×	×	Indicative ground v		Farmland (arable)	Variable			
Low plateau	×	X	X	4	Settled	×	×	Pastoral farms		X	X	_	Trees & woods	×	×	×	Boundary treatmen	S	Hedges	Variable			
Sloping (low hills) Coastal dunes / shingle	\checkmark			_	Dispersed Waste ground / derelict	\checkmark	×	Woodland Rough / wild / equestrian	\checkmark	X	\sim	-	Coverts & tree groups Other trees		×		Enclosure pattern		Sub-regular Linear	Variable Variable			
Marine levels	$\widehat{\mathbf{x}}$			-	Unsettled		××	Disturbed	X	$\widehat{\mathbf{x}}$		-	Open / unwooded	X	×		Tree pattern		Lillea	Variable			
High plateau (>300m)	X	X	X	-	Coalfields	X	X	Urban / brownfield	X	X		-	Open/ drivooded				Other characteristi	s/					
High hills (>600m)	×	×	×		Urban	×	×	Parkland / leisure	\checkmark	×	\checkmark						features						
LANDSCAPE VALUE								To	otal Sco	ore (/25)	10	6	VISUAL VALUE							Total Score (/25	5) 13		
Factor	r	sment									Score*	-	Factor	Asse	essment					· · · ·	Score*		
Landscape quality	Intens	ive aral	ole agricu	ulture,	well managed domestic setting	g					High - 3	3	Recognition of value	N/A							Low - 3		
Scenic quality	Long views add value, generally aesthetically pleasing Med - 2											2	Indicators of value	N/A							Low - 3		
Rarity	N/A Low - 1											1	Other value	Long	view to s	surroundin	g countryside, recreatior	al value			Med - 6		
Representativeness	Shows most key characteristics High - 3											3	VISUAL SUSCEPTIBILITY Total Score (/25) 1								5) 19		
Conservation interests	N/A												Factor	Assessment Score									
Recreation value	Netwo	rk of Pl	RoW lead	ding to	o rural surroundings, some pub	lic open	space, all	otments			Med - 2	2	Primary receptors	Recreational - PRoW run through site, site is a key part of the experience Med - 4									
Perceptual aspects	Village	e edge s	setting, ti	anquil	I and well maintained						Med - 2	2	Secondary receptors	Residential - rural outlook for houses on the north-eastern village boundary, site is relatively important to residential amenity Med - 4									
Associations	N/A										Low - 1	1	Number of receptors	Edge	of village	е					Med - 4		
LANDSCAPE SUSCE	PTIBI	LITY						To	otal Sco	ore (/25)	13	3	Visibility of site	Long	views of	site from	surrounding rural landsc	ре			High - 6		
Factor	Asses	sment									Score*												
Subtraction	Loss o	of strong	g rural eo	lge to	settlement						Med - 4	4											
Addition	Exten	sion of I	urban ed	ge							Low - 2	2											
Perception	Drawi	ng settle	ement av	vay fro	om its characteristic ridge top lo	ocation (as mentio	ned in Conservation Area apprais	sal)		Med - 4	4											
Policy					<u> </u>		ugh small-	scale woodland planting along fr	inges		Low - 2	2											
OVERALL LANDSCA	PE SE	Ensiti	VITY (C	ombi	ined Value and Susceptibi	ility)		Тс	otal Sco	ore (/50)	29	9	OVERALL VISUAL SE	ENSITI	VITY (C	combined	I Value and Suscept	oility)		Total Score (/50	0) 32		
Medium landscape value	and lo	W SUSC	eptibility,	overa	II a low landscape sensitivity								Low visual value and high susceptibility. Overall medium visual sensitivity										
Notes													Notes										
MITIGATION OPPOR	TUNIT	IES / F	RECOM	MEN																			
Landscape planting	~							vegetated boundaries					Form of development	×									
Landscape buffer	\checkmark				Only develop ir	n small s	ection in s	outh-western corner of site					Local vernacular	×									
Site features CONSTRAINTS	×												Other	×									
CONSTRAINTS	<u> </u>													T -									
On-site	On-site PRoW Off-site British Geological Survey Headquarters adjacent																						
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 is medium.																							



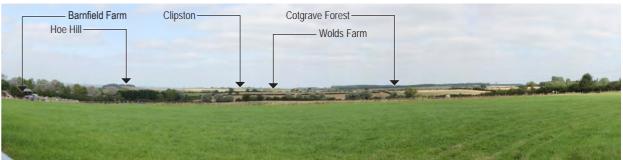
Landscape Sensitivity Visual Sensitivity

KEY/004 - Land off Barnfield Farm, Nicker Hill





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.

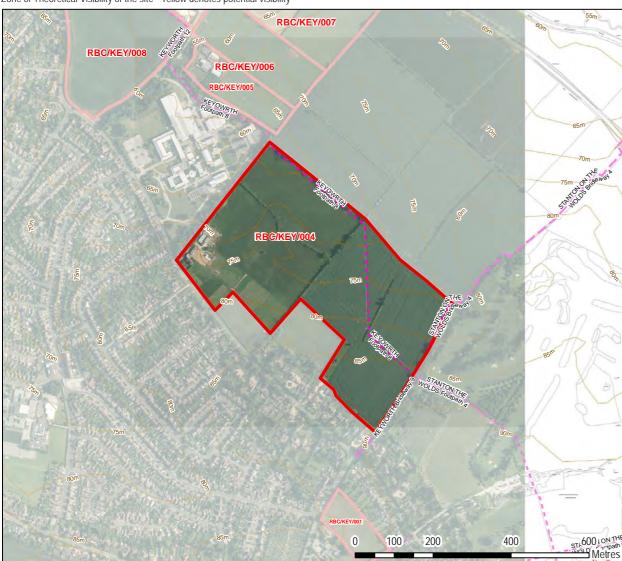


Site Photograph B - Obtained from Nicker Hill and looking north-east towards the site, this panorama demonstrates the varied pastoral and equestrian use of this section of the site, as well as the long views obtained from it. Barnfield Farm is visible in the left of the view. Other than this, the key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

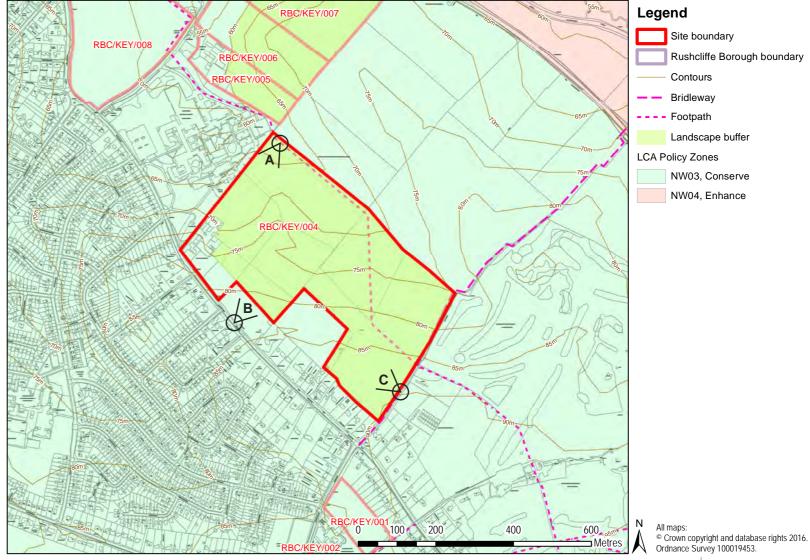


Site Photograph C - This 180° panorama looks north-west within the site from Stanton on the Wolds Bridleway 8 and demonstrates the arable nature and sloping landform in this section of the site. To the left of the view can be seen houses on Nicker Hill and beyond this the discernible features in the 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.

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



Aerial view of the site

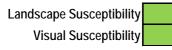


Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VISU	AL	SENS	TI\	/ITY ASSESSMENT							CLIENT:	Rus	shcliffe Borough Council							
SITE REFERENCE:					005 - Hill Top Farm, Platt Lane	(1)			DATE VISITED	: ()7/09/20)16									
EXISTING LANDSCAPE CHARACTER Landscape character within site									è	NW03 (Good) Landscape character within stu						be character within study are	a				
						LIVIN	ig land	SC/	APES METHODOLOGY	•					•					•	
Landform	LCA Si	te	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	LCA	Site	Study Area		Descriptive Attribute		
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels			× × × ×		Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled	>	× × × × ×		Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed	X X	× × × ×	××× ×××	•	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	× × × × ×	× × × ×	× × × ×		Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern	Variable Grasslan Hedges Sub-regu Linear	
High plateau (>300m) High hills (>600m)	XX		×		Coalfields Urban	X	X		Urban / brownfield Parkland / leisure		X		1				~~		Other characteristics / features		
			~			\sim	\wedge		1		(/)F)	10		VISUAL VALUE							
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										Factor Recognition of value	Factor Assessment										
Scenic quality		edge	e, lots of l	numa	an detractors							Low - 1	1		Indicators of value Community sports facilities						
Rarity	N/A											Low - 1	1	Other value							
Representativeness	Some key characteristics present Med - 2 VISUAL SUSCEPTIBILITY																				
Conservation interests	s N/A Low - 1												Factor	Assess	sment						
Recreation value	Sports pitches adjacent to site, PRoW , skate park Med - 2												Primary receptors	Recreat	tion - s	ite has m	inima	l impact on experience			
Perceptual aspects	Urban fring	e, di	stinct urb	an in	fluence							Low - 1	1	Secondary receptors Residential - site has minimal impact on rural outlook from main settlen							
Associations	N/A											Low - 1	1	Number of receptors Slightly separate from settlement edge, limited numbers of receptors							
LANDSCAPE SUSCE	PTIBILITY								To	otal Sco	re (/25)	11	1	Visibility of site Site screened by a strong vegetated boundary, as well as landform							
Factor	Assessme	nt										Score*	1								
Subtraction	Minimal los	s of	key chara	acter	istics							Low - 2	1								
Addition	Extension of	of pe	rceived u	rban	edge albeit slightly separate f	rom exi	sting resi	dent	ial development			Med - 4	1								
Perception					ded character		Ū		·			Low - 2	1								
Policy	Minimise th	e inf	luence of	larg	er settlements such as Keywo	rth thro	ugh smal	l-sca	le woodland planting along fr	inges		Low - 2	1								
OVERALL LANDSCA	PE SENSI	TIVI	TY (Con	nbin	ed Value and Susceptibil	ity)			To	otal Sco	re (/50)	23		OVERALL VISUAL SE	NSITIVI	ITY (C	ombine	d Va	lue and Susceptibility)		
Low landscape sensitivity	y as a result	of Ic	w value a	and l	ow susceptibility								1	Overall low visual sensitivi	ity as a r	esult o	f low valu	e and	d susceptibility		
Notes													1	Notes							
MITIGATION OPPOR	TUNITIES	/ RE	COMME	END	ATIONS																
Landscape planting	×								ated boundary					Form of development	×						
Landscape buffer	\checkmark				Contain development to below	60m A	OD to av	oid i	mpact on surrounding rural la	ndscape				Local vernacular	×						
Site features	×													Other	×						
CONSTRAINTS															1						
On-site														Off-site					PRoW adjacent, E	British Geol	
CONCLUSION																					
The site includes a pasto	oral field and	the	farmstead	d of I	Hill Top Farm and slopes upwa	ards tov	vards its e	east	ern corner giving the impress	ion of a v	alley o	n the wes	tern	site boundary. The landsca	pe of the	study	area has	a ten	idency to be degraded in parts	and has a l	

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 h 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 fac 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.

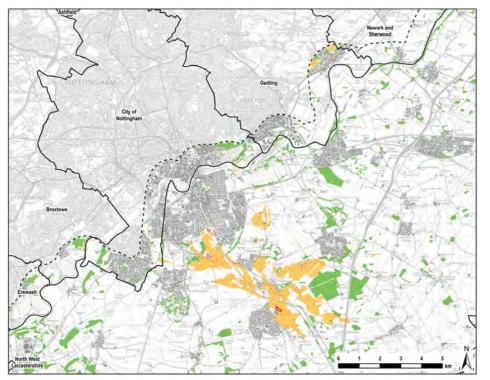
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	45
SURVEYED BY: EV	CHECKED BY:	
	Noderate), SN04 (Moderate)	
OTHER		
UTHER		
Site	Study Area	
U IIU		
	Variable	
nd / grazing	Variable	
	Variable	
ular	Variable Variable	
	Vallable	
	Total Score (/25)	13
		Score*
		Low - 3
		Med - 6
		Low - 3
	Total Score (/25)	9
		Score*
		Low - 2
ement		Low - 2
		Low - 2
		Low - 2
		LOW - Z
	Total Score (/50)	22
logical Survey beadquarters adja	cont	
logical Survey headquarters adja	LEIIL	
	both of which contribute to a low land	
achines to the north-west of the sit	e indicate some form of visual value,	DUL LNIS

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





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.



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



Landscape designations / Potential development mitigation recommendations

Aerial view of the site

Site KE	Y/005				
1 million	-		and the las		
		-	and the second	-	
	and Strain		a sures	N. SAN	
12.00		ng las de la	an <u>a</u> k		



Legend						
	Site boundary					
	Rushcliffe Borough boundary					
	Contours					
	Footpath					
تەت	Tree Preservation Order					
	Landscape buffer					
_CA P	olicy Zones					
	NW03, Conserve					
	NW04, Enhance					
	SN04, Enhance					

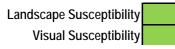
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	ANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council ITE REFERENCE: RBC/KEY/006 - Hill Top Farm, Platt Lane (2) DATE VISITED: 07/09/2016																			
		SUAL				(2)				1	07/00/2		Rus	shcillie Borough Council						1
				KEY/(006 - Hill Top Farm, Platt Lane	: (2)				_	07/09/2	016								
EXISTING LANDSCA	PE CH	ARAC	TER						scape character within site	e			NW	V03 (Good)			Land	lscap	be character within study area	а
				-	-	LIVIN	IG LANDS	SCA	PES METHODOLOGY							-				
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	LCA	Site	Study Area		Descriptive Attribute	
Vales & valley bottoms	×	×	×]	Nucleated	\checkmark	√		Arable farms	\checkmark	×	\checkmark	1	Wooded - ancient	×	×	×		Spatial character	Medium
Rolling / undulating	\checkmark	×			Clustered	×	×		Mixed farms	×	×	×		Wooded - recent	\checkmark	×	×	4	Indicative ground vegetation	Grasslar
Low plateau	×	×	×	4	Settled	×	×		Pastoral farms	\checkmark	\checkmark			Trees & woods	×	X	×	4	Boundary treatments	Hedges
Sloping (low hills) Coastal dunes / shingle	\checkmark	\sim	~~~	-	Dispersed Waste ground / derelict	\checkmark	×		Woodland				-	Coverts & tree groups		×	~ ~	-	Enclosure pattern	Sub-regu Linear
Marine levels				1	Unsettled				Rough / wild / equestrian Disturbed				1	Other trees Open / unwooded	× ×	×	× ×		Tree pattern	Lineai
High plateau (>300m)	X	X	X	1	Coalfields	X	X		Urban / brownfield		X		1	open/ unwooded				1	Other characteristics /	
High hills (>600m)	×	×	×		Urban	×	×		Parkland / leisure	-	×	-	1						features	
LANDSCAPE VALUE					•				T	otal Sc	ore (/25)	12	1	VISUAL VALUE						
Factor	Asses	sment								Score*	1	Factor	Assess	sment						
Landscape quality	Study a	area is o	of mixed o	condit	ion with several degraded eler	nents, p	artly unma	ana	ged pasture	Med - 2	1	Recognition of value	N/A							
Scenic quality	Settlen	nent ed	ge with se	everal	human detractors					Low - 1	1	Indicators of value	Commu	unity sp	orts facili	ties				
Rarity	N/A									Low - 1	1	Other value	N/A							
Representativeness	Some	key cha	racteristic	s pre	sent					Med - 2	1	VISUAL SUSCEPTIBIL	.ITY							
Conservation interests	N/A									Low - 1		Factor	Assess	sment						
Recreation value	· ·				e, PRoW, skate park							Med - 2		Primary receptors					l impact on experience	
Perceptual aspects	Urban	fringe, o	listinct urb	ban ir	nfluence							Low - 1		Secondary receptors	Reside	ntial - s	ite has m	inima	I impact on rural outlook from n	nain settlei
Associations	N/A											Low - 1		Number of receptors					ment edge, a handful of residen	itial and ree
LANDSCAPE SUSCE	PTIBIL	.ITY							Te	otal Sc	ore (/25)) 11		Visibility of site	Site sci	reened	somewha	at by	landform and vegetation	
Factor	Asses											Score*								
Subtraction			f key char									Low - 2								
Addition	Extens	ion of p	erceived u	urbar	edge, albeit separate from ex	isting re	sidential c	deve	elopment			Med - 4								
Perception	Opport	unity to	improve	degra	ided site character							Low - 2								
Policy	Minimi	se the ir	nfluence c	of larg	er settlements such as Keywo	rth thro	ugh small-	·sca	le woodland planting along fi	ringes		Low - 2	1							
OVERALL LANDSCA	NPE SE	NSITIV	/ITY (Co	mbir	ned Value and Susceptibil	lity)			Te	otal Sc	ore (/50)	23		OVERALL VISUAL SE	NSITIV	ITY (C	ombine	d Va	lue and Susceptibility)	
Low landscape value and	d low su	sceptibi	lity. Over	all lov	v landscape sensitivity									Low visual value and susc	eptibility	contrib	outing to a	a low	visual sensitivity	
Notes														Notes						
													1							
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	IEND	ATIONS															
Landscape planting	\checkmark								ated boundary					Form of development	\times					
Landscape buffer	\checkmark				Contain development to below	60m A	OD to avo	id ir	npact on surrounding rural la	indscap	е			Local vernacular	×					
Site features	×													Other	×					
CONSTRAINTS	-																			
On-site														Off-site					PRoW adjacent, B	British Geol
CONCLUSION																				
																			ong urban fringe influence. With overall low. Visually, the commu	

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.

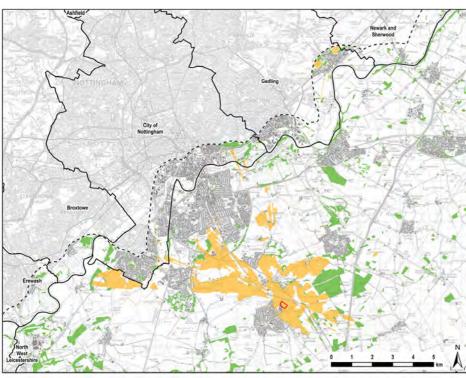
Landscape Value Visual Value



Landscape Sensitivity Visual Sensitivity

	American and a Coord (1100)	47
	Aggregate Score (/100):	
SURVEYED BY: EV	CHECKED BY:	NW
NW03 (Good), NW04 (N	Noderate), SN04 (Moderate)	
OTHER		
Site	Study Area	
n - framed	Variable	
nd / grazing	Variable	
nilor	Variable Variable	
gular	Variable Variable	
	Valiable	
	Total Score (/25)	13
		Score*
		Low - 3
		Med - 6
		Low - 3
	Total Score (/25)	11
		Score*
		Low - 2
ement		Low - 2
ecreational receptors		Low - 2
		Med - 4
	Total Score (/50)	24
ological Survey headquarters adja	cent	
5 5 7 7		
ind the landscape value is consid	lered to be low. Development of the s	site
	value, but there is little else; resulting	

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





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.

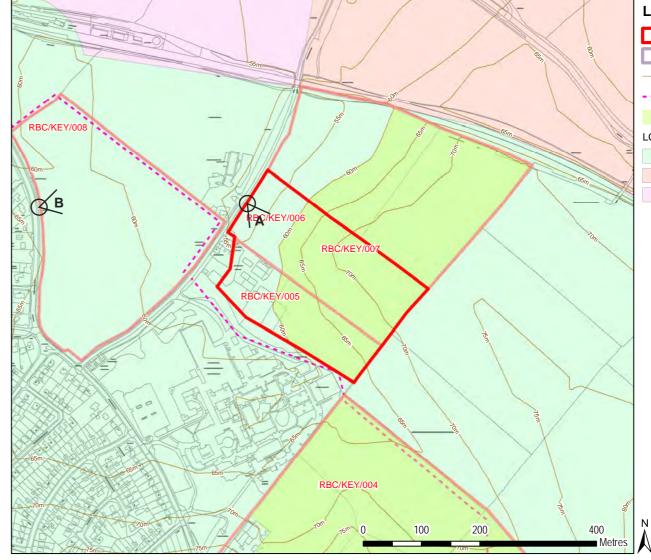


Site Photograph B - This view illustrates the rising land of site KEY/006 as viewed from a field gate on Station Road in the north of Keyworth. Immediately behind the site is the Keyworth Recreation Ground, with sites KEY/005, KEY/006 and KEY/007 forming the backdrop to the view on the right hand side.

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



Aerial view of the site

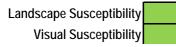


Landscape designations / Potential development mitigation recommendations

Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
	Footpath
	Landscape buffer
LCA P	olicy Zones
	NW03, Conserve
	NW04, Enhance
	SN04, Enhance

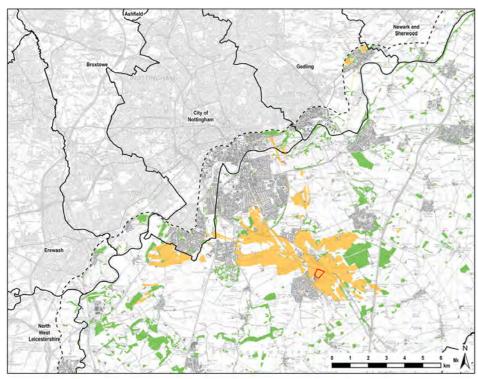
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LANDSCAPE AN	ID VI	SUAL	SENS	SITIV	ITY ASSESSMENT						CLIEN	NT: R	ushcliffe Borough Council							Aggregate Score (/100): 52
SITE REFERENCE:					/007 - Shelton Farm, Platt La			DATE VISITED	:	07/09/2	2016								SURVEYED BY: EV	CHECKED B	
EXISTING LANDSCA	PE CH	ARAC	TER				La	andscape character within site	è			Ν	IW03 (Good)			Lands	sca	ape character within study area	NW03 (Good), NW04 (N	Noderate), SN04 (Moderate)	
						LIVI	NG LANDS	CAPES METHODOLOGY											OTHER		
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Stuc Are		Tree Cover	LCA	A Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	×	×	×	1 [Nucleated	\checkmark	\checkmark	Arable farms	\checkmark	×	\checkmark	·	Wooded - ancient	×	×	×		Spatial character		Variable	
Rolling / undulating	\checkmark	×	×		Clustered	×	×	Mixed farms	×	×	×		Wooded - recent	\checkmark	• •	×		Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	×	×	×	4	Settled	×	×	Pastoral farms	\checkmark	\checkmark	A 100 and a 1		Trees & woods	×		×		Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	\checkmark	\checkmark		4	Dispersed Waste ground / derelict		×	Woodland		×			Coverts & tree groups					Enclosure pattern	Sub-regular	Variable Variable	
Marine levels	$\widehat{\mathbf{x}}$			┥┝	Unsettled		×	Rough / wild / equestrian Disturbed		1 x			Other trees Open / unwooded		×	\checkmark		Tree pattern	Linear	Valiable	
High plateau (>300m)	X	X	$\mathbf{\hat{x}}$		Coalfields		X	Urban / brownfield		1 X			Open/ driwooded					Other characteristics /			
High hills (>600m)	×	×	×		Urban	×	×	Parkland / leisure	\checkmark	×	-							features			
LANDSCAPE VALUE								To	otal Sco	ore (/25)	13	VISUAL VALUE							Total Score (/2	5) 13
		sment									Score	e*	Factor	Asse	essment						Score*
Landscape quality													Recognition of value	N/A							Low - 3
Scenic quality	y Settlement edge, lots of human detractors												Indicators of value	Com	munity sp	orts faciliti	es				Med - 6
Rarity	N/A												Other value	N/A							Low - 3
Representativeness													VISUAL SUSCEPTIBI	LITY						Total Score (/2	5) 13
Conservation interests	Conse	rvation	area to no	orth of	site but unrelated, TPOs						Low	- 1	Factor	Asse	essment						Score*
Recreation value	Sports	pitches	adjacent	to site	e, PRoW, skate park						Med	- 2	Primary receptors	Recre	eation - s	ite has mir	nima	al impact on experience			Low - 2
Perceptual aspects	Urban	fringe v	vith a disti	nct urb	ban influence						Low	- 1	Secondary receptors	Resid	dential - s	ite has mir	nim	nal impact on rural outlook from m	ain settlement		Low - 2
Associations	N/A										Low	- 1	Number of receptors	Sligh	tly separa	ate from se	ettle	ement edge			Med - 4
LANDSCAPE SUSCE	PTIBI	ITY						To	otal Sco	ore (/25)	13	Visibility of site	Site s	sometime	s screened	d by	y vegetation and landform, visible	e from west in places		Med - 4
Factor	Asses	sment									Score	e*									
Subtraction	Minim	al loss c	if key chai	racteris	stics						Low -	2									
Addition	Urban	extensi	on forming	g finge	er of development perpendicu	ular to se	ettlement li	ne, slightly removed from settlen	nent edg	ge	Med -	- 4									
Perception		,		5			5	f development perpendicular to u		dge	Med -	- 4									
Policy				_			ugh small-	scale woodland planting along fr	-		Low -										
					ed Value and Susceptib	ility)		То	otal Sco	ore (/50)	26			•			alue and Susceptibility)		Total Score (/5	0) 26
	nsitivit	<i>i</i> arising	from low	landso	cape value and susceptibility								Low visual value and sus	ceptibil	ity, overa	II low visua	al se	sensitivity			
Notes													Notes								
MITIGATION OPPOR	TUNIT	IES / F	ECOMM	IEND/																	
Landscape planting	>							getated boundary					Form of development	*							
Landscape buffer Site features	✓			(Contain development to below	w 60m A	OD to avo	id impact on surrounding rural la	ndscape	е			Local vernacular Other	X							
CONSTRAINTS	\sim												Other								
CONSTRAINTS														1							
On-site													Off-site					PRoW adjacent, Br	itish Geological Survey headquarters adja	cent	
CONCLUSION																					
characteristics, although	the cre	ation of	a finger o	f built	development perpendicular t	to the ur	ban edge i		tivity is o	overall I			•						ests. The landscape susceptibility is also le es as an indicator of value. There is also a		



Landscape Sensitivity Visual Sensitivity

KEY/007 - Shelton Farm, Platt Lane

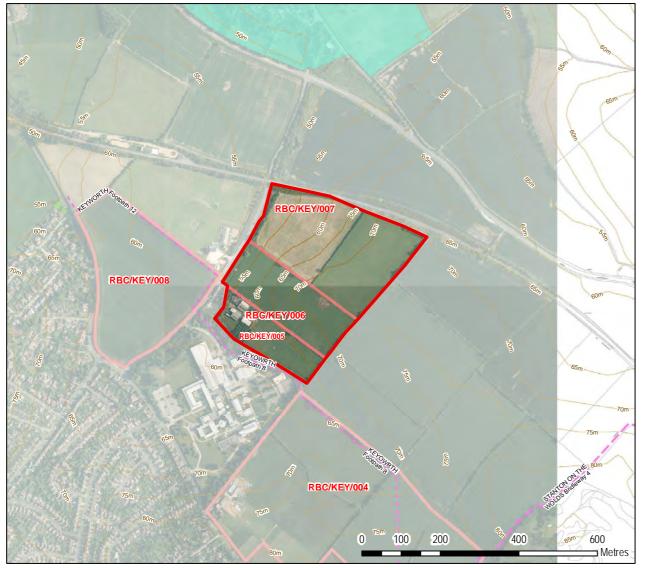


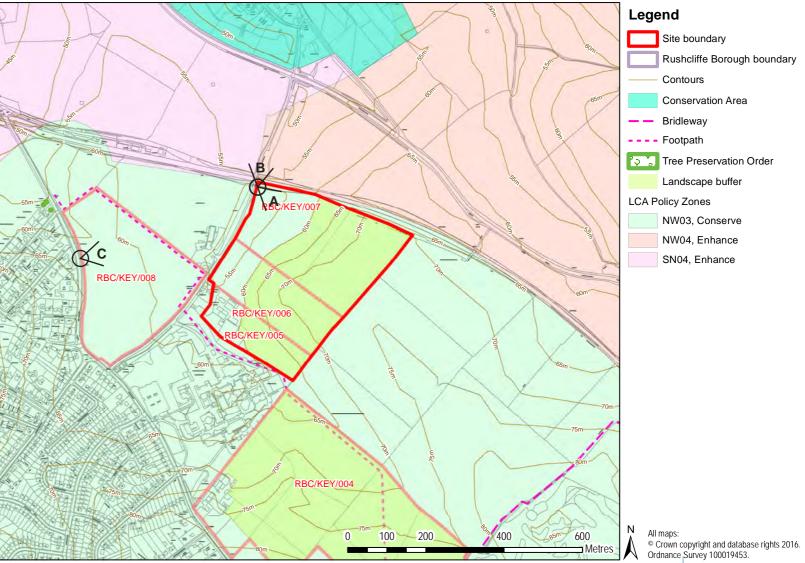


Site Photograph A - Looking south-east from Platt Lane immediately adjacent to the railway line which bounds the northern edge of the site. In this location, the site comprises scrubby vegetation with pasture beyond. The land clearly rises within the site, potentially causing an issue with prominence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



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





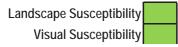
Landscape designations / Potential development mitigation recommendations

Aerial view of the site

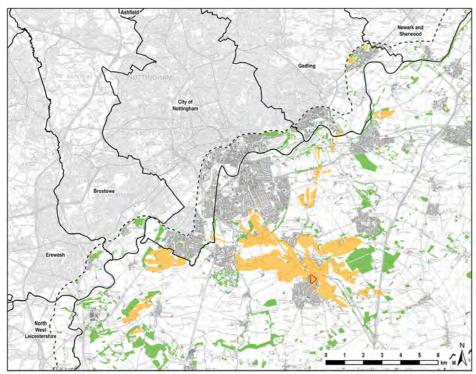


Site Photograph B - The view looks north from the site boundary on Platt Lane. Prominent in the view is the Old Dalby Test Track railway line which forms the northern site boundary and is used for testing new locomotives.

LANDSCAPE AN	ND VISUAL SENSITI	VITY ASSESSMENT					(CLIENT: F	Rushcliffe Borough Council						Aggregate Score (/100):	: 51
SITE REFERENCE:	R	RBC/KEY/008 - Platt Lane			DATE VISITED:	: 08/	/09/201	16						SURVEYED BY: EV	CHECKED BY	
EXISTING LANDSCA	PE CHARACTER			Land	dscape character within site	;		1	W03 (Good)			Lands	cape character within study ar	ea NW03 (Good), NW04 (N	Moderate), SN04 (Moderate)	-
			LIVING I	LANDSC	APES METHODOLOGY									OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LICAT	tudy Area	Land Cover	LCA	Site	Study Area	Tree Cover	LCA	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	XXX	Nucleated		\checkmark	Arable farms		\checkmark	\checkmark	Wooded - ancient	×	×	×	Spatial character	Large	Variable	
Rolling / undulating		Clustered		×	Mixed farms		×	×	Wooded - recent	\checkmark	X	×	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau Sloping (low hills)	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Settled		×	Pastoral farms Woodland		×	\checkmark	Trees & woods Coverts & tree groups	× ×	×	×	Boundary treatments	Hedges Sub-regular	Variable Variable	
Coastal dunes / shingle		Dispersed Waste ground / derelict		××	Rough / wild / equestrian		x	$\overline{\checkmark}$	Other trees				Enclosure pattern Tree pattern	Linear	Variable	
Marine levels		Unsettled		×	Disturbed		X	×	Open / unwooded	×	×	×			Vulubio	
High plateau (>300m)	XXX	Coalfields		\times	Urban / brownfield		×	\checkmark					Other characteristics / features			
High hills (>600m)	XXX	Urban	×	×	Parkland / leisure	\checkmark	×	\checkmark					leatures			
LANDSCAPE VALUE	1				То	otal Score		14	VISUAL VALUE	-					Total Score (/25)	
Factor	Assessment							Score*	Factor	-	sment					Score*
Landscape quality	5	dition, some well managed asp	1	5				Med - 2	Recognition of value	N/A						Low - 3
Scenic quality	9.1	of human detractors but site it	iself and som	ne areas v	within the study area are pleas	ant		Med - 2	Indicators of value		7 1	orts facilitie				Med - 6
Rarity	N/A							Low - 1	Other value		limited r	ecreational	and residential amenity			Low - 3
Representativeness	Most key characteristics pre-							High - 3	VISUAL SUSCEPTIBI	-					Total Score (/25)	, .
Conservation interests	Conservation area to north o							Low - 1	Factor		sment					Score*
Recreation value	Sports pitches adjacent to si							Med - 2	Primary receptors				all part of the visual amenity			Low - 2
Perceptual aspects	Urban fringe, distinct urban i	influence						Low - 1	Secondary receptors	Reside	ential - si	ite has an ii	mpact on rural outlook from mair	settlement		Med - 4
Associations	N/A							Low - 1	Number of receptors	Site lo	cated or	settlement	t edge			Med - 4
LANDSCAPE SUSCE	eptibility				То	otal Score	e (/25)	11	Visibility of site	Strong	g vegetat	ed bounda	ry			Low - 2
Factor	Assessment						9	Score*								
Subtraction	Loss of attractive arable farm	mland					١	Med - 4								
Addition	Extension of urban edge						l	_ow - 2								
Perception	Extension of the urban edge						l	_ow - 2								
Policy		ger settlements such as Keyw	0	n small-sca	1 0 0	<u> </u>		_ow - 2								
	•	ined Value and Susceptib	oility)		To	otal Score	e (/50)	25			•		Value and Susceptibility)		Total Score (/50))) 26
Low landscape sensitivit	y derived from low value and	susceptibility							Low visual value and sus	ceptibility	y resultir	ng in an ove	erall low visual sensitivity			
Notes									Notes							
MITIGATION OPPOR	TUNITIES / RECOMMENT	DATIONS														
Landscape planting	×	Resto	ore and enha	ance veget	tated boundary				Form of development	×						
Landscape buffer	×								Local vernacular	×						
Site features	×								Other	×	I					
CONSTRAINTS	1								1	1						
On-site			PRoW, A	Access					Off-site				British	Seological Survey headquarters adjacent		
CONCLUSION																
there are few other issue	es. The site would be perceive		e urban edge	e and the s	susceptibility would overall be	low. The I	landsca	ape sensit	ivity would also be low. The a	djacent o	commun	ity sports fa		In terms of susceptibility, other than the loss s visual value within the study area, but othe		



Landscape Sensitivity Visual Sensitivity



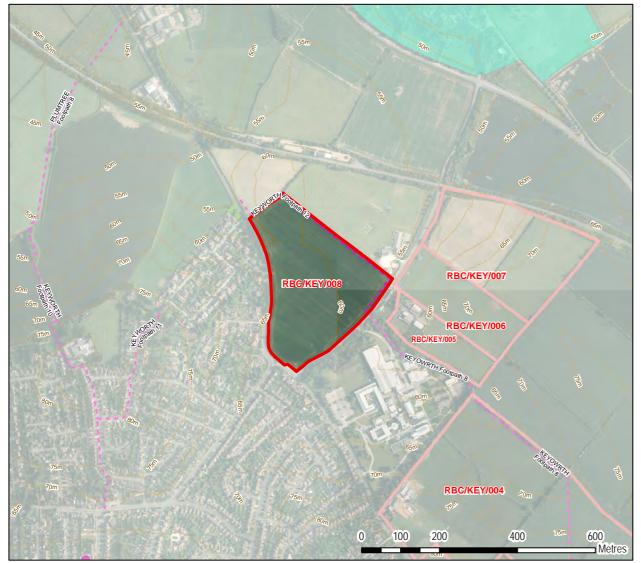


Site Photograph A - The view looks north-east into the site from a field gate on Station Road in the north of Keyworth. Either side of the field gate are dense mature hedges which restrict visibility into the site itself. Immediately behind the site is the Keyworth Recreation Ground, with sites KEY/005, 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. Sheltons Houses are also discernible features in the view, with Sheltons Farm and Hill Top Farm behind. Keyworth Footpath 12 skirts around the site, following the line of trees which adjoin Keyworth Recreation Ground.

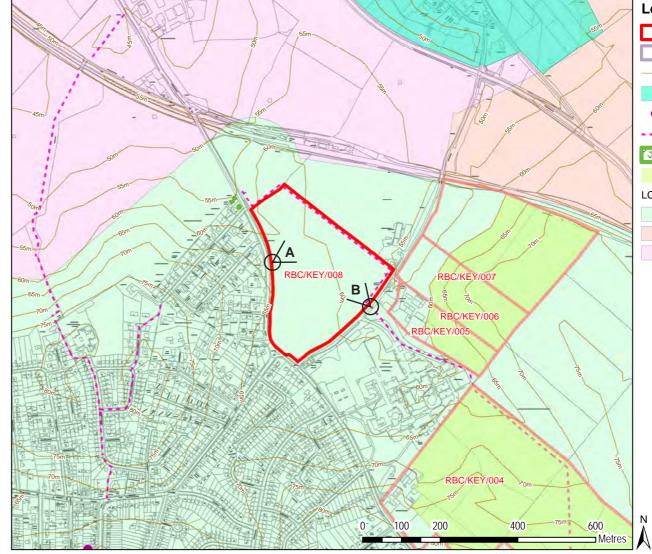


Site Photograph B - From this location, views are obtained directly into the site from Keyworth Footpath 12, which can also be seen in the right hand side of the view. Also to the right hand view is Keyworth Recreation Ground. Along the left hand side of the view can be seen house on both Station Road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

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



Aerial view of the site

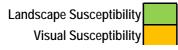


Landscape designations / Potential development mitigation recommendations

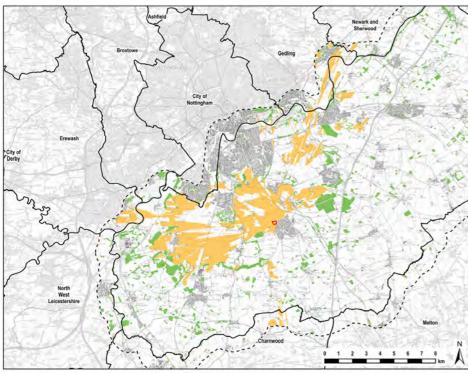
Lege	end
	Site boundary
	Rushcliffe Borough boundary
	Contours
	Conservation Area
٠	Listed Building
	Footpath
55	Tree Preservation Order
	Landscape buffer
LCA P	olicy Zones
	NW03, Conserve
	NW04, Enhance
	SN04, Enhance

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LANDSCAPE AN														IENT:	Rushcliffe Borough Council								Aggregate Sco	ore (/100):	46
SITE REFERENCE:			RB	C/KEY	//009 - Land	north of Debdale	Lane (1)			DATE VISITED	:	08/09/2	2016									SURVEYED BY: EV		HECKED BY:	
EXISTING LANDSCA	PE CH	IARA	CTER						Lands	scape character within site	e			S	N04 (Moderate)				Lands	cap	be character within study area	SN04 (Modera	te), NW03 (Good)		-
							LIVI	NG LANE	DSCA	PES METHODOLOGY							•					OTHER			
Landform	LCA	Site	Stu Ar	ıdy ea	Settlem	ent Pattern	LCA	Study Area		Land Cover	LCA	Site		tudy Area	Tree Cover	L	LCA Sit	e	Study Area		Descriptive Attribute	Site	Stud	ly Area	
Vales & valley bottoms	×	×	>	\$	Nucleate	ed	-	\checkmark] [Arable farms	\checkmark	\checkmark	4	\checkmark	Wooded - ancient		XX		×		Spatial character		Variable		
Rolling / undulating	\checkmark	×	>	\$	Clustere	d	<u>×</u>	×	4	Mixed farms	×	×		×	Wooded - recent	4	🖌 🕺		×		Indicative ground vegetation		Variable		
Low plateau	×	×	>	< <p>A 1</p>	Settled	. 1		×	4	Pastoral farms	\checkmark	×	_	×	Trees & woods	_			×		Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	\checkmark		A 1	2	Disperse Wasto o	round / derelict		×	4 }	Woodland Rough / wild / equestrian	$\overline{\checkmark}$	×	_	\sim	Coverts & tree groups Other trees		$\overline{\checkmark}$	_	\checkmark		Enclosure pattern Tree pattern	5	Variable Variable		
Marine levels	$\hat{\mathbf{x}}$	$\mathbf{\hat{x}}$		Ì	Unsettle		- Î			Disturbed		• •	_	$\hat{\mathbf{x}}$	Open / unwooded		XX		×			Lincal	Variable		
High plateau (>300m)	×	×	Š	Č.	Coalfield		×	×	-	Urban / brownfield	\checkmark	×	-	\checkmark			••••••				Other characteristics /				
High hills (>600m)	\times	\sim	>	\$	Urban		×	\times		Parkland / leisure	\checkmark	\times		\times							features				
LANDSCAPE VALUE										To	otal Sc	ore (/25	5)	12	VISUAL VALUE								Tot	al Score (/25)	10
Factor	Asses	ssmen	t				1						Sc	ore*	Factor	A	ssessmer	nt							Score*
Landscape quality	Some	areas	unmar	aged a	and in poor o	condition, domest	ic setting in	n better co	onditio	on			Me	ed - 2	Recognition of value	N	/A								Low - 3
Scenic quality													Lo	ow - 1	Indicators of value	N	/A								Low - 3
Rarity													Lo	ow - 1	Other value	N	/A								Low - 3
Representativeness	entativeness Most key characteristics represented													gh - 3	VISUAL SUSCEPTIE	BILIT	Y						Tot	al Score (/25)	15
Conservation interests													Lo	ow - 1	Factor	A	ssessmer	nt							Score*
Recreation value	1 PRc	W											Lo	ow - 1	Primary receptors	R	esidential	- site f	forms a	part	rt of the rural outlook				Med - 4
Perceptual aspects	Edge	of settl	ement	and po	oor manager	nent detracts, no	real sense	of tranqu	uillity				Lo	ow - 1	Secondary receptors	N	/A								Low - 2
Associations	N/A												Lo	ow - 1	Number of receptors	E	dge of sett	tlemer	nt						Med - 4
LANDSCAPE SUSCE	PTIBI	LITY								To	otal Sc	ore (/25	5)	9	Visibility of site	0	ften scree	ned b	y landfo	orm a	and vegetation, longer views fro	m the north			Med - 4
Factor	Asses	ssmen	t									-	Sc	ore*		-					• •				
Subtraction	No rea	al loss	of key	charac	teristics		1						Lo	w - 2											
Addition	Exten	sion of	urban	edge									Lo	w - 2											
Perception				0	<u> </u>	ncrease in promi							Lo	w - 2											
Policy	Devel	opmen	t along	village	e fringes sho	uld aim to provide	e a disperse	ed charac	cter ra	ather than a sharp line			Lo	w - 2											
OVERALL LANDSCA	PE SE	ENSIT	IVITY	(Com	bined Valu	ie and Suscept	tibility)			Тс	otal Sc	ore (/50))	21	OVERALL VISUAL	SENS	SITIVITY	(Com	nbined	Val	lue and Susceptibility)		Tot	al Score (/50)	25
Low landscape value and	l susce	eptibilit	y. Over	all low	landscapes	sensitivity									Low visual value but me	edium	n susceptib	oility. C	Overall lo	ow v	visual sensitivity				
Notes															Notes										
MITIGATION OPPOR	TUNIT	TIES /	RECC	MME	NDATIONS	5																			
Landscape planting	\checkmark					R	estore and	enhance	exitin	ng vegetation					Form of development		×								
Landscape buffer	×						·· ·								Local vernacular		×								
Site features	\checkmark					Opportur	ity to creat	te prow	along	g southern boundary					Other		×								
CONSTRAINTS																_									
On-site								Access							Off-site						Severn Trent Wa	ter facility immediately to southern bounda	ry		
CONCLUSION																									
although the ridgeline at	the nor	th of th	ne site	n bluow	mean that th	iere is a slight inc	rease in pro	ominence	e of the	ne settlement. There would be	e no los	ss of ke	y cha	aracteri	tics and overall the landsca	pe su	isceptibility	y to ch	hange wi	vithin	n the study area as a result of de	nd low scenic quality. The site would form a evelopment of the site would be low. The la north. Overall the visual sensitivity is low.			



Landscape Sensitivity Visual Sensitivity





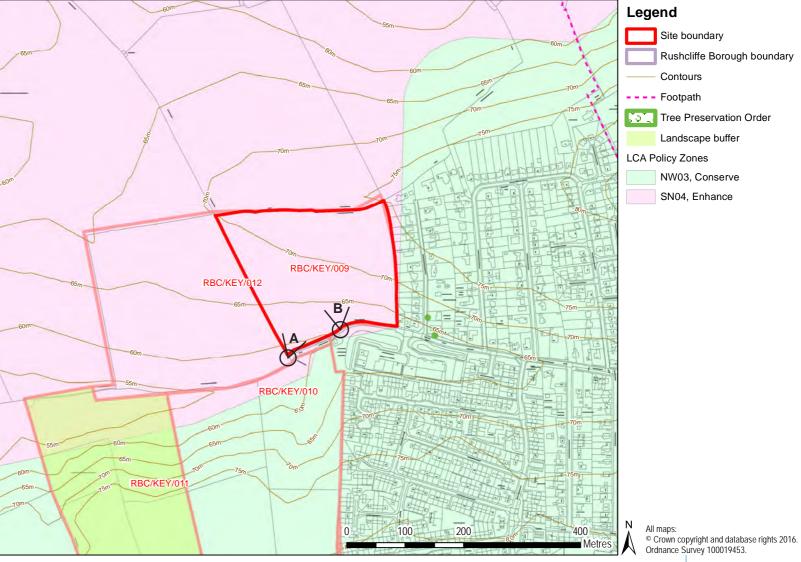
Site Photograph A - This viewpoint looks northerly from Debdale Lane on the south-western corner of the site; demonstrating the arable usage of the site, as well as the strong vegetated boundaries and variable level of management. The site sits on the north-western edge of Keyworth, and adjacent houses 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

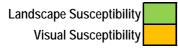




Landscape designations / Potential development mitigation recommendations

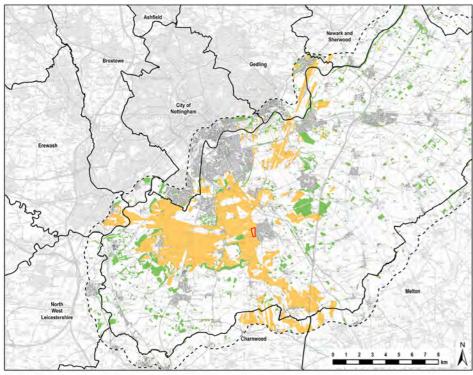
Aerial view of the site

LANDSCAPE AN	ID VI	SUAL	SEN	SITI	VITY ASSESSMENT							(CLIENT:	Rus	shcliffe Borough Council							Aggregate	e Score (/100):	48
SITE REFERENCE:			RBC/k	(EY/0	10 - Land south of Debdale La	ane (1)			DATE VISITE	ED:	08/	09/20	16								SURVEYED BY: EV		CHECKED BY:	
EXISTING LANDSCA	PE CH	ARAC	TER				L	andsca	pe character within s	site			NW03 (0	Good	d), SN04 (Moderate)			L	andso	cape character within study	nrea NW03 (Goo	d), SN04 (Moder	ate)	
						LIVI	NG LAND	SCAPES	METHODOLOGY												OTHER			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Lar	nd Cover	Ŀ	.CA S	Site	Study Area		Tree Cover	LC	A Site	Stu Are	-	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×		Nucleated	\checkmark	\checkmark	Ara	ble farms	4		×	\checkmark	1	Wooded - ancient	×	X X	×	(Spatial character	Medium - framed	Variable		
Rolling / undulating	\checkmark	×	\checkmark	_	Clustered	×	×		ed farms	>	_	×	×	1	Wooded - recent	\checkmark		×	(Indicative ground vegetat	<u> </u>	Variable		
Low plateau	×	×	X	_	Settled	×	×		storal farms	_				4	Trees & woods	×		×		Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	×	-	Dispersed Waste ground / derelict	✓×	××		odland Jgh / wild / equestrian	•		××	×	4	Coverts & tree groups Other trees					Enclosure pattern Tree pattern	Sub-regular Scattered	Variable Variable		
Marine levels	×		$\mathbf{\hat{x}}$	-	Unsettled	X	X		turbed			X	X	1	Open / unwooded					· · ·	Scallered	Valiable		
High plateau (>300m)	×	×	×	1	Coalfields	×	×		an / brownfield	-		×	~	1					•	Other characteristics /				
High hills (>600m)	×	×	×		Urban	\times	×	Par	kland / leisure			\times	×							features				
LANDSCAPE VALUE										Total	Score	(/25)	14		VISUAL VALUE								Total Score (/25)) 10
Factor	Asses	sment											Score*	1	Factor	Ass	essment							Score*
Landscape quality	Rural	edge is	poorly m	anage	ed and degraded								Low - 1	1	Recognition of value	Con	servation	area ii	n study	y area, no direct views to site				Low - 3
Scenic quality	Some scenic long views across rural countryside however there are several areas of human influence												Med - 2		Indicators of value	N/A								Low - 3
Rarity	N/A												Low - 1	1	Other value	N/A								Low - 3
Representativeness													High - 3		VISUAL SUSCEPTIB	ILITY							Total Score (/25)) 15
Conservation interests													Med - 2		Factor	Ass	essment							Score*
Recreation value	A few	PRoW,	some pu	blic op	pen space								Low - 1		Primary receptors	Res	idential - s	site for	rms pa	rt of rural edge but not neces	arily attractive views			Med - 4
Perceptual aspects	Long v	iews ar	e pleasa	nt but	localised degraded character	and hum	nan influen	ce impa	ct perception of the lar	ndscap)e		Med - 2		Secondary receptors	Trar	nsport - si	te not i	importa	ant to experience				Low - 2
Associations	N/A												Low - 1		Number of receptors	Edg	e of villag	e settle	ement					Med - 4
LANDSCAPE SUSCE	PTIBI	.ITY								Total	Score	(/25)	9	2	Visibility of site	Viev	vs tend to	be lim	nited by	y landform and vegetation, me	e open to south			Med - 4
Factor	Asses												Score*	1										
Subtraction		,	characte										Low - 2	1										
Addition	Urban	extensi	on to set	tlemer	nt								Low - 2											
Perception	Urban	extensi	on to set	tlemer	nt								Low - 2											
Policy				0	ger settlements such as Keyw		ugh small-	scale wo	odland planting along	J fringes	S		Low - 2											
OVERALL LANDSCA	PE SE	NSITI	/ITY (Co	ombir	ned Value and Susceptib	ility)				Total	Score	(/50)	23		OVERALL VISUAL S	ENSIT	TIVITY (C	Combi	ined \	/alue and Susceptibility)			Total Score (/50)) 25
Overall low landscape se	ensitivity	derive	d from lo	w land	dscape value and low suscept	ibility									Low visual value and me	dium s	susceptibil	lity. Ov	verall lo	ow visual sensitivity				-
Notes]	Notes									
MITIGATION OPPOR	TUNIT	IES / R	ECOM	MEND	DATIONS									_										
Landscape planting	~				Ret	ain and e	enhance ex	isting ve	egetation						Form of development						Strong urban edge required			
Landscape buffer	**														Local vernacular									
Site features CONSTRAINTS	×														Other									
CUNSTRAINTS															1	1								
On-site					F	otential f	for access	issues							Off-site									
CONCLUSION																								
previously, the site forms visually removed from th	a bloc e site it	c of dev self. In t	elopmen erms of v	t exter visual	nding the urban edge with no	loss of ke	ey charact	eristics.	With this in mind the la	landsca	ape sus	ceptib	ility and	also	the landscape sensitivity a	are bot	h conside	ered to	be low	I. Visually, there is limited value	naged and degraded rural edge and the lack e in the study area; the only element of value eptibility is therefore medium owing to this, t	e is the Keyworth	conservation area ar	nd this is



Landscape Sensitivity Visual Sensitivity

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





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.

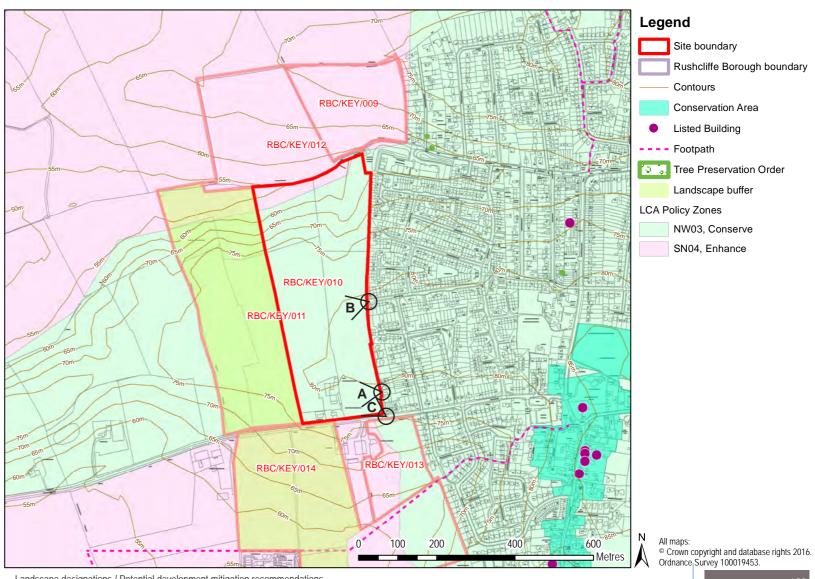


Site Photograph B - View that looks west from Croft Road on the western edge of Keyworth. There are few discernible features as the view is glimpsed through a hedge. Pastoral land of the site is in better condition in this location than further south.

Greenhays Farm

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.



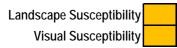


Landscape designations / Potential development mitigation recommendations

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

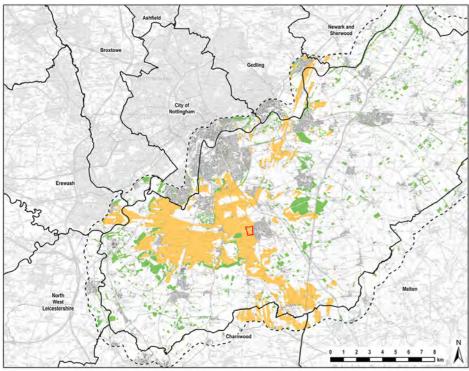


LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMENT					CLIENT:	Rushcliffe Borough Council							Aggregate Score (/100)	: 54
SITE REFERENCE:	1	011 - Land south of Debdale La		DATE VISITE	D: 08	3/09/20	16							SURVEYED BY: EV	CHECKED BY	
EXISTING LANDSCA	PE CHARACTER			Landscape character within si	te		NW03 (G	ood), SN04 (Moderate)			Land	sca	pe character within study area	NW03 (Good)	, SN04 (Moderate)	
			LIVING LA	NDSCAPES METHODOLOGY	•									OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA Stud		LCA	Site	Study Area	Tree Cover	LCA	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	XXX	Nucleated	4 4		-	×	\checkmark	Wooded - ancient	×	×	×		Spatial character	Medium - framed	Variable	
Rolling / undulating	\checkmark × \checkmark	Clustered	××		×	×	×	Wooded - recent	~	×	×		Indicative ground vegetation	Grassland / grazing	Variable	
Low plateau	XXX	Settled	XX		✓	\checkmark	√	Trees & woods	×	×	×		Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Dispersed Waste ground / derelict		Woodland Rough / wild / equestrian	×	×	×	Coverts & tree groups Other trees	 ✓ ✓ 		\checkmark		Enclosure pattern Tree pattern	Sub-regular Variable	Variable Variable	
Marine levels		Unsettled	XX	Disturbed		$\hat{\mathbf{x}}$	$\hat{\mathbf{x}}$	Open / unwooded	X	×	×			Valiable	Vallable	
High plateau (>300m)	XXX	Coalfields	XX	Urban / brownfield	A	X	×		••		•••		Other characteristics /		Views to Ratcliffe Power Sta	ation
High hills (>600m)	XXX	Urban	XX	Parkland / leisure	\checkmark	×	×						features			
LANDSCAPE VALUE	-				Total Score	e (/25)	14	VISUAL VALUE							Total Score (/25	5) 10
Factor	Assessment						Score*	Factor	Asses	sment						Score*
Landscape quality	Rural edge is poorly manag	ged and degraded					Low - 1	Recognition of value	Conse	rvation a	area in stu	dy a	rea, no direct views to site			Low - 3
Scenic quality	Some scenic long views acr	ross rural countryside however	there are sever	al areas of human influence			Med - 2	Indicators of value	Bench	near so	outh west c	orne	er of site, facing away from site			Low - 3
Rarity	N/A						Low - 1	Other value	N/A							Low - 3
Representativeness	Most key characteristics rep	presented					High - 3	VISUAL SUSCEPTIB	LITY						Total Score (/25	5) 15
Conservation interests	Conservation area, number	of listed buildings, TPOs					Med - 2	Factor	Asses	sment						Score*
Recreation value	A few PRoW, some public of	open space					Low - 1	Primary receptors	Reside	ential - s	ite forms o	f rui	ral edge but not necessarily attra	active view		Med - 4
Perceptual aspects	Long views are pleasant bu	It degraded character and hum	an influence imp	pact perception of the landscape			Med - 2	Secondary receptors	Transp	oort - site	e not impo	rtan	t to experience			Low - 2
Associations	N/A						Low - 1	Number of receptors	Edge o	of village	e settlemer	nt				Med - 4
LANDSCAPE SUSCE	PTIBILITY				Total Score	e (/25)	15	Visibility of site	Views	limited b	oy landforr	n an	d vegetation in places, longer vi	ews from south		Med - 4
Factor	Assessment						Score*									
Subtraction	No loss of key characteristic	CS					Low - 2									
Addition	Large urban extension to se	ettlement					Med - 4									
Perception	Perceived urbanisation in w	vest of site and study area, eroo	ding rural edge a	and drawing of settlement over loca	alised ridge	line	High - 6									
Policy	Minimise the influence of la	rger settlements such as Keyw	<i>i</i> orth through sm	all-scale woodland planting along f	fringes		Low - 2									
OVERALL LANDSCA	VPE SENSITIVITY (Comb	ined Value and Susceptib	ility)		Total Score	e (/50)	29	OVERALL VISUAL S	ENSITIV	ITY (C	ombined	Va	lue and Susceptibility)		Total Score (/50)) 25
Low landscape sensitivit	y arising from low visual valu	e and medium susceptibility						Low visual value and me	dium sus	ceptibili	ty, overall	OW	visual sensitivity			
Notes								Notes								
	TUNITIES / RECOMMEN							-								
Landscape planting				e existing vegetation				Form of development	×					Strong urban edge required		
Landscape buffer Site features	W W	estern hair of site to retain stro	ng rural edge to	village and prevent encroachment	over ridgei	ine		Local vernacular Other	×							
								Utilei								
CONSTRAINTS On-site		P	Potential for acce	ess issues				Off-site								
CONCLUSION																
The site forms a large bl large urban extension ar	nd has the potential to increase	se the perceived urbanisation i	in the western ha		e settlement									d nature of the rural edge. The landscape sual value inherent in the site. Again, the v		



Landscape Sensitivity Visual Sensitivity

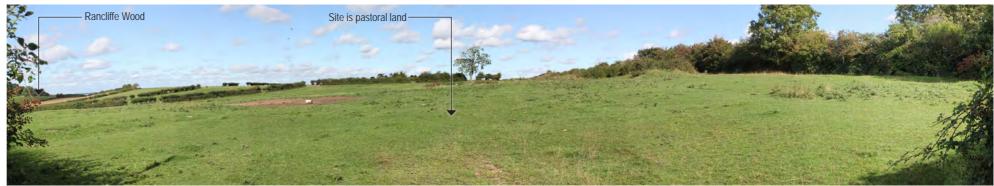
KEY/011 - Land south of Debdale Lane (2)



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



Aerial view of the site



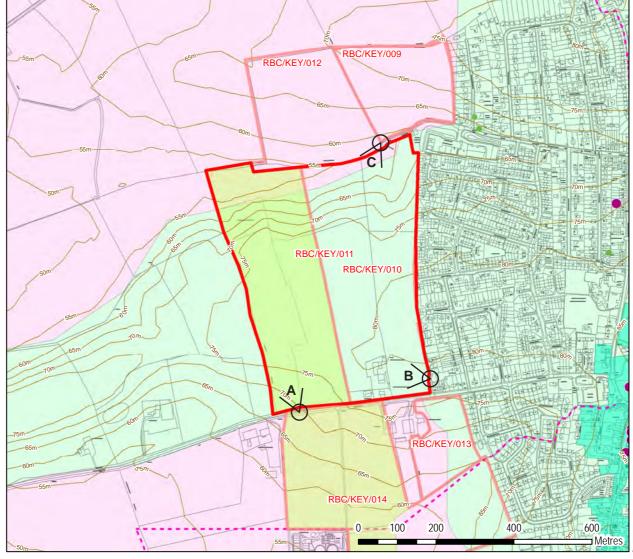
Site Photograph A - Situated towards the western end of the site, this viewpoint looks north from a field gate on Bunny Lane. To either side of the viewpoint, the boundary vegetation is relatively dense, restricting views into the site, but the height of the hedge decreases as you travel west along Bunny 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.



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.





Landscape designations / Potential development mitigation recommendations

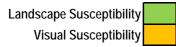
Site Photograph C - Looking south-westerly from Debdale Lane, this viewpoint demonstrates the landform change in the northern end of the site. The site is visible in the background of the view. The land rises towards a ridgeline within the site and then falls towards Bunny Lane (not pictured).

	and
Lege	
	Site boundary
	Rushcliffe Borough boundary
	Contours
	Conservation Area
٠	Listed Building
	Footpath
Q 5.	Tree Preservation Order
	Landscape buffer
LCA P	olicy Zones
	NW03, Conserve
	SN04, Enhance

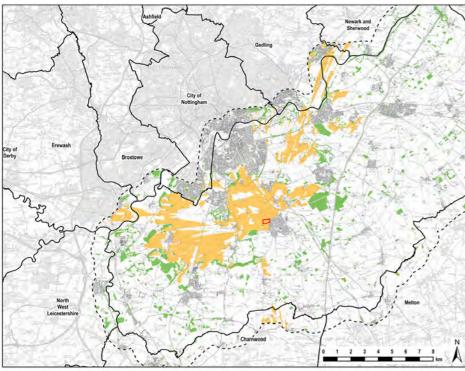
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LANDSCAPE AN	ID VIS	SUAL	SENS	SITIV	/ITY ASSES	SSMENT	-						(CLIENT:	Rushcliffe Borough	Council							Aggregate	e Score (/100):	: 50
SITE REFERENCE:			RBC/K	EY/01	12 - Land north c	of Debdale La	ane (2)			DATE V	'ISITED:	08/	/09/201	16								SURVEYED BY: EV		CHECKED BY:	
EXISTING LANDSCA	PE CH	ARAC	TER					L	andscape	character wit	hin site			S	N04 (Moderate)				Lands	сар	e character within study area	SN04 (Modera	ate), NW03 (Go	od)	
							LIVIN	IG LANDS	SCAPES M	ETHODOLOG	GY											OTHER			
Landform	LCA	Site	Study Area		Settlement Pa	ittern	LCA	Study Area	Land	Cover		LCA	Site	Study Area	Tree Cover		LCA	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	×		Nucleated		\checkmark	\checkmark	Arable	farms			\checkmark	\checkmark	Wooded - anc	ient	×	×	×		Spatial character		Variable		
Rolling / undulating	\checkmark	×	~		Clustered		×	×	Mixed				×	×	Wooded - rece		\checkmark	×	×		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	×	×	×	-	Settled		×	×		al farms			×	×	Trees & wood		×	×	×		Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	×	-	Dispersed Waste ground	/ dorolict	✓×	××	Woodl	and / wild / eques			××	××	Coverts & tree Other trees	e groups	√	×	× ×		Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels	X	$\hat{\mathbf{x}}$	- x		Unsettled	/ UCI CIICI	X	X	Distur				X	X	Open / unwoo	ded	×		×			Linca	Variabic		
High plateau (>300m)	×	×	×		Coalfields		×	×		/ brownfield		×	×	\checkmark			•••	••			Other characteristics /				
High hills (>600m)	\times	×	×		Urban		×	×	Parkla	nd / leisure		\checkmark	\times	×							features				
LANDSCAPE VALUE											Tota	I Score	(/25)	12	VISUAL VA	LUE								Total Score (/25)) 10
Factor	Assess	sment												Score*	Factor		Assessr	ment							Score*
Landscape quality	Some p	arts of	study are	a unm	managed, others	are domesti	ic setting							Med - 2	Recognition of	f value	N/A								Low - 3
Scenic quality	Some of	legrade	ed elemen	its and	d human influen	ce to east								Low - 1	Indicators of v	alue	N/A								Low - 3
Rarity	N/A													Low - 1	Other value		N/A								Low - 3
Representativeness													1	High - 3	VISUAL SUS	SCEPTIBIL	ΤY							Total Score (/25)) 15
Conservation interests														Low - 1	Factor		Assessr	ment							Score*
Recreation value	1 PRoV	V, limite	ed public o	open s	space									Low - 1	Primary recep	tors	Resident	tial - sit	te forms a	part	t of the rural outlook				Med - 4
Perceptual aspects	Edge o	f settle	ment and	poor n	management de	tracts, no re	al sense o	of tranquilli	ty					Low - 1	Secondary rec	ceptors	N/A								Low - 2
Associations	N/A													Low - 1	Number of rec	eptors	Edge of	settlem	nent						Med - 4
LANDSCAPE SUSCE	PTIBIL	ITY									Tota	I Score	(/25)	13	Visibility of site	ê	Screene	d by la	ndform an	d ve	egetation in places, longer views	s from the north			Med - 4
Factor	Assess	sment											5	Score*											
Subtraction	No real	loss of	f key chara	acteris	istics								l	Low - 2											
Addition	5		sion of urb		5								Ν	Vled - 4											
Perception	Extens	on of u	irban edge	e, form	ming finger of de	velopment p	erpendicu	ılar to exis	ting settlem	ent boundary			Ν	Vled - 4											
Policy	Develo	oment	along villa	ge frin	nges should aim	to provide a	a disperse	d characte	er rather that	n a sharp line	•		L	Low - 2											
OVERALL LANDSCA	PE SE	VSITIV	/ITY (Co	mbin	ned Value and	Susceptib	oility)				Tota	I Score	(/50)	25	OVERALL V	ISUAL SEN	ISITIVIT	ГҮ (Со	ombined	Val	lue and Susceptibility)			Total Score (/50)) 25
Low landscape value and	d suscep	tibility,	overall lo	w land	dscape sensitivit	ty									Low visual val	ue and medi	um susce	eptibility	y. Overall	OW	visual sensitivity				-
Notes															Notes										
MITIGATION OPPOR	TUNITI	ES/R	ECOMM	END	ATIONS																				
Landscape planting	\checkmark					Rest	tore and e	enhance e	xisting vege	tation					Form of devel	_	X								
Landscape buffer Site features	$\mathbf{\times}$					Opportunit	v to croat	o DDoW o	long south	rn boundary					Local vernacu Other	lar		Provabl	forward	ith i	site KEY/010 in order to avoid fi	nger of development			
						Opportunit	y lu creat		iong southe	in boundary					Other	I		Slought	TOTWATU V	/1011 :					
On-site							Acc	ess issues	;						Off-s	site					Severn Trent Wa	ter facility immediately to southern bounda	iry		
CONCLUSION																									
The site comprises two a characteristics, but the e	xtensior	is a fir	nger of dev	velopn	ment which appe	ears illogical.	. The land	scape sus	ceptibility is	considered to	o be low, b	out it is r	ecomn	nended ti	at this site is broug	ht forward w	ith site K	EY/010) in order t	o m		The site forms an extension of the existing indscape sensitivity is low. In terms of visu v.			indicators



Landscape Sensitivity Visual Sensitivity





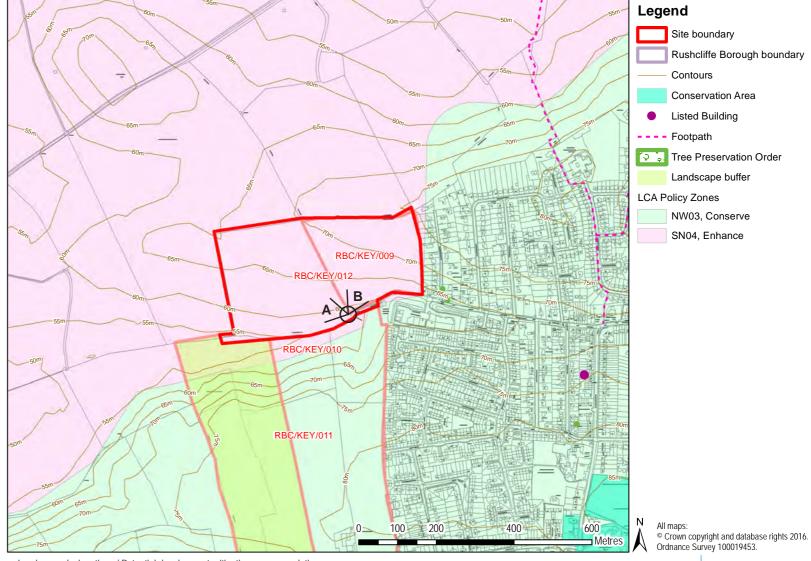
Site Photograph A - This view is taken from Debdale Lane where it has become an informal path on the southern boundary of the site. The panorama demonstrates the undulating landform and arable usage of the site, as well as the dense boundary vegetation. The character at this end of the site is rural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



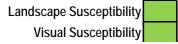
Aerial view of the site



Landscape designations / Potential development mitigation recommendations

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

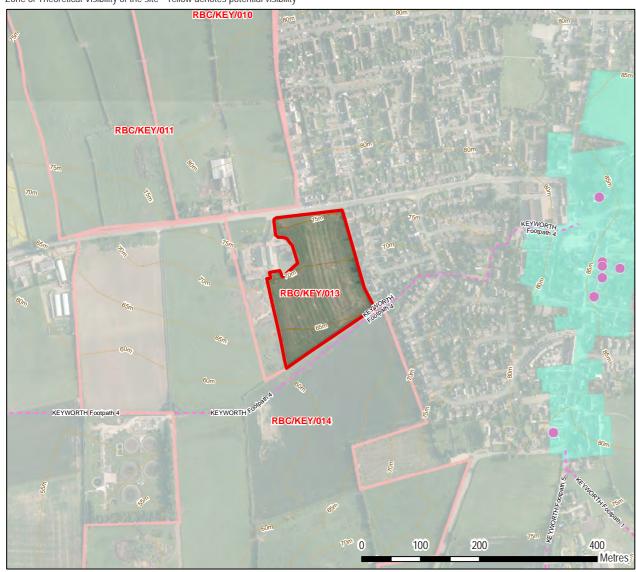
LANDSCAPE AN	ID VI	SUAL	SENS	ITIVI	ITY ASSI	ESSMEN	IT								CLIENT:	: Rus	shcliffe Borough Council								A	ggregate	e Score (/100)	: 44
SITE REFERENCE:				RBC/	/KEY/013 - H	lillside Farm					DATE VIS	SITED:	08	8/09/20)16									SURVEYED B			CHECKED BY	
EXISTING LANDSCA	PE CH	ARAC	TER						Land	dscape cha	racter with	in site			NW03 (Good	d), SN04 (Moderate)				Lands	сар	pe character within study area	NWC	03 (Good), SI	N04 (Modera	ate)	-
							LIV	ING LAN	NDSC/	APES MET	HODOLOGY	Y												OTHER				
Landform	LCA	Site	Study Area	S	Settlement P	Pattern	LCA	Study Area		Land Cov	/er		LCA	Site	Study Area		Tree Cover	LC	A Site	е	tudy Area		Descriptive Attribute	Site			Study Area	
Vales & valley bottoms	×	×	×		Nucleated		-	\checkmark		Arable far			\checkmark	\checkmark		1	Wooded - ancient	-			×		Spatial character	Medium - framed		ariable		
Rolling / undulating	\checkmark	×			Clustered		×	×	_	Mixed far			×	X	×	4	Wooded - recent				×		Indicative ground vegetation	Farmland (arable)		ariable		
Low plateau Sloping (low hills)	$\mathbf{\times}$	×	×		Settled		×	×	_	Pastoral f Woodland			\checkmark	×	>	-	Trees & woods Coverts & tree groups				× √		Boundary treatments Enclosure pattern	Hedges Sub-regular		ariable ariable		
Coastal dunes / shingle	×		$\mathbf{\hat{x}}$		Dispersed Waste ground	d / derelict	X	×	-		ı /ild / equestr	rian	$\overline{}$	×	Ŷ	1	Other trees		4 4				Tree pattern	Linear		ariable		
Marine levels	X	X	X		Unsettled			X		Disturbed			\checkmark	X	X	1	Open / unwooded		(X	_	×			Lindu				
High plateau (>300m)	×	×	×	C	Coalfields		×	×		Urban / b			\checkmark	×		1			• • •				Other characteristics / features					
High hills (>600m)	\times	×	×	l	Urban		×	×		Parkland	leisure /		\checkmark	×	×		-						lealuies					
LANDSCAPE VALUE	-											Tota	al Scor	e (/25)	14	ł	VISUAL VALUE	_									Total Score (/25) 10
Factor	Asses	sment													Score*		Factor	Ass	sessmen	nt								Score*
Landscape quality														Low - 1		Recognition of value	Cor	nservatio	n area	a in stud	dy a	area, no direct views to site					Low - 3	
Scenic quality														Med - 2	2	Indicators of value	N/A										Low - 3	
Rarity	N/A													Low - 1		Other value	N/A	L.									Low - 3	
Representativeness	Most k	ey char	acteristics	repres	sented										High - 3	3	VISUAL SUSCEPTIB	ILITY									Total Score (/25) 11
Conservation interests	Conse	rvation	area, numl	ber of I	listed building	gs									Med - 2	2	Factor	Ass	sessmen	nt								Score*
Recreation value	A few	PRoW i	ncluding o	ne alor	ong southern b	boundary, so	ome public	: open sp	pace						Low - 1		Primary receptors	Res	idential -	- site f	forms ve	ery i	minor part of rural edge					Low - 2
Perceptual aspects	Long \	iews ar	e pleasant	but de	egraded chara	acter and hu	ıman influ	ence imp	oact pe	erception of	the landsca	аре			Med - 2	2	Secondary receptors	Tra	nsport ar	nd rec	reation	- sit	ite not important to experience					Low - 2
Associations	N/A														Low - 1		Number of receptors	Edg	je of villa	ige se	ettlemen	t						Med - 4
LANDSCAPE SUSCE	PTIBI	ITY										Tota	al Scor	e (/25)	9	2	Visibility of site	Vie	ws limite	d by la	andform	n an	nd vegetation					Low - 2
Factor	Asses	sment													Score*	1												
Subtraction	No los	s of key	character	istics											Low - 2													
Addition	Urban	extensi	on to settle	ement											Low - 2													
Perception			on to settle												Low - 2													
Policy				ě	er settlements		/	ough sm	nall-sca	ale woodlar	d planting a	ě	•		Low - 2													-
OVERALL LANDSCA							ibility)					Tota	al Scor	e (/50)	23	3				•			lue and Susceptibility)				Total Score (/50) 21
Low landscape value an	d susce	ptibility,	low landso	cape s	sensitivity ove	erall											Overall low visual sensit	ivity de	erived fro	om low	v visual	valu	ue and susceptibility					
Notes																	Notes											
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	enda	ATIONS																							
Landscape planting	\checkmark					Re	etain and	enhance	e existi	ng vegetati	on						Form of development	>										
Landscape buffer Site features	×																Local vernacular Other											
																	Olliel											
CONSTRAINTS																	1	—										
On-site							Potential	for acce	ess iss	ues							Off-site							PRoW				
CONCLUSION																												
																								ck of recreational value contribute rs; the visual susceptibility is low				opear as



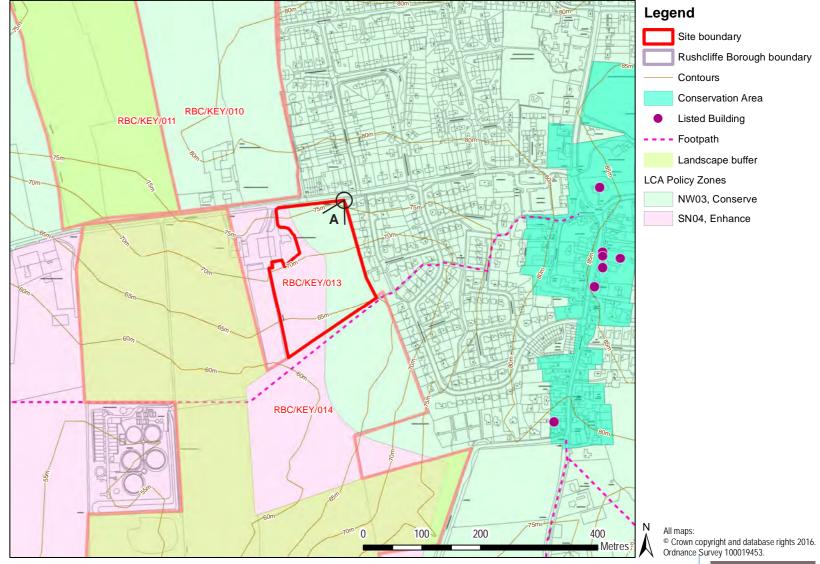
Landscape Sensitivity Visual Sensitivity



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



Aerial view of the site



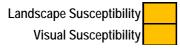
Landscape designations / Potential development mitigation recommendations



LANDSCAPE AN	ID VIS	SUAL	SENS	ITI\	/ITY ASSESSMENT							CLIENT:	Rus	shcliffe Borough Council						
SITE REFERENCE:			RBC/	KEY/	'014 - Land south of Bunny Lar	ne			DATE VISITED	:	08/09/2	016								
EXISTING LANDSCAPE CHARACTER Landscape character within site NW03 (G					Good	d), SN04 (Moderate)		Landscape character within study area												
						LIVIN	IG LANDS	SCA	PES METHODOLOGY											
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LC	A Site	Study Area		Tree Cover	LCA	Site	Stud Are		Descriptive Attribute	
Vales & valley bottoms	×	×	×		Nucleated	\checkmark	\checkmark		Arable farms	\checkmark	\checkmark	\checkmark	1	Wooded - ancient	×	×	×		Spatial character	Medium
Rolling / undulating	\checkmark	×	\checkmark		Clustered	×	×		Mixed farms	×	×	×		Wooded - recent	\checkmark	×	×		Indicative ground vegetation	Variable
Low plateau	×	×	×		Settled	×	×		Pastoral farms	\checkmark		\checkmark		Trees & woods	×	×	×	_	Boundary treatments	Hedges
Sloping (low hills) Coastal dunes / shingle	√ ×		× ×		Dispersed Waste ground / derelict	√ ★	X		Woodland Rough / wild / equestrian					Coverts & tree groups Other trees				_	Enclosure pattern Tree pattern	Sub-regi Linear
Marine levels	X	X	- x		Unsettled	$\hat{\mathbf{x}}$	$\mathbf{\hat{x}}$		Disturbed			X		Open / unwooded		X	×	-		Linca
High plateau (>300m)	X	X	X		Coalfields	X	×		Urban / brownfield		X	√	1	oponi annoodod	••	•••	••		Other characteristics /	
High hills (>600m)	×	×	×		Urban	×	×		Parkland / leisure	\checkmark	×	×							features	
LANDSCAPE VALUE									To	otal So	ore (/25:) 16]	VISUAL VALUE						
Factor	Assess	sment										Score*		Factor	Assessment					
Landscape quality	Some of	degrade	d areas, c	others	s well managed							Med - 2		Recognition of value	Conservation area in study area, no direct views to site					
Scenic quality	Some s	scenic lo	ong views	acro	ss rural countryside however th	here are	e several a	area	s of human influence			Med - 2		Indicators of value	Adjac	Adjacent cemetery, site is rural setting				
Rarity	ity N/A Low - 1					Other value	Recre	Recreational value and value as rural setting to village												
Representativeness					VISUAL SUSCEPTIBILITY															
Conservation interests						Factor	Assessment													
Recreation value	Recreation value Network of PRoW, some public open space Med - 2						Primary receptors	Recre	ational	- site is	part of	the visual amenity experienced	by recepto							
Perceptual aspects Long views are pleasant but degraded character and human influence impact perception of the landscape in parts Med - 2						Secondary receptors	Resid	Residential - site forms part of rural edge												
Associations N/A Low - 1						Number of receptors	Edge	Edge of village settlement												
LANDSCAPE SUSCE	PTIBIL	ITY.							To	otal So	ore (/25:) 15		Visibility of site	Views	availat	le from	a numl	ber of locations	
Factor	Assess	sment										Score*								
Subtraction	Loss of strong rural edge Med - 4				Med - 4															
Addition	Large urban extension to settlement Med - 4																			
Perception																				
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					OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)															
Medium landscape value and susceptibility, overall medium landscape sensitivity						Low visual value but medium visual susceptibility. Overall a medium visual sensitivity														
Notes														Notes						
MITIGATION OPPOR	TUNITI	ES/R	ECOMM	END	ATIONS								1							
Landscape planting	√					n and ei	nhance ex	istir	g vegetation					Form of development	-					Stron
Landscape buffer	er Vestern and southern edges in order to contain development						Local vernacular	-				Developn	nent in kee							
Site features	\times													Other	×					
CONSTRAINTS																				
On-site	n-site PRoW, potential access issues							Off-site												
CONCLUSION	-													-						
																			n the study area is considered to	
																			ption of increased urbanisation a	
the visual amenity, there	is a low	value o	lespite the	site'	's role as part of Keyworth's ru	ral setti	ng. Howe	ver,	there is a medium susceptib	ility ari	sing fron	n the site's	role	as part of the visual am	enity expe	rienced	by both	recrea	ational and residential receptors,	as well as

sensitivity is medium.

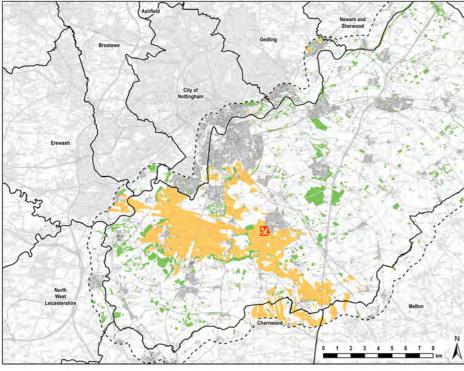
Landscape Value Visual Value

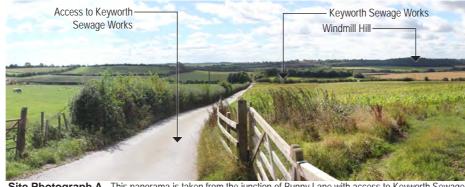


Landscape Sensitivity Visual Sensitivity

	Aggregate Score (/100):	61
SURVEYED BY: EV	CHECKED BY:	NW
NW03 (Good)	, SN04 (Moderate)	
OTHER		
Site	Study Area	
I - open	Variable	
))	Variable	
	Variable	
ular	Variable	
	Variable	
	Views to Ratcliffe Power Stati	on
	Total Score (/25)	13
		Score*
		Low - 3
		Low - 3
		Med - 6
	Total Coore (/25)	
	Total Score (/25)	17
		Score*
ors		Med - 4
	Total Score (/50)	30
g urban edge required eping with nearby conservation ar	ea	
inence of the settlement. The land	edium levels of landscape and sceni lscape sensitivity is also medium. In t within its surroundings. Overall, the v	terms of

KEY/014 - Land south of Bunny Lane

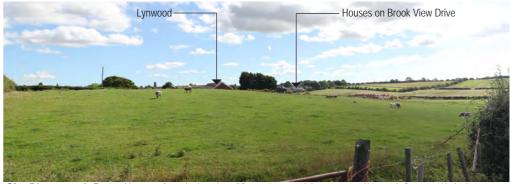




Site Photograph A - This panorama is taken from the junction of Bunny Lane with access to Keyworth Sewage Works and looks southwards into the valley associated with Fairham Brook. Windmill Hill can be seen to the right of the view and structures associated with Keyworth Sewage Works can be glimpsed in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



Site Photograph 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.



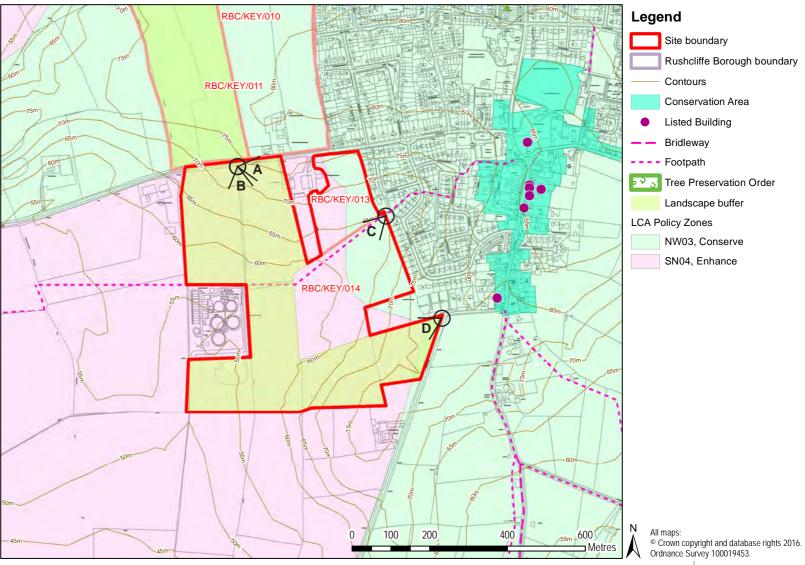
Site Photograph B - Looking east from the junction of Bunny Lane and the access to Keyworth Sewage Works into the site. The view has a strong rural quality despite its proximity to the western edge of Keyworth. Development in the view includes Lynwood and also houses on Brook View Drive, both towards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



Site Photograph 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.

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





Landscape designations / Potential development mitigation recommendations

Aerial view of the site