



LANDSCAPE AN	ID VI	SUAL	. SENS	SITIVITY ASSESSMENT	Ī.					CLIENT: I	Rushcliffe Borough Council						Aggregat	te Score (/100):	: 51
SITE REFERENCE:			RBC/RA	AD/001 - Land north of Nottinghar	n Road		DATE VISITE	D: 2	4/10/20	16						SURVEYED BY: RW		CHECKED BY	۲: NW
EXISTING LANDSCA	PE CH	ARAC	TER			L	andscape character within si	ite			n/a			Land	scape character within study are	SN04 (Moderate	ie), SN05 (Mod	derate)	
					LIVI	NG LAND	SCAPES METHODOLOGY									OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	4	4	Nucleated	4	4	Arable farms	✓	×	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)	4	×	×	Dispersed	√	V	Woodland	×	√	4	Coverts & tree groups	4	×	4	Enclosure pattern	Sub-regular	Variable		
Coastal dunes / shingle Marine levels	×	X	×	Waste ground / derelict	×		Rough / wild / equestrian	4	×	√	Other trees Open / unwooded	×	×	√	Tree pattern	Variable	Variable		
High plateau (>300m)	×	<i>→</i>	×	Unsettled Coalfields	×	×	Disturbed Urban / brownfield	4	×	✓	Open / unwooded	~	<i>></i>	×	Other characteristics /				
High hills (>600m)	×	X	×	Urban		×	Parkland / leisure	1	×						features				
LANDSCAPE VALUE			•	10.20.1	<u> </u>			Total Scor	o (/25)	14	VISUAL VALUE							Total Score (/25	5) 13
Factor		sment						Total Scol		Score*	Factor	Assess	smont					10101 30010 (723)	Score*
Landscape quality			vith dograd	ded agriculture and equestrian us	00					Low - 1	Recognition of value	None	SITICIT						Low - 3
Scenic quality				ble but often degraded. Built form		ent locally	high quality			Med - 2	Indicators of value	None							Low - 3
Rarity	N/A	<u> </u>		<u> </u>			<u> </u>			Low - 1	Other value	Rural s	setting to	o village e	dge			-	Med - 6
Representativeness	Reaso	nable c	orrelation	with some anomalies in key LCA	features			"		Med - 2	VISUAL SUSCEPTIB	LITY						Total Score (/25)	5) 13
Conservation interests	TPOs	and list	ed building	gs in clusters						Low - 1	Factor	Asses	sment						Score*
Recreation value	No PR	oW acr	oss site bu	ut cycle route and network of PRo	W in stu	dy area, as	s well as public open space			High - 3	Primary receptors	Reside	ential on	village ed	lge. Site part of rural setting of villaç	je			Med - 4
Perceptual aspects	Urban	fringe v	vith some	tranquillity and sense of rural sett	ing between	een railwa	y and village edge			Med - 2	Secondary receptors	_			- site is a small part of perceived vi	sual amenity			Low - 2
Associations	N/A									Low - 1	Number of receptors	Village	edge a	nd highwa	ay				Med - 4
LANDSCAPE SUSCE	PTIBII	_ITY						Total Scor	e (/25)	11	Visibility of site	Mostly	restricte	ed by vege	etation and transport infrastructure				Low - 2
Factor	Asses	sment								Score*									
Subtraction	Loss o	f agricu	ltural land	and potentially tree and shrub co	ver					Low - 2									
Addition				e into rural setting in between villa	•	A52 / railwa	y. Potentially unsympathetic			Low - 2									
Perception				perceived increase in urbanisatio						Med - 4									
Policy			, ,	through planting small copses to		the unifor	3		(1= -)	Low - 2									I
				mbined Value and Susceptil	oility)			Total Scor	e (/50)	25			•		Value and Susceptibility)			Total Score (/50)	0) 26
Overall low landscape vi	sibility c	erived i	rom low v	alue and susceptibility							Low visual value and sus	sceptibility	/ contrib	outing to a	n overall low visual sensitivity				
Notes											Notes								
MITIGATION OPPOR	TUNIT	IES / R	ECOMM	ENDATIONS															
Landscape planting	4			Retain blocks of vegetation def	ining field	d divisions	Retain block of woodland to ea	ast of the s	ite.		Form of development	×							
Landscape buffer	4			West half of site re	tained to	avoid per	ception of increased urbanisatio	n			Local vernacular	×							
Site features	×										Other	×	<u> </u>						
CONSTRAINTS																			
On-site	Access and potential flooding issues Off-site																		
CONCLUSION	-										-								
representativeness to the	e record	led LCA	, as well a	as a limited perception of tranquill	ity owing	to the pro	ximity of the settlement edge ar	nd the A52	road. T	he landsc	ape value is low. In terms of s	usceptibi	lity to cl	hange, de		in the study area, there is a fair amount of tial to locally increase the perceived sense acceptibility and sensitivity.			little other

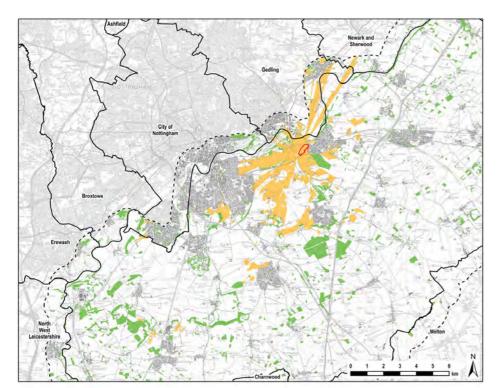
Landscape Value Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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

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.

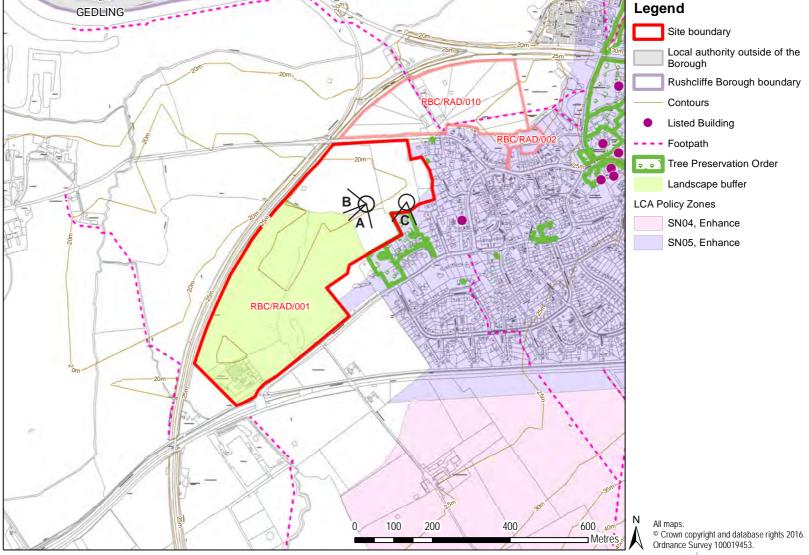


Site Photograph B - View taken looking west along Holme Lane. This panorama illustrates the rural character and recreational value of the lane, which is part of National Cycle Route 15 and links Radcliffe on Trent to Holme Pierrepont.



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	ND VIS	SUAL	SENSI	ΓΙΥΙΤ	Y ASSES	SMEN	Γ							CLIEN	T: Ru	shcliffe Borough Council							Aggregate	Score (/100)	: 39
SITE REFERENCE:			R	BC/RAI	D/002 - 72 M	lain Road				D	ATE VISITE	D:	24/10/20	016								SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	PE CH	ARACT	ER					L	Landsc	pe charact	er within si	te			SNO	05 (Moderate)			Lar	dsc	cape character within study area	SN05	(Moderate)		-
							LIVIN	IG LAND	SCAPE	S METHOD	OLOGY									Т	<u> </u>	OTHER	· · · · · · · · · · · · · · · · · · ·		
Landform	LCA	Site	Study Area	Set	tlement Patt	tern	LCA	Study Area	La	nd Cover		LCA	Site	Study Area		Tree Cover	PZ	Z Site	Study Area	,	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	4	4	Nuc	leated		4	4	Ar	able farms		4	×	×		Wooded - ancient	×	X	×		Spatial character	Small	Variable		
Rolling / undulating	×	×	×		stered		4	×		xed farms		×	×	×		Wooded - recent	×	X	×	4	Indicative ground vegetation	Variable	Variable		
Low plateau	4	×	×		led		×	×	_	storal farms	S	4	4			Trees & woods	4		×	4	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	×	×	×		oersed ste ground / c	dorolist	×	×		oodland ough / wild /	oguactrian	×	×	×		Coverts & tree groups Other trees		/ X		4	Enclosure pattern Tree pattern	Sub-regular Linear	Sub-regular Variable		
Marine levels	X	×	×		ettled	uerenci		X	_	sturbed	equesinan	X	×	X	┥	Open / unwooded		X		┪		Lineal	variable		
High plateau (>300m)	×	×	×		Ifields		×	×		ban / brown	field	×	×	4	1	opony univocaca		• ••		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 son	ne degrade	ed land	use and dom	nestic settir	ng							Med -	2	Recognition of value	N/A	ı							Low - 3
Scenic quality	Human	detracto	rs on the ι	urban ed	dge									Low -	1	Indicators of value	N/A								Low - 3
Rarity	N/A Some correlation but land cover not representative													Low -	1	Other value	N/A	ı							Low - 3
Representativeness	'													Low -	1	VISUAL SUSCEPTIB	LITY							Total Score (/25	5) 9
Conservation interests	s Some TPOs and listed buildings													Med -	2	Factor	Ass	sessment							Score*
Recreation value	nterests Some TPOs and listed buildings Mule Public open space but limited network of PRoW Lo													Low -	1	Primary receptors	Res	idential fr	om villag	e ed	ge properties perceived increase	urbanisation.			Low - 2
Perceptual aspects	Public open space but limited network of PRoW ts Rural setting but high degree of influence of urban edge in proximity Lo													Low -	1	Secondary receptors					perceived increased of urban edge				Low - 2
Associations	Public open space but limited network of PRoW Rural setting but high degree of influence of urban edge in proximity N/A Low													Low -	1	Number of receptors	Rela	atively end	closed wh	nich i	reduces actual visibility from pote	ntial receptors on village edge.			Low - 2
LANDSCAPE SUSCE	Rural setting but high degree of influence of urban edge in proximity N/A CEPTIBILITY Lo Total Score (/25)												ore (/25)		9	Visibility of site	Low	ı - high de	egree of e	nclo	sure by vegetation and built form				Low - 2
Factor	Rural setting but high degree of influence of urban edge in proximity N/A EPTIBILITY Total Score (/25) Assessment Sc													Score	•										
Subtraction	No loss	of key o	haracterist	tics										Low - 2	2										
Addition	Within	general s	ettlement	edge / e	envelope									Low - 2	2										
Perception		ed as inf												Low - 2	2										
Policy					es with red b			ed vernac	cular bui	dings				Low - 2	2										
OVERALL LANDSCA			•			•	bility)					Total Sco	ore (/50)	2	0						/alue and Susceptibility)			Total Score (/50)) 19
Low landscape value an	d suscep	tibility, o	verall low l	landsca	pe sensitivity	У									╛	Overall low visual sensiti	vity ari	ising from	a low va	lue a	and susceptibility				
Notes																Notes									
MITIGATION OPPOR	TUNITI	ES / RE	COMMEI	NDATI																					
Landscape planting	\				Rete	ention of so	me bound	lary veget	tation w	nich enclose	es the site					Form of development	×								
Landscape buffer	Retention of some boundary vegetation which encloses the site															Local vernacular	×								
Site features CONSTRAINTS																Other									
CONSTRAINTS	Т															T	_								
On-site																Off-site									
CONCLUSION																									
																						Development of the site would be perceive all value, susceptibility and sensitivity area a		o notable loss of key	у

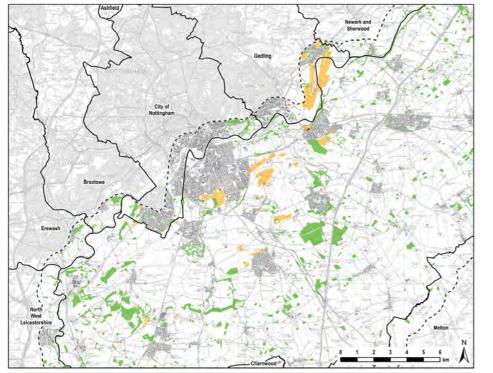
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

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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.



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

Landscape designations / Potential development mitigation recommendations

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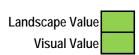
Rushcliffe Borough boundary

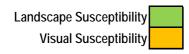
Contours

SN05, Enhance

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 Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study	Area	
Vales & valley bottoms	X X ✓	Nucleated		✓	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	4	√	×	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	4 4 4	Dispersed Waste ground / derelict		×	Woodland Rough / wild / equestrian	X	×	√	Coverts & tree groups Other trees	*	X	4	Enclosure pattern Tree pattern	Variable Variable	Variable Variable		
Marine levels	$\frac{1}{x}$ $\frac{2}{x}$ $\frac{2}{x}$	Unsettled		X	Disturbed	1	X	×	Open / unwooded	X	×	*	•	Valiable	Variable		
High plateau (>300m)	XXX	Coalfields		×	Urban / brownfield	4	×	4	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 representativ	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								
	RTUNITIES / RECOMMENI	DATIONS															
Landscape planting	XTONTTES / RECOMMENT	DATIONS							Form of development	T 🗸 T				Similar density to existing			
Landscape buffer	~	Av	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.

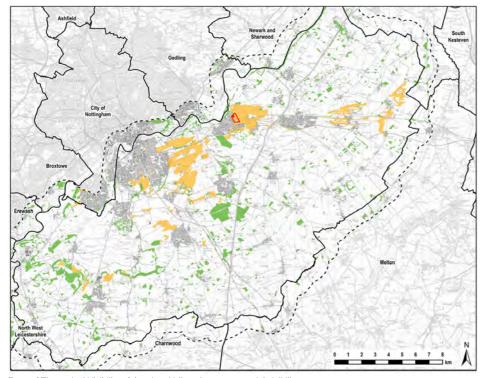




Landscape Sensitivity
Visual Sensitivity

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RAD/003 - Land off Shelford Road



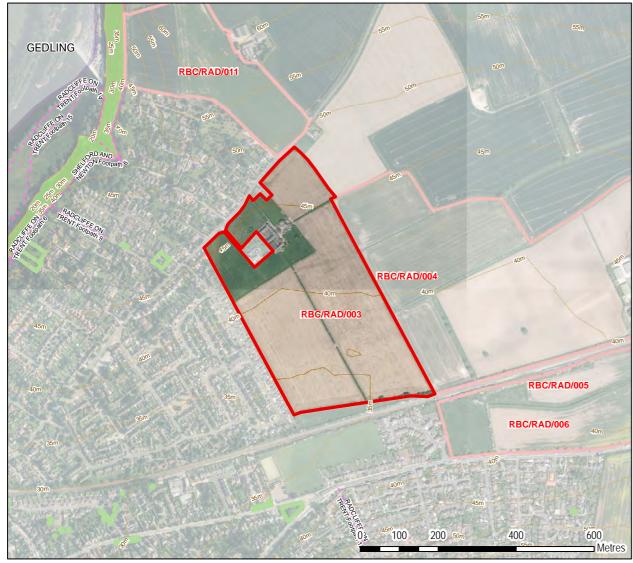
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



Legend Site boundary GEDLING Local authority outside of the RBC/RAD/011 Borough Rushcliffe Borough boundary - Contours Ancient Woodland --- Footpath Tree Preservation Order Landscape buffer LCA Policy Zones SN04, Enhance SN05, Enhance BC/RAD/004 RBC/RAD/005 RBC/RAD/006 All maps:
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Landscape designations / Potential development mitigation recommendations

LANDSCAPE AT	ND VISU	AL SEN	SITIVI	TY ASSESSMENT					(CLIENT:	Rushcliffe Borough Council							Aggregate	Score (/100)	: 65	
SITE REFERENCE:		RBC	C/RAD/00	04 - Land off Shelford Roa	d (2)		DATE VISIT	ED:	18/	10/201	16							SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	APE CHAR	ACTER				La	indscape character within	site			(N05 (Moderate)			Lands	scap	oe character within study area	SN05 (Moderate	e), SN04 (Mode	rate)	
					LIVINO	G LANDS	CAPES METHODOLOGY											OTHER			-
Landform	LCA S	Study Area		ettlement Pattern	LCA	Study Area	Land Cover	L(CA S	Site	Study Area	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms		4	_	ucleated	4	4	Arable farms	4	_	√	4	Wooded - ancient	×	×	4		Spatial character	Medium - open	Variable		
Rolling / undulating				lustered	✓	✓	Mixed farms	•		×	×	Wooded - recent	×		×		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau Sloping (low hills)		(X		ettled	×	×	Pastoral farms Woodland		/ :	X	×	Trees & woods	4	×	×		Boundary treatments	Hedges Variable	Variable Variable		
Coastal dunes / shingle		(X		ispersed /aste ground / derelict	×	X	Rough / wild / equestriar		_	X	×	Coverts & tree groups Other trees		4	4		Enclosure pattern Tree pattern	Variable	Variable		
Marine levels	* * *	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ 		Insettled	X	×	Disturbed			X	×	Open / unwooded		×	-		•	Variable	Variable		
High plateau (>300m)		< ×		oalfields	×	×	Urban / brownfield	4		×	4						Other characteristics / features				
High hills (>600m)		(X	U	rban	4	×	Parkland / leisure	<	,	×	×						icatares				
LANDSCAPE VALUE	Ε							Total S	Score	(/25)	14	VISUAL VALUE								Total Score (/25	5) 15
Factor	Assessme	ent									Score*	Factor	Asses	sment							Score*
Landscape quality	Well maint	ained gener	ally. Som	ne degraded elements suc	h as hedge	s within o	r bounding intensive arable	land			Med - 2	Recognition of value	N/A								Low - 3
Scenic quality	Strong rura	al character	particular	rly in north east of study a	rea. Landfo	orm adds t	to interest				Med - 2	Indicators of value	N/A								Low - 3
Rarity	N/A										Low - 1	Other value	Strong	j rural se	etting to the	e set	ttlement				High - 8
Representativeness	Some aspe	ects represe	ntative b	ut more wooded than LCA	generally						Med - 2	VISUAL SUSCEPTIE	ILITY							Total Score (/25	5) 19
Conservation interests	Conservati	on area plus	s several	TPOs, as well as ancient	woodland						Med - 2	Factor	Asses	sment							Score*
Recreation value	Limited PR	oW, sport p	itch but o	therwise absent						Low - 1	Primary receptors	Reside	ential - fo	orms rural	setti	ing to the houses				High - 6	
Perceptual aspects	Perceived	tranquillity a	way from	n settlements and A52. Str	dge					Med - 2	Secondary receptors	Rural	view fror	m minor ro	ad to	o Shelford and railway line from	Nottingham to Grantham			Med - 4	
Associations	N/A									Low - 1	Number of receptors	Moder	ate num	nber of rece	eptor	rs particularly in west of study a	rea			Med - 4	
LANDSCAPE SUSCI	EPTIBILIT\	′					Total S	Score	(/25)	17	Visibility of site	Highe	r land pr	ominent, b	ut lo	ower land more contained				Med - 4	
Factor	Assessme									,	Score*										
Subtraction	Loss of str	ong rural ch	aracter p	articularly to the east						1	Med - 4										
Addition	Ü	tension of u								1	Med - 4										
Perception	5		0	ırbanisation and degradinç	,					I	High - 6										
Policy				, ,		e uniform	nature of the urban edge				Low - 2										
		-		d Value and Susceptib	oility)			Total S	Score	(/50)	31						lue and Susceptibility)			Total Score (/50	0) 34
Overall low landscape v	alue but med	dium landsc	ape susc	eptibility and sensitivity								Medium visual value an	l suscept	ibility, co	ontributing	to ar	n overall medium sensitivity				
Notes												Notes									
MITIGATION OPPOR	RTUNITIES	/ RECOM	MENDA	TIONS																	
Landscape planting	4						on hill tops					Form of development	×								
Landscape buffer Site features	×		Avo	id hill top development an	e. Avoid roof lines above lar	ndform s	kyline			Local vernacular Other	×	-			Illogical as stand	alone site. If developed bring forward with	DAD/00E				
CONSTRAINTS										Other	4				IIIOYICAI AS SIAIIU	alone site. If developed bring forward with	KAD/005				
CONSTRAINTS													1								
On-site	Landform and potential access issues											Off-site					Rai	lway line on southern boundary			
CONCLUSION										(II) - 11 T											
edge contributed by the	site within th	ne study are	a all add	value. In terms of suscept	elopment of the site would r	result in t	the cre	ation	of a finge	r of development into the str	ng rural (edge, eff	fectively er	odin	ng this edge and creating an inci	aintained landscape quality, the number of reased perception of urbanisation. Develop	ment on Spello	w Hill will be particul	larly		
	is of increased prominence of housing in the area. Due to this, the landscape susceptibility of the study area to change is therefore medium ite forms the rural setting for both residential and transport receptors and includes areas of prominent land, resulting in a medium susceptib														visual terr	ns, t	the site forms a strong rural sett	ing to the settlement and this contributes to	o a medium visi	ual value. In terms of	f visual

Landscape Sensitivity

Visual Sensitivity

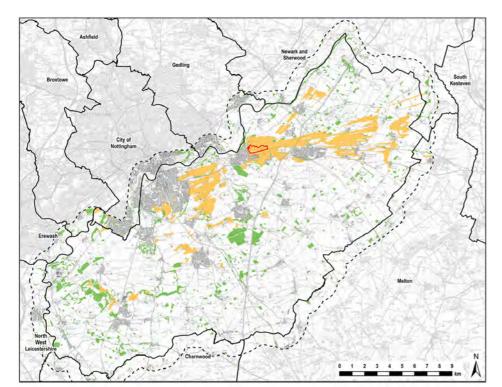
Landscape Value

Visual Value

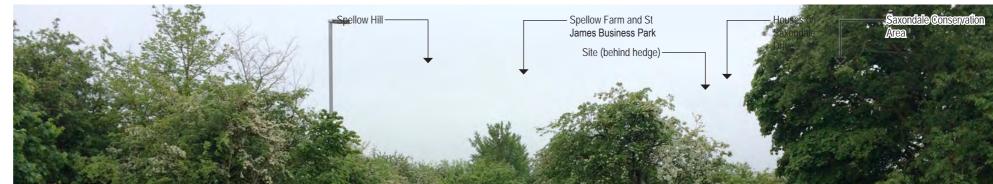
Landscape Susceptibility

Visual Susceptibility

RAD/004 - Land off Shelford Road (2)



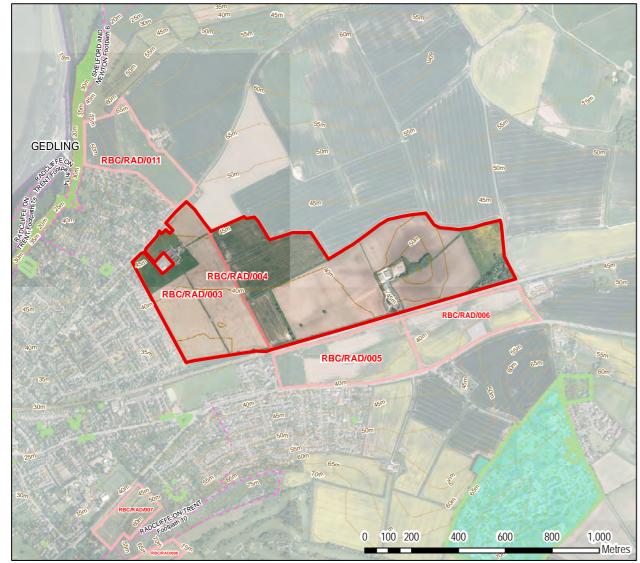
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

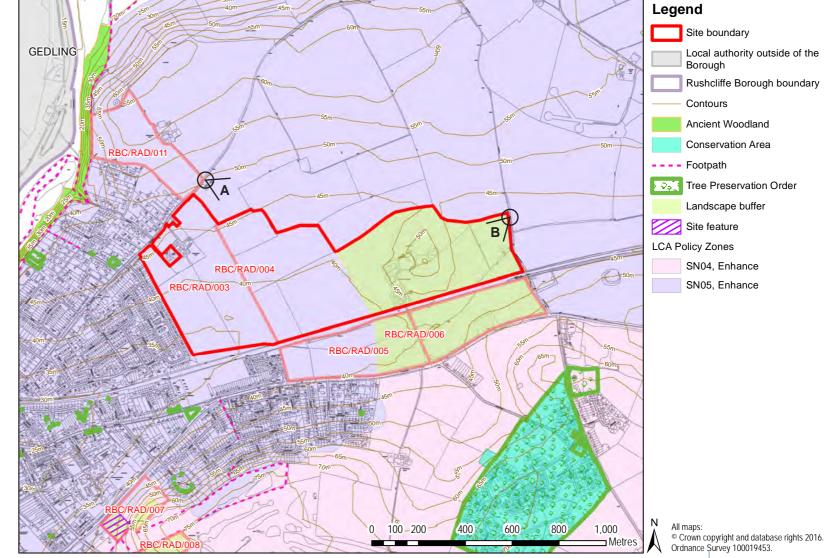


Site Photograph A - Taken from Shelford Road looking across farmland on the north-east of Radcliffe on Trent towards the site, which lies within the middle-ground of the view. Prominent in the view is Spellow Hill, which falls within the site and is flanked by Spellow Farm and St James' Business Park, 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.





Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ID VI	SUAI	_ SENSI	TIVITY ASSES	SMENT						CLIENT	Rushcliffe Borough Council						Aggregate	e Score (/100): 50
SITE REFERENCE:		RBC/	RAD/005 - N	lorth of Grantham Rd	(south of rail	way line	e) (1)	DATE VISITED	: 1	4/10/20	016						SURVEYED BY: RW		CHECKED BY: NW
EXISTING LANDSCA	PE CH	ARAC	TER				La	andscape character within site	е			N05 (Moderate)			Lands	scape character within study are	SN05 (Moderat	te), SN04 (Mode	erate)
						LIVING	G LANDS	SCAPES METHODOLOGY						•			OTHER		
Landform	LCA	Site	Study Area	Settlement Patte	ern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area
Vales & valley bottoms	×	×	×	Nucleated		4	4	Arable farms	4	4	4	Wooded - ancient	×	×	×	Spatial character	Large	Variable	
Rolling / undulating	×	×	×	Clustered		4	✓	Mixed farms	×	×	×	Wooded - recent	×	×	×	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	4	4	×	Settled		×	×	Pastoral farms	4	×	X	Trees & woods	4	×	4	Boundary treatments	Hedges	Variable	
Sloping (low hills)	√	×	V	Dispersed	orolist	⋖	×	Woodland	×	×	×	Coverts & tree groups	4	×	4	Enclosure pattern	Sub-regular Linear	Sub-regular Variable	
Coastal dunes / shingle Marine levels	X	<u>~</u>	2	Waste ground / d Unsettled	erelict	×	×	Rough / wild / equestrian Disturbed	4	<u>~</u>	×	Other trees Open / unwooded	×	*	X	Tree pattern	Lilledi	Variable	
High plateau (>300m)	×	X	X	Coalfields		X	X	Urban / brownfield	1	X	4	Open / unwooded	**		-	Other characteristics /			
High hills (>600m)	×	×	×	Urban		4	×	Parkland / leisure	4	×	4					features			
LANDSCAPE VALUE								To	otal Scor	e (/25)	14	VISUAL VALUE							Total Score (/25) 10
Factor	Asses	sment									Score*	Factor	Asse	ssment					Score*
Landscape quality	Intensi	ve agri	cultural farm	land, good condition (generally						High - 3	Recognition of value	N/A						Low - 3
Scenic quality	Lots of	humar	n influence,	rural setting is attractiv	ve but some o	detracto	rs				Med - 2	Indicators of value	N/A						Low - 3
Rarity	N/A										Low - 1	Other value	N/A						Low - 3
Representativeness	Mostly	repres	entative, tre	e cover differs							Med - 2	VISUAL SUSCEPTIE	ILITY						Total Score (/25) 13
Conservation interests	Conse	vation	area and so	me TPOs with potenti	ial intervisibili	ity					Med - 2	Factor	Asse	ssment					Score*
Recreation value	Sport p	itches	but little else	e, very limited number	rs of rights of	way					Low - 1	Primary receptors	Resid	lential - s	site forms p	part of rural outlook			Med - 4
Perceptual aspects	A52 is	domina	ant, solar far	m is also detractor, lit	tle tranquillity	1					Low - 1	Secondary receptors	Trans	port - sit	te is not of	importance to visual amenity			Low - 2
Associations	N/A										Low - 1	Number of receptors	Edge	of settle	ment, A52	is busy			Med - 4
LANDSCAPE SUSCE	PTIBIL	.ITY						To	otal Scor	e (/25)	13	Visibility of site	Gene	rally con	itained by v	egetation, built form and landform			Low - 2
Factor	Asses	sment									Score*								
Subtraction	-		quality arabl								Med - 4								
Addition			existing urba	•							Low - 2								
Perception				o rural surroundings							Med - 4								
Policy				<u> </u>	· .		ne uniform	n nature of the urban edge			Low - 2								
OVERALL LANDSCA			•		•	ty)		To	otal Scor	e (/50)	27					Value and Susceptibility)			Total Score (/50) 23
Low landscape value and	d susce	otibility	Overall low	landscape sensitivity								Overall low visual sensi	ivity deri	ved from	n low visual	value and susceptibility			
Notes												Notes							
MITIGATION OPPOR	TUNIT	ES/F	RECOMME	NDATIONS										•			-		
Landscape planting	4							re vegetation				Form of development	×						
Landscape buffer	4			In eas	st of site so th	nat deve	lopment a	aligns with existing boundary				Local vernacular	×	_					
Site features	×											Other	×						
CONSTRAINTS	T												_						
On-site												Off-site							
CONCLUSION																			
																	quillity - particularly as a result of the busy a enity, there is no value attached to the site		
								aiven the limited visibility of the							-				

Landscape Sensitivity

Visual Sensitivity

Landscape Value

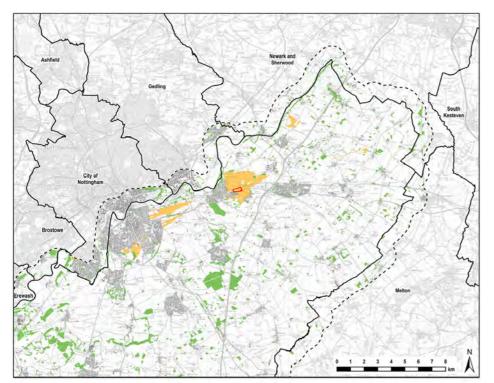
Visual Value

Landscape Susceptibility

Visual Susceptibility

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



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



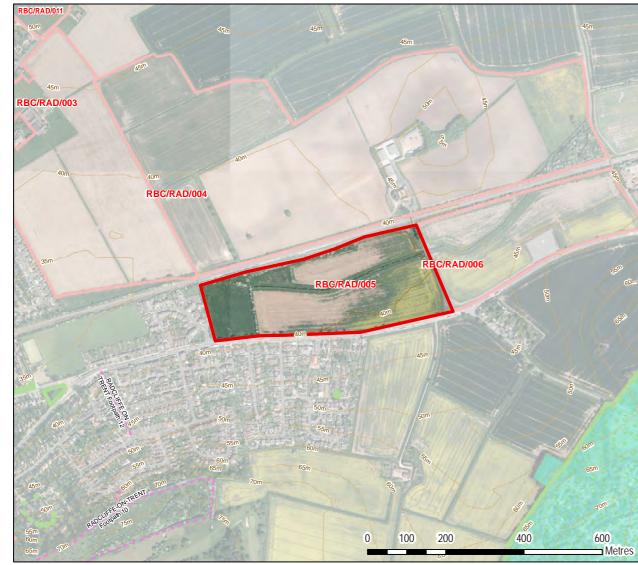
Site Photograph A - This view is taken from the south-eastern corner of the site and looks across the site to the eastern edge of Radcliffe on Trent The site takes up the foreground, with the Notitingham-Grantham railway line running parallel to its northern boundary. Within the panorama can be seen 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/005 100 200 © Crown copyright and database rights 2016.

Aerial view of the site

Landscape designations / Potential development mitigation recommendations

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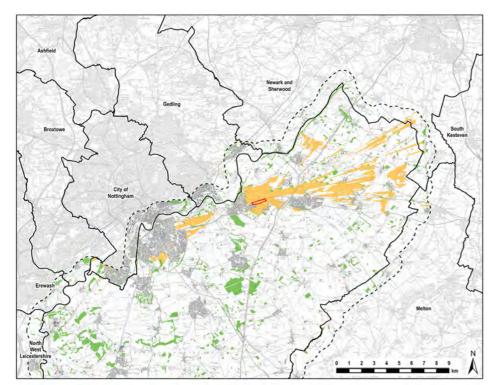
LANDSCAPE AN	ND VI	SUAL	. SENS	SITIV	ITY ASSESSMENT						CLIE	NT: Ru	ıshcliffe Borough Council							Aggregate So	core (/100):	: 60
SITE REFERENCE:		RBC/R	AD/006 -	North o	f Grantham Rd (south of rai	lway line) (1&2)	DATE VISITED	:	14/10/20	016								SURVEYED BY: RW		CHECKED BY:	: NW
EXISTING LANDSCA	APE CH	IARAC	TER				La	ndscape character within site	:			SNO	05 (Moderate)			La	andsc	ape character within study area	SN05 (Moderate	e), SN04 (Moderate)		
						LIVI	NG LANDS	CAPES METHODOLOGY	•								П		OTHER			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Stu Are		Tree Cover	PZ	Site	Stud Are		Descriptive Attribute	Site	St	udy Area	
Vales & valley bottoms	×	×	×	1 [Nucleated	4	4	Arable farms	4	4	4	•	Wooded - ancient	×	×	×	•	Spatial character	Large	Variable		
Rolling / undulating	×	4	×	-	Clustered	√	✓	Mixed farms	×	×	×		Wooded - recent	×	~ ~	×		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	4	4	X	-	Settled	X	×	Pastoral farms	√	×	×		Trees & woods	4		4		Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	√	×	√	 	Dispersed Waste ground / derelict	*	×	Woodland Rough / wild / equestrian	×	×	- X	<u> </u>	Coverts & tree groups Other trees	*	A	4	_	Enclosure pattern Tree pattern	Sub-regular Linear	Sub-regular Variable		
Marine levels	×	×	×	1 1	Unsettled	X	×	Disturbed	1	X	×		Open / unwooded	X					Linear	Variable		
High plateau (>300m)	×	×	×		Coalfields	×	×	Urban / brownfield	4	×	4			•				Other characteristics / features				
High hills (>600m)	×	×	×	l	Jrban	\checkmark	×	Parkland / leisure	\checkmark	×	4							icatures				
LANDSCAPE VALUE	<u> </u>							To	otal Sco	re (/25)		15	VISUAL VALUE							Ţ	otal Score (/25)	5) 13
Factor	Asses	ssment									Scor	e*	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		/ repres	entative, t	ree cov	ver differs						Med	_	VISUAL SUSCEPTIBIL			Ü				ī	otal Score (/25)	+
Conservation interests	Conse	rvation	area and	some 1	POs with potential intervisib	oility					Med	_	Factor	_	essment							Score*
Recreation value					ited numbers of rights of wa					Low		Primary receptors	+		site for	ms par	rt of rural outlook				Med - 4	
Perceptual aspects					also detractor, some tranqui	,	ards north a	and east of study area			Med	_	Secondary receptors	_			<u> </u>	nportance to visual amenity				Low - 2
Associations	N/A	dominic	nt, solar i	u1111 15	also dell'aster, serrio trariqui	mily torre	ar do nor ar c	ind odds of stady area			Low	-	Number of receptors	+	e of settle			. ,				Med - 4
LANDSCAPE SUSCE	1	I ITV						T	otal Sco	ro (/25)		17	Visibility of site	Ť				by vegetation, built form and land	form, pact is more apan			Med - 4
Factor	_	sment						.10	nai Sco	116 (123)	Scor	_	VISIDILITY OF SILE	Wes	generali	iy coma	allieu L	by vegetation, built form and land	om, east is more open			ivieu - 4
Subtraction			quality ara	hlo lan	d						Med	_										
			, ,		ge in illogical fashion						+	_										
Addition					0 0	on in rur	ol cotting to	villago			Med	_										
Perception					ing perception of urbanisation h planting small copses to b			•			High	_										
Policy					ed Value and Susceptible		the uniform		otal Sco	ro (/EO)	Low	32	OVEDALL VICUAL CE	NICIT	IVITY (C	`ombi	nod V	/alue and Susceptibility)			otal Score (/50)) 28
			•		•	iity)		10	iai Sco	ne (/50)	1	32			•			1 3/	194.	ı	otal Score (/50)) 28
<u> </u>	e and s	usceptib	ility. Over	all med	lium landscape sensitivity									ity der	ivea iron	1 IOW VI	isuai va	alue and medium visual susceptib	olity			
Notes													Notes									
MITIGATION OPPOR	RTUNIT	IES / R	ECOMN	END <i>A</i>	TIONS							,										
Landscape planting	4	I				etain ex	isting matur	re vegetation					Form of development	×	I							
Landscape buffer	4				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 urbanisation in the rural	ed from village	the rura setting.	l outlook Overall th	to the r e lands	north and east of the study a	area. The In terms	e landscape of visual a	susceptibility is also medium a menity, the site is valued within	s develo	pment (of the	site wo	ould 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 stretching into the rural context of the settl alue. The role that the site plays for resider	ement, increasing th	ne perception of	:
Landscape Value Visual Value				L	andscape Susceptibility Visual Susceptibility		}	Landscape Sen Visual Sen	-			cate							ries of Landscape Value, Landscape Susceptibility, Visual Va sites ONLY and therefore can only provide the relative sensi			

Visual Sensitivity

Visual Value

Visual Susceptibility

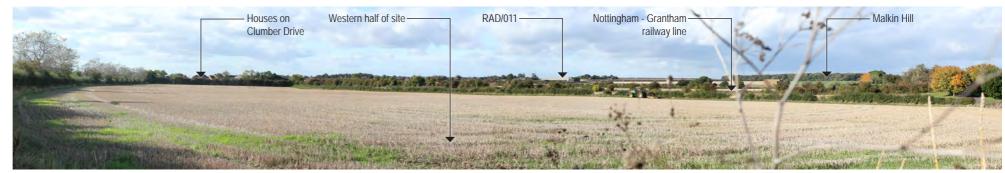
RAD/006 - North of Grantham Rd (south of railway line) (1&2)



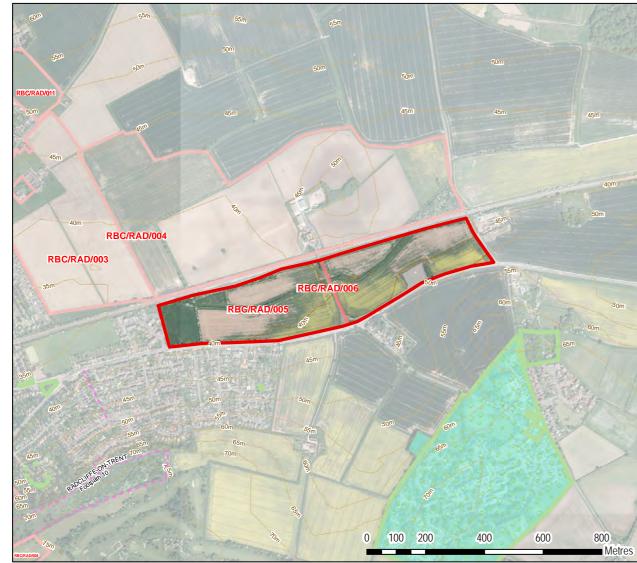
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility

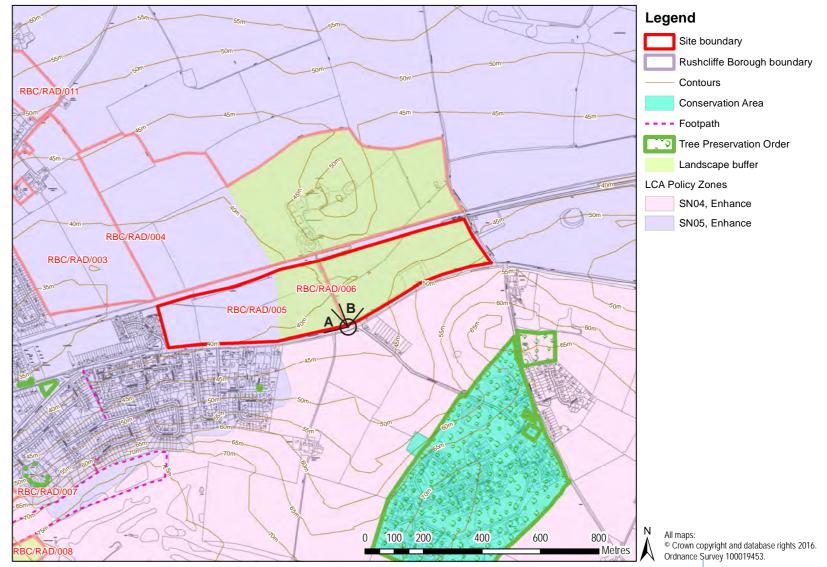


Site Photograph A - Looking north-east from the entrance to St James' Business Park on the southern site boundary. In this location, the view looks across the arable land of the eastern half of the site towards Spellow Hill in neighbouring site RAD/004. To the far right of the few can be seen traffic 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	ND VI	SUA	L SEN	SITI	VITY ASSESSI	MENT							(CLIENT:	Rushcl	cliffe Borough Council							Aggregat	e Score (/100):	55
SITE REFERENCE:			RBC	/RAD	/007 - Land south of (Grantham	Rd			DATE VISITI	ED:	14/	/10/20	16								SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	NPE CH	ARA	CTER					La	andscape	character within s	site			S	SN05 (N	Moderate)			Lanc	dsca	ape character within study area	SN05 (Moderal	te), SN04 (Mode	erate)	
							LIVIN	G LANDS	SCAPES	IETHODOLOGY								•		Ι	Ì	OTHER		·	
Landform	LCA	Site	Study Area		Settlement Pattern	1	LCA	Study Area	Land	Cover	L	.CA	Site	Study Area	Tı	ree Cover	PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	4		Nucleated		4	4		farms	_	•	×	4	_	Vooded - ancient	×		×	1	Spatial character	Variable	Variable		
Rolling / undulating	×	×	✓	4	Clustered		√	×		farms	_	_	×	×	_	Vooded - recent	×		×	4	Indicative ground vegetation	Variable	Variable		
Low plateau Sloping (low hills)	4	×	×	4	Settled		×	×		ral farms	4		√	√	_	rees & woods	4	- * *	4	4	Boundary treatments	Variable	Variable Variable		
Coastal dunes / shingle	X	*	X	-	Dispersed Waste ground / dere	alict	*	×	Wood Roug	n / wild / equestrian	4	_	×	×		Coverts & tree groups Other trees	×		1	┨	Enclosure pattern Tree pattern	Planned Variable	Variable		
Marine levels	×	×	X	1	Unsettled	CIICI	X	×	Distu		-	*	X	X		Open / unwooded	X	4	×	1	·	Variable	Variable		
High plateau (>300m)	×	×	×		Coalfields		×	×		/ brownfield	4	1	×	4		, , , , , , , , , , , , , , , , , , , ,				1	Other characteristics /	Allotments		Golf course	
High hills (>600m)	×	×	×		Urban		4	×	Parkl	nd / leisure	4	√	4	4							features				
LANDSCAPE VALUE											Total	Score	(/25)	14	١	VISUAL VALUE								Total Score (/25)) 13
Factor	Asses	sment											!	Score*	Fa	actor	Asse	essment							Score*
Landscape quality	Gener	ally we	II maintai	ned ar	nd good condition									High - 3	R	Recognition of value	N/A								Low - 3
Scenic quality	Lots of human influence, some pleasant aesthetic aspects N/A Some elements representative of LCA													Med - 2	In	ndicators of value	Allot	ments							Med - 6
Rarity	Lots of human influence, some pleasant aesthetic aspects N/A Some elements representative of LCA A number of TPOs but little else													Low - 1	0	Other value	N/A								Low - 3
Representativeness	N/A Some elements representative of LCA A number of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way													Med - 2	٧	/ISUAL SUSCEPTIBI	LITY							Total Score (/25)) 15
Conservation interests	Assessment Generally well maintained and good condition Lots of human influence, some pleasant aesthetic aspects N/A Some elements representative of LCA A number of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge N/A SCEPTIBILITY Total Score (/25) Assessment													Low - 1	Fa	actor	Asse	essment							Score*
Recreation value	Assessment Generally well maintained and good condition Lots of human influence, some pleasant aesthetic aspects Med- N/A Eness Some elements representative of LCA Interests A number of TPOs but little else Low- Plue Allotments and golf course, school sports pitch, limited rights of way Pleets A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge N/A E SUSCEPTIBILITY Total Score (/25) Assessment Loss of allotments and small area of woodland Med -													Low - 1	P	Primary receptors	Recr	eational	- allotmen	ts, F	PRoW and golf course, site is par	t of the visual amenity			Med - 4
Perceptual aspects	ty Generally well maintained and good condition Lots of human influence, some pleasant aesthetic aspects Med N/A Some elements representative of LCA erests A number of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way cts A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge N/A SUSCEPTIBILITY Total Score (/25) Assessment Loss of allotments and small area of woodland Infill development Low -													Med - 2	S	Secondary receptors	Resi	dential - :	site is not	imp	portant to visual amenity				Low - 2
Associations	Lots of human influence, some pleasant aesthetic aspects N/A Some elements representative of LCA A number of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge N/A JSCEPTIBILITY Total Score (/25) Assessment Loss of allotments and small area of woodland Med -													Low - 1	N	lumber of receptors	Busy	/ A52, ed	lge of settl	eme	ent				Med - 4
LANDSCAPE SUSCE	N/A Some elements representative of LCA Some elements representati													13	V	isibility of site	Cont	ained in	areas by v	/ege	etation and built form, landform do	oes facilitate views from northwest			Med - 4
Factor	Asses	An number of TPOs but little else An unmber of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge A/A TIBILITY Total Score (/25) Assessment Coss of allotments and small area of woodland According to the control of increased urbanisation Mererception of increased urbanisation Low																							
Subtraction	Loss o	A number of TPOs but little else Allotments and golf course, school sports pitch, limited rights of way A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge ANA TIBILITY Total Score (/25) Assessment Coss of allotments and small area of woodland Menfill development Perception of increased urbanisation Low																							
Addition	N/A Lore PTIBILITY Total Score (/25) Assessment Score (/25) Loss of allotments and small area of woodland Met Infill development Lov													Low - 2											
Perception													I	Med - 4											
Policy			0 0		0 1 0 1			he uniforn	m nature c				=	Low - 2	L										
						•	ity)				Total	Score	(/50)	27	—			•			/alue and Susceptibility)			Total Score (/50)) 28
Low landscape sensitivit	y derive	d from	low land	scape	value and susceptibil	ity									0	Overall low visual sensitiv	ity aris	sing from	low visua	l val	alue and medium visual susceptibi	llity			
Notes															N	lotes									
MITIGATION OPPOR	<u>rtu</u> nit	IES/	RECOM	MENE	DATIONS																				
Landscape planting	4								odland in s							orm of development	4	_				Following contours			
Landscape buffer	4					To the so			to retain a	lotments						ocal vernacular	×								
Site features	\checkmark	<u> </u>					Re	etain allotn	nents						0	Other	×								
CONSTRAINTS	,														-		_								
On-site	Allotments, potential access issues															Off-site					A	djacent PRoW and golf course			
CONCLUSION																									
limited recreational value	nts, pasture and woodland, the site sits on rising land to the south of the main settlement of Radcliffe on Trent. The site lies immediately adjuding and influence of the A52 on tranquillity levels. The landscape susceptibility is also low, although the loss of the facility of the allotment nal receptors and has both a medium visibility in its surroundings and a medium number of potential receptors. Overall the visual susceptible												f the al	lotments	is a ke	ey issue. In terms of visu	al ame	nity, the							

Visual Value

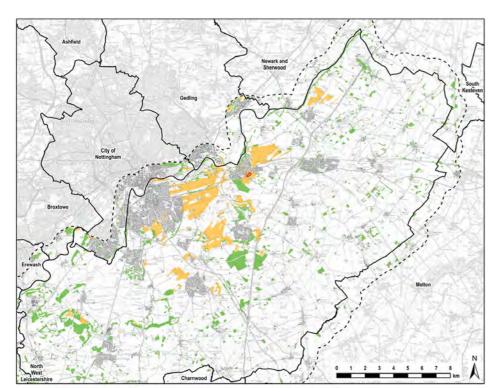
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

RAD/007 - Land south of Grantham Rd



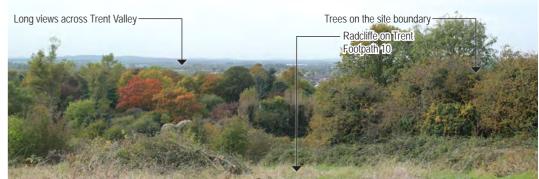
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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



Site boundary

Rushelifle Borough boundary

Contours

— Footpath

Tree Preservation Order

Landscape buffer

Site feature

LOA Policy Zones

SN04, Enhance

SN05, Enhance

Aerial view of the site 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 Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	×	×	×	Nucleated	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	√	*	⋖	Dispersed Waste ground / derelict	×	×	Woodland Rough / wild / equestrian	X	×	X	Coverts & tree groups Other trees	×	X	4	Enclosure pattern	Sub-regular Linked	Variable Variable	
Marine levels	X	~	×	Unsettled	- 	X	Disturbed	4	*	*	Open / unwooded	X	X	X	Tree pattern	Lilikeu	Valiable	-
High plateau (>300m)	×	×	×	Coalfields	X	×	Urban / brownfield	1	×	4	Open / univoducu	•••	**		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	Two PRoW within Dewberry Hill open space, allotments and golf course It is Tranquil despite proximity to A52 perceived as beyond urban edge, strong character Med - 2 N/A N/A Total Score (/25) Assessment N/A Primary receptors Recreational - site has potential to intrude on visual amenity of recreational receptors, particularly users of Dewberry Hill open space Secondary receptors Number of receptors Low - 1 Visibility of site Site is rising land which is prominent in its surroundings, particularly eastern half Visibility of site N/A N/A N/A N/A N/A N/A N/A N/																	
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 X						
Site features	~										Other	-						
CONSTRAINTS	1										<u> </u>	1						
On-site	On-site Landform, access issues, golf course Off-site PRoW																	
CONCLUSION																		
	added by features such as the Dewberry Hill open space. Development of the site would result in a block of development in a low density area, which would be prominent in its surroundings the east, with long views available from the high points in the site and its surroundings. There is a medium landscape value in the study area, partly as a result of the medium landscape and scenic quality, as well as the recreational added by features such as the Dewberry Hill open space. Development of the site would result in a block of development in its surroundings due to the landform of the site. This in turn would result in perceived increases in urbanisation and reduction in tranquillity. Overall there will be a																	
	added by readdres such as the Dewberry Hill open space. Development of the site would result in a block of development of the site would result in a block of the																	
							t the visibility of its eastern half i					Januar VI			od maiii tiio sito. Tiio visuai value	- Potential for developing		π

Visual Value

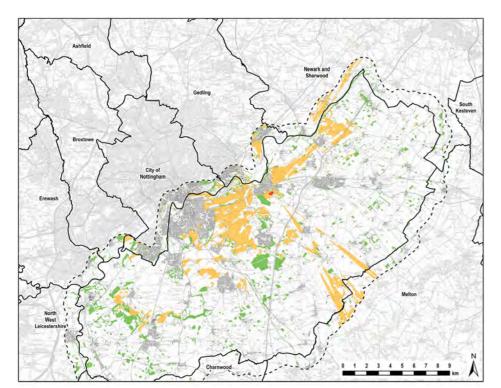
Landscape Susceptibility

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.



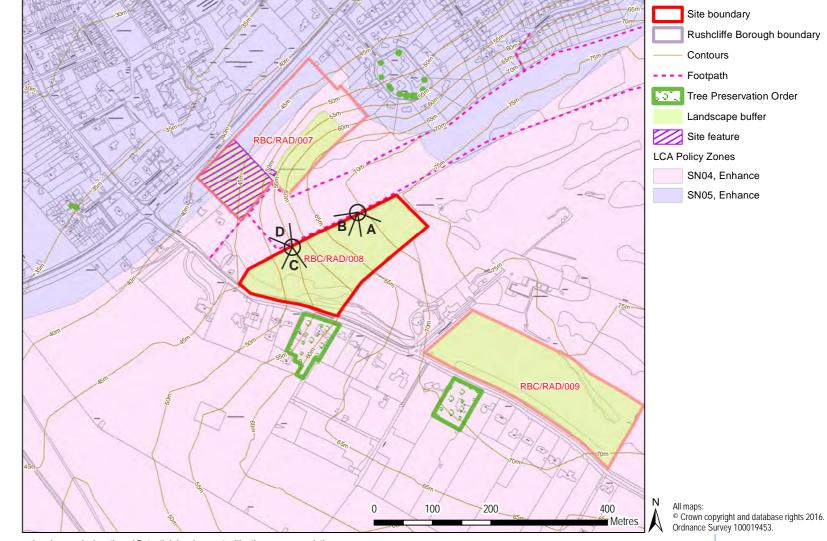
Site Photograph C - Obtained from Radcliffe on Trent Footpath 10 further west than Photographs A and B, this panorama illustrates the rough nature of land space, which is a popular recreational resource located in the south-western site corner, as well as the flatter landform in this location.



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

Legend





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 Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	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	√ × ×	√	Dispersed Waste ground / derelict	X		Woodland Rough / wild / equestrian	-	×	×	Coverts & tree groups Other trees	4	4	4	Enclosure pattern Tree pattern	Sub-regular Linked	Variable Variable	
Marine levels High plateau (>300m) High hills (>600m)	X X 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		◇	<u> </u>		_		VICHAL VALUE					<u> </u>	Total Carre	(/25) 42
LANDSCAPE VALUE	T					I	Total Score	e (/ 2 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	×		Unable to mit	ect of build	ing on such prominent land				Local vernacular Other	×	 						
Site features CONSTRAINTS	◇									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		
															all there will be a medium landscape susce sibility of the site is restricted by landform a		
visual susceptibility. The	•	saa. Talao. Thore is potential for	231310piilo	on on	aro sito t	ado on dajadoni rodopion	Particu		Janonar a		one of the one is resulted by fundioning	10gotation, giving an overall	ouidill				

Visual Value

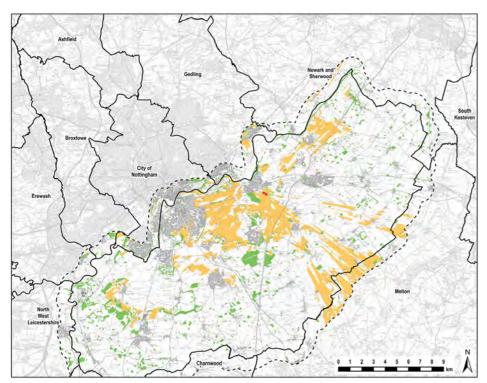
Landscape Susceptibility

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.



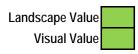
Legend

□ Site boundary
□ Rushcliffe Borough boundary
□ Contours
□ Footpath
□ Tree Preservation Order
□ Landscape buffer
□ Site feature
□ LGA Policy Zones
□ SN04, Enhance
□ SN05, Enhance
□ SN05, Enhance

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 Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ S	Site	Study 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 X X X Dtal Score		14 Score*	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded VISUAL VALUE Factor Recognition of value	Assessmi N/A	×	X X Y Y 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	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	ce mature l	boundary vegetation				Form of development	×								
Landscape buffer	×							Local vernacular	×								
Site features	X								Other	×							
CONSTRAINTS									<u> </u>								
On-site		PRoW, potential floodi	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.

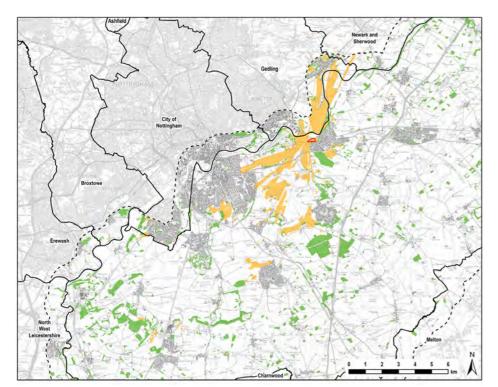


Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

^{*} 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

Aerial view of the site



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.



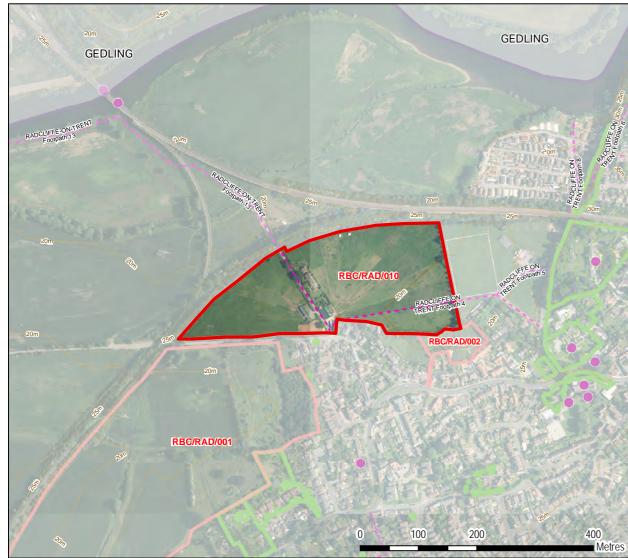
Site Photograph C - This view is obtained looking west along Radcliffe on Trent Footpath 4, in the eastern half of the site. The site is, as in the western half, characterised by equestrian usage. To the rear of the view at the right hand side can be seen the disused railway embankment mentioned previously.

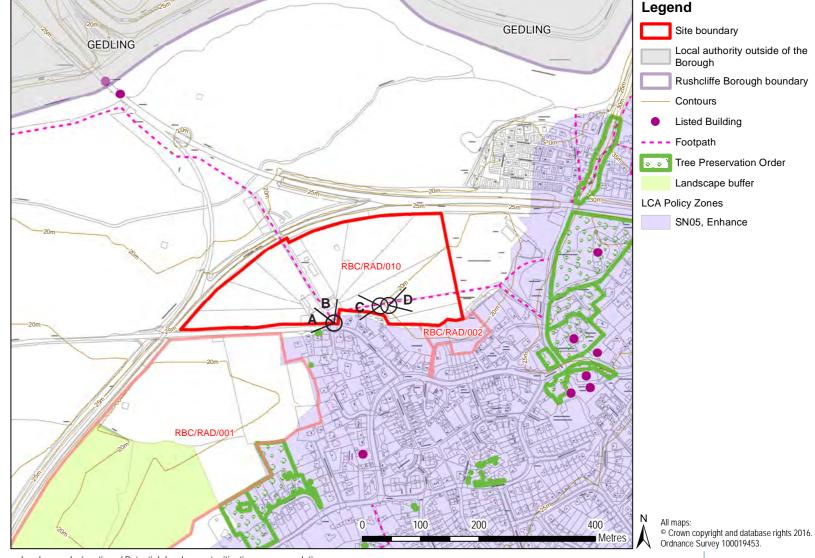


Site Photograph B - Taken from the same location as Photograph A, this view looks north along Radcliffe on Trent Footpath 13. To the right of the view is a barn associated with the site's equestrian use. The disused railway embankment is visible to the rear of the view.



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.





Landscape designations / Potential development mitigation recommendations

199

LANDSCAPE AN	ND VIS	SUAL	SENSIT	FIVITY AS	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 Area	Settlemer	nt Pattern	LCA	Study Area	Land Cover		LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	×	×	4	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	√	×	Settled		×	×	Pastoral farms			×	×	Trees & woods	4	×	×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	√	X	⋖	Dispersed	ound / derelict	×	×	Woodland Rough / wild / eques	ctrion		×	⋖	Coverts & tree groups Other trees	X	✓	4	Enclosure pattern Tree pattern	Sub-regular Linear	Sub-regular Variable		
Marine levels	X	×	×	Unsettled	Junu / derenct	X	×	Disturbed	Sulan	V V	×	×	Open / unwooded	X	-	X		Linear	Variable		
High plateau (>300m)	×	×	×	Coalfields		×	×	Urban / brownfield		V V	×	√	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	✓	Site unable to be fully mitigated due to its prominent location											Local vernacular	×							
Site features	×												Other	×							
CONSTRAINTS	1													_							
On-site						R	idgeline						Off-site				Adja	cent ancient woodland and PRoW			
CONCLUSION																					
	ll as incr	eased p	rominence	of housing wit	thin the surround	ding area as	s a result of	the landform of the site	e. The land	dscape s	suscep	tibility and	sensitivity are both medium.					erms of landscape susceptibility, developmed does contribute to the rural setting to the se			

Visual Value

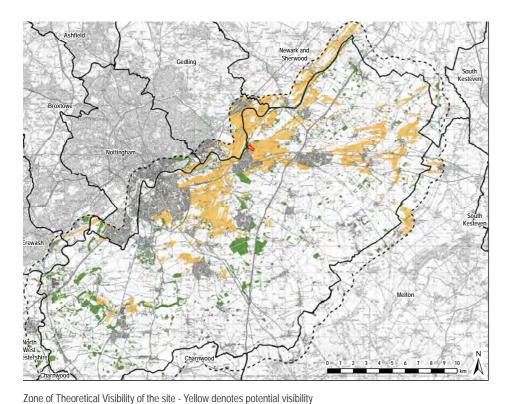
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

RAD/011 - Land to the north of Shelford Road

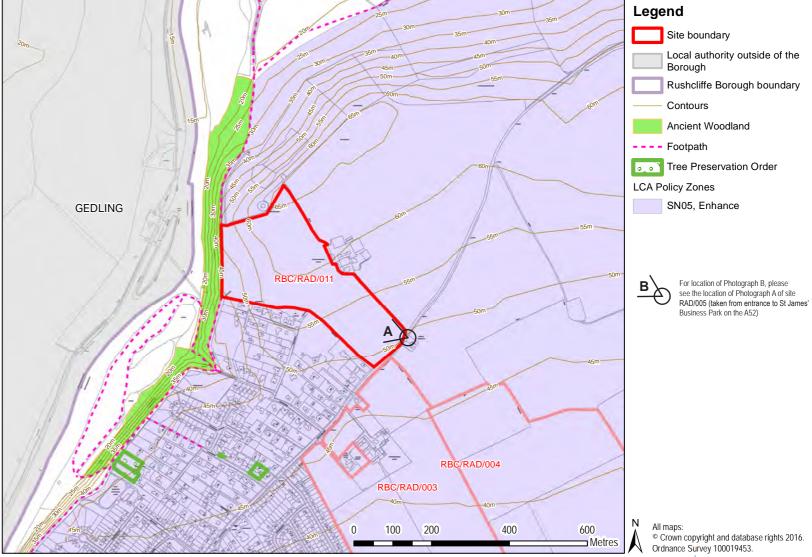


Site Photograph A - Looking north-west from Shelford Road in the south-eastern corner of the site. The view illustrates the rising nature of the site and its arable use, as well as its role as a strong rural edge to the village. To the rear of the view in the left hand side can be seen houses on Shelford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





Aerial view of the site

Landscape designations / Potential development mitigation recommendations

Houses on-Shelford Road

20

Shelford Lodge Farm





LANDSCAPE AN	ND VISUAL SENSITIVITY AS	SESSMENT		CLIENT:	Rushcliffe Borough Council						Aggregate Score (/100)	: 47
SITE REFERENCE:	RBC/RUD/001 - Land sout	th of Landmere Lane (1&2)	DATE VISITED:	: 14/10/2016						SURVEYED BY: RW	CHECKED BY	
EXISTING LANDSCA	PE CHARACTER		Landscape character within site	SN	03 (Poor-Moderate)			Lands	scape character within study area	SN03 (Po	oor-Moderate)	
		LIVING	LANDSCAPES METHODOLOGY	I	<u> </u>					OTHER	·	
Landform	LCA Site Study Area Settlemen		Study Area Land Cover	LCA Site Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	X X Nucleated		Arable farms	√ × ✓	Wooded - ancient	×		×	Spatial character		Variable	
Rolling / undulating	Clustered		Mixed farms	XXXX	Wooded - recent	4	×	4	Indicative ground vegetation	9 9	Variable	
Low plateau Sloping (low hills)	Settled Settled Dispersed		X Pastoral farms X Woodland	X X X	Trees & woods Coverts & tree groups	×	×	✓	Boundary treatments Enclosure pattern	Variable Sub-regular	Variable Variable	
Coastal dunes / shingle			Rough / wild / equestrian	XZZ	Other trees		△		Tree pattern	Scattered	Linked	-
Marine levels	X X X Unsettled		Disturbed	XXX	Open / unwooded	×	_	×		o danie. o d		
High plateau (>300m)	X X Coalfields		Wrban / brownfield	✓ X ✓	<u> </u>		•		Other characteristics / features		Large TPO to immediate south	ı of site
High hills (>600m)	X X Urban	4	X Parkland / leisure	✓ X X					leatures			
LANDSCAPE VALUE			To	otal Score (/25) 15	VISUAL VALUE						Total Score (/25	5) 10
Factor	Assessment			Score*	Factor	Assessi	ment					Score*
Landscape quality	Domestic setting, well maintained			High - 3	Recognition of value	N/A						Low - 3
Scenic quality	Woodland is positive aspect, low density	housing, A52 detracts, huma	in influence	Med - 2	Indicators of value	N/A						Low - 3
Rarity	N/A			Low - 1	Other value	Residen	itial ame	enity				Low - 3
Representativeness	Some aspects representative of LCA			Med - 2	VISUAL SUSCEPTIBI	LITY					Total Score (/25	5) 11
Conservation interests	Large TPO to south of site, adds charact	ter to area. Also single TPO o	n northern site boundary	Med - 2	Factor	Assessi	ment					Score*
Recreation value	Couple of PRoW, little else			Low - 1	Primary receptors	Residen	ntial - sit	te forms o	f their landscape setting			Med - 4
Perceptual aspects	A52 reduces tranquillity, low density add:	ls character, as does tree cove	er	Med - 2	Secondary receptors	N/A						Low - 2
Associations	N/A			Low - 1	Number of receptors	Limited t	to resid	ents of ad	ljacent properties			Low - 2
LANDSCAPE SUSCE	PTIBILITY		To	otal Score (/25) 11	Visibility of site	Screene	ed by bu	uilt form ar	nd vegetation			Low - 2
Factor	Assessment			Score*								
Subtraction	No loss of key characteristics			Low - 2								
Addition	Extension of existing settlement edge			Low - 2								
Perception	Potential for increased density and localis			Med - 4								
Policy	· · ·	, ,	dland planting to ensure they appear as s									
	APE SENSITIVITY (Combined Value		То	otal Score (/50) 26			-		Value and Susceptibility)		Total Score (/50	0) 21
Medium landscape value	e but a low landscape susceptibility. Overa	all low landscape sensitivity			Low visual sensitivity der	ived from I	low visu	ual value a	and susceptibility			
Notes					Notes							
MITIGATION OPPOR	TUNITIES / RECOMMENDATIONS											
Landscape planting	4	Retain TPC	O'd tree at entrance		Form of development	4				Low density to match existing		
Landscape buffer	4	Buffer to	o TPO boundary		Local vernacular	×						
Site features	×				Other	×						
CONSTRAINTS	1											
On-site		TPO at entrance	e, access issues		Off-site					Adjacent woodland TPO		
CONCLUSION												
medium, arising from the	e good level of maintenance within the land	dscape, as well as the represe	entativeness of the study area with relation	ion to the LCA in which it	sits. Whilst development of the	site would	d result	in the pote	ential for perception of increased de	nce and the low density of existing housing nsity and localised loss of character, there form and vegetation. Overall the visual ser	would be no notable loss of key	area is

Visual Value

Landscape Susceptibility

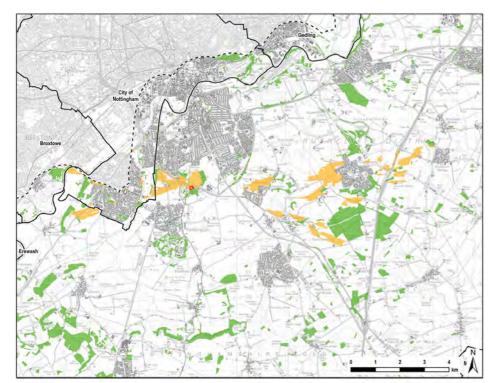
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

204

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.

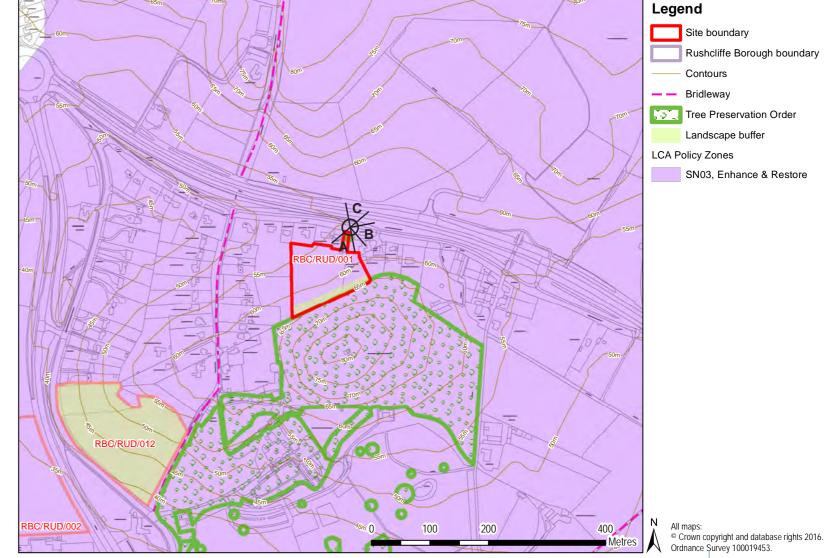


Site Photograph B - Looking east along Landmere Lane adjacent to the site entrance, this view demonstrates the large and low density nature of the housing surrounding the site.



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.





Aerial view of the site

Landscape designations / Potential development mitigation recommendations

205

Control File Cont	LANDSCAPE AN	AND VISUAL SENSITIVITY ASSESSMENT CLIENT:												ushcliffe Borough Council Aggregate Score (
Landform LOA Sta Startly Control Control LOA Sta Startly Control LOA Startly Contro	SITE REFERENCE:		RBC	'RUD/002	- Land adjacent to	St Peter's Juni	or Scho	ol	DATE V	ISITED:	14/	/10/20	16														
Landown U.G. See South Surface Surface Particular See South State Surface Surf	EXISTING LANDSCA	APE CHA	RACTE	R				La	andscape character wit	hin site			SNO	3 (Poor-Moderate)			Land	sca	pe character within study area	SN03 (Po	oor-Moderate)						
Secretary Secret							LIVIN	G LANDS	CAPES METHODOLOG	GY .										OTHER							
Study purchases Sound port of the second process of the second pro	Landform	LCA			Settlement Pat	ttern	LCA	-	Land Cover	I	LCA S	Site	-	Tree Cover	PZ	Site			Descriptive Attribute	Site	Study Area						
Target T		×	×	×	Nucleated		4	4	Arable farms		✓	×	4	Wooded - ancient			×		Spatial character	Medium - framed	Variable						
Sizer (pick) No. No.	Rolling / undulating	-	×	\checkmark			×		Mixed farms		×	×		Wooded - recent			4										
Construction Cons			√	×			×				×	×	_				4										
Marrie M		-	X	√		/ . I P . I					* *	* *	√				4			ÿ	J .						
International Control Contro		× ×	X	× -		derelict				strian	X	∀	× ×				∀			Linear							
Control Cont			X	×			X					X		Open / unwooded	~							,					
LANDSCAPE VALUE		×	X	×			4	×			4	×	4						features		adjacent to the si	te					
Institution of purply Controlly well ministrated with same degreed at many influence. Some positive methods is expected. Copyright of purple of ministrated with same degreed of many influence. Some positive methods is expected. Copyright of purple of purple of ministrated with same degreed of many influence. Some positive methods is expected. Copyright of purple o													11	VISUAL VALUE Total Score (/25)													
Sends quality Access parts study area with legs degree of human influence. Some positive aesthetic aspects Low -1 No To No To	Factor	Assess	ment										Score*	Factor	Assessment Sco												
Refresh	Landscape quality	Generally well maintained with some degraded areas Med - 2											Med - 2	Recognition of value	N/A							Low - 3					
Representativeness Mind adjacts representative but with differences in selflement pathern Med 2 Conscribing interests POS to live wither expects Collection feeters Pos to live with expects Collection feeters and deutstand users of the solidod post in 1 Inva-1 Collection feeters Pos to live with expects Collection feeters and deutstand users of the solidod collection and users of the solido	Scenic quality	Variable across study area with high degree of human influence. Some positive aesthetic aspects Low - 1											Low - 1	Indicators of value	N/A							Low - 3					
Consideration interests TPOs but few other expects Cold coars plus hos P40W Perceptual arranged illiphory enforced and reduce proceded tranquillity. Edge of settlement and urban fringe character Low -1 Associations NA Low -1 Associations NA Sassessment Score Subtraction Assessment Score Subtraction Michine of the perceptual separate interests of the school interest interests interests of the school interest interests interests on the school interest interests	Rarity	N/A Low - 1												Other value	N/A Low - 3												
Consequence in interests: IPOS to table with or appects Fermior in interests: IPOS to table with or appects For Golf course plus two PROW For Copular also, cold in interest in interest and reduce perceived inequility. Edge of settlement and urban inings character Low -1 Associations No Min Control	Representativeness	Most aspects representative but with differences in settlement pattern Med - 2												VISUAL SUSCEPTIB													
Perception appeals spring influence and reduce perceived tranquility. Edge of settlement and urban fringe character. Low-1 Associators NA Total Score (25) 15 Factor Associators (25) 1		·												Factor	Asses	sment						Score*					
Assessment Submation No to sos of key characteristics Addition Ubtan extension between settlements and Old Loughborough Road, joining the two Refresh between settlements increases perception of taill from Pocicy Marinian buller between West Britighted and Ruddington to preserve the sense of separation between the two settlements to OVERALL LADSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (50) Total Score (50	Recreation value													Primary receptors	Transp	oort- hig	hway user	s A6	60. Commuters not focussed on s	site / landscape		Low - 2					
Name Low-1 LANDSCAPE SUSCEPTIBILITY Total Score (72) 15 Factor Assessment Score Low-2 Addition Union activistion between settlements increases perception of built from Med - 4 Policy Marinain a builter between West Bridgind and Ruddington to preserve the sense of separation between the two settlements increases perception of built from Access issues onto A60 Off-site Notes Landscape sensitivity derived from low landscape value and medium susceptibility Total Score (50) 26 Low visual value and Susceptibility Notes	Perceptual aspects	Highwa	s influer	ice and re	educe perceived trar	nquillity. Edge o	of settle	ment and	urban fringe character				Low - 1	Secondary receptors	Golf co	ourse re	creational	use	rs and educational users of the s	school		Low - 2					
Factor Assessment Score* Subtraction No loss of key characteristics Ubban extension between main settlement and Old Loughborough Road, joining the two Med. 4 Perception Extension between settlements increases perception of buil form Med. 4 Policy Maintain a buffer between West Bridglord and Ruddington to preserve the sense of separation between the two settlements OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (550) 26 Low landscape sensibility derived from low landscape value and medium susceptibility Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Landscape planting Landscape planting Landscape planting Landscape planting Landscape planting CONSTRAIN'S On site Accress issues onto A60 OUI-site OUI-site OUI-site OUI-site OUI-site OUI-site OUI-site look of conservation interests and recreational value, as well as the low scenic quality. In terms of the landscape susceptibility to change, this is medium as he site would from an urban octorsion between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between West Bridglord and Ruddington. The landscape sensibility is few overal.		N/A							-				Low - 1	Number of receptors	Highw	ay recep	otors nume	rou	S			Med - 4					
Subtraction No loss of key characteristics Addition Uhan extension between main settlement and Oid Loughborough Road, joining the two Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements Med. 4 Policy Maintain a buffer between West Bridgford and Ruddington and the duster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between West Bridgingt and Ruddington. The landscape susseptibility is now overall.	LANDSCAPE SUSCE	EPTIBIL	ΤY							Total	I Score	(/25)	15	Visibility of site	High d	legree of	f enclosure	fro	m vegetation			Low - 2					
Addition Urban extension between main settlement and Old Loughborough Road, joining the two Med - 4 Perception Extension between settlements increases perception of built form Med - 4 Perception Walatian and buffer between Webs Bridghord and Ruddington to preserve the sense of separation between the two settlements Med - 4 OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (50) 26 Low landscape sensitivity derived from low landscape value and medium susceptibility Notes MITIGATION OPPORTUNITIES / RECOMMENDATIONS Landscape planting Access issues on the Access issues on to Icu Loughborough Road, joining the two. This would lead to an increased perception of coalescence between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between the main block of Ruddington. The landscape sensitivity is low overall.	Factor	Assess	ment										Score*		•							•					
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CONCLUSION The site is an area of rough ground which lies to the west of the A60 and just to the north of Ruddington. There is a low landscape value within the study area as a result of the lack of conservation interests and recreational value, as well as the low scenic quality. In terms of the landscape susceptibility to change, this is medium as the site would form an urban extension between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of built form and potentially increased perception of coalescence between West Bridgford and Ruddington. The landscape sensitivity is low overall.	CONSTRAINTS																										
The site is an area of rough ground which lies to the west of the A60 and just to the north of Ruddington. There is a low landscape value within the study area as a result of the lack of conservation interests and recreational value, as well as the low scenic quality. In terms of the landscape susceptibility to change, this is medium as the site would form an urban extension between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of coalescence between West Bridgford and Ruddington. The landscape sensitivity is low overall.	On-site	Access issues onto A60												Off-site													
would form an urban extension between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of built form and potentially increased perception of coalescence between West Bridgford and Ruddington. The landscape sensitivity is low overall.	CONCLUSION																										
Visually, the site has little value and also a low visual susceptibility given the low visibility of the site as well as the site not contributing to the visual amenity of either transport or recreational receptors. The visual sensitivity is overall low.	would form an urban ext	tension be	etween th	ie main bl	ock of Ruddington a	and the cluster	of prope	erties on C	Old Loughborough Road,	joining the	e two. Th	his wo	ould lead t	an increased perception of	ouilt form	and pot	entially inc	reas	sed perception of coalescence be								

Visual Value

Landscape Susceptibility

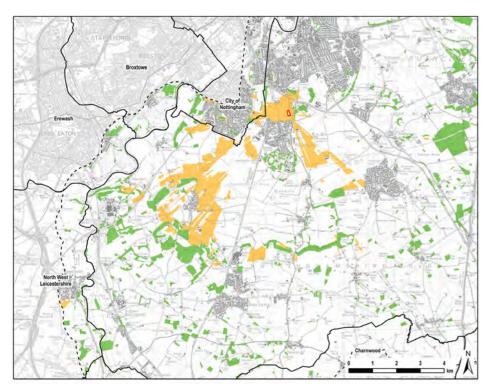
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

206

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



St Peter's Junior School (behind vegetation)

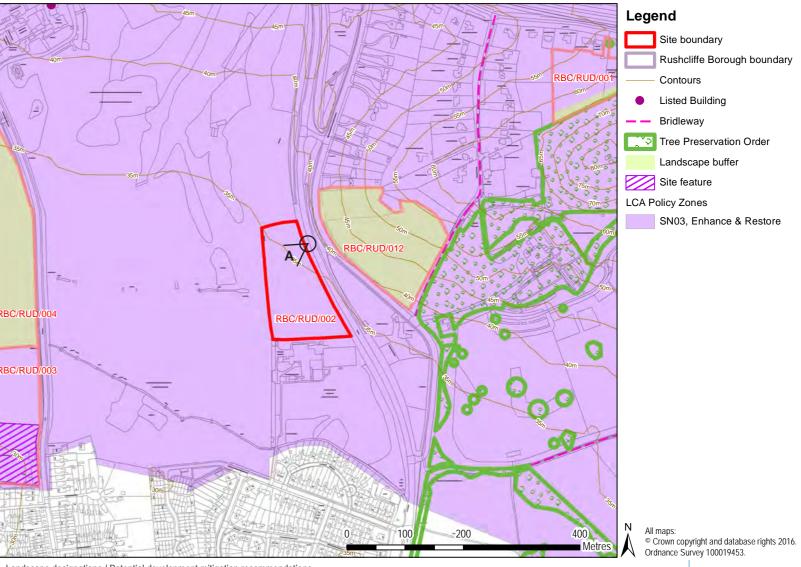
Ruddington Golf Course (behind vegetation)

Ruddington Golf Course (behind vegetation)

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 designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSITIV	/ITY ASSESSMENT			(CLIENT: R	hcliffe Borough Council Aggregate Score (/100):													
SITE REFERENCE:	RBC/RUD/003 - L	Land to the west of Wilford Re	oad (south)	DATE VISITED:	14/10/201	16		SURVEYED BY: RW CHECKED BY												
EXISTING LANDSCA	APE CHARACTER		Lai	ndscape character within site)	SN03	(Poor-Moderate)			Lands	cap	pe character within study area	haracter within study area SN03 (Poor-Moderate), SN04 (Moderate)							
			LIVING LANDS	CAPES METHODOLOGY			· · · · · · · · · · · · · · · · · · ·]	OTHER							
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA Site	Study Area	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Are	ea					
Vales & valley bottoms	X X X	Nucleated	4 4	Arable farms	√ X	4	Wooded - ancient		×	×		Spatial character	Medium - open	Variable						
Rolling / undulating	✓ X X	Clustered	XX	Mixed farms	XX	×	Wooded - recent		×	×		Indicative ground vegetation	Variable	Variable						
Low plateau Sloping (low hills)	4 4 4 X	Settled Dispersed	X X	Pastoral farms Woodland	✓ X	×	Trees & woods Coverts & tree groups	1	×	×		Boundary treatments Enclosure pattern	Variable Sub-regular	Variable Sub-regular						
Coastal dunes / shingle	XXXX	Waste ground / derelict		Rough / wild / equestrian	7 7	×	Other trees	4	✓	1		Tree pattern	Linear	Linear						
Marine levels	XXXX	Unsettled	XX	Disturbed	✓ ×	×	Open / unwooded	×	_	×		Other characteristics /	2	Linoui						
High plateau (>300m)	XXX	Coalfields	XX	Urban / brownfield	✓ ×	4						features	Play area	Golf cours	е					
High hills (>600m)	X X X	Urban	✓ ×	Parkland / leisure	4 4	4						leatures								
LANDSCAPE VALUE				То	otal Score (/25)	14	VISUAL VALUE							Total Sc	ore (/25)	13				
Factor	Assessment					Score*	Factor	Assess	sment							Score*				
Landscape quality	Generally well maintained, esp	. , ,	0 113			Med - 2	Recognition of value	N/A Low - 3												
Scenic quality	Edge of settlement with high of	degree of human influence, a	agricultural 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 of trees adds character Low - 3												
Representativeness	Study area is representative of	of the LCA				High - 3	VISUAL SUSCEPTIBI	LITY						Total Sc	ore (/25)	17				
Conservation interests	Conservation area and TPOs	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	of tranquillity, rural character i	is 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 villaç	ge edge, se	ever	al residential receptors				Med - 4				
LANDSCAPE SUSCE	PTIBILITY			To	otal Score (/25)	11	Visibility of site	Site is	open es	specially to	nor	th, some enclosure from built for	m and vegetation			Med - 4				
Factor	Assessment				Ç	Score*														
Subtraction	Loss of play area				N	Med - 4														
Addition	Extension of settlement edge				l	Low - 2														
Perception	Extension of settlement edge					Low - 2														
Policy	1	0 0		se of separation between the two		Low - 2														
	APE SENSITIVITY (Combin	•	ility)	To	otal Score (/50)	25	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 30													
Overall landscape sensit	tivity is low, derived from low va	alue and low susceptibility					Low visual value and medium susceptibility. Overall medium visual sensitivity													
Notes							Notes													
MITIGATION OPPOR	TUNITIES / RECOMMEND/	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	1						<u> </u>													
On-site			Play area				Off-site													
CONCLUSION																				
resulting in no loss of ke		oe sensitivity is overall low. In											eptibility, with development of the site form medium number of receptors and genera							

Visual Value

Landscape Susceptibility

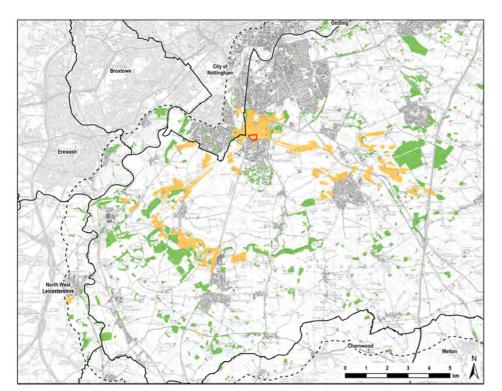
Visual Susceptibility

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

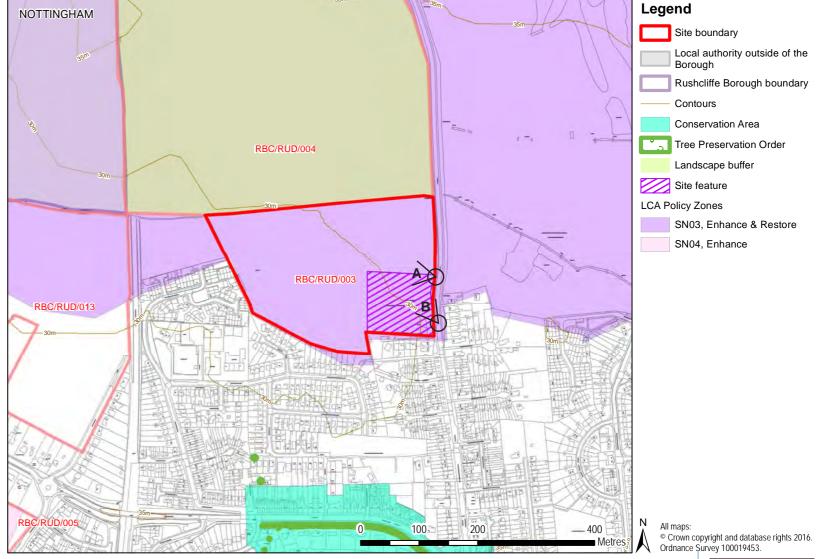


Site Photograph A - This view looks north-west from Wilford Road at the northern corner of Sellors' Playing Field within the site. The view shows how the site fits into the rural context of the north of Ruddington, with the arable land beyond the rough land of the site adding an attractive rural outlook. 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

LANDSCAPE AN	CAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: F												ENT: R	ushcliffe Borough Council	Aggregate Score (/10	00): 60											
SITE REFERENCE:			RB(C/RUD	/004 - Land to the west of W	ilford Road			DATE VISITED):	14/10/2	/2016				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)												
						LIVI	NG LAND	SCAPE	S METHODOLOGY												OTHER		•				
Landform	LCA	Sit	e Stu		Settlement Pattern	LCA	Study Area	La	and Cover	LCA	Site	Α Ι	tudy trea	Tree Cover	PZ	Z Site	2	udy rea	[Descriptive Attribute	Site	Study Area					
Vales & valley bottoms													_	Wooded - ancient		X	>	K		Spatial character		Variable					
Rolling / undulating	4													Wooded - recent		×		K		ndicative ground vegetation	, ,	Variable					
Low plateau Sloping (low hills)	4	√	- 3	<u> </u>	Settled Dispersed	X	×		astoral farms /oodland	4	×	_	×	Trees & woods Coverts & tree groups		' X				Boundary treatments Enclosure pattern	Variable Sub-regular	Variable Sub-regular					
Coastal dunes / shingle	*	×	· /	2	Waste ground / derelict	×	×		ough / wild / equestrian	4	×	3	×	Other trees		· 4		K		Tree pattern	Linear	Linear					
Marine levels	×	Waste ground / derenct Waste ground / derenct Disturbed Disturbed								×	Open / unwooded		X		K		•		Golf course, urban fringe of Cl	lifton/M/ilford							
High plateau (>300m)	×	×	>	<	Coalfields	×	×		rban / brownfield	4	×	4				•			- 1	Other characteristics / Features	Play area/sports pitch - settlement edge	visible. Wilwell cutting natur					
High hills (>600m)	×	×	>	(Urban	\checkmark	\checkmark	Pa	arkland / leisure	\checkmark	\checkmark		√							catares							
LANDSCAPE VALUE	JE Total Score (/25) 14											25)	14	VISUAL VALUE Total Score (/25)													
Factor	Asses	smer	nt									Sco	ore*	Factor	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 - 3												
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	Visual separation between settlements Med - 6												
Representativeness	Study	Study area highly representative of LCA High - 3												VISUAL SUSCEPTIB													
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 co	Golf course, play area/pitch but just one public right of way												Primary receptors	Resi	idential -	views	over o	open la	land			Med - 4				
Perceptual aspects	Some	road	noise aı	nd mult	tiple sources of human influe	nce. Some	strength o	f rural c	haracter retained			Me	ed - 2	Secondary receptors	Reci	reational	l- play a	area. V	Views	secondary to function of play	area		Low - 2				
Associations	N/A											Lo	w - 1	Number of receptors	Edg	e of Rud	ldingtor	n					Med - 4				
LANDSCAPE SUSCE	PTIBI	ITY							To	otal Sco	ore (/25	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 Avenue of trees / play area and potential access issues										Off-site																	
CONCLUSION																											
coalescence between th	The site comprises arable fields, rough ground and a play area on the northern edge of Ruddington. The landscape value is low, partly as a result of the lack of recreational value and conservation interests. However, the site forms a green wedge between Ruddington and West Bridgford and its development would introduce perceived oalescence between the two. The landscape susceptibility and sensitivity are both medium. The visual value of site is medium owing to its role as the visual separation between settlements. Visual susceptibility is also medium - the site contributes to the visual amenity of residential receptors and is relatively open with some long views. Diversall the visual sensitivity is medium.																										

Landscape Susceptibility

Visual Susceptibility

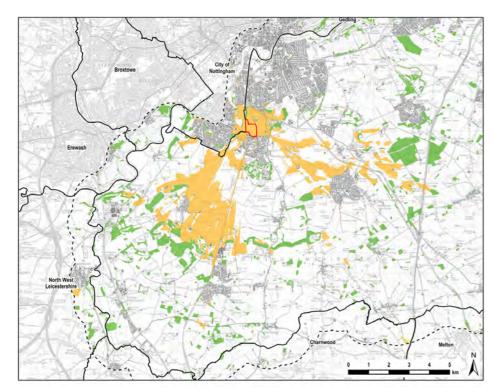
Landscape Value

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	ND VIS	SUAI	_ SENS	SITIV	ITY ASSESSMENT						С	LIENT:	ushcliffe Borough Council							Aggregate	Score (/100):	: 55				
SITE REFERENCE:			RBC/	RUD/(005 - Land west of Pasture I	Lane		DATE VISITEI	D:	14/10	/201	6							SURVEYED BY: RW	SURVEYED BY: RW CHECKED BY: NW						
EXISTING LANDSCA	PE CH	ARAC	TER				L	andscape character within si	ite	S	SN02	2 (Poor-N	oderate), SN04 (Moderate) Landscape character within						ty area SN02 (Poor-Moderate), SN04 (Moderate), SN03 (Poor-Moderate)							
						LIVIN	IG LAND	SCAPES METHODOLOGY											OTHER							
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area	Land Cover	LCA	A Site	e I	Study Area	Tree Cover	PZ	Site	Study Area	- 1	Descriptive Attribute	Site		Study Area					
Vales & valley bottoms	4	×	×] [Nucleated	4	4	Arable farms	4	4	`	4	Wooded - ancient	×	×	×		Spatial character	Large	Variable						
Rolling / undulating	✓	×	4		Clustered	×	×	Mixed farms	×	X		×	Wooded - recent	4	×	×	4	Indicative ground vegetation	Farmland (arable)	Variable						
Low plateau	4	√	×	┨	Settled	×	×	Pastoral farms	4	×		×	Trees & woods	4	×	×	4	Boundary treatments	Variable Sub-regular	Variable						
Sloping (low hills) Coastal dunes / shingle	√	\	- X	┨	Dispersed Waste ground / derelict		×	Woodland Rough / wild / equestrian	- 4	· *)	×	Coverts & tree groups Other trees	7			+	Enclosure pattern Tree pattern	Sub-regular Linear	Sub-regular Variable						
Marine levels	X	X	X	1 1	Unsettled	X	X	Disturbed	1	X		X	Open / unwooded	×	×	×	1		Linear	variable						
High plateau (>300m)	×	×	×] [Coalfields	×	×	Urban / brownfield	4	X	•	4						Other characteristics / features								
High hills (>600m)	×	X	×		Urban	4	\checkmark	Parkland / leisure	4	X	•	×						leatures								
LANDSCAPE VALUE	E Total Score (/25) 12											12	VISUAL VALUE Total Score (/25)													
Factor	Assess	ment									S	Score*	Factor	or Assessment Score												
Landscape quality	Some of	legrad	ation, rece	ent hou	using development has good	d levels of	maintena	ance			Ν	Med - 2	Recognition of value	N/A								Low - 3				
Scenic quality	High degree of human influence including views to other settlements, pylons also detract Low - 1											Low - 1	Indicators of value	N/A								Low - 3				
Rarity	N/A Low - 1												Other value	Green wedge between settlements Med - 6												
Representativeness	Study area is representative of LCA High - 3												VISUAL SUSCEPTIBI	JAL SUSCEPTIBILITY Total Score (/25) 13												
Conservation interests	Edge of conservation area and some TPOs, separate from site Low - 1												Factor	Asses	sment							Score*				
Recreation value	Limited network of PRoW Low - 1												Primary receptors	Reside	ential - s	site is a s	small	part of the rural setting				Low - 2				
Perceptual aspects	Urban and urban fringe character with little tranquillity Low - 1											Low - 1	Secondary receptors	N/A								Low - 2				
Associations	N/A Low - 1											Low - 1	Number of receptors	Edge (of Ruddi	lington, d	direct	t views to Clifton				Med - 4				
LANDSCAPE SUSCE	PTIBIL	ITY						1	Total Sc	core (/2	25)	17	Visibility of site	Open	views fro	om east	, scre	eened elsewhere by built form and	d vegetation			Med - 4				
Factor	Assess	ment							•		S	Score*														
Subtraction	No loss	of key	y charactei	ristics							L	.ow - 2														
Addition				_	, bridging gap between two s						Н	ligh - 6														
Perception					ss of perceived green wedge						_	ligh - 6														
Policy		_					ot make b	uilt form more prominent in the		_	_	.ow - 2														
					ed Value and Susceptib	oility)			Total So	core (/5	0)	29	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) 26													
Low landscape value an	d mediur	n susc	eptibility. (Overal	II low landscape sensitivity								Overall low visual sensitivity derived from low visual value and low susceptibility													
Notes													Notes													
MITIGATION OPPOR	TUNITI	ES/F	RECOMM	IEND/	ATIONS								·													
Landscape planting	×												Form of development	×												
Landscape buffer	√				Majorit	ty of west	of site to	retain green wedge					Local vernacular	×												
Site features	×												Other	×	<u> </u>											
CONSTRAINTS																										
On-site	Potential flooding issues to west of site											Off-site														
CONCLUSION																										
as well as the lack of co	nservatio	n inter	ests and r	ecreat	tional value. However, owing	g to the p	otential fo		is a med	edium la									is of low landscape value, which is partly a g a visual break between settlements, ther							

Visual Value

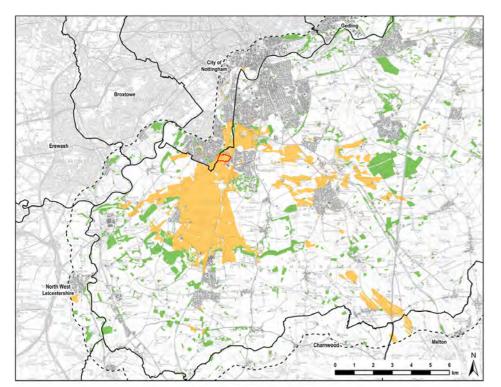
Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

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.

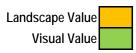


Legend Site boundary Local authority outside of the Borough RBC/RUD/00 Rushcliffe Borough boundary RBC/RUD/013 Contours Conservation Area --- Footpath Tree Preservation Order NOTTINGHAM Landscape buffer LCA Policy Zones SN02, Enhance & Restore SN03, Enhance & Restore SN04, Enhance RBC/RUD/005 All maps: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

Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSIT	IVITY ASSESSMEN	Γ					CLIENT: I	Rushcliffe Borough Council						Aggregate Score (/10	00): 53
SITE REFERENCE:	RBC/RUD/	006 - Land north west of Ash	er Lane		DATE VISITED	: 1	4/10/20)16						SURVEYED BY: RW	CHECKED	BY: NW
EXISTING LANDSCA	APE CHARACTER			La	ndscape character within site	9		S	N04 (Moderate)			Lands	cape character within study area	SN04 (Moderate),	SN02 (Poor-Moderate)	
			LIVING	G LANDS	CAPES METHODOLOGY				· · · · · · · · · · · · · · · · · · ·			T		OTHER		
Landform	LCA Site Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills) Coastal dunes / shingle Marine levels High plateau (>300m) High hills (>600m) LANDSCAPE VALUE Factor Landscape quality	Assessment Good condition overall, dom	Nucleated Clustered Settled Dispersed Waste ground / derelict Unsettled Coalfields Urban mestic setting rather than rura		X X X X	Arable farms Mixed farms Pastoral farms Woodland Rough / wild / equestrian Disturbed Urban / brownfield Parkland / leisure	* * * * * * * * * * * * * * * * * * *		16 Score*	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded VISUAL VALUE Factor Recognition of value	Assessn None	× × × × ment	× × × × ×	Spatial character Indicative ground vegetation Boundary treatments Enclosure pattern Tree pattern Other characteristics / features	Medium - framed Farmland (arable) Hedges Sub-regular Scattered	Variable Variable Variable Variable Variable Variable Allotments and Rushcliffe Coadjacent to site Total Score ((/25) 13 Score* Low - 3
Scenic quality	· · ·	ig elements but country park	positive rea	ature				Low - 1	Indicators of value	None	l.					Low - 3
Rarity	N/A		4f H I C	Δ.				Low - 1	Other value	Country	park				Total Coons	Med - 6
Representativeness	, ,	ents representative of aspect						High - 3	VISUAL SUSCEPTIBI	_					Total Score (
Conservation interests		nd listed buildings but separa						Med - 2	Factor	Assessn						Score*
Recreation value	, ,	of public rights of way an impo		irce, as we	ell as allotments			High - 3	Primary receptors	_		•	sual amenity from housing			Med - 4
Perceptual aspects	· · ·	reational proximity to settlem	ent					Med - 2	Secondary receptors	_			pility from access or country park		_	Low - 2
Associations	N/A							Low - 1	Number of receptors					olus wider recreational visitors from Notting	ham	Med - 4
LANDSCAPE SUSCE	EPTIBILITY				To	otal Scor	e (/25)	11	Visibility of site	Limited d	due to	enclosure t	by vegetation			Low - 2
Factor	Assessment							Score*								
Subtraction	Nothing of intrinsic landscap							Low - 2								
Addition	Logical extension of settlem	<u> </u>						Low - 2								
Perception	Ů I	change to perception of count	<i>,</i> .					Med - 4								
Policy		<u> </u>		es to breal	k up the uniform nature of the u			Low - 2								
	APE SENSITIVITY (Comb	•	J.		To	otal Scor	e (/50)	27					Value and Susceptibility)		Total Score ((/50) 26
Medium landscape value	e, but low landscape suscepti	ibility and overall low landsca	pe sensitivit	ty					Low visual value and sus	ceptibility.	Overa	ll low visua	I sensitivity			
Notes									Notes							
MITIGATION OPPOR	RTUNITIES / RECOMMEN															
Landscape planting	4				ong south eastern boundaries	l.			Form of development	4			No access	s off Asher Lane to retain semi-rural charac	cter	
Landscape buffer	X	To either side of allot	ments and	to protect	recreational value of country pa	ırk			Local vernacular	×						
Site features CONSTRAINTS									Other	×						
On-site									Off-site				Allotm	ents and PRoW along country park		
CONCLUSION	•								•							
	d on the south-western edge	of Ruddington, adjacent to tv	vo sets of al	llotments.	Along the south-east site bound	dary runs	Ruddir	ngton Foot	oath 6, with Rushcliffe Country	y Park oppo	osite.	The landsc	ape value of the study area is med	lium owing to the medium landscape quality	y, the close representativeness of	of the study

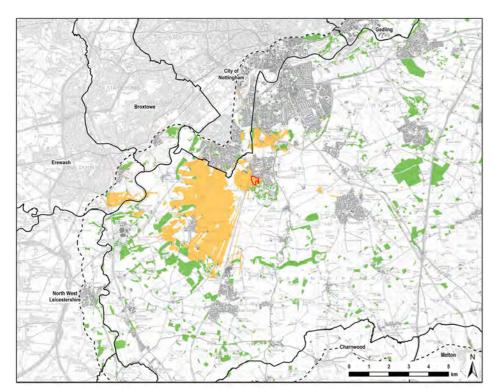
The site is an arable field on the south-western edge of Ruddington, adjacent to two sets of allotments. Along the south-east site boundary runs Ruddington Footpath 6, with Rushcliffe Country Park opposite. The landscape value of the study area is medium owing to the medium landscape quality, the close representativeness of the study area is medium owing to the medium landscape quality, the close representativeness of the study area is medium owing to the medium landscape quality, the close representativeness of the study area is medium owing to 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

^{*} 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



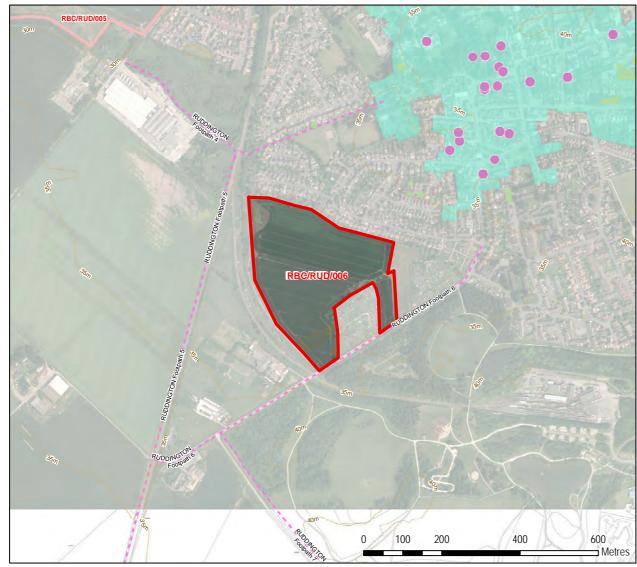
Site Photograph A - Looking north-west from Asher Lane directly into the site, this view shows the arable nature of the site and its generally dense vegetated boundaries. To the rear of the view can be seen houses on Musters Road, as well as the edge of Clifton. To the right of the view is the hedge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



Legend Site boundary Rushcliffe Borough boundary Contours Conservation Area Listed Building --- Footpath 🕽 🖫 Tree Preservation Order Landscape buffer LCA Policy Zones SN02, Enhance & Restore SN04, Enhance All maps:
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Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	D VISU	AL SENS	SITIVITY	ASSESSMEN	T				(CLIENT:	Rushcliffe Borough Council						Aggregate Score (/100))): 69
SITE REFERENCE:		RBC/RUD)/007 - Eastl	horpe House and ad	jacent land	i	DATE VISITED:	: 1	8/10/20	116						SURVEYED BY: RW	CHECKED B	
EXISTING LANDSCAI	PE CHAR	ACTER				Li	andscape character within site	5			n/a			Lands	scape character within study area	SN03 (Poor-Moder	rate), SN04 (Moderate)	
					LIVIN	NG LANDS	SCAPES METHODOLOGY									OTHER		
Landform	LCA S	ite Study Area	Settle	ement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	× >	X	Nucle		4	4	Arable farms	4	×	4	Wooded - ancient	×	×	×	Spatial character		Variable	
Rolling / undulating	√ >	X X	Cluste		×	×	Mixed farms	×	X	×	Wooded - recent	4	X	×	Indicative ground vegetation		Variable	
Low plateau	4		Settle		×	×	Pastoral farms Woodland	4	×	×	Trees & woods	4	×	×	Boundary treatments		Variable Variable	
Sloping (low hills) Coastal dunes / shingle	√ 3	2 2	Disper	ersea e ground / derelict	×		Rough / wild / equestrian	4	*	~	Coverts & tree groups Other trees	4	A	4	Enclosure pattern Tree pattern	Unenclosed Scattered	Variable	
Marine levels	X		Unset	J	X	X	Disturbed	1	X	\sim	Open / unwooded	×	×	×			Variable	
High plateau (>300m)	×	X X	Coalfi		×	×	Urban / brownfield	1	×	4	opon, annocaca				Other characteristics /	Parkland character, listed Easthorpe		
High hills (>600m)	×	X	Urban	1	4		Parkland / leisure	4	4	4					features	House		
LANDSCAPE VALUE							To	otal Scor	re (/25)	17	VISUAL VALUE						Total Score (/2	25) 16
Factor	Assessme	ent								Score*	Factor	Asses	ssment					Score*
Landscape quality	Very well r	maintained, do	omestic setti	ing and no indication	of degrade	ed features	5			High - 3	Recognition of value	Part o	f site is v	within cons	servation area, including listed buildin	ng		Med - 6
Scenic quality	Conservat	ion area with	strong aesth	hetic qualities, some	human det	tractors on	edge area			Med - 2	Indicators of value	Bench	n opposit	e site look	ing towards it			Med - 6
Rarity	N/A									Low - 1	Other value	N/A						Low - 3
	Study area	is representa	ative of LCA							High - 3	VISUAL SUSCEPTIBI						Total Score (/2	
'		<u> </u>			building an	nd some TF	POs within site and also within st	tudy area		High - 3	Factor	_	ssment				10101 00010 ()2	Score*
Recreation value	Couple of	PRoW, limited	d public ope	n space						Low - 1	Primary receptors	Resid	ential - s	ite is a par	t of the rural outlook for the village			Med - 4
Perceptual aspects				strong character espe	ecially withi	in conserva	ation area			Med - 2	Secondary receptors	_			setting for people entering or leavin	g the village		Med - 4
Associations	N/A									Low - 1	Number of receptors	Village	e edge lo	cation with	h A road			Med - 4
LANDSCAPE SUSCE	PTIBILITY	/					Tr	otal Scor	e (/25)	19	Visibility of site	Open	views to	site, obsc	ured by built form from west			Med - 4
Factor	Assessme	ent								Score*								
Subtraction	Loss of pa	rt of conserva	ation area ar	nd parkland characte	r, also loss	of listed b	uilding	•		High - 6								
Addition	Extension	of urban edge	e							Low - 2								
Perception	Extension	of urban edge	e into open c	countryside, A60 cur	rently form	s strong se	ttlement edge			High - 6								
Policy	Conserve	the strong trai	nsition from	urban to rural lands	cape					Med - 4								
OVERALL LANDSCA	PE SENS	ITIVITY (Co	mbined Va	alue and Suscept	ibility)		Tr	otal Scor			OVERALL VISUAL SE	:NSITI\	/ITY (C	ombined	Value and Susceptibility)		Total Score (/5	50) 33
Medium landscape value					, ,				` 1						erall medium visual sensitivity		,	7
Notes											Notes							
MITIGATION OPPORT	TUNITIES	/ RECOMM	MENDATIO	NS														
Landscape planting	×										Form of development	×	T					
Landscape buffer	4			Site cannot be	mitigated v	vithout losi	ng essential strong character				Local vernacular	×						
Site features	×										Other	×						
CONSTRAINTS																		
On-site			Listed bu	uilding, conservation	area, som∈	e trees are	TPO'd as part of conservation a	rea			Off-site							
CONCLUSION																		
Site RUD/007 comprises a listed building with parkland-like surroundings that are included as part of the Ruddington Conservation Area on the western edge of the village of Ruddington. There is a medium level of landscape value within the study area, owing partly to the high landscape quality and number of conservation interestudy area, as well as a close representativeness to the character of the LCA. The landscape susceptibility is also medium, which is derived from the loss of both a listed building and part of the conservation area, as well as the perception of extension of the settlement into open countryside. Overall, the landscape sensitivity is conservation area.																		
																the settlement into open countryside. Over penity for both residential and transport rec		

Landscape Value
Visual Value

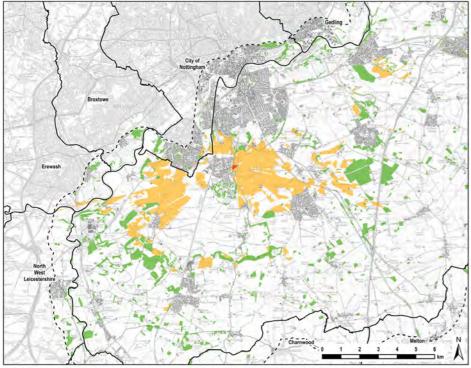
to the site's village edge location. Visual sensitivity of the site is overall medium.

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/007 - Easthorpe House and adjacent land



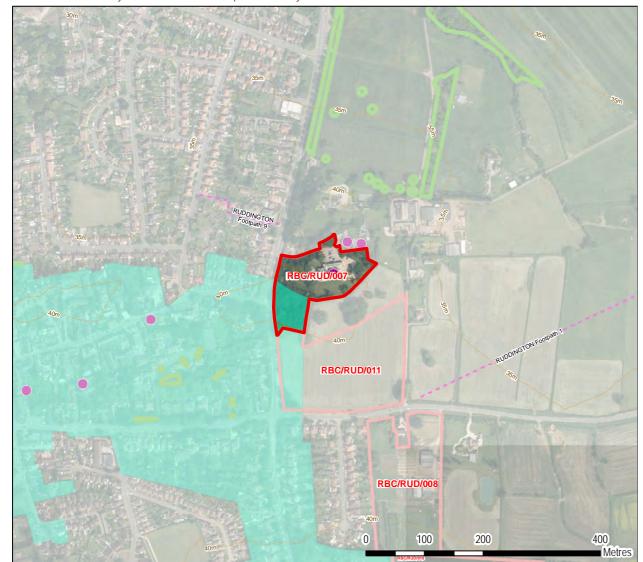
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



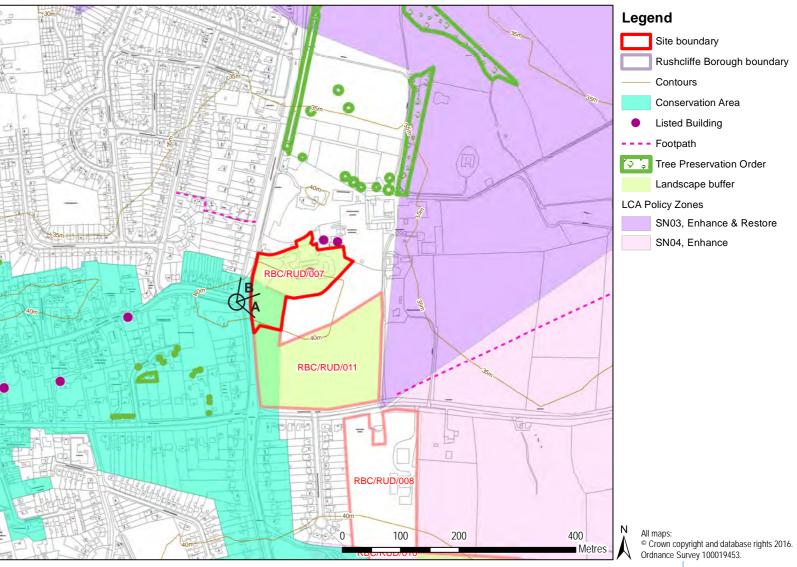
Site Photograph A - The view looks east from Easthorpe Avenue across the A60 Loughborough Road towards the site, which forms the middle-ground of the view. To the left of the view is Easthorpe House, the home of the Rushcliffe Clinical Commissioning Group for the NHS. The panorama is taken from within 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.



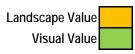
Landscape designations / Potential development mitigation recommendations



Aerial view of the site

LANDSCAPE AN	ND VISUAL SENSITI	IVITY ASSESSMEN	Τ					CLIENT:	Rushcliffe Borough Council						Aggregate 6	Score (/100):): 48
SITE REFERENCE:	RBC/RUD/	/008 - Land south of Flawfort	th Lane		DATE VISITED	ı: 18	8/10/20)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					<u> </u>				OTHER			
Landform	LCA Site Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	X X X	Nucleated	4	4	Arable farms	4	×	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	√ 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	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	V X X	Dispersed Waste ground / derelict	- X	×	Woodland Rough / wild / equestrian	4	×	×	Coverts & tree groups Other trees	4	✓	4	Enclosure pattern Tree pattern	Planned Linear	Planned Variable		
Marine levels	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Unsettled	X	×	Disturbed	1	X	×	Open / unwooded	×	×	×	•	Lincai	Variable		
High plateau (>300m)	XXX	Coalfields	×	×	Urban / brownfield	4	4	4			* *		Other characteristics / features				
High hills (>600m)	X X X	Urban	4	×	Parkland / leisure	4	×	4					leatules				
LANDSCAPE VALUE					To	otal Score	e (/25)	15	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessment							Score*	Factor	Assessn	nent						Score*
Landscape quality	Urban fringe with some deg	raded areas, others well mai	intained					Med - 2	Recognition of value	Adjacent	to cor	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	Assessn	nent						Score*
Recreation value	A few PRoW, some recreati	ional public open space to so	outh-west					Med - 2	Primary receptors	Resident	tial - si	te not impo	ortant to visual amenity				Low - 2
Perceptual aspects	Urban fringe with a limited d	legree of tranquillity						Low - 1	Secondary receptors	Transpor	rt - site	e not impor	ant to visual amenity				Low - 2
Associations	N/A							Low - 1	Number of receptors	Village e	dge						Med - 4
LANDSCAPE SUSCE	EPTIBILITY				To	otal Score	e (/25)	9	Visibility of site	Site cont	tained	by vegetat	on 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 lo	ow val	ue and sus	ceptibility				
Notes									Notes								
MITIGATION OPPOR	RTUNITIES / RECOMMEN	DATIONS							<u></u>								
Landscape planting	✓		√aintain ma	iture vegeta	ted 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	ngton C	Conservati	on Area but the variable site q	uality does	not co	ontribute a	great deal to it. Within the study are	ea, there is a medium scenic quality and a	close representa	itiveness to the lan	idscape

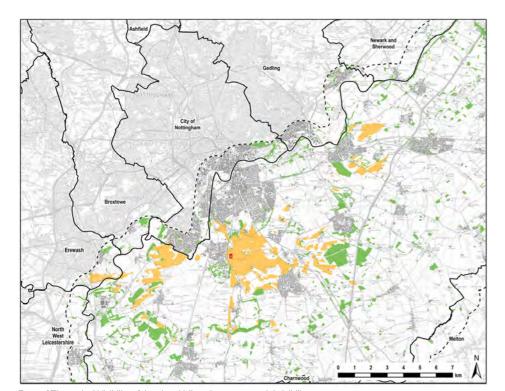
The site is an area of brownfield land which was formerly a nursery on the western edge of Ruddington Conservation Area but the variable site quality does not contribute a great deal to it. Within the study area, there is a medium scenic quality and a close representativeness to the landscape character 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

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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.

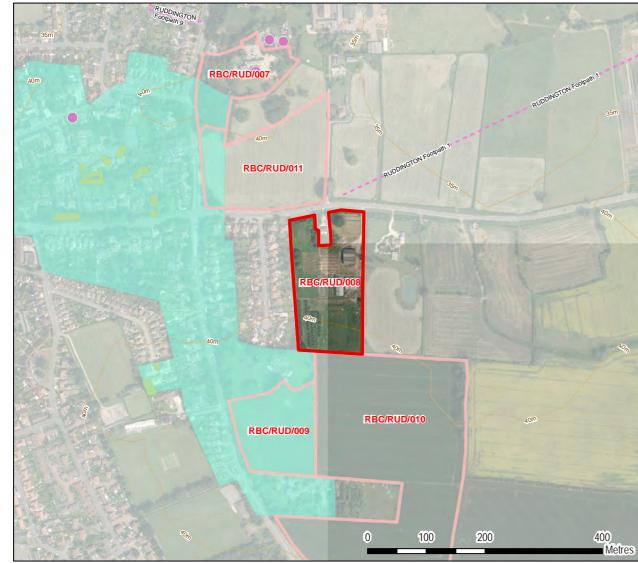


Site Photograph B - Taken from a similar position to Photograph A, but looking south-east, this view shows the adjacent property to the site, as well as the rural context beyond the settlement edge. This view illustrates an area of higher landscape quality.



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

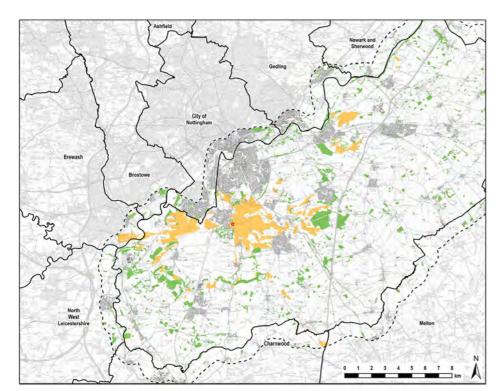
LANDSCAPE AN	ND VISUAL SENSIT	TIVITY ASSESSMEN	IT			CL	IENT: R	ushcliffe Borough Council						Aggregate	Score (/100):	: 55
SITE REFERENCE:	RBC/RUI	D/009 - Land at Loughboroug	gh Road	DATE VISITED:	: 18/1	10/2016							SURVEYED BY: RW		CHECKED BY	
EXISTING LANDSCA	APE CHARACTER		La	indscape character within site	;		SN	04 (Moderate)			Lands	scape character within study area	SN04 (Moderate),	SN03 (Poor-Mo	oderate)	
			LIVING LANDS	CAPES METHODOLOGY									OTHER			
Landform	LCA Site Study Area	Settlement Pattern	LCA Study Area	Land Cover	LCA S		tudy Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	X X X	Nucleated	4 4	Arable farms			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	XX	Pastoral farms	<u> </u>		×	Trees & woods	4	×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	√ × ×	Dispersed Waste ground / derelict	X X	Woodland Rough / wild / equestrian		×	X	Coverts & tree groups Other trees	4	✓	X	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels		Unsettled		Disturbed	, , , ,	×	×	Open / unwooded	×	×	*	•	Linear	variable		
High plateau (>300m)	XXX	Coalfields	XX	Urban / brownfield	, , , ,	X	√	opony annocaca		• •	•	Other characteristics /	Conservation area			
High hills (>600m)	XXX	Urban	✓ ×	Parkland / leisure	√ 3	×	\checkmark					features		<u> </u>		
LANDSCAPE VALUE	E			To	otal Score ((/25)	18	VISUAL VALUE							Total Score (/25)	5) 13
Factor	Assessment					Sc	core*	Factor	Assess	ment						Score*
Landscape quality	Good condition - little degra	adation of landscape feature:	S			М	ed - 2	Recognition of value	Conser	vation a	area and tr	ees along Loughborough Road				Med - 6
Scenic quality	Attractive elements includir	ng conservation area. A60 a	detractor			М	ed - 2	Indicators of value	N/A							Low - 3
Rarity	N/A					Lo	ow - 1	Other value	N/A							Low - 3
Representativeness	Includes main representativ	ve elements of LCA				Hi	gh - 3	VISUAL SUSCEPTIBI	LITY						Total Score (/25)	5) 11
Conservation interests	Conservation area covers r	much of the study area. Seve	eral TPOs and one list	ed building		Hi	gh - 3	Factor	Assess	ment						Score*
Recreation value	Recreation ground and spo	orts pitches, proximity of cour	ntry park creates high	recreational value in the study a	rea	Hi	gh - 3	Primary receptors	Resider	ntial fro	m adjacen	t houses but enclosure on boundary	y limits value			Low - 2
Perceptual aspects	Residential and human influ	luence with A60 reducing trar	nquillity. Few other not	able detractors		М	ed - 2	Secondary receptors	A60 Lo	ughbor	ough Road	highway users. Enclosure on A60	boundary limits site contribution to visual a	menity		Low - 2
Associations	N/A					Lo	ow - 1	Number of receptors	Settlem	ent edg	ge plus use	ers of A60				Med - 4
LANDSCAPE SUSCE	EPTIBILITY			To	otal Score ((/25)	13	Visibility of site	High de	gree of	enclosure	from boundary vegetation				Low - 2
Factor	Assessment					Sc	core*									
Subtraction	Loss of part of conservation	n area although lack of clarity	y over site's inclusion.	Loss of mature trees		Lo	w - 2									
Addition	Built form as extension to s	ŭ				_	w - 2									
Perception	9			n e.g. Trees on Loughborough F	Road		ed - 4									
Policy	•	adside hedgerows, conserve					ed - 4									
		bined Value and Suscept	J .	To	otal Score ((/50)	31					Value and Susceptibility)			Total Score (/50)	0) 24
	e and low landscape suscept	tibility, overall medium landso	cape sensitivity					Low visual sensitivity der	ived from	low vis	ual value a	and low susceptibility				
Notes								Notes								
MITIGATION OPPOR	RTUNITIES / RECOMMEN	NDATIONS														
Landscape planting	4	Retention of ex	isting mature hedges a	and tree belts on boundaries.				Form of development	×							
Landscape buffer	×							Local vernacular Other	×							
Site features								Other	~							
CONSTRAINTS	T							T	_							
On-site		Cons	ervation area and pote	ential access				Off-site								
CONCLUSION																
recreational value, as we	ell as the representativeness	s of the study area to the LCA	A. Landscape suscepti		the mature	bounda	ary veget	tation would result in a perce	ived loss	of enclo	sure and a		This landscape value is derived from the rethe conservation area. The conservation area.			

Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

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RUD/009 - Land at Loughborough Road



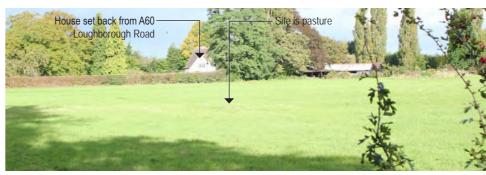
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



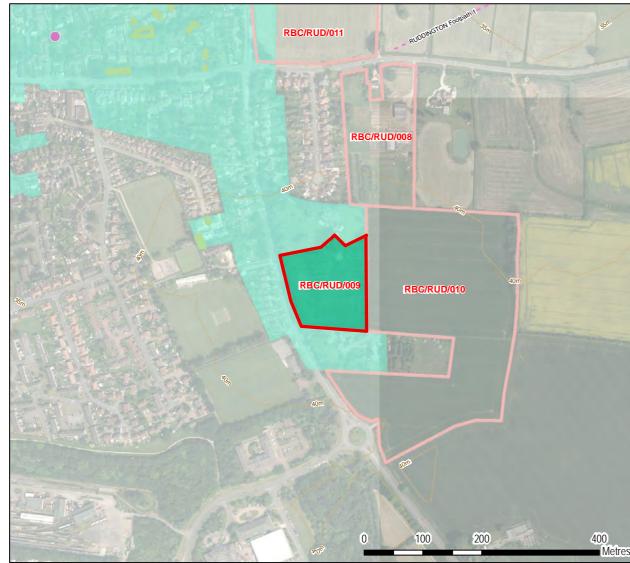
Site Photograph A - Taken from a field gate on the A60 Loughborough Road, this view looks directly into the site. To either side of the viewpoint, there is dense vegetation forming the site's western boundary. The hedge at the site's eastern boundary is a bit more scrappy and glimpsed views are available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

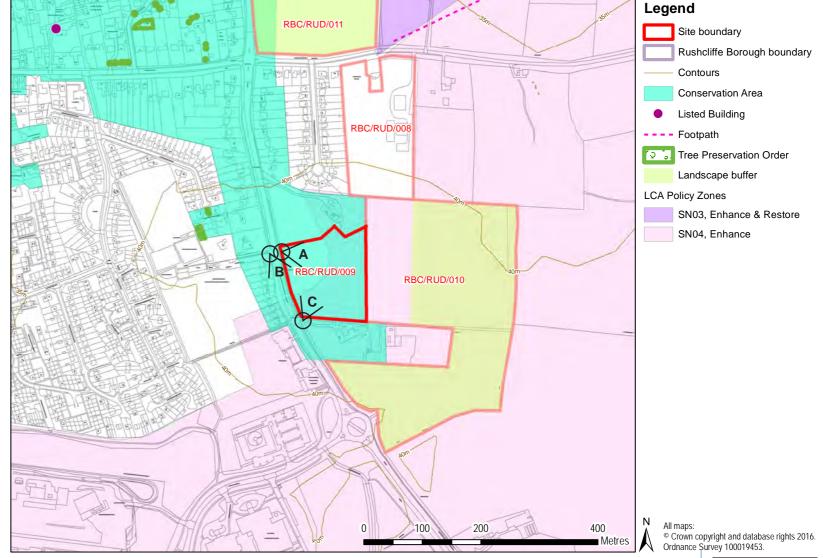


Site Photograph B - View from A60 Loughborough Road looking towards the site's dense boundary vegetation. The trees along Loughborough Road are mentioned as a feature within the Ruddington Conservation Area.



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

LANDSCAPE AN	ID VI	SUA	L SENSI	TIVITY ASSESSM	ENT					CLIE	NT: R	Sushcliffe Borough Council						Aggregate Score (/100)): 57
SITE REFERENCE:			RBC/I	RUD/010 - Land opposite N	lere Way		DATE VISITE	:D:	18/10/2	2016							SURVEYED BY: RW	CHECKED B'	Y: NW
EXISTING LANDSCA	PE CH	ARA	CTER				Landscape character within s	site			SN	104 (Moderate)			Lands	scape character within study are	a SN04 (Moderate)	, SN03 (Poor-Moderate)	-
					LIV	NG LAND	SCAPES METHODOLOGY										OTHER		
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Stu Ar	-	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	×	×	×	Nucleated	4	4	Arable farms	4	4	~	•	Wooded - ancient	×	×	×	Spatial character	Variable	Variable	
Rolling / undulating	<	×	×	Clustered	×	×	Mixed farms	×	×	>	\$	Wooded - recent	4	×	4	Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	4	4	√	Settled	×	×	Pastoral farms	4	×	>	<u> </u>	Trees & woods	4	×	√	Boundary treatments	Hedges	Variable	
Sloping (low hills) Coastal dunes / shingle	√	×	X	Dispersed Waste ground / derelic	.t 💥	×	Woodland Rough / wild / equestrian	4	X	\ \ \ \ \ \	<u> </u>	Coverts & tree groups Other trees	4	X	X	Enclosure pattern Tree pattern	Variable Linear	Variable Variable	
Marine levels	×	~	<u> </u>	Unsettled	ار <u>۸</u>	X	Disturbed	1	X	\$	2	Open / unwooded	X	X	X	·	Lilieai	Variable	
High plateau (>300m)	×	×	X	Coalfields	X	×	Urban / brownfield	4	X		<u>*</u>	Open / unwooded			•	Other characteristics /		Conservation area adjacent	to site
High hills (>600m)	×	×	×	Urban	4	×	Parkland / leisure	4	×		P					features		,	
LANDSCAPE VALUE								Total Sc	ore (/25	5)	16	VISUAL VALUE				·		Total Score (/2	25) 13
Factor	Asses	smen	İ							Sco	re*	Factor	Asses	sment				<u> </u>	Score*
Landscape quality	Some	domes	stic setting ar	nd generally well managed	farmland, sor	ne gappy	hedges			Med	1 - 2	Recognition of value	Site is	adjacer	nt to Ruddi	ngton Conservation Area			Med - 6
Scenic quality	Urban	fringe	with some h	uman influence, rural settir	g and country	park are	positive aesthetic factors			Med	1 - 2	Indicators of value	N/A	-					Low - 3
Rarity	N/A									Lov	<i>i</i> - 1	Other value	N/A						Low - 3
Representativeness	Study	area is	representat	ive of LCA						High	า - 3	VISUAL SUSCEPTIBI	LITY					Total Score (/2	25) 11
Conservation interests	Site is	adjace	ent to Ruddin	ngton Conservation Area, li	mited number	of TPOs				Med	1 - 2	Factor	Asses	sment					Score*
Recreation value	Severa	al recre	eation ground	ds as well as Rushcliffe Co	untry Park. N	o PRoW				Med	1 - 2	Primary receptors	Trans	port - sit	e is not im	portant to visual amenity			Low - 2
Perceptual aspects	Rurals	setting	to village alt	hough some human influer	nces which de	tract. A60	limits sense of tranquillity			Med	1 - 2	Secondary receptors	N/A						Low - 2
Associations	N/A									Lov	<i>ı</i> - 1	Number of receptors	A60 is	busy ro	ad, slightly	removed from Ruddington			Med - 4
LANDSCAPE SUSCE	PTIBII	_ITY						Total Sc	ore (/25	5)	17	Visibility of site	Site so	creened	by vegetat	tion generally			Low - 2
Factor	Asses									Sco	re*								
Subtraction	_			from main village						Med	- 4								
Addition	_			n settlement edge						Med	_								
Perception				ithin rural setting						High									
Policy			<u> </u>	0 1 0		oses to br	eak up the uniform nature of the			Low		0//50411 1//0/141 0/	-NOITI	UT) / /0		14.1		T + 10 //-	
				nbined Value and Susc	1 3,	.1114		Total Sc	ore (/50))	33			•		Value and Susceptibility)		Total Score (/5	50) 24
· · · · · · · · · · · · · · · · · · ·	ilivily de	erivea	rom medium	n landscape value and med	ium susceptit	ollity					=	Overall low visual sensiti	vity deriv	/ea irom	low value	and susceptibility			
Notes											_	Notes							
MITIGATION OPPOR	TUNIT	IES/	RECOMME	ENDATIONS															
Landscape planting	×											Form of development	×						
Landscape buffer Site features	*		Deve	elop land only between RU	D/008 and RU	JD/009 to	prevent perceived separation from	om settler	ment ed	lge		Local vernacular Other	×	Tobo	brought for	ward only with RUD/009			
CONSTRAINTS	^											Other	-	TO be	brought for	waru only with Robio09			
CONSTRAINTS	Г												T						
On-site					Potentia	al access i	ssues					Off-site					Adjacent conservation area		
CONCLUSION				·									·				·		
RUD/010 comprises two	arable	fields (on the south-	eastern edge of Ruddingto	n, lying adjac	ent to the	boundary of the Ruddington Co	nservatic	n Area.	The s	ite is s	lightly separate from the exis	ting settl	lement e	edge. A me	dium landscape value is present in	the study area - this reflects the high repre	esentativeness and the medium nur	mber of
							ral setting to the settlement, as menity of receptors. The visual						slightly s	eparate	from the e	xisting urban edge. Overall, both the	ne landscape susceptibility and landscape	sensitivity are medium. There is little	e visual

Landscape Value

Visual Value

Landscape Susceptibility

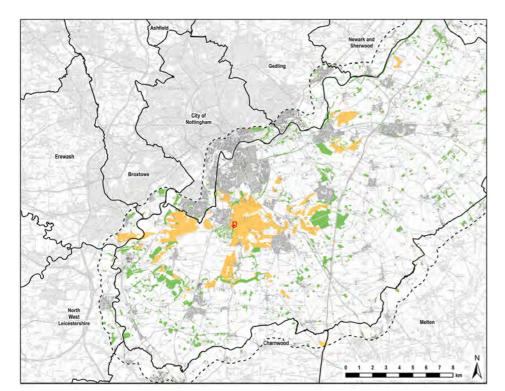
Visual Susceptibility

Landscape Sensitivity

Visual Sensitivity

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

RUD/010 - Land opposite Mere Way



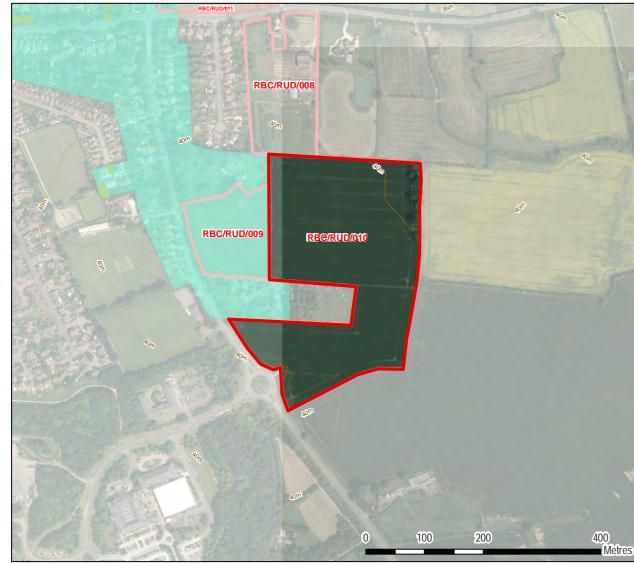
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



RBCRUD/000

RBCRUD/000

RBCRUD/000

RBCRUD/000

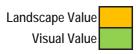
RBCRUD/010

RBCRUD

Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	ND VISUAL SENSITIVITY ASSESSMENT			(CLIENT:	Rushcliffe Borough Council						Aggregate Scor	re (/100):	59
SITE REFERENCE:	RBC/RUD/011 - Land to the east side of Loughborough F	Road DATE VISITED:	: 18	3/10/20	116						SURVEYED BY: RW	СН	HECKED BY:	NW
EXISTING LANDSCA	IPE CHARACTER	Landscape character within site	:			n/a			Lands	cape character within study area	SN03 (Poor-Model	rate), SN04 (Moderate)		
	LIVIN	NG LANDSCAPES METHODOLOGY									OTHER			
Landform	LCA Site Study Area Settlement Pattern LCA	Study Area Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study	Area	
Vales & valley bottoms	X X Nucleated	✓ Arable farms	4	4	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating	Clustered X	Mixed farms	×	×	×	Wooded - recent	-	×	×	Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau	Settled X	Pastoral farms	4	×	×	Trees & woods		×	×	Boundary treatments	Hedges	Variable		
Sloping (low hills) Coastal dunes / shingle	✓ X X Dispersed X Waste ground / derelict X	Woodland Rough / wild / equestrian	4	×	×	Coverts & tree groups Other trees		×	4	Enclosure pattern	Sub-regular Scattered	Variable Variable		
Marine levels	Waste ground / derenct Unsettled	X Disturbed	4	X	×	Open / unwooded		×	√	Tree pattern	Scattered	Variable		
High plateau (>300m)	X X X Coalfields X	Wrban / brownfield	1	X	4	open / unwooded	1 00	**	•••	Other characteristics /	Conservation area			
High hills (>600m)	XXX Urban	Parkland / leisure	4	×	4					features				
LANDSCAPE VALUE		То	otal Score	(/25)	16	VISUAL VALUE						Total	I Score (/25)	13
Factor	Assessment				Score*	Factor	Assessr	ment						Score*
Landscape quality	Well maintained, domestic setting and some indication of degraded	d features			Med - 2	Recognition of value	Part of s	ite is w	vithin conse	ervation area				Med - 6
Scenic quality	Conservation area with strong aesthetic qualities, some human det	tractors on 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 of LCA				High - 3	VISUAL SUSCEPTIBI	LITY					Total	I Score (/25)	15
Conservation interests	Part of site within Ruddington Conservation Area, listed buildings a	and some TPOs within study area			High - 3	Factor	Assessr	ment						Score*
Recreation value	Couple of PRoW, limited public open space				Low - 1	Primary receptors	Resident	tial - si	ite is a part	of the rural outlook for the village				Med - 4
Perceptual aspects	Degree of tranquillity despite A60, strong character especially with	in conservation area			Med - 2	Secondary receptors	Transpo	rt - site	e not impor	tant for visual amenity				Low - 2
Associations	N/a				Low - 1	Number of receptors	Village e	edge lo	cation with	A road				Med - 4
LANDSCAPE SUSCE	PTIBILITY	To	otal Score	(/25)	15	Visibility of site	Open vie	ews to	site, obscu	red by built form from west				Med - 4
Factor	Assessment				Score*									
Subtraction	Loss of part of conservation area				Med - 4									
Addition	Extension of urban edge				Low - 2									
Perception	Extension of urban edge into open countryside, A60 currently form	is strong settlement edge			High - 6									
Policy	N/a				Low - 2									
	APE SENSITIVITY (Combined Value and Susceptibility)		otal Score	(/50)	31					Value and Susceptibility)		Total	I Score (/50)	28
Overall medium landscap	pe sensitivity derived from medium landscape value and medium su	sceptibility				Overall low visual sensiti	vity derived	d from	low visual	value and medium susceptibility				
Notes						Notes								
MITIGATION OPPOR	TUNITIES / RECOMMENDATIONS													
Landscape planting	X					Form of development	X							
Landscape buffer		itigated without losing character				Local vernacular	×							
Site features	×					Other	×							
CONSTRAINTS														
On-site	Conservation area, some trees	are TPOd as part of conservation area				Off-site								
CONCLUSION														
The site comprises one a	arable field located immediately east of A60 and north of Flawforth L	Lane. There are some PRoW's within the stu	udy area a	and a o	distinct lac	k of public open space. There	are a goo	d numl	ber of cons	ervational interests within the study	area with part of the site overlapping with	Ruddington Conservati	ion Area. The	re is an

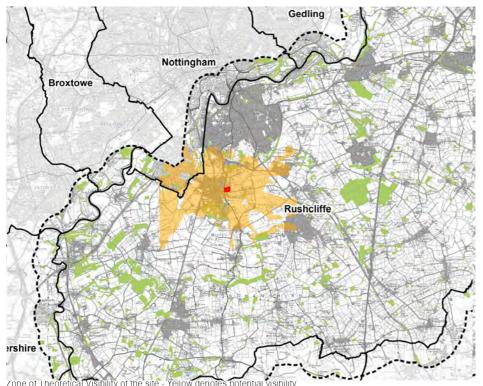
overall medium landscape value within the study area due to the conservation area displaying strong aesthetic qualities. There is a medium susceptibility to change with the loss of part of the conservation area. There is a medium number of potential receptors as the site is on the village edge and in close proximity to a busy A road. The overall visual susceptibility is medium as the site forms part of the rural amenity for the village with some open views. Overall, there is low visual sensitivity.



Landscape Susceptibility
Visual Susceptibility

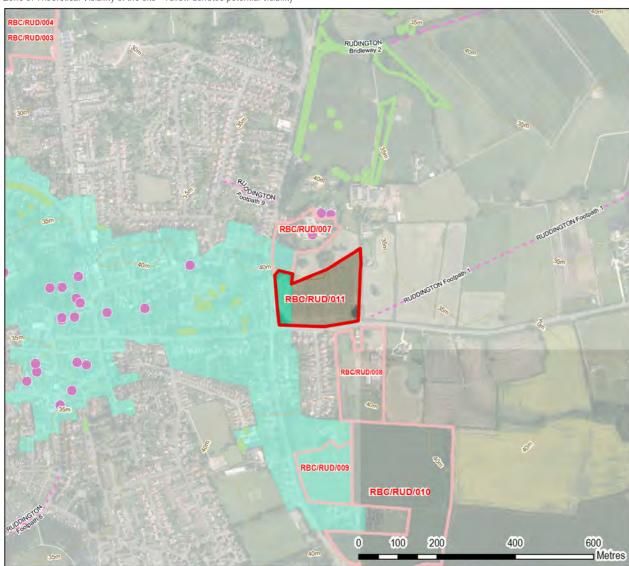
^{*} Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through 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.

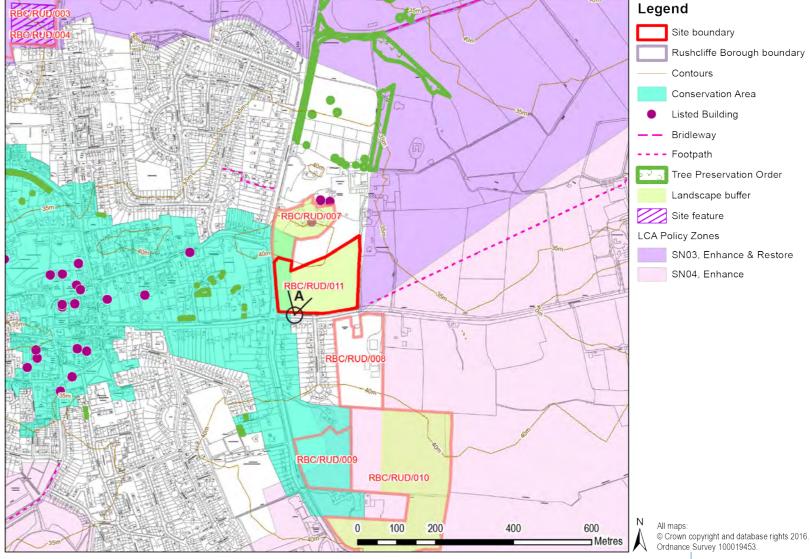
RUD/011 - Land to the east side of Loughborough Road





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 Area	5	Settlement Pat	ttern	LCA	Study Area	Land Cover	I	LCA S	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area
Vales & valley bottoms	×	×	×	l l	Nucleated		4	4	Arable farms	-	√	×	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	4	Trees & woods	4	×	4	Boundary treatments	Variable	Variable	
Sloping (low hills)	\checkmark	V	4		Dispersed		×	✓	Woodland		√	×	✓	Coverts & tree groups	×	×	4	Enclosure pattern	Sub-regular	Sub-regular	
Coastal dunes / shingle	×	×	×		Waste ground /	derelict	×	×	Rough / wild / equestri		X	×	×	Other trees	4	√	√	Tree pattern	Linear	Linked	
Marine levels High plateau (>300m)	×	×	×		Unsettled Coalfields		×	×	Disturbed Urban / brownfield	+	X	×	X	Open / unwooded	×	×	X	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	_	Generally well maintained with some degraded areas. Variable across study area with degree of human influence. some positive aesthetic aspects.												Recognition of value	N/a						Low - 3
Scenic quality	Variat	, , ,												Indicators of value	N/a						Low - 3
Rarity	N/a	, , ,												Other value	Recrea	ational v	/alue				Med - 6
Representativeness	Most a	aspects	represent	ative bu	ut with differend	ces in settlen	nent patte	ern					Med - 2	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	4						Not al	ble to be mi	tigated					Local vernacular	×						
Site features	×													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

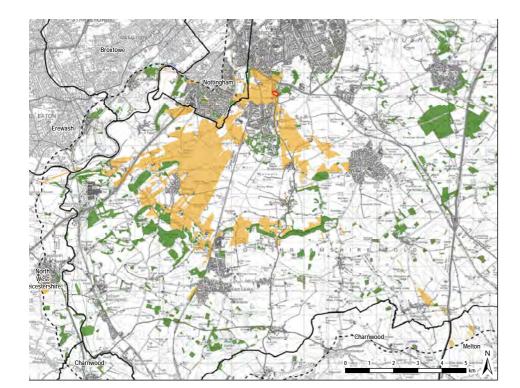
Visual Sensitivity

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



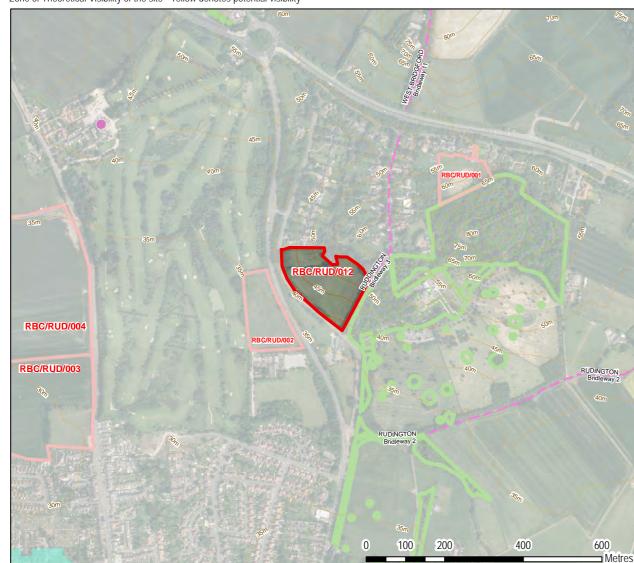
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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_iSurvey 100019453. 200 600

Landscape designations / Potential development mitigation recommendations

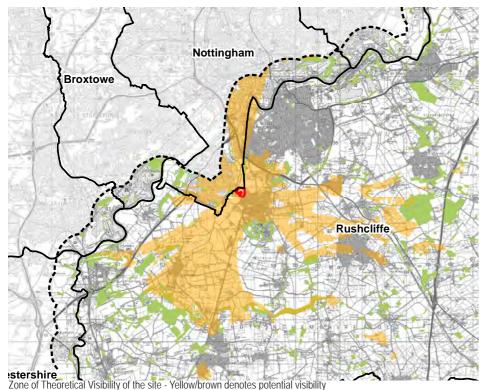
LANDSCAPE AN	ID VIS	SUAL	SENSIT	IVITY ASSESSMENT							CLIENT:	Rushcliffe Borough Council							Aggregate	Score (/100)	: 42
SITE REFERENCE:			R	UD/013 - Land off North Road				DATE VISITED:	1	9/05/20	17							SURVEYED BY: RW		CHECKED BY	_
EXISTING LANDSCA	PE CH/	ARAC	TER			I	ands	scape character within site			SNO	3 (Poor-Moderate)			La	andsca	ape character within study area	SN02 (Poor-Moderate), SN04	(Moderate), SN	03 (Poor-Moderate)	,
					LIVI	IG LAND	SCAF	PES METHODOLOGY										OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Stud	-	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	√	×	√	Coverts & tree groups	4		✓		Enclosure pattern		Sub-regular		
Coastal dunes / shingle	×	×	×	Waste ground / derelict	×	×		Rough / wild / equestrian	4	×	×	Other trees	4		×	_	Tree pattern	Variable	Variable		
Marine levels	×	×	×	Unsettled	×	×		Disturbed	4	×	×	Open / unwooded	×	×	×	-	Other characteristics /				
High plateau (>300m)	×	×	×	Coalfields Urban	×	×	- 1	Urban / brownfield	4	×	4						features				
High hills (>600m)		^	~	UIDAII	-	4		Parkland / leisure	•			LUQUAL MALUE									
LANDSCAPE VALUE								To	tal Scor	re (/25)	12	VISUAL VALUE	ΙΔ							Total Score (/25	,
Factor	Asses		with modora	te degree of maintenance							Score* Med - 2	Factor Recognition of value	N/A	essment							Score*
Landscape quality Scenic quality				but general urban character and	detracto	rs raduca	OVAT	all scenic quality			Low - 1	Indicators of value	N/A								Low - 3
Rarity	N/A	attractiv	ve elements	but general urban character and	uciiacio	13 Teduce	OVEI	an scerne quanty				Other value	_	of racida	ntial am	nonity f	for adjacent properties				
		200 10	representativ	ro of LCA							Low - 1			ui residei	IIIIai aii	nemy i	ioi aujaceni properties			Total Score (/25	Low - 3
Representativeness	,			me TPOs but not related to the s	ito						High - 3	VISUAL SUSCEPTIBI	_	ssment						10tal Score (/25	•
Conservation interests Recreation value			nd but no oth		olic						Low - 1	Factor Primary receptors				ov nart	of overall visual amenity				Score*
Perceptual aspects				th limited tranquillity and a numb	er of det	ractors					Low - 1	Secondary receptors	N/A	aciillai - i	iot a KC	cy part	or overall visual afficility				Low - 2
Associations	N/A	and an	Jan mige wi	ar innica tranquinty and a name	or or dot	deters					Low - 1	Number of receptors		populate	d area	with re	esidential receptors, few other rec	eptor types			Med - 4
LANDSCAPE SUSCE		ITY						To	tal Scor	re (/25)	9	Visibility of site	_				cent vegetation and built form				Low - 2
Factor	Asses									()	Score*	Visibility of site	1.5.7			- ,,					2011
Subtraction	No loss	s of key	, characteris	tics							Low - 2										
Addition	Large (extensi	on of urban e	edge in context of large village							Low - 2										
Perception	Infill										Low - 2										
Policy	Ensure	any ne	ew developm	nent is close to village fringes and	d does n	ot make b	uilt fo	rm more prominent in the lar	ndscape		Low - 2										
				pined Value and Susceptibili				<u> </u>	tal Scor	re (/50)	21	OVERALL VISUAL SI	ENSITI	VITY (C	ombin	ned Va	alue and Susceptibility)			Total Score (/50	0) 21
			•	andscape value and low suscepti	<i>J</i> ,	change		-		. (/							ing to an overall low visual sensiti	vity		, , , , , , , , , , , , , , , , , , ,	<u>/ </u>
Notes					,							Notes			,		J	,			
110103												110103									
MITIGATION OPPOR	TUNITI	ES / R	ECOMMEN	IDATIONS								L									
Landscape planting	4				mature v	egetation	as fai	r as practicable				Form of development	×	Τ							
Landscape buffer	×					J						Local vernacular	×								
Site features	×											Other	×								
CONSTRAINTS																					
On-site												Off-site									
CONCLUSION																					
																	s in a low landscape value. In add of visual value and the two combin	ition, the development of the site would be ne to give a low visual sensitivity.	perceived of int	fill - which contribute	es to the
Landscape Value				Landscape Susceptibility Visual Susceptibility			Landscape Sens										ies of Landscape Value, Landscape Susceptibility, Visual Va 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.

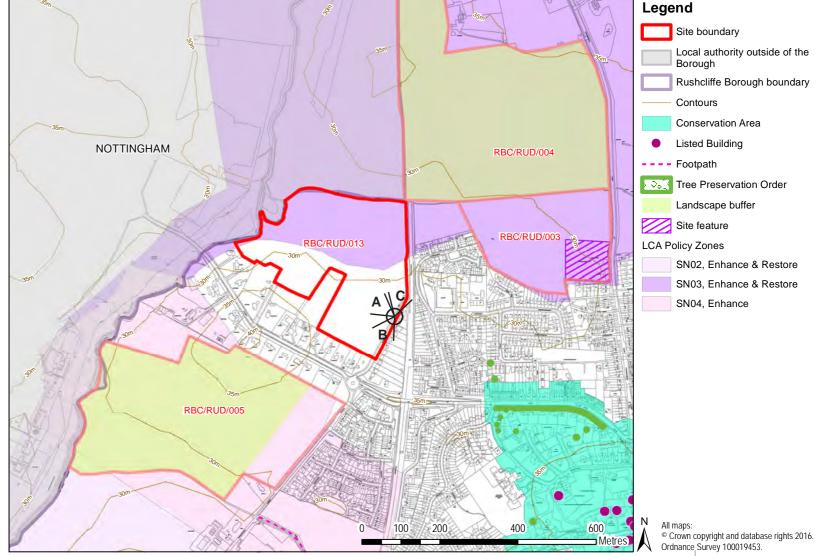


Site Photograph B - This view looks southerly along North Road and demonstrates the mature hedgerow on the site's eastern boundary, as well as the proximity of existing housing.



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.









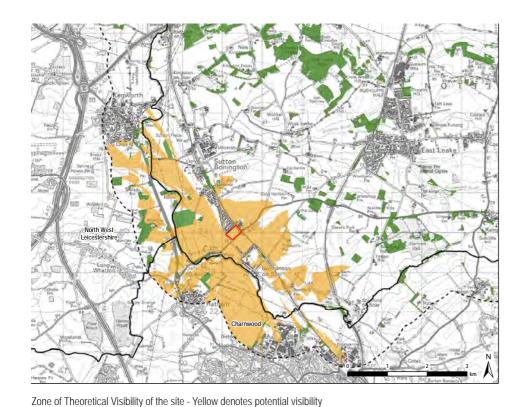
LANDSCAPE AI	ND VIS	SUAL	SENSI	TIVITY ASSESSMEN	Τ						CLIENT	Rushcliffe Borough	n Council							Aggregat	te Score (/100)	: 52
SITE REFERENCE:			RBC/S	SUT/001 - Land north of Park I	ane			DATE VISITED): (04/11/2	2016								SURVEYED BY: RW		CHECKED BY	ſ: NW
EXISTING LANDSCA	APE CH	ARACT	ER				Lands	cape character within site	te		NW	2 (Moderate - Goo	d)			Land	scap	oe character within study area	NW02 (Moderate - 0	Good), TSV02	(Moderate)	
					LIVI	NG LAN	DSCAP	PES METHODOLOGY											OTHER			
Landform	LCA	Site	Study Area	Settlement Pattern	LCA	Study Area	1 11	and Cover	LCA	Site	Study Area	Tree Cover		PZ	Site	Study Area		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms	4	×	×	Nucleated	4	4		Arable farms	4	4	4	Wooded - and		×	×	×		Spatial character	Large	Variable		
Rolling / undulating	4	×	√	Clustered	×	×		Mixed farms	×	×	×	Wooded - red		×	×	×		Indicative ground vegetation	Farmland (arable)	Variable		
Low plateau Sloping (low hills)	X	4	4	Settled Dispersed	×	×		Pastoral farms Woodland	4	X	4	Trees & wood Coverts & tre		4	×	X		Boundary treatments Enclosure pattern	Variable Planned	Variable Variable		
Coastal dunes / shingle	*	*	*	Waste ground / derelict	X	X		Rough / wild / equestrian	4	×	X	Other trees	e groups	4	✓	4		Tree pattern	Scattered	Variable		
Marine levels	×	×	×	Unsettled	×	×		Disturbed	×	×	×	Open / unwo	oded		×	×	İ	Other characteristics /				
High plateau (>300m)	×	×	×	Coalfields	×	×		Jrban / brownfield	×	×	×							features				
High hills (>600m)	×	×	×	Urban	×	×	F	Parkland / leisure	4		×							Todalaros				
LANDSCAPE VALUE	E							T	Total Sco	re (/25	i) 1!	VISUAL VA	ALUE								Total Score (/25	5) 13
Factor	Assess	sment									Score*	Factor		Assess	ment							Score*
Landscape quality	Well m	aintaine	d agricultur	al land and domestic setting							High - 3	Recognition of	of value	N/A								Low - 3
Scenic quality	Attracti	ve aven	ue of trees	adjacent to site, urban fringe of	letracts						Med - 2	Indicators of	value	N/A								Low - 3
Rarity	N/A									Low - 1	Other value		Avenue	of tree	s lining vi	llage	entrance				Med - 6	
Representativeness	Mostly	represe	ntative of s	tudy area						High - 3	VISUAL SU	SCEPTIBIL	.ITY							Total Score (/25	5) 15	
Conservation interests	Conser	vation a	rea not rela	ated, TPOS, some listed buildi	ngs					Low - 1	Factor		Assess	ment							Score*	
Recreation value	Some I	PRoW								Low - 1	Primary rece	otors	Residen	itial, pa	art of rural	setti	ing				Med - 4	
Perceptual aspects	Busy A	6006 de	tracts from	pleasant rural setting						Med - 2	Secondary re	eceptors	Road us	sers, no	ot importa	int					Low - 2	
Associations	N/A										Low - 1	Number of re	ceptors	Village 6	edge a	nd adjace	nt to	busy A6006				Med - 4
LANDSCAPE SUSCI	EPTIBIL	ITY				T	Total Sco	re (/25	j) (Visibility of si	te	Relative	ly oper	n						Med - 4		
Factor	Assess	sment									Score*											
Subtraction	N/a										Low - 2											
Addition	Extens	on of ur	ban fringe								Low - 2											
Perception			ban edge								Low - 2											
Policy				estate' character of Sutton Bon							Low - 2											
OVERALL LANDSCA	APE SE	NSITIV	TY (Com	bined Value and Suscept	bility)			T	Total Sco	re (/50)) 24	OVERALL '	VISUAL SE	NSITIVI	TY (C	ombined	d Val	lue and Susceptibility)			Total Score (/50	0) 28
Medium landscape valu	e, but lov	susce _l	tibility. Ove	erall low landscape sensitivity								Overall low vi	isual sensitivi	ity derive	d from	low visua	l valu	ue and low susceptibility				
Notes												Notes										
MITIGATION OPPOR	RTUNITI	ES / RI	COMME	NDATIONS								<u> </u>										
Landscape planting	×											Form of deve		×								
Landscape buffer	√		Buffer p	rotecting avenue of trees along	g Park La	ne, and a	along A6	6006 preventing developme	ent on hiç	gher gr	round	Local vernaci	ular	×								
Site features	×											Other		×								
CONSTRAINTS	ī													I								
On-site									Off-	site					Sev	veral TPOs along site boundary						
CONCLUSION																						
The site comprises one																			ithin the study area, including some TPO's			
																			nge with no perceived loss of character a			
sensitivity of the landsca	ape chara	icter is l	ow overall.	visually, there are no indicato	rs or reco	gnition o	value.	i nere is a medium number	r of poter	ntial re	ceptors fr	m existing resident	iai to the nort	n and the	busy	A6006 roa	ad to	tne south. The overall visual su	usceptibility is medium as the site is relative	eıy open. Ovei	rali, there is low visual	1
JULIJILIVILY.																						

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.

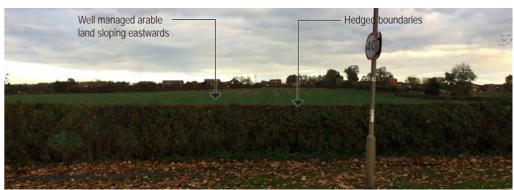
SUT/001 - Land north of Park Lane



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.

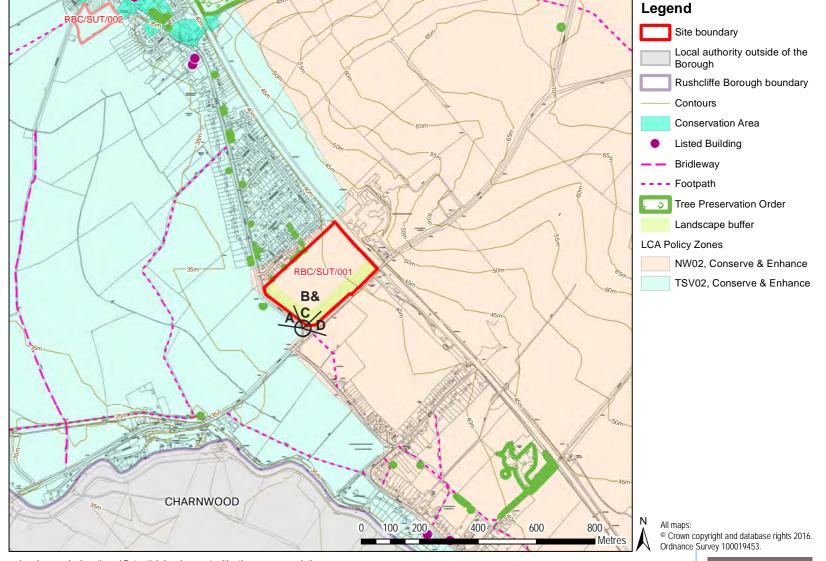


Site Photograph C - Viewpoint looking north-east through the site from Park Lane. This view further accentuates the rise in landform towards the east. On the left of the image are residential areas associated with Charnwood Fields and Charnwood Avenue.



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





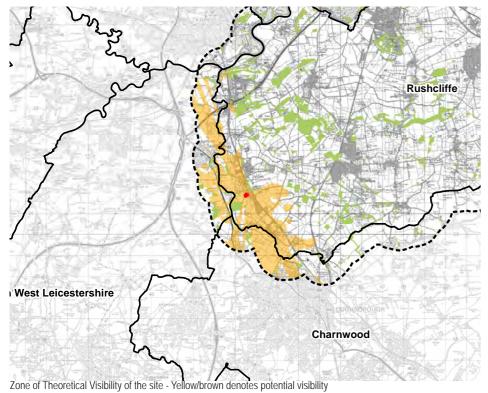
Landscape designations / Potential development mitigation recommendations

LANDSCAPE AN	SUT/002 - Land south of Pasture Lane LINING LANDSCAPES METHODOLOGY LCA Site Study Area IN LINING LANDSCAPES METHODOLOGY LCA Site Study Area IN Localed Area In Localed Area IN Localed Area IN Localed Area IN Localed Area In Localed Area														CLIENT	Rus	shcliffe Borough Council							Aggregate	e Score (/100):	: 61
SITE REFERENCE:			SUT	Γ/002 -	Land sou	th of Pasture	e Lane				DATE VISI	ITED:	19	9/05/20	017								SURVEYED BY: MB		CHECKED BY	′: NW
EXISTING LANDSCA	PE CHA	RACT	ER						L	ands	cape character within	n site			-	SV0	02 (Moderate)			L	andsca	ape character within study are	NW02 (Moderate - C	Good), TSV02 (N	Moderate)	
							L	VING	LANDS	CAP	ES METHODOLOGY												OTHER			
Landform	LCA	Site	_	Se	ettlemen	Pattern	L	AI.		ı	and Cover		LCA	Site	Study Area		Tree Cover	PZ	Z Site	Stu	·	Descriptive Attribute			Study Area	
Vales & valley bottoms	-	4	4				4	_					-	×	×]	Wooded - ancient	×	X	×		Spatial character	Small	Variable		
Rolling / undulating		×	×									_	* *	×		1	Wooded - recent	×		- : :		Indicative ground vegetation	Grassland / grazing	Variable		
Low plateau Sloping (low hills)		×	×									\dashv	4	⋖	- 1	1	Trees & woods Coverts & tree groups	4	X		-	Boundary treatments Enclosure pattern	Variable Sub-regular	Variable Sub-regular		
Coastal dunes / shingle		X	X			nd / derelict						an l	1	\$	X	┨	Other trees		1		\vdash	Tree pattern	Linear	Variable		
Marine levels	V V	×	×										_	×	×	1	Open / unwooded		×			Other characteristics /				
High plateau (>300m)		×	×											×	_]						features		1		
High hills (>600m)		X	×	Ur	rban		>		X	F	Parkland / leisure		_		_	Ļ						Toutaios		<u> </u>		
LANDSCAPE VALUE												Tota	al Score	e (/25)	20	1	VISUAL VALUE								Total Score (/25)	5) 15
Factor	Assess	ment													Score*		Factor	Ass	essment	t						Score*
Landscape quality	Some attractive areas of townscape and attractive rural edge														High - 3		Recognition of value	Cons	servation	area a	djacen	t to site - site is featured in CA a	ppraisal as example of pasture surrounding	village		High - 8
Scenic quality	quality Well managed study area with few detractors Hity Some attractive areas of townscape and attractive rural edge Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' N														High - 3		Indicators of value	N/A								Low - 3
Rarity	Assessment quality Well managed study area with few detractors Hig lity Some attractive areas of townscape and attractive rural edge Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' Meativeness Mostly representative of study area Hig on interests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Me														Med - 2		Other value	N/A								Low - 3
Representativeness	ASSESSMENT Quality Well managed study area with few detractors High Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' Mostly representative of study area Mostly representative of study area On interests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Well Assessment High High Med Assessment Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Med Assessment High Tranquil village setting with strong historic vernacular including historic field pattern High High Tranquil village setting with strong historic vernacular including historic field pattern High														High - 3]	VISUAL SUSCEPTIB	LITY							Total Score (/25)	i) 11
Conservation interests	au (>300m)													POs	Med - 2]	Factor	Ass	essment	t						Score*
Recreation value	Waste ground / derelict Waste ground / derelict Waste ground / derelict Unsettled Waste ground / derelict Waste ground / derelict Unsettled Waste ground / derelict Waste ground / derelict Unsettled Waste ground / derelict Waste ground / waste ground / derelict Waste ground / derelict Waste ground / derelict Waste ground / Wa														Med - 2]	Primary receptors	Resi	idential, s	site forn	ns part	of the view from residential prop	perties and part of the rural context			Med - 4
Perceptual aspects	Settled Settle														High - 3		Secondary receptors	Reci	reation, f	ootpath	adjace	ent, not seen as a key part of the	visual experience			Low - 2
Associations	hills) Se / shingle Se / shi														Low - 1		Number of receptors	Villa	ge edge	but the	village	is relatively small in size				Low - 2
LANDSCAPE SUSCE	PE VALUE Assessment quality Well managed study area with few detractors ty Some attractive areas of townscape and attractive rural edge High Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' Med diveness Mostly representative of study area High In interests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Med aspects Tranquil village setting with strong historic vernacular including historic field pattern By N/A PE SUSCEPTIBILITY Total Score (/25) Assessment Loss of rural pasture setting to Conservation Area as mentioned in the CA appraisal, as well as historic field pattern High Extension of urban edge Low Extension to urban edge into pastoral setting Conserve the older field patterns within the character area such as those reflecting open systems Med -													(/25)	15		Visibility of site	Site	is genera	ally visu	ally co	ntained by surrounding vegetation	on			Low - 2
Factor	Assessment Well managed study area with few detractors Some attractive areas of townscape and attractive rural edge High - 3 Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' Med - 2 Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields' Med - 2 High - 3 Atterests Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs Med - 2 High - 3 Ned - 2 High - 3 Ned - 2 Extension of urban edge Low - 2 Extension to urban edge into pastoral setting Low - 2 Extension to urban edge into pastoral setting														Score*											
Subtraction	Loss of	rural pa	asture setti	ing to C	Conservat	ion Area as ı	mentioned	l in th	e CA ap	praisa	al, as well as historic fie	eld patt	ern		High - 6]										
Addition	Extensi	on of u	ban edge												Low - 2											
Perception						•									Low - 2											
Policy								as th	ose refle	ecting	open systems				Med - 4											
			•				<i>J</i> ,					Tota	al Score	e (/50)	35							alue and Susceptibility)			Total Score (/50))) 26
	pe sensit	ivity de	rived from	high la	ndscape	value and me	edium sus	ceptik	oility to c	hange	9						Medium visual value cor	nbined	with low	visual s	uscept	tibility to give an overall low visu	al susceptibility			
Notes																	Notes									
MITIGATION OPPOR		S/RE	COMME	NDATI	ONS																					
Landscape planting	V						Ret	ain bo	oundary	veget	ation						Form of development	\checkmark					Respecting historic field pattern			
Landscape buffer Site features	×																Local vernacular Other	√ ×				Respect conservation	on area, similar to adjacent new housing on	Pasture Close		
CONSTRAINTS	~																Tottlei		<u> </u>							
CONSTRAINTS	Т																T	Т								
On-site							His	toric f	ield patte	ern							Off-site									
CONCLUSION	ION																									
landscape character - co	ON prises a pastoral field exhibiting a historic pattern reflecting open fields - as identified by the Nottinghamshire Historic Landscape Characterisation. The aracter - contributes to the high landscape value. There is a medium landscape susceptibility owing in part to the loss of the historic field pattern and I containment in its context.																									

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.

SUT/002 - Land south of Pasture Lane





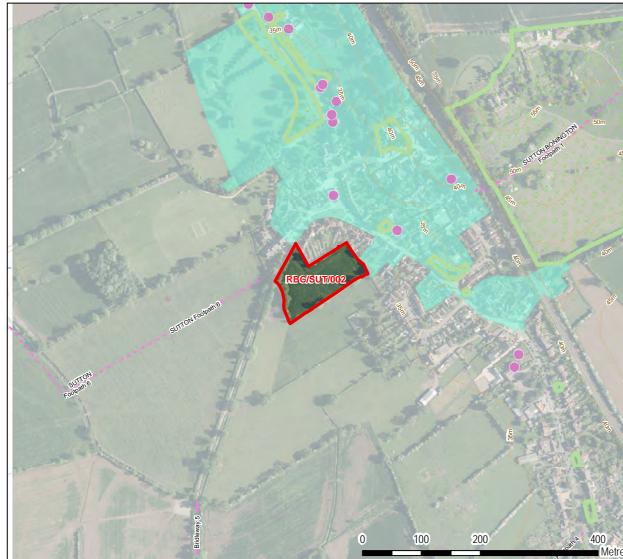
Site Photograph A - In this location, the view looks easterly directly into the site from Pasture Lane. Within the panorama is demonstrated the pastoral nature of the site, as well as the degree of enclusore of the site from pasture Lane. In the background of the view can be seen the gardens of houses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

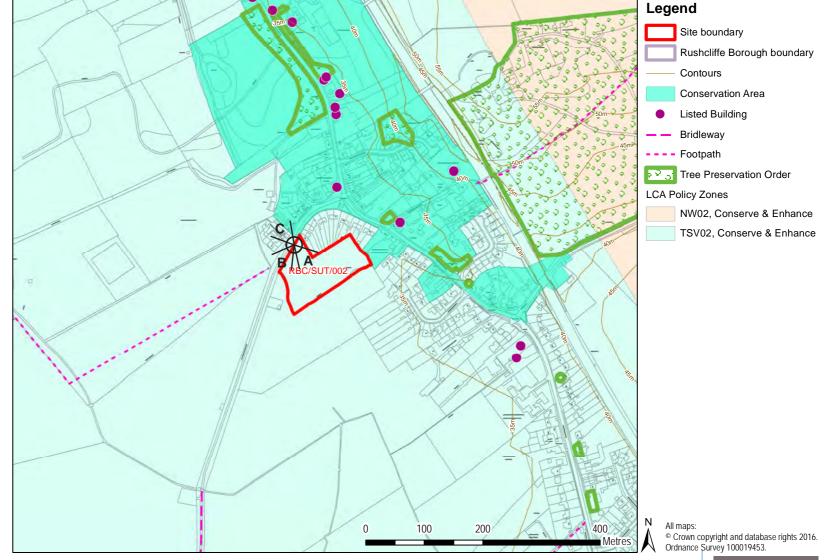


Site Photograph B - This panorama looks southerly along Pasture Lane, with the site's western boundary on the left-hand side of the view, again emphasising the strong level of enclosure provided by it. The lane at this point is narrow and well-vegetated by hedgerow trees - a characteristic which Nottinghamshire 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	AL SENSI	TIVITY ASSESSM	ENT				(CLIENT: F	Rushcliffe Borough Council						Aggregate	Score (/100):	: 59
SITE REFERENCE:		RBC/SL	JT/003 - Land south of Land	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	cape character within study a	rea NW02 (Moderate - C	Good), TSV02 (N	Moderate)	
				LIVI	NG LANDS	CAPES METHODOLOGY	•				•				OTHER			
Landform	LCA S	ite Study Area	Settlement Pattern	LCA	Study Area	Land Cover	LCA	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms		< ×	Nucleated	4	4	Arable farms		4	4	Wooded - ancient	×	×	×	Spatial character	Medium - framed	Variable		
Rolling / undulating		(X	Clustered	×	×	Mixed farms		×	×	Wooded - recent		×	×	Indicative ground vegetatio		Variable		
Low plateau	×		Settled	×	×	Pastoral farms		×	√	Trees & woods		×	×	Boundary treatments	Variable	Variable		
Sloping (low hills) Coastal dunes / shingle	X 3	2 2	Dispersed Waste ground / derelic	et 🗶	×	Woodland Rough / wild / equestrian		×	×	Coverts & tree groups Other trees	-	X	4	Enclosure pattern Tree pattern	Sub-regular Linear	Variable Variable		
Marine levels	X	\ X	Unsettled	X	X	Disturbed		X	X	Open / unwooded	×	×	×	·	Linear	Variable		
High plateau (>300m)	X	< ×	Coalfields	×	×	Urban / brownfield		×	4		, , , ,	• • •		Other characteristics / features	Conservation area adjacent to site			
High hills (>600m)	X >	() X	Urban	×	×	Parkland / leisure	4	×	4					leatures				
LANDSCAPE VALUE						To	otal Score	(/25)	18	VISUAL VALUE							Total Score (/25	5) 13
Factor	Assessme	ent							Score*	Factor	Assessn	nent						Score*
Landscape quality	Well maint	ained agricultui	ral land and domestic settir	ıg					High - 3	Recognition of value	Adjacent	to cor	nservation	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 tenni	is courts /	club				Low - 3
Representativeness	Mostly rep	resentative of s	study area						High - 3	VISUAL SUSCEPTIBI	LITY						Total Score (/25	5) 13
Conservation interests	Conservat	on area adjace	ent to site, TPOS, some list	ed buildings					Med - 2	Factor	Assessn	nent						Score*
Recreation value	Network of	PRoW, recrea	tional facilities adjacent to	site					High - 3	Primary receptors	Recreation	onal, s	site is part o	of setting				Med - 4
Perceptual aspects	Tranquil, r	ural setting on (edge of settlement						Med - 2	Secondary receptors	Road use	ers, sit	te not impo	ortant to experience of landscap				Low - 2
Associations	N/A								Low - 1	Number of receptors	Village e	dge wi	ith minor ro	oads, slightly separate from mai	village			Med - 4
LANDSCAPE SUSCE	PTIBILIT\	/				To	otal Score	(/25)	15	Visibility of site	Site is ob	oscure	d in parts I	by intervening built form, landfor	n and vegetation			Low - 2
Factor	Assessme	ent							Score*									
Subtraction	N/a								Low - 2									
Addition		<u> </u>	o 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,		To	otal Score	(/50)	33					Value and Susceptibility)			Total Score (/50	0) 26
Medium landscape value	e and mediu	m susceptibility	ı. Overall medium landscap	e sensitivity						Overall low visual sensiti	vity derived	from	low visual	value 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 conse	vation area, perhaps referencing adjacent ne	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																		
close to the main urban	edge, but cr	ucially is detac		nt would incre	ase perceiv	ed urbanisation in the study are									in the study area, both of which contribute to ally, the site has a low value within the conte			

Landscape Sensitivity

Visual Sensitivity

Landscape Value

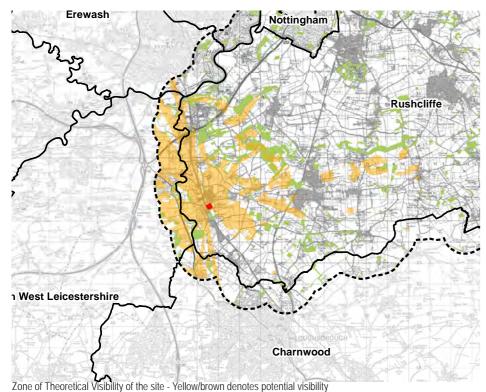
Visual Value

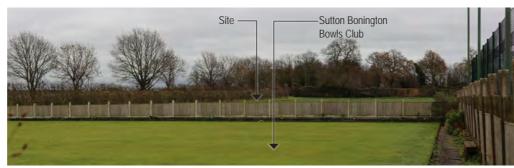
Landscape Susceptibility
Visual Susceptibility

* 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

Aerial view of the site





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.

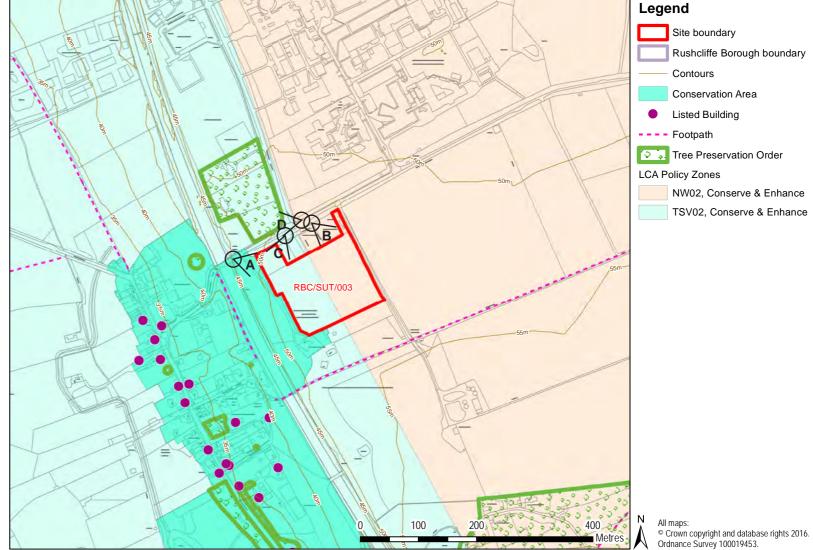
Rushcliffe Borough boundary

NW02, Conserve & Enhance TSV02, Conserve & Enhance

Contours

Conservation Area Listed Building





Landscape designations / Potential development mitigation recommendations