



| LANDSCAPE AN                             | ID VI        | SUAI      | _ SENS        | SITIVITY ASSESSMEN                   | Τ            |               |                                   |              |          | CLIENT:       | Rushcliffe Borough Council    |            |              |               |   |  | Aggregat       | te Score (/100):  | :  51        |
|--|--------------|-----------|---------------|--------------------------------------|--------------|---------------|-----------------------------------|--------------|----------|---------------|-------------------------------|------------|--------------|---------------|---|--|----------------|-------------------|--------------|
| SITE REFERENCE:                          |              |           | RBC/RA        | AD/001 - Land north of Nottingha     | ım Road      |               | DATE VISITE                       | .D: 2        | 24/10/20 | 016           |                               |            |              |               |   | SURVEYED BY: RW  |                | CHECKED BY        | ′: NW        |
| EXISTING LANDSCA                         | PE CH        | IARAC     | TER           |                                      |              | I             | andscape character within si      | ite          |          |               | n/a                           |            |              | Land          | scape character within study are          | SN04 (Moderate   | .e), SN05 (Mod | lerate)           |              |
|  |              |           |               |                                      | LIVI         | NG LAND       | SCAPES METHODOLOGY                |              |          |               |                               |            |              |               |   | OTHER  |                | <u> </u>          |              |
| Landform                                 | LCA          | Site      | Study<br>Area | Settlement Pattern                   | LCA          | Study<br>Area | Land Cover                        | LCA          | Site     | Study<br>Area | Tree Cover                    | PZ         | Site         | Study<br>Area | Descriptive Attribute                     | Site   |                | Study Area        |              |
| Vales & valley bottoms                   | ×            | 4         | 4             | Nucleated                            | 4            | 4             | Arable farms                      | 4            | ×        | 4             | Wooded - ancient              | ×          | ×            | ×             | Spatial character                         | Variable   | Variable       |                   |              |
| Rolling / undulating                     | ×            | ×         | ×             | Clustered                            | 4            | ×             | Mixed farms                       | ×            | ×        | ×             | Wooded - recent               | ×          | 4            | 4             | Indicative ground vegetation              | Grassland / grazing  | Variable       |                   |              |
| Low plateau                              | $\checkmark$ | ×         | ×             | Settled                              | ×            | ×             | Pastoral farms                    | ✓            | 4        | 4             | Trees & woods                 | 4          | ×            | ×             | Boundary treatments                       | Variable   | Variable       |                   |              |
| Sloping (low hills)                      | <b>√</b>     | ×         | ×             | Dispersed                            | <b>4</b>     | <b>√</b>      | Woodland                          | ×            | <b>√</b> | 4             | Coverts & tree groups         | <b>4</b>   | ×            | 4             | Enclosure pattern                         | Sub-regular  | Variable       |                   |              |
| Coastal dunes / shingle<br>Marine levels | ×            | ×         | ×             | Waste ground / derelict              | ×            |               | Rough / wild / equestrian         | 4            | ×        | <b>√</b>      | Other trees Open / unwooded   | ×          | <b>×</b>     | <b>√</b>      | Tree pattern                              | Variable   | Variable       |                   |              |
| High plateau (>300m)                     | ×            | ×         | - X           | Unsettled<br>Coalfields              | ×            | ×             | Disturbed Urban / brownfield      | 4            | ×        | <b>✓</b>      | Open / unwooded               | <b>~</b>   | <b>*</b>     | ×             | Other characteristics /                   |  |                |                   |              |
| High hills (>600m)                       | ×            | ×         | ×             | Urban                                | 1            | ×             | Parkland / leisure                | 1            | ×        | 1             |                               |            |              |               | features                                  |  |                |                   |              |
| LANDSCAPE VALUE                          |              |           |               | 0.54.1                               |              |               |                                   | Total Scor   | ro (/25) | 4             | VISUAL VALUE                  |            |              |               |   | <u> </u>   |                | Total Score (/25  | 5) 13        |
| Factor                                   |              | sment     |               |                                      |              |               |                                   | Total Scol   | 10 (123) | Score*        | Factor                        | Δςςρ       | ssment       |               |   |  |                | Total 30010 (/23) | Score*       |
| Landscape quality                        |              |           | with dogra    | ded agriculture and equestrian u     | 202          |               |                                   |              |          | Low - 1       | Recognition of value          | None       |              |               |   |  |                |                   | Low - 3      |
| Scenic quality                           |              |           |               | ible but often degraded. Built forn  |              | ent locally   | high quality                      |              |          | Med - 2       | Indicators of value           | None       |              |               |   |  |                |                   | Low - 3      |
| Rarity                                   | N/A          |           | <u> </u>      | Ü                                    |              |               | 3 1 3                             |              |          | Low - 1       | Other value                   | Rural      | setting to   | o village e   | dge                                       |  |                | -                 | Med - 6      |
| Representativeness                       | Reaso        | nable c   | orrelation    | with some anomalies in key LCA       | features     |               |                                   |              |          | Med - 2       | VISUAL SUSCEPTIE              | BILITY     |              |               |   |  |                | Total Score (/25) | ) 13         |
| Conservation interests                   | TPOs         | and list  | ed buildinç   | gs in clusters                       |              |               |                                   |              |          | Low - 1       | Factor                        | Asses      | ssment       |               |   |  |                |                   | Score*       |
| Recreation value                         | No PR        | RoW acr   | oss site bu   | ut cycle route and network of PR     | oW in stu    | dy area, a    | s well as public open space       |              |          | High - 3      | Primary receptors             | Resid      | ential on    | village ed    | lge. Site part of rural setting of villag | je   |                |                   | Med - 4      |
| Perceptual aspects                       | Urban        | fringe \  | vith some     | tranquillity and sense of rural se   | tting betw   | een railwa    | y and village edge                |              |          | Med - 2       | Secondary receptors           | Recre      | ational /    | Transport     | - site is a small part of perceived vi    | sual amenity   |                |                   | Low - 2      |
| Associations                             | N/A          |           |               |                                      |              |               |                                   |              |          | Low - 1       | Number of receptors           | Village    | e edge a     | nd highwa     | ay  |  |                |                   | Med - 4      |
| LANDSCAPE SUSCE                          | PTIBI        | LITY      |               |                                      |              |               |                                   | Total Scor   | re (/25) | 11            | Visibility of site            | Mostly     | y restrict   | ed by vege    | etation and transport infrastructure      |  |                |                   | Low - 2      |
| Factor                                   | Asses        | sment     |               |                                      |              |               |                                   |              |          | Score*        |                               |            |              |               |   |  |                |                   | ' <u>-</u>   |
| Subtraction                              | Loss o       | of agricu | ıltural land  | I and potentially tree and shrub o   | over         |               |                                   |              |          | Low - 2       |                               |            |              |               |   |  |                |                   |              |
| Addition                                 |              |           |               | e into rural setting in between vill |              | 152 / railwa  | ay. Potentially unsympathetic     |              |          | Low - 2       |                               |            |              |               |   |  |                |                   |              |
| Perception                               |              |           |               | perceived increase in urbanisati     |              |               |                                   |              |          | Med - 4       |                               |            |              |               |   |  |                |                   |              |
| Policy                                   |              |           | 0             | through planting small copses to     |              | the unifor    | <u> </u>                          |              | (/= 0)   | Low - 2       | OVERALL MIGHAL O              | FNOIT      | UT) / (0     |               | 11/1 10 (11/11)                           |  |                | T 0 (/5a          | 2 2          |
|  |              |           |               | mbined Value and Suscept             | bility)      |               |                                   | Total Scor   | re (/50) | 25            |                               |            | •            |               | I Value and Susceptibility)               |  |                | Total Score (/50) | 0) 26        |
| Overall low landscape vi                 | sibility o   | derived   | from low v    | /alue and susceptibility             |              |               |                                   |              |          |               |                               | sceptibili | ty contrib   | outing to a   | n overall low visual sensitivity          |  |                |                   |              |
| Notes                                    |              |           |               |                                      |              |               |                                   |              |          |               | Notes                         |            |              |               |   |  |                |                   |              |
|  |              |           |               |                                      |              |               |                                   |              |          |               |                               |            |              |               |   |  |                |                   |              |
| MITIGATION OPPOR                         | TUNIT        | IES / F   | RECOMM        | MENDATIONS                           |              |               |                                   |              |          |               |                               |            |              |               |   |  |                |                   |              |
| Landscape planting                       | 4            |           |               | Retain blocks of vegetation de       | fining field | d divisions   | . Retain block of woodland to ea  | ast of the s | site.    |               | Form of development           | ×          |              |               |   |  |                |                   |              |
| Landscape buffer                         | 4            |           |               | West half of site r                  | etained to   | avoid per     | ception of increased urbanisation | n            |          |               | Local vernacular              | ×          |              |               |   |  |                |                   |              |
| Site features                            | ×            |           |               |                                      |              |               |                                   |              |          |               | Other                         | ×          | <u> </u>     |               |   |  |                |                   |              |
| CONSTRAINTS                              |              |           |               |                                      |              |               |                                   |              |          |               |                               |            |              |               |   |  |                |                   |              |
| On-site                                  |              |           |               | Acce                                 | ess and po   | otential floo | oding issues                      |              |          |               | Off-site                      |            |              |               |   |  |                |                   |              |
| CONCLUSION                               | -            |           |               |                                      |              |               |                                   |              |          |               |                               | •          |              |               |   |  |                |                   |              |
| representativeness to the                | e record     | ded LCA   | A, as well a  | as a limited perception of tranqui   | illity owing | to the pro    | ximity of the settlement edge ar  | nd the A52   | road. 7  | The lands     | ape value is low. In terms of | susceptik  | oility to cl | hange, de     |   | in the study area, there is a fair amount of<br>tial to locally increase the perceived sense<br>ecceptibility and sensitivity. |                |                   | little other |

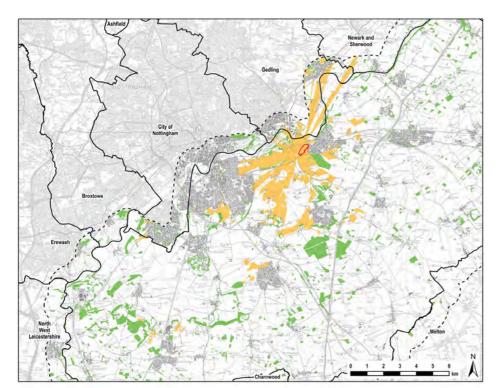
Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

# RAD/001 - Land north of Nottingham Road



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



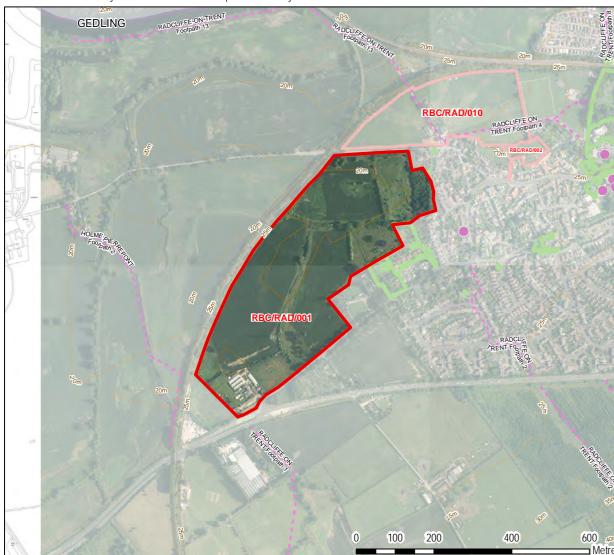
Site Photograph A - This panorama looks south from Holme Lane directly into the site. From this location can be seen both the pastoral land use of the site and its role as part of the rural context to the settlement. Running along the right hand background of the view is the raised embankment of the disused railway branch line which carried coal trains to and from Cotgrave Colliery. The electricity pylons running through the site add a detractor, but there is no other built form within the view.

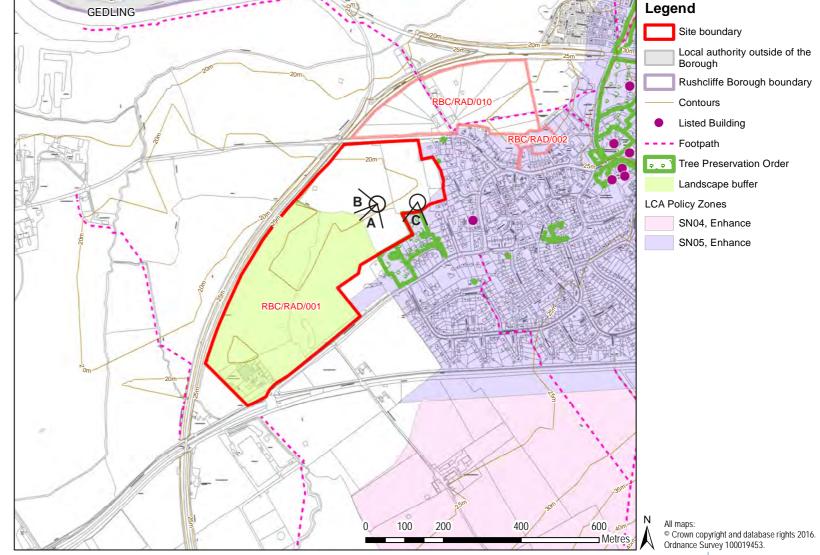


Site Photograph B - View taken looking west along Holme Lane. This panorama illustrates the rural character and recreational value of the lane, which is part of National Cycle Route 15 and links Radcliffe on Trent to Holme Pierrepont.



Site Photograph C - Looking south from a field gate on Holme Lane directly into the north-eastern corner of the site. This view shows the rough pastoral land use in this section of the site and the variable landscape condition on site. There is no built form visible in the view, but it sits adjacent to some housing on the western edge of Radcliffe on Trent.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN               | AND VISUAL SENSITIVITY ASSESSMENT  RBC/RAD/002 - 72 Main Road DATE VISITED: 24/10/2  |             |               |          |                |               |          |               |           |               |              |           |           |               | T: Ru | shcliffe Borough Council          |          |             |               |      |                                     |  | Aggregate               | Score (/100)          | : 39    |
|----------------------------|--|-------------|---------------|----------|----------------|---------------|----------|---------------|-----------|---------------|--------------|-----------|-----------|---------------|-------|-----------------------------------|----------|-------------|---------------|------|-------------------------------------|--|-------------------------|-----------------------|---------|
| SITE REFERENCE:            |  |             | R             | RBC/RAI  | D/002 - 72 M   | lain Road     |          |               |           | DA            | ATE VISITE   | D:        | 24/10/20  | 016           |       |                                   |          |             |               |      |                                     | SURVEYED BY: RW  |                         | CHECKED BY            |         |
| EXISTING LANDSCA           | PE CH  | ARACT       | ER            |          |                |               |          | L             | Landsca   | pe charact    | er within si | te        |           |               | SNO   | 05 (Moderate)                     |          |             | Lan           | lsca | ape character within study area     | SN05   | (Moderate)              |                       | -       |
|                            |  |             |               |          |                |               | LIVIN    | IG LAND       | SCAPE     | S METHOD      | OLOGY        |           |           |               |       |                                   |          |             |               | Ι    | Ī                                   | OTHER  |                         |                       |         |
| Landform                   | LCA  | Site        | Study<br>Area | Set      | tlement Patte  | tern          | LCA      | Study<br>Area | La        | nd Cover      |              | LCA       | Site      | Study<br>Area |       | Tree Cover                        | PZ       | Z Site      | Study<br>Area |      | Descriptive Attribute               | Site   |                         | Study Area            |         |
| Vales & valley bottoms     | ×  | 4           | 4             | Nuc      | cleated        |               | 4        | 4             | Ar        | able farms    |              | 4         | ×         | ×             |       | Wooded - ancient                  | ×        | X           | ×             | 1    | Spatial character                   | Small  | Variable                |                       |         |
| Rolling / undulating       | ×  | ×           | ×             |          | stered         |               | 4        | ×             |           | xed farms     |              | ×         | ×         | ×             |       | Wooded - recent                   | ×        | X           | ×             | 1    | Indicative ground vegetation        | Variable   | Variable                |                       |         |
| Low plateau                | 4  | ×           | ×             |          | tled           |               | ×        | ×             | _         | storal farms  | 5            | <b>4</b>  | 4         |               |       | Trees & woods                     | 4        |             | ×             | -    | Boundary treatments                 | Hedges   | Variable                |                       |         |
| Sloping (low hills)        | <b>✓</b>   | ×           | ×             |          | persed         | dorolist      | <b>√</b> | ×             |           | oodland       | oguactrian   | ×         |           |               |       | Coverts & tree groups Other trees |          | / X         |               | ┨    | Enclosure pattern Tree pattern      | Sub-regular<br>Linear  | Sub-regular<br>Variable |                       |         |
| Marine levels              |  | ×           | ×             |          |                | uerelict      |          |               | _         | .,            | equesinan    |           |           | <b>X</b>      | ┥     | Open / unwooded                   |          | X           |               | ┨    |                                     | Linear   | variable                |                       |         |
| High plateau (>300m)       | ×  | ×           | ×             |          |                |               | ×        | ×             |           |               | field        | ×         | ×         | 4             | 1     | opony unitoducu                   |          | •   • •     |               | 1    | Other characteristics /             |  |                         |                       |         |
| High hills (>600m)         | ×  | ×           | ×             | Urb      | an             |               | ×        | 4             | Pa        | rkland / leis | ure          | ×         | ×         | 4             |       |                                   |          |             |               |      | features                            |  |                         |                       |         |
| LANDSCAPE VALUE            |  |             |               |          |                |               |          |               |           |               |              | Total Sco | ore (/25) | 1             | 1     | VISUAL VALUE                      |          |             |               |      |                                     |  |                         | Total Score (/25      | 5) 10   |
| Factor                     | Assess   | ment        |               |          |                |               |          |               |           |               |              |           |           | Score         | 7     | Factor                            | Ass      | sessment    |               |      |                                     |  |                         |                       | Score*  |
| Landscape quality          | Urban  | edge sor    | ne degrade    | ed land  | use and dom    | nestic settir | ng       |               |           |               |              |           |           | Med -         | 2     | Recognition of value              | N/A      | ı           |               |      |                                     |  |                         |                       | Low - 3 |
| Scenic quality             | Human detractors on the urban edge Low N/A Low   |             |               |          |                |               |          |               |           |               |              |           |           | Low -         | 1     | Indicators of value               | N/A      |             |               |      |                                     |  |                         |                       | Low - 3 |
| Rarity                     | N/A Low - veness Some correlation but land cover not representative Low -  |             |               |          |                |               |          |               |           |               |              |           |           |               | 1     | Other value                       | N/A      | ı           |               |      |                                     |  |                         |                       | Low - 3 |
| Representativeness         | ativeness Some correlation but land cover not representative Low - 1 ion interests Some TPOs and listed buildings Med - 2  |             |               |          |                |               |          |               |           |               |              |           |           |               | 1     | VISUAL SUSCEPTIB                  | LITY     |             |               |      |                                     |  |                         | Total Score (/25      | 5) 9    |
| Conservation interests     | Assessment Score*  the quality Urban edge some degraded land use and domestic setting Med - 2 that iveness Some correlation but land cover not representative Low - 1 that ivenests Some TPOs and listed buildings Med - 2 that ivenests Some TPOs and listed buildings Med - 2 that ivenests Rural setting but high degree of influence of urban edge in proximity Low - 1 that ivenests Rural setting but high degree of influence of urban edge in proximity Low - 1 Assessment Score*  Total Score (/25) 11 Total Score (/25) 9 Assessment Score*  |             |               |          |                |               |          |               |           |               |              |           |           |               | 2     | Factor                            | Ass      | sessment    |               |      |                                     |  |                         |                       | Score*  |
| Recreation value           | Waste ground / derelict   Waste ground / derelict   Waste ground / derelict   Unsettled   Unsettled   Unsettled   Urban / Disturbed   Urban / Drownfield   Waste ground / derelict   Unsettled   Urban / Disturbed   Urban / Drownfield   Waste ground / derelict   Unsettled   Urban / Disturbed   Urban / Drownfield   Waste ground / derelict   Unsettled   Urban / Disturbed   Urban / Drownfield   Waste ground / derelict   Waste ground /   |             |               |          |                |               |          |               |           |               |              |           |           | Low -         | 1     | Primary receptors                 | Res      | idential fr | om village    | edg  | ge properties perceived increased   | urbanisation.  |                         |                       | Low - 2 |
| Perceptual aspects         | Assessment Score*  De quality Urban edge some degraded land use and domestic setting Med - 2  Detaility Human detractors on the urban edge Low - 1  N/A Low - 1  Intativeness Some correlation but land cover not representative Low - 1  Action interests Some TPOs and listed buildings Med - 2  Detail on value Public open space but limited network of PRoW Low - 1  Data al aspects Rural setting but high degree of influence of urban edge in proximity Low - 1  CAPE SUSCEPTIBILITY Total Score (125) 9  Assessment Score*  On No loss of key characteristics Low - 2   |             |               |          |                |               |          |               |           |               |              |           |           | Low -         | 1     | Secondary receptors               |          |             |               |      | erceived increased of urban edge    |  |                         |                       | Low - 2 |
| Associations               | Pequality Urban edge some degraded land use and domestic setting Human detractors on the urban edge Low - 1  N/A Low - 1  attiveness Some correlation but land cover not representative Low - 1  ion interests Some TPOs and listed buildings Med - 2  in value Public open space but limited network of PRoW Low - 1  It aspects Rural setting but high degree of influence of urban edge in proximity Low - 1  In Some TPOs and listed buildings Low - 1  It aspects Rural setting but high degree of influence of urban edge in proximity Low - 1  APE SUSCEPTIBILITY Total Score (/25) 9  Assessment Score*  In No loss of key characteristics Low - 2  Within general settlement edge / envelope Low - 2  |             |               |          |                |               |          |               |           |               |              |           |           | Low -         | 1     | Number of receptors               | Rela     | atively end | closed wh     | ch r | reduces actual visibility from pote | ntial receptors on village edge.   |                         |                       | Low - 2 |
| LANDSCAPE SUSCE            | N/A  eness Some correlation but land cover not representative  interests Some TPOs and listed buildings  Med - I  pects Rural setting but high degree of influence of urban edge in proximity  N/A  E SUSCEPTIBILITY  Assessment  No loss of key characteristics  Low - 2  Low - 3  Low - 2  Low - 2  Low - 2  Low - 3  Low - 2  Low - 2  Low - 3  Low - 2  Low - 3  Low - 3  Low - 3  Low - 3  Low - 4  Low - 2  Low - 2  Low - 3  Low - 3  Low - 3  Low - 4  Low - 3  Low - 4  Low -  |             |               |          |                |               |          |               |           |               |              |           |           |               | 9     | Visibility of site                | Low      | ı - high de | gree of er    | clos | sure by vegetation and built form.  |  |                         |                       | Low - 2 |
| Factor                     | iveness Some correlation but land cover not representative Low - 1 In interests Some TPOs and listed buildings Med - 2 Ivalue Public open space but limited network of PRoW Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Low - 1 Inspects Rural setting but high degree of influence of urban edge in proximity Rural setting but high degree of influence of urban edge in proximity Rural setting but high degree of influence of urban edge in proximity Rural setting but high degree of influence of urban edge in proximity Rural setti |             |               |          |                |               |          |               |           |               |              |           |           |               | •     |                                   |          |             |               |      |                                     |  |                         |                       |         |
| Subtraction                | No loss  | of key o    | haracterist   | tics     |                |               |          |               |           |               |              |           |           | Low - 2       | 2     |                                   |          |             |               |      |                                     |  |                         |                       |         |
| Addition                   |  |             |               | edge / e | nvelope        |               |          |               |           |               |              |           |           | Low - 2       | 2     |                                   |          |             |               |      |                                     |  |                         |                       |         |
| Perception                 |  |             |               |          |                |               |          |               |           |               |              |           |           | Low - 2       | 2     |                                   |          |             |               |      |                                     |  |                         |                       |         |
| Policy                     |  |             |               |          |                |               |          | ed vernac     | cular bui | dings         |              |           |           |               | 2     |                                   |          |             |               |      |                                     |  |                         |                       |         |
|                            |  |             |               |          |                | •             | bility)  |               |           |               |              | Total Sco | ore (/50) | 2             | 0     |                                   |          |             |               |      | alue and Susceptibility)            |  |                         | Total Score (/50      | )) 19   |
| Low landscape value an     | d suscep   | tibility, c | verall low l  | landsca  | pe sensitivity | /             |          |               |           |               |              |           |           |               | ╛     | Overall low visual sensiti        | vity ari | ising from  | a low val     | ie a | and susceptibility                  |  |                         |                       |         |
| Notes                      |  |             |               |          |                |               |          |               |           |               |              |           |           |               |       | Notes                             |          |             |               |      |                                     |  |                         |                       |         |
|                            |  |             |               |          |                |               |          |               |           |               |              |           |           |               |       |                                   |          |             |               |      |                                     |  |                         |                       |         |
| MITIGATION OPPOR           | TUNITI   | ES / RE     | COMME         | NDATI    |                |               |          |               |           |               |              |           |           |               |       |                                   |          |             |               |      |                                     |  |                         |                       |         |
| Landscape planting         | 4  |             |               |          | Reter          | ention of so  | me bound | lary veget    | tation w  | nich enclose  | es the site  |           |           |               |       | Form of development               | ×        |             |               |      |                                     |  |                         |                       |         |
| Landscape buffer           | ×  |             |               |          |                |               |          |               |           |               |              |           |           |               |       | Local vernacular                  | ×        |             |               |      |                                     |  |                         |                       |         |
| Site features  CONSTRAINTS | ^  |             |               |          |                |               |          |               |           |               |              |           |           |               |       | Other                             |          |             |               |      |                                     |  |                         |                       |         |
| CONSTRAINTS                | Т  |             |               |          |                |               |          |               |           |               |              |           |           |               |       | T                                 | _        |             |               |      |                                     |  |                         |                       |         |
| On-site                    | On-site Potential access issues depending on ownership   |             |               |          |                |               |          |               |           |               |              |           |           |               |       | Off-site                          |          |             |               |      |                                     |  |                         |                       |         |
| CONCLUSION                 | CLUSION  |             |               |          |                |               |          |               |           |               |              |           |           |               |       |                                   |          |             |               |      |                                     |  |                         |                       |         |
|                            |  |             |               |          |                |               |          |               |           |               |              |           |           |               |       |                                   |          |             |               |      |                                     | Development of the site would be perceive I value, susceptibility and sensitivity area a |                         | o notable loss of key | у       |

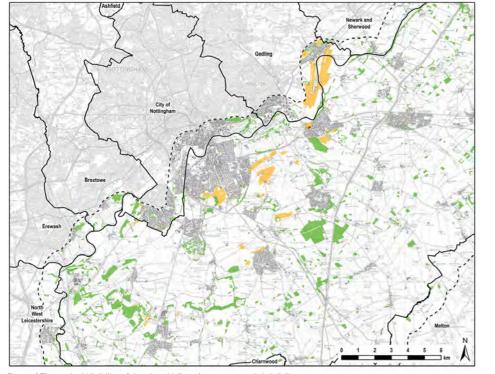
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

#### **RAD/002 -** 72 Main Road



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



**Site Photograph A** - This view looks south-east from Radcliffe on Trent Footpath 4. Within the foreground is equestrian grazing which forms part of the adjacent site RAD/010, but site RAD/002 lies just beyond the mature hedgerow visible in the foreground of the view. The site is nestled in with the settlement edge and beyond the site can be seen notable features such as the Tudor Grange Care Home (immediately to the south-east of the site), as well as the tower of St Mary's Church in the village centre.



Site boundary Listed Building --- Footpath Tree Preservation Order LCA Policy Zones

Landscape designations / Potential development mitigation recommendations

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Ordnance Survey 100019453.

Legend

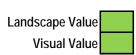
Contours

SN05, Enhance

Rushcliffe Borough boundary

| LANDSCAPE AN                                | ND VISUAL SENSITI                         | VITY ASSESSMEN                    | Τ               |               |                                       |            | (        | CLIENT:       | Rushcliffe Borough Council        |               |            |               |                                       |   | Aggregate Scor            | e (/100):    | 52        |
|---|---|-----------------------------------|-----------------|---------------|---------------------------------------|------------|----------|---------------|-----------------------------------|---------------|------------|---------------|---------------------------------------|---|---------------------------|--------------|-----------|
| SITE REFERENCE:                             | RBC/RA                                    | AD/003 - Land off Shelford R      | Road            |               | DATE VISITED                          | : 24       | 1/10/20  | 116           |                                   |               |            |               |                                       | SURVEYED BY: RW                               | CH                        | IECKED BY:   | : NW      |
| EXISTING LANDSCA                            | APE CHARACTER                             |                                   |                 | Lan           | dscape character within site          | ;          |          | S             | N05 (Moderate)                    |               |            | Lands         | cape character within study area      | SN05 (Moderate                                | e), SN04 (Moderate)       |              |           |
|   |   |                                   | LIVING          | LANDSC        | APES METHODOLOGY                      |            |          |               |                                   |               |            |               |                                       | OTHER   |                           |              |           |
| Landform                                    | LCA Site Study Area                       | Settlement Pattern                | 1 I (.A I       | itudy<br>Area | Land Cover                            | LCA        | Site     | Study<br>Area | Tree Cover                        | PZ            | Site       | Study<br>Area | Descriptive Attribute                 | Site  | Study                     | Area         |           |
| Vales & valley bottoms                      | X X ✓                                     | Nucleated                         |                 | <b>✓</b>      | Arable farms                          | 4          | 4        | 4             | Wooded - ancient                  | ×             | ×          | 4             | Spatial character                     | Medium - framed                               | Variable                  |              |           |
| Rolling / undulating                        | X X X                                     | Clustered                         |                 | ×             | Mixed farms                           | ×          | ×        | ×             | Wooded - recent                   | ×             | ×          | ×             | Indicative ground vegetation          | Variable                                      | Variable                  |              |           |
| Low plateau                                 | ✓ X X                                     | Settled                           |                 | ×             | Pastoral farms                        | <b>4</b>   | <b>√</b> | ×             | Trees & woods                     | 4             | ×          | ×             | Boundary treatments                   | Hedges  | Variable                  |              |           |
| Sloping (low hills) Coastal dunes / shingle | 4 4 4                                     | Dispersed Waste ground / derelict |                 | ×             | Woodland<br>Rough / wild / equestrian | <b>X</b>   | ×        | <b>√</b>      | Coverts & tree groups Other trees | <b>*</b>      | <b>X</b>   | 4             | Enclosure pattern Tree pattern        | Variable<br>Variable                          | Variable<br>Variable      |              |           |
| Marine levels                               | $\frac{1}{x}$ $\frac{2}{x}$ $\frac{2}{x}$ | Unsettled                         |                 | X             | Disturbed                             | 1          | X        | ×             | Open / unwooded                   | $\frac{2}{x}$ | ×          | <b>X</b>      | •                                     | Valiable                                      | Variable                  |              |           |
| High plateau (>300m)                        | XXX                                       | Coalfields                        |                 | ×             | Urban / brownfield                    | 4          | ×        | <b>4</b>      | opon / univocuou                  | •             | **         |               | Other characteristics /               |   |                           |              |           |
| High hills (>600m)                          | XXX                                       | Urban                             | 4               | ×             | Parkland / leisure                    | 4          | ×        | ×             |                                   |               |            |               | features                              |   |                           |              |           |
| LANDSCAPE VALUE                             |   |                                   |                 |               | To                                    | otal Score | e (/25)  | 13            | VISUAL VALUE                      |               |            |               |                                       |   | Total                     | Score (/25)  | ) 13      |
| Factor                                      | Assessment                                |                                   |                 |               |                                       |            |          | Score*        | Factor                            | Assessi       | ment       |               |                                       |   |                           |              | Score*    |
| Landscape quality                           | Well maintained generally. S              | Some degraded elements su         | ich as hedges   | within or     | bounding intensive arable land        | t          |          | Med - 2       | Recognition of value              | N/A           |            |               |                                       |   |                           |              | Low - 3   |
| Scenic quality                              | Strong rural character partic             | ularly in north east of study     | area. Landfori  | m adds to     | interest                              |            |          | Med - 2       | Indicators of value               | N/A           |            |               |                                       |   |                           |              | Low - 3   |
| Rarity                                      | N/A                                       |                                   |                 |               |                                       |            |          | Low - 1       | Other value                       | Part of t     | he rura    | al setting to | the settlement                        |   |                           |              | Med - 6   |
| Representativeness                          | Some aspects representative               | e but more wooded than LC         | A generally     |               |                                       |            |          | Med - 2       | VISUAL SUSCEPTIB                  | LITY          |            |               |                                       |   | Total                     | Score (/25)  | ) 15      |
| Conservation interests                      | A number of TPOs, some ar                 | ncient woodland                   |                 |               |                                       |            |          | Low - 1       | Factor                            | Assessi       | ment       |               |                                       |   |                           |              | Score*    |
| Recreation value                            | Limited PRoW, sport pitch b               | ut otherwise absent               |                 |               |                                       |            |          | Low - 1       | Primary receptors                 | Residen       | ntial - fo | orms part of  | the rural setting to the houses       |   |                           |              | Med - 4   |
| Perceptual aspects                          | Rural edge with some perce                | ption of tranquillity towards i   | north-eastern   | study area    | a                                     |            |          | Med - 2       | Secondary receptors               | Part of t     | he rura    | al view from  | Shelford Road and railway line fro    | om Nottingham to Grantham                     |                           |              | Low - 2   |
| Associations                                | N/A                                       |                                   |                 |               |                                       |            |          | Low - 1       | Number of receptors               | Moderat       | te num     | ber of rece   | ptors particularly in west of study a | rea   |                           |              | Med - 4   |
| LANDSCAPE SUSCE                             | EPTIBILITY                                |                                   |                 |               | To                                    | otal Score | e (/25)  | 11            | Visibility of site                | Higher la     | and pro    | ominent, bu   | t lower land more contained           |   |                           |              | Med - 4   |
| Factor                                      | Assessment                                |                                   |                 |               |                                       |            |          | Score*        |                                   |               |            |               |                                       |   |                           |              |           |
| Subtraction                                 | No notable loss of key chara              | acteristics                       |                 |               |                                       |            |          | Low - 2       |                                   |               |            |               |                                       |   |                           |              |           |
| Addition                                    | Extension of urban edge                   |                                   |                 |               |                                       |            |          | Low - 2       |                                   |               |            |               |                                       |   |                           |              |           |
| Perception                                  | Extension of urban edge, po               | , ,                               |                 |               |                                       |            |          | Med - 4       |                                   |               |            |               |                                       |   |                           |              |           |
| Policy                                      | Enhance village fringes thro              | 0 1 0 1                           |                 | uniform r     |                                       |            | _        | Low - 2       |                                   |               |            |               |                                       |   |                           |              |           |
|   | APE SENSITIVITY (Combi                    | ·                                 | ibility)        |               | To                                    | otal Score | e (/50)  | 24            |                                   |               | •          |               | Value and Susceptibility)             |   | Total                     | Score (/50)  | ) 28      |
| Overall low landscape va                    | alue, with low landscape susc             | eptibility and sensitivity        |                 |               |                                       |            |          |               | Low visual value and me           | dium susce    | eptibilit  | ty, contribut | ing to an overall low visual sensitiv | rity  |                           |              |           |
| Notes                                       |   |                                   |                 |               |                                       |            |          |               | Notes                             |               |            |               |                                       |   |                           |              |           |
|   |   |                                   |                 |               |                                       |            |          |               |                                   |               |            |               |                                       |   |                           |              |           |
| MITIC ATION ODDOD                           | RTUNITIES / RECOMMENI                     | DATIONS                           |                 |               |                                       |            |          |               |                                   |               |            |               |                                       |   |                           |              |           |
| Landscape planting                          | XTONTTES / RECOMMENT                      | DATIONS                           |                 |               |                                       |            |          |               | Form of development               | T 🗸 T         |            |               |                                       | Similar density to existing                   |                           |              |           |
| Landscape buffer                            | ~   | Av                                | void roof lines | above lar     | ndform skyline                        |            |          |               | Local vernacular                  | ×             |            |               |                                       | Similar density to existing                   |                           |              |           |
| Site features                               | ×   |                                   |                 |               | ,                                     |            |          |               | Other                             | ×             |            |               |                                       |   |                           |              |           |
| CONSTRAINTS                                 |   |                                   |                 |               |                                       |            |          |               |                                   |               |            |               |                                       |   |                           |              |           |
| On-site                                     |   |                                   |                 |               |                                       |            |          |               | Off-site                          |               |            |               | Rai                                   | lway line on southern boundary                |                           |              |           |
| CONCLUSION                                  |   |                                   |                 |               |                                       |            |          |               |                                   |               |            |               |                                       |   |                           |              |           |
| The site comprises a ser                    | ries of arable and pastoral fiel          | ds on the eastern edge of R       | adcliffe on Tre | ent, formir   | ng a block of development tow         | ards the   | east of  | the village   | e. The landscape value in the     | study area    | is low     | overall, but  | the generally well maintained land    | Iscape quality, the representativeness of the | ne study area with regard | ds to the LC | A and the |

rural edge contributed by the site within the study area all add value. In terms of susceptibility to change, development of the site would result in the creation of an extension of the settlement, with potential for increased density but overall a low landscape susceptibility. The landscape sensitivity is also low. In visual terms, the site forms part of the rural setting to the settlement but has little other visual value. In terms of visual susceptibility, the site forms the rural setting in a medium visibility, resulting in a medium susceptibility. The visual sensitivity is overall low.



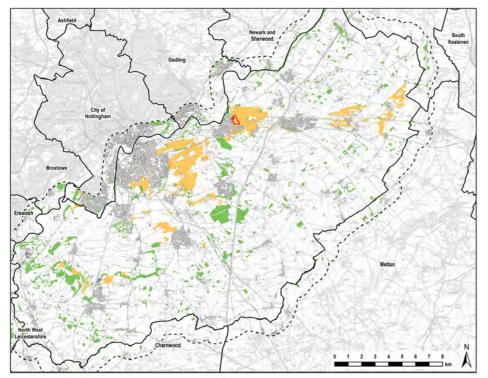
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

#### RAD/003 - Land off Shelford Road



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

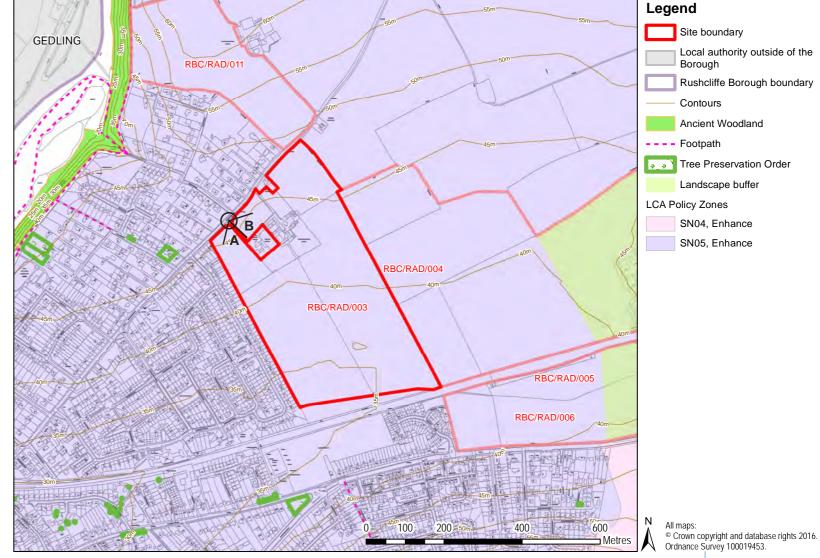


Site Photograph A - Looking south from Shelford Road within the site, the view illustrates the pastoral land-use and village edge context to the site. To the left of the view can be seen Shelford Road Farm and to the far right can be seen houses on the urban edge on Shelford Road. In the distance are houses on the southern edge of Radcliffe on Trent, as well as the Radcliffe on Trent Golf Course.



**Site Photograph B** - This view looks east into the site, again from Shelford Road. Shelford Road Farm features prominently within this view; the brick farm buildings are excluded from the site, but the grey agricultural building beyond falls within the site boundary. The pastoral usage of the site is again apparent from this angle.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                    | ID VISUAL SENSITIVITY ASSES  | SSMENT                           |                                   |              | C        | CLIENT:       | Rushcliffe Borough Council            |              |          |               |                                       |   | Aggregate So                          | core (/100):           | : 65     |
|---------------------------------|--|----------------------------------|-----------------------------------|--------------|----------|---------------|---------------------------------------|--------------|----------|---------------|---------------------------------------|---|---------------------------------------|------------------------|----------|
| SITE REFERENCE:                 | RBC/RAD/004 - Land off S   | nelford Road (2)                 | DATE VISITED:                     | 18/          | 10/201   | 16            |                                       |              |          |               |                                       | SURVEYED BY: RW                             |                                       | CHECKED BY             |          |
| EXISTING LANDSCA                | PE CHARACTER   | La                               | ndscape character within site     |              |          | S             | N05 (Moderate)                        |              |          | Lands         | cape character within study area      | SN05 (Moderate                              | e), SN04 (Moderate)                   | <u>.</u>               |          |
|                                 |  | LIVING LANDS                     | CAPES METHODOLOGY                 |              |          |               | · · · · · · · · · · · · · · · · · · · |              |          |               |                                       | OTHER                                       | · · · · · · · · · · · · · · · · · · · | ,                      |          |
| Landform                        | LCA Site Study Area Settlement Pat   | tern LCA Study Area              | Land Cover                        | LCA S        | Site     | Study<br>Area | Tree Cover                            | PZ           | Site     | Study<br>Area | Descriptive Attribute                 | Site  | St                                    | tudy Area              |          |
| Vales & valley bottoms          | X X Nucleated  | 4 4                              | Arable farms                      | ,            | <b>√</b> | 4             | Wooded - ancient                      | ×            | ×        | 4             | Spatial character                     | Medium - open                               | Variable                              |                        |          |
| Rolling / undulating            | Clustered  | 4 4                              | Mixed farms                       |              | ×        | ×             | Wooded - recent                       | ×            | ×        | ×             | Indicative ground vegetation          | Farmland (arable)                           | Variable                              |                        |          |
| Low plateau Sloping (low hills) | Settled Dispersed  | × ×                              | Pastoral farms Woodland           |              | ×        | ×             | Trees & woods Coverts & tree groups   | 4            | ×        | ×             | Boundary treatments                   | Hedges<br>Variable                          | Variable<br>Variable                  |                        |          |
| Coastal dunes / shingle         | Dispersed  Waste ground /  |                                  | Rough / wild / equestrian         |              | X        | ×             | Other trees                           | ×            |          | 1             | Enclosure pattern Tree pattern        | Variable                                    | Variable                              |                        |          |
| Marine levels                   | X X Unsettled  | XX                               | Disturbed                         |              | X        | X             | Open / unwooded                       |              | ×        | ×             |                                       | Variable                                    | Variable                              |                        |          |
| High plateau (>300m)            | X X Coalfields   | ××                               | Urban / brownfield                |              | ×        | 4             |                                       |              | * * .    | **            | Other characteristics /               |   |                                       |                        |          |
| High hills (>600m)              | X X Urban  | <b>✓</b>   <b>×</b>              | Parkland / leisure                | 4            | ×        | ×             |                                       |              |          |               | features                              |   |                                       |                        |          |
| LANDSCAPE VALUE                 |  |                                  | To                                | tal Score    | (/25)    | 14            | VISUAL VALUE                          |              |          |               |                                       |   | 1                                     | Total Score (/25)      | ) 15     |
| Factor                          | Assessment   |                                  |                                   |              | 5        | Score*        | Factor                                | Assessn      | nent     |               |                                       |   |                                       |                        | Score*   |
| Landscape quality               | Well maintained generally. Some degraded ele   | ements such as hedges within o   | r bounding intensive arable land  |              |          | Med - 2       | Recognition of value                  | N/A          |          |               |                                       |   |                                       |                        | Low - 3  |
| Scenic quality                  | Strong rural character particularly in north eas   | t of study area. Landform adds   | to interest                       |              |          | Med - 2       | Indicators of value                   | N/A          |          |               |                                       |   |                                       |                        | Low - 3  |
| Rarity                          | N/A  |                                  |                                   |              |          | Low - 1       | Other value                           | Strong ru    | ıral set | tting to the  | settlement                            |   |                                       |                        | High - 8 |
| Representativeness              | Some aspects representative but more woode   | d than LCA generally             |                                   |              |          | Med - 2       | VISUAL SUSCEPTIBI                     | LITY         |          |               |                                       |   | 7                                     | Total Score (/25)      | ) 19     |
| Conservation interests          | Conservation area plus several TPOs, as well   | as ancient woodland              |                                   |              |          | Med - 2       | Factor                                | Assessn      | nent     |               |                                       |   |                                       |                        | Score*   |
| Recreation value                | Limited PRoW, sport pitch but otherwise abse   | nt                               |                                   |              |          | Low - 1       | Primary receptors                     | Resident     | ial - fo | rms rural s   | etting to the houses                  |   |                                       |                        | High - 6 |
| Perceptual aspects              | Perceived tranquillity away from settlements a   | nd A52. Strong rural edge        |                                   |              |          | Med - 2       | Secondary receptors                   | Rural vie    | w from   | n minor roa   | d to Shelford and railway line from   | Nottingham to Grantham                      |                                       |                        | Med - 4  |
| Associations                    | N/A  |                                  |                                   |              |          | Low - 1       | Number of receptors                   | Moderate     | e numb   | ber of rece   | ptors particularly in west of study a | rea   |                                       |                        | Med - 4  |
| LANDSCAPE SUSCE                 | PTIBILITY  |                                  | To                                | tal Score    | (/25)    | 17            | Visibility of site                    | Higher la    | nd pro   | minent, bu    | t lower land more contained           |   |                                       |                        | Med - 4  |
| Factor                          | Assessment   |                                  |                                   |              | 5        | Score*        |                                       |              |          |               |                                       |   |                                       |                        |          |
| Subtraction                     | Loss of strong rural character particularly to th  | e east                           |                                   |              | N        | Med - 4       |                                       |              |          |               |                                       |   |                                       |                        |          |
| Addition                        | Illogical extension of urban edge  |                                  |                                   |              | N        | Med - 4       |                                       |              |          |               |                                       |   |                                       |                        |          |
| Perception                      | Finger of development adding urbanisation an   | 0 0                              |                                   |              | ŀ        | High - 6      |                                       |              |          |               |                                       |   |                                       |                        |          |
| Policy                          | Enhance village fringes through planting small   | <u> </u>                         | nature of the urban edge          |              | l        | Low - 2       |                                       |              |          |               |                                       |   |                                       |                        |          |
|                                 | PE SENSITIVITY (Combined Value and   | 1 3,                             | То                                | tal Score    | (/50)    | 31            |                                       |              | •        |               | Value and Susceptibility)             |   | 1                                     | Total Score (/50)      | ) 34     |
| Overall low landscape va        | alue but medium landscape susceptibility and s   | ensitivity                       |                                   |              |          |               | Medium visual value and               | susceptibil  | lity, co | ntributing to | o an overall medium sensitivity       |   |                                       |                        |          |
| Notes                           |  |                                  |                                   |              |          |               | Notes                                 |              |          |               |                                       |   |                                       |                        |          |
|                                 |  |                                  |                                   |              |          |               |                                       |              |          |               |                                       |   |                                       |                        |          |
| MITIGATION OPPOR                | TUNITIES / RECOMMENDATIONS   |                                  |                                   |              |          |               |                                       |              |          |               |                                       |   |                                       |                        |          |
| Landscape planting              | 4  | Retain woodland o                |                                   |              |          |               | Form of development                   | ×            |          |               |                                       |   |                                       |                        |          |
| Landscape buffer                | Avoid hill top deve  | opment and eastern edge of sit   | e. Avoid roof lines above landfor | m skyline    |          |               | Local vernacular                      | ×            |          |               | Illaniaal oo atana                    | alone site. If developed bring forward with | DAD/OOF                               |                        |          |
| Site features  CONSTRAINTS      |  |                                  |                                   |              |          |               | Other                                 | <b>4</b>     |          |               | illogical as stand                    | alone site. If developed bring forward with | I KAD/005                             |                        |          |
| CUNSTRAINTS                     | T  |                                  |                                   |              |          |               | T                                     | T            |          |               |                                       |   |                                       |                        |          |
| On-site                         |  | Landform and potential acc       | ess issues                        |              |          |               | Off-site                              |              |          |               | Ra                                    | ilway line on southern boundary             |                                       |                        |          |
| CONCLUSION                      |  |                                  |                                   |              |          |               |                                       |              |          |               |                                       |   |                                       |                        |          |
| edge contributed by the         | ies of arable fields on the eastern edge of Rado<br>site within the study area all add value. In terms<br>ncreased prominence of housing in the area. Do | of susceptibility to change, dev | relopment of the site would resul | t in the cre | eation ( | of a finge    | r of development into the stro        | ng rural edg | ge, effe | ectively ero  | oding this edge and creating an inc   | reased perception of urbanisation. Develop  | oment on Spellow Hi                   | lill will be particula | larly    |

Landscape Value
Visual Value

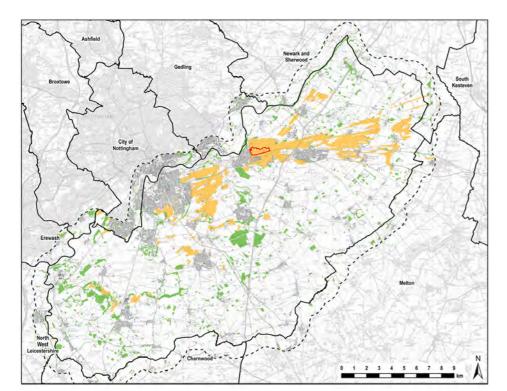
Landscape Susceptibility
Visual Susceptibility

susceptibility, the site forms the rural setting for both residential and transport receptors and includes areas of prominent land, resulting in a medium susceptibility. The visual sensitivity is overall medium.

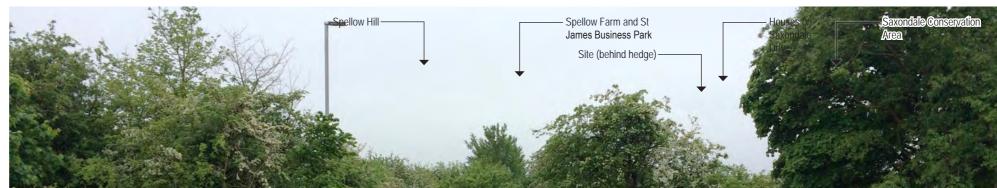
Landscape Sensitivity
Visual Sensitivity

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

### RAD/004 - Land off Shelford Road (2)



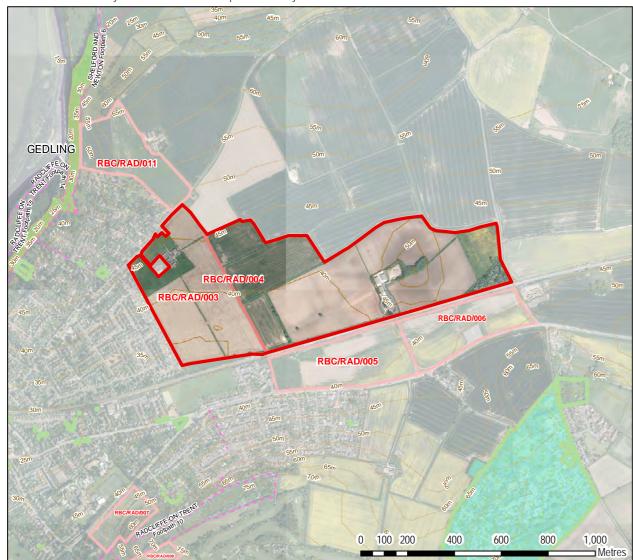
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - Taken from Shelford Road looking across farmland on the north-east of Radcliffe on Trent towards the site, which lies within the middle-ground of the view. Prominent in the view is Spellow Hill, which falls within the site and is flanked by Spellow Farm and St James' Business Park, the entrance to which is adjacent to site RAD/005 and RAD/006. In the background of the view can be seen houses on Saxondale Drive as well as the Saxondale Conservation Area.



Site Photograph B - Taken from a field gate along Oatfield Lane, the view looks into the eastern edge of the site. Spellow Hill is again prominent in the view. This site in this location is a mixture of arable and pastoral land. The panorama feels distinctly rural, but built form can be seen towards the left of the view in the form of Saxondale Conservation Area, Parr's Barn Farm and houses on the southern edge of Radcliffe on Trent.



Legend Site boundary GEDLING Local authority outside of the Borough Rushcliffe Borough boundary Contours Ancient Woodland Conservation Area --- Footpath Tree Preservation Order Landscape buffer Site feature LCA Policy Zones SN04, Enhance SN05, Enhance All maps:
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Ordnance Şurvey 100019453. 100 - 200 -600 1,000

 $Land scape\ designations\ /\ Potential\ development\ mitigation\ recommendations$ 

| LANDSCAPE AN                                | ND VI    | SUA      | L SEN         | SITI     | VITY ASSESSMENT                    |            |               |  |           |   | CLII | ENT: F     | ushcliffe Borough Council               |          |             |               |         |                                   |   | Aggregate S             | Score (/100):   50             |
|---|----------|----------|---------------|----------|------------------------------------|------------|---------------|--|-----------|---|------|------------|---|----------|-------------|---------------|---------|-----------------------------------|---|-------------------------|--------------------------------|
| SITE REFERENCE:                             |          | RBC      | C/RAD/005     | 5 - Nor  | th of Grantham Rd (south of r      | ailway lir | ne) (1)       | DATE VISITE                                  | D:        | 14/10/2   | 2016 |            |   |          |             |               |         |                                   | SURVEYED BY: RW                                   |                         | CHECKED BY: NW                 |
| EXISTING LANDSCA                            | NPE CH   | IARA     | CTER          |          |                                    |            |               | andscape character within si                 | te        |   |      | SI         | 05 (Moderate)                           |          |             | Lan           | dscap   | pe character within study are     | SN05 (Moderate                                    | e), SN04 (Moderat       | te)                            |
|   |          |          |               |          |                                    | LIVI       | NG LAND       | SCAPES METHODOLOGY                           | · · ·     |   |      |            |   |          | •           |               |         |                                   | OTHER   |                         |                                |
| Landform                                    | LCA      | Site     | Study<br>Area |          | Settlement Pattern                 | LCA        | Study<br>Area | Land Cover                                   | LCA       | Site  |      | udy<br>rea | Tree Cover                              | PZ       | Site        | Study<br>Area |         | Descriptive Attribute             | Site  | :                       | Study Area                     |
| Vales & valley bottoms                      | ×        | ×        | ×             |          | Nucleated                          | 4          | 4             | Arable farms                                 | 4         | 4   | 4    |            | Wooded - ancient                        | ×        | ×           | ×             | 1       | Spatial character                 | Large   | Variable                |                                |
| Rolling / undulating                        | ×        | ×        | ×             |          | Clustered                          | ✓          | ✓             | Mixed farms                                  | ×         | X   | 3    | X          | Wooded - recent                         | ×        | ×           | ×             | 4       | Indicative ground vegetation      | Farmland (arable)                                 | Variable                |                                |
| Low plateau                                 | 4        | 4        | ×             |          | Settled                            | X          | X             | Pastoral farms                               | 4         | <b>X</b>  | 3    | ×          | Trees & woods                           | 4        | X           | 4             | 4       | Boundary treatments               | Hedges  | Variable                |                                |
| Sloping (low hills) Coastal dunes / shingle | <b>4</b> | - X      | <b>V</b>      | -        | Dispersed Waste ground / derelict  | <b>4</b>   | ×             | Woodland<br>Rough / wild / equestrian        | <b>X</b>  | <del>                                    </del> | 3    | X .        | Coverts & tree groups Other trees       | <b>₩</b> | <b>X</b>    | 4             | +       | Enclosure pattern Tree pattern    | Sub-regular<br>Linear                             | Sub-regular<br>Variable |                                |
| Marine levels                               | X        |          | ×             | -        | Unsettled                          | X          | X             | Disturbed                                    | 1         | 1 X   | 3    | X          | Open / unwooded                         | X        | ×           | <b>X</b>      | 1       |                                   | Lineai  | variable                |                                |
| High plateau (>300m)                        | ×        | ×        | ×             |          | Coalfields                         | ×          | X             | Urban / brownfield                           | 1         | ×   | 4    |            | opon / univocaca                        | **       | **          |               | 1       | Other characteristics /           |   |                         |                                |
| High hills (>600m)                          | ×        | ×        | ×             |          | Urban                              | 4          | ×             | Parkland / leisure                           | 4         | ×   | 4    |            |   |          |             |               |         | features                          |   |                         |                                |
| LANDSCAPE VALUE                             | _        |          |               |          |                                    |            |               | 7  | Total Sco | ore (/25)                                       | )    | 14         | VISUAL VALUE                            |          |             |               |         |                                   |   |                         | Total Score (/25) 10           |
| Factor                                      | Asses    | smer     | it            |          |                                    |            |               |  |           | •   | Sco  | ore*       | Factor                                  | Asse     | ssment      |               |         |                                   |   |                         | Score*                         |
| Landscape quality                           | Intens   | ive ag   | ricultural f  | armlar   | nd, good condition generally       |            |               |  |           |   | Hig  | gh - 3     | Recognition of value                    | N/A      |             |               |         |                                   |   |                         | Low - 3                        |
| Scenic quality                              | Lots o   | f hum    | an influen    | ce, rura | al setting is attractive but som   | e detract  | tors          |  |           |   | Me   | ed - 2     | Indicators of value                     | N/A      |             |               |         |                                   |   |                         | Low - 3                        |
| Rarity                                      | N/A      |          |               |          |                                    |            |               |  |           |   | Lov  | w - 1      | Other value                             | N/A      |             |               |         |                                   |   |                         | Low - 3                        |
| Representativeness                          | Mostly   | repre    | sentative,    | tree c   | cover differs                      |            |               |  |           |   | Me   | ed - 2     | VISUAL SUSCEPTIBI                       | LITY     |             |               |         |                                   |   |                         | Total Score (/25) 13           |
| Conservation interests                      | Conse    | rvatio   | n area and    | d some   | e TPOs with potential intervisi    | bility     |               |  |           |   | Me   | ed - 2     | Factor                                  | Asse     | ssment      |               |         |                                   |   |                         | Score*                         |
| Recreation value                            | Sport    | pitche   | s but little  | else, v  | very limited numbers of rights     | of way     |               |  |           |   | Lov  | w - 1      | Primary receptors                       | Resid    | lential - s | site forms    | part    | of rural outlook                  |   |                         | Med - 4                        |
| Perceptual aspects                          | A52 is   | domi     | nant, solar   | farm     | is also detractor, little tranquil | ity        |               |  |           |   | Lov  | w - 1      | Secondary receptors                     | Trans    | port - sit  | te is not o   | of imp  | ortance to visual amenity         |   |                         | Low - 2                        |
| Associations                                | N/A      |          |               |          |                                    |            |               |  |           |   | Lov  | w - 1      | Number of receptors                     | Edge     | of settle   | ment, A5      | 2 is b  | ousy                              |   |                         | Med - 4                        |
| LANDSCAPE SUSCE                             | PTIBI    | LITY     |               |          |                                    |            |               | 1  | Total Sco | ore (/25)                                       | )    | 13         | Visibility of site                      | Gene     | rally con   | itained by    | vege    | etation, built form and landform  |   |                         | Low - 2                        |
| Factor                                      | Asses    | smer     | it            |          |                                    |            |               |  |           |   | Sco  | ore*       |   |          |             |               |         |                                   |   |                         |                                |
| Subtraction                                 | _        | _        | d quality a   |          |                                    |            |               |  |           |   | Med  | d - 4      |   |          |             |               |         |                                   |   |                         |                                |
| Addition                                    |          |          | existing u    |          | · ·                                |            |               |  |           |   | _    | v - 2      |   |          |             |               |         |                                   |   |                         |                                |
| Perception                                  | Ť        |          |               |          | rural surroundings                 |            |               |  |           |   | Med  | _          |   |          |             |               |         |                                   |   |                         |                                |
| Policy                                      |          |          | 0 0           |          | ugh planting small copses to b     |            | the unifor    |  | T         | //5.0   |      | v - 2      | OVERALL MICHAL OF                       | NOITI    | WTV / 6     |               | 11/     | 1 10 11111                        |   |                         | T     0 ( F0)                  |
|   |          |          | •             |          | ned Value and Susceptib            | ility)     |               |  | Total Sco | re (/50)  | )    | 27         |   |          |             |               |         | alue and Susceptibility)          |   |                         | Total Score (/50) 23           |
| Low landscape value an                      | a susce  | ptibilit | y. Overali    | iow ia   | indscape sensitivity               |            |               |  |           |   |      | _          | Overall low visual sensiti              | ity deri | vea trom    | 1 IOW VISU    | aı valı | ue and susceptibility             |   |                         |                                |
| Notes                                       |          |          |               |          |                                    |            |               |  |           |   |      |            | Notes                                   |          |             |               |         |                                   |   |                         |                                |
|   |          |          |               |          |                                    |            |               |  |           |   |      |            |   |          |             |               |         |                                   |   |                         |                                |
| MITIOATION                                  | <b></b>  |          | DECC          |          | 24710110                           |            |               |  |           |   |      |            |   |          |             |               |         |                                   |   |                         |                                |
| MITIGATION OPPOR                            |          | IES/     | RECOM         | MENL     |                                    | otoin ov   | ictina ma     | ura vagatation                               |           |   |      |            |   |          | T           |               |         |                                   |   |                         |                                |
| Landscape planting Landscape buffer         | 4        | _        |               |          |                                    |            |               | ure vegetation aligns with existing boundary |           |   |      |            | Form of development<br>Local vernacular | ×        | +           |               |         |                                   |   |                         |                                |
| Site features                               | ×        |          |               |          | in cast of site so                 | triat acv  | Ciopinicii    | digits with existing boundary                |           |   |      |            | Other                                   | X        |             |               |         |                                   |   |                         |                                |
| CONSTRAINTS                                 |          | •        |               |          |                                    |            |               |  |           |   |      |            | •                                       |          | •           |               |         |                                   |   |                         |                                |
| On-site                                     |          |          |               |          |                                    |            |               |  |           |   |      |            | Off-site                                |          |             |               |         |                                   |   |                         |                                |
| CONCLUSION                                  |          |          |               |          |                                    |            |               |  |           |   |      |            |   |          |             |               |         |                                   |   |                         |                                |
|   | d which  | runs     | alonasida     | the Δ5   | 52 and forms a nernendicular t     | inger to t | the main      | settlement edge of Radcliffe on              | Trent Wi  | thin tho  | stud | v area     | there is a low landscane valu           | e deriv  | red in na   | rt from th    | e lack  | k of recreational value and trans | quillity - particularly as a result of the busy A | 152 The landscan        | e suscentihility is also low - |
|   |          |          |               |          |                                    |            |               |  |           |   |      |            |   |          |             |               |         |                                   | enity, there is no value attached to the site v   |                         |                                |
|   |          |          |               |          |                                    |            |               | w given the limited visibility of th         |           |   |      |            |   |          |             | 1 0           |         | ,                                 | J   |                         | 3                              |

Visual Value

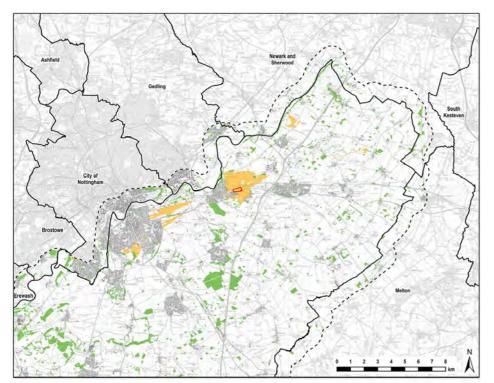
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

# RAD/005 - North of Grantham Rd (south of railway line) (1)



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



**Site Photograph A** - This view is taken from the south-eastern corner of the site and looks across the site to the eastern edge of Radcliffe on Trent The site takes up the foreground, with the Notitingham-Grantham railway line running parallel to its northern boundary. Within the panorama can be seen houses on Clumber Drive and Shelford Road in the village itself but the character of the view feels rural. The rising land of RAD/011 can be seen in the rear of the view, as can Malkin Hill.



Site Photograph B - Taken from the A52 near to the entrance of the St James' Business Park, the panorama shows the relationship of the south-eastern corner of the site to the main A52 carriageway. The entrance is well maintained and adds a commercial aspect to the rural character.



**Site Photograph C** - Looking north from the entrance to St James' Business Park on the eastern edge of the site. Spellow Hill (part of RAD/004) can be seen beyond.



Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones BC/RAD/004 SN04, Enhance RBC/RAD/003 SN05, Enhance RBC/RAD/005 All maps: 100 200 © Crown copyright and database rights 2016.

Aerial view of the site

Landscape designations / Potential development mitigation recommendations

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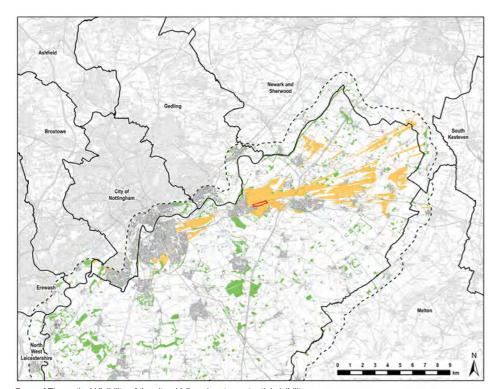
| LANDSCAPE AN  | ND VI              | SUAL                 | . SENS                  | SITIV               | ITY ASSESSMENT                                |                      |                            |   |              |          | CLIEN        | T: Ru    | shcliffe Borough Council          |          |             |             |          |                                    |  | Aggregate S             | core (/100):      | : 60    |
|---|--------------------|----------------------|-------------------------|---------------------|---|----------------------|----------------------------|---|--------------|----------|--------------|----------|-----------------------------------|----------|-------------|-------------|----------|------------------------------------|--|-------------------------|-------------------|---------|
| SITE REFERENCE:                                       |                    | RBC/R                | AD/006 -                | North o             | f Grantham Rd (south of rai                   | lway line            | ) (1&2)                    | DATE VISITED  | :            | 14/10/20 | 016          |          |                                   |          |             |             |          |                                    | SURVEYED BY: RW  |                         | CHECKED BY:       | ': NW   |
| EXISTING LANDSCA                                      | APE CH             | IARAC                | TER                     |                     |   |                      | La                         | ndscape character within site                                       | 9            |          |              | SNO      | 5 (Moderate)                      |          |             | La          | andsc    | cape character within study are    | a SN05 (Moderate   | e), SN04 (Moderate      | .)                | _       |
|   |                    |                      |                         |                     |   | LIVI                 | NG LANDS                   | CAPES METHODOLOGY   | •            |          |              |          |                                   |          |             |             | П        | 1                                  | OTHER  |                         |                   |         |
| Landform  | LCA                | Site                 | Study<br>Area           |                     | Settlement Pattern                            | LCA                  | Study<br>Area              | Land Cover  | LCA          | Site     | Stud<br>Area | ·        | Tree Cover                        | PZ       | Site        | Stud<br>Are |          | Descriptive Attribute              | Site   | St                      | tudy Area         |         |
| Vales & valley bottoms                                | ×                  | ×                    | ×                       | 1 [                 | Nucleated                                     | 4                    | 4                          | Arable farms  | 4            | 4        | 4            |          | Wooded - ancient                  | ×        | ×           | ×           | •        | Spatial character                  | Large  | Variable                |                   |         |
| Rolling / undulating                                  | ×                  | 4                    | ×                       | -                   | Clustered                                     | <b>V</b>             | 4                          | Mixed farms   | ×            | ×        | ×            | _        | Wooded - recent                   | ×        | ~ *         | ×           |          | Indicative ground vegetation       | Farmland (arable)  | Variable                |                   |         |
| Low plateau<br>Sloping (low hills)                    | 4                  | <b>√</b>             | ×                       | -                   | Settled                                       | ×                    | ×                          | Pastoral farms  | <b>X</b>     | ×        | ×            | 4        | Trees & woods                     | 4        |             | 4           |          | Boundary treatments                | Hedges   | Variable<br>Sub-regular |                   |         |
| Coastal dunes / shingle                               | <b>X</b>           | ×                    | <b>X</b>                | 1                   | Dispersed<br>Waste ground / derelict          | <b>X</b>             | ×                          | Woodland Rough / wild / equestrian                                  | <b>✓</b>     | X        | ×            | $\dashv$ | Coverts & tree groups Other trees | <b>X</b> | <b>✓</b>    | 4           | _        | Enclosure pattern Tree pattern     | Sub-regular<br>Linear  | Variable                |                   |         |
| Marine levels   | ×                  | ×                    | ×                       | 1                   | Unsettled                                     | ×                    | ×                          | Disturbed   | 1            | ×        | ×            | 1        | Open / unwooded                   | ×        |             |             |          | Other characteristics /            | Elitodi  | Variable                |                   |         |
| High plateau (>300m)                                  | ×                  | ×                    | ×                       |                     | Coalfields                                    | ×                    | ×                          | Urban / brownfield  | 4            | ×        | 4            | _        |                                   |          |             |             |          | features                           |  |                         |                   |         |
| High hills (>600m)                                    | ×                  | ×                    | ×                       | l                   | Jrban   | $\checkmark$         | ×                          | Parkland / leisure  | $\checkmark$ | ×        | 4            | =        | -                                 |          |             |             |          | routur 03                          |  |                         |                   | _       |
| LANDSCAPE VALUE                                       | <u> </u>           |                      |                         |                     |   |                      |                            | To  | otal Sco     | re (/25) | -            | 15       | VISUAL VALUE                      | ,        |             |             |          |                                    |  | 1                       | Total Score (/25) |         |
| Factor  | Asses              | sment                |                         |                     |   |                      |                            |   |              |          | Score        | *        | Factor                            | Asse     | essment     |             |          |                                    |  |                         |                   | Score*  |
| Landscape quality                                     | Intens             | ive agrid            | cultural fai            | mland               | good condition generally                      |                      |                            |   |              |          | High -       | . 3      | Recognition of value              | N/A      |             |             |          |                                    |  |                         |                   | Low - 3 |
| Scenic quality  | Lots o             | f humar              | influence               | , rural             | setting is attractive but some                | e detract            | tors                       |   |              |          | Med -        | 2        | Indicators of value               | N/A      |             |             |          |                                    |  |                         |                   | Low - 3 |
| Rarity  | N/A                |                      |                         |                     |   |                      |                            |   |              |          | Low -        | 1        | Other value                       | Part     | of rural e  | dge to      | settler  | ment                               |  |                         |                   | Med - 6 |
| Representativeness                                    | Mostly             | repres               | entative, t             | ree cov             | ver differs                                   |                      |                            |   |              |          | Med -        | 2        | VISUAL SUSCEPTIBIL                | LITY     |             |             |          |                                    |  | 7                       | Total Score (/25) | ) 15    |
| Conservation interests                                | Conse              | rvation              | area and                | some 1              | POs with potential intervisik                 | oility               |                            |   |              |          | Med -        | 2        | Factor                            | Asse     | essment     |             |          |                                    |  |                         |                   | Score*  |
| Recreation value                                      | Sport              | pitches              | out little e            | lse, lim            | ited numbers of rights of wa                  | у                    |                            |   |              |          | Low -        | 1        | Primary receptors                 | Resi     | dential - s | site for    | ms par   | rt of rural outlook                |  |                         |                   | Med - 4 |
| Perceptual aspects                                    | A52 is             | domina               | nt, solar f             | arm is              | also detractor, some tranqui                  | llity towa           | ards north a               | and east of study area  |              |          | Med -        | 2        | Secondary receptors               | Tran     | sport - sit | te is no    | ot of im | nportance to visual amenity        |  |                         |                   | Low - 2 |
| Associations  | N/A                |                      |                         |                     | <u> </u>                                      | ,                    |                            | ,,  |              |          | Low -        | -        | Number of receptors               | +        | of settle   |             |          | ·                                  |  |                         |                   | Med - 4 |
| LANDSCAPE SUSCE                                       | 1                  | ITY                  |                         |                     |   |                      |                            | To  | otal Sco     | re (/25) |              | 17       | Visibility of site                | Ť        |             |             |          | by vegetation, built form and land | form, east is more open  |                         |                   | Med - 4 |
| Factor  | _                  | sment                |                         |                     |   |                      |                            |   |              | ()       | Score        | _        | riolomity of one                  | 1        | 9           | ,           |          |                                    | эн, эн эн эн   |                         |                   |         |
| Subtraction   |                    |                      | quality ara             | ble lan             | d   |                      |                            |   |              |          | Med -        | _        |                                   |          |             |             |          |                                    |  |                         |                   |         |
| Addition  |                    |                      | , ,                     |                     | ge in illogical fashion                       |                      |                            |   |              |          | Med -        | -        |                                   |          |             |             |          |                                    |  |                         |                   |         |
| Perception  |                    |                      |                         |                     | ing perception of urbanisation                | n in rura            | al settina to              | village   |              |          | High -       | _        |                                   |          |             |             |          |                                    |  |                         |                   |         |
| Policy  |                    |                      |                         |                     | h planting small copses to b                  |                      |                            | •   |              |          | Low -        | _        |                                   |          |             |             |          |                                    |  |                         |                   |         |
|   |                    |                      |                         |                     | ed Value and Susceptible                      |                      | and dimorn                 |   | otal Sco     | re (/50) |              | 32       | OVERALL VISUAL SE                 | NSIT     | IVITY (C    | :ombi       | ned V    | Value and Susceptibility)          |  | 7                       | Total Score (/50) | ) 28    |
|   |                    |                      | •                       |                     | lium landscape sensitivity                    |                      |                            | •   | otal ooo     | 10 (100) | ,            | -        |                                   |          | •           |             |          | value and medium visual susceptib  | nility   | <u> </u>                | 0101 00010 (100)  | 7 20    |
| <u> </u>  | c and s            | зосрию               | ility. Ovci             | ull IIICC           | ilam landscape sensitivity                    |                      |                            |   |              |          |              | =        |                                   | ity uci  | IVCU IIOII  | 1 10 10 11  | isuai v  | alue ana mediam visual susceptik   | Sincy  |                         |                   |         |
| Notes   |                    |                      |                         |                     |   |                      |                            |   |              |          |              | 4        | Notes                             |          |             |             |          |                                    |  |                         |                   |         |
|   |                    |                      |                         |                     |   |                      |                            |   |              |          |              |          |                                   |          |             |             |          |                                    |  |                         |                   |         |
| MITIGATION OPPOR                                      | RTUNIT             | IES / R              | ECOMN                   | END <i>A</i>        | TIONS   |                      |                            |   |              |          |              |          |                                   |          |             |             |          |                                    |  |                         |                   |         |
| Landscape planting                                    | 4                  |                      |                         |                     |   |                      |                            | re vegetation   |              |          |              |          | Form of development               | ×        |             |             |          |                                    |  |                         |                   |         |
| Landscape buffer                                      | <b>√</b>           | <u> </u>             |                         |                     | In east of site so                            | that dev             | elopment a                 | ligns with existing boundary  |              |          |              |          | Local vernacular                  | ×        |             |             |          |                                    |  |                         |                   |         |
| Site features   | ×                  |                      |                         |                     |   |                      |                            |   |              |          |              |          | Other                             | ×        |             |             |          |                                    |  |                         |                   |         |
| CONSTRAINTS   |                    |                      |                         |                     |   |                      |                            |   |              |          |              |          |                                   |          |             |             |          |                                    |  |                         |                   |         |
| On-site   |                    |                      |                         |                     |   |                      |                            |   |              |          |              |          | Off-site                          |          |             |             |          |                                    |  |                         |                   |         |
| CONCLUSION  |                    |                      |                         |                     |   |                      |                            |   |              |          |              |          |                                   |          |             |             |          |                                    |  |                         |                   |         |
| perceptual aspects gains<br>urbanisation in the rural | ed from<br>village | the rura<br>setting. | l outlook<br>Overall th | to the r<br>e lands | north and east of the study a                 | rea. The<br>In terms | e landscape<br>of visual a | e susceptibility is also medium a menity, the site is valued within | s develo     | pment o  | of the s     | ite wo   | uld result in loss of good qua    | ality ar | able land   | l, as we    | ell as a | a perceived finger of development  | and scenic quality, as well as number of cor<br>stretching into the rural context of the settl<br>alue. The role that the site plays for resider | ement, increasing t     | the perception of |         |
| Landscape Value<br>Visual Value                       |                    |                      |                         | L                   | andscape Susceptibility Visual Susceptibility |                      | }                          | Landscape Sen<br>Visual Sen   | _            |          |              | cate     |                                   |          |             |             |          |                                    | ories of Landscape Value, Landscape Susceptibility, Visual Va<br>e sites ONLY and therefore can only provide the relative sensi                  |                         |                   |         |

Visual Sensitivity

Visual Value

Visual Susceptibility

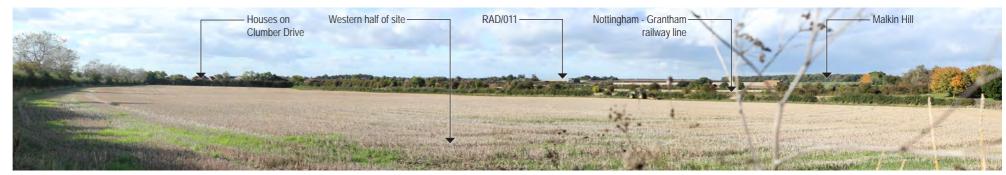
# RAD/006 - North of Grantham Rd (south of railway line) (1&2)



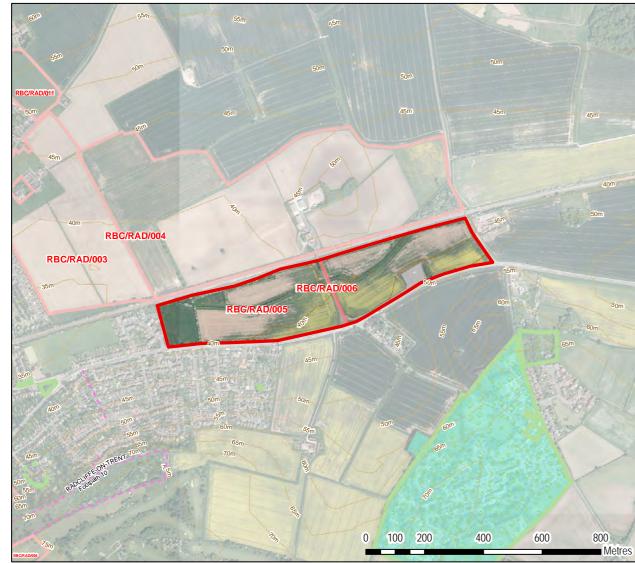
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

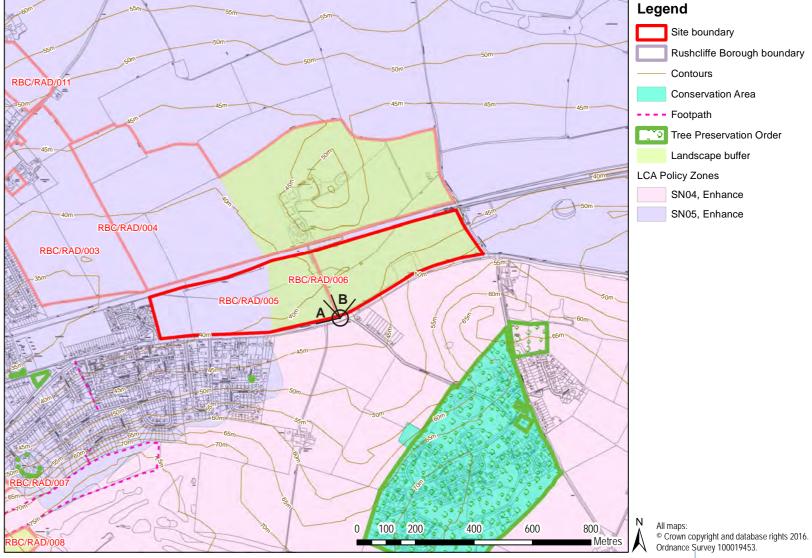


Site Photograph A - Looking north-east from the entrance to St James' Business Park on the southern site boundary. In this location, the view looks across the arable land of the eastern half of the site towards Spellow Hill in neighbouring site RAD/004. To the far right of the few can be seen traffic on the A52.



Site Photograph B - This view is taken from the entrance to St James' Business Park and looks across the western half of the site towards the eastern edge of Radcliffe on Trent The Nottingham-Grantham railway line runs parallel to the site's northern boundary in the middle-ground of the view. Houses on Clumber Drive and Shelford Road in the village itself but the character of the view feels rural. The rising land of RAD/011 can be seen in the rear of the view, as can Malkin Hill.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                                | ID VI  | SUA      | L SENSI        | TIVITY ASSESSMEN                  | JT.            |               |                                    |              |           | CLIENT:        | Rushcliffe Borough Council        |             |            |                |  |   | Aggregate Score (/10             | 00): 55         |
|---|--|----------|----------------|-----------------------------------|----------------|---------------|------------------------------------|--------------|-----------|----------------|-----------------------------------|-------------|------------|----------------|--|---|----------------------------------|-----------------|
| SITE REFERENCE:                             |  |          | RBC/RA         | AD/007 - Land south of Grantl     | nam Rd         |               | DATE VISITE                        | D:           | 14/10/2   | 016            |                                   |             |            |                |  | SURVEYED BY: RW                           | CHECKE                           | D BY: NW        |
| EXISTING LANDSCA                            | PE CH  | ARAG     | CTER           |                                   |                | L             | andscape character within si       | ite          |           | (              | N05 (Moderate)                    |             |            | Lands          | cape character within study area         | SN05 (Moderate                            | te), SN04 (Moderate)             | -               |
|   |  |          |                |                                   | LIVI           | NG LANDS      | SCAPES METHODOLOGY                 |              |           |                |                                   |             |            |                |  | OTHER                                     |                                  |                 |
| Landform                                    | LCA  | Site     | Study<br>Area  | Settlement Pattern                | LCA            | Study<br>Area | Land Cover                         | LCA          | Site      | Study<br>Area  | Tree Cover                        | PZ          | Site       | Study<br>Area  | Descriptive Attribute                    | Site                                      | Study Area                       |                 |
| Vales & valley bottoms                      | ×  | ×        | 4              | Nucleated                         | 4              | 4             | Arable farms                       | 4            | ×         | 4              | Wooded - ancient                  | ×           | ×          | ×              | Spatial character                        | Variable                                  | Variable                         |                 |
| Rolling / undulating                        | ×  | ×        | <b>4</b>       | Clustered                         | 4              | ×             | Mixed farms                        | ×            | ×         | ×              | Wooded - recent                   | ×           | ×          | ×              | Indicative ground vegetation             | Variable                                  | Variable                         |                 |
| Low plateau                                 | 4  | ×        | ×              | Settled                           | <u> </u>       | ×             | Pastoral farms                     | ✓            | <b>4</b>  | <b>√</b>       | Trees & woods                     | 4           | ×          | 4              | Boundary treatments                      | Variable                                  | Variable                         |                 |
| Sloping (low hills) Coastal dunes / shingle | <b>√</b>   | <b>⋖</b> | <b>⋖</b>       | Dispersed Waste ground / derelict | <b>*</b>       | ×             | Woodland Rough / wild / equestrian | <b>X</b>     | ×         | × ×            | Coverts & tree groups Other trees | <b>4</b>    | 4          | 4              | Enclosure pattern Tree pattern           | Planned<br>Variable                       | Variable<br>Variable             |                 |
| Marine levels                               | ×  | ×        | <u> </u>       | Unsettled                         | - <del> </del> | X             | Disturbed                          | 4            | X         | - <del>S</del> | Open / unwooded                   | 2           | <b>X</b>   | <b>Y</b>       | •  | Valiable                                  | Variable                         |                 |
| High plateau (>300m)                        | ×  | ×        | ×              | Coalfields                        | - X            | ×             | Urban / brownfield                 | 1            | X         | <b>4</b>       | Open / unwooded                   |             | <b>**</b>  | . ••           | Other characteristics /                  | Allotments                                | Golf course                      |                 |
| High hills (>600m)                          | ×  | ×        | ×              | Urban                             | 4              | ×             | Parkland / leisure                 | 4            | 4         | 4              |                                   |             |            |                | features                                 |   |                                  |                 |
| LANDSCAPE VALUE                             |  |          |                |                                   |                |               | -                                  | Total Sco    | ore (/25) | 14             | VISUAL VALUE                      |             |            |                |  |   | Total Score                      | (/25) 13        |
| Factor                                      | Asses  | sment    |                |                                   |                |               |                                    |              |           | Score*         | Factor                            | Asses       | sment      |                |  |   |                                  | Score*          |
| Landscape quality                           | Gener  | ally we  | ll maintained  | and good condition                |                |               |                                    |              |           | High - 3       | Recognition of value              | N/A         |            |                |  |   |                                  | Low - 3         |
| Scenic quality                              | Lots of  | huma     | n influence, s | some pleasant aesthetic aspe      | cts            |               |                                    |              |           | Med - 2        | Indicators of value               | Allotme     | ents       |                |  |   |                                  | Med - 6         |
| Rarity                                      | N/A  |          |                |                                   |                |               |                                    |              |           | Low - 1        | Other value                       | N/A         |            |                |  |   |                                  | Low - 3         |
| Representativeness                          | Some   | elemei   | nts represent  | ative of LCA                      |                |               |                                    |              |           | Med - 2        | VISUAL SUSCEPTIB                  | ILITY       |            |                |  |   | Total Score                      | (/25) 15        |
| Conservation interests                      | A num  | ber of   | TPOs but littl | le else                           |                |               |                                    |              |           | Low - 1        | Factor                            | Asses       | sment      |                |  |   |                                  | Score*          |
| Recreation value                            | Allotm   | ents ar  | nd golf course | e, school sports pitch, limited   | rights of wa   | ау            |                                    |              |           | Low - 1        | Primary receptors                 | Recrea      | ational -  | allotments     | , PRoW and golf course, site is par      | t of the visual amenity                   |                                  | Med - 4         |
| Perceptual aspects                          | A52 lo   | wers p   | erceived tran  | quillity, allotments and matur    | e vegetatio    | n contribute  | e to positive character despite    | urban ed     | ge        | Med - 2        | Secondary receptors               | Reside      | ential - s | site is not in | nportant to visual amenity               |   |                                  | Low - 2         |
| Associations                                | N/A  |          |                |                                   |                |               |                                    |              |           | Low - 1        | Number of receptors               | Busy A      | 452, edç   | ge of settler  | ment                                     |   |                                  | Med - 4         |
| LANDSCAPE SUSCE                             | PTIBII   | _ITY     |                |                                   |                |               |                                    | Total Sco    | ore (/25) | 13             | Visibility of site                | Contai      | ned in a   | areas by ve    | getation and built form, landform de     | oes facilitate views from northwest       |                                  | Med - 4         |
| Factor                                      | Asses  | sment    |                |                                   |                |               |                                    |              |           | Score*         |                                   |             |            |                |  |   |                                  |                 |
| Subtraction                                 | Loss o   | f allotn | nents and sm   | nall area of woodland             |                |               |                                    |              |           | Med - 4        |                                   |             |            |                |  |   |                                  |                 |
| Addition                                    | Infill de  |          |                |                                   |                |               |                                    |              |           | Low - 2        |                                   |             |            |                |  |   |                                  |                 |
| Perception                                  |  |          | increased u    |                                   |                |               |                                    |              |           | Med - 4        |                                   |             |            |                |  |   |                                  |                 |
| Policy                                      |  |          | <u> </u>       | rough planting small copses t     |                | the uniforn   |                                    | T.I.I.C.     | //50\     | Low - 2        | OVEDALL VICUAL C                  | ENCITIV     | UTV (0     | l. ! l         | V-1                                      |   | Table                            | (/50)           |
|   |  |          | •              | bined Value and Suscep            | libility)      |               |                                    | Total Sco    | ore (/50) | 27             |                                   |             |            |                | Value and Susceptibility)                | 194.                                      | Total Score                      | (/50) 28        |
| '   | y derive   | a irom   | iow iandsca    | pe value and susceptibility       |                |               |                                    |              |           |                |                                   | vity arisin | ig irom    | iow visual v   | value and medium visual susceptib        | liity                                     |                                  |                 |
| Notes                                       |  |          |                |                                   |                |               |                                    |              |           |                | Notes                             |             |            |                |  |   |                                  |                 |
|   |  |          |                |                                   |                |               |                                    |              |           |                |                                   |             |            |                |  |   |                                  |                 |
| MITIGATION OPPOR                            | TUNIT  | IES / I  | RECOMME        | NDATIONS                          |                |               |                                    |              |           |                |                                   |             |            |                |  |   |                                  |                 |
| Landscape planting                          | 4  |          |                | Ret                               | ain small b    | ock of woo    | odland in southeast                |              |           |                | Form of development               | 4           | 1          |                |  | Following contours                        |                                  |                 |
| Landscape buffer                            | 4  |          |                | To t                              |                |               | to retain allotments               |              |           |                | Local vernacular                  | ×           |            |                |  | · ·                                       |                                  |                 |
| Site features                               | $\checkmark$   |          |                |                                   | R              | etain allotr  | nents                              |              |           |                | Other                             | ×           |            |                |  |   |                                  |                 |
| CONSTRAINTS                                 |  |          |                |                                   |                |               |                                    |              |           |                |                                   |             |            |                |  |   |                                  |                 |
| On-site                                     |  |          |                | Allo                              | otments, po    | tential acc   | ess issues                         |              |           |                | Off-site                          |             |            |                | A  | djacent PRoW and golf course              |                                  |                 |
| CONCLUSION                                  |  |          |                |                                   |                |               |                                    |              |           |                | •                                 | -           |            |                |  |   |                                  |                 |
|   | asture   | and wo   | odland, the    | site sits on rising land to the s | outh of the    | main settle   | ement of Radcliffe on Trent. Th    | ne site lies | s immed   | iately adia    | ent to the A52. The landscar      | e sensitiv  | ity of th  | ne study are   | ea is overall low. This is partly influe | enced by the low landscape value which is | a result of the lack of conserva | tion interests, |
|   |  |          |                |                                   |                |               |                                    |              |           |                |                                   |             |            |                |  |   |                                  |                 |
|   | eational value and influence of the A52 on tranquillity levels. The landscape susceptibility is also low, although the loss of the facility of the allotments recreational receptors and has both a medium visibility in its surroundings and a medium number of potential receptors. Overall the visual susceptibil |          |                |                                   |                |               |                                    |              |           |                | -                                 |             | -          |                |  | -   | •                                | -               |

Visual Value

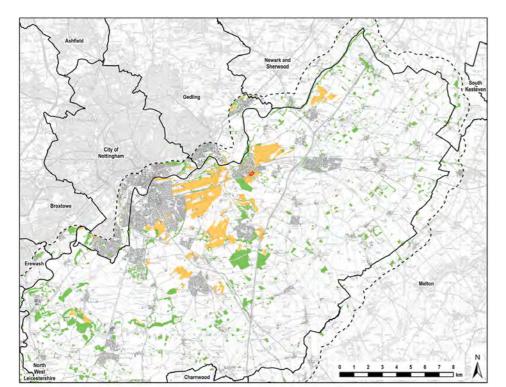
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

#### RAD/007 - Land south of Grantham Rd



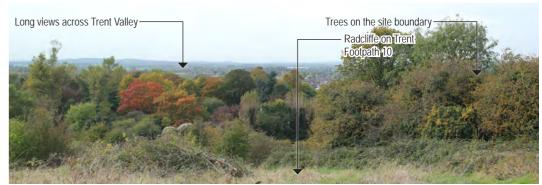
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - Looking south directly into the site from the entrance to the Grantham Road Allotments on the A52 Grantham Road. This allotments form the majority of the view, with woodland beyond on Dewberry Hill. The site has a semi-domestic character arising from its use as allotments, and there are various human influences within the surroundings, despite the lack of built form in the panorama itself. The A52 has an auditory influence.



**Site Photograph B** - This view looks west along the site's northern boundary, again from the entrance to the Grantham Road Allotments. This view illustrates the proximity of the site to the busy A52 Grantham Road.



**Site Photograph C** - Taken from the Radcliffe on Trent Footpath 10 in the Dewberry Hill open space, the view looks west towards the south-eastern edge of the site. Long views are available across the Trent Valley including towards Nottingham.

Legend



Rescration order
Landscape buffer
Landscape buffer
Six fee beautife
LCA Policy Zones
SN04, Enhance
SN05, Enhance

Recration

Recration

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All major:
Control of the control

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                                | ID VIS   | SUA      | L SENSI         | TIVITY ASSESSMEN                  | ΙT             |               |  |          |          | CLIENT:       | Rushcliffe Borough Council        |            |             |                |                                       |  | Aggregate Score (/100):       | ): 68    |
|---|----------|----------|-----------------|-----------------------------------|----------------|---------------|--|----------|----------|---------------|-----------------------------------|------------|-------------|----------------|---------------------------------------|--|-------------------------------|----------|
| SITE REFERENCE:                             |          | RE       | C/RAD/008       | - Land at Radcliffe on Trent G    | olf Club (w    | est)          | DATE VISITED                           | ): [     | 24/10/20 | 016           |                                   |            |             |                |                                       | SURVEYED BY: RW  | CHECKED BY                    |          |
| EXISTING LANDSCA                            | PE CH    | ARAC     | CTER            |                                   |                | La            | andscape character within site         | e        |          | (             | N05 (Moderate)                    |            |             | Lands          | scape character within study are      | a SN05 (Moderate   | e), SN04 (Moderate)           |          |
|   |          |          |                 |                                   | LIVII          |               | CAPES METHODOLOGY                      |          |          |               | , ,                               |            |             | Ī              |                                       | OTHER  | <i>r</i> .                    |          |
| Landform                                    | LCA      | Site     | Study<br>Area   | Settlement Pattern                | LCA            | Study<br>Area | Land Cover                             | LCA      | Site     | Study<br>Area | Tree Cover                        | PZ         | Site        | Study<br>Area  | Descriptive Attribute                 | Site   | Study Area                    |          |
| Vales & valley bottoms                      | ×        | ×        | ×               | Nucleated                         | 4              | 4             | Arable farms                           | 4        | ×        | 4             | Wooded - ancient                  | ×          | ×           | ×              | Spatial character                     | Medium - framed  | Variable                      |          |
| Rolling / undulating                        | ×        | ×        | ×               | Clustered                         | 4              | 4             | Mixed farms                            | ×        | ×        | ×             | Wooded - recent                   | ×          | ×           | ×              | Indicative ground vegetation          | Garden / parkland / leisure  | Variable                      |          |
| Low plateau                                 | 4        | ×        | 4               | Settled                           | ×              | ×             | Pastoral farms                         | ✓        | ×        | ×             | Trees & woods                     | 4          | ✓           | 4              | Boundary treatments                   | Variable   | Variable                      |          |
| Sloping (low hills) Coastal dunes / shingle | <b>√</b> | <b>*</b> | <b>⋖</b>        | Dispersed Waste ground / derelict | ×              | ×             | Woodland Rough / wild / equestrian     | <b>X</b> | ×        | <b>X</b>      | Coverts & tree groups Other trees | ×          | X           | 4              | Enclosure pattern                     | Sub-regular<br>Linked  | Variable<br>Variable          |          |
| Marine levels                               | X        | ~        | ×               | Unsettled                         | - <del> </del> | X             | Disturbed                              | 4        | *        | *             | Open / unwooded                   | X          | X           | <b>X</b>       | Tree pattern                          | Lilikeu  | Valiable                      | -        |
| High plateau (>300m)                        | ×        | ×        | ×               | Coalfields                        | X              | ×             | Urban / brownfield                     | 1        | ×        | 4             | Open / univoducu                  | •••        | <b>**</b>   |                | Other characteristics /               | Golf course  | Dewberry Hill open space      | :e       |
| High hills (>600m)                          | ×        | ×        | ×               | Urban                             | 4              | ×             | Parkland / leisure                     | 4        | 4        | 4             |                                   |            |             |                | features                              |  |                               |          |
| LANDSCAPE VALUE                             |          |          |                 |                                   |                |               | T                                      | otal Sco | re (/25) | 15            | VISUAL VALUE                      |            |             |                |                                       |  | Total Score (/25              | 5) 15    |
| Factor                                      | Asses    | sment    |                 |                                   |                |               |  |          |          | Score*        | Factor                            | Asse       | ssment      |                |                                       |  |                               | Score*   |
| Landscape quality                           | Some     | degrad   | led areas pa    | rticularly to northwest of site,  | vell maintai   | ined dome:    | stic setting                           |          |          | Med - 2       | Recognition of value              | N/A        |             |                |                                       |  |                               | Low - 3  |
| Scenic quality                              | Long v   | iews a   | dd to strong    | aesthetic qualities, settlemen    | to south ha    | as strong o   | haracter                               |          |          | Med - 2       | Indicators of value               | Bench      | n nearby    | indicating     | value of similar views, golf course   |  |                               | High - 8 |
| Rarity                                      | N/A      |          |                 |                                   |                |               |  |          |          | Low - 1       | Other value                       | N/A        |             |                |                                       |  |                               | Low - 3  |
| Representativeness                          | Study a  | area is  | mostly repre    | esentative of LCA                 |                |               |  |          |          | High - 3      | VISUAL SUSCEPTIE                  | ILITY      |             |                |                                       |  | Total Score (/25              | 5) 23    |
| Conservation interests                      | Couple   | of TP    | Os but nothi    | ng else                           |                |               |  |          |          | Low - 1       | Factor                            | Asse       | ssment      |                |                                       |  |                               | Score*   |
| Recreation value                            | Two Pl   | RoW w    | vithin Dewbe    | rry Hill open space, allotments   | and golf co    | ourse         |  |          |          | Med - 2       | Primary receptors                 | Recre      | ational -   | site has po    | otential to intrude on visual amenity | of recreational receptors, particularly users  | s of Dewberry Hill open space | High - 6 |
| Perceptual aspects                          | Tranqu   | iil desp | ite proximity   | to A52 perceived as beyond        | ırban edge     | , strong ch   | aracter                                |          |          | Med - 2       | Secondary receptors               | Resid      | ential - s  | site is part o | of undeveloped backdrop               |  |                               | Med - 4  |
| Associations                                | N/A      |          |                 |                                   |                |               |  |          |          | Low - 1       | Number of receptors               | Long       | views me    | ean an incr    | eased number of receptors             |  |                               | High - 6 |
| LANDSCAPE SUSCE                             | PTIBIL   | ITY      |                 |                                   |                |               | T                                      | otal Sco | re (/25) | 15            | Visibility of site                | Site is    | s rising la | and which is   | s prominent in its surroundings, pa   | rticularly eastern half  |                               | High - 6 |
| Factor                                      | Asses    | sment    |                 |                                   |                |               |  |          |          | Score*        |                                   |            |             |                |                                       |  |                               |          |
| Subtraction                                 | N/A      |          |                 |                                   |                |               |  |          |          | Low - 2       |                                   |            |             |                |                                       |  |                               |          |
| Addition                                    | Block o  | of deve  | lopment in l    | ow density area                   |                |               |  |          |          | Med - 4       |                                   |            |             |                |                                       |  |                               |          |
| Perception                                  | Promin   | ent de   | velopment, i    | ncreasing perception of urbar     | isation and    | reducing p    | perceived tranquillity                 |          |          | High - 6      |                                   |            |             |                |                                       |  |                               |          |
| Policy                                      | Enhan    | ce villa | ge fringes th   | rough planting small copses t     | ງ break up     | the uniforn   | n nature of the urban edge             |          |          | Low - 2       |                                   |            |             |                |                                       |  |                               |          |
| OVERALL LANDSCA                             | PE SE    | NSITI    | VITY (Com       | bined Value and Suscep            | ibility)       |               | T                                      | otal Sco | re (/50) | 30            | OVERALL VISUAL S                  | ENSITI     | VITY (C     | ombined        | Value and Susceptibility)             |  | Total Score (/50              | 0) 38    |
| Medium landscape value                      | and su   | sceptil  | oility. Overall | medium landscape sensitivity      | 1              |               |  |          |          |               | Overall medium visual s           | ensitivity | as a res    | sult of medi   | um visual value and high visual su    | sceptibility   |                               |          |
| Notes                                       |          |          |                 |                                   |                |               |  |          |          |               | Notes                             |            |             |                |                                       |  |                               |          |
|   |          |          |                 |                                   |                |               |  |          |          |               |                                   |            |             |                |                                       |  |                               |          |
| MITIGATION OPPOR                            | TUNIT    | IES / I  | RECOMME         | NDATIONS                          |                |               |  |          |          |               |                                   |            |             |                |                                       |  |                               |          |
| Landscape planting                          | ×        |          |                 |                                   |                |               |  |          |          |               | Form of development               | ×          |             |                |                                       |  |                               |          |
| Landscape buffer                            | ×        |          |                 | Unable to n                       | itigate effe   | ct of buildir | ng on such prominent land              |          |          |               | Local vernacular                  | X<br>X     |             |                |                                       |  |                               |          |
| Site features                               | <b>~</b> |          |                 |                                   |                |               |  |          |          |               | Other                             | -          |             |                |                                       |  |                               |          |
| CONSTRAINTS                                 | 1        |          |                 |                                   |                |               |  |          |          |               | <u> </u>                          | 1          |             |                |                                       |  |                               |          |
| On-site                                     |          |          |                 | Land                              | lform, acce    | ss issues,    | golf course                            |          |          |               | Off-site                          |            |             |                |                                       | PRoW   |                               |          |
| CONCLUSION                                  | <u> </u> |          |                 |                                   |                |               |  |          |          |               |                                   |            |             |                |                                       |  |                               |          |
|   |          |          |                 |                                   |                |               |  |          |          |               |                                   |            |             |                |                                       | artly as a result of the medium landscape and representation and re-                       |                               |          |
|   |          |          |                 |                                   |                |               |  |          |          |               |                                   |            |             |                |                                       | n perceived increases in urbanisation and re<br>is medium. There is potential for developm |                               |          |
|   |          |          |                 |                                   |                |               | t the visibility of its eastern half i |          |          |               |                                   | Januar VI  |             |                | od maiii tiio sito. Tiio visuai value | - Potential for developing   |                               | π        |

Visual Value

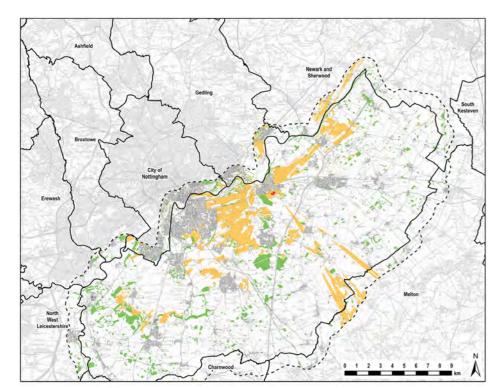
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

### RAD/008 - Land at Radcliffe on Trent Golf Club (west)



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



Site Photograph A - Taken from Radcliffe on Trent Footpath 10 within Dewberry Hill open space looking directly into the site. Rushcliffe Golf Course takes up the majority of the foreground of the view with the wooded boundary of a private house beyond. To the right of the view can be seen other houses on Cropwell Road.



Site Photograph B - This view is taken at the same location as Photograph A but looking southwest towards Cropwell Road. The site takes up the foreground, with wooded properties on Cropwell Road visible and long views across the Trent Valley available beyond.



Site Photograph C - Obtained from Radcliffe on Trent Footpath 10 further west than Photographs A and B, this panorama illustrates the rough nature of land space, which is a popular recreational resource located in the south-western site corner, as well as the flatter landform in this location.



Site Photograph D - View into the Dewberry Hill open adjacent to the site.

Site boundary

Legend



Rushcliffe Borough boundary Contours --- Footpath Tree Preservation Order Landscape buffer Site feature LCA Policy Zones SN04, Enhance SN05, Enhance RBC/RAD/009 All maps:
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Ordnance Survey 100019453. 400 100 200

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN  | ND VISUAL   | . SENSIT        | TIVITY ASSESSMENT                 | Ī                          |               |   |             |                        | CLIENT:       | Rushcliffe Borough Council   |           |            |               |   |  | Aggregate Score (/10           | 0): 60   |
|---|---|-----------------|-----------------------------------|----------------------------|---------------|---|-------------|------------------------|---------------|--|-----------|------------|---------------|---|--|--------------------------------|----------|
| SITE REFERENCE:   | RBO   | C/RAD/009 -     | Land at Radcliffe on Trent Go     | if Club (e                 | ast)          | DATE VISITED                                    | ): 24       | 4/10/20                | 016           |  |           |            |               |   | SURVEYED BY: RW                          | CHECKED                        |          |
| EXISTING LANDSCA  | PE CHARAC   | TER             |                                   |                            | L             | andscape character within sit                   | te          |                        | (             | SN05 (Moderate)  |           |            | Lands         | scape character within study area           | SN05 (Moderate                           | e), SN04 (Moderate)            |          |
|   |   |                 |                                   | LIVI                       |               | SCAPES METHODOLOGY                              |             |                        |               | , ,  |           |            | I             | <u> </u>                                    | OTHER                                    | , ,                            |          |
| Landform  | LCA Site  | Study<br>Area   | Settlement Pattern                | LCA                        | Study<br>Area | Land Cover                                      | LCA         | Site                   | Study<br>Area | Tree Cover   | PZ        | Site       | Study<br>Area | Descriptive Attribute                       | Site                                     | Study Area                     |          |
| Vales & valley bottoms  | XX  | ×               | Nucleated                         | 4                          | ×             | Arable farms                                    | 4           | ×                      | 4             | Wooded - ancient   | ×         |            | ×             | Spatial character                           | Medium - open                            | Variable                       |          |
| Rolling / undulating  | XX  | ×               | Clustered                         | 4                          | 4             | Mixed farms                                     |             | ×                      | ×             | Wooded - recent  | ×         |            | ×             | Indicative ground vegetation                | Garden / parkland / leisure              | Variable                       |          |
| Low plateau   | 4 4   | 4               | Settled                           | ×                          |               | Pastoral farms                                  |             | ×                      | ×             | Trees & woods  |           | ×          | 4             | Boundary treatments                         | Variable                                 | Variable                       |          |
| Sloping (low hills) Coastal dunes / shingle   | <b>√</b> × ×  | <b>√</b>        | Dispersed Waste ground / derelict | <b>X</b>                   |               | Woodland Rough / wild / equestrian              | -           | ×                      | ×             | Coverts & tree groups Other trees  | 4         | 4          | 4             | Enclosure pattern Tree pattern              | Sub-regular<br>Linked                    | Variable<br>Variable           |          |
| Marine levels High plateau (>300m) High hills (>600m)   | X X<br>X X  | X               | Unsettled Coalfields Urban        | X                          | X             | Disturbed Urban / brownfield Parkland / leisure | 4           | ×                      | ×             | Open / unwooded  |           | ×          |               | Other characteristics / features            | Golf course                              | Dewberry Hill open sp          | oace     |
|   |   | ^               | UIDAII                            |                            | <b>◇</b>      | <u> </u>  |             | _                      |               | VICHAL VALUE   |           |            |               |   | <u> </u>                                 | Total Carre                    | (/25) 42 |
| LANDSCAPE VALUE   | T   |                 |                                   |                            |               | I   | Total Score | e (/ <b>2</b> 5)       | -             | VISUAL VALUE   | Ta        |            |               |   |  | Total Score (                  |          |
| Factor  | Assessment  |                 |                                   |                            |               |   |             |                        | Score*        | Factor   | Asses     | sment      |               |   |  |                                | Score*   |
| Landscape quality   | ů   |                 | ar northwest of study area, well  |                            |               | stic setting                                    |             |                        | Med - 2       | Recognition of value   | N/A       |            |               |   |  |                                | Low - 3  |
| Scenic quality  | <u> </u>  | tic qualities,  | settlement to south has strong    | characte                   | er            |   |             |                        | Med - 2       | Indicators of value  | Golf co   | ourse      |               |   |  |                                | Med - 6  |
| Rarity  | N/A   |                 |                                   |                            |               |   |             |                        | Low - 1       | Other value  | N/A       |            |               |   |  |                                | Low - 3  |
| Representativeness  | Study area is r   | mostly repres   | sentative of LCA                  |                            |               |   |             |                        | High - 3      | VISUAL SUSCEPTIB   | LITY      |            |               |   |  | Total Score (                  | (/25) 15 |
| Conservation interests  | Couple of TPC   |                 | <u> </u>                          |                            |               |   |             |                        | Low - 1       | Factor   |           | sment      |               |   |  |                                | Score*   |
| Recreation value  | Two PRoW wi   | thin Dewberr    | ry Hill open space, allotments a  | ınd golf c                 | course        |   |             |                        | Med - 2       | Primary receptors  | Reside    | ential - s | ite is part o | of undeveloped backdrop                     |  |                                | Med - 4  |
| Perceptual aspects  | Tranquil despi  | te proximity t  | to A52, perceived as beyond u     | rban edge                  | e, strong o   | character                                       |             |                        | Med - 2       | Secondary receptors  | Recrea    | ational -  | site has po   | otential to intrude on visual amenity       | of recreational receptors                |                                | Med - 4  |
| Associations  | N/A   |                 |                                   |                            |               |   |             |                        | Low - 1       | Number of receptors  | Relativ   | ely pror   | minent site   | but edge of settlement                      |  |                                | Med - 4  |
| LANDSCAPE SUSCE   | PTIBILITY   |                 |                                   |                            |               | Ţ   | Total Score | e (/25)                | 17            | Visibility of site   | Some      | screenir   | ng by vege    | tation, as well as plateau landform         |  |                                | Low - 2  |
| Factor  | Assessment  |                 |                                   |                            |               |   |             |                        | Score*        |  |           |            |               |   |  |                                |          |
| Subtraction   | N/A   |                 |                                   |                            |               |   |             |                        | Low - 2       |  |           |            |               |   |  |                                |          |
| Addition  | Block of devel  | opment in lov   | w density area, relatively isolat | ed from r                  | main settle   | ement block                                     |             |                        | High - 6      |  |           |            |               |   |  |                                |          |
| Perception  | Increased per   | ception of urb  | banisation and reduced perceiv    | /ed tranq                  | uillity       |   |             |                        | High - 6      |  |           |            |               |   |  |                                |          |
| Policy  |   |                 | ough planting small copses to     |                            | the unifor    | m nature of the urban edge                      |             |                        | Low - 2       |  |           |            |               |   |  |                                |          |
| OVERALL LANDSCA   | APE SENSITIV  | /ITY (Comb      | oined Value and Susceptil         | oility)                    |               | Ţ   | Total Score | e (/50)                | 32            | OVERALL VISUAL S   | ENSITIV   | /ITY (C    | ombined       | Value and Susceptibility)                   |  | Total Score (                  | (/50) 28 |
| Medium landscape value  | e and susceptibi  | lity. Overall r | medium landscape sensitivity      |                            |               |   |             |                        |               | Overall low visual sensit  | vity as a | result of  | f low visual  | value and medium visual susceptil           | pility                                   |                                |          |
| Notes   |   |                 |                                   |                            |               |   |             |                        |               | Notes  |           |            |               |   |  |                                |          |
|   |   |                 |                                   |                            |               |   |             |                        |               |  |           |            |               |   |  |                                |          |
| MITIGATION OPPOR  | RTUNITIES / R   | ECOMMEN         | NDATIONS                          |                            |               |   |             |                        |               |  |           |            |               |   |  |                                |          |
| Landscape planting  | ×   |                 |                                   |                            |               |   |             |                        |               | Form of development  | ×         |            |               |   |  |                                |          |
| Landscape buffer  | ×   | gate effe       | ect of build                      | ing on such prominent land |               |   |             | Local vernacular Other | ×             | <del>                                     </del>   |           |            |               |   |  |                                |          |
| Site features  CONSTRAINTS  | <b>◇</b>  |                 |                                   |                            |               |   |             |                        |               | Other  |           | <u> </u>   |               |   |  |                                |          |
| CONSTRAINTS   | Ī   |                 |                                   |                            |               |   |             |                        |               | 1  | 1         |            |               |   |  |                                |          |
| On-site   |   |                 | Landfo                            | orm, acce                  | ess issues    | , golf course                                   |             |                        |               | Off-site   |           |            |               |   | PRoW                                     |                                |          |
| CONCLUSION  | Lafiba De lepr  | TI O            | alf Causes and I would be         |                            |               | -File - Allen - Thomas - Pro-                   | a la a la c |                        |               | under annual de la constant de la co |           |            |               | and and the same of the same                | ational value added by first             | - Davids arms Hill a service 2 |          |
|   |   |                 |                                   |                            |               |   |             |                        |               |  |           |            |               | ational value added by features such as the |  |                                |          |
| the site would result in a block of development in a low density area, which would result in perceived increases in urbanisation and reduction in tranquillity, as well as a block of development ware indicators of value in terms of the presence of the golf course, but little else - this leads to a low visual value. There is potential for development on the site to intrude on adjacent receptors |   |                 |                                   |                            |               |   |             |                        |               |  |           |            |               |   |  |                                |          |
|   | icators of value in terms of the presence of the golf course, but little else - this leads to a low visual value. There is potential for development on the site susceptibility. The visual sensitivity is low overall. |                 |                                   |                            |               |   |             |                        |               |  | Particu   |            | Janonar a     |   | one of the one is resulted by fundioning | 10gotation, giving an overall  | ouidill  |

Visual Value

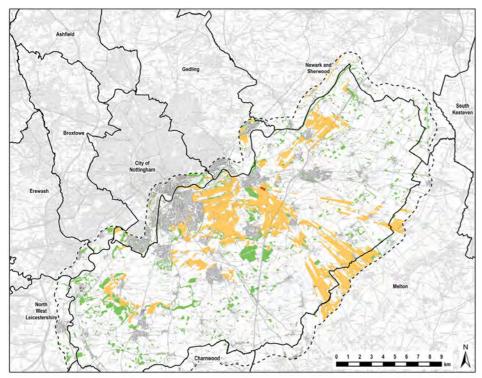
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

# RAD/009 - Land at Radcliffe on Trent Golf Club (east)



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



Site Photograph A - Looking north-east into the site from the entrance to Rushcliffe Golf Club on Cropwell Road. To the left of the view, the access road to the clubhouse can be seen, with the site comprising the grassed area in the foreground and middle-ground. There are few other features within the view.



**Site Photograph B** - This view is again obtained from the entrance to Rushcliffe Golf Club on Cropwell Road. The panorama demonstrates the high quality landscape in the vicinity of the site, as well as the densely vegetated boundary on its south-western edge.



**Site Photograph B** - View that looks north-east directly into the site from a gap in the boundary hedge caused by recent removal of a hedgerow tree. Whilst the boundary hedge is generally dense and well-maintained, the hedge within the site is more gappy. The rest of the landscape elements in the view appear in good condition, however, and there are no other features within the view.

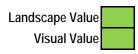
Legend



Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN  | ND VISUAL SENSIT                          | IVITY ASSESSMEN   | T            |                               |                                  |                                |         | CLIENT: I     | Rushcliffe Borough Council   |                 |          |                       |  |  | Aggregate                                     | Score (/100)           | : 55    |
|---|---|---|--------------|-------------------------------|----------------------------------|--------------------------------|---------|---------------|--|-----------------|----------|-----------------------|--|--|---|------------------------|---------|
| SITE REFERENCE:   | RBC/                                      | RAD/010 - North of Holme La   | ine          |                               | DATE VISITED:                    | : 24                           | 4/10/20 | )16           |  |                 |          |                       |  | SURVEYED BY: RW  |   | CHECKED BY             | 7: NW   |
| EXISTING LANDSCA  | APE CHARACTER                             |   |              | La                            | ndscape character within site    | ;                              |         |               | n/a  |                 |          | Lands                 | cape character within study area   | SN05   | (Moderate)                                    |                        |         |
|   |   |   | LIVIN        |                               | CAPES METHODOLOGY                |                                |         |               |  |                 |          | T                     | <u> </u>   | OTHER  |   |                        |         |
| Landform  | LCA Site Study Area                       | Settlement Pattern  | LCA          | Study<br>Area                 | Land Cover                       | LCA                            | Site    | Study<br>Area | Tree Cover   | PZ S            | Site     | Study<br>Area         | Descriptive Attribute  | Site   |   | Study Area             |         |
| Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels High plateau (>300m) High hills (>600m)  LANDSCAPE VALUE Factor Landscape quality | Assessment  Domestic setting, site is son | Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled Coalfields Urban  mewhat degraded, as is some |              |                               | land                             | X<br>X<br>X<br>X<br>Dtal Score |         | 14<br>Score*  | Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded  VISUAL VALUE Factor Recognition of value | Assessmi<br>N/A | ×        | X<br>X<br>Y<br>Y<br>X | Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern Other characteristics / features | Medium - open Grassland / grazing Variable Sub-regular Linear PRoW | Variable Variable Variable Sub-regular Linear | Total Score (/25       | Score*  |
| Scenic quality  |   | and poor condition reduces pe   | erceived sc  | enic quality                  | y somewhat. Some attractive fea  | atures                         |         | Med - 2       | Indicators of value  | N/A             |          |                       |  |  |   |                        | Low - 3 |
| Rarity  | N/A                                       |   |              |                               |                                  |                                |         | Low - 1       | Other value  |                 | nal va   | alue and va           | llue as rural setting for residential r  | eceptors   |   |                        | Med - 6 |
| Representativeness  | Study area not particularly i             | representative of LCA   |              |                               |                                  |                                |         | Low - 1       | VISUAL SUSCEPTIBI  | LITY            |          |                       |  |  |   | Total Score (/25       | 5) 13   |
| Conservation interests  | Several substantial TPOs, s               | some listed buildings   |              |                               |                                  |                                |         | Med - 2       | Factor   | Assessm         | ent      |                       |  |  |   |                        | Score*  |
| Recreation value  | Network of PRoW centred of                | on the site, key route from the   | e village to | the River T                   | rent, some public open space     |                                |         | Med - 2       | Primary receptors  | Recreation      | nal - s  | site is part          | of the visual amenity albeit degrad  | ed   |   |                        | Med - 4 |
| Perceptual aspects  | Sense of tranquillity from ur             | rban fringe, north-west of stud   | dy area is r | ural edge t                   | o settlement with some key feat  | ures                           |         | Med - 2       | Secondary receptors  | Residentia      | al - sit | te is part of         | the rural setting for residential rec  | eptors but not very well overlooked                                |   |                        | Low - 2 |
| Associations  | N/A                                       |   |              |                               |                                  |                                |         | Low - 1       | Number of receptors  | Village ed      | lge wit  | th several            | PRoW   |  |   |                        | Med - 4 |
| LANDSCAPE SUSCE   | EPTIBILITY                                |   |              |                               | To                               | otal Scor                      | e (/25) | 15            | Visibility of site   | Contained       | d by ra  | ailway, buil          | t form and vegetation  |  |   |                        | Low - 2 |
| Factor  | Assessment                                |   |              |                               |                                  |                                |         | Score*        |  |                 |          |                       |  |  |   |                        | -       |
| Subtraction   | No notable loss of key char               | racteristics  |              |                               |                                  |                                |         | Low - 2       |  |                 |          |                       |  |  |   |                        |         |
| Addition  | Extension of urban edge bu                | ut not contiguous with majority   | y of settlem | nent                          |                                  |                                |         | Med - 4       |  |                 |          |                       |  |  |   |                        |         |
| Perception  | Loss of perceived rural sett              | ting due to railway embankme  | ent          |                               |                                  |                                |         | High - 6      |  |                 |          |                       |  |  |   |                        |         |
| Policy  | Enhance village fringes thro              | ough planting small copses to   | break up t   | the uniform                   | nature of the urban edge         |                                |         | Low - 2       |  |                 |          |                       |  |  |   |                        |         |
| OVERALL LANDSCA   | APE SENSITIVITY (Comb                     | ined Value and Suscept  | ibility)     |                               | To                               | otal Scor                      | e (/50) | 29            | OVERALL VISUAL SE  | NSITIVITY       | Y (Co    | mbined \              | Value and Susceptibility)  |  |   | Total Score (/50       | 0) 26   |
| Low landscape value bu  | ut medium susceptibility. Over            | rall a low landscape sensitivit   | у            |                               |                                  |                                |         |               | Overall low visual sensitive   | rity derived f  | from I   | ow visual v           | value and low susceptibility   |  |   |                        |         |
| Notes   |   |   |              |                               |                                  |                                |         |               | Notes  |                 |          |                       |  |  |   |                        |         |
|   |   |   |              |                               |                                  |                                |         |               |  |                 |          |                       |  |  |   |                        |         |
| MITIGATION OPPOR  | RTUNITIES / RECOMMEN                      | IDATIONS  |              |                               |                                  |                                |         |               |  |                 |          |                       |  |  |   |                        |         |
| Landscape planting  | 4   | Retain  | and enhan    | ce mature l                   | boundary vegetation              |                                |         |               | Form of development  | ×               |          |                       |  |  |   |                        |         |
| Landscape buffer  | ×   |   |              |                               |                                  |                                |         |               | Local vernacular   | ×               |          |                       |  |  |   |                        |         |
| Site features   | <b>X</b>                                  |   |              |                               |                                  |                                |         |               | Other  | ×               |          |                       |  |  |   |                        |         |
| CONSTRAINTS   |   |   |              |                               |                                  |                                |         |               | <u> </u>   |                 |          |                       |  |  |   |                        |         |
| On-site   |   | ng issues, <sub> </sub>   | potential ad | ccess issues off private road |                                  |                                |         | Off-site      |  |                 |          |                       |  |  |   |                        |         |
| CONCLUSION  |   |   |              |                               |                                  |                                |         |               |  |                 |          |                       |  |  |   |                        |         |
| The site comprises a nu   | umber of fields in equestrian u           | usage on the north-western co   | orner of Ra  | dcliffe on T                  | rent. Within the study area is a | low lands                      | scape v | alue, whic    | h is partly a result of lack of re   | presentative    | eness    | of the LC             | A, as well as a number of human d  | etractors present within the study area. Th                        | e landscape sus                               | sceptibility is mediur | m,      |

The site comprises a number of fields in equestrian usage on the north-western corner of Radcliffe on Trent. Within the study area is a low landscape value, which is partly a result of lack of representativeness of the LCA, as well as a number of human detractors present within the study area. The landscape susceptibility is medium, however, due to the fact that the site is not contiguous with the rest of the settlement and a perceived loss of rural setting with the development of the site. Overall the landscape sensitivity is low. In visual terms, there is a low value a result of the site within the study area, although the site does contribute as part of the rural setting to this side of the settlement. The site is part of the visual amenity for recreational receptors, albeit degraded, but the visibility of the site within its surroundings is low, resulting in a low visual sensitivity is also low.

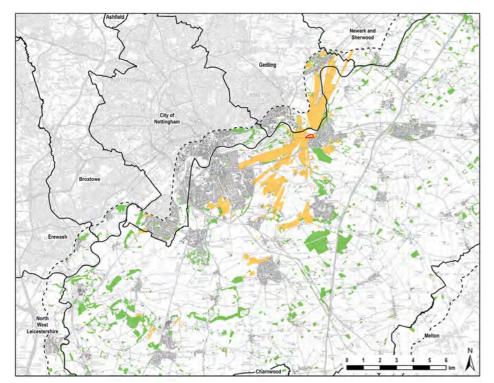


Landscape Susceptibility
Visual Susceptibility

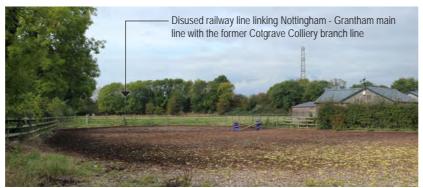
Landscape Sensitivity
Visual Sensitivity

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

#### RAD/010 - North of Holme Lane



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



**Site Photograph A** - View from the junction of Holme Lane / National Cycle Route 15 with Radcliffe on Trent Footpath 13; the disused railway embankment runs along the background of the view.



**Site Photograph C** - This view is obtained looking west along Radcliffe on Trent Footpath 4, in the eastern half of the site. The site is, as in the western half, characterised by equestrian usage. To the rear of the view at the right hand side can be seen the disused railway embankment mentioned previously.

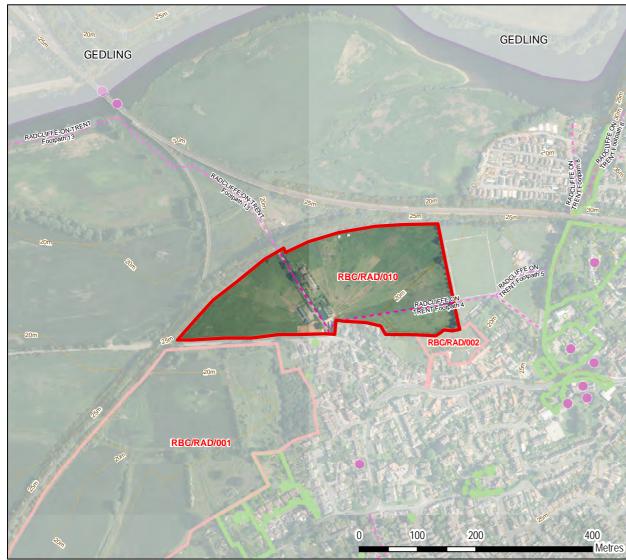


**Site Photograph B** - Taken from the same location as Photograph A, this view looks north along Radcliffe on Trent Footpath 13. To the right of the view is a barn associated with the site's equestrian use. The disused railway embankment is visible to the rear of the view.



Site Photograph D - View taken from Radcliffe on Trent Footpath 4 within the site looking east. The site is again heavily influenced by equestrian use in this location. To the left of the view can be seen the location where the disused railway embankment described previously meets the main Nottingham - Grantham line, as well as the Wharf Lane Recreation Ground.

Legend



GEDLING

GED

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                                | ND VIS   | SUAL      | SENSIT        | <b>FIVITY AS</b> | SESSMEN          | Τ            |               |                                  |           |          | (      | CLIENT: F     | Rushcliffe Borough Council        |            |             |               |   |                                | Aggregate               | e Score (/100)   | ): 62    |
|---|--|-----------|---------------|------------------|------------------|--------------|---------------|----------------------------------|-----------|----------|--------|---------------|-----------------------------------|------------|-------------|---------------|---|--------------------------------|-------------------------|------------------|----------|
| SITE REFERENCE:                             |  |           | RBC/RAD/0     | )11 - Land to t  | the north of She | ford Road    |               | DATE V                           | /ISITED:  | 24/      | /10/20 | 16            |                                   |            |             |               |   | SURVEYED BY: RW                |                         | CHECKED BY       |          |
| EXISTING LANDSCA                            | PE CH  | ARAC1     | ER            |                  |                  |              | La            | ndscape character wi             | thin site |          |        | SN            | 105 (Moderate)                    |            |             | Lands         | scape character within study are        | a SN05                         | (Moderate)              |                  |          |
|   |  |           |               |                  |                  | LIVIN        | IG LANDS      | CAPES METHODOLO                  | GY        |          |        |               |                                   |            |             |               |   | OTHER                          |                         |                  |          |
| Landform                                    | LCA  | Site      | Study<br>Area | Settlemer        | nt Pattern       | LCA          | Study<br>Area | Land Cover                       |           | LCA      | Site   | Study<br>Area | Tree Cover                        | PZ         | Site        | Study<br>Area | Descriptive Attribute                   | Site                           |                         | Study Area       |          |
| Vales & valley bottoms                      | ×  | ×         | 4             | Nucleated        |                  | 4            | 4             | Arable farms                     |           | -        | 4      | 4             | Wooded - ancient                  | ×          | ×           | 4             | Spatial character                       | Medium - open                  | Variable                |                  |          |
| Rolling / undulating                        | ×  | ×         | ×             | Clustered        |                  | 4            | ×             | Mixed farms                      |           |          | ×      | ×             | Wooded - recent                   | ×          | ×           | 4             | Indicative ground vegetation            | Farmland (arable)              | Variable                |                  |          |
| Low plateau                                 | 4  | <b>√</b>  | ×             | Settled          |                  | ×            | ×             | Pastoral farms                   |           |          | ×      | ×             | Trees & woods                     | 4          | ×           | ×             | Boundary treatments                     | Variable                       | Variable                |                  |          |
| Sloping (low hills) Coastal dunes / shingle | <b>√</b>   | <b>X</b>  | <b>⋖</b>      | Dispersed        | ound / derelict  | ×            | ×             | Woodland<br>Rough / wild / eques | ctrion    |          | ×      | <b>⋖</b>      | Coverts & tree groups Other trees | <b>X</b>   | <b>✓</b>    | 4             | Enclosure pattern Tree pattern          | Sub-regular<br>Linear          | Sub-regular<br>Variable |                  |          |
| Marine levels                               | X  | ×         | ×             | Unsettled        | Junu / derenct   | <b>X</b>     | ×             | Disturbed                        | Sulan     | V V      | ×      | ×             | Open / unwooded                   | X          | -           | <b>X</b>      |   | Linear                         | Variable                |                  |          |
| High plateau (>300m)                        | ×  | ×         | ×             | Coalfields       |                  | ×            | ×             | Urban / brownfield               |           | V V      | ×      | <b>√</b>      | opon / univoded                   |            | **          |               | Other characteristics /                 |                                |                         |                  |          |
| High hills (>600m)                          | ×  | ×         | ×             | Urban            |                  | ×            | ×             | Parkland / leisure               |           | ×        | ×      | ×             |                                   |            |             |               | features                                |                                |                         |                  |          |
| LANDSCAPE VALUE                             |  |           |               |                  |                  |              |               |                                  | Tota      | al Score | (/25)  | 15            | VISUAL VALUE                      |            |             |               |   |                                |                         | Total Score (/25 | 5) 13    |
| Factor                                      | Assess   | sment     |               |                  |                  |              |               |                                  |           |          |        | Score*        | Factor                            | Asse       | ssment      |               |   |                                |                         |                  | Score*   |
| Landscape quality                           | Intensi  | e farml   | and which is  | s well manage    | ed. Domestic set | tting        |               |                                  |           |          |        | High - 3      | Recognition of value              | N/A        |             |               |   |                                |                         |                  | Low - 3  |
| Scenic quality                              | Attracti   | ve rural  | edge with s   | some human i     | nfluence from se | ettlement    |               |                                  |           |          |        | Med - 2       | Indicators of value               | N/A        |             |               |   |                                |                         |                  | Low - 3  |
| Rarity                                      | N/A  |           |               |                  |                  |              |               |                                  |           |          |        | Low - 1       | Other value                       | Cliff to   | op route i  | is well used  | d for recreation, site is rural setting | to settlement                  |                         |                  | Med - 6  |
| Representativeness                          | Not ver  | y many    | aspects rep   | oresentative o   | f LCA            |              |               |                                  |           |          |        | Low - 1       | VISUAL SUSCEPTIB                  | ILITY      |             |               |   |                                |                         | Total Score (/25 | 5) 19    |
| Conservation interests                      | Ancient  | woodla    | nd, some T    | POs              |                  |              |               |                                  |           |          |        | Low - 1       | Factor                            | Asse       | ssment      |               |   |                                |                         |                  | Score*   |
| Recreation value                            | Networ   | k of PRo  | W, clifftop   | route is well k  | nown             |              |               |                                  |           |          |        | Med - 2       | Primary receptors                 | Recre      | eational -  | site is part  | of the landscape setting                |                                |                         |                  | Med - 4  |
| Perceptual aspects                          | Strong   | rural ed  | ge and high   | ner quality low  | density village  | edge         |               |                                  |           |          |        | High - 3      | Secondary receptors               | Resid      | lential - s | ite forms p   | art of the strong rural edge            |                                |                         |                  | Med - 4  |
| Associations                                | N/A  |           |               |                  |                  |              |               |                                  |           |          |        | Low - 1       | Number of receptors               | Edge       | of village  | elocation     |   |                                |                         |                  | Med - 4  |
| LANDSCAPE SUSCE                             | PTIBIL   | ITY       |               |                  |                  |              |               |                                  | Tota      | al Score | (/25)  | 15            | Visibility of site                | Sever      | ral long v  | views, partio | cularly to north                        |                                |                         |                  | High - 6 |
| Factor                                      | Assess   | sment     |               |                  |                  |              |               |                                  |           |          |        | Score*        |                                   |            |             |               |   |                                |                         |                  |          |
| Subtraction                                 | Loss of  | strong    | ural edge     |                  |                  |              |               |                                  |           |          |        | Med - 4       |                                   |            |             |               |   |                                |                         |                  |          |
| Addition                                    |  |           | ttlement bo   |                  |                  |              |               |                                  |           |          | _      | Low - 2       |                                   |            |             |               |   |                                |                         |                  |          |
| Perception                                  |  |           |               | 0                | increased promi  |              | ,             |                                  |           |          | _      | High - 6      |                                   |            |             |               |   |                                |                         |                  |          |
| Policy                                      |  |           |               | 0 1              | '                |              | the uniform   | nature of the urban ed           | •         |          |        | Low - 2       |                                   |            |             |               |   |                                |                         |                  | _        |
| OVERALL LANDSCA                             |  |           | •             |                  | •                | J.           |               |                                  | Tota      | al Score | (/50)  | 30            |                                   |            | •           |               | Value and Susceptibility)               |                                |                         | Total Score (/50 | 0) 32    |
| Medium landscape sens                       | itivity de   | rived fro | m medium      | landscape va     | lue and suscepti | ibility      |               |                                  |           |          |        |               | Overall medium visual s           | ensitivity | arising f   | rom low vis   | sual value and medium susceptibili      | ty                             |                         |                  |          |
| Notes                                       |  |           |               |                  |                  |              |               |                                  |           |          |        |               | Notes                             |            |             |               |   |                                |                         |                  |          |
|   |  |           |               |                  |                  |              |               |                                  |           |          |        |               |                                   |            |             |               |   |                                |                         |                  |          |
| MITIGATION OPPOR                            | TUNITI   | ES / RI   | COMME         | NDATIONS         |                  |              |               |                                  |           |          |        |               |                                   |            |             |               |   |                                |                         |                  |          |
| Landscape planting                          | ×  |           |               |                  |                  |              |               |                                  |           |          |        |               | Form of development               | ×          |             |               |   |                                |                         |                  |          |
| Landscape buffer                            | <b>✓</b>   |           |               |                  | Site unable t    | o be fully m | nitigated du  | e to its prominent locati        | ion       |          |        |               | Local vernacular                  | ×          |             |               |   |                                |                         |                  |          |
| Site features                               | ×  |           |               |                  |                  |              |               |                                  |           |          |        |               | Other                             | ×          |             |               |   |                                |                         |                  |          |
| CONSTRAINTS                                 | 1  |           |               |                  |                  |              |               |                                  |           |          |        |               |                                   | _          |             |               |   |                                |                         |                  |          |
| On-site                                     |  |           |               |                  |                  | R            | idgeline      |                                  |           |          |        |               | Off-site                          |            |             |               | Adja                                    | cent ancient woodland and PRoW |                         |                  |          |
| CONCLUSION                                  |  |           |               |                  |                  |              |               |                                  |           |          |        |               |                                   |            |             |               |   |                                |                         |                  |          |
| strong rural edge, as we                    | omprises arable land on the north-eastern edge of Radcliffe on Trent, which contains a ridgeline. The study area is generally of high landscape, as well as increased prominence of housing within the surrounding area as a result of the landform of the site. The landscape susceptibilities is the forms part of the strong rural edge for residential and recreational receptors and is highly visible in its surroundings. Overall the visual states |           |               |                  |                  |              |               |                                  |           |          |        | tibility and  | sensitivity are both medium.      |            |             |               |   |                                |                         |                  |          |

Visual Value

Landscape Susceptibility

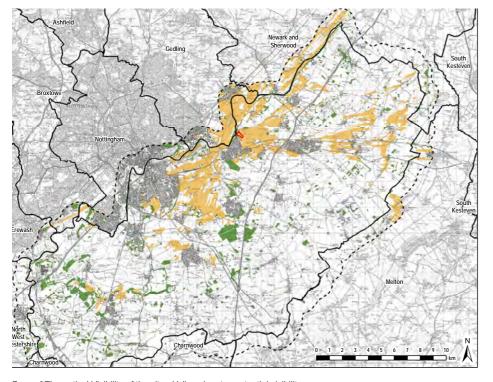
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

#### RAD/011 - Land to the north of Shelford Road

Aerial view of the site



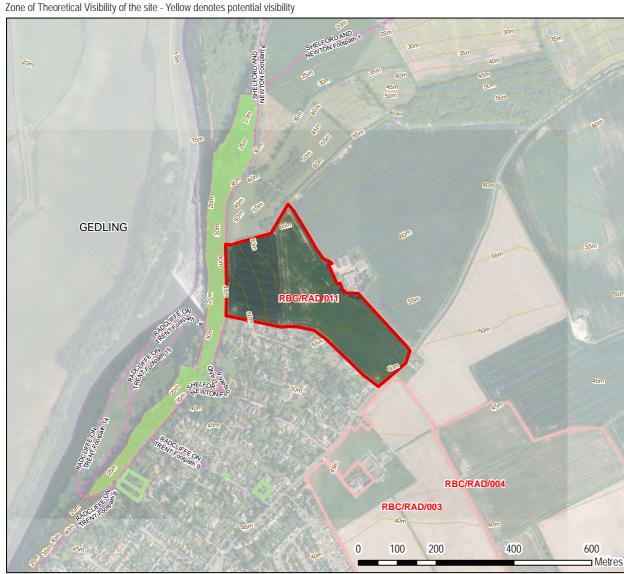
Houses on-Shelford Road

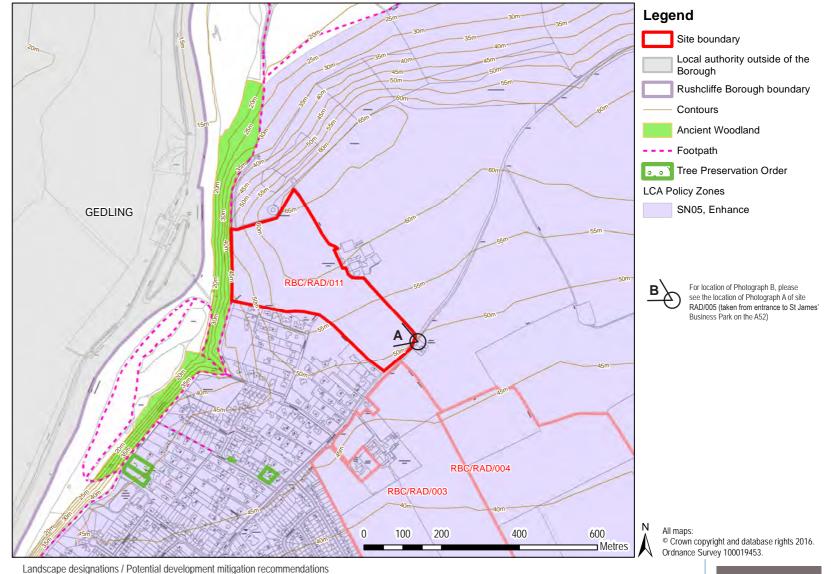
Shelford Lodge Farm

Site Photograph A - Looking north-west from Shelford Road in the south-eastern corner of the site. The view illustrates the rising nature of the site and its arable use, as well as its role as a strong rural edge to the village. To the rear of the view in the left hand side can be seen houses on Shelford Road. To the right of the view can be seen Shelford Lodge Farm.



Site Photograph B - This view is taken from the south-eastern corner of site RAD/005 and looks towards the rising land of the site in the rear of the view. The relation of the site to the eastern edge of Radcliffe on Trent can be seen with houses on Clumber Drive and Shelford Road in the village visible. Also in the rear of the view is Malkin Hill.









| LANDSCAPE AN                                | ND VIS     | SUAL S       | ENSIT        | <b>FIVITY ASS</b>        | ESSMENT           |            |                   |                                       |            |          | CLIENT        | : Rusho             | cliffe Borough Council            |            |            |               |                     |                                       |  | Aggregate Score (/100                 | ): 47      |
|---|------------|--------------|--------------|--------------------------|-------------------|------------|-------------------|---------------------------------------|------------|----------|---------------|---------------------|-----------------------------------|------------|------------|---------------|---------------------|---------------------------------------|--|---------------------------------------|------------|
| SITE REFERENCE:                             |            | RB           | C/RUD/0      | 01 - Land south          | of Landmere Lan   | ne (1&2)   |                   | DATE VISITEI                          | D:         | 14/10/2  | 2016          |                     |                                   |            |            |               |                     |                                       | SURVEYED BY: RW  | CHECKED E                             |            |
| EXISTING LANDSCA                            | APE CH     | ARACTE       | R            |                          |                   |            | L                 | andscape character within sit         | te         |          | SN            | N03 (Po             | oor-Moderate)                     |            |            | Lands         | scape               | e character within study area         | SN03 (P  | oor-Moderate)                         |            |
|   |            |              |              |                          |                   | LIVIN      | IG LANDS          | SCAPES METHODOLOGY                    |            |          |               |                     | <u> </u>                          |            |            |               | Ť                   | · · · · · · · · · · · · · · · · · · · | OTHER  | · · · · · · · · · · · · · · · · · · · |            |
| Landform                                    | LCA        |              | tudy<br>Area | Settlement I             | Pattern           | LCA        | Study<br>Area     | Land Cover                            | LCA        | Site     | Study<br>Area | ,    -              | Tree Cover                        | PZ         | Site       | Study<br>Area | Ī                   | Descriptive Attribute                 | Site   | Study Area                            |            |
| Vales & valley bottoms                      | ×          | ×            | ×            | Nucleated                |                   | 4          | ×                 | Arable farms                          | 4          | ×        | 4             |                     | Wooded - ancient                  | ×          | ×          | ×             |                     | Spatial character                     | Medium - framed  | Variable                              |            |
| Rolling / undulating                        |            | ×            | <b>√</b>     | Clustered                |                   | ×          | <b>✓</b>          | Mixed farms                           | ×          | ×        | ×             | _                   | Wooded - recent                   | 4          | ×          | <b>4</b>      |                     | Indicative ground vegetation          | Grassland / grazing  | Variable                              |            |
| Low plateau                                 | ×          | ×            | ×            | Settled                  |                   | ×          | ×                 | Pastoral farms                        | X          | ×        | ×             |                     | Trees & woods                     | <b>√</b>   | ×          | <b>√</b>      |                     | Boundary treatments                   | Variable   | Variable                              |            |
| Sloping (low hills) Coastal dunes / shingle | <b>✓</b>   | <b>⋖</b>     | <b>X</b>     | Dispersed<br>Waste groun | ud / dorolict     | ×          | ×                 | Woodland<br>Rough / wild / equestrian | <b>√</b>   | ×        | 4             |                     | Coverts & tree groups Other trees | ×          | ×          | <b>✓</b>      | -                   | Enclosure pattern<br>Tree pattern     | Sub-regular<br>Scattered   | Variable<br>Linked                    |            |
| Marine levels                               | ×          | ×            | ×            | Unsettled                | iu / uerelict     | ×          | X                 | Disturbed                             | ×          | <b>X</b> | <b>X</b>      | <b>→</b> ⊢          | Open / unwooded                   | ×          |            | *             |                     |                                       | Scattered  | LITINGU                               |            |
| High plateau (>300m)                        | ×          | ×            | X            | Coalfields               |                   | ×          | ×                 | Urban / brownfield                    | 4          | ×        | 1             | ┥ └                 | opon annous                       | ••         | **         | •••           | - 1                 | Other characteristics /               |  | Large TPO to immediate sou            | th of site |
| High hills (>600m)                          | ×          | ×            | ×            | Urban                    |                   | 4          | ×                 | Parkland / leisure                    | 4          | ×        | ×             |                     |                                   |            |            |               |                     | features                              |  | Ů                                     |            |
| LANDSCAPE VALUE                             |            |              |              |                          |                   |            |                   | 1                                     | otal Sco   | ore (/25 | 5) 15         | 5                   | VISUAL VALUE                      |            |            |               |                     |                                       |  | Total Score (/2                       | 25) 10     |
| Factor                                      | Assess     | ment         |              |                          |                   |            |                   |                                       |            |          | Score*        | 7                   | Factor                            | Assess     | ment       |               |                     |                                       |  |                                       | Score*     |
| Landscape quality                           | Domes      | tic setting, | well mai     | ntained                  |                   |            |                   |                                       |            |          | High - 3      | 3                   | Recognition of value              | N/A        |            |               |                     |                                       |  |                                       | Low - 3    |
| Scenic quality                              | Woodla     | nd is posi   | ive aspe     | ct, low density ho       | ousing, A52 detra | acts, hur  | man influe        | nce                                   |            |          | Med - 2       | 2 1                 | Indicators of value               | N/A        |            |               |                     |                                       |  |                                       | Low - 3    |
| Rarity                                      | N/A        |              |              |                          |                   |            |                   |                                       |            |          | Low - 1       | 1 (                 | Other value                       | Resider    | ntial am   | enity         |                     |                                       |  |                                       | Low - 3    |
| Representativeness                          | Some a     | spects re    | resentat     | tive of LCA              |                   |            |                   |                                       |            | Med - 2  | 2             | VISUAL SUSCEPTIBIL  | ITY                               |            |            |               |                     |                                       | Total Score (/2  | 25) 11                                |            |
| Conservation interests                      | Large 7    | PO to sou    | th of site   | e, adds character        | ngle TPC          | on north   | ern site boundary |                                       |            | Med - 2  | 2 I           | Factor              | Assess                            | ment       |            |               |                     |                                       |  | Score*                                |            |
| Recreation value                            | Couple     | of PRoW,     | little else  | 9                        |                   |            |                   |                                       |            | Low - 1  | 1 [           | Primary receptors   | Resider                           | ntial - si | te forms o | of their      | r landscape setting |                                       |  | Med - 4                               |            |
| Perceptual aspects                          | A52 red    | luces tran   | quillity, lo | w density adds o         | es tree co        | over       |                   |                                       |            | Med - 2  | 2             | Secondary receptors | N/A                               |            |            |               |                     |                                       |  | Low - 2                               |            |
| Associations                                | N/A        |              |              |                          |                   |            |                   |                                       |            |          | Low - 1       | 1 [                 | Number of receptors               | Limited    | to resid   | dents of ac   | djacen              | nt properties                         |  |                                       | Low - 2    |
| LANDSCAPE SUSCE                             | EPTIBIL    | ITY          |              |                          |                   |            |                   | 1                                     | otal Sco   | ore (/25 | 5) 11         | 1                   | Visibility of site                | Screen     | ed by b    | uilt form a   | nd ve               | getation                              |  |                                       | Low - 2    |
| Factor                                      | Assess     | ment         |              |                          |                   |            |                   |                                       |            |          | Score*        | ] [                 |                                   |            |            |               |                     |                                       |  |                                       |            |
| Subtraction                                 | No loss    | of key ch    | aracterist   | tics                     |                   |            |                   |                                       |            |          | Low - 2       | <u>.</u>            |                                   |            |            |               |                     |                                       |  |                                       |            |
| Addition                                    |            |              |              | ement edge               |                   |            |                   |                                       |            |          | Low - 2       | <b>⊣</b> ।          |                                   |            |            |               |                     |                                       |  |                                       |            |
| Perception                                  |            |              |              | nsity and localise       |                   |            |                   |                                       |            |          | Med - 4       | <b>→</b> ।          |                                   |            |            |               |                     |                                       |  |                                       |            |
| Policy                                      |            |              |              |                          |                   |            | oodland pl        | anting to ensure they appear as       |            | _        | _             | = =                 |                                   |            |            |               |                     |                                       |  |                                       |            |
| OVERALL LANDSCA                             |            |              | •            |                          | •                 | J.         |                   | 1                                     | otal Sco   | ore (/50 | )) 26         | <b>→</b> ⊢          | OVERALL VISUAL SE                 |            | •          |               |                     | , ,,                                  |  | Total Score (/5                       | 50) 21     |
| Medium landscape value                      | e but a lo | w landsca    | pe susce     | eptibility. Overall I    | ow landscape se   | ensitivity | 1                 |                                       |            |          |               | ╛╚                  | Low visual sensitivity deriv      | ved from   | low vis    | ual value a   | and su              | usceptibility                         |  |                                       |            |
| Notes                                       |            |              |              |                          |                   |            |                   |                                       |            |          |               | _  [                | Notes                             |            |            |               |                     |                                       |  |                                       |            |
|   |            |              |              |                          |                   |            |                   |                                       |            |          |               |                     |                                   |            |            |               |                     |                                       |  |                                       |            |
| MITIGATION OPPOR                            | RTUNITI    | ES / REC     | OMME         | NDATIONS                 |                   |            |                   |                                       |            |          |               |                     |                                   |            |            |               |                     |                                       |  |                                       |            |
| Landscape planting                          | 4          |              |              |                          | F                 | Retain T   | PO'd tree         | at entrance                           |            |          |               | I                   | Form of development               | 4          |            |               |                     |                                       | Low density to match existing  |                                       |            |
| Landscape buffer                            | <b>√</b>   |              |              |                          |                   | Buffe      | r to TPO b        | oundary                               |            |          |               |                     | Local vernacular                  | ×          |            |               |                     |                                       |  |                                       |            |
| Site features                               | ×          |              |              |                          |                   |            |                   |                                       |            |          |               | [(                  | Other                             | ×          |            |               |                     |                                       |  |                                       |            |
| CONSTRAINTS                                 | T          |              |              |                          |                   |            |                   |                                       |            |          |               |                     |                                   | 1          |            |               |                     |                                       |  |                                       |            |
| On-site                                     |            |              |              |                          | TPO               | at entra   | nce, acces        | ss issues                             |            |          |               |                     | Off-site                          |            |            |               |                     |                                       | Adjacent woodland TPO  |                                       |            |
| CONCLUSION                                  |            |              |              |                          |                   |            |                   |                                       |            |          |               |                     |                                   |            |            |               |                     |                                       |  |                                       |            |
| medium, arising from the                    | e good le  | vel of mai   | ntenance     | within the lands         | cape, as well as  | the repr   | esentative        | ness of the study area with rela      | tion to th | ne LCA   | in which it   | it sits. W          | Vhilst development of the         | site would | d result   | in the pot    | ential              | for perception of increased de        | nce and the low density of existing housing<br>ensity and localised loss of character, there<br>form and vegetation. Overall the visual se | would be no notable loss of key       | y area is  |

Visual Value

Landscape Susceptibility

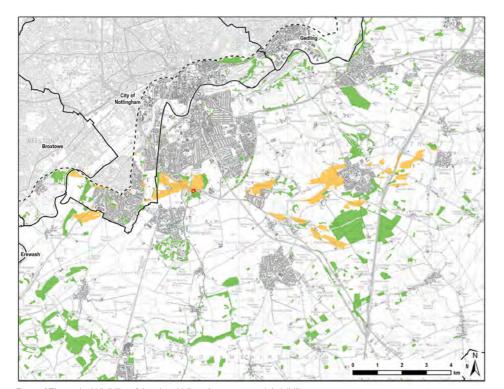
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

04

# **RUD/001 -** Land south of Landmere Lane (1&2)



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



**Site Photograph A** - This panorama looks south from Landmere Lane directly into the site. There are a number of TPO's surrounding the site, which can also be seen in the view. To the left of the site entrance is a single TPO's tree; a TPO's woodland bounds the southern site edge. The site is equestrian grazing, otherwise known as Parkside Stables. To the right of the panorama can be seen a house on Landmere Lane itself.

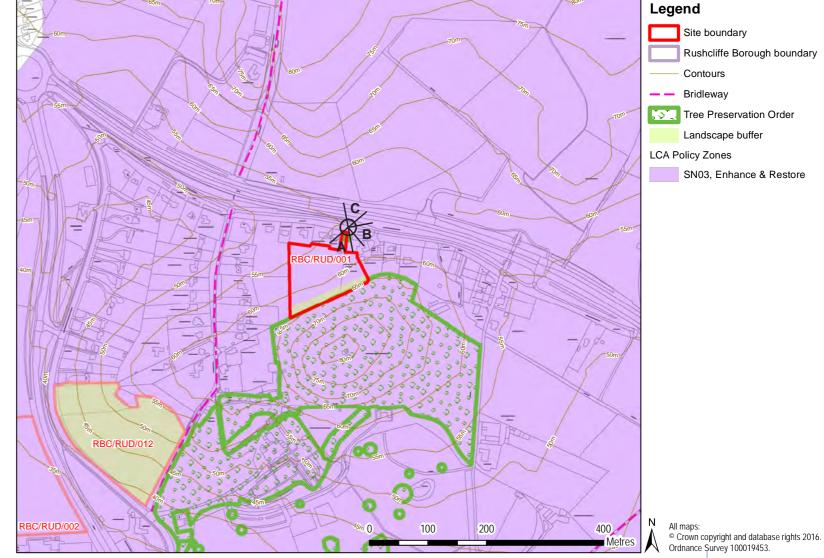


**Site Photograph B** - Looking east along Landmere Lane adjacent to the site entrance, this view demonstrates the large and low density nature of the housing surrounding the site.



**Site Photograph C** - This view looks north opposite the site entrance and demonstrates the proximity of the site to the A52; a very busy dual carriageway. The road considerably affects perception of tranquillity in the area.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                             | E AND VISUAL SENSITIVITY ASSESSMENT CLIENT: R  |          |               |          |                                    |              |       |               |            |                | Rushcliffe Borouç | gh Council    |           |               |   |  |  |                                    | Aggregate Scor | re (/100):                    | : 47                            |  |                   |              |         |  |
|--|--|----------|---------------|----------|------------------------------------|--------------|-------|---------------|------------|----------------|-------------------|---------------|-----------|---------------|---|--|--|------------------------------------|----------------|-------------------------------|---------------------------------|--|-------------------|--------------|---------|--|
| SITE REFERENCE:                          | RBC/RUD/002 - Land adjacent to St Peter's Junior School DATE VISITED: 14/10/2016                             |          |               |          |                                    |              |       |               |            |                |                   |               |           | HECKED BY     | _   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| EXISTING LANDSCA                         | PE CH  | ARAC     | ΓER           |          |                                    |              |       | La            | andscape   | character      | within site       | е             |           | SNO           | 3 (Poor-Moderate  | e)   | Landscape character within study area SN03 (Poor-Moderate) |                                    |                |                               |                                 |  |                   |              |         |  |
|  |  |          |               |          |                                    | I            | IVINO | G LANDS       | CAPES N    | METHODOL       | .OGY              |               |           |               |   |  | OTHER  |                                    |                |                               |                                 |  |                   |              |         |  |
| Landform                                 | LCA  | Site     | Study<br>Area | s        | Settlement Pattern                 | ı            | .CA   | Study<br>Area | Land       | Cover          |                   | LCA           | Site      | Study<br>Area | Tree Cover  |  | PZ   | Site                               | Study<br>Area  |                               | Descriptive Attribute           | Site   | Study             | / Area       |         |  |
| Vales & valley bottoms                   | ×  | ×        | ×             | N        | Nucleated                          | 4            | 1     | 4             | Arabl      | e farms        |                   | 4             | ×         | 4             | Wooded - a  | ncient   | ×  |                                    | ×              |                               | Spatial character               | Medium - framed  | Variable          |              |         |  |
| Rolling / undulating                     | 4  | ×        | 4             |          | Clustered                          |              | X     | $\checkmark$  | Mixed      | l farms        |                   | ×             | ×         | ×             | Wooded - re   | ecent  |  | ×                                  | 4              |                               | Indicative ground vegetation    | Scrubland  | Variable          |              |         |  |
| Low plateau                              | ×  | <b>√</b> | ×             |          | Settled                            |              | ×     | ×             |            | ral farms      |                   | ×             | ×         | ×             | Trees & wo  |  |  | ×                                  | 4              |                               | Boundary treatments             | Variable   | Variable          |              |         |  |
| Sloping (low hills)                      | <b>√</b>   | ×        | <b>√</b>      |          | Dispersed                          |              | X     | <b>√</b>      | Wood       |                |                   | <b>4</b>      | ×         | <b>√</b>      | Coverts & tr  | ree groups   |  | ×                                  | 4              |                               | Enclosure pattern               | Sub-regular  | Sub-regular       |              |         |  |
| Coastal dunes / shingle<br>Marine levels | <i>X</i>   | ×        | × ×           |          | Vaste ground / dereli<br>Jnsettled |              | X     | ×             | Distu      | h / wild / equ | uestrian          | ×             | <b>√</b>  | × ×           | Other trees<br>Open / unw   | oodod  |  | <b>*</b>                           | <b>⋖</b>       |                               | Tree pattern                    | Linear   | Linked            |              |         |  |
| High plateau (>300m)                     | X  | X        | ×             |          | Coalfields                         |              | X     | ×             |            | / brownfield   | d                 |               | X         |               | Орен / инм  | ooueu  |  |                                    | ^              |                               | Other characteristics /         |  | Golf course and s |              | liately |  |
| High hills (>600m)                       | ×  | ×        | ×             |          | Jrban                              |              | 1     | ×             |            | and / leisure  |                   | 4             | ×         | 4             |   |  |  |                                    |                |                               | features                        |  | adjacent t        | to the site  |         |  |
| LANDSCAPE VALUE                          |  |          |               |          |                                    |              |       |               |            |                | T                 | otal Sco      | re (/25)  | 11            | VISUAL V  | /ALUE  |  |                                    |                |                               | <u>•</u>                        | <u> </u>   | Tota              | I Score (/25 | 5) 10   |  |
| Factor                                   | Assess   | ment     |               |          |                                    |              |       |               |            |                |                   |               |           | Score*        | Factor  |  | Assessment   |                                    |                |                               |                                 |  |                   |              |         |  |
| Landscape quality                        | Generally well maintained with some degraded areas  Med - 2  |          |               |          |                                    |              |       |               |            |                | Med - 2           | Recognition   | of value  | N/A Lo        |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Scenic quality                           | Variable across study area with high degree of human influence. Some positive aesthetic aspects  Low - 1     |          |               |          |                                    |              |       |               |            |                | Low - 1           | Indicators of | f value   | N/A L         |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Rarity                                   | N/A Low - 1  |          |               |          |                                    |              |       |               |            |                |                   |               | Low - 1   | Other value   |   | N/A Low  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Representativeness                       | Most aspects representative but with differences in settlement pattern  Med - 2                              |          |               |          |                                    |              |       |               |            |                |                   |               |           | Med - 2       | VISUAL S  | USCEPTIBI  | TIBILITY Total Score (/25) 11                              |                                    |                |                               |                                 |  |                   |              |         |  |
| Conservation interests                   | TPOs but few other aspects  Low - 1  |          |               |          |                                    |              |       |               |            |                |                   |               | Low - 1   | Factor        |   | Asses  | sment  |                                    |                |                               |                                 |  |                   | Score*       |         |  |
| Recreation value                         | Golf course plus two PRoW Low - 1  |          |               |          |                                    |              |       |               |            |                |                   |               | Low - 1   | Primary rec   | eptors  | Transp   | ort- high  | nway user                          | s Aé           | 60. Commuters not focussed on | site / landscape                |  |                   | Low - 2      |         |  |
| Perceptual aspects                       | Highways influence and reduce perceived tranquillity. Edge of settlement and urban fringe character  Low - 1 |          |               |          |                                    |              |       |               |            |                | Low - 1           | Secondary i   | receptors | Golf co       | ourse re  | creational   | use  | ers and educational users of the s | school         |                               |                                 | Low - 2  |                   |              |         |  |
| Associations                             | N/A Low - 1  |          |               |          |                                    |              |       |               |            | Number of r    | receptors         | Highwa        | ay recep  | tors nume     | erou  | S  |  |                                    |                | Med - 4                       |                                 |  |                   |              |         |  |
| LANDSCAPE SUSCE                          | PTIBIL   | ITY      |               |          |                                    |              |       |               |            |                | T                 | otal Sco      | re (/25)  | 15            | Visibility of s   | site   | High d   | egree of                           | enclosur       | e fro                         | om vegetation                   |  |                   |              | Low - 2 |  |
| Factor                                   | Assess   | ment     |               |          |                                    |              |       |               |            |                |                   |               |           | Score*        |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Subtraction                              | No loss  | of key   | characteri    | stics    |                                    |              |       |               |            |                |                   |               |           | Low - 2       |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Addition                                 | Urban 6  | extensio | n betweer     | n main : | settlement and Old I               | Loughboro    | ıgh R | oad, joinii   | ng the two |                |                   |               |           | Med - 4       |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Perception                               |  |          |               |          | increases perception               |              |       |               |            |                |                   |               |           | Med - 4       |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Policy                                   |  |          |               |          | t Bridgford and Rudd               | <u> </u>     |       | ve the ser    | nse of sep | aration betw   | veen the tv       | vo settler    | nents     | Med - 4       |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| OVERALL LANDSCA                          | APE SEI  | NSITIV   | ITY (Con      | nbined   | d Value and Susc                   | eptibility   |       |               |            |                | T                 | otal Sco      | re (/50)  | 26            | <b>OVERALL</b>  | OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)  Total Score (/50) 21 |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Low landscape sensitivit                 | y derived  | I from I | ow landsca    | ape valı | lue and medium susc                | ceptibility  |       |               |            |                |                   |               |           |               | Low visual value and susceptibility, overall low visual sensitivity |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Notes                                    |  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               | Notes   |  |  |                                    |                |                               |                                 |  |                   |              | 1       |  |
|  |  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| MITIGATION OPPOR                         | TUNITI   | ES/R     | ECOMME        | ENDAT    | TIONS                              |              |       |               |            |                |                   |               |           |               |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| Landscape planting                       | ×  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               | Form of dev   | velopment  | ×  |                                    |                |                               |                                 |  |                   |              |         |  |
| Landscape buffer                         | ×  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               | Local verna   | cular  | ×  |                                    |                |                               |                                 |  |                   |              |         |  |
| Site features                            | ×  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               | Other   |  | ×  |                                    |                |                               |                                 |  |                   |              |         |  |
| CONSTRAINTS                              |  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| On-site                                  | Access issues onto A60   |          |               |          |                                    |              |       |               |            | Of             | f-site            |               |           |               |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
| CONCLUSION                               |  |          |               |          |                                    |              |       |               |            |                |                   |               |           |               |   |  |  |                                    |                |                               |                                 |  |                   |              |         |  |
|  | ension b   | etween   | the main b    | block of | of Ruddington and the              | e cluster of | prope | erties on (   | Old Lough  | borough Ro     | ad, joining       | the two.      | This wo   | ould lead     | an increased pe   | erception of b   | uilt form  | and pot                            | entially ind   | rea                           | sed perception of coalescence b | quality. In terms of the landscape suscepti<br>etween West Bridgford and Ruddington. The |                   |              |         |  |

Visual Value

Landscape Susceptibility

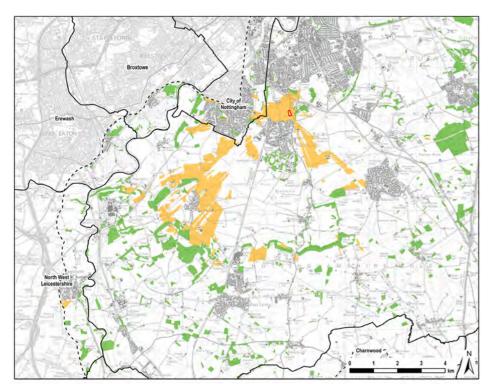
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

206

# RUD/002 - Land adjacent to St Peter's Junior School



St Peter's Junior School (behind vegetation)

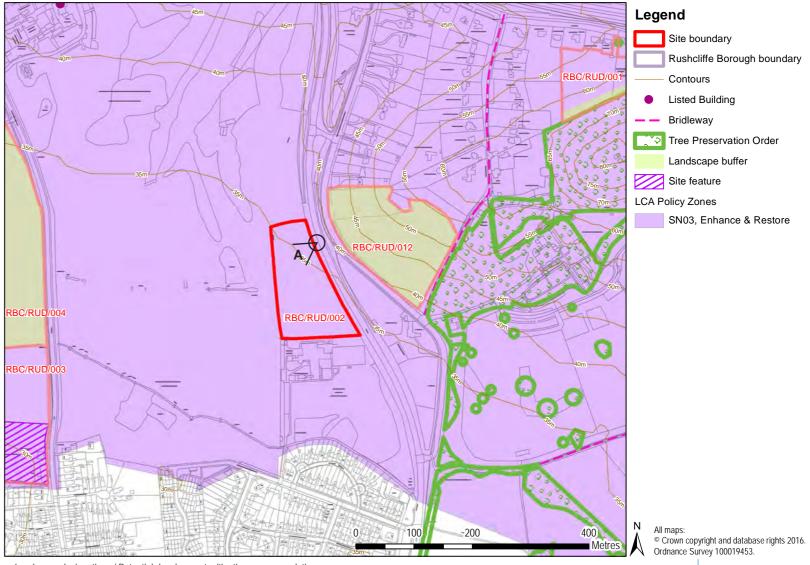
Ruddington Golf Course (behind vegetation)

regetation)

Site Photograph A - This view looks south-west within the site from a gap in mature vegetation along the A60. It demonstrates the rough and unmanaged nature of the site, as well as the mature boundary vegetation that constrains views on the majority of the site boundaries. St Peters Junior School and Ruddington Golf Course bound the site, but both are screened from view by dense vegetation.

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





| LANDSCAPE AN                    | ND VISUAL SENSITIVI   | ITY ASSESSMENT                    |                         |                                  |                  | CLIENT: R           | ushcliffe Borough Council  |   |             |  |                          |                                       |                                   | Aggregate Score (                     | /100):    | 55      |  |  |
|---------------------------------|---|-----------------------------------|-------------------------|----------------------------------|------------------|---------------------|--|---|-------------|--|--------------------------|---------------------------------------|-----------------------------------|---------------------------------------|-----------|---------|--|--|
| SITE REFERENCE:                 | RBC/RUD/003 - La  | and to the west of Wilford Ro     | oad (south)             | DATE VISITED:                    | : 14/10/20       | 016                 |  |   |             | <del>,                                    </del> | KED BY:                  |                                       |                                   |                                       |           |         |  |  |
| EXISTING LANDSCA                | APE CHARACTER   |                                   | Lai                     | ndscape character within site    | 9                | SN03                | (Poor-Moderate)  |   |             | Lands  | сар                      | pe character within study area        | SN03 (Poor-Mode                   | SN03 (Poor-Moderate), SN04 (Moderate) |           |         |  |  |
|                                 |   |                                   | LIVING LANDS            | CAPES METHODOLOGY                |                  |                     | · · · · · · · · · · · · · · · · · · ·  |   |             |  |                          | ]                                     | OTHER                             |                                       |           |         |  |  |
| Landform                        | LCA Site Study Area   | Study<br>Area                     | Tree Cover              | PZ                               | Site             | Study<br>Area       |  | Descriptive Attribute                                   | Site        | Study Are  | a                        |                                       |                                   |                                       |           |         |  |  |
| Vales & valley bottoms          |   | Nucleated                         | 4 4                     | Arable farms                     | <b>√</b> ×       | 4                   | Wooded - ancient   |   | ×           | ×  |                          | Spatial character                     | Medium - open                     | Variable                              |           |         |  |  |
| Rolling / undulating            |   | Clustered                         | XX                      | Mixed farms                      | X X              | ×                   | Wooded - recent  |   | ×           | ×  |                          | Indicative ground vegetation          | Variable                          | Variable                              |           |         |  |  |
| Low plateau Sloping (low hills) |   | Settled<br>Dispersed              | XXX                     | Pastoral farms Woodland          | ✓ X              | ×                   | Trees & woods Coverts & tree groups  | 1   | ×           | ×  |                          | Boundary treatments Enclosure pattern | Variable<br>Sub-regular           | Variable<br>Sub-regular               |           |         |  |  |
| Coastal dunes / shingle         | •   | Waste ground / derelict           | $\frac{1}{x}$           | Rough / wild / equestrian        | 4 4              | ×                   | Other trees  | 4   | <b>✓</b>    | 1  |                          | Tree pattern                          | Linear                            | Linear                                |           |         |  |  |
| Marine levels                   |   | Unsettled                         | XX                      | Disturbed                        | ✓ ×              | ×                   | Open / unwooded  | ×   | _           | ×  |                          | Other characteristics /               | 2                                 | Linoui                                |           |         |  |  |
| High plateau (>300m)            | X X X   | Coalfields                        | XX                      | Urban / brownfield               | <b>√</b> ×       | 4                   |  |   |             |  |                          | features                              | Play area                         | Golf cours                            | е         |         |  |  |
| High hills (>600m)              | <b>X X X</b>  | Urban                             | <b>✓</b> ×              | Parkland / leisure               | 4 4              | 4                   |  |   |             |  |                          | leatures                              |                                   |                                       |           |         |  |  |
| LANDSCAPE VALUE                 |   |                                   |                         | То                               | otal Score (/25) | _                   | VISUAL VALUE   |   |             |  |                          |                                       |                                   | Total Sco                             | ore (/25) | 13      |  |  |
| Factor                          | Assessment  |                                   |                         |                                  |                  | Score*              | Factor   | Assess  | sment       |  |                          |                                       |                                   |                                       |           | Score*  |  |  |
| Landscape quality               | Generally well maintained, espe   | , ,                               | 0 113                   |                                  |                  | Med - 2             | Recognition of value   | N/A   |             |  |                          |                                       |                                   |                                       |           | Low - 3 |  |  |
| Scenic quality                  | Edge of settlement with high de   | egree of human influence, a       | gricultural land is pos | sitive aspect                    |                  | Med - 2             | Indicators of value  | Play area, gates from houses leading into play area Med |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Rarity                          | N/A   |                                   |                         |                                  |                  | Low - 1             | Other value  | Avenue  | e of tree   | s adds ch  | aract                    | ter                                   |                                   |                                       |           | Low - 3 |  |  |
| Representativeness              | Study area is representative of   | f the LCA                         |                         |                                  |                  | High - 3            | VISUAL SUSCEPTIBI  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Conservation interests          | Conservation area and TPOs b  | but not related to the site       |                         |                                  |                  | Low - 1             | Factor   | Assess  | sment       |  |                          |                                       |                                   |                                       |           | Score*  |  |  |
| Recreation value                | Play area, golf course  |                                   |                         |                                  |                  | Low - 1             | Primary receptors  | Reside  | ential - si | ite forms p                                      | art c                    | of rural setting, views across site   | into area of more rural character |                                       |           | Med - 4 |  |  |
| Perceptual aspects              | Edge of settlement and lack of  | f tranquillity, rural character i | s pleasant              |                                  |                  | Med - 2             | Secondary receptors  | Recrea  | ational -   | play area  | s of                     | local recreational value              |                                   |                                       |           | Med - 4 |  |  |
| Associations                    | N/A   |                                   |                         |                                  | Low - 1          | Number of receptors | Site is  | on villag   | ge edge, se | ever   | al residential receptors |                                       |                                   |                                       | Med - 4   |         |  |  |
| LANDSCAPE SUSCE                 | EPTIBILITY  |                                   |                         | To                               | otal Score (/25) | 11                  | Visibility of site   | Site is   | open es     | specially to                                     | nort                     | th, some enclosure from built for     | m and vegetation                  |                                       |           | Med - 4 |  |  |
| Factor                          | Assessment  |                                   |                         |                                  |                  | Score*              |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Subtraction                     | Loss of play area   |                                   |                         |                                  |                  | Med - 4             |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Addition                        | Extension of settlement edge  |                                   |                         |                                  |                  | Low - 2             |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Perception                      | Extension of settlement edge  |                                   |                         |                                  |                  | Low - 2             |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Policy                          |   | 0 0                               |                         | se of separation between the two |                  | Low - 2             |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
|                                 | APE SENSITIVITY (Combine  |                                   | ility)                  | То                               | otal Score (/50) | 25                  | OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)  Total Score (/50) 30 |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Overall landscape sensit        | tivity is low, derived from low valu  | lue and low susceptibility        |                         |                                  |                  |                     | Low visual value and medium susceptibility. Overall medium visual sensitivity        |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Notes                           |   |                                   |                         |                                  |                  |                     | Notes  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
|                                 |   |                                   |                         |                                  |                  |                     |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| MITIGATION OPPOR                | RTUNITIES / RECOMMENDA  | ATIONS                            |                         |                                  |                  |                     |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Landscape planting              | 4   |                                   | etain avenue of trees   |                                  |                  |                     | Form of development  | ×   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Landscape buffer                | 4   | Play                              | area to retain recrea   |                                  |                  |                     | Local vernacular   | ×   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| Site features                   | 4   |                                   | Retain play a           | rea                              |                  |                     | Other  | ×   | <u> </u>    |  |                          |                                       |                                   |                                       |           |         |  |  |
| CONSTRAINTS                     | T   |                                   |                         |                                  |                  |                     | T  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| On-site                         |   |                                   | Play area               |                                  |                  |                     | Off-site   |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| CONCLUSION                      |   |                                   |                         |                                  |                  |                     |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |
| resulting in no loss of ke      | CONCLUSION  Site RUD/003 is comprises a play area and set-aside field on the northern edge of Ruddington. Landscape value within the study area is low, owing in part to the lack of both conservation interests and recreational value. There is also a low landscape susceptibility, with development of the site forming an extension of the urban edge and esulting in no loss of key characteristics. The landscape sensitivity is overall low. In visual terms, there is limited value apart from the presence of the play area. However, the visual susceptibility is medium, with the site forming part of the rural setting for a medium number of receptors and generally being visible within its surroundings, particularly when viewed from the north. The visual sensitivity is medium overall. |                                   |                         |                                  |                  |                     |  |   |             |  |                          |                                       |                                   |                                       |           |         |  |  |

Visual Value

Landscape Susceptibility

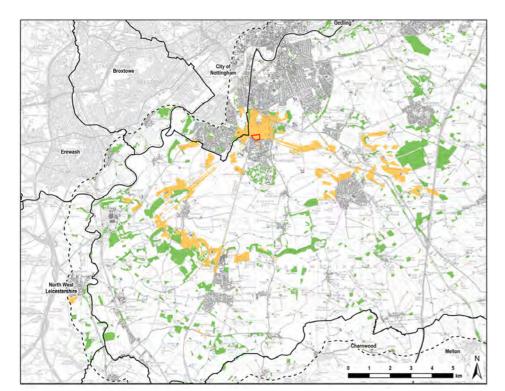
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

80

# RUD/003 - Land to the west of Wilford Road (south)



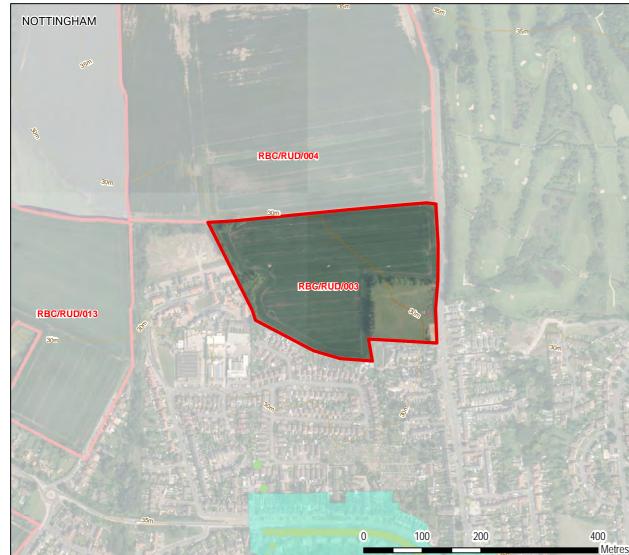
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

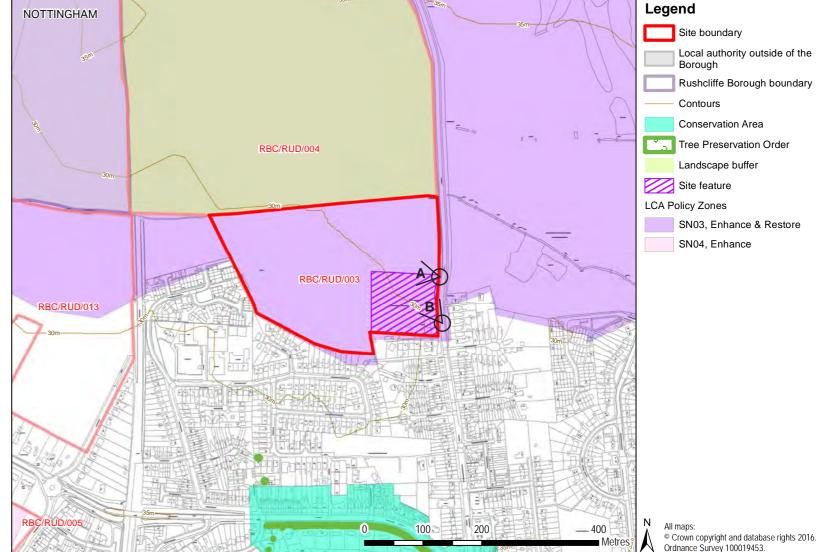


Site Photograph A - This view looks north-west from Wilford Road at the northern corner of Sellors' Playing Field within the site. The view shows how the site fits into the rural context of the north of Ruddington, with the arable land beyond the rough land of the site adding an attractive rural outlook. To the left of the view are an avenue of trees which lie on the northern boundary of Sellors' Playing Field. In the far background of the view can be seen Lodge Farm - the entrance to which is further up Wilford Road - and Hamilton Court in nearby Clifton.



Site Photograph B - This view looks north-west into the site, again from Wilford Road, but a little further south than Photograph A. Sellors Playing Field accounts for the majority of the view, with its boundary lined by an avenue of trees. In the left hand side of the view can be glimpsed buildings on Woodhouse Gardens and Brookside Road.





Landscape designations / Potential development mitigation recommendations

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| LANDSCAPE AN                    | APE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rusi  |          |          |          |                              |               |               |         |                           |              |                     |       | ENT: R       | ushcliffe Borough Council   |   |            |                                 |            |         |                                       |   | Aggregate Score (/10            | 00): 60         |  |
|---------------------------------|---|----------|----------|----------|------------------------------|---------------|---------------|---------|---------------------------|--------------|---------------------|-------|--------------|---|---|------------|---------------------------------|------------|---------|---------------------------------------|---|---------------------------------|-----------------|--|
| SITE REFERENCE:                 | RBC/RUD/004 - Land to the west of Wilford Road DATE VISITED: 14/10/2016   |          |          |          |                              |               |               |         |                           |              |                     | /2016 |              |   |   |            |                                 |            |         | SURVEYED BY: RW                       | CHECKED   | BY: NW                          |                 |  |
| EXISTING LANDSCA                | PE CH   | ARA      | CTER     |          |                              |               |               | Landsc  | ape character within site | е            |                     |       | SN03         | (Poor-Moderate)   | Landscape character within study area SN03 (Poor-Moderate), SN02 (Poor-Moderate), SN04 (Moderate) |            |                                 |            |         |                                       |   | ate)                            |                 |  |
|                                 |   |          |          |          |                              | LIVI          | NG LAND       | SCAPE   | S METHODOLOGY             |              |                     |       |              |   | OTHER   |            |                                 |            |         |                                       |   | •                               |                 |  |
| Landform                        | LCA   | Sit      | e Stu    |          | Settlement Pattern           | LCA           | Study<br>Area | La      | and Cover                 | LCA          | Site                | Α Ι   | tudy<br>trea | Tree Cover  | PZ  | Z Site     | 2                               | udy<br>rea | [       | Descriptive Attribute                 | Site  | Study Area                      |                 |  |
| Vales & valley bottoms          | 4   | ×        | >        | <        | Nucleated                    | 4             | 4             |         | rable farms               | 4            | 4                   |       | 1            | Wooded - ancient  |   | X          | >                               | K          |         | Spatial character                     |   | Variable                        |                 |  |
| Rolling / undulating            | 4   | ×        | *        | <b>*</b> | Clustered                    | ×             |               |         | ixed farms                | ×            | ×                   |       | ×            | Wooded - recent   |   | ×          |                                 | <b>K</b>   |         | ndicative ground vegetation           | , ,   | Variable                        |                 |  |
| Low plateau Sloping (low hills) | 4   | <b>√</b> | - 3      | <u> </u> | Settled<br>Dispersed         | X             | ×             |         | astoral farms<br>/oodland | 4            | ×                   | _     | ×            | Trees & woods Coverts & tree groups   |   | ' X        |                                 |            |         | Boundary treatments Enclosure pattern | Variable<br>Sub-regular   | Variable<br>Sub-regular         |                 |  |
| Coastal dunes / shingle         | *   | ×        | · /      | 2        | Waste ground / derelict      | ×             | ×             |         | ough / wild / equestrian  | 4            | ×                   | 3     | ×            | Other trees   |   | · 4        |                                 | <b>K</b>   |         | Tree pattern                          | Linear  | Linear                          |                 |  |
| Marine levels                   | ×   | ×        | 3        | \$       | Unsettled                    | ×             | ×             | _       | isturbed                  | 4            | ×                   |       | ×            | Open / unwooded   |   | X          |                                 | K          |         | Other characteristics /               |   | Golf course, urban fringe of Cl | lifton/M/ilford |  |
| High plateau (>300m)            | ×   | ×        | >        | <        | Coalfields                   | ×             | ×             |         | rban / brownfield         | 4            | ×                   | 4     |              |   | Other chara features  |            |                                 |            |         |                                       | Play area/sports pitch - settlement edge  | visible. Wilwell cutting natur  |                 |  |
| High hills (>600m)              | ×   | ×        | >        | <b>(</b> | Urban                        | $\checkmark$  | $\checkmark$  | Pa      | arkland / leisure         | $\checkmark$ | $\checkmark$        |       | <b>√</b>     |   |   |            |                                 |            |         | Catares                               |   |                                 |                 |  |
| LANDSCAPE VALUE                 | CAPE VALUE Total Score (/25) 14   |          |          |          |                              |               |               |         |                           |              |                     |       | 14           | VISUAL VALUE  |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Factor                          | Asses   | smer     | nt       |          |                              |               |               |         |                           |              |                     | Sco   | ore*         | Factor  | Assessment Score  |            |                                 |            |         |                                       |   |                                 |                 |  |
| Landscape quality               | Agricultural land and fencing generally well maintained and good condition  Med - 2                                   |          |          |          |                              |               |               |         |                           |              |                     |       | ed - 2       | Recognition of value  | N/A Low   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Scenic quality                  | High degree of human influence/ built form. Rural quality but some urban influence from multiple settlements  Med - 2 |          |          |          |                              |               |               |         |                           |              |                     |       | ed - 2       | Indicators of value   | Play  | area (     |                                 |            |         |                                       |   |                                 | Med - 6         |  |
| Rarity                          | N/A Low - 1   |          |          |          |                              |               |               |         |                           |              |                     |       | w - 1        | Other value   | Visu  | ıal separa | ation b                         | etweer     | n sett  | tlements                              |   |                                 | Med - 6         |  |
| Representativeness              | Study area highly representative of LCA High - 3  |          |          |          |                              |               |               |         |                           |              |                     |       | gh - 3       | VISUAL SUSCEPTIB  | BILITY Total Score (/25)  |            |                                 |            |         |                                       |   |                                 |                 |  |
| Conservation interests          | Conservation area and several TPOs and listed buildings but separate from the site Low - 1                            |          |          |          |                              |               |               |         |                           |              |                     |       | w - 1        | Factor  | Ass   | essmen     | ıt                              |            |         |                                       |   |                                 | Score*          |  |
| Recreation value                | Golf course, play area/pitch but just one public right of way  Low - 1  |          |          |          |                              |               |               |         |                           |              |                     |       | w - 1        | Primary receptors   | Resi  | idential - | views                           | over o     | open la | land                                  |   |                                 | Med - 4         |  |
| Perceptual aspects              | Some road noise and multiple sources of human influence. Some strength of rural character retained  Med - 2           |          |          |          |                              |               |               |         |                           |              |                     | Me    | ed - 2       | Secondary receptors   | Reci  | reational  | l- play a                       | area. V    | Views   | secondary to function of play         | area  |                                 | Low - 2         |  |
| Associations N/A Low - 1        |   |          |          |          |                              |               |               |         |                           |              | Number of receptors | Edg   | e of Rud     | ldingtor  | n   |            |                                 |            |         | Med - 4                               |   |                                 |                 |  |
| LANDSCAPE SUSCE                 | LANDSCAPE SUSCEPTIBILITY Total Score (/25) 15   |          |          |          |                              |               |               |         |                           |              | Visibility of site  | Long  | g views b    | but son   | ne encl   | closure    | e and little landform variation |            |         | Med - 4                               |   |                                 |                 |  |
| Factor                          | Asses   | smer     | nt       |          |                              |               |               |         |                           |              |                     | Sco   | ore*         |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Subtraction                     | Loss c  | f recr   | eationa  | facility | /                            |               |               |         |                           |              |                     | Me    | d - 4        |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Addition                        | Extens  | ion o    | fsettler | nent bo  | oundary                      |               |               |         |                           |              |                     | Lov   | N - 2        |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Perception                      | Open  | and p    | erformi  | ng fund  | ction of green wedge, percep | tion of coale | escence b     | etween  | Ruddington and West Brid  | dgford       |                     | Me    | d - 4        |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Policy                          | Mainta  | in a b   | uffer be | etween   | West Bridgford and Rudding   | iton to prese | erve the s    | ense of | separation between the tv | vo settle    | ments               | Me    | d - 4        |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| OVERALL LANDSCA                 | APE SE  | NSIT     | IVITY    | (Coml    | bined Value and Suscep       | tibility)     |               |         | To                        | otal Sco     | ore (/50            | 0)    | 29           | OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)  Total Score (/50) 31  |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Medium landscape sens           | itivity de  | rived    | from lo  | w lands  | scape value and medium su    | sceptibility  |               |         |                           |              |                     |       |              | Overall medium visual sensitivity arising from medium visual value and susceptibility |   |            |                                 |            |         |                                       |   |                                 | ·               |  |
| Notes                           |   |          |          |          |                              |               |               |         |                           |              |                     |       |              | Notes   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
|                                 |   |          |          |          |                              |               |               |         |                           |              |                     |       |              |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| MITIGATION OPPOR                | TUNIT   | IES /    | RECC     | MMEI     | NDATIONS                     |               |               |         |                           |              |                     |       |              |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Landscape planting              | 4   |          |          |          |                              | Retain ave    |               |         |                           |              |                     |       |              | Form of development   | ×   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Landscape buffer                | 4   |          |          |          | Retain play are              | a and wider   |               |         | nd forming green wedge.   |              |                     |       |              | Local vernacular  | ×   |            |                                 |            |         |                                       |   |                                 |                 |  |
| Site features                   | 4   |          |          |          |                              |               | Play are      | ea.     |                           |              |                     |       |              | Other   | ×   |            |                                 |            |         |                                       |   |                                 |                 |  |
| CONSTRAINTS                     | 1   |          |          |          |                              |               |               |         |                           |              |                     |       |              |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| On-site                         | On-site Avenue of trees / play area and potential access issues   |          |          |          |                              |               |               |         |                           | Off-site     |                     |       |              |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
| CONCLUSION                      |   |          |          |          |                              |               |               |         |                           |              |                     |       |              |   |   |            |                                 |            |         |                                       |   |                                 |                 |  |
|                                 | e two. T  | he la    | ndscape  |          |                              |               |               |         |                           |              |                     |       |              |   |   |            |                                 |            |         |                                       | Ruddington and West Bridgford and its de<br>visual amenity of residential receptors and |                                 |                 |  |

Landscape Susceptibility

Visual Susceptibility

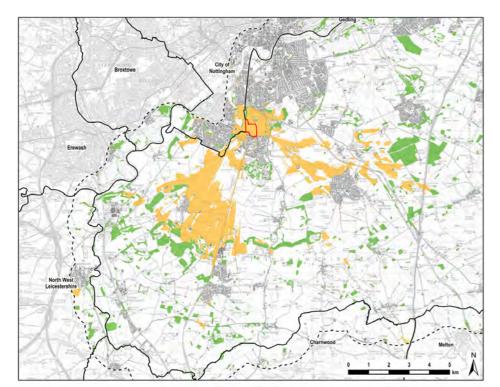
Landscape Value

Visual Value

Landscape Sensitivity

Visual Sensitivity

#### **RUD/004** - Land to the west of Wilford Road



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



Site Photograph A - Taken from a field gate on Wilford Road, this view illustrates the arable usage of the land as well as its role as both the rural context of Ruddington and as part of a buffer between three settlements - Ruddington, Clifton and Wilford. To the left of the view can be seen houses on Woodhouse Gardens in the north of Ruddington. Central in the view in the background are buildings on the edge of Clifton; in addition Hamilton Court can be seen in the right of the view. In the far right of the view is Lodge Farm.



Site Photograph B - This view looks north-west into the site, again from Wilford Road, but a little further south than Photograph A. Sellors Playing Field accounts for the majority of the view, with its boundary lined by an avenue of trees. In the left hand side of the view can be glimpsed buildings on Woodhouse Gardens and Brookside Road.



Legend Site boundary Local authority outside of the Borough Rushcliffe Borough boundary Contours Conservation Area Listed Building - Bridleway --- Footpath NOTTINGHAM , 😛 Tree Preservation Order Landscape buffer Site feature LCA Policy Zones SN02, Enhance & Restore RBC/RUD/004 SN03, Enhance & Restore SN04, Enhance RBC/RUD/013 RBC/RUD/005 All maps:

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Ordnance Survey 100019453. 100 200 600 RE L8000 400

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                                | ID VISUAL SENSIT                      | TIVITY ASSESSMEN                  | Γ  |                                       |                     | CLIENT:        | Rushcliffe Borough Council   |                                     |                    |               |                                    |   | Aggregate Score (            | /100): 55         |  |  |  |
|---|---------------------------------------|-----------------------------------|--|---------------------------------------|---------------------|----------------|--|-------------------------------------|--------------------|---------------|------------------------------------|---|------------------------------|-------------------|--|--|--|
| SITE REFERENCE:                             | RBC/RL                                | UD/005 - Land west of Pasture     | : 14/10/2  | 2016                                  |                     | CHECKED BY: NW |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| EXISTING LANDSCA                            | PE CHARACTER                          |                                   | La   | ndscape character within site         | e SI                | N02 (Poor-N    | Moderate), SN04 (Moderate)   |                                     |                    | Landso        | ape character within study area    | SN02 (Poor-Moderate), SN04                  | (Moderate), SN03 (Poor-Mo    | derate)           |  |  |  |
|   |                                       |                                   | LIVING LANDS                                     | CAPES METHODOLOGY                     | •                   |                |  |                                     |                    |               |                                    | OTHER                                       |                              |                   |  |  |  |
| Landform                                    | LCA Site Study Area                   | Settlement Pattern                | LCA Study<br>Area                                | Land Cover                            | LCA Site            | Study<br>Area  | Tree Cover   | PZ S                                | Site               | Study<br>Area | Descriptive Attribute              | Site  | Study Are                    | a                 |  |  |  |
| Vales & valley bottoms                      | ✓ X X                                 | Nucleated                         | 4 4  | Arable farms                          | 4 4                 | 4              | Wooded - ancient   | ×                                   | ×                  | ×             | Spatial character                  | Large                                       | Variable                     |                   |  |  |  |
| Rolling / undulating                        | ✓ × ✓                                 | Clustered                         | XX   | Mixed farms                           | XX                  |                | Wooded - recent  |                                     | ×                  | ×             | Indicative ground vegetation       | Farmland (arable)                           | Variable                     |                   |  |  |  |
| Low plateau                                 | 4 4 X                                 | Settled                           | XX   | Pastoral farms                        | <b>√</b> ×          |                | Trees & woods  |                                     | X                  | ×             | Boundary treatments                | Variable                                    | Variable                     |                   |  |  |  |
| Sloping (low hills) Coastal dunes / shingle | X X X                                 | Dispersed Waste ground / derelict | X X  | Woodland<br>Rough / wild / equestrian | ✓ X                 |                | Coverts & tree groups Other trees  |                                     | ×<br>•             | <b>X</b>      | Enclosure pattern Tree pattern     | Sub-regular<br>Linear                       | Sub-regular<br>Variable      |                   |  |  |  |
| Marine levels                               |                                       | Unsettled                         | <del>                                     </del> | Disturbed                             | <b>1</b>            |                | Open / unwooded  | ×                                   |                    | ×             |                                    | Lineai                                      | variable                     |                   |  |  |  |
| High plateau (>300m)                        | XXXX                                  | Coalfields                        | XX   | Urban / brownfield                    | V X                 |                | opon / univoduod   | 1 ** 1 *                            | •                  | •             | Other characteristics /            |   |                              |                   |  |  |  |
| High hills (>600m)                          | XXX                                   | Urban                             | 4 4  | Parkland / leisure                    | <b>√</b> ×          | ×              |  |                                     |                    |               | features                           |   |                              |                   |  |  |  |
| LANDSCAPE VALUE                             |                                       |                                   |  | To                                    | otal Score (/25     | 5) 12          | VISUAL VALUE   |                                     |                    |               |                                    |   | Total Sco                    | ore (/25) 13      |  |  |  |
| Factor                                      | Assessment                            |                                   |  |                                       |                     | Score*         | Factor   | Assessm                             | ent                |               |                                    |   |                              | Score*            |  |  |  |
| Landscape quality                           | Some degradation, recent              | housing development has goo       | d levels of maintenan                            | nce                                   |                     | Med - 2        | Recognition of value   | N/A                                 |                    |               |                                    |   |                              | Low - 3           |  |  |  |
| Scenic quality                              | High degree of human influ            | uence including views to other    | settlements, pylons a                            | also detract                          |                     | Low - 1        | Indicators of value  | N/A                                 |                    |               |                                    |   |                              |                   |  |  |  |
| Rarity                                      | N/A                                   |                                   |  |                                       |                     | Low - 1        | Other value  | Green wedge between settlements Med |                    |               |                                    |   |                              |                   |  |  |  |
| Representativeness                          | Study area is representativ           | ve of LCA                         |  |                                       |                     | High - 3       | VISUAL SUSCEPTIBI  | SILITY Total Score (/25) 13         |                    |               |                                    |   |                              |                   |  |  |  |
| Conservation interests                      | Edge of conservation area             | a and some TPOs, separate fro     | m site   |                                       |                     | Low - 1        | Factor   | Assessm                             | ent                |               |                                    |   |                              | Score*            |  |  |  |
| Recreation value                            | Limited network of PRoW               |                                   |  |                                       |                     | Low - 1        | Primary receptors  | Residentia                          | al - site          | e is a smal   | I part of the rural setting        |   |                              | Low - 2           |  |  |  |
| Perceptual aspects                          | Urban and urban fringe ch             | naracter with little tranquillity |  |                                       |                     | Low - 1        | Secondary receptors  | N/A                                 |                    |               |                                    |   |                              | Low - 2           |  |  |  |
| Associations                                | N/A                                   |                                   |  | Low - 1                               | Number of receptors | Edge of R      | Ruddin   | gton, direc                         | t views to Clifton |               |                                    | Med - 4                                     |                              |                   |  |  |  |
| LANDSCAPE SUSCE                             | PTIBILITY                             |                                   |  | To                                    | otal Score (/25     | 5) 17          | Visibility of site   | Open viev                           | ws fror            | m east, scr   | eened elsewhere by built form and  | vegetation                                  |                              | Med - 4           |  |  |  |
| Factor                                      | Assessment                            |                                   |  |                                       |                     | Score*         |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| Subtraction                                 | No loss of key characterist           | tics                              |  |                                       |                     | Low - 2        |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| Addition                                    | Extension of settlement ed            | dge, bridging gap between two     | settlements                                      |                                       |                     | High - 6       |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| Perception                                  | Increased urbanisation and            | d loss of perceived green wedg    | je between settlemen                             | nts                                   |                     | High - 6       |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| Policy                                      |                                       |                                   |  | ilt form more prominent in the la     | andscape            | Low - 2        |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
|   | · · · · · · · · · · · · · · · · · · · | bined Value and Suscepti          | oility)  | To                                    | otal Score (/50     | )) 29          | OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)  Total Score (/50) 26 |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| Low landscape value and                     | d medium susceptibility. Over         | verall low landscape sensitivity  |  |                                       |                     |                | Overall low visual sensiti   | vity derived t                      | from lo            | ow visual v   | alue and low susceptibility        |   |                              |                   |  |  |  |
| Notes                                       |                                       |                                   |  |                                       |                     |                | Notes  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
|   |                                       |                                   |  |                                       |                     |                |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
|   |                                       |                                   |  |                                       |                     |                |  |                                     |                    |               |                                    |   |                              |                   |  |  |  |
|   | TUNITIES / RECOMMEN                   | NDATIONS                          |  |                                       |                     |                | le   | 1 👐 1                               |                    |               |                                    |   |                              |                   |  |  |  |
| Landscape planting Landscape buffer         | <b>X</b>                              | Maiori                            | ity of west of site to re                        | otain aroon wodao                     |                     |                | Form of development<br>Local vernacular  | X                                   |                    |               |                                    |   |                              |                   |  |  |  |
| Site features                               | ×                                     | Wajor                             | ty of west of site to re                         | ciain green weage                     |                     |                | Other  | X                                   |                    |               |                                    |   |                              |                   |  |  |  |
| CONSTRAINTS                                 |                                       |                                   |  |                                       |                     |                | •  | <del>,  </del>                      |                    |               |                                    |   |                              |                   |  |  |  |
| On-site                                     |                                       | Potent                            | tial flooding issues to                          | west of site                          |                     |                | Off-site   |                                     |                    |               |                                    |   |                              |                   |  |  |  |
| CONCLUSION                                  |                                       |                                   |  |                                       |                     |                |  | ļ                                   |                    |               |                                    |   |                              |                   |  |  |  |
|   | able land which sonarates t           | the settlements of Ruddington     | and Clifton Recently                             | there has been development or         | n Pasturo I and     | near the si    | te's eastern houndary, which   | contributes t                       | n the              | sita's urhai  | n fringe character. The study area | s of low landscape value, which is partly a | s a result of the low amount | of scenic quality |  |  |  |
| as well as the lack of cor                  | nservation interests and rec          | creational value. However, owin   | ng to the potential for p                        |                                       | a medium lan        |                |  |                                     |                    |               |                                    | g a visual break between settlements, there |                              |                   |  |  |  |

Landscape Sensitivity

Visual Sensitivity

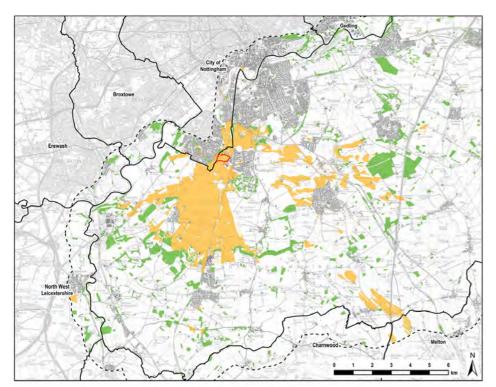
Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

#### **RUD/005** - Land west of Pasture Lane



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



Site Photograph A - This view is from the south-eastern corner of the site and looks from Pasture Lane directly into the site. The site itself is in variable condition and comprises arable farmland on the western edge of Ruddington. From this location, the role of the site in preventing perceived coalescence between Ruddington and Clifton can be clearly seen.



Site Photograph B - Looking north from the south-eastern corner of the site along Pasture Lane. The panorama demonstrates the relation of the site to houses on the western edge of Ruddington. To the rear of the view are houses on Clifton Lane and to the right of the view is Pasture Lane and adjacent recently built housing development.

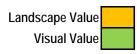


Legend Site boundary Local authority outside of the Borough RBC/RUD/00 Rushcliffe Borough boundary RBC/RUD/013 Contours Conservation Area --- Footpath Tree Preservation Order NOTTINGHAM Landscape buffer LCA Policy Zones SN02, Enhance & Restore SN03, Enhance & Restore SN04, Enhance RBC/RUD/005 All maps: © Crown copyright and database rights 2016. Ordnance<sub>i</sub>Survey 100019453. 100 200

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                                | ND VISUAL SENSITI                                     | VITY ASSESSMEN                    | Γ                 |   |             |          | CLIENT:       | Rushcliffe Borough Council   |  |            |               |                                     |  | Aggregate Score (/100              | 0):  53     |
|---|---|-----------------------------------|-------------------|---|-------------|----------|---------------|--|--|------------|---------------|-------------------------------------|--|------------------------------------|-------------|
| SITE REFERENCE:                             | RBC/RUD/0   | 006 - Land north west of Ash      | er Lane           | DATE VISITE   | D: 1        | 14/10/20 | 016           |  |  |            |               |                                     | SURVEYED BY: RW                              | CHECKED E                          | ЗY: NW      |
| EXISTING LANDSCA                            | PE CHARACTER  |                                   |                   | Landscape character within s  | ite         |          | S             | N04 (Moderate)   |  |            | Lands         | cape character within study area    | SN04 (Moderate),                             | SN02 (Poor-Moderate)               |             |
|   |   |                                   | LIVING LA         | NDSCAPES METHODOLOGY  | •           |          |               |  |  |            |               |                                     | OTHER  |                                    |             |
| Landform                                    | LCA Site Study Area                                   | Settlement Pattern                | LCA Stud          | · I II and Cover  | LCA         | Site     | Study<br>Area | Tree Cover   | PZ   | Site       | Study<br>Area | Descriptive Attribute               | Site   | Study Area                         |             |
| Vales & valley bottoms                      | ✓ X X   | Nucleated                         | 4 4               | Arable farms  | 4           | 4        | 4             | Wooded - ancient   | ×  | ×          | ×             | Spatial character                   | Medium - framed                              | Variable                           |             |
| Rolling / undulating                        | ✓ × ✓   | Clustered                         | ××                | Mixed farms   | ×           | ×        | ×             | Wooded - recent  | ×  | ×          | <b>✓</b>      | Indicative ground vegetation        | Farmland (arable)                            | Variable                           |             |
| Low plateau                                 | 4 4 X   | Settled                           | XX                | Pastoral farms  | 4           | ×        | ×             | Trees & woods  | 4  | ×          | ×             | Boundary treatments                 | Hedges                                       | Variable                           |             |
| Sloping (low hills) Coastal dunes / shingle | V X X   | Dispersed Waste ground / derelict | X X               | Woodland Rough / wild / equestrian                                      | 4           | ×        | × -           | Coverts & tree groups Other trees  | 4  | <b>X</b>   | × -           | Enclosure pattern Tree pattern      | Sub-regular<br>Scattered                     | Variable<br>Variable               |             |
| Marine levels                               | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | Unsettled                         | $\frac{1}{x}$     | Disturbed   | 1           | ×        |               | Open / unwooded  | ×  | ×          | *             | •                                   | Scattered                                    |                                    |             |
| High plateau (>300m)                        | XXXX  | Coalfields                        | XX                | Urban / brownfield  | 4           | ×        | 4             | Oponii annocaca  |  | **         |               | Other characteristics /             |  | Allotments and Rushcliffe Cou      | untry park  |
| High hills (>600m)                          | XXX   | Urban                             | <b>✓</b> ×        | Parkland / leisure  | 4           | ×        | 4             |  |  |            |               | features                            |  | adjacent to site                   |             |
| LANDSCAPE VALUE                             |   |                                   |                   |   | Total Scor  | re (/25) | 16            | VISUAL VALUE   |  |            |               |                                     |  | Total Score (/:                    | /25) 13     |
| Factor                                      | Assessment  |                                   |                   |   |             |          | Score*        | Factor   | Assessi  | ment       |               |                                     |  |                                    | Score*      |
| Landscape quality                           | Good condition overall, dome                          | estic setting rather than rura    |                   |   |             |          | Med - 2       | Recognition of value   | None   |            |               |                                     |  |                                    | Low - 3     |
| Scenic quality                              | Urban fringe some detracting                          | g elements but country park       | positive feature  |   |             |          | Low - 1       | Indicators of value  | None   |            |               |                                     |  |                                    | Low - 3     |
| Rarity                                      | N/A   |                                   |                   |   |             |          | Low - 1       | Other value  | Country  | park       |               |                                     |  |                                    | Med - 6     |
| Representativeness                          | Study area landscape eleme                            | ents representative of aspect     | s of the LCA      |   |             |          | High - 3      | VISUAL SUSCEPTIB   | ILITY  |            |               |                                     |  | Total Score (/:                    | /25) 13     |
| Conservation interests                      | Conservation area, TPOs an                            | nd listed buildings but separa    | te from the site  |   |             |          | Med - 2       | Factor   | Assessi  | ment       |               |                                     |  |                                    | Score*      |
| Recreation value                            | Country park and network of                           | public rights of way an impo      | rtant resource, a | s well as allotments  |             |          | High - 3      | Primary receptors  | Residen  | ntial - a: | s part of vis | sual amenity from housing           |  |                                    | Med - 4     |
| Perceptual aspects                          | Urban fringe and strong recre                         | eational proximity to settleme    | ent               |   |             |          | Med - 2       | Secondary receptors  | Recreati   | ional -    | limited visib | pility from access or country park  |  |                                    | Low - 2     |
| Associations                                | N/A   |                                   |                   |   |             |          | Low - 1       | Number of receptors  | Combina  | ation o    | f residentia  | I receptors on edge of settlement p | lus wider recreational visitors from Notting | ham                                | Med - 4     |
| LANDSCAPE SUSCE                             | PTIBILITY   |                                   |                   |   | Total Scor  | re (/25) | 11            | Visibility of site   | Limited (  | due to     | enclosure I   | by vegetation                       |  |                                    | Low - 2     |
| Factor                                      | Assessment  |                                   |                   |   |             |          | Score*        |  |  |            |               |                                     |  |                                    |             |
| Subtraction                                 | Nothing of intrinsic landscape                        | e value                           |                   |   |             |          | Low - 2       |  |  |            |               |                                     |  |                                    |             |
| Addition                                    | Logical extension of settleme                         | ent edge                          |                   |   |             |          | Low - 2       |  |  |            |               |                                     |  |                                    |             |
| Perception                                  | Urban fringe and potential ch                         | nange to perception of count      | ry park and acce  | SS  |             |          | Med - 4       |  |  |            |               |                                     |  |                                    |             |
| Policy                                      | Ů Ů   | 0 1 0                             |                   | break up the uniform nature of the                                      |             |          | Low - 2       |  |  |            |               |                                     |  |                                    |             |
|   | APE SENSITIVITY (Combi                                | •                                 | <b>J</b> ,        |   | Total Scor  | re (/50) | 27            |  |  | •          |               | Value and Susceptibility)           |  | Total Score (/                     | /50) 26     |
| Medium landscape value                      | e, but low landscape susceptib                        | pility and overall low landsca    | pe sensitivity    |   |             |          |               | Low visual value and sus   | sceptibility.                                    | Overa      | all low visua | I sensitivity                       |  |                                    |             |
| Notes                                       |   |                                   |                   |   |             |          |               | Notes  |  |            |               |                                     |  |                                    |             |
|   |   |                                   |                   |   |             |          |               |  |  |            |               |                                     |  |                                    |             |
|   |   |                                   |                   |   |             |          |               |  |  |            |               |                                     |  |                                    |             |
|   | TUNITIES / RECOMMEND                                  |                                   | h - d d' l -      |   | _           |          |               | In the state of th |  |            |               | No access                           | off Ashard and be ashala assail and absent   | 1                                  |             |
| Landscape planting Landscape buffer         | 4   |                                   |                   | rly along south eastern boundarie<br>tect recreational value of country |             |          |               | Form of development Local vernacular   | ×  |            |               | No access                           | s off Asher Lane to retain semi-rural charac | cier                               |             |
| Site features                               | ×   | TO CITICI SIDE OF ALLOT           | inchis and to pro | neet recreational value of country                                      | park        |          |               | Other  | <del>                                     </del> |            |               |                                     |  |                                    |             |
| CONSTRAINTS                                 | **  |                                   |                   |   |             |          |               | 1  |  |            |               |                                     |  |                                    |             |
| On-site                                     |   |                                   |                   |   |             |          |               | Off-site   |  |            |               | Allotmo                             | ents and PRoW along country park             |                                    |             |
| CONCLUSION                                  |   |                                   |                   |   |             |          |               |  |  |            |               |                                     |  |                                    |             |
| The site is an arable field                 | d on the south-western edge of                        | of Ruddington, adjacent to tw     | o sets of allotme | nts. Along the south-east site bou                                      | indary runs | Ruddir   | ngton Foo     | path 6, with Rushcliffe Country  | y Park opp                                       | osite.     | The landsc    | ape value of the study area is med  | ium owing to the medium landscape quality    | y, the close representativeness of | f the study |

The site is an arable field on the south-western edge of Ruddington, adjacent to two sets of allotments. Along the south-east site boundary runs Ruddington Footpath 6, with Rushcliffe Country Park opposite. The landscape value of the study area is medium owing to the medium landscape quality, the close representativeness of the study area to the LCA, and the high recreational value. There would be no loss of key characteristics and development of the site would appear as a relatively logical extension to the settlement, albeit slightly changing the perception of Asher Lane. The landscape susceptibility is therefore low and the landscape sensitivity also low. Visually, there is a limited value. The site forms part of the visual amenity for residential receptors and there is a medium number of potential receptors; but the limited visual sensitivity.

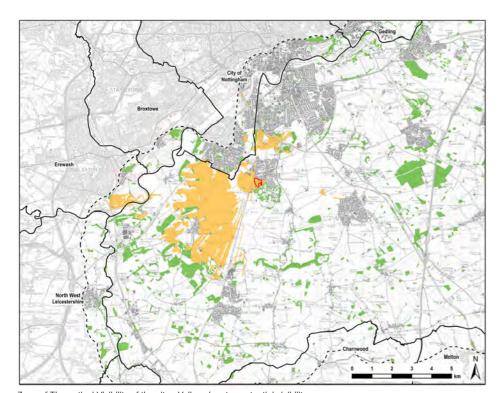


Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

#### **RUD/006** - Land north west of Asher Lane



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



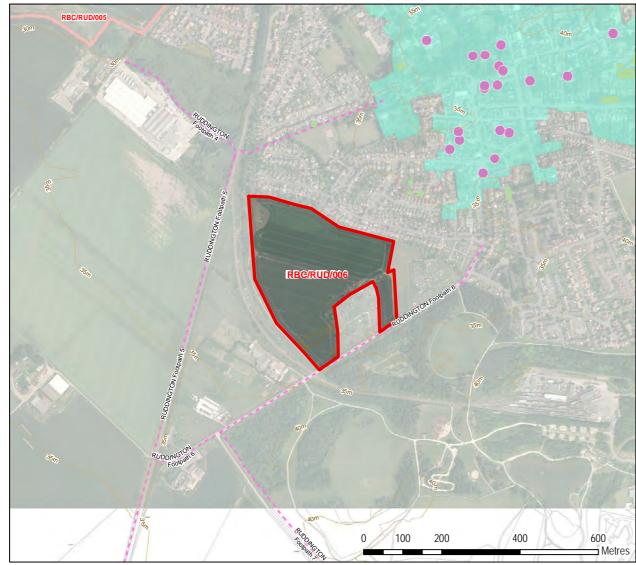
**Site Photograph A** - Looking north-west from Asher Lane directly into the site, this view shows the arable nature of the site and its generally dense vegetated boundaries. To the rear of the view can be seen houses on Musters Road, as well as the edge of Clifton. To the right of the view is the hedge which adjoins the site to the adjacent Buttercup Gardens Allotments.

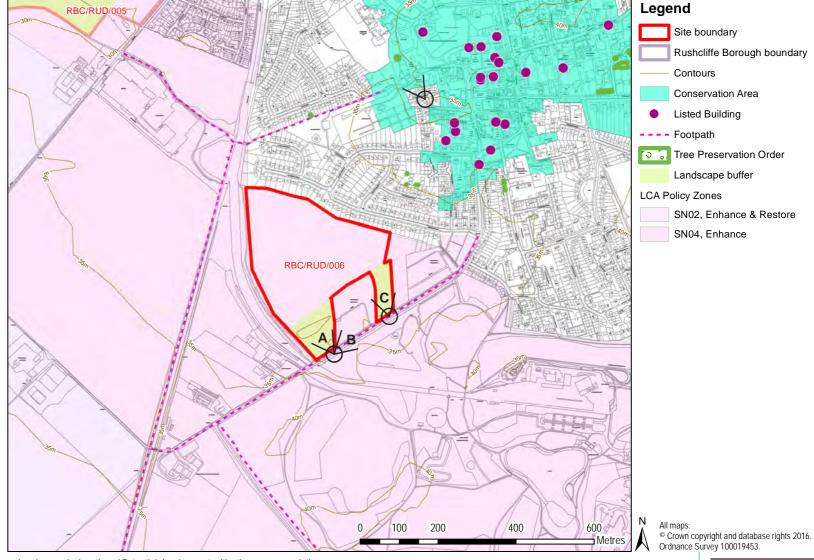


**Site Photograph B** - This view looks north-east along Asher Lane, which appears to be well-used for recreation. In addition, cars are often parked on this road for access to the adjacent Rushcliffe Country Park. To the left of the view is the boundary hedge for the Buttercup Gardens Allotments.



Site Photograph C - Taken from a field gate on Asher Lane, this view illustrates again the arable use of the site. This half of the site feels more connected to the village, due to the proximity of houses on Musters Road, as well as the two sets of allotments flanking the view.





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

| LANDSCAPE AN                                | ND VISUAL SENSIT                                      | TIVITY ASSESSMEN                  | T                         |                                       |            | (         | CLIENT: I      | Rushcliffe Borough Council        |            |            |                |                                       |   | Aggregate            | e Score (/100):           | : 69       |
|---|---|-----------------------------------|---------------------------|---------------------------------------|------------|-----------|----------------|-----------------------------------|------------|------------|----------------|---------------------------------------|---|----------------------|---------------------------|------------|
| SITE REFERENCE:                             | RBC/RUD/0   | 007 - Easthorpe House and adja    | acent land                | DATE VISITED                          | : 18       | 8/10/20   | 16             |                                   |            |            |                |                                       | SURVEYED BY: RW   |                      | CHECKED BY:               |            |
| EXISTING LANDSCA                            | APE CHARACTER   |                                   |                           | Landscape character within site       | е          |           |                | n/a                               |            |            | Landso         | cape character within study are       | a SN03 (Poor-Mode   | rate), SN04 (Mo      | oderate)                  | -          |
|   |   |                                   | LIVING LAN                | DSCAPES METHODOLOGY                   |            |           |                |                                   |            |            |                |                                       | OTHER   |                      |                           |            |
| Landform                                    | LCA Site Study Area                                   | Settlement Pattern                | LCA Study<br>Area         | Land Cover                            | LCA        | Site      | Study<br>Area  | Tree Cover                        | PZ         | Site       | Study<br>Area  | Descriptive Attribute                 | Site  |                      | Study Area                |            |
| Vales & valley bottoms                      | X X X   | Nucleated                         | 4 4                       | Arable farms                          | 4          | ×         | 4              | Wooded - ancient                  | ×          | ×          | ×              | Spatial character                     | Medium - open   | Variable             |                           |            |
| Rolling / undulating                        | ✓ X X   | Clustered                         | XX                        | Mixed farms                           | ×          | ×         | ×              | Wooded - recent                   | 4          | ×          | ×              | Indicative ground vegetation          | Garden / parkland / leisure   | Variable             |                           |            |
| Low plateau                                 | 4 4 4   | Settled                           | X X                       | Pastoral farms                        | 4          | ×         | ×              | Trees & woods                     |            | ×          | ×              | Boundary treatments                   | Variable  | Variable             |                           |            |
| Sloping (low hills) Coastal dunes / shingle | V X X   | Dispersed Waste ground / derelict | X X                       | Woodland<br>Rough / wild / equestrian | 4          | ×         | ×              | Coverts & tree groups Other trees | 4          | <b>✓</b>   | 4              | Enclosure pattern Tree pattern        | Unenclosed<br>Scattered   | Variable<br>Variable |                           |            |
| Marine levels                               | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | Unsettled                         | <del>X</del> <del>X</del> | Disturbed                             |            | X         | ×              | Open / unwooded                   | ×          | ×          | *              |                                       | †   | variabic             |                           |            |
| High plateau (>300m)                        | XXXX  | Coalfields                        | XX                        | Urban / brownfield                    | 1          | ×         | 4              | opon / univocuou                  |            | **         |                | Other characteristics /               | Parkland character, listed Easthorpe  |                      |                           |            |
| High hills (>600m)                          | XXX   | Urban                             | <b>✓</b> ×                | Parkland / leisure                    | 4          | 4         | 4              |                                   |            |            |                | features                              | House   |                      |                           |            |
| LANDSCAPE VALUE                             |   |                                   |                           | To                                    | otal Score | e (/25)   | 17             | VISUAL VALUE                      |            |            |                |                                       |   |                      | Total Score (/25)         | ) 16       |
| Factor                                      | Assessment  |                                   |                           |                                       |            |           | Score*         | Factor                            | Asses      | sment      |                |                                       |   |                      |                           | Score*     |
| Landscape quality                           | Very well maintained, dom                             | nestic setting and no indication  | of degraded featu         | res                                   |            |           | High - 3       | Recognition of value              | Part of    | site is v  | within conse   | ervation area, including listed build | ing   |                      |                           | Med - 6    |
| Scenic quality                              | Conservation area with str                            | rong aesthetic qualities, some l  | human detractors          | on edge area                          |            |           | Med - 2        | Indicators of value               | Bench      | opposit    | e site lookin  | ng towards it                         |   |                      |                           | Med - 6    |
| Rarity                                      | N/A   |                                   |                           |                                       |            |           | Low - 1        | Other value                       | N/A        |            |                |                                       |   |                      |                           | Low - 3    |
| Representativeness                          | Study area is representative                          | ve of LCA                         |                           |                                       |            |           | High - 3       | VISUAL SUSCEPTIB                  | ILITY      |            |                |                                       |   |                      | Total Score (/25)         | 5) 17      |
| Conservation interests                      | Part of site within Rudding                           | gton Conservation Area, listed b  | ouilding and some         | TPOs within site and also within si   | tudy area  |           | High - 3       | Factor                            | Asses      | sment      |                |                                       |   |                      |                           | Score*     |
| Recreation value                            | Couple of PRoW, limited p                             | oublic open space                 |                           |                                       |            |           | Low - 1        | Primary receptors                 | Reside     | ntial - s  | ite is a part  | of the rural outlook for the village  |   |                      |                           | Med - 4    |
| Perceptual aspects                          | Degree of tranquillity desp                           | ite A60, strong character espe    | cially within conse       | rvation area                          |            |           | Med - 2        | Secondary receptors               | Transp     | ort - site | e is part of s | setting for people entering or leavi  | ng the village  |                      |                           | Med - 4    |
| Associations                                | N/A   |                                   |                           |                                       |            |           | Low - 1        | Number of receptors               | Village    | edge lo    | cation with    | A road                                |   |                      |                           | Med - 4    |
| LANDSCAPE SUSCE                             | EPTIBILITY  |                                   |                           | To                                    | otal Score | e (/25)   | 19             | Visibility of site                | Open v     | views to   | site, obscu    | red by built form from west           |   |                      |                           | Med - 4    |
| Factor                                      | Assessment  |                                   |                           |                                       |            |           | Score*         |                                   |            |            |                |                                       |   |                      |                           |            |
| Subtraction                                 | Loss of part of conservation                          | on area and parkland character    | , also loss of liste      | d building                            |            |           | High - 6       |                                   |            |            |                |                                       |   |                      |                           |            |
| Addition                                    | Extension of urban edge                               |                                   |                           |                                       |            |           | Low - 2        |                                   |            |            |                |                                       |   |                      |                           |            |
| Perception                                  | · ·   | nto open countryside, A60 curr    | , ,                       | settlement edge                       |            | _         | High - 6       |                                   |            |            |                |                                       |   |                      |                           |            |
| Policy                                      | · ·   | ition from urban to rural landsc  |                           |                                       |            |           | Med - 4        |                                   |            |            |                |                                       |   |                      |                           |            |
|   | •   | bined Value and Suscepti          | <i>,</i>                  | To                                    | otal Score | e (/50)   | 36             |                                   |            |            |                | Value and Susceptibility)             |   |                      | Total Score (/50)         | ) 33       |
| Medium landscape value                      | e and medium susceptibility.                          | . Overall medium landscape se     | ensitivity                |                                       |            |           |                | Medium visual value and           | l suscepti | bility giv | ing an over    | all medium visual sensitivity         |   |                      |                           |            |
| Notes                                       |   |                                   |                           |                                       |            |           |                | Notes                             |            |            |                |                                       |   |                      |                           |            |
|   |   |                                   |                           |                                       |            |           |                |                                   |            |            |                |                                       |   |                      |                           |            |
| MITIGATION OPPOR                            | RTUNITIES / RECOMMEN                                  | NDATIONS                          |                           |                                       |            |           |                | <u> </u>                          |            |            |                |                                       |   |                      |                           |            |
| Landscape planting                          | ×   |                                   |                           |                                       |            |           |                | Form of development               | ×          |            |                |                                       |   |                      |                           |            |
| Landscape buffer                            | 4   | Site cannot be r                  | mitigated without l       | osing essential strong character      |            |           |                | Local vernacular                  | ×          |            |                |                                       |   |                      |                           |            |
| Site features                               | ×   |                                   |                           |                                       |            |           |                | Other                             | ×          | <u> </u>   |                |                                       |   |                      |                           |            |
| CONSTRAINTS                                 | Т   |                                   |                           |                                       |            |           |                |                                   |            |            |                |                                       |   |                      |                           |            |
| On-site                                     |   | Listed building, conservation a   | area, some trees a        | re TPO'd as part of conservation a    | area       |           |                | Off-site                          |            |            |                |                                       |   |                      |                           |            |
| CONCLUSION                                  |   |                                   |                           |                                       |            |           |                |                                   |            |            |                |                                       |   |                      |                           |            |
|   |   |                                   |                           |                                       |            |           |                |                                   |            |            |                |                                       | owing partly to the high landscape quality a  |                      |                           |            |
|   |   |                                   |                           |                                       |            |           |                |                                   |            |            |                |                                       | f the settlement into open countryside. Over<br>menity for both residential and transport rec |                      |                           |            |
|   |   | of the site is overall medium.    | a inclusion in the C      | onso valion area, as well as the be   | лин орро   | JOHE SILE | o ii iuiCa(III | y visuai value. The visual sus    | cepublilly | is disu    | meululli as    | the site forms part of the visual al  | menity for both residential and transport fed   | epiors, ine nun      | iber of whilethis filledi | iiuiii uut |

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

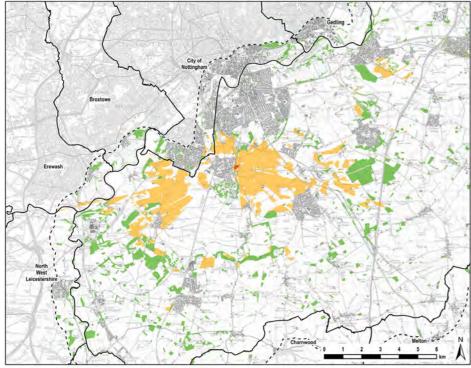
Landscape Sensitivity

Visual Sensitivity

216

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

# RUD/007 - Easthorpe House and adjacent land



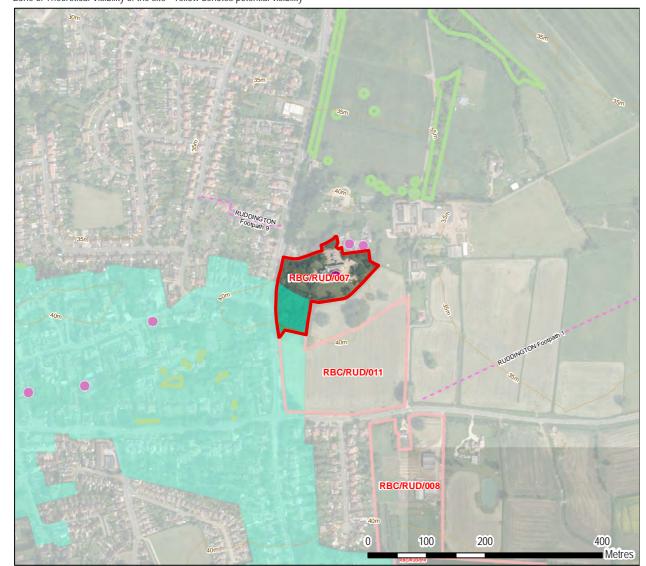
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Site Photograph A - The view looks east from Easthorpe Avenue across the A60 Loughborough Road towards the site, which forms the middle-ground of the view. To the left of the view is Easthorpe House, the home of the Rushcliffe Clinical Commissioning Group for the NHS. The panorama is taken from within the Ruddington Conservation Area, which also stretches into the site (the wooded section). The character of the site has a more rural character than its surroundings to the west.



**Site Photograph B** - Looking a little further north than Photograph A, the view looks along the A60 Loughborough Road towards the entrance to Easthorpe House. The site as viewed from this angle is relatively well-wooded and some of these trees - but not all - will fall within the conservation area.



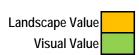
 $Land scape\ designations\ /\ Potential\ development\ mitigation\ recommendations$ 

Aerial view of the site

Legend

| LANDSCAPE AN                                | ND VISUAL SENSITI             | IVITY ASSESSMEN                   | Τ             |               |                                       |            |          | CLIENT:       | Rushcliffe Borough Council        |             |            |               |                                       |  | Aggregate           | Score (/100):        | ):  48  |
|---|-------------------------------|-----------------------------------|---------------|---------------|---------------------------------------|------------|----------|---------------|-----------------------------------|-------------|------------|---------------|---------------------------------------|--|---------------------|----------------------|---------|
| SITE REFERENCE:                             | RBC/RUD/                      | /008 - Land south of Flawfort     | th Lane       |               | DATE VISITED                          | ı: 18      | 3/10/20  | )16           |                                   |             |            |               |                                       | SURVEYED BY: RW                            |                     | CHECKED BY           | 7: NW   |
| EXISTING LANDSCA                            | APE CHARACTER                 |                                   |               | La            | ndscape character within site         | е          |          |               | n/a                               |             |            | Lands         | cape character within study area      | SN03 (Poor-Mode                            | erate), SN04 (Mod   | derate)              |         |
|   |                               |                                   | LIVIN         | G LANDS       | CAPES METHODOLOGY                     |            |          |               |                                   |             |            |               |                                       | OTHER                                      |                     |                      |         |
| Landform                                    | LCA Site Study Area           | Settlement Pattern                | LCA           | Study<br>Area | Land Cover                            | LCA        | Site     | Study<br>Area | Tree Cover                        | PZ          | Site       | Study<br>Area | Descriptive Attribute                 | Site                                       |                     | Study Area           |         |
| Vales & valley bottoms                      | X X X                         | Nucleated                         | 4             | 4             | Arable farms                          | 4          | ×        | 4             | Wooded - ancient                  | ×           | ×          | ×             | Spatial character                     | Medium - framed                            | Variable            |                      |         |
| Rolling / undulating                        | <b>√</b> X X                  | Clustered                         | ×             | ×             | Mixed farms                           | ×          | ×        | ×             | Wooded - recent                   | 4           | ×          | ×             | Indicative ground vegetation          | Variable                                   | Variable            |                      |         |
| Low plateau                                 | 4 4 4                         | Settled                           | X             | ×             | Pastoral farms                        | 4          | ×        | ×             | Trees & woods                     | 4           | X          | ×             | Boundary treatments                   | Hedges                                     | Variable            |                      |         |
| Sloping (low hills) Coastal dunes / shingle | X X X                         | Dispersed Waste ground / derelict | - X           | ×             | Woodland<br>Rough / wild / equestrian | 4          | ×        | × -           | Coverts & tree groups Other trees | 4           | <b>X</b>   | 4             | Enclosure pattern Tree pattern        | Planned<br>Linear                          | Planned<br>Variable |                      |         |
| Marine levels                               |                               | Unsettled                         |               | ×             | Disturbed                             | 1          | X        | ~             | Open / unwooded                   | ×           | ×          | *             |                                       | Linear                                     | variable            |                      | -       |
| High plateau (>300m)                        | XXX                           | Coalfields                        | ×             | ×             | Urban / brownfield                    | *,         | <b>√</b> | <b>4</b>      | opon / univoduod                  | •           | <b>~ ~</b> | • •           | Other characteristics /               |  |                     |                      |         |
| High hills (>600m)                          | XXX                           | Urban                             | 4             | ×             | Parkland / leisure                    | 4          | ×        | 4             |                                   |             |            |               | features                              |  |                     |                      |         |
| LANDSCAPE VALUE                             |                               |                                   |               |               | To                                    | otal Score | e (/25)  | 15            | VISUAL VALUE                      |             |            |               |                                       |  |                     | Total Score (/25     | 5) 13   |
| Factor                                      | Assessment                    |                                   |               |               |                                       |            |          | Score*        | Factor                            | Assessr     | ment       |               |                                       |  |                     |                      | Score*  |
| Landscape quality                           | Urban fringe with some deg    | raded areas, others well mai      | intained      |               |                                       |            |          | Med - 2       | Recognition of value              | Adjacent    | t to co    | nservation    | area, site is part of the setting     |  |                     |                      | Med - 6 |
| Scenic quality                              | Conservation area has posit   | tive aesthetic characteristics    | , but other a | areas detra   | ct especially with human influe       | nce        |          | Med - 2       | Indicators of value               | N/A         |            |               |                                       |  |                     |                      | Low - 3 |
| Rarity                                      | N/A                           |                                   |               |               |                                       |            |          | Low - 1       | Other value                       | N/A         |            |               |                                       |  |                     |                      | Low - 3 |
| Representativeness                          | Study area is representative  | e of LCA                          |               |               |                                       |            |          | High - 3      | VISUAL SUSCEPTIBI                 | LITY        |            |               |                                       |  |                     | Total Score (/25     | 5) 11   |
| Conservation interests                      | Conservation area adjacent    | to site, couple of listed build   | ings and TF   | POs           |                                       |            |          | Med - 2       | Factor                            | Assessr     | ment       |               |                                       |  |                     |                      | Score*  |
| Recreation value                            | A few PRoW, some recreati     | ional public open space to so     | outh-west     |               |                                       |            |          | Med - 2       | Primary receptors                 | Resident    | tial - si  | ite not impo  | ortant to visual amenity              |  |                     |                      | Low - 2 |
| Perceptual aspects                          | Urban fringe with a limited d | legree of tranquillity            |               |               |                                       |            |          | Low - 1       | Secondary receptors               | Transpo     | rt - site  | e not impor   | tant to visual amenity                |  |                     |                      | Low - 2 |
| Associations                                | N/A                           |                                   |               |               |                                       |            |          | Low - 1       | Number of receptors               | Village e   | edge       |               |                                       |  |                     |                      | Med - 4 |
| LANDSCAPE SUSCE                             | EPTIBILITY                    |                                   |               |               | To                                    | otal Score | e (/25)  | 9             | Visibility of site                | Site conf   | tained     | by vegetat    | ion and built form                    |  |                     |                      | Low - 2 |
| Factor                                      | Assessment                    |                                   |               |               |                                       |            |          | Score*        |                                   |             |            |               |                                       |  |                     |                      |         |
| Subtraction                                 | No loss of key characteristic | CS                                |               |               |                                       |            |          | Low - 2       |                                   |             |            |               |                                       |  |                     |                      |         |
| Addition                                    | Extension of existing urban   |                                   |               |               |                                       |            |          | Low - 2       |                                   |             |            |               |                                       |  |                     |                      |         |
| Perception                                  |                               | ty in context of existing urbar   |               |               |                                       |            |          | Low - 2       |                                   |             |            |               |                                       |  |                     |                      |         |
| Policy                                      |                               | 0 , 0                             | •             | ses to break  | up the uniform nature of the u        |            |          | Low - 2       |                                   |             |            |               |                                       |  |                     |                      |         |
|   | APE SENSITIVITY (Comb         |                                   | ibility)      |               | To                                    | otal Score | e (/50)  | 24            |                                   |             | •          |               | Value and Susceptibility)             |  |                     | Total Score (/50     | 0) 24   |
| Medium landscape value                      | e but low landscape susceptib | oility and sensitivity            |               |               |                                       |            |          |               | Low visual sensitivity der        | ived from l | ow val     | ue and sus    | sceptibility                          |  |                     |                      |         |
| Notes                                       |                               |                                   |               |               |                                       |            |          |               | Notes                             |             |            |               |                                       |  |                     |                      |         |
|   |                               |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                       |  |                     |                      |         |
| MITIGATION OPPOR                            | RTUNITIES / RECOMMEN          | DATIONS                           |               |               |                                       |            |          |               |                                   |             |            |               |                                       |  |                     |                      |         |
| Landscape planting                          | ✓                             |                                   | √aintain ma   | iture vegeta  | ited boundary                         |            |          |               | Form of development               | ×           |            |               |                                       |  |                     |                      |         |
| Landscape buffer                            | ×                             |                                   |               |               |                                       |            |          |               | Local vernacular                  | ×           |            |               |                                       |  |                     |                      |         |
| Site features                               | ×                             |                                   |               |               |                                       |            |          |               | Other                             | ×           |            |               |                                       |  |                     |                      |         |
| CONSTRAINTS                                 |                               |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                       |  |                     |                      |         |
| On-site                                     |                               |                                   |               |               |                                       |            |          |               | Off-site                          |             |            |               |                                       |  |                     |                      |         |
| CONCLUSION                                  |                               |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                       |  |                     |                      |         |
| The site is an area of bro                  | ownfield land which was form  | erly a nursery on the western     | n edge of R   | duddington;   | it forms part of the setting for t    | he Ruddin  | igton C  | Conservati    | on Area but the variable site q   | uality does | not co     | ontribute a   | great deal to it. Within the study ar | ea, there is a medium scenic quality and a | close representa    | ativeness to the lan | dscape  |

The site is an area of brownfield land which was formerly a nursery on the western edge of Ruddington Conservation Area but the variable site quality does not contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape character as assessed by Nottinghamshire County Council; these both contribute to a medium landscape value. There would be no loss of key characteristics within the study area and the site would be perceived as an extension to the existing urban edge. There would be an overall low landscape sensitivity. Looking at visual amenity, there is little value attached to the site within the study area, there is a medium scenic quality and a close representativeness to the landscape contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape and the setting to the setti

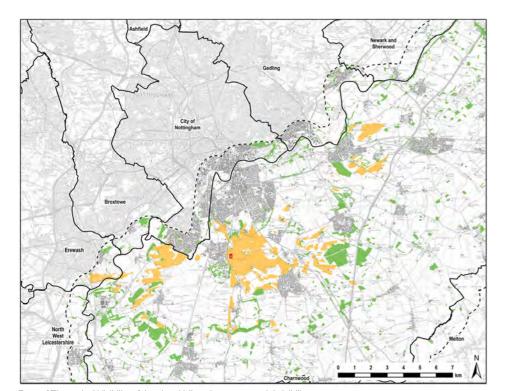


Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

#### **RUD/008** - Land south of Flawforth Lane



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



Site Photograph A - This panorama is taken from Flawforth Lane and looks south towards the site. The main built form within the view is the Ecoplant Nursery, with the main body of Ruddington Village being situated in the far right of the view behind mature vegetation. The landscape quality at this point is variable, with some very well maintained areas and others more degraded.

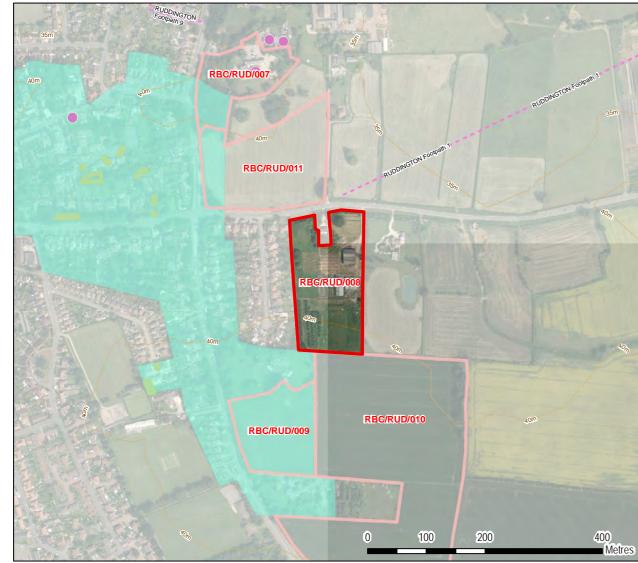


**Site Photograph B** - Taken from a similar position to Photograph A, but looking south-east, this view shows the adjacent property to the site, as well as the rural context beyond the settlement edge. This view illustrates an area of higher landscape quality.



**Site Photograph C** - View directly into the site from Flawforth Lane which demonstrates the degraded nature of some sections of the site.

Legend



Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building --- Footpath Tree Preservation Order RBC/RUD/011 Landscape buffer LCA Policy Zones SN03, Enhance & Restore SN04, Enhance RBC/RUD/010 RBC/RUD/009 All maps:
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Landscape designations / Potential development mitigation recommendations

Aerial view of the site

| LANDSCAPE AN                                | ID VISUAL SENSITI                         | IVITY ASSESSMENT                  | ſ             |               |                                       |            | (        | CLIENT:       | Rushcliffe Borough Council        |             |            |               |                                   |  | Aggregate            | Score (/100):    | : 55    |
|---|---|-----------------------------------|---------------|---------------|---------------------------------------|------------|----------|---------------|-----------------------------------|-------------|------------|---------------|-----------------------------------|--|----------------------|------------------|---------|
| SITE REFERENCE:                             | RBC/RUD                                   | 0/009 - Land at Loughborough      | Road          |               | DATE VISITED                          | : 18       | 8/10/20  | 116           |                                   |             |            |               |                                   | SURVEYED BY: RW  |                      | CHECKED BY       | : NW    |
| EXISTING LANDSCA                            | PE CHARACTER                              |                                   |               | Lar           | ndscape character within site         | e          |          | S             | N04 (Moderate)                    |             |            | Landso        | cape character within study area  | SN04 (Moderate),   | SN03 (Poor-Mo        | derate)          | -       |
|   |   |                                   | LIVING        | G LANDSO      | CAPES METHODOLOGY                     |            |          |               |                                   |             |            |               |                                   | OTHER  |                      |                  |         |
| Landform                                    | LCA Site Study Area                       | Settlement Pattern                | LCA           | Study<br>Area | Land Cover                            | LCA        | Site     | Study<br>Area | Tree Cover                        | PZ          | Site       | Study<br>Area | Descriptive Attribute             | Site   |                      | Study Area       |         |
| Vales & valley bottoms                      | × × ×                                     | Nucleated                         | 4             | 4             | Arable farms                          | 4          | ×        | 4             | Wooded - ancient                  | ×           | ×          | ×             | Spatial character                 | Medium - framed  | Variable             |                  |         |
| Rolling / undulating                        | ✓ X X                                     | Clustered                         | ×             | ×             | Mixed farms                           | ×          | ×        | ×             | Wooded - recent                   | 4           | ×          | 4             | Indicative ground vegetation      | Grassland / grazing  | Variable             |                  |         |
| Low plateau                                 | 4 4 4                                     | Settled                           | <b>X</b>      | ×             | Pastoral farms                        | 4          | <b>√</b> | ×             | Trees & woods                     | 4           | ×          | ×             | Boundary treatments               | Hedges   | Variable             |                  |         |
| Sloping (low hills) Coastal dunes / shingle | V X X                                     | Dispersed Waste ground / derelict | <b>X</b>      | ×             | Woodland<br>Rough / wild / equestrian | 4          | ×        | ×             | Coverts & tree groups Other trees | 4           | ×          | <b>X</b>      | Enclosure pattern                 | Sub-regular<br>Linear  | Variable<br>Variable |                  |         |
| Marine levels                               | $\frac{1}{x}$ $\frac{1}{x}$ $\frac{1}{x}$ | Unsettled                         | <b>X</b>      | ×             | Disturbed                             |            | ×        | ×             | Open / unwooded                   | <b>X</b>    | *          | *             | Tree pattern                      | Lilieai  | variable             |                  |         |
| High plateau (>300m)                        | XXX                                       | Coalfields                        | <b>X</b>      | ×             | Urban / brownfield                    | 1          | ×        | <b>4</b>      | open / unwooded                   |             | **         | ~~            | Other characteristics /           | Conservation area  |                      |                  |         |
| High hills (>600m)                          | XXX                                       | Urban                             | 4             | ×             | Parkland / leisure                    | 4          | ×        | 4             |                                   |             |            |               | features                          |  |                      |                  |         |
| LANDSCAPE VALUE                             |   |                                   |               |               | To                                    | otal Score | e (/25)  | 18            | VISUAL VALUE                      |             |            |               |                                   |  |                      | Total Score (/25 | ) 13    |
| Factor                                      | Assessment                                |                                   |               |               |                                       |            |          | Score*        | Factor                            | Assess      | ment       |               |                                   |  |                      |                  | Score*  |
| Landscape quality                           | Good condition - little degra             | dation of landscape features      |               |               |                                       |            |          | Med - 2       | Recognition of value              | Conserv     | ation a    | area and tre  | es along Loughborough Road        |  |                      |                  | Med - 6 |
| Scenic quality                              | Attractive elements including             | g conservation area. A60 a de     | etractor      |               |                                       | 1          |          | Med - 2       | Indicators of value               | N/A         |            |               |                                   |  |                      |                  | Low - 3 |
| Rarity                                      | N/A                                       |                                   |               |               |                                       | 1          |          | Low - 1       | Other value                       | N/A         |            |               |                                   |  |                      |                  | Low - 3 |
| Representativeness                          | Includes main representativ               | re elements of LCA                |               |               |                                       |            |          | High - 3      | VISUAL SUSCEPTIB                  | LITY        |            |               |                                   |  |                      | Total Score (/25 | ) 11    |
| Conservation interests                      | Conservation area covers m                | nuch of the study area. Severa    | al TPOs an    | nd one liste  | d building                            |            |          | High - 3      | Factor                            | Assess      | ment       |               |                                   |  |                      |                  | Score*  |
| Recreation value                            | Recreation ground and spor                | rts pitches, proximity of countr  | ry park crea  | ates high re  | ecreational value in the study a      | rea        |          | High - 3      | Primary receptors                 | Residen     | itial froi | m adjacent    | houses but enclosure on boundary  | limits value   |                      |                  | Low - 2 |
| Perceptual aspects                          | Residential and human influ               | uence with A60 reducing tranq     | uillity. Few  | other nota    | ble detractors                        |            |          | Med - 2       | Secondary receptors               | A60 Lou     | ighboro    | ough Road     | highway users. Enclosure on A60 I | coundary limits site contribution to visual a  | menity               |                  | Low - 2 |
| Associations                                | N/A                                       |                                   |               |               |                                       |            |          | Low - 1       | Number of receptors               | Settleme    | ent edg    | ge plus user  | rs of A60                         |  |                      |                  | Med - 4 |
| LANDSCAPE SUSCE                             | PTIBILITY                                 |                                   |               |               | To                                    | otal Score | e (/25)  | 13            | Visibility of site                | High de     | gree of    | enclosure     | from boundary vegetation          |  |                      |                  | Low - 2 |
| Factor                                      | Assessment                                |                                   |               |               |                                       |            |          | Score*        |                                   |             |            |               |                                   |  |                      |                  |         |
| Subtraction                                 | Loss of part of conservation              | area although lack of clarity     | over site's i | inclusion. L  | oss of mature trees                   |            |          | Low - 2       |                                   |             |            |               |                                   |  |                      |                  |         |
| Addition                                    | Built form as extension to se             | ettlement edge                    |               |               |                                       |            |          | Low - 2       |                                   |             |            |               |                                   |  |                      |                  |         |
| Perception                                  | Change within conservation                | area and loss of enclosure fr     | om mature     | vegetation    | e.g. Trees on Loughborough I          | Road       |          | Med - 4       |                                   |             |            |               |                                   |  |                      |                  |         |
| Policy                                      | Conserve and enhance road                 | dside hedgerows, conserve ar      | reas of peri  | manent pas    | sture around village fringes          |            |          | Med - 4       |                                   |             |            |               |                                   |  |                      |                  |         |
| OVERALL LANDSCA                             | PE SENSITIVITY (Comb                      | ined Value and Susceptil          | oility)       |               | To                                    | otal Score | e (/50)  | 31            | OVERALL VISUAL S                  | ENSITIVI    | TY (Co     | ombined \     | Value and Susceptibility)         |  |                      | Total Score (/50 | ) 24    |
| Medium landscape value                      | and low landscape suscepti                | ibility, overall medium landsca   | pe sensitiv   | rity          |                                       |            |          |               | Low visual sensitivity der        | ived from I | low vis    | ual value ar  | nd low susceptibility             |  |                      |                  |         |
| Notes                                       |   |                                   |               |               |                                       |            |          |               | Notes                             |             |            |               |                                   |  |                      |                  |         |
|   |   |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                   |  |                      |                  |         |
|   |   |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                   |  |                      |                  |         |
| MITIGATION OPPOR                            | TUNITIES / RECOMMEN                       | DATIONS                           |               |               |                                       |            |          |               |                                   |             |            |               |                                   |  |                      |                  |         |
| Landscape planting                          | ✓   | Retention of exis                 | ting mature   | hedges a      | nd tree belts on boundaries.          |            |          |               | Form of development               | ×           |            |               |                                   |  |                      |                  |         |
| Landscape buffer                            | ×   |                                   |               |               |                                       |            |          |               | Local vernacular                  | ×           |            |               |                                   |  |                      |                  |         |
| Site features                               | ×   |                                   |               |               |                                       |            |          |               | Other                             | ×           |            |               |                                   |  |                      |                  |         |
| CONSTRAINTS                                 |   |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                   |  |                      |                  |         |
| On-site                                     |   | Conser                            | rvation area  | and poter     | ntial access                          |            |          |               | Off-site                          |             |            |               |                                   |  |                      |                  |         |
| CONCLUSION                                  |   |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                   |  |                      |                  |         |
|   |   |                                   |               |               |                                       |            |          |               |                                   |             |            |               |                                   | This landscape value is derived from the n the conservation area. The conservation a |                      |                  |         |

Landscape Value
Visual Value

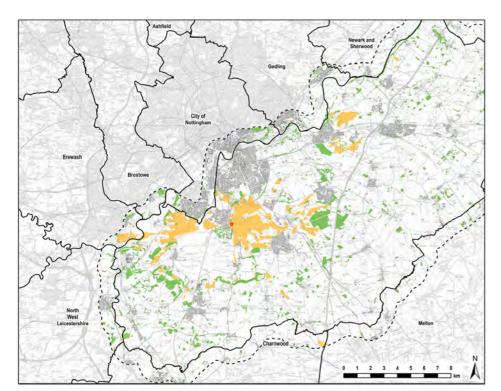
Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

which results in an overall low visual value. The site bears little relation to surrounding receptors owing to its degree of enclosure and therefore has low susceptibility in visual terms. The visual sensitivity is also low.

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

## RUD/009 - Land at Loughborough Road



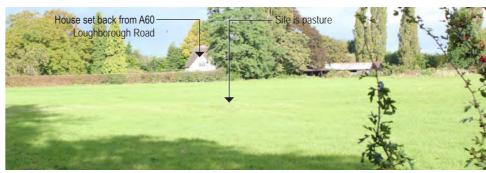
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



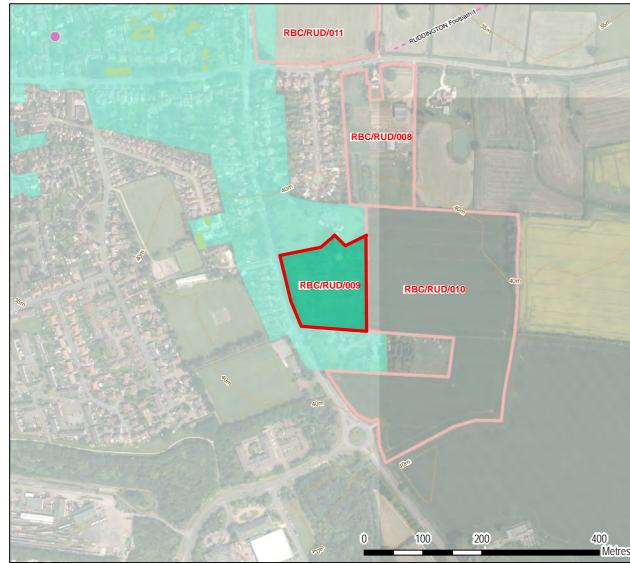
Site Photograph A - Taken from a field gate on the A60 Loughborough Road, this view looks directly into the site. To either side of the viewpoint, there is dense vegetation forming the site's western boundary. The hedge at the site's eastern boundary is a bit more scrappy and glimpsed views are available to Barn Farm. The site is pastoral land at present and forms part of Ruddington's Conservation Area.

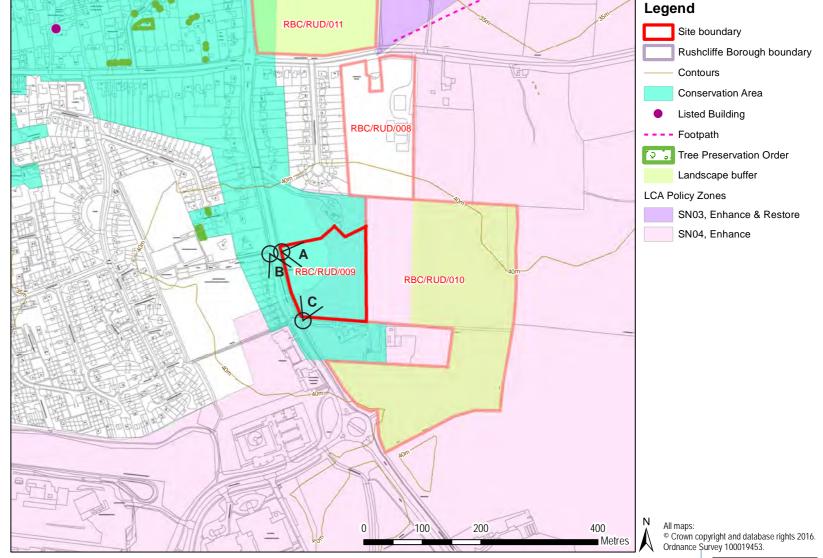


**Site Photograph B** - View from A60 Loughborough Road looking towards the site's dense boundary vegetation. The trees along Loughborough Road are mentioned as a feature within the Ruddington Conservation Area.



**Site Photograph C** - This view looks north-east into the site, from the junction of A60 Loughborough Road with the entrance to the Balmore Country Home (a care home). To the rear of the view can be seen a house set back from the main road - this is atypical for the study area.





Landscape designations / Potential development mitigation recommendations

Aerial view of the site

| LANDSCAPE AN                                | ND VISUAL SENSIT                      | <b>FIVITY ASSESSMEN</b>           | NT                       |                                     |              | CL       | JENT: R       | ushcliffe Borough Council      |            |            |               |                                  |   | Aggregate Score (/100      | )): 57    |
|---|---------------------------------------|-----------------------------------|--------------------------|-------------------------------------|--------------|----------|---------------|--------------------------------|------------|------------|---------------|----------------------------------|---|----------------------------|-----------|
| SITE REFERENCE:                             | RBC/R                                 | 2UD/010 - Land opposite Mer       | e Way                    | DATE VISITED                        | : 18/        | 10/2016  | )             |                                |            |            |               |                                  | SURVEYED BY: RW   | CHECKED B                  |           |
| EXISTING LANDSCA                            | APE CHARACTER                         |                                   | La                       | ndscape character within site       | e            |          | SN            | 04 (Moderate)                  |            |            | Lands         | cape character within study area | SN04 (Moderate),  | SN03 (Poor-Moderate)       |           |
|   |                                       |                                   | LIVING LANDS             | CAPES METHODOLOGY                   | •            |          |               |                                |            |            |               |                                  | OTHER   |                            |           |
| Landform                                    | LCA Site Study Area                   | Settlement Pattern                | LCA Study<br>Area        | Land Cover                          | LCA S        |          | Study<br>Area | Tree Cover                     | PZ         | Site       | Study<br>Area | Descriptive Attribute            | Site  | Study Area                 |           |
| Vales & valley bottoms                      | XXX                                   | Nucleated                         | 4 4                      | Arable farms                        | _            |          | 4             | Wooded - ancient               | ×          | ×          | ×             | Spatial character                | Variable  | Variable                   |           |
| Rolling / undulating                        | ✓ X X                                 | Clustered                         | ××                       | Mixed farms                         |              |          | ×             | Wooded - recent                | 4          | ×          | 4             | Indicative ground vegetation     | Farmland (arable)   | Variable                   |           |
| Low plateau                                 | 4 4 4                                 | Settled                           | XX                       | Pastoral farms                      |              |          | ×             | Trees & woods                  | 4          | ×          | <b>√</b>      | Boundary treatments              | Hedges  | Variable                   |           |
| Sloping (low hills) Coastal dunes / shingle | <b>✓</b>   X   X                      | Dispersed Waste ground / derelict | XX                       | Woodland                            |              | ×        | ×             | Coverts & tree groups          | 4          | ×          | ×             | Enclosure pattern                | Variable  | Variable Variable          |           |
| Marine levels                               |                                       | Unsettled                         | X X                      | Rough / wild / equestrian Disturbed |              | X        | <del>*</del>  | Other trees Open / unwooded    | ×          | <b>×</b>   | <b>*</b>      | Tree pattern                     | Linear  | Variable                   |           |
| High plateau (>300m)                        | $\hat{\mathbf{x}}$                    | Coalfields                        | XX                       | Urban / brownfield                  |              | V V      | <b>✓</b>      | Open / unwooded                |            |            | ~             | Other characteristics /          |   | Conservation area adjacent | t to site |
| High hills (>600m)                          | XXX                                   | Urban                             | ✓ ×                      | Parkland / leisure                  |              |          | 4             |                                |            |            |               | features                         |   |                            |           |
| LANDSCAPE VALUE                             |                                       |                                   |                          | To                                  | otal Score   | (/25)    | 16            | VISUAL VALUE                   |            |            |               |                                  |   | Total Score (/2            | 25) 13    |
| Factor                                      | Assessment                            |                                   |                          |                                     |              | Sc       | core*         | Factor                         | Assess     | sment      |               |                                  |   | ·                          | Score*    |
| Landscape quality                           | Some domestic setting and             | d generally well managed far      | mland, some gappy he     | dges                                |              | М        | led - 2       | Recognition of value           | Site is    | adjacent   | t to Ruddin   | gton Conservation Area           |   |                            | Med - 6   |
| Scenic quality                              | Urban fringe with some hu             | ıman influence, rural setting a   | and country park are po  | ositive aesthetic factors           |              | М        | led - 2       | Indicators of value            | N/A        |            |               |                                  |   |                            | Low - 3   |
| Rarity                                      | N/A                                   |                                   |                          |                                     |              | Lo       | ow - 1        | Other value                    | N/A        |            |               |                                  |   |                            | Low - 3   |
| Representativeness                          | Study area is representative          | ve of LCA                         |                          |                                     |              | Hi       | igh - 3       | VISUAL SUSCEPTIBI              | LITY       |            |               |                                  |   | Total Score (/2            | 25) 11    |
| Conservation interests                      | Site is adjacent to Rudding           | gton Conservation Area, limit     | ed number of TPOs        |                                     |              | М        | led - 2       | Factor                         | Assess     | sment      |               |                                  |   |                            | Score*    |
| Recreation value                            | Several recreation grounds            | s as well as Rushcliffe Count     | ry Park. No PRoW         |                                     |              | М        | led - 2       | Primary receptors              | Transp     | ort - site | is not imp    | ortant to visual amenity         |   |                            | Low - 2   |
| Perceptual aspects                          | Rural setting to village alth         | nough some human influence        | s which detract. A60 lir | nits sense of tranquillity          |              | М        | led - 2       | Secondary receptors            | N/A        |            |               |                                  |   |                            | Low - 2   |
| Associations                                | N/A                                   |                                   |                          |                                     |              | Lo       | ow - 1        | Number of receptors            | A60 is     | busy roa   | ad, slightly  | removed from Ruddington          |   |                            | Med - 4   |
| LANDSCAPE SUSCE                             | PTIBILITY                             |                                   |                          | To                                  | otal Score   | (/25)    | 17            | Visibility of site             | Site sci   | reened b   | oy vegetati   | on generally                     |   |                            | Low - 2   |
| Factor                                      | Assessment                            |                                   |                          |                                     |              | Sc       | core*         |                                |            |            |               |                                  |   |                            |           |
| Subtraction                                 | Loss of rural setting away            | from main village                 |                          |                                     |              | Me       | ed - 4        |                                |            |            |               |                                  |   |                            |           |
| Addition                                    | Site slightly separate from           |                                   |                          |                                     |              |          | ed - 4        |                                |            |            |               |                                  |   |                            |           |
| Perception                                  | Perceived urbanisation wit            | <u> </u>                          |                          |                                     |              |          | gh - 6        |                                |            |            |               |                                  |   |                            |           |
| Policy                                      | 0 0                                   | 0 1 0                             |                          | k up the uniform nature of the u    |              | _        | )W - 2        |                                |            |            |               |                                  |   |                            |           |
|   | · · · · · · · · · · · · · · · · · · · | bined Value and Suscep            | J.                       | To                                  | otal Score   | (/50)    | 33            |                                |            | -          |               | Value and Susceptibility)        |   | Total Score (/5            | 50) 24    |
| Medium landscape sens                       | sitivity derived from medium          | landscape value and mediun        | n susceptibility         |                                     |              |          |               | Overall low visual sensitive   | ity derive | ed from l  | low value a   | and susceptibility               |   |                            |           |
| Notes                                       |                                       |                                   |                          |                                     |              |          |               | Notes                          |            |            |               |                                  |   |                            |           |
|   |                                       |                                   |                          |                                     |              |          |               |                                |            |            |               |                                  |   |                            |           |
| MITIGATION OPPOR                            | RTUNITIES / RECOMME                   | NDATIONS                          |                          |                                     |              |          | •             |                                |            |            |               |                                  |   |                            |           |
| Landscape planting                          | ×                                     |                                   |                          |                                     |              |          |               | Form of development            | ×          |            |               |                                  |   |                            |           |
| Landscape buffer                            |                                       | lop land only between RUD/0       | 008 and RUD/009 to pre   | event perceived separation from     | settlement   | t edge   |               | Local vernacular               | ×          | T          |               | and and the DUDIOCO              |   |                            |           |
| Site features                               | ×                                     |                                   |                          |                                     |              |          |               | Other                          | 4          | To be b    | rought for    | vard only with RUD/009           |   |                            |           |
| CONSTRAINTS                                 | T                                     |                                   |                          |                                     |              |          |               | <u> </u>                       |            |            |               |                                  |   |                            |           |
| On-site                                     |                                       |                                   | Potential access iss     | ues                                 |              |          |               | Off-site                       |            |            |               |                                  | Adjacent conservation area  |                            |           |
| CONCLUSION                                  |                                       |                                   |                          |                                     |              |          |               |                                |            |            |               |                                  |   |                            |           |
| conservation and recrea                     | tional assets. Development            | of the site would result in the   | loss of part of the rura |                                     | ell as a per | ceived u | urbanisati    | ion, especially as the site is |            |            |               |                                  | the study area - this reflects the high repre<br>e landscape susceptibility and landscape s |                            |           |

Landscape Sensitivity

Visual Sensitivity

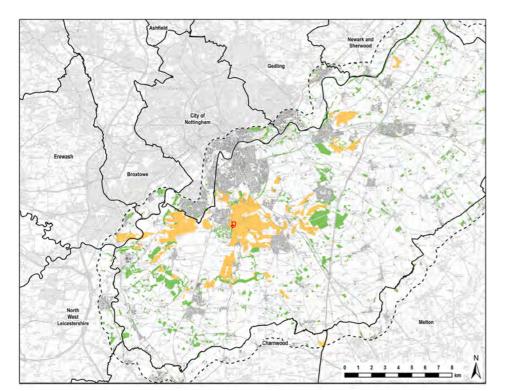
Landscape Value

Visual Value

Landscape Susceptibility
Visual Susceptibility

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

## RUD/010 - Land opposite Mere Way



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



Site Photograph A - Looking north-east into the site from adjacent the Mere Way roundabout on the A60. The view illustrates the arable land-use of the site. There are few discernible features and little built development within the view, but the grounds of Balmore Country Home (care home) can be seen in the far left of the panorama.



Site Photograph B - This view looks south-east within the site, again from the Mere Way roundabout on the A60. Views from this direction are relatively open across the surrounding countryside and demonstrate well the rural context that is experienced in this location. In the centre of the view can be seen Barn Farm, but there is no other built form in the view. To the right of the panorama can be seen Rancliffe Wood, near Keyworth.



Legend

Site boundary

Rushcliffe Borough boundary

Contours

Conservation Area

Tree Preservation Order

Landscape buffer

LCA Policy Zones

SN03, Enhance & Restore

SN04, Enhance

Nov. Enhance

Nov. All maps:

Conservation Area

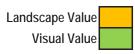
Nov. All maps:

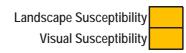
Conservation A

Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                             | ND VISUAL SENSIT   | IVITY ASSESSMEN                       | ΙT             |                             |                                     |           |          | CLIENT: F     | Rushcliffe Borough Council    |                |           |               |                                       |   | Aggregate      | e Score (/100)       | ): 59      |
|--|--|---------------------------------------|----------------|-----------------------------|-------------------------------------|-----------|----------|---------------|-------------------------------|----------------|-----------|---------------|---------------------------------------|---|----------------|----------------------|------------|
| SITE REFERENCE:                          | RBC/RUD/011 - L  | and to the east side of Lough         | nborough R     | oad                         | DATE VISITED                        | ): 1      | 8/10/20  | )16           |                               |                |           |               |                                       | SURVEYED BY: RW                               |                | CHECKED BY           | _          |
| EXISTING LANDSCA                         | APE CHARACTER  |                                       |                | La                          | ndscape character within site       | е         |          |               | n/a                           |                |           | Lands         | cape character within study area      | SN03 (Poor-Mode                               | rate), SN04 (M | oderate)             |            |
|  |  |                                       | LIVIN          | G LANDS                     | CAPES METHODOLOGY                   |           |          |               |                               |                |           | I             |                                       | OTHER   |                |                      |            |
| Landform                                 | LCA Site Study Area                                      | Settlement Pattern                    | LCA            | Study<br>Area               | Land Cover                          | LCA       | Site     | Study<br>Area | Tree Cover                    | PZ S           | Site      | Study<br>Area | Descriptive Attribute                 | Site  |                | Study Area           |            |
| Vales & valley bottoms                   | X X X  | Nucleated                             | 4              | 4                           | Arable farms                        | 4         | 4        | 4             | Wooded - ancient              | ×              | ×         | ×             | Spatial character                     | Medium - framed                               | Variable       |                      |            |
| Rolling / undulating                     | ✓ X X  | Clustered                             | ×              | ×                           | Mixed farms                         | ×         | ×        | ×             | Wooded - recent               | <b>√</b> 3     | ×         | ×             | Indicative ground vegetation          | Farmland (arable)                             | Variable       |                      |            |
| Low plateau                              | 4 4 4  | Settled                               | ×              | ×                           | Pastoral farms                      | 4         | ×        | ×             | Trees & woods                 | <b>4</b>       | X         | ×             | Boundary treatments                   | Hedges  | Variable       |                      |            |
| Sloping (low hills)                      | ✓ X X  | Dispersed                             | ×              | ×                           | Woodland                            | 4         | ×        | ×             | Coverts & tree groups         | <b>4</b> 3     | ×         | 4             | Enclosure pattern                     | Sub-regular                                   | Variable       |                      |            |
| Coastal dunes / shingle<br>Marine levels | X X X  | Waste ground / derelict Unsettled     | X              | ×                           | Rough / wild / equestrian Disturbed | 4         | ×        | × -           | Other trees Open / unwooded   |                | <b>/</b>  | <b>√</b>      | Tree pattern                          | Scattered                                     | Variable       |                      |            |
| High plateau (>300m)                     | $ \hat{\mathbf{x}}  \hat{\mathbf{x}}  \hat{\mathbf{x}} $ | Coalfields                            | X              | ×                           | Urban / brownfield                  | 1         | X        | <b>→</b>      | Open / unwooded               | <b>*</b>       | ^         | ^             | Other characteristics /               | Conservation area                             |                |                      |            |
| High hills (>600m)                       | XXXX   | Urban                                 | 1              | ×                           | Parkland / leisure                  | 1         | ×        | 1             |                               |                |           |               | features                              | Oonservation area                             |                |                      |            |
| LANDSCAPE VALUE                          |  | •                                     |                |                             | <u>'</u>                            | otal Scor | re (/25) | 16            | VISUAL VALUE                  |                |           |               | <u> </u>                              | <u> </u>                                      | •              | Total Score (/25     | 5) 13      |
| Factor                                   | Assessment   |                                       |                |                             |                                     |           |          | Score*        | Factor                        | Assessme       | ent       |               |                                       |   |                |                      | Score*     |
| Landscape quality                        | Well maintained, domestic s                              | setting and some indication of        | of degraded    | features                    |                                     |           |          | Med - 2       | Recognition of value          | Part of site   | e is wit  | thin conse    | ervation area                         |   |                |                      | Med - 6    |
| Scenic quality                           | Conservation area with stro                              | ong aesthetic qualities, some         | human detr     | actors on e                 | edge of study area                  |           |          | Med - 2       | Indicators of value           | N/A            |           |               |                                       |   |                |                      | Low - 3    |
| Rarity                                   | N/a  |                                       |                |                             |                                     |           |          | Low - 1       | Other value                   | N/A            |           |               |                                       |   |                |                      | Low - 3    |
| Representativeness                       | Study area is representative                             | e of LCA                              |                |                             |                                     |           |          | High - 3      | VISUAL SUSCEPTIBI             | LITY           |           |               |                                       |   |                | Total Score (/25     | 5) 15      |
| Conservation interests                   | Part of site within Ruddingto                            | on Conservation Area, listed          | buildings ar   | nd some TI                  | Os within study area                |           |          | High - 3      | Factor                        | Assessme       | ent       |               |                                       |   |                |                      | Score*     |
| Recreation value                         | Couple of PRoW, limited pu                               | ıblic open space                      |                |                             |                                     |           |          | Low - 1       | Primary receptors             | Residentia     | al - site | e is a part   | of the rural outlook for the village  |   |                |                      | Med - 4    |
| Perceptual aspects                       | Degree of tranquillity despite                           | e A60, strong character espe          | ecially within | n conservat                 | ion area                            |           |          | Med - 2       | Secondary receptors           | Transport      | - site ı  | not import    | ant for visual amenity                |   |                |                      | Low - 2    |
| Associations                             | N/a  |                                       |                |                             |                                     |           |          | Low - 1       | Number of receptors           | Village ed     | ge loca   | ation with    | A road                                |   |                |                      | Med - 4    |
| LANDSCAPE SUSCE                          | EPTIBILITY   |                                       |                |                             | To                                  | otal Scor | re (/25) | 15            | Visibility of site            | Open view      | vs to s   | ite, obscu    | red by built form from west           |   |                |                      | Med - 4    |
| Factor                                   | Assessment   |                                       |                |                             |                                     |           |          | Score*        |                               |                |           |               |                                       |   |                |                      |            |
| Subtraction                              | Loss of part of conservation                             | n area                                |                |                             |                                     |           |          | Med - 4       |                               |                |           |               |                                       |   |                |                      |            |
| Addition                                 | Extension of urban edge                                  |                                       |                |                             |                                     |           |          | Low - 2       |                               |                |           |               |                                       |   |                |                      |            |
| Perception                               | Ů  | to open countryside, A60 cur          | rently forms   | strong set                  | tlement edge                        |           |          | High - 6      |                               |                |           |               |                                       |   |                |                      |            |
| Policy                                   | N/a  |                                       |                |                             |                                     |           | (=0)     | Low - 2       | OVERALL MIGHAL OF             | -NOITH (IT)    |           |               |                                       |   |                | 7                    | a) a       |
|  | APE SENSITIVITY (Comb                                    | · · · · · · · · · · · · · · · · · · · | J.             |                             | 10                                  | otal Scor | re (/50) | 31            |                               |                | `         |               | Value and Susceptibility)             |   |                | Total Score (/50     | 0) 28      |
|  | pe sensitivity derived from m                            | edium landscape value and i           | medium sus     | sceptibility                |                                     |           |          |               |                               | rity derived f | rom Io    | ow visual v   | value and medium susceptibility       |   |                |                      |            |
| Notes                                    |  |                                       |                |                             |                                     |           |          |               | Notes                         |                |           |               |                                       |   |                |                      |            |
|  |  |                                       |                |                             |                                     |           |          |               |                               |                |           |               |                                       |   |                |                      |            |
| MITIGATION OPPOR                         | RTUNITIES / RECOMMEN                                     | IDATIONS                              |                |                             |                                     |           |          |               |                               |                |           |               |                                       |   |                |                      |            |
| Landscape planting                       | ×  |                                       |                |                             |                                     |           |          |               | Form of development           | ×              |           |               |                                       |   |                |                      |            |
| Landscape buffer                         | 4  | Site ca                               | nnot be miti   | igated with                 | out losing character                |           |          |               | Local vernacular              | ×              |           |               |                                       |   |                |                      |            |
| Site features                            | X  |                                       |                |                             |                                     |           |          |               | Other                         | ×              |           |               |                                       |   |                |                      |            |
| CONSTRAINTS                              |  |                                       |                |                             |                                     |           |          |               | 1                             |                |           |               |                                       |   |                |                      |            |
| On-site                                  |  | ome trees a                           | re TPOd a      | s part of conservation area |                                     |           |          | Off-site      |                               |                |           |               |                                       |   |                |                      |            |
| CONCLUSION                               |  |                                       |                |                             |                                     |           |          |               |                               |                |           |               |                                       |   |                |                      |            |
| The site comprises one                   | arable field located immediate                           | ely east of A60 and north of          | Flawforth La   | ane. There                  | are some PRoW's within the st       | tudy area | and a    | distinct lac  | k of public open space. There | are a good     | numbe     | er of cons    | ervational interests within the study | y area with part of the site overlapping with | Ruddington Co  | onservation Area. Th | nere is an |

The site comprises one arable field located immediately east of A60 and north of Flawforth Lane. There are a good number of conservational interests within the study area with part of the site overlapping with Ruddington Conservation Area. There is an overall medium landscape value within the study area due to the conservation area displaying strong aesthetic qualities. There is a medium overall. Visually, the site is recognised as forming part of the conservation area. There is a medium number of potential receptors as the site is on the village edge and in close proximity to a busy A road. The overall visual sensitivity.

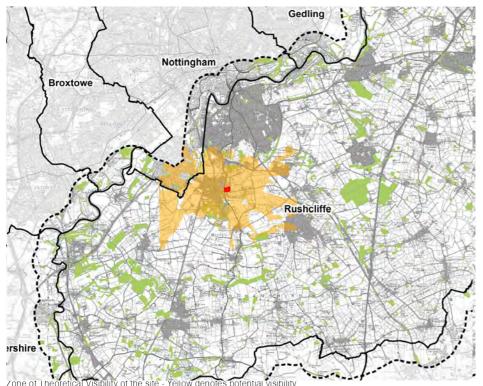




Landscape Sensitivity
Visual Sensitivity

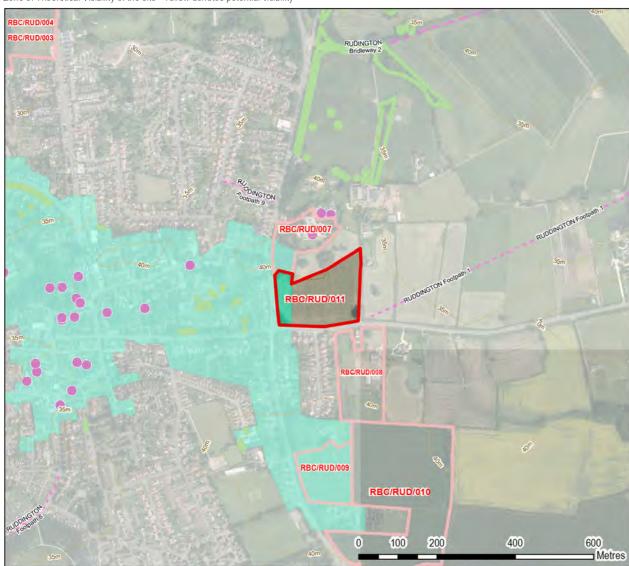
<sup>\*</sup> Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding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

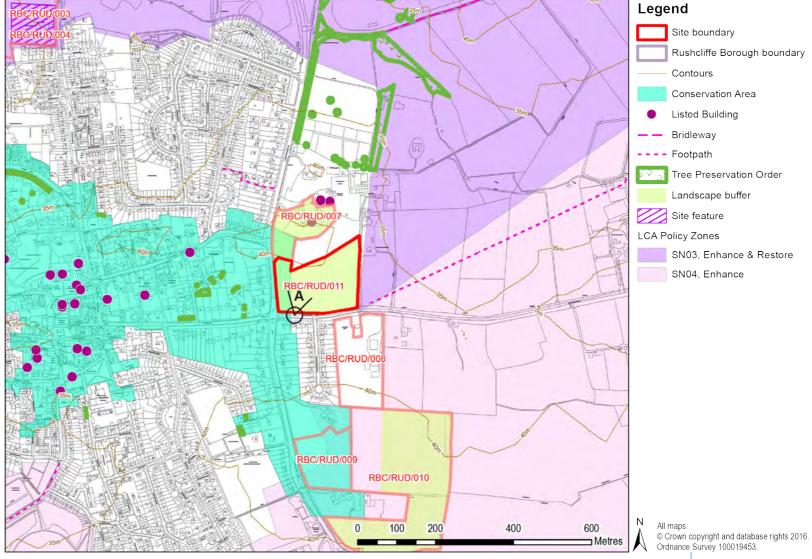
# **RUD/011 -** Land to the east side of Loughborough Road





Site Photograph A - This panoramic view is taken from Flawforth Lane looking northwards into the site. The site is relatively well maintained arable land on the edge of Ruddington. This location represents the view from the houses facing the site, along Flawforth Lane. Beyond the site, to the north, there are views of Grade II listed Easthorpe House. There are some strong aesthetic qualities to the area as well as a degree of tranquillity despite the adjacent A60 road on the right of the image.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                          | ND VI                    | SUA   | _ SENS        | SITIVI     | ITY ASSES               | SSMENT         |           |               |                                 |          |          | (            | CLIENT:       | ushcliffe Borough Council             |            |            |               |  |  | Aggregate     | e Score (/100): 58            |
|---------------------------------------|--------------------------|---|---------------|------------|-------------------------|----------------|-----------|---------------|---------------------------------|----------|----------|--------------|---------------|---------------------------------------|------------|------------|---------------|--|--|---------------|-------------------------------|
| SITE REFERENCE:                       |                          |   | RBC           | C/RUD/0    | 012 - Old Loug          | ghborough Ro   | oad       |               | DATE VIS                        | ITED:    | 03/      | 11/201       | 16            |                                       |            |            |               |  | SURVEYED BY: RW                              |               | CHECKED BY: NW                |
| EXISTING LANDSCA                      | NPE CH                   | IARA(   | TER           |            |                         |                |           | Lai           | ndscape character withi         | n site   |          |              | SN0           | (Poor-Moderate)                       |            |            | Lands         | scape character within study area      | SN03 (Po                                     | oor-Moderate) |                               |
|                                       |                          |   |               |            |                         |                | LIVIN     | IG LANDS      | CAPES METHODOLOGY               | ,        |          |              |               | · · · · · · · · · · · · · · · · · · · |            |            | I             |  | OTHER  | ·             |                               |
| Landform                              | LCA                      | Site  | Study<br>Area | 5          | Settlement Pat          | ttern          | LCA       | Study<br>Area | Land Cover                      | I        | LCA S    | Site         | Study<br>Area | Tree Cover                            | PZ         | Site       | Study<br>Area | Descriptive Attribute                  | Site   |               | Study Area                    |
| Vales & valley bottoms                | ×                        | ×   | ×             | l l        | Nucleated               |                | 4         | 4             | Arable farms                    | -        | <b>√</b> | ×            | 4             | Wooded - ancient                      | ×          | ×          | ×             | Spatial character                      | Medium - framed                              | Variable      |                               |
| Rolling / undulating                  | 4                        | ×   | $\checkmark$  |            | Clustered               |                | ×         | 4             | Mixed farms                     | ·        | ×        | ×            | ×             | Wooded - recent                       | 4          | ×          | $\checkmark$  | Indicative ground vegetation           | Grassland / grazing                          | Variable      |                               |
| Low plateau                           | ×                        | ×   | ×             |            | Settled                 |                | ×         | ×             | Pastoral farms                  |          | ×        | $\checkmark$ | <b>4</b>      | Trees & woods                         | 4          | ×          | 4             | Boundary treatments                    | Variable                                     | Variable      |                               |
| Sloping (low hills)                   | $\checkmark$             | <b>V</b>  | 4             |            | Dispersed               |                | ×         | ✓             | Woodland                        |          | <b>√</b> | ×            | ✓             | Coverts & tree groups                 | ×          | ×          | 4             | Enclosure pattern                      | Sub-regular                                  | Sub-regular   |                               |
| Coastal dunes / shingle               | ×                        | ×   | ×             |            | Waste ground /          | derelict       | ×         | ×             | Rough / wild / equestri         |          | X        | ×            | ×             | Other trees                           | <b>4</b>   | <b>√</b>   | <b>√</b>      | Tree pattern                           | Linear                                       | Linked        |                               |
| Marine levels<br>High plateau (>300m) | ×                        | ×   | ×             |            | Unsettled<br>Coalfields |                | ×         | ×             | Disturbed<br>Urban / brownfield | +        | <b>X</b> | ×            | <b>X</b>      | Open / unwooded                       | ×          | ×          | <b>X</b>      | Other characteristics /                |  |               | TPO adjacent                  |
| High hills (>600m)                    | ×                        | ×   | ×             | l          | Urban                   |                | 4         | ×             | Parkland / leisure              | - (      | 1        | ×            | $\checkmark$  |                                       |            |            |               | features                               |  |               |                               |
| LANDSCAPE VALUE                       |                          |   |               |            |                         |                |           |               |                                 | Total    | I Score  | (/25)        | 13            | VISUAL VALUE                          |            |            |               |  |  |               | Total Score (/25) 13          |
| Factor                                | Asses                    | ssment  |               |            |                         |                |           |               |                                 |          |          | (            | Score*        | Factor                                | Asses      | sment      |               |  |  |               | Score*                        |
| Landscape quality                     | _                        |   |               |            | some degrade            |                |           |               |                                 |          |          |              | Med - 2       | Recognition of value                  | N/a        |            |               |  |  |               | Low - 3                       |
| Scenic quality                        | Variat                   | /ariable across study area with degree of human influence. some positive aesthetic aspects. |               |            |                         |                |           |               |                                 |          |          |              | Med - 2       | Indicators of value                   | N/a        |            |               |  |  |               | Low - 3                       |
| Rarity                                | N/a                      |   |               |            |                         |                |           |               |                                 |          |          |              | Low - 1       | Other value                           | Recrea     | ational v  | /alue         |  |  |               | Med - 6                       |
| Representativeness                    | Most a                   | lost aspects representative but with differences in settlement pattern                      |               |            |                         |                |           |               |                                 |          |          |              |               | VISUAL SUSCEPTIB                      | ILITY      |            |               |  |  |               | Total Score (/25) 15          |
| Conservation interests                | TPOs                     | but few   | other asp     | ects       |                         |                |           |               |                                 |          |          |              | Low - 1       | Factor                                | Asses      | sment      |               |  |  |               | Score*                        |
| Recreation value                      | Golf c                   | ourse p   | lus two rig   | hts of w   | way                     |                |           |               |                                 |          |          |              | Low - 1       | Primary receptors                     | Reside     | ential, pa | art of the s  | urrounding landscape                   |  |               | Med - 4                       |
| Perceptual aspects                    | Highw                    | ays infl  | uence trar    | nquillity. | . Semi rural cha        | aracter with s | ome pos   | itive aspect  | S                               |          |          |              | Med - 2       | Secondary receptors                   | Recrea     | ational,   | site is part  | of setting to Ruddington BW3           |  |               | Med - 4                       |
| Associations                          | N/a                      |   |               |            |                         |                |           |               |                                 |          |          |              | Low - 1       | Number of receptors                   | Some       | residen    | tial          |  |  |               | Low - 2                       |
| LANDSCAPE SUSCE                       | PTIBI                    | LITY  |               |            |                         |                |           |               |                                 | Total    | I Score  | (/25)        | 17            | Visibility of site                    | Degree     | e of enc   | losure fron   | n vegetation, not aided by rise in lar | ndform                                       |               | Med - 4                       |
| Factor                                | Asses                    | ssment  |               |            |                         |                |           |               |                                 |          |          |              | Score*        |                                       | •          |            |               |  |  |               |                               |
| Subtraction                           | Loss                     | of rural  | character     |            |                         |                |           |               |                                 |          |          | ١            | Med - 4       |                                       |            |            |               |  |  |               |                               |
| Addition                              | Exten                    | sion of   | settlement    | İ          |                         |                |           |               |                                 |          |          | l            | Low - 2       |                                       |            |            |               |  |  |               |                               |
| Perception                            | Increa                   | ised pe   | ception of    | f built fo | orm and density         | 1              |           |               |                                 |          |          | I            | High - 6      |                                       |            |            |               |  |  |               |                               |
| Policy                                | Mainta                   | ain a bu  | ffer betwe    | en Wes     | st Bridgford and        | d Ruddington   | to prese  | rve the sen   | se of separation between        | the two  |          | 1            | Med - 4       |                                       |            |            |               |  |  |               |                               |
| OVERALL LANDSCA                       | APE SE                   | ENSITI  | VITY (Co      | mbine      | ed Value and            | Susceptib      | ility)    |               |                                 | Total    | I Score  | (/50)        | 30            | OVERALL VISUAL S                      | ENSITIV    | /ITY (C    | ombined       | Value and Susceptibility)              |  |               | Total Score (/50) 28          |
| Overall medium landsca                | pe sens                  | sitivity d  | erived fro    | m low la   | andscape value          | e and mediun   | n landsca | ipe suscept   | ibility                         |          |          |              |               | Overall low visual sensit             | vity deriv | ed from    | low visual    | value and low susceptibility           |  |               |                               |
| Notes                                 |                          |   |               |            |                         |                |           |               |                                 |          |          |              |               | Notes                                 |            |            |               |  |  |               |                               |
|                                       |                          |   |               |            |                         |                |           |               |                                 |          |          |              |               |                                       |            |            |               |  |  |               |                               |
| MITIGATION OPPOR                      | TUNIT                    | TES / F   | RECOMM        | 1ENDA      | ATIONS                  |                |           |               |                                 |          |          |              |               |                                       |            |            |               |  |  |               |                               |
| Landscape planting                    | ×                        | T   |               |            |                         |                |           |               |                                 |          |          |              |               | Form of development                   | ×          | Ι          |               |  |  |               |                               |
| Landscape buffer                      |                          |   |               |            |                         |                | Not al    | ble to be mi  | tigated                         |          |          |              |               | Local vernacular                      | ×          |            |               |  |  |               |                               |
| Site features                         | Not able to be mitigated |   |               |            |                         |                |           |               |                                 |          |          |              |               | Other                                 | ×          |            |               |  |  |               |                               |
| CONSTRAINTS                           |                          |   |               |            |                         |                |           |               |                                 |          |          |              |               |                                       |            |            |               |  |  |               |                               |
| On-site                               |                          |   |               |            |                         |                | Acce      | ess issue     |                                 |          |          |              |               | Off-site                              |            |            |               |  |  |               |                               |
| CONCLUSION                            | •                        |   |               |            |                         |                |           |               |                                 |          |          |              |               |                                       |            |            |               |  |  |               |                               |
|                                       | vo nast                  | oral fiel   | ds immedi     | ately ea   | ast of Loughbor         | rough Road     | There are | e two PRoV    | V within the study area wi      | th Ruddi | naton R  | W3 ru        | nning alo     | n the south-eastern houndar           | v of the s | ite. The   | study area    | a also contains a nolf course. There   | are few conservational interests within the  | study area so | me TPOs and a listed huilding |
|                                       |                          |   |               |            |                         |                |           |               |                                 |          |          |              |               |                                       |            |            |               |  | e in built form and density. The sensitivity |               |                               |
|                                       |                          |   |               |            |                         |                |           |               |                                 |          |          |              |               | ceptibility is medium. Overa          |            |            |               |  |  |               |                               |

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

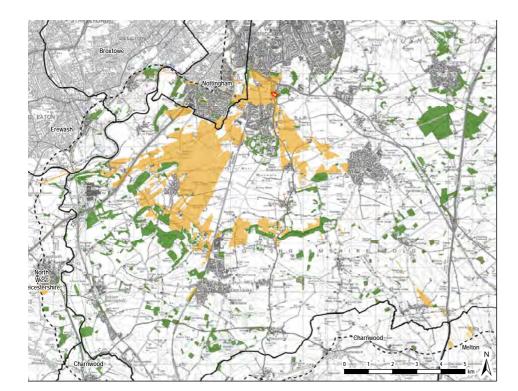
Visual Sensitivity

Landscape Value

Visual Value

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

## **RUD/012 -** Old Loughborough Road



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



Site Photograph A - This viewpoint looks north-west along Loughborough Road. From this location the dramatic rise in topography towards the east is evident. The visibility of the site is aided due to a large gap in vegetation along the road-side. Due to the level of human influence, most notably the local highways, there is a distinct lack of tranquillity within the area.



Site Photograph B - Looking eastwards, towards the site, this view further demonstrates the rise in landform and the prominent nature of the site in relation to Loughborough Road. Despite this level of visibility the road is screened from the distant A60 road via intervening blocks of vegetation.



Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building - Bridleway Tree Preservation Order Landscape buffer Site feature LCA Policy Zones SN03, Enhance & Restore SN04, Enhance RBC/RUD/004 RBC/RUD/003 All maps: © Crown copyright and database rights 2016. Ordnance<sub>i</sub>Survey 100019453. 200 600 

Aerial view of the site

Landscape designations / Potential development mitigation recommendations

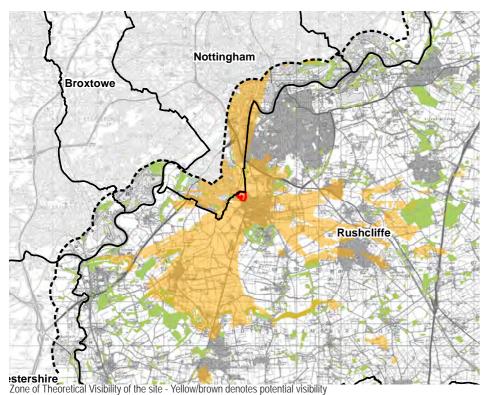
| LANDSCAPE AN                               | ID VI    | SUAL      | . SENSIT       | TIVITY ASSESSMENT                   |             |                    |          |                                       |          |          | CLIEN               | NT: Ru   | ushcliffe Borough Council   |          |           |               |   |   | Aggregate         | Score (/100)           | : 42      |
|--|----------|-----------|----------------|-------------------------------------|-------------|--------------------|----------|---------------------------------------|----------|----------|---------------------|----------|-----------------------------|----------|-----------|---------------|---|---|-------------------|------------------------|-----------|
| SITE REFERENCE:                            |          |           | F              | RUD/013 - Land off North Road       |             |                    |          | DATE VISITED:                         | : 1      | 19/05/2  | 017                 |          |                             |          |           |               |   | SURVEYED BY: RW   |                   | CHECKED BY             | _         |
| EXISTING LANDSCA                           | PE CH    | ARAC      | TER            |                                     |             | I                  | Lands    | scape character within site           |          |          |                     | SN03     | (Poor-Moderate)             |          |           | Land          | scape character within study are  | SN02 (Poor-Moderate), SN04  | (Moderate), SNO   | )3 (Poor-Moderate)     |           |
|  |          |           |                |                                     | LIVII       |                    |          | PES METHODOLOGY                       |          |          |                     |          | , ,                         |          |           |               | ,   | OTHER   | , ,,              | ,                      |           |
| Landform                                   | LCA      | Site      | Study<br>Area  | Settlement Pattern                  | LCA         | Study<br>Area      |          | Land Cover                            | LCA      | Site     | Stuc<br>Are         |          | Tree Cover                  | PZ       | Site      | Study<br>Area | Descriptive Attribute   | Site  |                   | Study Area             |           |
| Vales & valley bottoms                     | 4        | ×         | ×              | Nucleated                           | 4           | ×                  |          | Arable farms                          | 4        | 4        | 4                   |          | Wooded - ancient            | ×        | ×         | ×             | Spatial character   | Large   | Variable          |                        |           |
| Rolling / undulating                       | 4        | ×         | 4              | Clustered                           | ×           | ×                  |          | Mixed farms                           | ×        | ×        | ×                   |          | Wooded - recent             | 4        | ×         | ×             | Indicative ground vegetation  | Farmland (arable)   | Variable          |                        |           |
| Low plateau                                | 4        | 4         | ×              | Settled                             | ×           | ×                  |          | Pastoral farms                        | 4        | ×        | ×                   |          | Trees & woods               | 4        | ×         | 4             | Boundary treatments   | Hedges  | Variable          |                        |           |
| Sloping (low hills)                        | ✓        | ×         | ×              | Dispersed                           | ×           | ×                  |          | Woodland                              | 4        | ×        | ✓                   | _        | Coverts & tree groups       | <b>4</b> | ×         | ✓             | Enclosure pattern   | Sub-regular   | Sub-regular       |                        |           |
| Coastal dunes / shingle                    | ×        | ×         | ×              | Waste ground / derelict             | ×           | ×                  |          | Rough / wild / equestrian             | 4        | ×        | ×                   |          | Other trees                 | <b>√</b> | 4         | ×             | Tree pattern  | Variable  | Variable          |                        |           |
| Marine levels                              | ×        | <b>X</b>  | <b>X</b>       | Unsettled                           | <b>X</b>    | ×                  |          | Disturbed                             | 4        | ×        | ×                   | _        | Open / unwooded             | ×        | ×         | ×             | Other characteristics /   |   |                   |                        |           |
| High plateau (>300m)<br>High hills (>600m) | ×        | ×         | ×              | Coalfields Urban                    | ×           | ×                  |          | Urban / brownfield Parkland / leisure | 4        | ×        | 4                   | _        |                             |          |           |               | features  |   |                   |                        |           |
|  |          | ^         |                | UIDAII                              | 4           | 4                  |          |                                       |          |          |                     | _        | VICUAL VALUE                |          |           |               |   | <u> </u>  |                   | T 1 10 //05            | ۱         |
| LANDSCAPE VALUE                            |          |           |                |                                     |             |                    |          | 10                                    | otal Sco | re (/25) | 1                   | 12       | VISUAL VALUE                | IAaaa    |           |               |   |   |                   | Total Score (/25       | ·         |
| Factor                                     |          | sment     | with moder     | ate degree of maintenance           |             |                    |          |                                       |          |          | Score<br>Med        | _        | Factor Recognition of value | N/A      | ssment    |               |   |   |                   |                        | Score*    |
| Landscape quality Scenic quality           |          |           |                | but general urban character and     | OVER        | all scenic quality |          |                                       | Low      | _        | Indicators of value | N/A      |                             |          |           |               |   |   | Low - 3           |                        |           |
| Rarity                                     | N/A      | attiacti  | ve cicinents   | but general urban enaracter and     | adiracio    | ns reduce          | , OVCIO  | an seeme quanty                       |          |          | Low                 | _        | Other value                 | 1 1/1 1  | f rasidar | ntial amoni   | ty for adjacent properties  |   |                   |                        | Low - 3   |
| Representativeness                         |          | aroa is   | representati   | νο of I CΔ                          |             |                    |          |                                       |          |          | High                | _        | VISUAL SUSCEPTIBII          | _        | TOSIGO    | ittai amen    | ty for adjacent properties  |   |                   | Total Score (/25       |           |
| Conservation interests                     |          |           |                | me TPOs but not related to the      | site        |                    |          |                                       |          |          | Low                 | _        | Factor                      | _        | ssment    |               |   |   |                   | Total Score (/23       | Score*    |
| Recreation value                           |          |           |                | ner elements                        | 5110        |                    |          |                                       |          |          | Low                 | _        | Primary receptors           |          |           | not a kev p   | art of overall visual amenity   |   |                   |                        | Low - 2   |
| Perceptual aspects                         |          |           |                | th limited tranquillity and a numb  | per of det  | ractors            |          |                                       |          |          | Low                 | _        | Secondary receptors         | N/A      |           |               |   |   |                   |                        | Low - 2   |
| Associations                               | N/A      |           | <u> </u>       | 1 7                                 |             |                    |          |                                       |          |          | Low                 | _        | Number of receptors         | Well p   | opulated  | d area with   | residential receptors, few other rec  | eptor types   |                   |                        | Med - 4   |
| LANDSCAPE SUSCE                            | PTIBIL   | .ITY      |                |                                     |             |                    |          | To                                    | otal Sco | re (/25) | )                   | 9        | Visibility of site          | Very v   | vell scre | ened by a     | djacent vegetation and built form   |   |                   |                        | Low - 2   |
| Factor                                     | Asses    | sment     |                |                                     |             |                    |          |                                       |          |          | Score               | e*       |                             |          |           |               |   |   |                   |                        |           |
| Subtraction                                | No los   | s of ke   | , characteris  | tics                                |             |                    |          |                                       |          |          | Low -               | . 2      |                             |          |           |               |   |   |                   |                        |           |
| Addition                                   | -        |           |                | edge in context of large village    |             |                    |          |                                       |          |          | Low -               | -        |                             |          |           |               |   |   |                   |                        |           |
| Perception                                 | Infill   | 071101101 |                | ougo in comon or large timage       |             |                    |          |                                       |          |          | Low -               | _        |                             |          |           |               |   |   |                   |                        |           |
| Policy                                     | Ensur    | any n     | ew develonn    | nent is close to village fringes an | ıd does n   | ot make h          | nuilt fo | rm more prominent in the la           | ndscane  | <u> </u> | Low -               | _        |                             |          |           |               |   |   |                   |                        |           |
|  | <u> </u> |           |                | pined Value and Susceptibil         |             | ot make b          | June 10  |                                       | otal Sco |          | +                   | 21       | OVERALL VISUAL SE           | ITIZIA   | /ITV (C   | omhined       | Value and Susceptibility)   |   |                   | Total Score (/50       | )) 21     |
|  |          |           | •              | andscape value and low susception   | J,          | change             |          |                                       | otal oco | 10 (130) | /                   | 21       |                             |          |           |               | buting to an overall low visual sensi   | ivity   |                   | 10tal 30010 (30        | 7 21      |
| Notes                                      | SHSKIVIC | 45 4 1    | Count or low i | and scape value and low suscept     | tibility to | criarige           |          |                                       |          |          |                     | =        | Notes                       | VISUAI S | изсерик   | omity contin  | butting to air overall low visual serial                                      | · · · · · · · · · · · · · · · · · · ·   |                   |                        |           |
| Notes                                      |          |           |                |                                     |             |                    |          |                                       |          |          |                     | $\dashv$ | Notes                       |          |           |               |   |   |                   |                        |           |
|  |          |           |                |                                     |             |                    |          |                                       |          |          |                     |          |                             |          |           |               |   |   |                   |                        |           |
| MITIGATION OPPOR                           |          | ES/R      | ECOMMEN        |                                     |             |                    |          |                                       |          |          |                     |          |                             |          |           |               |   |   |                   |                        |           |
| Landscape planting                         | 4        |           |                | Retain                              | mature v    | regetation         | as fai   | as practicable                        |          |          |                     |          | Form of development         | ×        |           |               |   |   |                   |                        |           |
| Landscape buffer                           | ×        |           |                |                                     |             |                    |          |                                       |          |          |                     |          | Local vernacular            | ×        | -         |               |   |   |                   |                        |           |
| Site features                              | <b>~</b> |           |                |                                     |             |                    |          |                                       |          |          |                     |          | Other                       |          |           |               |   |   |                   |                        |           |
| CONSTRAINTS                                | Т        |           |                |                                     |             |                    |          |                                       |          |          |                     |          | 1                           | Т        |           |               |   |   |                   |                        |           |
| On-site                                    |          |           |                |                                     |             |                    |          |                                       |          |          |                     |          | Off-site                    |          |           |               |   |   |                   |                        |           |
| CONCLUSION                                 |          |           |                |                                     |             |                    |          |                                       |          |          |                     |          |                             |          |           |               |   |   |                   |                        |           |
|  |          |           |                |                                     |             |                    |          |                                       |          |          |                     |          |                             |          |           |               | ults in a low landscape value. In add<br>as of visual value and the two combi | lition, the development of the site would be ne to give a low visual sensitivity.   | perceived of infi | ill - which contribute | es to the |
| Landscape Value                            |          |           |                | Landscape Susceptibilit             | _           |                    |          | Landscape Sen<br>Visual Sen           | _        |          |                     | cat      |                             |          |           |               |   | ries of Landscape Value, Landscape Susceptibility, Visual Va<br>sites ONLY and therefore can only provide the relative sensit |                   |                        |           |

Visual Susceptibility

Landscape Value Visual Value

Visual Sensitivity

#### **RUD/013 -** Land off North Road





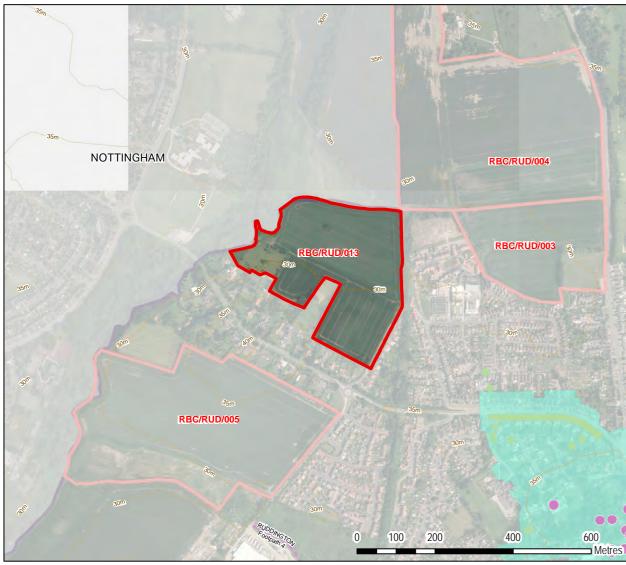
**Site Photograph A** - A elevated panorama, taken above the hedge, this view demonstrates the arable land use on the site at present, as well as the well vegetated boundaries which visually enclose the site. In the background of the panorama at the left-hand side can be seen residential properties on Clifton Lane. To the far right of the panorama can be seen North Road and the existing site access beyond. In the background of the centre of the view can be seen a line of trees and shrubs which denote the site's northern edge.

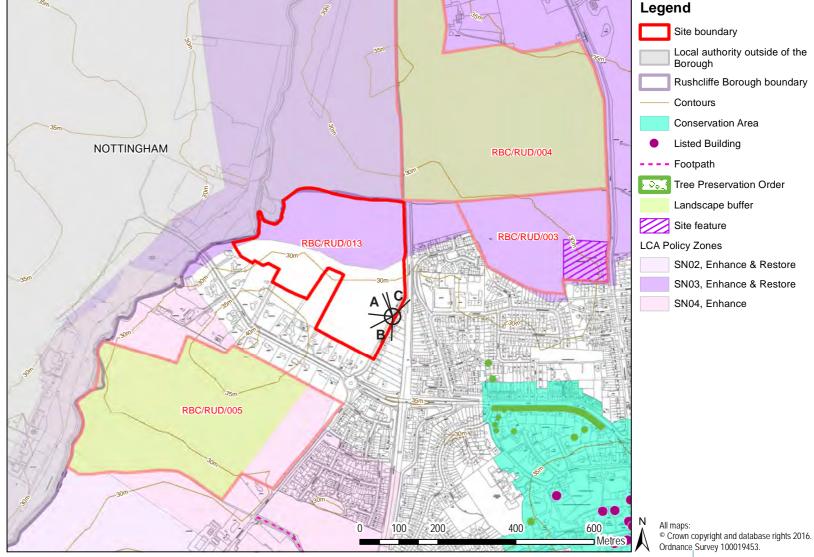


**Site Photograph B** - This view looks southerly along North Road and demonstrates the mature hedgerow on the site's eastern boundary, as well as the proximity of existing housing.



**Site Photograph C** - Looking northerly from North Road directly at the site access, this panorama again demonstrates the well vegetated boundaries of the site. To the right of the view can be seen the garden of a property on North Road, with the rooftops of properties on nearby Woodhouse Gardens beyond.





Landscape designations / Potential development mitigation recommendations





| LANDSCAPE AN                    | ND VISUAL SENSI                | TIVITY ASSESSMEN                 | Γ                   |                                |                     | CLIENT:       | Rushcliffe Borough Council          |            |           |                |                                       |   | Aggregate Sco        | ore (/100):    | : 52    |
|---------------------------------|--------------------------------|----------------------------------|---------------------|--------------------------------|---------------------|---------------|-------------------------------------|------------|-----------|----------------|---------------------------------------|---|----------------------|----------------|---------|
| SITE REFERENCE:                 | RBC/S                          | SUT/001 - Land north of Park L   | .ane                | DATE VISITED:                  | : 04/11/20          | 016           |                                     |            |           |                |                                       | SURVEYED BY: RW   |                      | CHECKED BY     |         |
| EXISTING LANDSCA                | APE CHARACTER                  |                                  | Li                  | andscape character within site | 9                   | NW0           | 2 (Moderate - Good)                 |            |           | Lands          | cape character within study area      | NW02 (Moderate - C  | Good), TSV02 (Modera | ate)           |         |
|                                 |                                |                                  | LIVING LANDS        | CAPES METHODOLOGY              |                     |               |                                     |            |           |                |                                       | OTHER   |                      | <u> </u>       |         |
| Landform                        | LCA Site Study Area            | Settlement Pattern               | LCA Study<br>Area   | Land Cover                     | LCA Site            | Study<br>Area | Tree Cover                          | PZ         | Site      | Study<br>Area  | Descriptive Attribute                 | Site  | Stud                 | ly Area        |         |
| Vales & valley bottoms          | ✓ X X                          | Nucleated                        | 4 4                 | Arable farms                   | 4 4                 | 4             | Wooded - ancient                    | ×          | ×         | ×              | Spatial character                     | Large   | Variable             |                |         |
| Rolling / undulating            | <b>√</b> × ✓                   | Clustered                        | XX                  | Mixed farms                    | XX                  | ×             | Wooded - recent                     | ×          | ×         | ×              | Indicative ground vegetation          | Farmland (arable)   | Variable             |                |         |
| Low plateau Sloping (low hills) | X 4 4                          | Settled<br>Dispersed             | × ×                 | Pastoral farms Woodland        | 4 X                 | ×             | Trees & woods Coverts & tree groups | 4          | ×         | ×              | Boundary treatments Enclosure pattern | Variable<br>Planned   | Variable<br>Variable |                |         |
| Coastal dunes / shingle         | XXX                            | Waste ground / derelict          | XX                  | Rough / wild / equestrian      | 1 × ×               | ×             | Other trees                         | 4          | <b>✓</b>  | 4              | Tree pattern                          | Scattered   | Variable             |                |         |
| Marine levels                   | XXX                            | Unsettled                        | XX                  | Disturbed                      | XX                  | ×             | Open / unwooded                     | ×          | ×         | ×              | Other characteristics /               |   |                      |                |         |
| High plateau (>300m)            | X X X                          | Coalfields                       | ××                  | Urban / brownfield             | XX                  | ×             |                                     |            |           |                | features                              |   |                      |                |         |
| High hills (>600m)              | X   X   X                      | Urban                            | X   X               | Parkland / leisure             | <b>✓</b>   <b>X</b> | ×             |                                     |            |           |                | Toutai oo                             |   |                      |                |         |
| LANDSCAPE VALUE                 |                                |                                  |                     | To                             | otal Score (/25)    | 15            | VISUAL VALUE                        |            |           |                |                                       |   | Tot                  | al Score (/25) |         |
| Factor                          | Assessment                     |                                  |                     |                                |                     | Score*        | Factor                              | Assess     | ment      |                |                                       |   |                      |                | Score*  |
| Landscape quality               | Well maintained agriculture    | al land and domestic setting     |                     |                                |                     | High - 3      | Recognition of value                | N/A        |           |                |                                       |   |                      |                | Low - 3 |
| Scenic quality                  | Attractive avenue of trees     | adjacent to site, urban fringe d | etracts             |                                |                     | Med - 2       | Indicators of value                 | N/A        |           |                |                                       |   |                      |                | Low - 3 |
| Rarity                          | N/A                            |                                  |                     |                                |                     | Low - 1       | Other value                         | Avenue     | of tree   | es lining vill | age entrance                          |   |                      |                | Med - 6 |
| Representativeness              | Mostly representative of st    | tudy area                        |                     |                                |                     | High - 3      | VISUAL SUSCEPTIBI                   | LITY       |           |                |                                       |   | Tot                  | al Score (/25) | ) 15    |
| Conservation interests          | Conservation area not rela     | ated, TPOS, some listed buildir  | igs                 |                                |                     | Low - 1       | Factor                              | Assess     | ment      |                |                                       |   |                      |                | Score*  |
| Recreation value                | Some PRoW                      |                                  |                     |                                |                     | Low - 1       | Primary receptors                   | Resider    | ntial, pa | art of rural s | setting                               |   |                      |                | Med - 4 |
| Perceptual aspects              | Busy A6006 detracts from       | pleasant rural setting           |                     |                                |                     | Med - 2       | Secondary receptors                 | Road us    | sers, no  | ot importar    | t                                     |   |                      |                | Low - 2 |
| Associations                    | N/A                            |                                  |                     |                                |                     | Low - 1       | Number of receptors                 | Village 6  | edge aı   | nd adjacen     | t to busy A6006                       |   |                      |                | Med - 4 |
| LANDSCAPE SUSCE                 | EPTIBILITY                     |                                  |                     | To                             | otal Score (/25)    | ) 9           | Visibility of site                  | Relative   | ely oper  | n              |                                       |   |                      |                | Med - 4 |
| Factor                          | Assessment                     |                                  |                     |                                |                     | Score*        |                                     |            |           |                |                                       |   |                      |                |         |
| Subtraction                     | N/a                            |                                  |                     |                                |                     | Low - 2       |                                     |            |           |                |                                       |   |                      |                |         |
| Addition                        | Extension of urban fringe      |                                  |                     |                                |                     | Low - 2       |                                     |            |           |                |                                       |   |                      |                |         |
| Perception                      | Extension of urban edge        |                                  |                     |                                |                     | Low - 2       |                                     |            |           |                |                                       |   |                      |                |         |
| Policy                          |                                | estate' character of Sutton Boni | 3                   |                                |                     | Low - 2       |                                     |            |           |                |                                       |   |                      |                |         |
| OVERALL LANDSCA                 | APE SENSITIVITY (Com           | bined Value and Suscepti         | bility)             | To                             | otal Score (/50)    | 24            |                                     |            |           |                | Value and Susceptibility)             |   | Tot                  | al Score (/50) | ) 28    |
| Medium landscape value          | e, but low susceptibility. Ove | erall low landscape sensitivity  |                     |                                |                     |               | Overall low visual sensitive        | ity derive | d from    | low visual     | value and low susceptibility          |   |                      |                |         |
| Notes                           |                                |                                  |                     |                                |                     |               | Notes                               |            |           |                |                                       |   |                      |                |         |
|                                 |                                |                                  |                     |                                |                     |               |                                     |            |           |                |                                       |   |                      |                |         |
| MITIGATION OPPOR                | RTUNITIES / RECOMME            | NDATIONS                         |                     |                                |                     |               |                                     |            |           |                |                                       |   |                      |                |         |
| Landscape planting              | ×                              |                                  |                     |                                |                     |               | Form of development                 | ×          |           |                |                                       |   |                      |                |         |
| Landscape buffer Site features  | <b>✓</b> Buffer p              | protecting avenue of trees along | Park Lane, and alor | ng A6006 preventing developme  | ent on higher gro   | ound          | Local vernacular Other              | ×          |           |                |                                       |   |                      |                |         |
| CONSTRAINTS                     |                                |                                  |                     |                                |                     |               | Journel                             |            |           |                |                                       |   |                      |                |         |
| On-site                         |                                |                                  | Possible access iss | ues                            |                     |               | Off-site                            | T          |           |                | Sev                                   | veral TPOs along site boundary  |                      |                |         |
| CONCLUSION                      | •                              |                                  |                     |                                |                     |               | •                                   |            |           |                |                                       |   |                      |                |         |
| The site comprises one I        |                                |                                  |                     |                                |                     |               |                                     |            |           |                |                                       | ithin the study area, including some TPO's  |                      |                |         |
|                                 |                                |                                  |                     |                                |                     |               |                                     |            |           |                |                                       | nge with no perceived loss of character and usceptibility is medium as the site is relative |                      |                |         |
| sensitivity.                    |                                |                                  |                     |                                |                     |               |                                     |            |           |                |                                       |   |                      |                |         |

Landscape Susceptibility

Visual Susceptibility

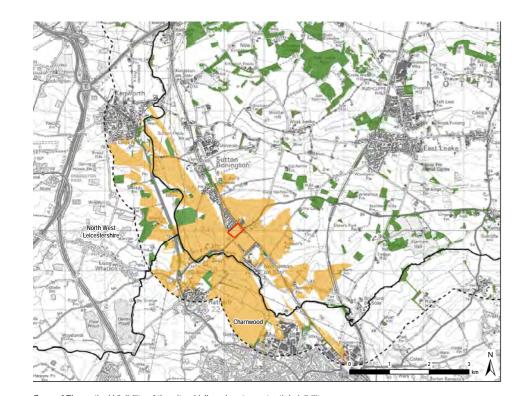
Landscape Value Visual Value Landscape Sensitivity

Visual Sensitivity

32

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

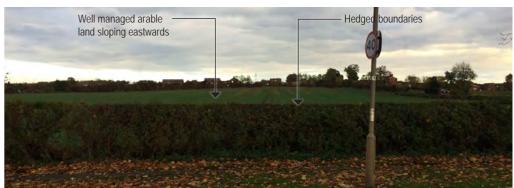
### SUT/001 - Land north of Park Lane



ParkLane village entrance Tree lined avenue

Site Photograph A - This view is taken from the entrance to Sutton Bonnington along Park Lane. There is a

**Site Photograph A** - This view is taken from the entrance to Sutton Bonnington along Park Lane. There is a strong aesthetic character on Park Lane with an avenue of trees lining the route. On the right of the image is an adjacent residential area Charnwood Fields giving the area an urban fringe character.



**Site Photograph B** - This view, looking east through the site from Park Lane, depicts the sloping nature of the site. The site comprises relatively well maintained arable land. Beyond the site to the north and west lie dense residential areas.

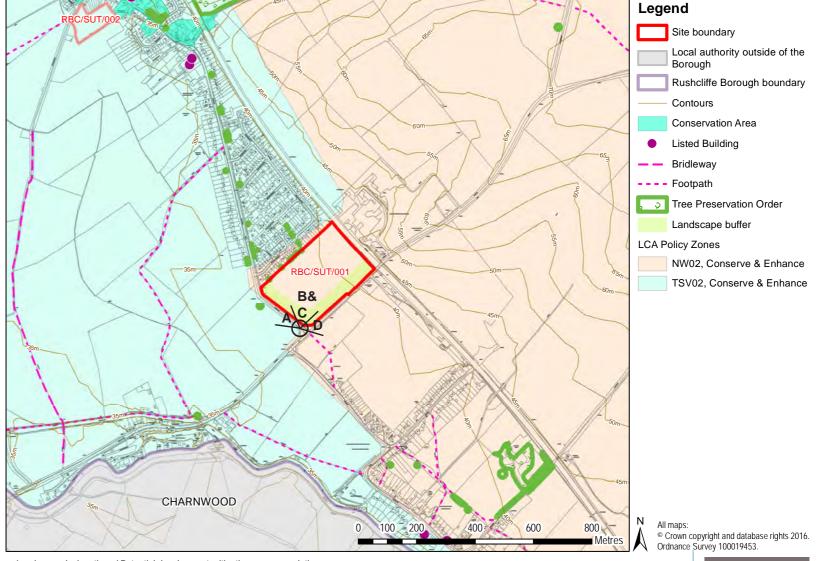


**Site Photograph C** - Viewpoint looking north-east through the site from Park Lane. This view further accentuates the rise in landform towards the east. On the left of the image are residential areas associated with Charnwood Fields and Charnwood Avenue.



**Site Photograph D** - View portrays the sites proximity to the busy A6006 road. Adjacent to the site, the road limits any feeling of tranquillity.





Landscape designations / Potential development mitigation recommendations

| LANDSCAPE AN                    | Settlement Pattern LCA Study Area LCD Study Area Nucleated North Settled North Settled North North Sees Mostly representative of study area of Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Mostly representative of study area Subsessment  Some PRoW and a playing field  Assessment  Sutriving Land Cover LCA Site Study Area Land Cover LCA Site Sylvanor LCA Site Sylvanor LCA Arable farms  North Nort |          |              |           |           |                 |           |          |             |        |                               |         |          |                  | CLIEN        | T: Ru    | ushcliffe Borough Council           |              |             |            |          |                                       |   | Aggregate               | Score (/100):     | : 61     |
|---------------------------------|--|----------|--------------|-----------|-----------|-----------------|-----------|----------|-------------|--------|-------------------------------|---------|----------|------------------|--------------|----------|-------------------------------------|--------------|-------------|------------|----------|---------------------------------------|---|-------------------------|-------------------|----------|
| SITE REFERENCE:                 |  |          | SUT          | Γ/002 -   | Land sou  | ith of Pasture  | e Lane    |          |             |        | DATE VISIT                    | ED:     | 19       | 9/05/2           | 017          |          |                                     |              |             |            |          |                                       | SURVEYED BY: MB                             |                         | CHECKED BY        | ′: NW    |
| EXISTING LANDSCA                | PE CHA   | RACT     | ER           |           |           |                 |           |          | L           | ands   | scape character within        | site    |          |                  |              | TSV      | '02 (Moderate)                      |              |             | La         | andsca   | ape character within study are        | NW02 (Moderate - C                          | Good), TSV02 (N         | Moderate)         |          |
|                                 |  |          |              |           |           |                 | L         | IVING    | S LANDS     | SCAP   | PES METHODOLOGY               |         |          |                  |              |          |                                     |              | •           |            |          | Ī                                     | OTHER                                       |                         |                   |          |
| Landform                        | LCA  | Site     | _            | Se        | ettlemen  | t Pattern       | L         | LA I     | -           |        | Land Cover                    | 1       | LCA      | Site             | Stud<br>Area |          | Tree Cover                          | PZ           | Z Site      | Stud       | ·        | Descriptive Attribute                 |   |                         | Study Area        |          |
| Vales & valley bottoms          | -  | 4        | 4            |           |           |                 | 4         |          | _           | -      |                               | _       |          | ×                | ×            | ]        | Wooded - ancient                    | ×            | X           | ×          |          | Spatial character                     | Small                                       | Variable                |                   |          |
| Rolling / undulating            |  | ×        | ×            |           |           |                 |           |          |             |        |                               | _       | * *      | ×                | ×            | _        | Wooded - recent                     | ×            |             | ×          | _        | Indicative ground vegetation          | Grassland / grazing                         | Variable                |                   |          |
| Low plateau Sloping (low hills) |  | ×        | ×            |           |           |                 |           |          |             |        |                               | ——      | 4        | <b>⋖</b>         | 4            | -        | Trees & woods Coverts & tree groups | 4            | X           |            | -        | Boundary treatments Enclosure pattern | Variable Sub-regular                        | Variable<br>Sub-regular |                   |          |
| Coastal dunes / shingle         |  | X        | X            |           |           | ınd / derelict  |           |          |             |        |                               | +       |          | <del>\$</del>    | <b>X</b>     | $\dashv$ | Other trees                         |              | • •         |            | $\dashv$ | Tree pattern                          | Linear                                      | Variable                |                   |          |
| Marine levels                   | V V  | ×        | ×            |           |           | 2114 7 40101101 |           |          |             |        |                               | _       | _        | ×                | ×            | ┨        | Open / unwooded                     |              | ×           |            |          | Other characteristics /               |   |                         |                   |          |
| High plateau (>300m)            |  | ×        | ×            |           |           |                 |           |          |             | -      |                               |         |          | ×                | 4            |          |                                     |              |             |            |          | features                              |   |                         |                   |          |
| High hills (>600m)              |  | ×        | ×            | Ur        | Irban     |                 | >         | <b>K</b> | X           |        | Parkland / leisure            |         | _        |                  | 4            | 4        |                                     |              |             |            |          | Toutaios                              |   |                         |                   |          |
| LANDSCAPE VALUE                 |  |          |              |           |           |                 |           |          |             |        |                               | Total   | al Score | e (/25)          | ) 2          | 20       | VISUAL VALUE                        |              |             |            |          |                                       |   |                         | Total Score (/25) | 5) 15    |
| Factor                          | Assess   | ment     |              |           |           |                 |           |          |             |        |                               |         |          |                  | Score        | *        | Factor                              | Ass          | essment     |            |          |                                       |   |                         |                   | Score*   |
| Landscape quality               | Well ma  | naged    | study area   | a with fe | ew detrac | tors            |           |          |             |        |                               |         |          |                  | High -       | 3        | Recognition of value                | Cons         | servation   | area ad    | djacent  | t to site - site is featured in CA a  | ppraisal as example of pasture surrounding  | village                 |                   | High - 8 |
| Scenic quality                  | Some a   | ttractiv | e areas of   | townsc    | cape and  | attractive rur  | al edge   |          |             |        |                               |         |          |                  | High -       | 3        | Indicators of value                 | N/A          |             |            |          |                                       |   |                         |                   | Low - 3  |
| Rarity                          | Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields'   |          |              |           |           |                 |           |          |             |        |                               |         | ī        |                  | Med -        | 2        | Other value                         | N/A          |             |            |          |                                       |   |                         |                   | Low - 3  |
| Representativeness              | Mostly representative of study area  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  | High -       | 3        | VISUAL SUSCEPTIB                    | LITY         |             |            |          |                                       |   |                         | Total Score (/25) | j) 11    |
| Conservation interests          | cests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs   |          |              |           |           |                 |           |          |             |        |                               |         |          | POs              | Med -        | 2        | Factor                              | Ass          | essment     |            |          |                                       |   |                         |                   | Score*   |
| Recreation value                | nterests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs ue Some PRoW and a playing field   |          |              |           |           |                 |           |          |             |        |                               |         |          |                  | Med -        | 2        | Primary receptors                   | Resi         | idential, s | ite form   | s part   | of the view from residential prop     | erties and part of the rural context        |                         |                   | Med - 4  |
| Perceptual aspects              | lue Some PRoW and a playing field  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  | High -       | 3        | Secondary receptors                 | Reci         | reation, fo | ootpath    | adjace   | ent, not seen as a key part of the    | visual experience                           |                         |                   | Low - 2  |
| Associations                    | N/A  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  | Low -        | 1        | Number of receptors                 | Villa        | ge edge     | but the    | village  | is relatively small in size           |   |                         |                   | Low - 2  |
| LANDSCAPE SUSCE                 | PTIBILI  | ΤΥ       |              |           |           |                 |           |          |             |        |                               | Tota    | I Score  | e (/ <b>2</b> 5) | )            | 15       | Visibility of site                  | Site         | is genera   | ally visua | ally co  | ntained by surrounding vegetation     | on  |                         |                   | Low - 2  |
| Factor                          | Assess   | ment     |              |           |           |                 |           |          |             |        |                               |         |          |                  | Score        | *        |                                     |              |             |            |          |                                       |   |                         |                   |          |
| Subtraction                     | Loss of  | rural p  | asture setti | ing to C  | Conservat | tion Area as    | mentioned | d in th  | ie CA ap    | praisa | al, as well as historic field | d patte | ern      |                  | High -       | 6        |                                     |              |             |            |          |                                       |   |                         |                   |          |
| Addition                        | Extensi  | on of u  | ban edge     |           |           |                 |           |          |             |        |                               |         |          |                  | Low -        | 2        |                                     |              |             |            |          |                                       |   |                         |                   |          |
| Perception                      |  |          |              |           |           | -               |           |          |             |        |                               |         |          |                  | Low -        | 2        |                                     |              |             |            |          |                                       |   |                         |                   |          |
| Policy                          |  |          |              |           |           |                 |           | as th    | ose refle   | ecting | open systems                  |         |          |                  | Med -        | =        |                                     |              |             |            |          |                                       |   |                         |                   |          |
|                                 |  |          | •            |           |           |                 | <i>,</i>  |          |             |        |                               | Total   | I Score  | e (/50)          | ) :          | 35       |                                     |              | •           |            |          | alue and Susceptibility)              |   |                         | Total Score (/50) | )) 26    |
|                                 | pe sensit  | ivity de | rived from   | high la   | andscape  | value and m     | edium sus | sceptil  | bility to c | hang   | le                            |         |          |                  |              | ╛        | Medium visual value cor             | nbined       | with low    | visual sı  | uscept   | tibility to give an overall low visua | al susceptibility                           |                         |                   |          |
| Notes                           |  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          | Notes                               |              |             |            |          |                                       |   |                         |                   |          |
|                                 |  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          |                                     |              |             |            |          |                                       |   |                         |                   |          |
| MITIGATION OPPOR                |  | S/RE     | COMME        | NDATI     | IONS      |                 |           |          |             |        |                               |         |          |                  |              |          |                                     |              |             |            |          |                                       |   |                         |                   |          |
| Landscape planting              | <b>V</b>   |          |              |           |           |                 | Ret       | tain b   | oundary     | vege   | tation                        |         |          |                  |              |          | Form of development                 | $\checkmark$ |             |            |          |                                       | Respecting historic field pattern           |                         |                   |          |
| Landscape buffer Site features  | ×  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          | Local vernacular Other              | <b>√</b> ×   |             |            |          | Respect conservation                  | on area, similar to adjacent new housing on | Pasture Close           |                   |          |
| CONSTRAINTS                     | <b>~</b>   |          |              |           |           |                 |           |          |             |        |                               | _       |          |                  |              |          | Totriei                             |              | ·           |            |          |                                       |   |                         |                   |          |
| CONSTRAINTS                     | Т  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          | T                                   | Т            |             |            |          |                                       |   |                         |                   |          |
| On-site                         |  |          |              |           |           |                 | His       | toric f  | field patt  | ern    |                               |         |          |                  |              |          | Off-site                            |              |             |            |          |                                       |   |                         |                   |          |
| CONCLUSION                      |  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          |                                     |              |             |            |          |                                       |   |                         |                   |          |
|                                 | ses a pastoral field exhibiting a historic pattern reflecting open fields - as identified by the Nottinghamshire Historic Landscape Characterisation. The acter - contributes to the high landscape value. There is a medium landscape susceptibility owing in part to the loss of the historic field pattern and the loss of the high landscape value.  |          |              |           |           |                 |           |          |             |        |                               |         |          |                  |              |          |                                     |              |             |            |          |                                       |   |                         |                   |          |

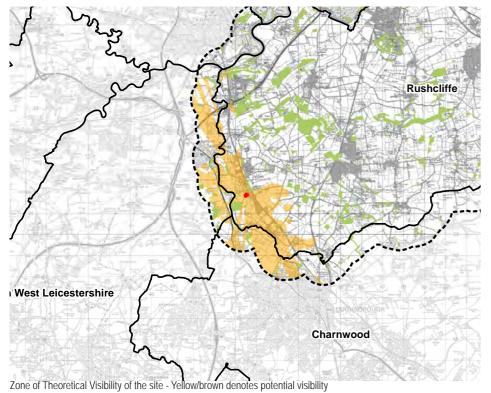
Landscape Value Visual Value Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

## **SUT/002 -** Land south of Pasture Lane

Aerial view of the site





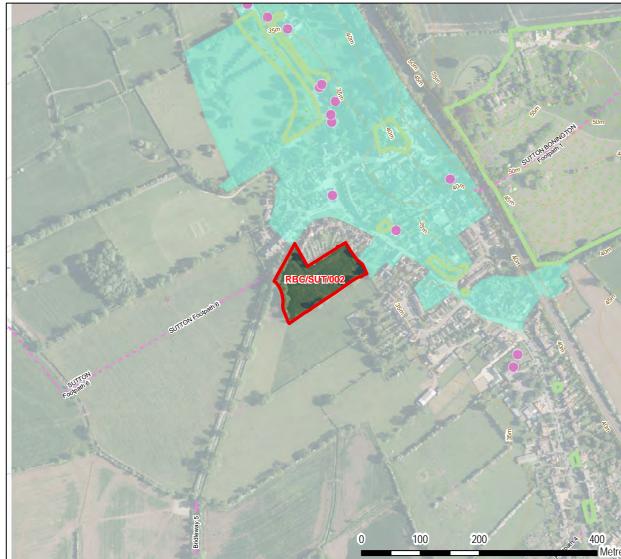
Site Photograph A - In this location, the view looks easterly directly into the site from Pasture Lane. Within the panorama is demonstrated the pastoral nature of the site, as well as the degree of enclusore of the site from pasture Lane. In the background of the view can be seen the gardens of houses on Pasture Lane, and the small scale nature of the historic field pattern is apparent.

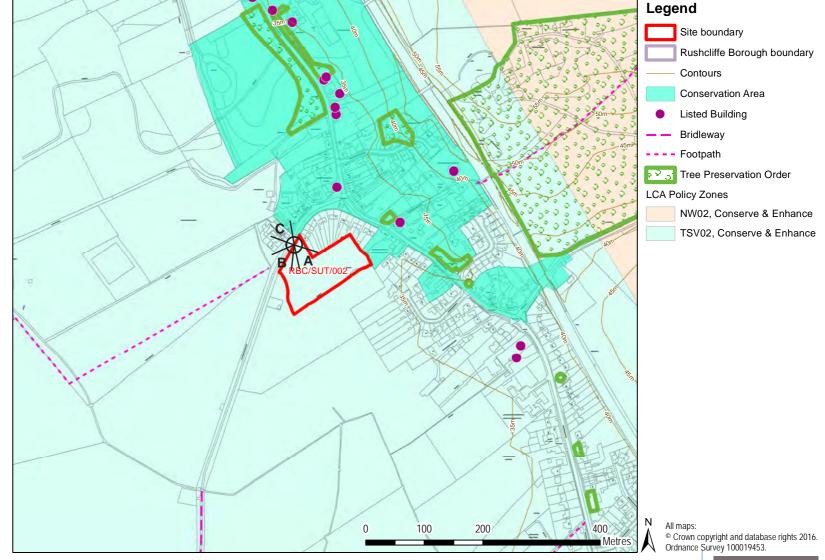


**Site Photograph B** - This panorama looks southerly along Pasture Lane, with the site's western boundary on the left-hand side of the view, again emphasising the strong level of enclosure provided by it. The lane at this point is narrow and well-vegetated by hedgerow trees - a characteristic which Nottinghamshire Landscape Character Assessment sets out to conserve.



**Site Photograph C** - Located opposite to the site entrance as shown in Site Photograph A, this view illustrates a recent housing development which sits well with the edge of the conservation area.





| LANDSCAPE AN                                | ND VISU      | <b>AL SENSI</b>                       | TIVITY ASSESSM                   | ENT             |               |                                       |            | (        | CLIENT: F     | Rushcliffe Borough Council        |             |          |               |            |                                 |   | Aggregate            | Score (/100):     | : 59    |
|---|--------------|---------------------------------------|----------------------------------|-----------------|---------------|---------------------------------------|------------|----------|---------------|-----------------------------------|-------------|----------|---------------|------------|---------------------------------|---|----------------------|-------------------|---------|
| SITE REFERENCE:                             |              | RBC/SU                                | T/003 - Land south of Lan        | dcroft Lane     |               | DATE VISITED                          | : 21/      | /12/20   | 17            |                                   |             |          |               |            |                                 | SURVEYED BY: RW   |                      | CHECKED BY        |         |
| EXISTING LANDSCA                            | PE CHAR      | ACTER                                 |                                  |                 | La            | ndscape character within site         | е          | NW02     | (Moderate     | e - Good), TSV02 (Moderate)       |             |          | Lands         | Iscape (   | character within study area     | NW02 (Moderate - G  | Good), TSV02 (N      | loderate)         |         |
|   |              |                                       |                                  | LIVI            | NG LANDS      | CAPES METHODOLOGY                     | •          |          |               |                                   | •           |          |               | П          |                                 | OTHER   |                      |                   |         |
| Landform                                    | LCA S        | ite Study<br>Area                     | Settlement Pattern               | LCA             | Study<br>Area | Land Cover                            | LCA        | Site     | Study<br>Area | Tree Cover                        | PZ          | Site     | Study<br>Area | D          | Descriptive Attribute           | Site  |                      | Study Area        |         |
| Vales & valley bottoms                      |              | < ×                                   | Nucleated                        | 4               | 4             | Arable farms                          |            | <b>4</b> | 4             | Wooded - ancient                  | ×           | ×        | ×             |            | Spatial character               | Medium - framed   | Variable             |                   |         |
| Rolling / undulating                        |              | < ×                                   | Clustered                        | ×               | ×             | Mixed farms                           |            | ×        | ×             | Wooded - recent                   |             | ×        | ×             |            | ndicative ground vegetation     | Farmland (arable)   | Variable             |                   |         |
| Low plateau                                 | ×            |                                       | Settled                          | ×               | ×             | Pastoral farms                        |            | ×        | <b>√</b>      | Trees & woods                     |             | ×        | ×             |            | Boundary treatments             | Variable  | Variable             |                   |         |
| Sloping (low hills) Coastal dunes / shingle | <b>X</b> 3   | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | Dispersed Waste ground / derelic | et 🗶            | ×             | Woodland<br>Rough / wild / equestrian |            | ×        | ×             | Coverts & tree groups Other trees |             | ×        | 4             |            | Inclosure pattern Tree pattern  | Sub-regular<br>Linear   | Variable<br>Variable |                   |         |
| Marine levels                               | X            | <del>X</del> X                        | Unsettled                        | · ×             | X             | Disturbed                             |            | X        | X             | Open / unwooded                   | ×           | ×        | ×             | 1          | ·                               | Linear  | Variable             |                   |         |
| High plateau (>300m)                        | X            | \ X                                   | Coalfields                       | ×               | ×             | Urban / brownfield                    |            | ×        | 4             |                                   |             |          |               |            | Other characteristics / eatures | Conservation area adjacent to site  |                      |                   |         |
| High hills (>600m)                          | ×            | < ×                                   | Urban                            | ×               | ×             | Parkland / leisure                    | 4          | ×        | 4             |                                   |             |          |               | le         | eatures                         |   |                      |                   |         |
| LANDSCAPE VALUE                             |              |                                       |                                  |                 |               | To                                    | otal Score | (/25)    | 18            | VISUAL VALUE                      |             |          |               |            |                                 |   |                      | Total Score (/25  | 5) 13   |
| Factor                                      | Assessme     | ent                                   |                                  |                 |               |                                       |            |          | Score*        | Factor                            | Assessr     | ment     |               |            |                                 |   |                      |                   | Score*  |
| Landscape quality                           | Well maint   | ained agricultu                       | ral land and domestic settir     | ıg              |               |                                       |            |          | High - 3      | Recognition of value              | Adjacent    | t to cor | nservation    | n area     |                                 |   |                      |                   | Med - 6 |
| Scenic quality                              | Some detr    | actors but gene                       | erally pleasant aesthetically    | 1               |               |                                       |            |          | Med - 2       | Indicators of value               | N/A         |          |               |            |                                 |   |                      |                   | Low - 3 |
| Rarity                                      | N/A          |                                       |                                  |                 |               |                                       |            |          | Low - 1       | Other value                       | Setting to  | o tenn   | nis courts /  | / club     |                                 |   |                      |                   | Low - 3 |
| Representativeness                          | Mostly rep   | resentative of s                      | tudy area                        |                 |               |                                       |            |          | High - 3      | VISUAL SUSCEPTIBI                 | LITY        |          |               |            |                                 |   |                      | Total Score (/25) | 5) 13   |
| Conservation interests                      | Conservat    | ion area adjace                       | nt to site, TPOS, some list      | ed buildings    |               |                                       |            |          | Med - 2       | Factor                            | Assessr     | ment     |               |            |                                 |   |                      |                   | Score*  |
| Recreation value                            | Network of   | PRoW, recrea                          | tional facilities adjacent to    | site            |               |                                       |            |          | High - 3      | Primary receptors                 | Recreati    | onal, s  | site is part  | t of setti | ting                            |   |                      |                   | Med - 4 |
| Perceptual aspects                          | Tranquil, r  | ural setting on                       | edge of settlement               |                 |               |                                       |            |          | Med - 2       | Secondary receptors               | Road us     | ers, sit | ite not impo  | ortant t   | to experience of landscape      |   |                      |                   | Low - 2 |
| Associations                                | N/A          |                                       |                                  |                 |               |                                       |            |          | Low - 1       | Number of receptors               | Village e   | dge w    | ith minor r   | roads, s   | slightly separate from main vil | llage   |                      |                   | Med - 4 |
| LANDSCAPE SUSCE                             | PTIBILITY    | /                                     |                                  |                 |               | To                                    | otal Score | (/25)    | 15            | Visibility of site                | Site is ob  | bscure   | ed in parts   | by inte    | ervening built form, landform a | nd vegetation   |                      |                   | Low - 2 |
| Factor                                      | Assessme     | ent                                   |                                  |                 |               |                                       |            |          | Score*        |                                   |             |          |               |            |                                 |   |                      |                   |         |
| Subtraction                                 | N/a          |                                       |                                  |                 |               |                                       |            |          | Low - 2       |                                   |             |          |               |            |                                 |   |                      |                   |         |
| Addition                                    |              | <u>'</u>                              | but detached from urban          | fringe          |               |                                       |            |          | Med - 4       |                                   |             |          |               |            |                                 |   |                      |                   |         |
| Perception                                  |              |                                       | creased urbanisation             |                 |               |                                       |            |          | Med - 4       |                                   |             |          |               |            |                                 |   |                      |                   |         |
| Policy                                      |              |                                       | estate' character of Sutton      |                 |               |                                       |            |          | Med - 4       |                                   |             |          |               |            |                                 |   |                      |                   |         |
|   |              | •                                     | bined Value and Susc             | 1 3,            |               | Te                                    | otal Score | (/50)    | 33            | OVERALL VISUAL SI                 |             |          |               |            | 1 7                             |   |                      | Total Score (/50  | 0) 26   |
| Medium landscape value                      | e and mediu  | m susceptibility                      | . Overall medium landscap        | e sensitivity   |               |                                       |            |          |               | Overall low visual sensiti        | ity derived | d from   | low visual    | ıl value a | and low susceptibility          |   |                      |                   |         |
| Notes                                       |              |                                       |                                  |                 |               |                                       |            |          |               | Notes                             |             |          |               |            |                                 |   |                      |                   |         |
|   |              |                                       |                                  |                 |               |                                       |            |          |               |                                   |             |          |               |            |                                 |   |                      |                   |         |
| MITIGATION OPPOR                            | TUNITIES     | / RECOMME                             | NDATIONS                         |                 |               |                                       |            |          |               |                                   |             |          |               |            |                                 |   |                      |                   |         |
| Landscape planting                          | 4            |                                       |                                  | mature veget    | ation, partic | ularly to north and west              |            |          |               | Form of development               | ×           |          |               |            |                                 |   |                      |                   |         |
| Landscape buffer                            | 4            |                                       | Buffe                            | r to north, sep | arating from  | road and tennis court                 |            |          |               | Local vernacular                  | 4           |          |               |            | Respecting conservati           | ion area, perhaps referencing adjacent nev  | w build houses       |                   |         |
| Site features                               | ×            |                                       |                                  |                 |               |                                       |            |          |               | Other                             | ×           |          |               |            |                                 |   |                      |                   |         |
| CONSTRAINTS                                 |              |                                       |                                  |                 |               |                                       |            |          |               |                                   |             |          |               |            |                                 |   |                      |                   |         |
| On-site                                     |              |                                       | Possible access is               | sues, particula | arly from nor | th and west due to landform           |            |          |               | Off-site                          |             |          |               |            |                                 |   |                      |                   |         |
| CONCLUSION                                  |              |                                       |                                  |                 |               |                                       |            |          |               | <del></del>                       |             |          |               |            |                                 |   |                      |                   |         |
| close to the main urban                     | edge, but cr | ucially is detac                      |                                  | nt would incre  | ase perceiv   | ed urbanisation in the study are      |            |          |               |                                   |             |          |               |            |                                 | the study area, both of which contribute to<br>, the site has a low value within the contex |                      |                   |         |

Landscape Sensitivity

Visual Sensitivity

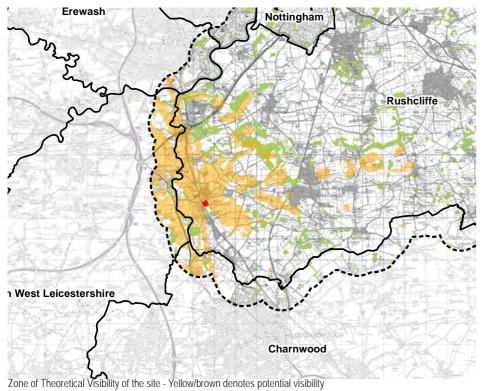
Landscape Value

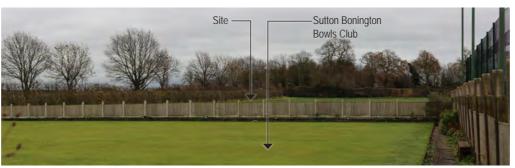
Visual Value

Landscape Susceptibility
Visual Susceptibility

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

### **SUT/003 -** South of Landcroft Lane





**Site Photograph A** - Looking south from Landcroft Lane, this panorama looks across the green belonging to Sutton Bonington Bowls Club, towards the site beyond. To the right of the view can be seen fencing which forms the boundary of the Sutton Bonington District Tennis Club.



Site Photograph B - Located at the north-western corner of the site, this view looks directly into it. At the left hand side of the view can be seen Marle Pit Hill, which bounds the site's northern edge. To the right of the view is the entrance to St Michael's Flats student accommodation run by the University of Nottingham.



Site Photograph C - This panorama looks south-west from the junction of Marle Pit Hill and Landcroft Lane towards the site. The site itself comprises the field in the background of the view, beyond the tennis courts belonging to Sutton Bonington & District Tennis Club. The clubhouse of the tennis club is located in the far right of the view. In the centre of the view in the background, can be seen St Michael's Flats - student accommodation run by the Univerity of Nottingham.



Site Photograph D - New properties opposite the site which are a useful precedent in terms of appearance of new housing.

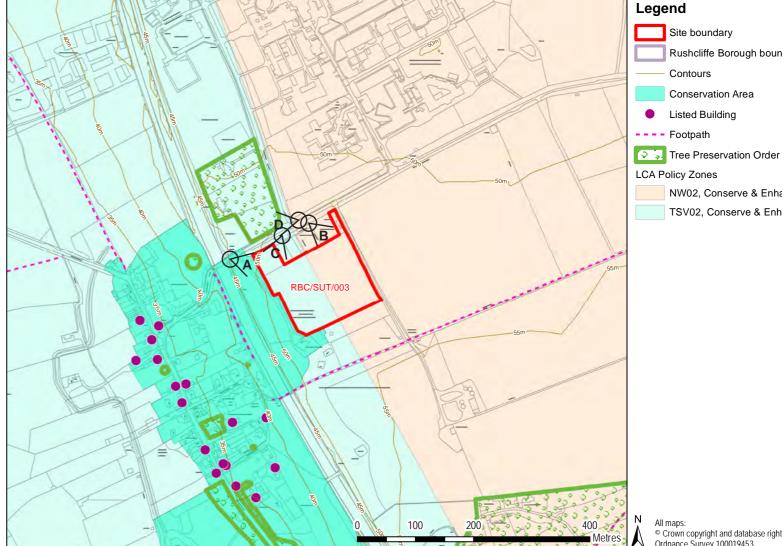
Rushcliffe Borough boundary

NW02, Conserve & Enhance TSV02, Conserve & Enhance

Contours

Conservation Area Listed Building





Landscape designations / Potential development mitigation recommendations

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