

Radcliffe on Trent





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

SITE REFERENCE: RBC/RAD/001 - Land north of Nottingham Road DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site n/a Landscape character within study area SN04 (Moderate), SN05 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Urban fringe with degraded agriculture and equestrian uses	Low - 1
Scenic quality	Landscape quality variable but often degraded. Built form, settlement locally high quality	Med - 2
Rarity	N/A	Low - 1
Representativeness	Reasonable correlation with some anomalies in key LCA features	Med - 2
Conservation interests	TPOs and listed buildings in clusters	Low - 1
Recreation value	No PRoW across site but cycle route and network of PRoW in study area, as well as public open space	High - 3
Perceptual aspects	Urban fringe with some tranquillity and sense of rural setting between railway and village edge	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of agricultural land and potentially tree and shrub cover	Low - 2
Addition	Extension of urban edge into rural setting in between village and A52 / railway. Potentially unsympathetic	Low - 2
Perception	Rural setting lost with a perceived increase in urbanisation	Med - 4
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Overall low landscape visibility derived from low value and susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	None	Low - 3
Indicators of value	None	Low - 3
Other value	Rural setting to village edge	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential on village edge. Site part of rural setting of village	Med - 4
Secondary receptors	Recreational / Transport - site is a small part of perceived visual amenity	Low - 2
Number of receptors	Village edge and highway	Med - 4
Visibility of site	Mostly restricted by vegetation and transport infrastructure	Low - 2

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

Low visual value and susceptibility contributing to an overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain blocks of vegetation defining field divisions. Retain block of woodland to east of the site.	Form of development	✗
Landscape buffer	✓	West half of site retained to avoid perception of increased urbanisation	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Access and potential flooding issues	Off-site	
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CONCLUSION

The site comprises arable, pastoral and rough land which lies between the western edge of the village of Radcliffe on Trent and the disused railway line which branches from the Nottingham-Grantham main line towards the former Cotgrave Colliery. Within the study area, there is a fair amount of degradation and a moderate representativeness to the recorded LCA, as well as a limited perception of tranquillity owing to the proximity of the settlement edge and the A52 road. The landscape value is low. In terms of susceptibility to change, development of the site has the potential to locally increase the perceived sense of urbanisation, but there would be little other notable loss of key characteristics. The landscape susceptibility is low, as is the landscape sensitivity. Visually, there is little value attached to the site apart from its role as part of the rural setting to the village and this is also reflected in the low visual susceptibility and sensitivity.

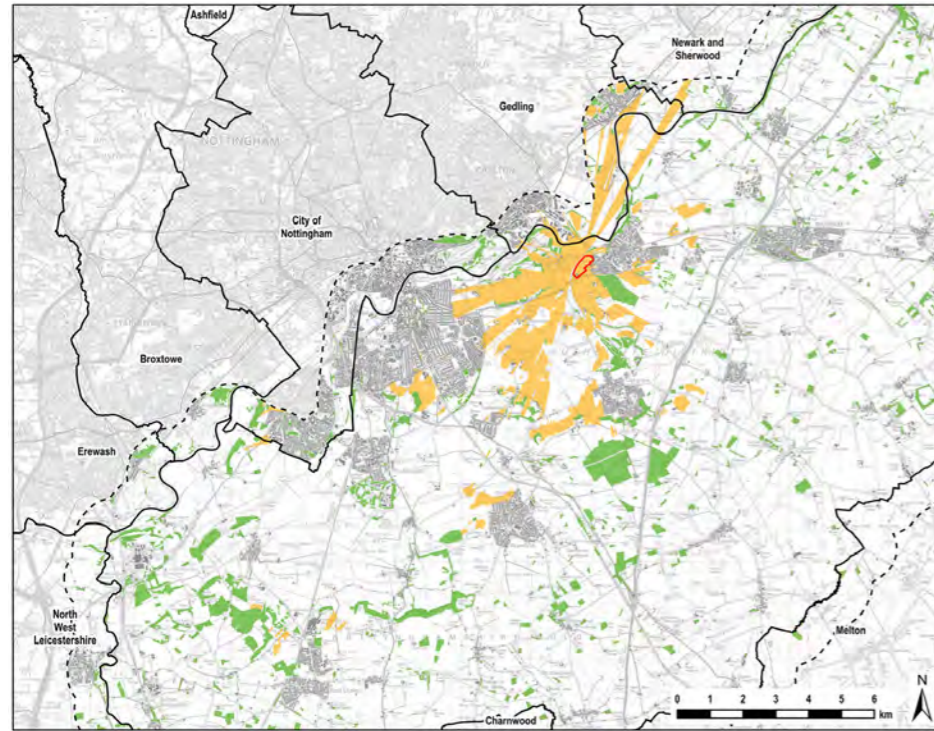
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

RAD/001 - Land north of Nottingham Road



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



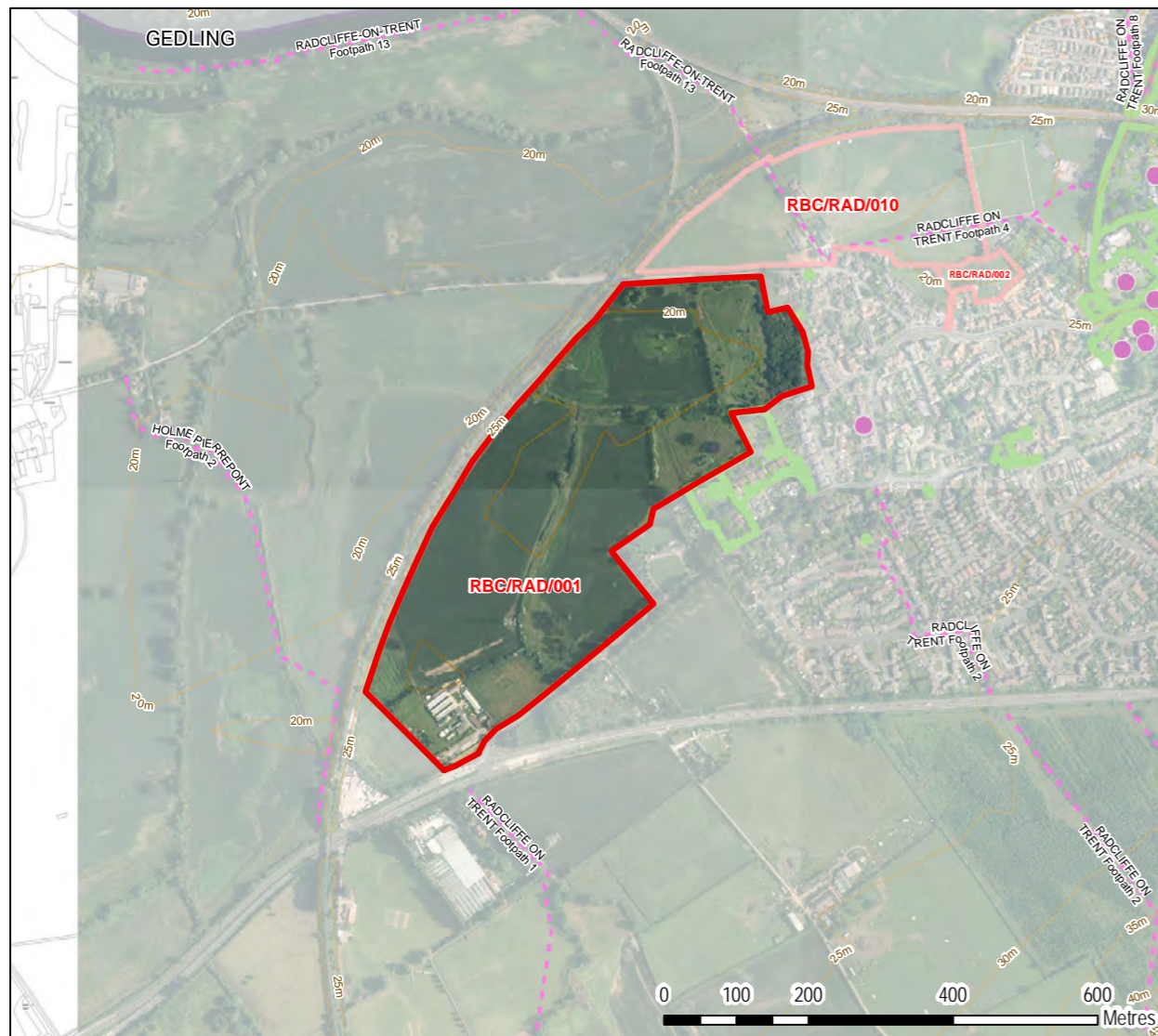
Site Photograph A - This panorama looks south from Holme Lane directly into the site. From this location can be seen both the pastoral land use of the site and its role as part of the rural context to the settlement. Running along the right hand background of the view is the raised embankment of the 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.



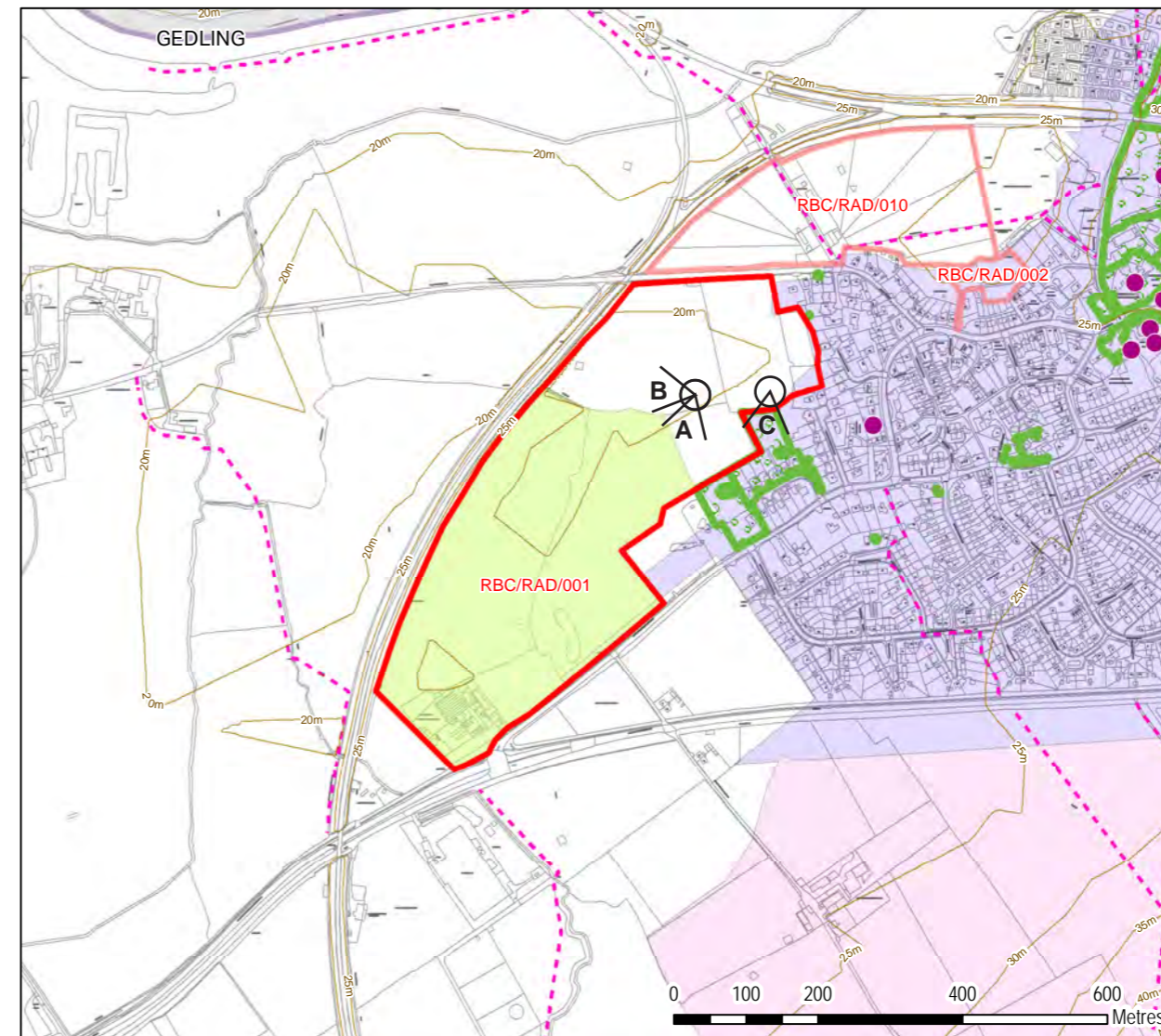
Site Photograph B - View taken looking west along Holme Lane. This panorama illustrates the rural character and recreational value of the lane, which is part of National Cycle Route 15 and links Radcliffe on Trent to Holme Pierrepont.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 39**

SITE REFERENCE: RBC/RAD/002 - 72 Main Road DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Urban edge some degraded land use and domestic setting	Med - 2
Scenic quality	Human detractors on the urban edge	Low - 1
Rarity	N/A	Low - 1
Representativeness	Some correlation but land cover not representative	Low - 1
Conservation interests	Some TPOs and listed buildings	Med - 2
Recreation value	Public open space but limited network of PRoW	Low - 1
Perceptual aspects	Rural setting but high degree of influence of urban edge in proximity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Within general settlement edge / envelope	Low - 2
Perception	Perceived as infill site	Low - 2
Policy	Conserve the older cores of villages with red brick and pantile roofed vernacular buildings	Low - 2

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **20**

Low landscape value and susceptibility, overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential from village edge properties perceived increased urbanisation.	Low - 2
Secondary receptors	Recreational from PRoW perceived increased of urban edge.	Low - 2
Number of receptors	Relatively enclosed which reduces actual visibility from potential receptors on village edge.	Low - 2
Visibility of site	Low - high degree of enclosure by vegetation and built form.	Low - 2

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **19**

Overall low visual sensitivity arising from a low value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retention of some boundary vegetation which encloses the site	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Potential access issues depending on ownership	Off-site	
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CONCLUSION

The site comprises pasture and rough ground nestled into the north-western edge of Radcliffe on Trent. The landscape value of the study area is low, with little scenic quality, correlation to existing landscape character, recreational value or tranquillity. Development of the site would be perceived as infill with no notable loss of key characteristics and as such the landscape susceptibility is also low. The landscape sensitivity is low overall. The site has no visual value in its surroundings and has a limited contribution to surrounding receptors owing to its low visibility. Overall, the visual value, susceptibility and sensitivity area all low.

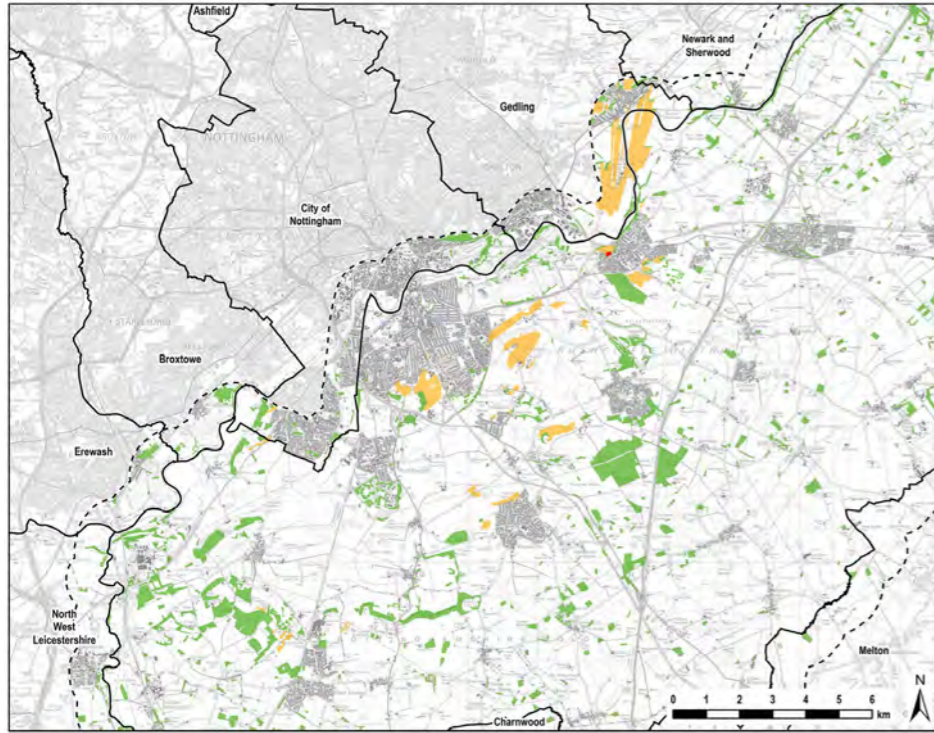
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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RAD/002 - 72 Main Road



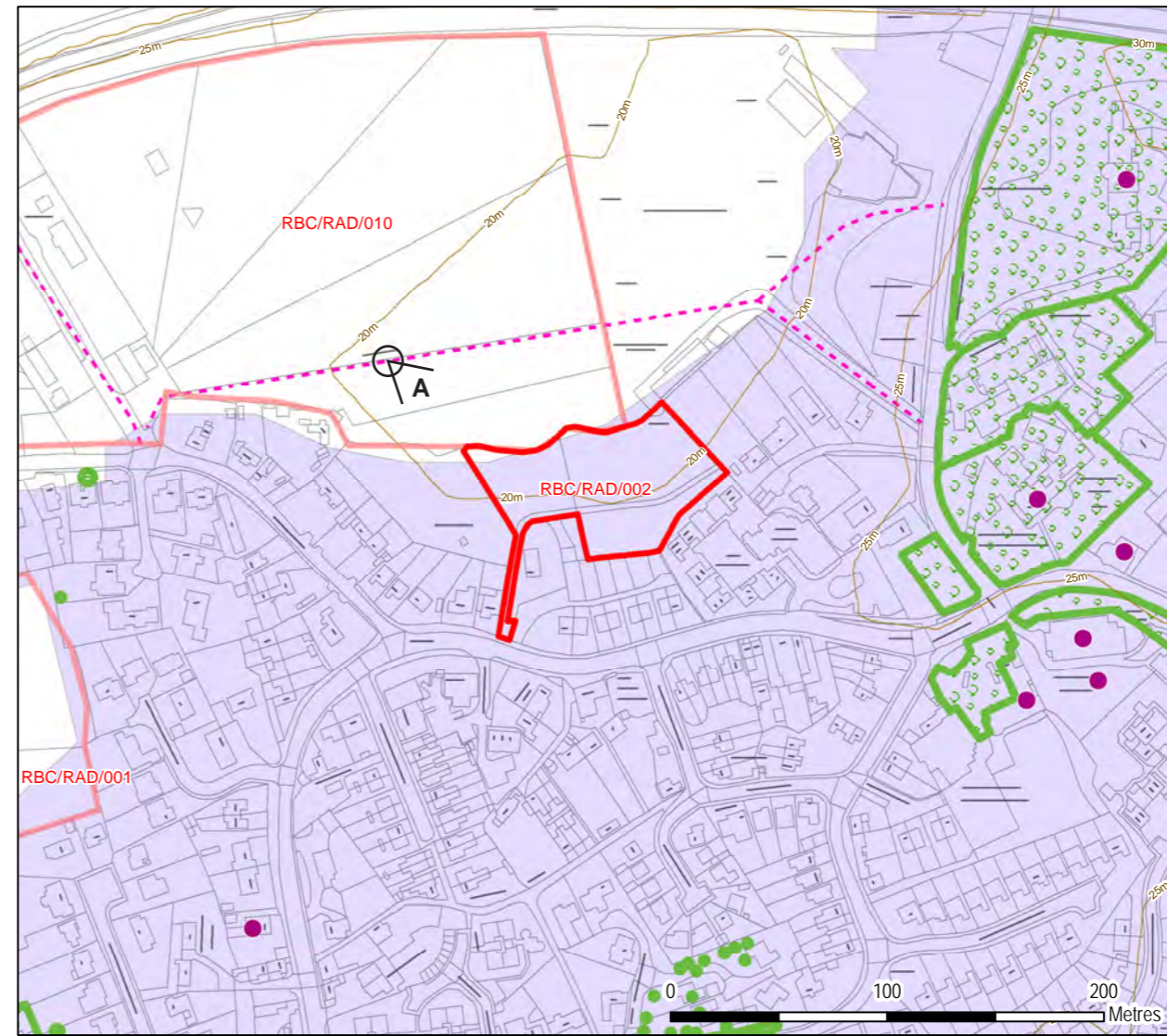
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - LCA Policy Zones
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/003 - Land off Shelford Road DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Well maintained generally. Some degraded elements such as hedges within or bounding intensive arable land	Med - 2
Scenic quality	Strong rural character particularly in north east of study area. Landform adds to interest	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some aspects representative but more wooded than LCA generally	Med - 2
Conservation interests	A number of TPOs, some ancient woodland	Low - 1
Recreation value	Limited PRoW, sport pitch but otherwise absent	Low - 1
Perceptual aspects	Rural edge with some perception of tranquillity towards north-eastern study area	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge, potentially increased density	Med - 4
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Overall low landscape value, with low landscape susceptibility and sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Part of the rural setting to the settlement	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - forms part of the rural setting to the houses	Med - 4
Secondary receptors	Part of the rural view from Shelford Road and railway line from Nottingham to Grantham	Low - 2
Number of receptors	Moderate number of receptors particularly in west of study area	Med - 4
Visibility of site	Higher land prominent, but lower land more contained	Med - 4

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

Low visual value and medium susceptibility, contributing to an overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗		Form of development	✓	Similar density to existing
Landscape buffer	✓	Avoid roof lines above landform skyline	Local vernacular	✗	
Site features	✗		Other	✗	



CONSTRAINTS



On-site		Off-site	Railway line on southern boundary
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CONCLUSION

The site comprises a series of arable and pastoral fields on the eastern edge of Radcliffe on Trent, forming a block of development towards the east of the village. The landscape value in the study area is low overall, but the generally well maintained landscape quality, the representativeness of the study area with regards to the LCA 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 for both residential and transport receptors and has a medium visibility, resulting in a medium susceptibility. The visual sensitivity is overall low.

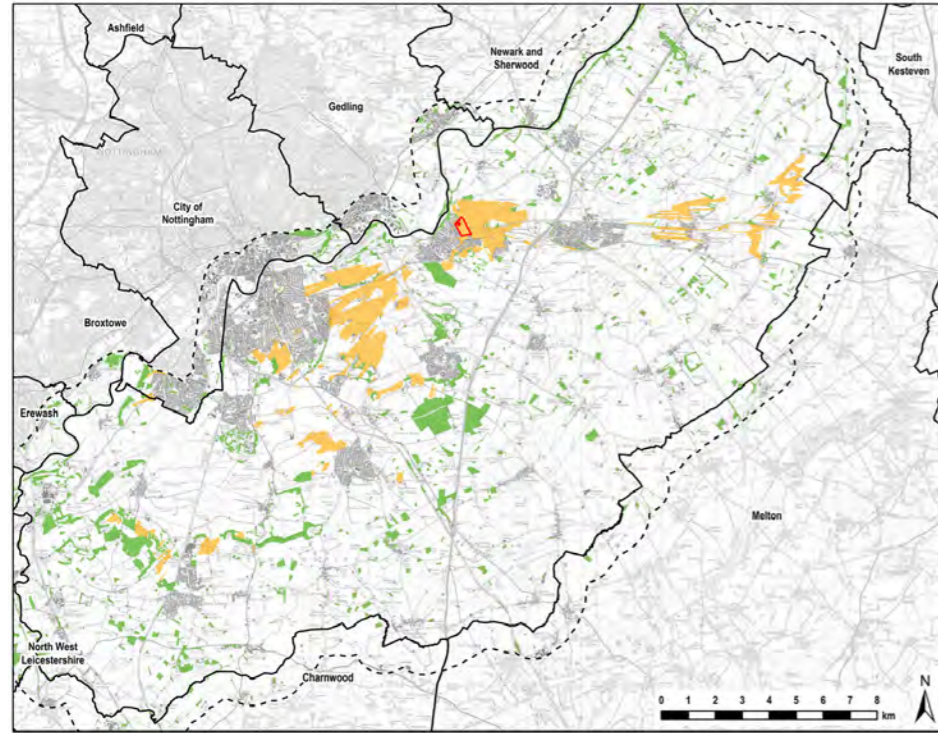
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

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



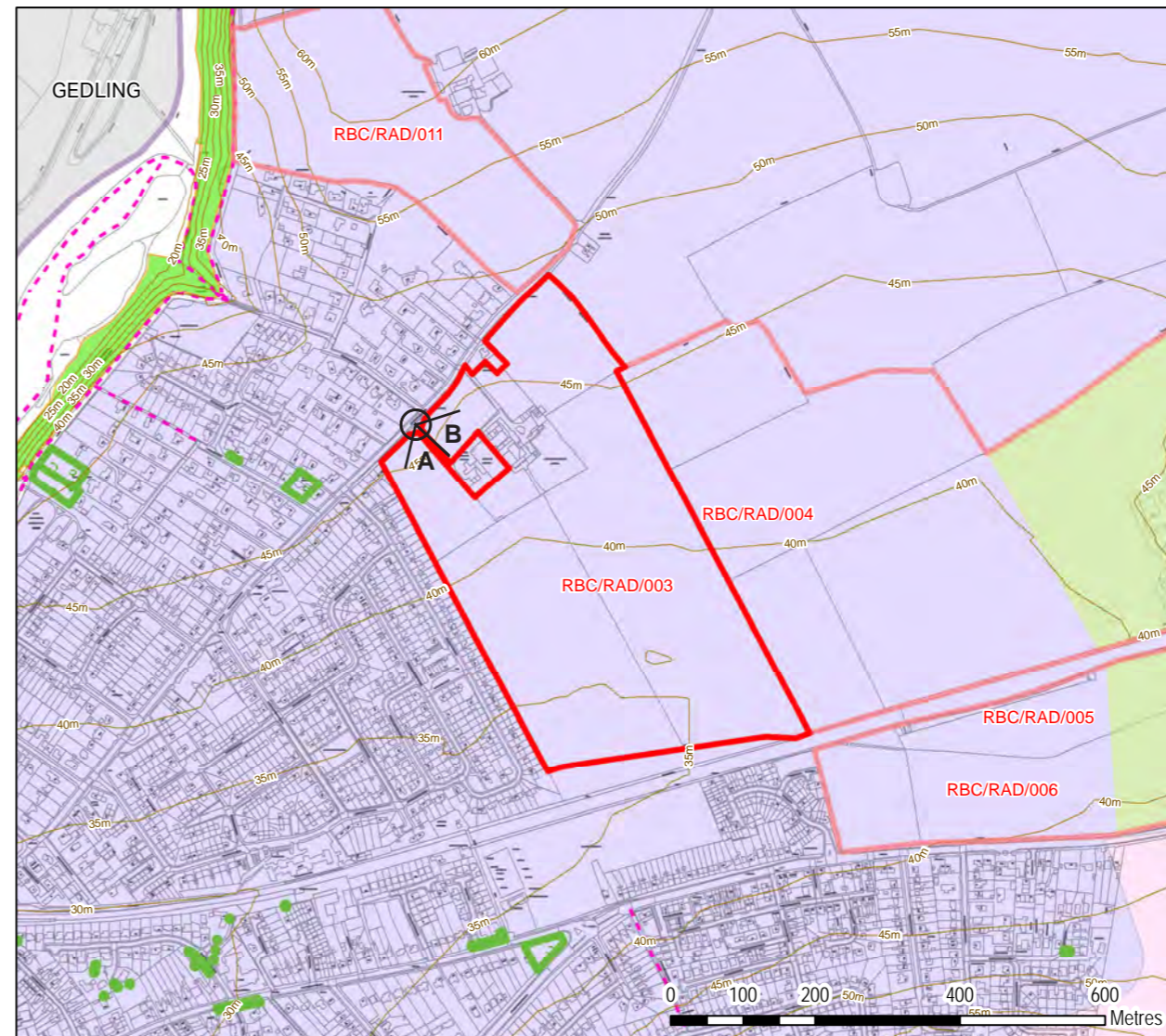
Site Photograph A - Looking south from Shelford Road within the site, the view illustrates the pastoral land-use and village edge context to the site. To the left of the view can be seen Shelford Road Farm and to the far right can be seen houses on the urban edge on Shelford Road. In the distance are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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Ancient Woodland
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 65**

SITE REFERENCE: RBC/RAD/004 - Land off Shelford Road (2) DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Well maintained generally. Some degraded elements such as hedges within or bounding intensive arable land	Med - 2
Scenic quality	Strong rural character particularly in north east of study area. Landform adds to interest	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some aspects representative but more wooded than LCA generally	Med - 2
Conservation interests	Conservation area plus several TPOs, as well as ancient woodland	Med - 2
Recreation value	Limited PRoW, sport pitch but otherwise absent	Low - 1
Perceptual aspects	Perceived tranquillity away from settlements and A52. Strong rural edge	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of strong rural character particularly to the east	Med - 4
Addition	Illogical extension of urban edge	Med - 4
Perception	Finger of development adding urbanisation and degrading rural character	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Overall low landscape value but medium landscape susceptibility and sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Strong rural setting to the settlement	High - 8

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

Factor	Assessment	Score*
Primary receptors	Residential - forms rural setting to the houses	High - 6
Secondary receptors	Rural view from minor road to Shelford and railway line from Nottingham to Grantham	Med - 4
Number of receptors	Moderate number of receptors particularly in west of study area	Med - 4
Visibility of site	Higher land prominent, but lower land more contained	Med - 4

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

Medium visual value and susceptibility, contributing to an overall medium sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain woodland on hill tops	Form of development	✗	
Landscape buffer	✓	Avoid hill top development and eastern edge of site. Avoid roof lines above landform skyline	Local vernacular	✗	
Site features	✗		Other	✓	Illogical as stand alone site. If developed bring forward with RAD/005



CONSTRAINTS



On-site	Landform and potential access issues	Off-site	Railway line on southern boundary
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CONCLUSION

The site comprises a series of arable fields on the eastern edge of Radcliffe on Trent, forming a large finger of development towards the east into the rural setting of the village. The landscape value in the study area is low overall, but the generally well maintained landscape quality, the number of conservation interests and the strong 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 a finger of development into the strong rural edge, effectively eroding this edge and creating an increased perception of urbanisation. Development on Spellow Hill will be particularly problematic in terms of increased prominence of housing in the area. Due to this, the landscape susceptibility of the study area to change is therefore medium, and the landscape sensitivity is also medium. In visual terms, the site forms a strong rural setting to the settlement and this contributes to a medium visual value. In terms of visual susceptibility, the site forms the rural setting for both residential and transport receptors and includes areas of prominent land, resulting in a medium susceptibility. The visual sensitivity is overall medium.

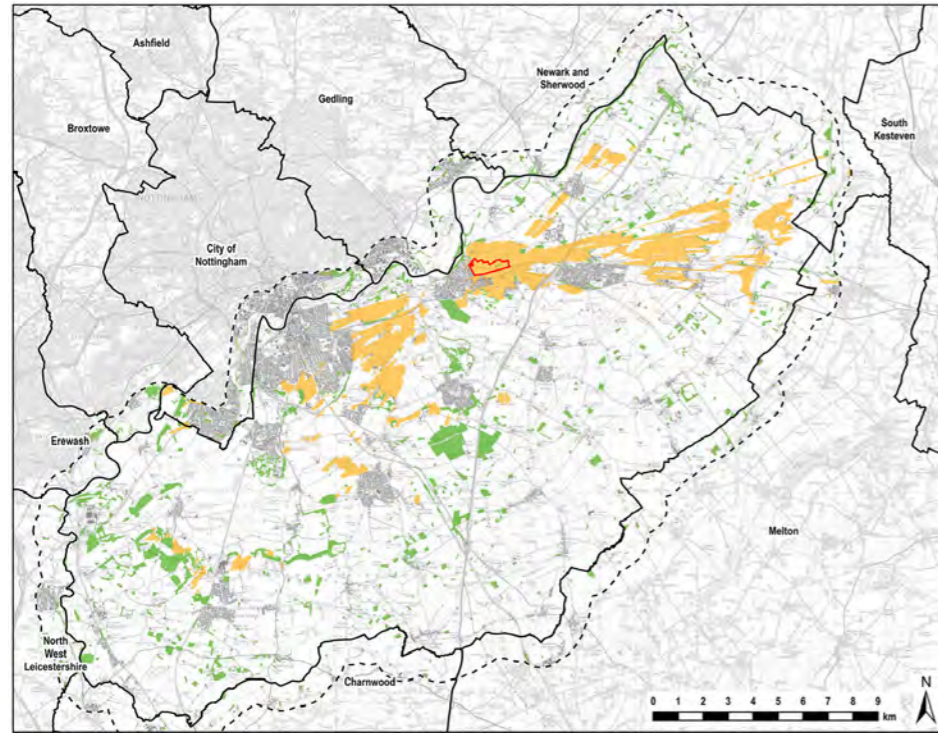
Landscape Value 
Visual Value 

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/004 - Land off Shelford Road (2)



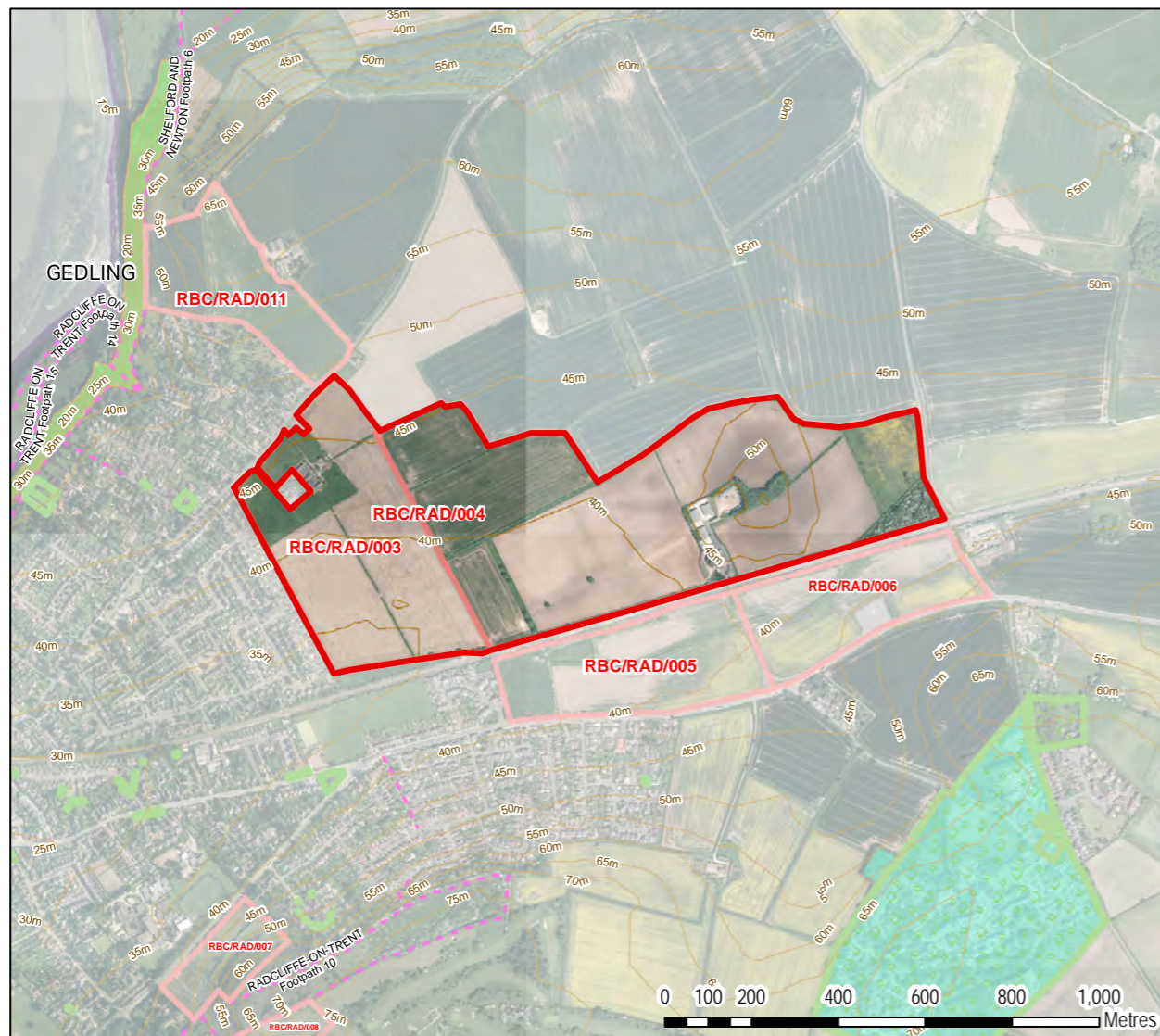
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



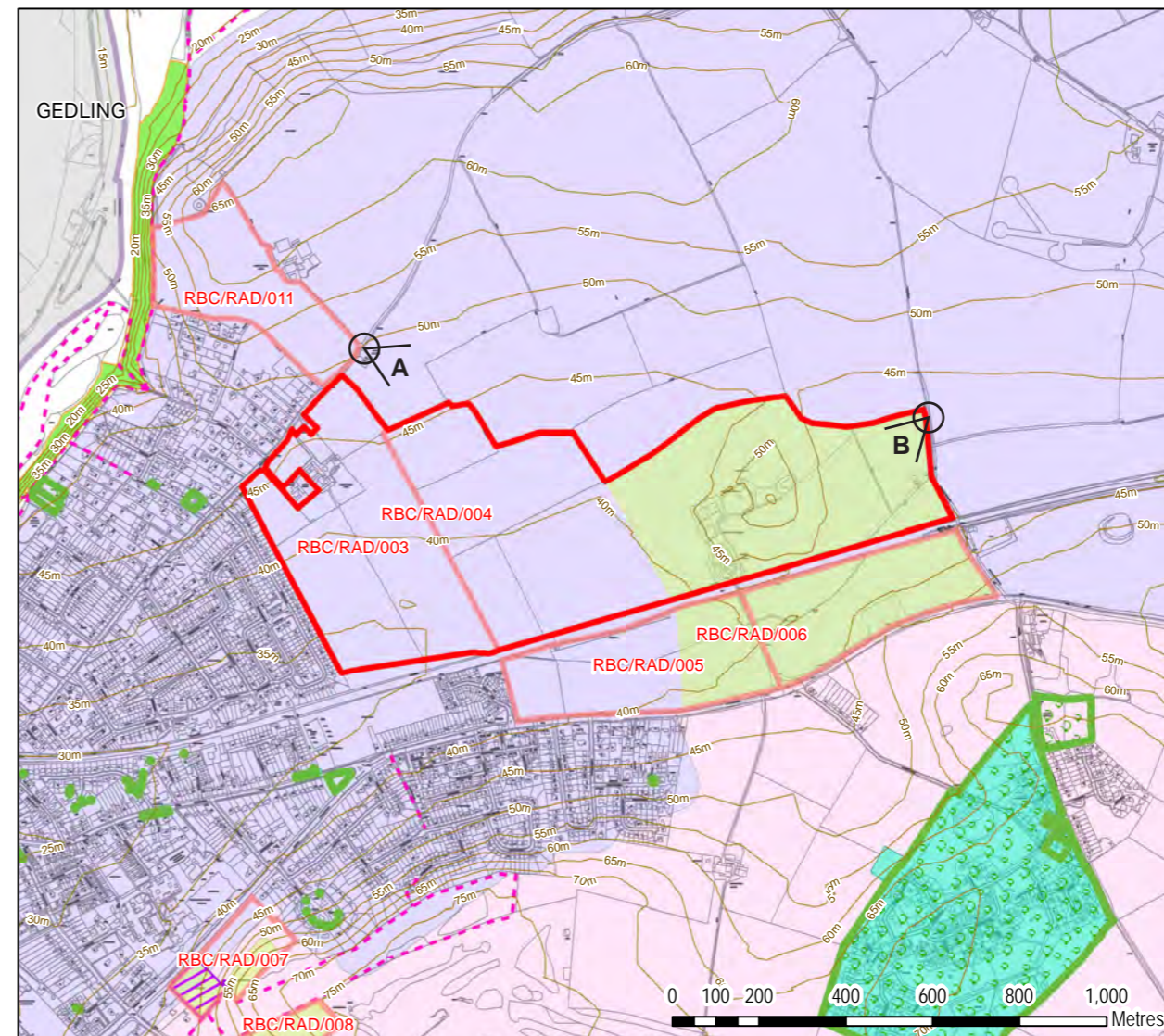
Site Photograph A - Taken from Shelford Road looking across farmland on the north-east of Radcliffe on Trent towards the site, which lies within the middle-ground of the view. Prominent in the view is Spellow Hill, which falls within the site and is flanked by Spellow Farm and St James' Business Park,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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Local authority outside of the Borough
- Rushcliffe Borough boundary
- Contours
- Ancient Woodland
- Conservation Area
- Footpath
- Tree Preservation Order
- Landscape buffer
- Site feature
- LCA Policy Zones
- SN04, Enhance
- SN05, Enhance

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

SITE REFERENCE: RBC/RAD/005 - North of Grantham Rd (south of railway line) (1) DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agricultural farmland, good condition generally	High - 3
Scenic quality	Lots of human influence, rural setting is attractive but some detractors	Med - 2
Rarity	N/A	Low - 1
Representativeness	Mostly representative, tree cover differs	Med - 2
Conservation interests	Conservation area and some TPOs with potential intervisibility	Med - 2
Recreation value	Sport pitches but little else, very limited numbers of rights of way	Low - 1
Perceptual aspects	A52 is dominant, solar farm is also detractor, little tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of good quality arable land	Med - 4
Addition	Extension of existing urban edge	Low - 2
Perception	Finger of development into rural surroundings	Med - 4
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Low landscape value and susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms part of rural outlook	Med - 4
Secondary receptors	Transport - site is not of importance to visual amenity	Low - 2
Number of receptors	Edge of settlement, A52 is busy	Med - 4
Visibility of site	Generally contained by vegetation, built form and landform	Low - 2

Notes

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

Overall low visual sensitivity derived from low visual value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain existing mature vegetation	Form of development	✗
Landscape buffer	✓	In east of site so that development aligns with existing boundary	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

The site is an arable field which runs alongside the A52 and forms a perpendicular finger to the main settlement edge of Radcliffe on Trent. Within the study area, there is a low landscape value, derived in part from the lack of recreational value and tranquillity - particularly as a result of the busy A52. The landscape susceptibility is also low - however it is noted that development of the site would result in loss of good quality arable land, as well as a perceived finger of development stretching into the rural context of the settlement. Overall the landscape sensitivity is low. In terms of visual amenity, there is no value attached to the site within its surroundings. The site does, however form a part of the rural outlook for residential receptors. Overall, the visual susceptibility is low given the limited visibility of the site, and the visual sensitivity is also low.

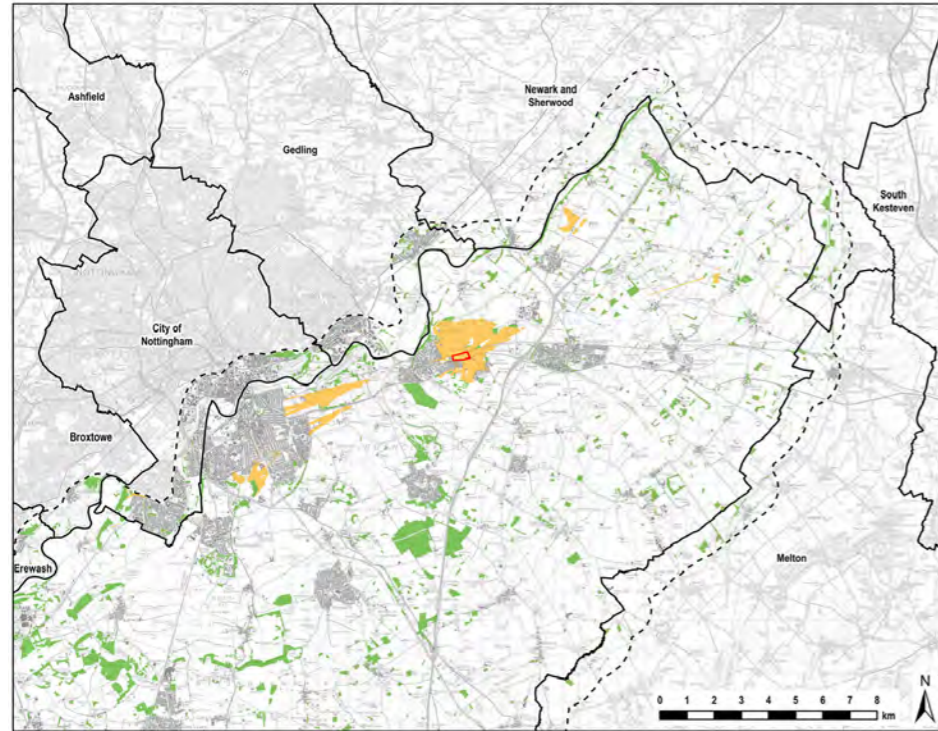
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

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



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



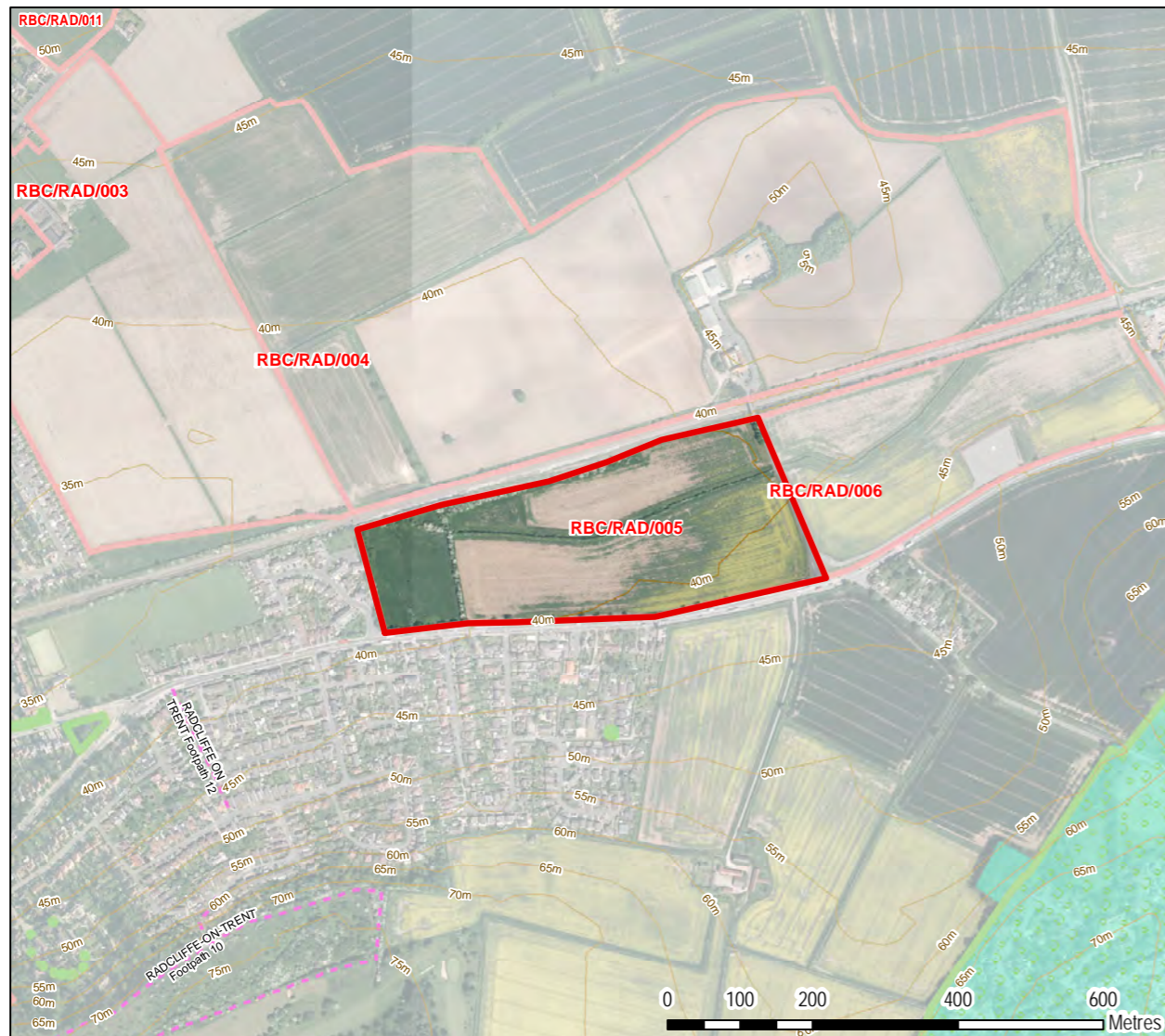
Site Photograph A - This view is taken from the south-eastern corner of the site and looks across the site to the eastern edge of Radcliffe on Trent. The site takes up the foreground, with the Nottingham-Grantham railway line running parallel to its northern boundary. Within the panorama can be seen 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.



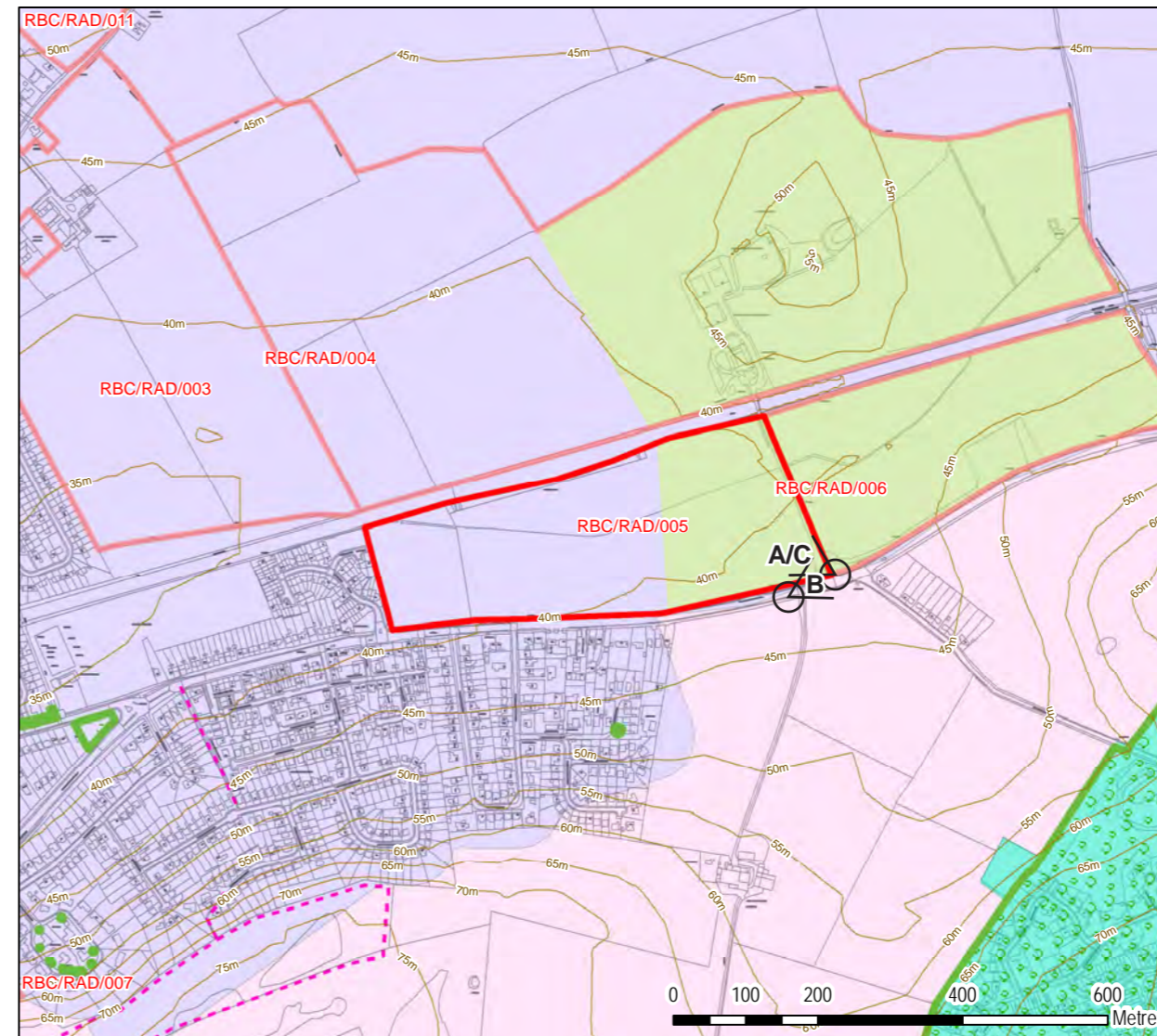
Site Photograph B - Taken from the A52 near to the entrance of the St James' Business Park, the panorama shows the relationship of the south-eastern corner of the site to the main A52 carriageway. The entrance is well maintained and adds a commercial aspect to the rural character.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/006 - North of Grantham Rd (south of railway line) (1&2) DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive agricultural farmland, good condition generally	High - 3
Scenic quality	Lots of human influence, rural setting is attractive but some detractors	Med - 2
Rarity	N/A	Low - 1
Representativeness	Mostly representative, tree cover differs	Med - 2
Conservation interests	Conservation area and some TPOs with potential intervisibility	Med - 2
Recreation value	Sport pitches but little else, limited numbers of rights of way	Low - 1
Perceptual aspects	A52 is dominant, solar farm is also detractor, some tranquillity towards north and east of study area	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of good quality arable land	Med - 4
Addition	Extension of existing urban edge in illogical fashion	Med - 4
Perception	Finger of development increasing perception of urbanisation in rural setting to village	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape value and susceptibility. Overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Part of rural edge to settlement	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms part of rural outlook	Med - 4
Secondary receptors	Transport - site is not of importance to visual amenity	Low - 2
Number of receptors	Edge of settlement, A52 is busy	Med - 4
Visibility of site	West generally contained by vegetation, built form and landform, east is more open	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain existing mature vegetation	Form of development	✗
Landscape buffer	✓	In east of site so that development aligns with existing boundary	Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

Site RAD/006 comprises two arable fields which runs alongside the A52 and form a perpendicular finger to the main settlement edge of Radcliffe on Trent. Within the study area, there is a medium landscape value which arises from the good landscape and scenic quality, as well as number of conservation interests and the positive perceptual aspects gained from the rural outlook to the north and east of the study area. The landscape susceptibility is also medium as development of the site would result in loss of good quality arable land, as well as a perceived finger of development stretching into the rural context of the settlement, increasing the perception of urbanisation in the rural village setting. Overall the landscape sensitivity is medium. In terms of visual amenity, the site is valued within its surroundings as part of the rural edge, but does not perform any other visual function, giving an overall low visual value. The role that the site plays for residential receptors, as well as the moderate level of visibility of the site in its surroundings contribute to a medium visual susceptibility. Overall, the visual sensitivity is low.

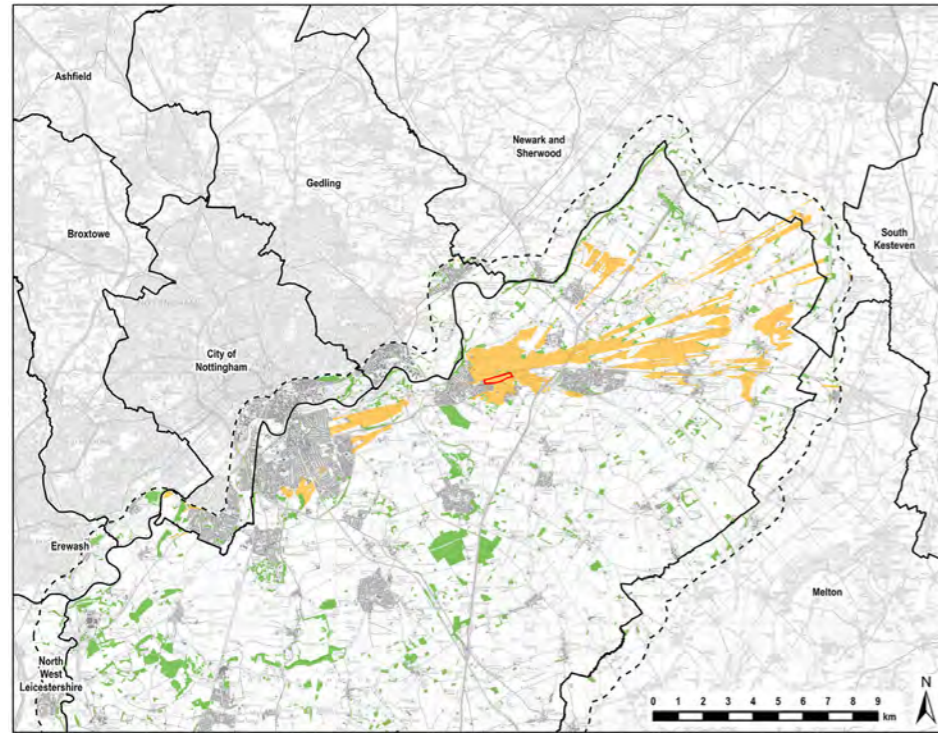
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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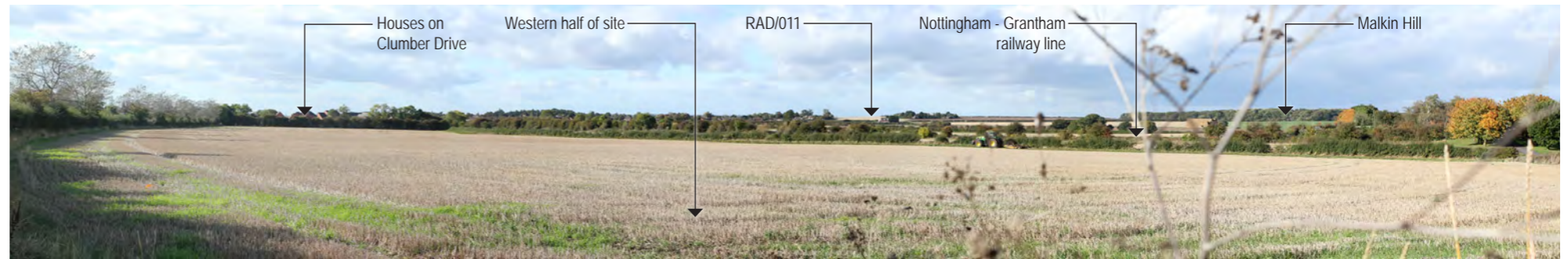
RAD/006 - North of Grantham Rd (south of railway line) (1&2)



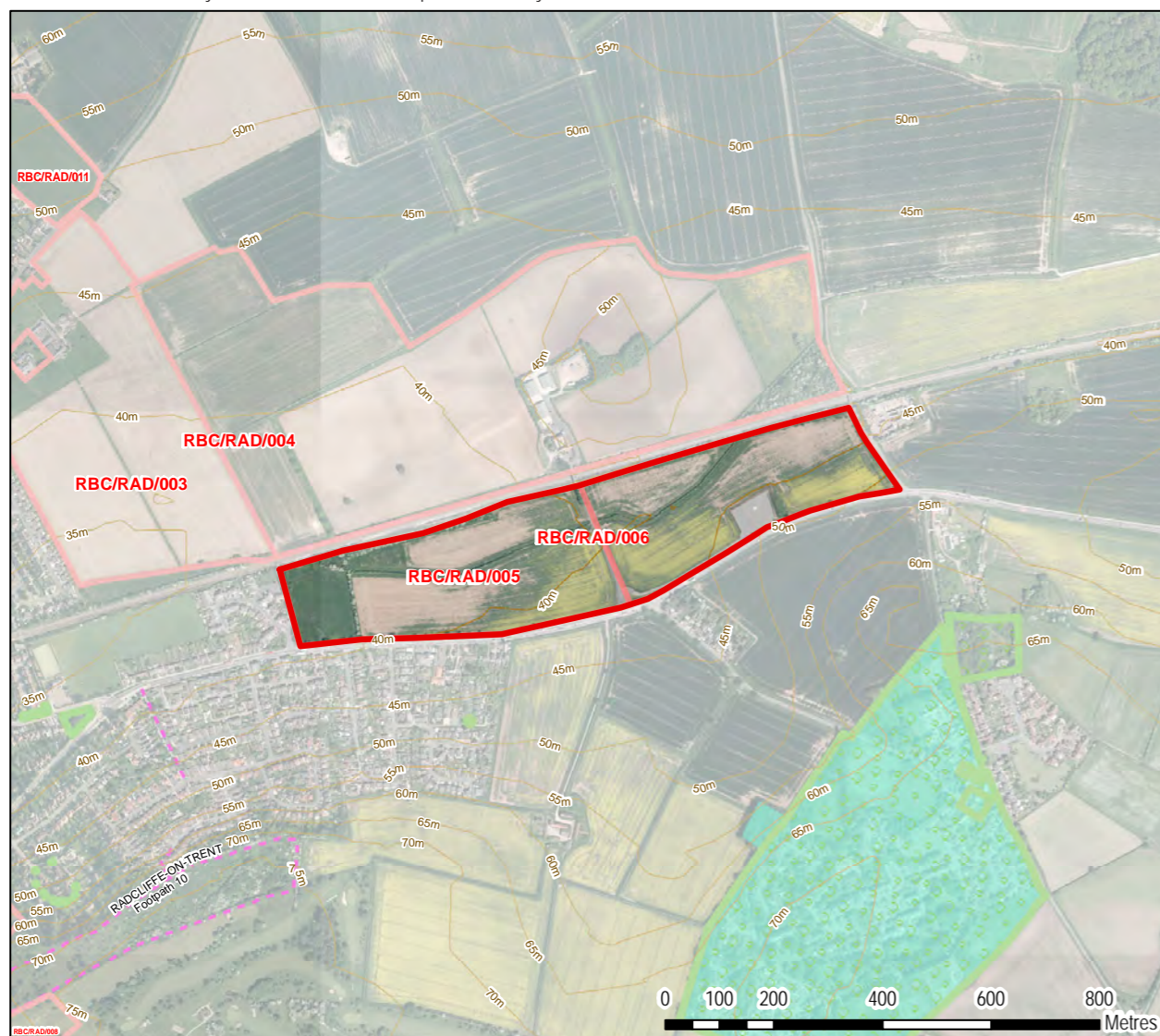
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



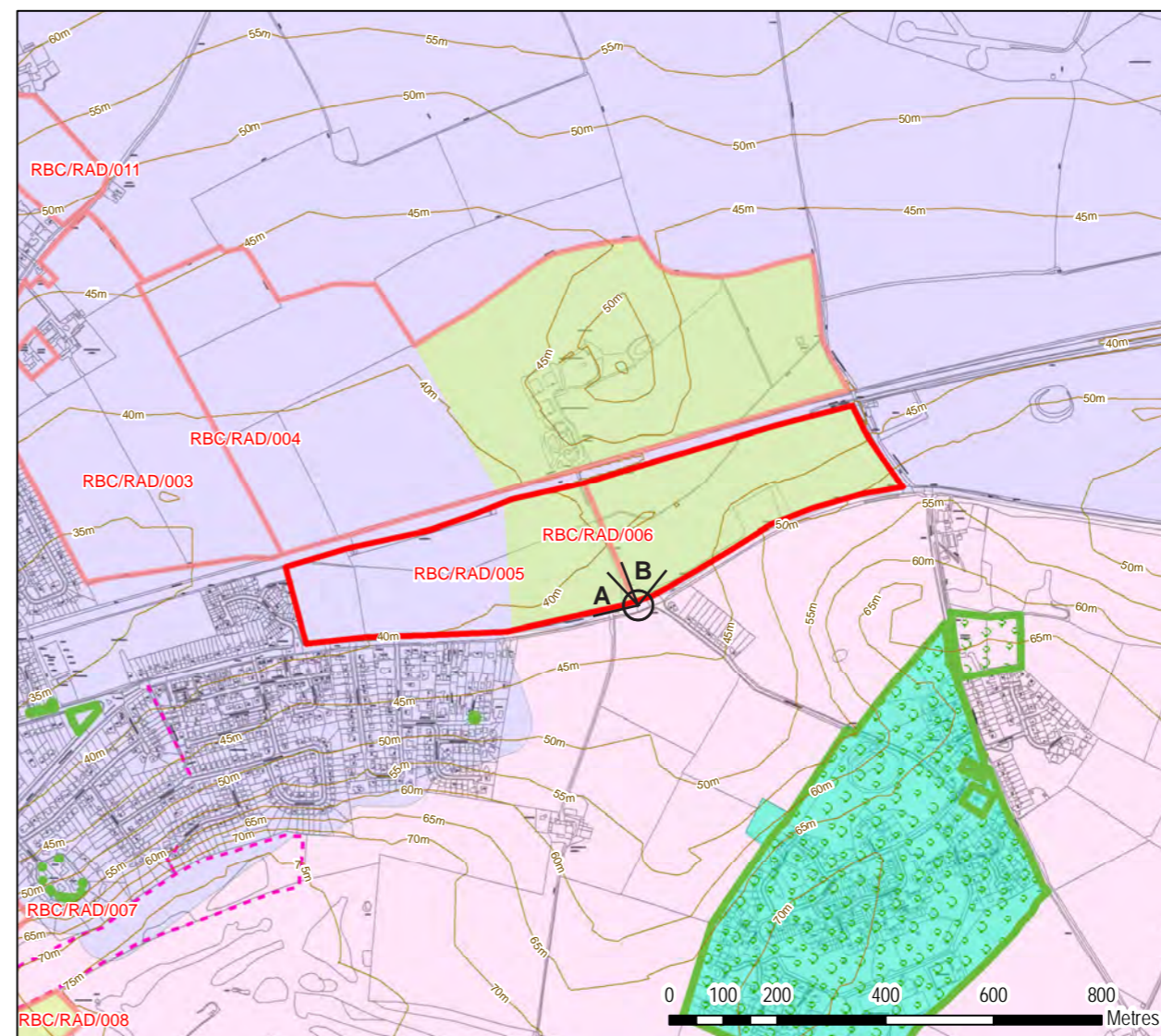
Site Photograph A - Looking north-east from the entrance to St James' Business Park on the southern site boundary. In this location, the view looks across the arable land of the eastern half of the site towards Spellow Hill in neighbouring site RAD/004. To the far right of the few can be seen traffic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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/007 - Land south of Grantham Rd DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Generally well maintained and good condition	High - 3
Scenic quality	Lots of human influence, some pleasant aesthetic aspects	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some elements representative of LCA	Med - 2
Conservation interests	A number of TPOs but little else	Low - 1
Recreation value	Allotments and golf course, school sports pitch, limited rights of way	Low - 1
Perceptual aspects	A52 lowers perceived tranquillity, allotments and mature vegetation contribute to positive character despite urban edge	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of allotments and small area of woodland	Med - 4
Addition	Infill development	Low - 2
Perception	Perception of increased urbanisation	Med - 4
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Low landscape sensitivity derived from low landscape value and susceptibility

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Recreational - allotments, PRoW and golf course, site is part of the visual amenity	Med - 4
Secondary receptors	Residential - site is not important to visual amenity	Low - 2
Number of receptors	Busy A52, edge of settlement	Med - 4
Visibility of site	Contained in areas by vegetation and built form, landform does facilitate views from northwest	Med - 4

Notes

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain small block of woodland in southeast	Form of development	✓	Following contours
Landscape buffer	✓	To the southwest in order to retain allotments	Local vernacular	✗	
Site features	✓	Retain allotments	Other	✗	



CONSTRAINTS



On-site	Allotments, potential access issues	Off-site	Adjacent PRoW and golf course
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CONCLUSION

Comprising allotments, pasture and woodland, the site sits on rising land to the south of the main settlement of Radcliffe on Trent. The site lies immediately adjacent to the A52. The landscape sensitivity of the study area is overall low. This is partly influenced by the low landscape value which is a result of the lack of conservation interests, limited recreational value and influence of the A52 on tranquillity levels. The landscape susceptibility is also low, although the loss of the facility of the allotments is a key issue. In terms of visual amenity, the allotments add value, but there is little else, resulting in an overall low visual value. The site forms part of the visual amenity for a number of recreational receptors and has both a medium visibility in its surroundings and a medium number of potential receptors. Overall the visual susceptibility is medium and visual sensitivity is low.

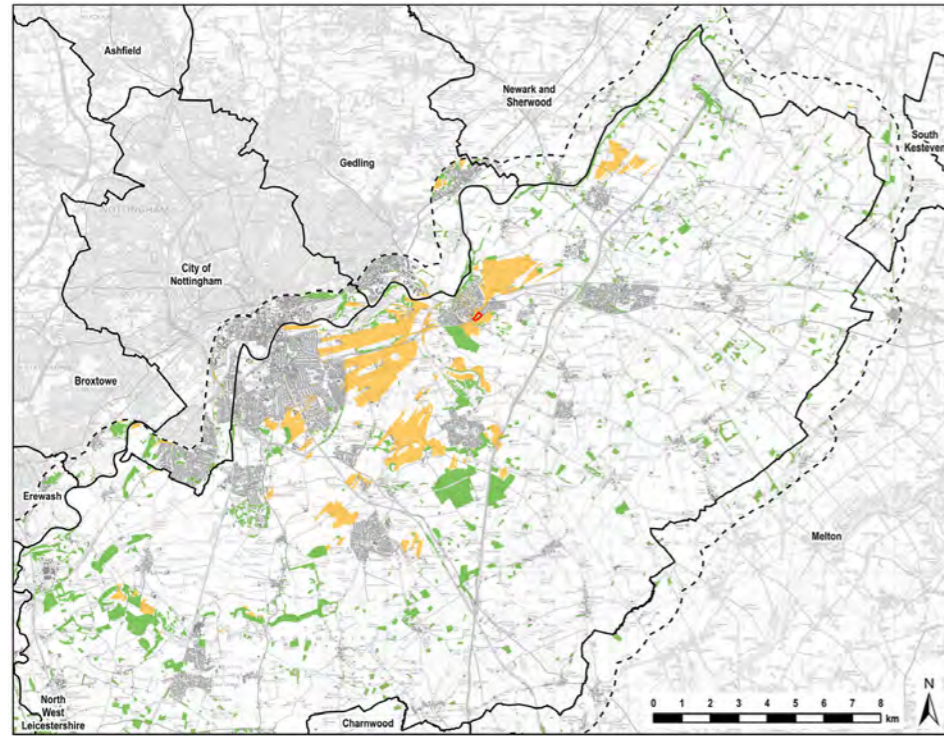
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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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.



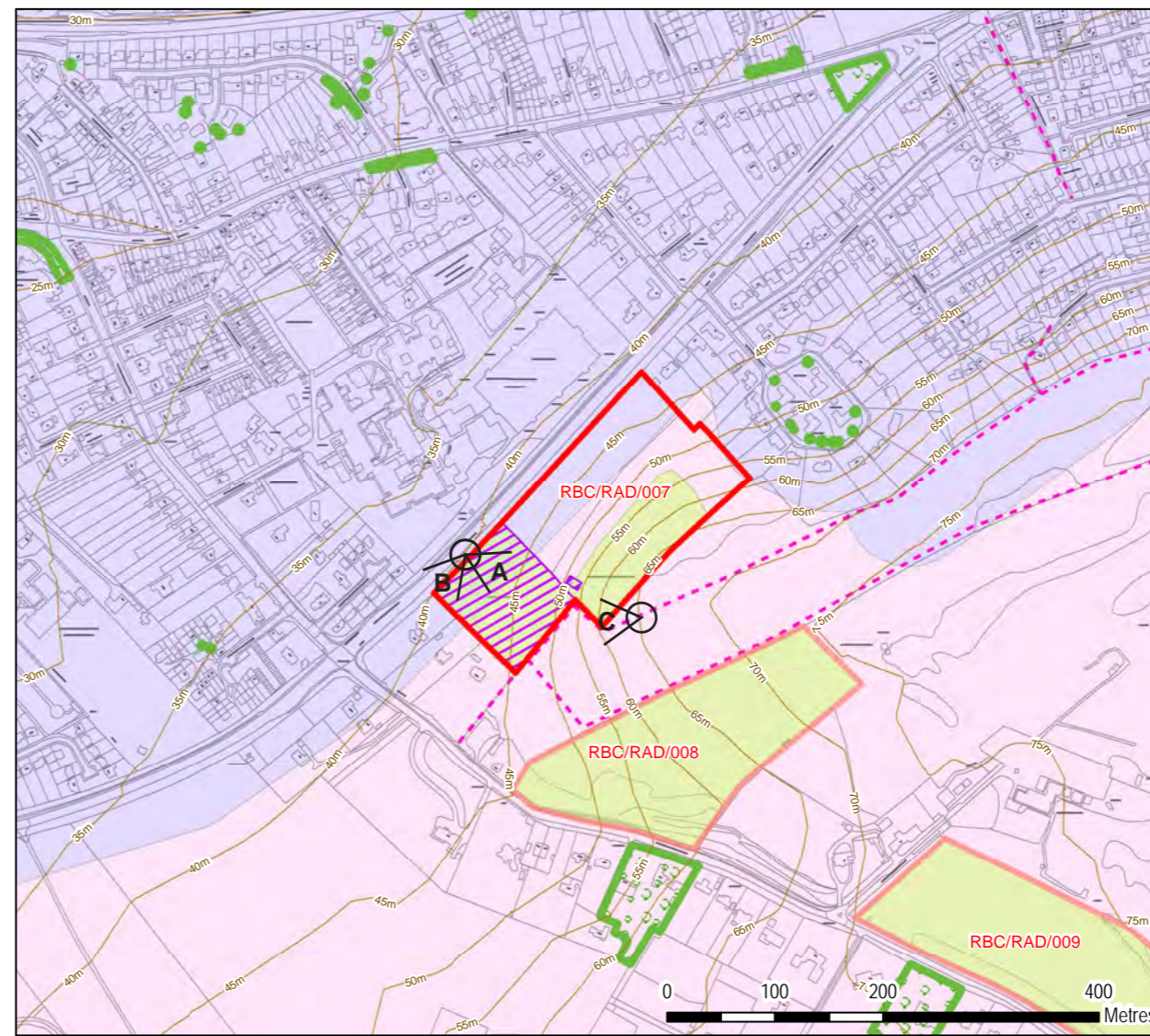
Site Photograph B - This view looks west along the site's northern boundary, again from the entrance to the Grantham Road Allotments. This view illustrates the proximity of the site to the busy A52 Grantham Road.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
- LCA Policy Zones**
- SN04, Enhance
 - SN05, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 68**

SITE REFERENCE: RBC/RAD/008 - Land at Radcliffe on Trent Golf Club (west) DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some degraded areas particularly to northwest of site, well maintained domestic setting	Med - 2
Scenic quality	Long views add to strong aesthetic qualities, settlement to south has strong character	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is mostly representative of LCA	High - 3
Conservation interests	Couple of TPOs but nothing else	Low - 1
Recreation value	Two PRoW within Dewberry Hill open space, allotments and golf course	Med - 2
Perceptual aspects	Tranquil despite proximity to A52 perceived as beyond urban edge, strong character	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/A	Low - 2
Addition	Block of development in low density area	Med - 4
Perception	Prominent development, increasing perception of urbanisation and reducing perceived tranquillity	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape value and susceptibility. Overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Bench nearby indicating value of similar views, golf course	High - 8
Other value	N/A	Low - 3

VISUAL SUSCEPTIBILITY Total Score (/25) **23**

Factor	Assessment	Score*
Primary receptors	Recreational - site has potential to intrude on visual amenity of recreational receptors, particularly users of Dewberry Hill open space	High - 6
Secondary receptors	Residential - site is part of undeveloped backdrop	Med - 4
Number of receptors	Long views mean an increased number of receptors	High - 6
Visibility of site	Site is rising land which is prominent in its surroundings, particularly eastern half	High - 6

OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **38**

Overall medium visual sensitivity as a result of medium visual value and high visual susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

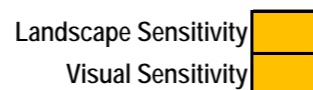
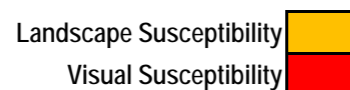
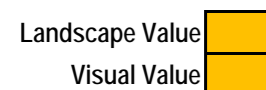
Landscape planting	✗	Unable to mitigate effect of building on such prominent land	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	Landform, access issues, golf course	Off-site	PRoW
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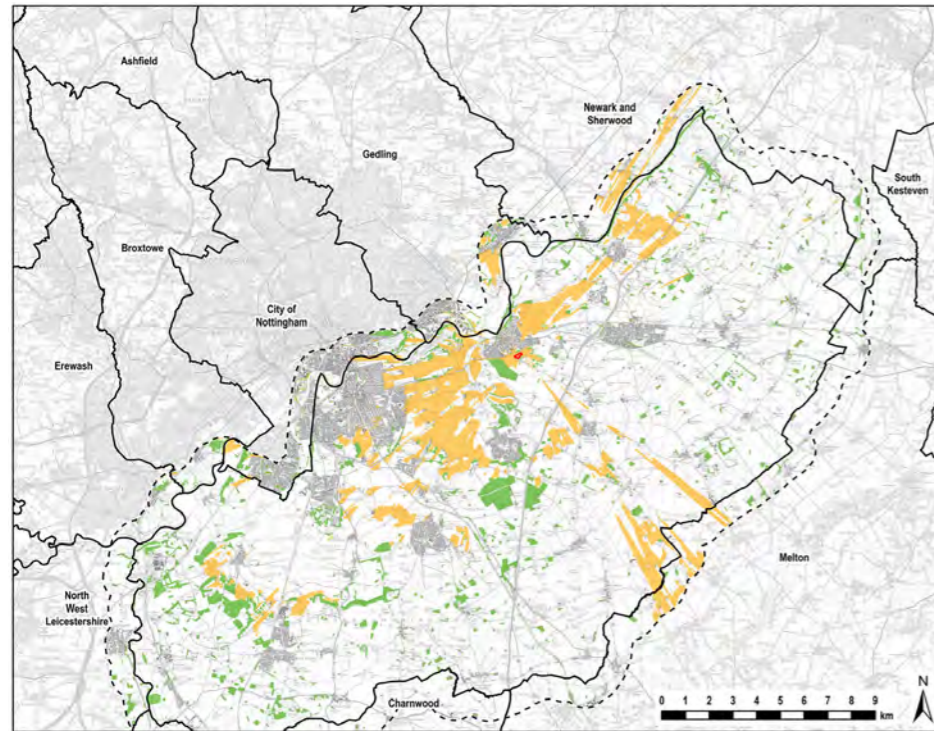
CONCLUSION

The site forms part of the Radcliffe on Trent Golf Course and comprises rising land which slopes up towards 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 value 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 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 medium landscape susceptibility and sensitivity. In visual terms, there are indicators of value in terms of the presence of the golf course and also a nearby bench which indicates the value of similar views to those enjoyed within the site. The visual value is medium. There is potential for development on the site to intrude on adjacent receptors - particularly recreational and residential receptors - and the rising land of the site means that the visibility of its eastern half is considerable. The visual sensitivity is medium overall.



* 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/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.



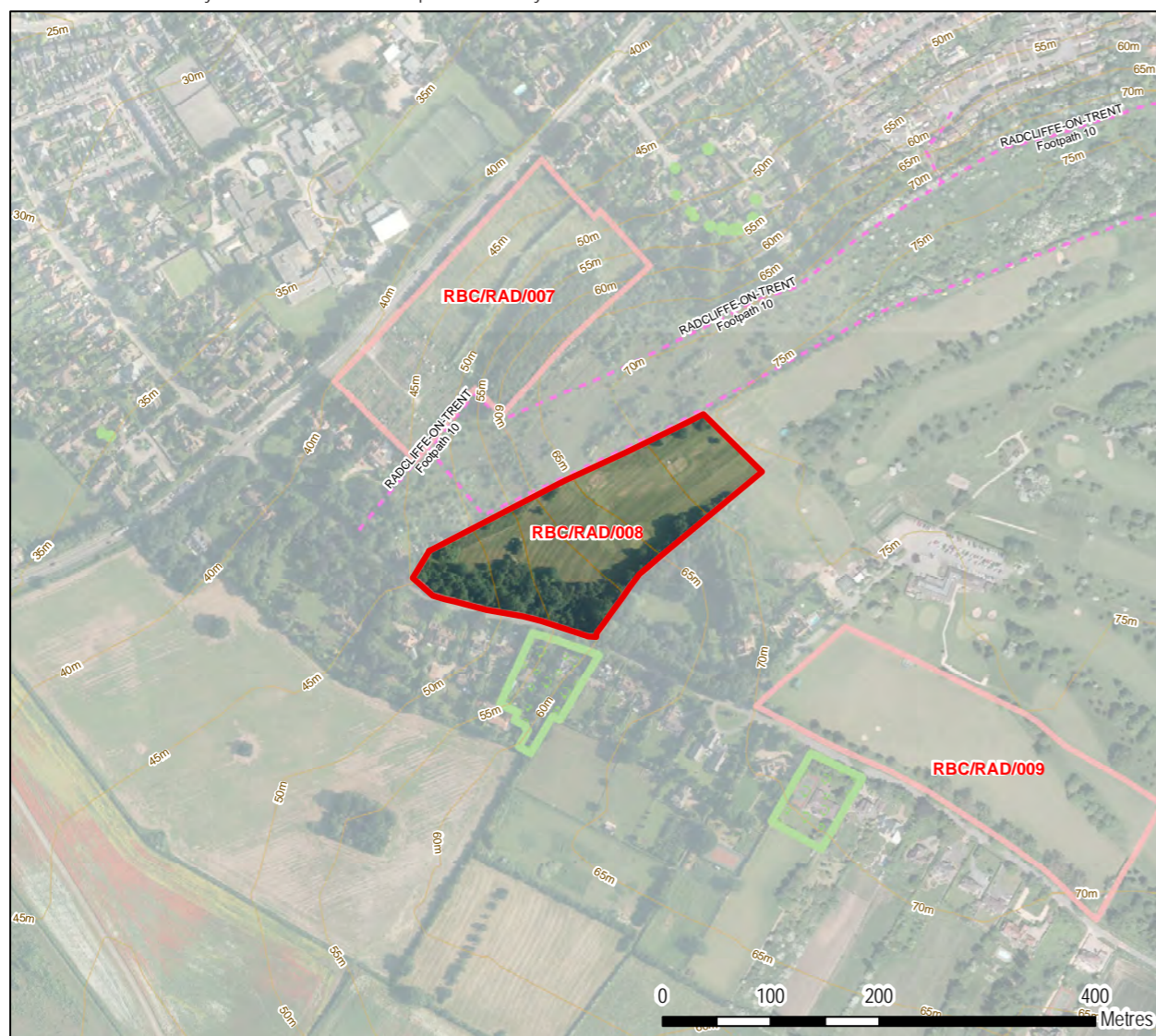
Site Photograph B - This view is taken at the same location as Photograph A but looking south-west towards Cropwell Road. The site takes up the foreground, with wooded properties on Cropwell Road visible and long views across the Trent Valley available beyond.



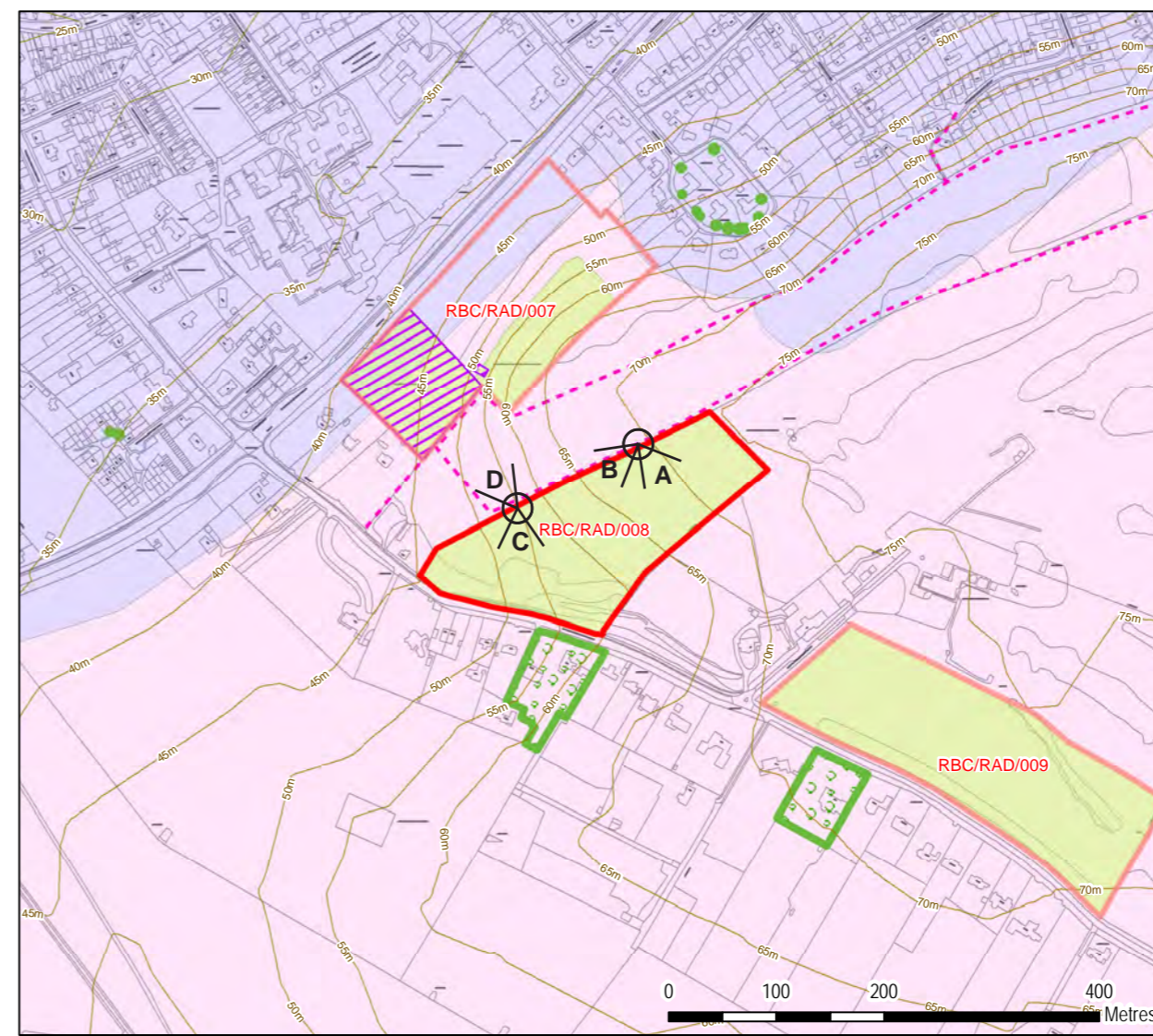
Site Photograph C - Obtained from Radcliffe on Trent Footpath 10 further west than Photographs A and B, this panorama illustrates the rough nature of land in the south-western site corner, as well as the flatter landform in this location.



Site Photograph D - View into the Dewberry Hill open space, which is a popular recreational resource located adjacent to the site.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/009 - Land at Radcliffe on Trent Golf Club (east) DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some degraded areas in far northwest of study area, well maintained domestic setting	Med - 2
Scenic quality	Strong aesthetic qualities, settlement to south has strong character	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is mostly representative of LCA	High - 3
Conservation interests	Couple of TPOs but nothing else	Low - 1
Recreation value	Two PRoW within Dewberry Hill open space, allotments and golf course	Med - 2
Perceptual aspects	Tranquil despite proximity to A52, perceived as beyond urban edge, strong character	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/A	Low - 2
Addition	Block of development in low density area, relatively isolated from main settlement block	High - 6
Perception	Increased perception of urbanisation and reduced perceived tranquillity	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape value and susceptibility. Overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Golf course	Med - 6
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site is part of undeveloped backdrop	Med - 4
Secondary receptors	Recreational - site has potential to intrude on visual amenity of recreational receptors	Med - 4
Number of receptors	Relatively prominent site but edge of settlement	Med - 4
Visibility of site	Some screening by vegetation, as well as plateau landform	Low - 2

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

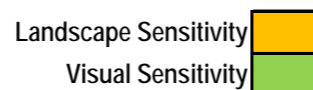
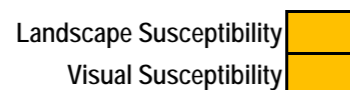
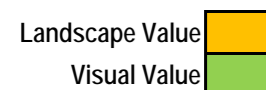
Landscape planting	✗	Unable to mitigate effect of building on such prominent land	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	Landform, access issues, golf course	Off-site	PRoW
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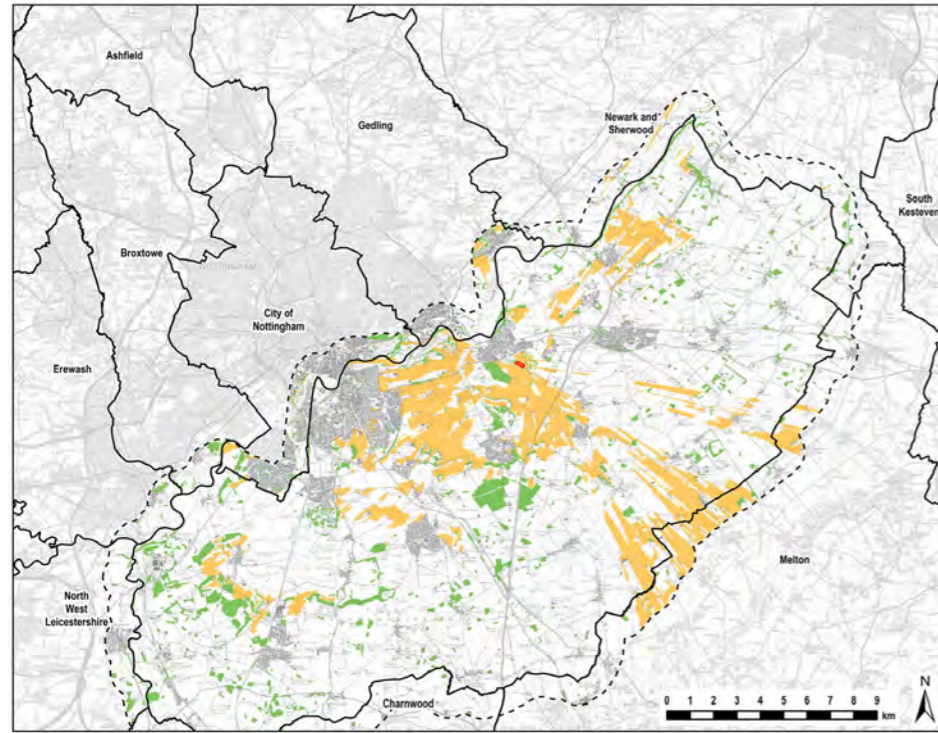
CONCLUSION

Site RAD/009 forms part of the Radcliffe on Trent Golf Course and low plateau on the perceived edge of the village. 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 value 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 result in perceived increases in urbanisation and reduction in tranquillity, as well as a block of development which is relatively isolated from the main settlement block. Overall there will be a medium landscape susceptibility and sensitivity. In visual terms, there are indicators of value in terms of the presence of the golf course, but little else - this leads to a low visual value. There is potential for development on the site to intrude on adjacent receptors - particularly recreational and residential receptors - but the visibility of the site is restricted by landform and vegetation, giving an overall medium visual susceptibility. The visual sensitivity is low overall.



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



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



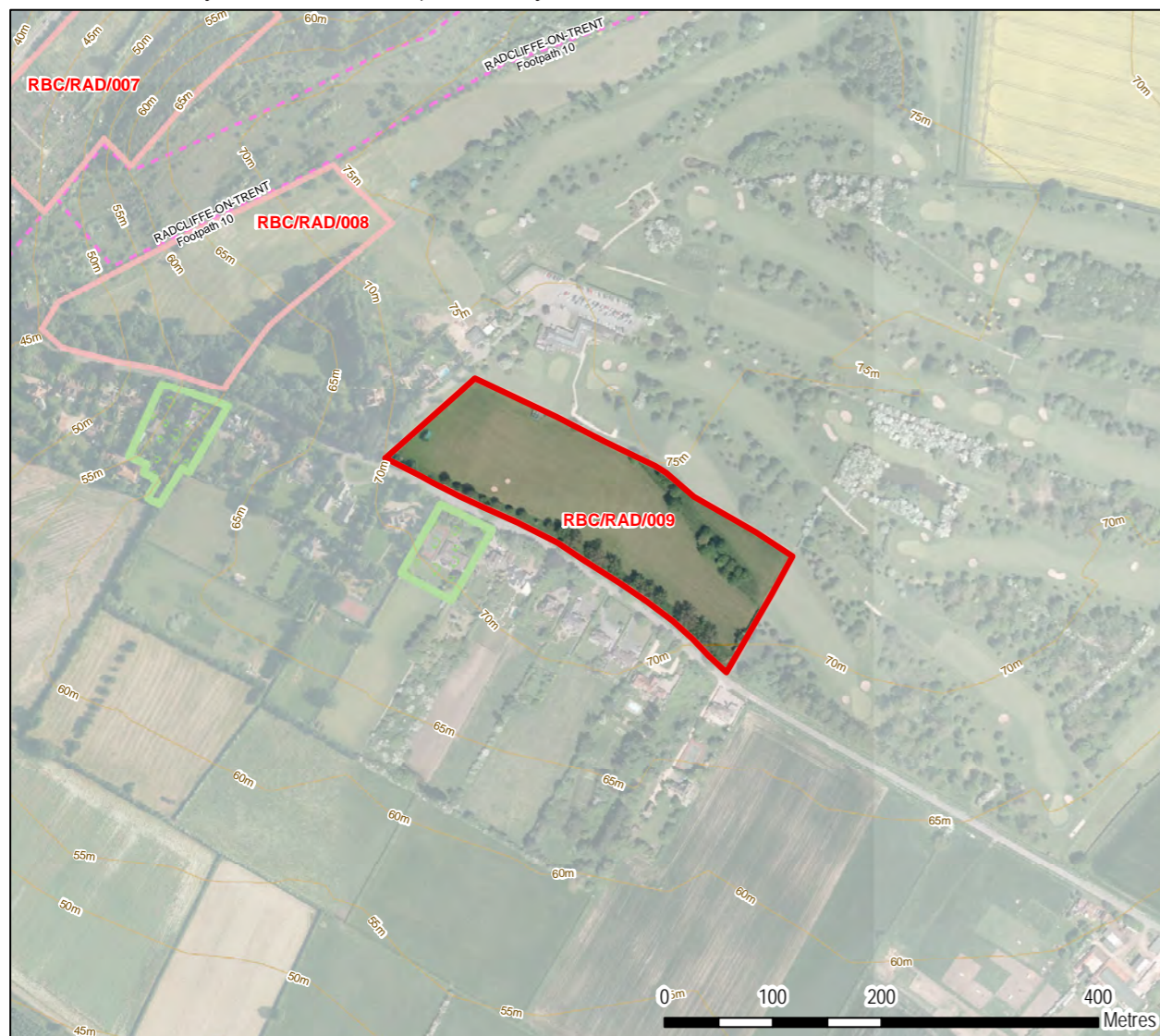
Site Photograph A - Looking north-east into the site from the entrance to Rushcliffe Golf Club on Cropwell Road. To the left of the view, the access road to the clubhouse can be seen, with the site comprising the grassed area in the foreground and middle-ground. There are few other features within the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



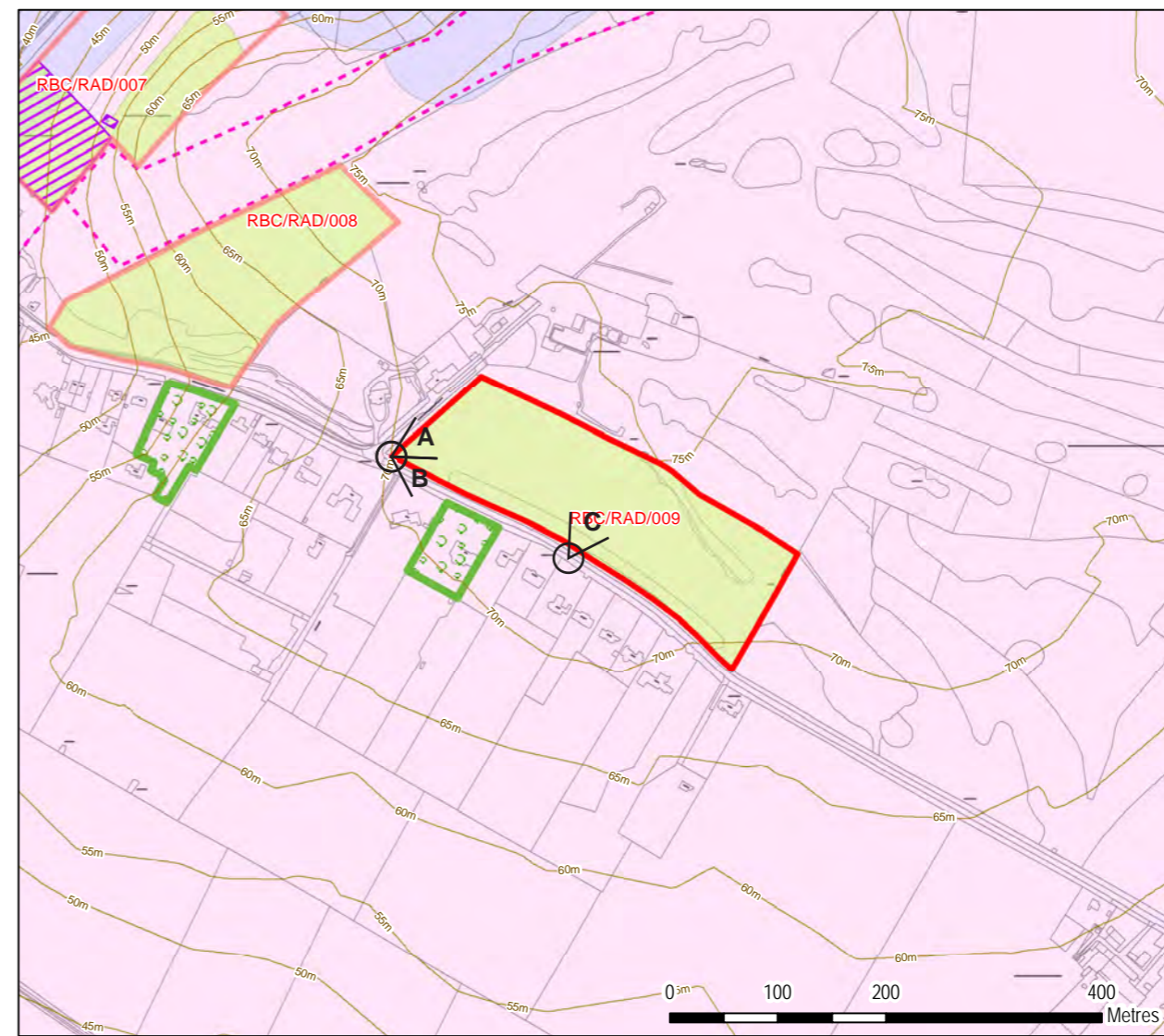
Site Photograph B - This view is again obtained from the entrance to Rushcliffe Golf Club on Cropwell Road. The panorama demonstrates the high quality landscape in the vicinity of the site, as well as the densely vegetated boundary on its south-western edge.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones**
 - SN04, Enhance
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/010 - North of Holme Lane DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site n/a Landscape character within study area SN05 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Domestic setting, site is somewhat degraded, as is some of the adjacent farmland	Med - 2
Scenic quality	Several human detractors and poor condition reduces perceived scenic quality somewhat. Some attractive features	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area not particularly representative of LCA	Low - 1
Conservation interests	Several substantial TPOs, some listed buildings	Med - 2
Recreation value	Network of PRoW centred on the site, key route from the village to the River Trent, some public open space	Med - 2
Perceptual aspects	Sense of tranquillity from urban fringe, north-west of study area is rural edge to settlement with some key features	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No notable loss of key characteristics	Low - 2
Addition	Extension of urban edge but not contiguous with majority of settlement	Med - 4
Perception	Loss of perceived rural setting due to railway embankment	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Low landscape value but medium susceptibility. Overall a low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Recreational value and value as rural setting for residential receptors	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational - site is part of the visual amenity albeit degraded	Med - 4
Secondary receptors	Residential - site is part of the rural setting for residential receptors but not very well overlooked	Low - 2
Number of receptors	Village edge with several PRoW	Med - 4
Visibility of site	Contained by railway, built form and vegetation	Low - 2

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

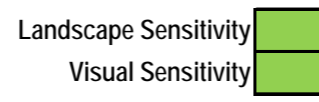
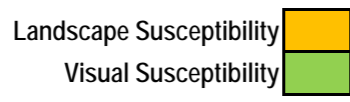
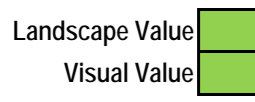
Landscape planting	✓	Retain and enhance mature boundary vegetation	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	PRoW, potential flooding issues, potential access issues off private road	Off-site	
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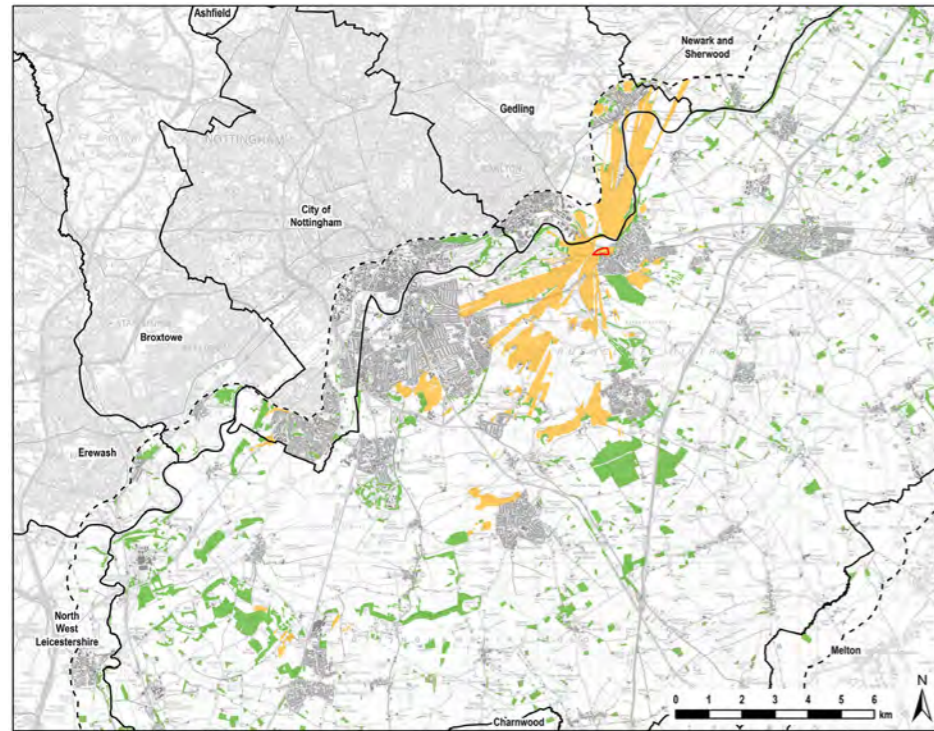
CONCLUSION

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 susceptibility. The visual sensitivity is also low.

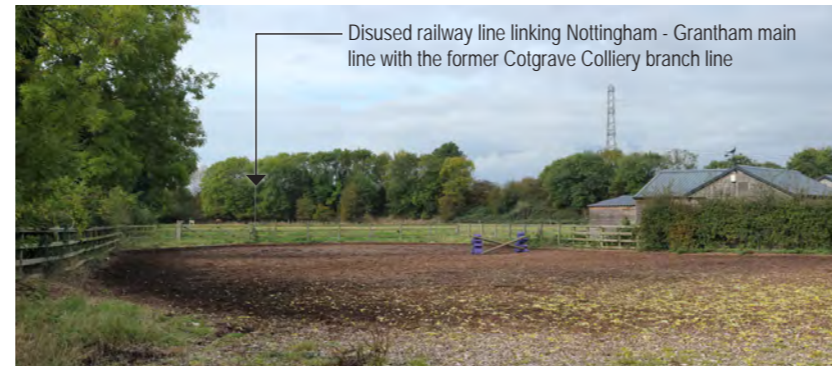


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

RAD/010 - North of Holme Lane



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



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



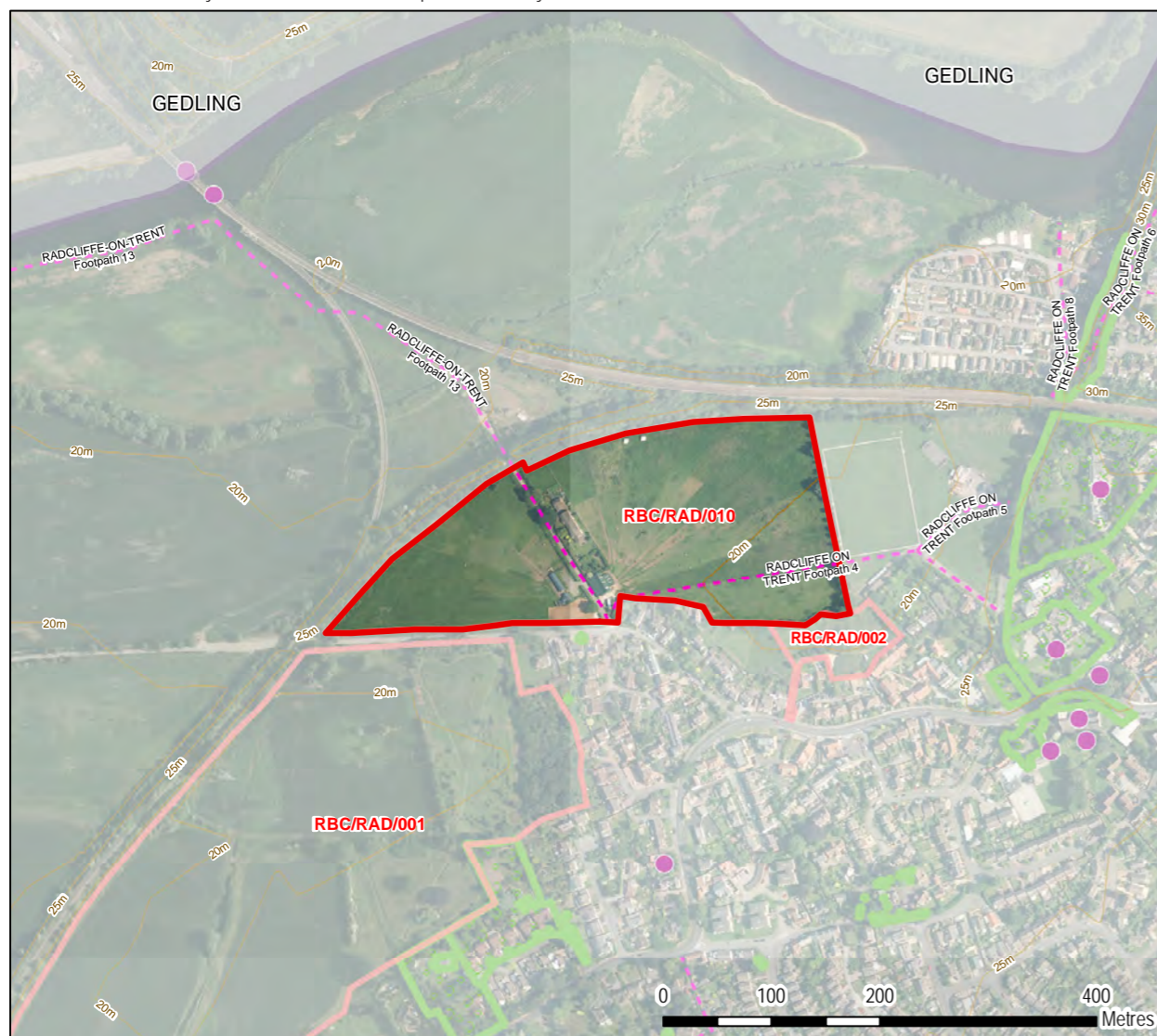
Site Photograph B - Taken from the same location as Photograph A, this view looks north along Radcliffe on Trent Footpath 13. To the right of the view is a barn associated with the site's equestrian use. The disused railway embankment is visible to the rear of the view.



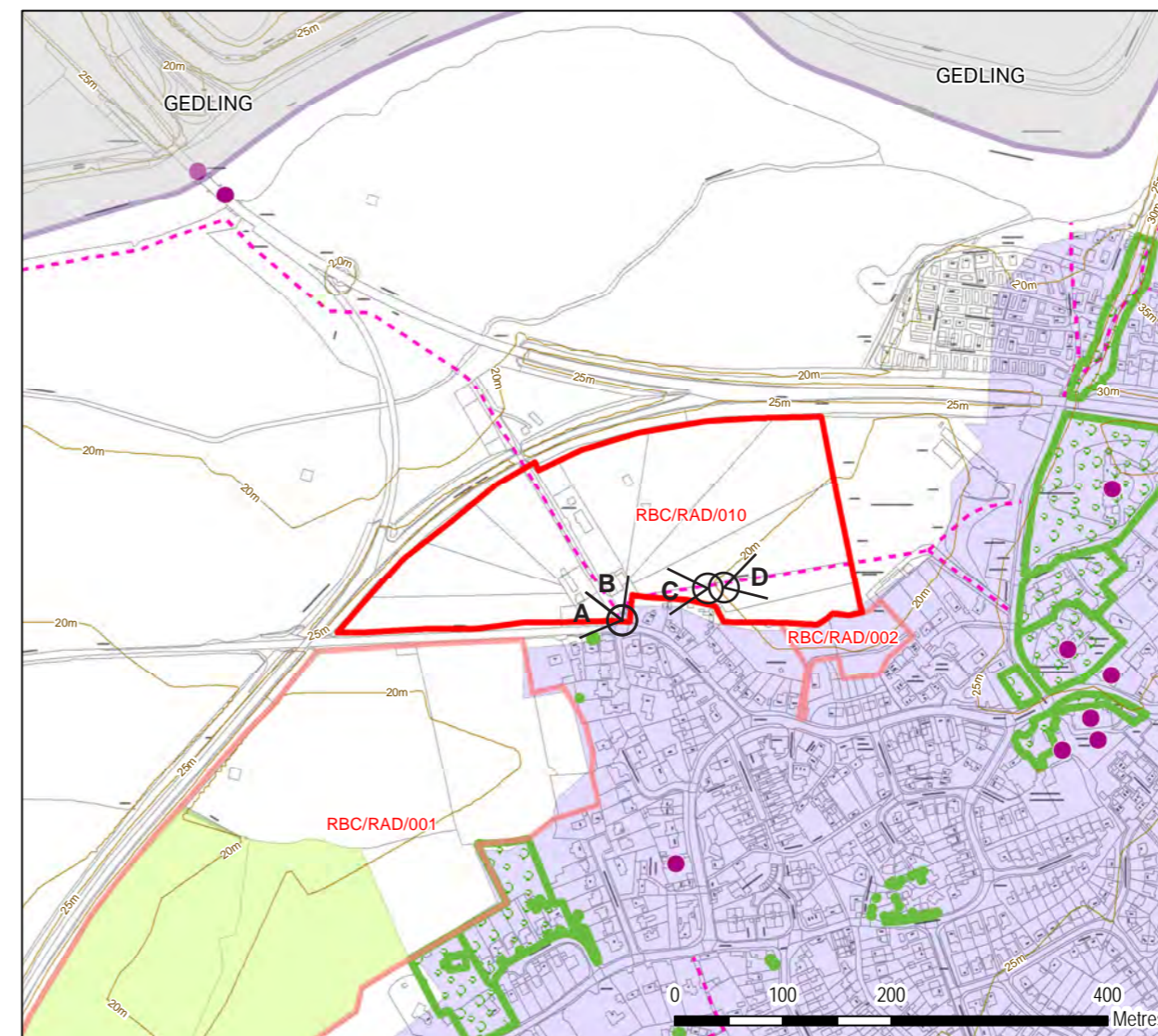
Site Photograph C - This view is obtained looking west along Radcliffe on Trent Footpath 4, in the eastern half of the site. The site is, as in the western half, characterised by equestrian usage. To the rear of the view at the right hand side can be seen the disused railway embankment mentioned previously.



Site Photograph 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN05, Enhance

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

SITE REFERENCE: RBC/RAD/011 - Land to the north of Shelford Road DATE VISITED: 24/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN05 (Moderate) Landscape character within study area SN05 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Intensive farmland which is well managed. Domestic setting	High - 3
Scenic quality	Attractive rural edge with some human influence from settlement	Med - 2
Rarity	N/A	Low - 1
Representativeness	Not very many aspects representative of LCA	Low - 1
Conservation interests	Ancient woodland, some TPOs	Low - 1
Recreation value	Network of PRoW, clifftop route is well known	Med - 2
Perceptual aspects	Strong rural edge and higher quality low density village edge	High - 3
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of strong rural edge	Med - 4
Addition	Extension of settlement boundary	Low - 2
Perception	Extension of settlement into rural edge, increased prominence, particularly to north of site	High - 6
Policy	Enhance village fringes through planting small copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape sensitivity derived from medium landscape value and susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Cliff top route is well used for recreation, site is rural setting to settlement	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Recreational - site is part of the landscape setting	Med - 4
Secondary receptors	Residential - site forms part of the strong rural edge	Med - 4
Number of receptors	Edge of village location	Med - 4
Visibility of site	Several long views, particularly to north	High - 6

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

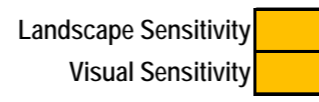
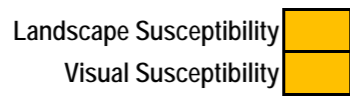
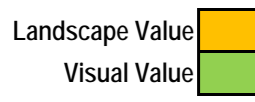
Landscape planting	✗	Site unable to be fully mitigated due to its prominent location	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	Ridgeline	Off-site	Adjacent ancient woodland and PRoW
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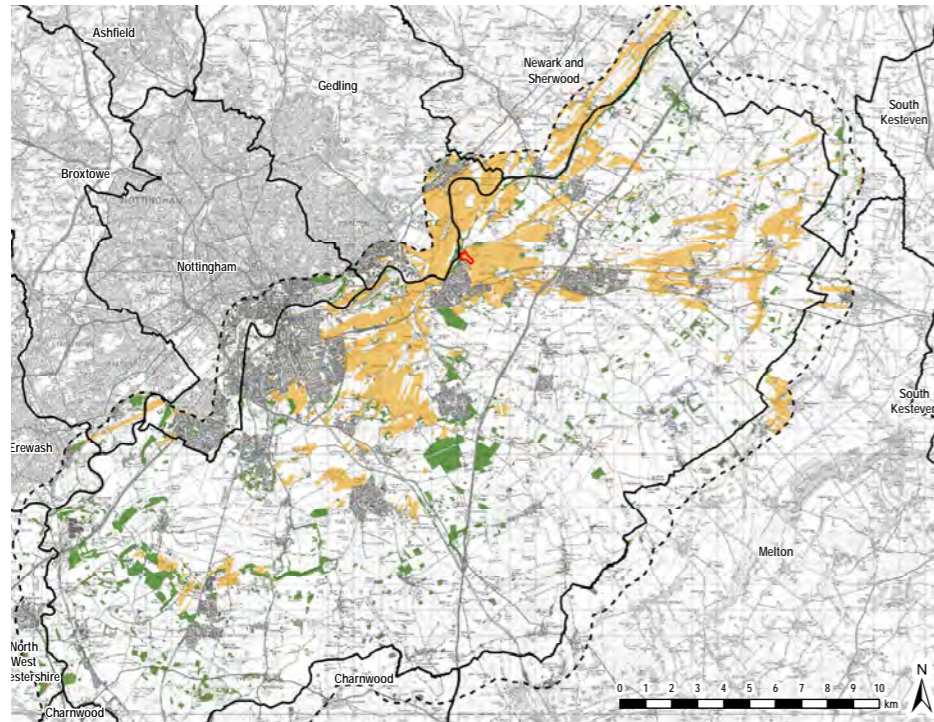
CONCLUSION

Site RAD/011 comprises arable land on the north-eastern edge of Radcliffe on Trent, which contains a ridgeline. The study area is generally of high landscape quality with strong perceptual aspects and these factor in to its medium landscape value. In terms of landscape susceptibility, development of the site would result in the loss of the strong rural edge, as well as increased prominence of housing within the surrounding area as a result of the landform of the site. The landscape susceptibility and sensitivity are both medium. Visually, there is little value derived from the site, although it does contribute to the rural setting to the settlement. The visual susceptibility is medium, however, as the site forms part of the strong rural edge for residential and recreational receptors and is highly visible in its surroundings. Overall the visual sensitivity is medium.



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

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.

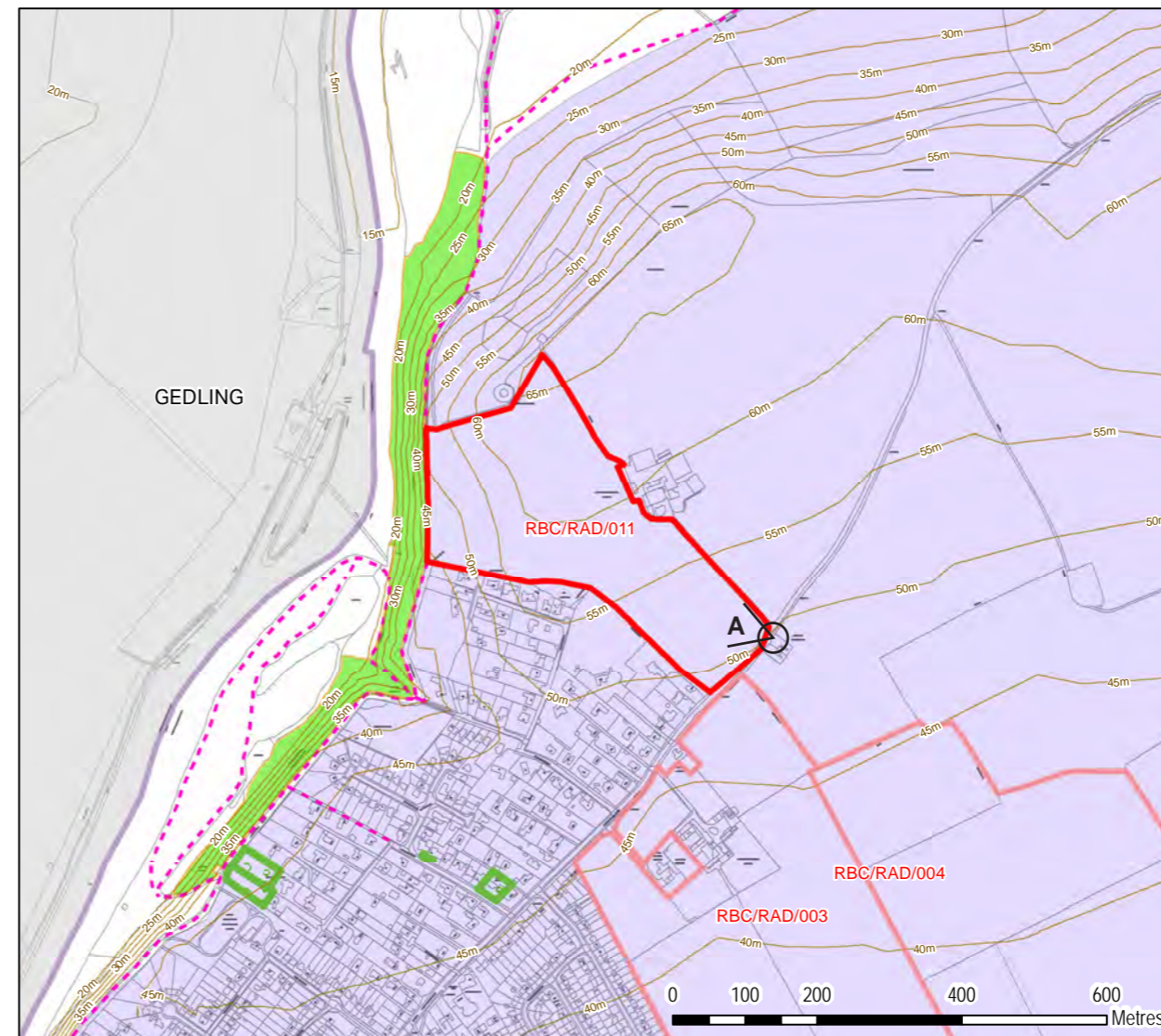


Site Photograph B - This view is taken from the south-eastern corner of site RAD/005 and looks towards the rising land of the site in the rear of the view. The relation of the site to the eastern edge of Radcliffe on Trent can be seen with houses on Clumber Drive and Shelford Road in the village visible.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

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Ancient Woodland
 - Footpath
 - Tree Preservation Order
 - LCA Policy Zones**
 - SN05, Enhance

B For location of Photograph B, please see the location of Photograph A of site RAD/005 (taken from entrance to St James' Business Park on the A52)

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Ruddington





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

SITE REFERENCE: RBC/RUD/001 - Land south of Landmere Lane (1&2) DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN03 (Poor-Moderate) Landscape character within study area SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Domestic setting, well maintained	High - 3
Scenic quality	Woodland is positive aspect, low density housing, A52 detracts, human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Some aspects representative of LCA	Med - 2
Conservation interests	Large TPO to south of site, adds character to area. Also single TPO on northern site boundary	Med - 2
Recreation value	Couple of PRoW, little else	Low - 1
Perceptual aspects	A52 reduces tranquillity, low density adds character, as does tree cover	Med - 2
Associations	N/A	Low - 1

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

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 localised loss of character	Med - 4
Policy	Enhance the fringes of prominent development through localised woodland planting to ensure they appear as small groups of	Low - 2

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

Medium landscape value but a low landscape susceptibility. Overall low landscape sensitivity

Notes

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

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

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

Factor	Assessment	Score*
Primary receptors	Residential - site forms of their landscape setting	Med - 4
Secondary receptors	N/A	Low - 2
Number of receptors	Limited to residents of adjacent properties	Low - 2
Visibility of site	Screened by built form and vegetation	Low - 2

Notes

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

Low visual sensitivity derived from low visual value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

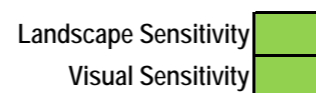
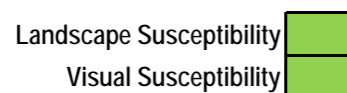
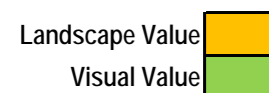
Landscape planting	✓	Retain TPO'd tree at entrance	Form of development	✓	Low density to match existing
Landscape buffer	✓	Buffer to TPO boundary	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	TPO at entrance, access issues	Off-site	Adjacent woodland TPO
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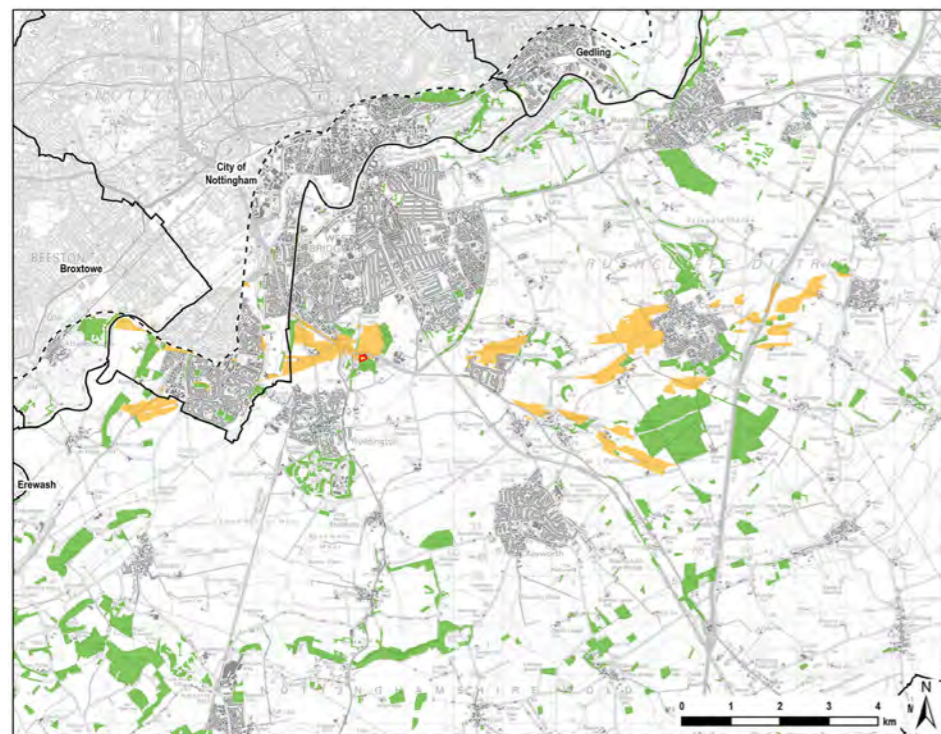
CONCLUSION

The site is a field currently used for equestrian grazing which is situated adjacent to a cluster of development which is separate from the main settlement of Ruddington. This development has a distinctive character which arises from its well-treed appearance and the low density of existing housing. The landscape value of the study area is medium, arising from the good level of maintenance within the landscape, as well as the representativeness of the study area with relation to the LCA in which it sits. Whilst development of the site would result in the potential for perception of increased density and localised loss of character, there would be no notable loss of key characteristics and an overall low landscape susceptibility. The landscape sensitivity is low. There is little value in terms of visual amenity, and the visual susceptibility is also low due to the limited number of receptors and the screening of the site with built form and vegetation. Overall the visual sensitivity is low.



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

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.



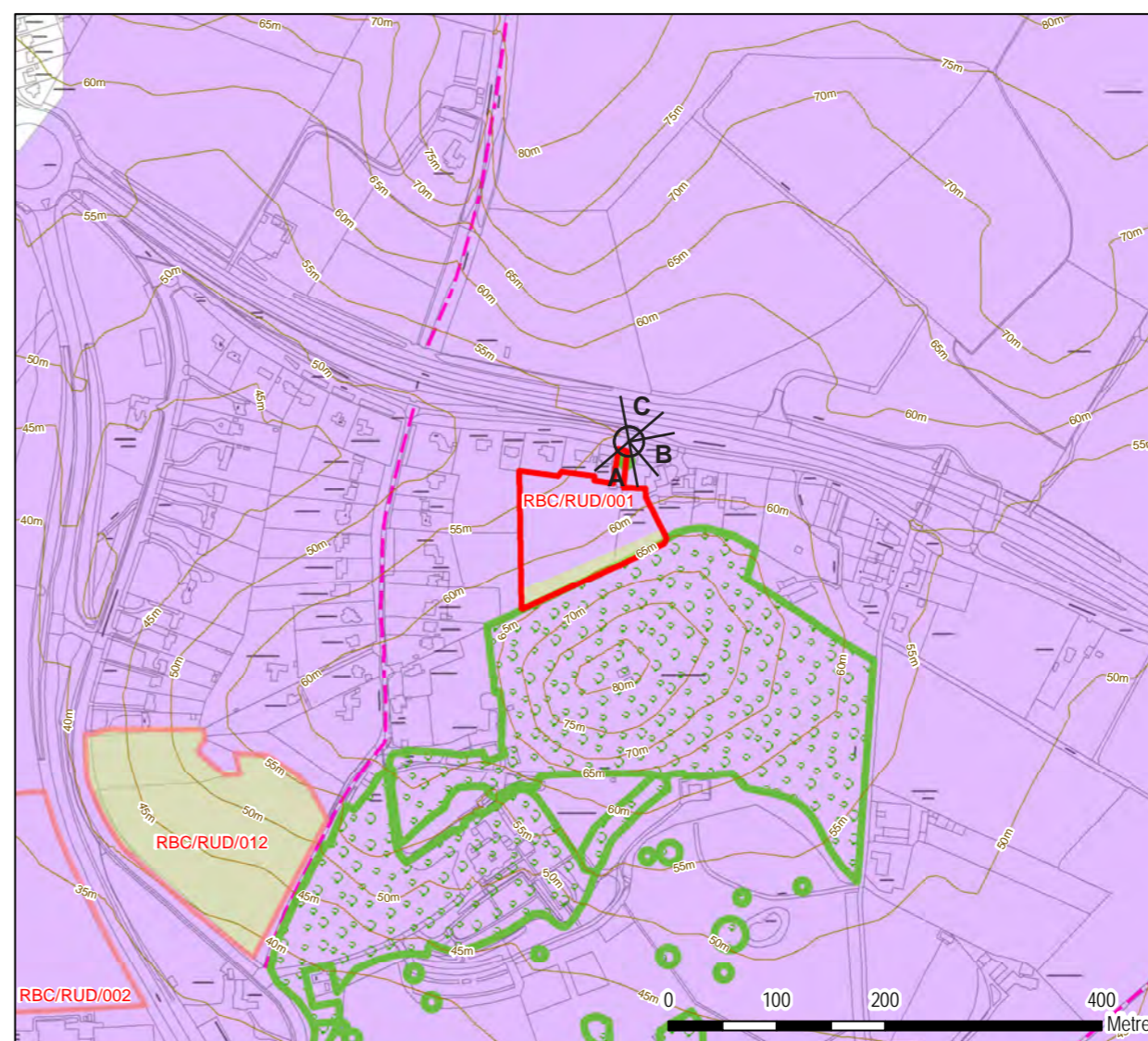
Site Photograph B - Looking east along Landmere Lane adjacent to the site entrance, this view demonstrates the large and low density nature of the housing surrounding the site.



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

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Bridleway
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones
 - SN03, Enhance & Restore

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

SITE REFERENCE: RBC/RUD/002 - Land adjacent to St Peter's Junior School DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN03 (Poor-Moderate) Landscape character within study area SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Generally well maintained with some degraded areas	Med - 2
Scenic quality	Variable across study area with high degree of human influence. Some positive aesthetic aspects	Low - 1
Rarity	N/A	Low - 1
Representativeness	Most aspects representative but with differences in settlement pattern	Med - 2
Conservation interests	TPOs but few other aspects	Low - 1
Recreation value	Golf course plus two PRoW	Low - 1
Perceptual aspects	Highways influence and reduce perceived tranquillity. Edge of settlement and urban fringe character	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	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
Policy	Maintain a buffer between West Bridgford 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

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

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

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

Factor	Assessment	Score*
Primary receptors	Transport- highway users A60. Commuters not focussed on site / landscape	Low - 2
Secondary receptors	Golf course recreational users and educational users of the school	Low - 2
Number of receptors	Highway receptors numerous	Med - 4
Visibility of site	High degree of enclosure from vegetation	Low - 2

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

Low visual value and susceptibility, overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

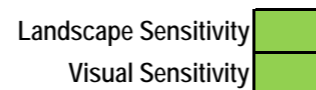
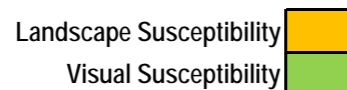
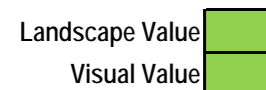
Landscape planting	✗	Form of development	✗
Landscape buffer	✗	Local vernacular	✗
Site features	✗	Other	✗

CONSTRAINTS

On-site	Access issues onto A60	Off-site	
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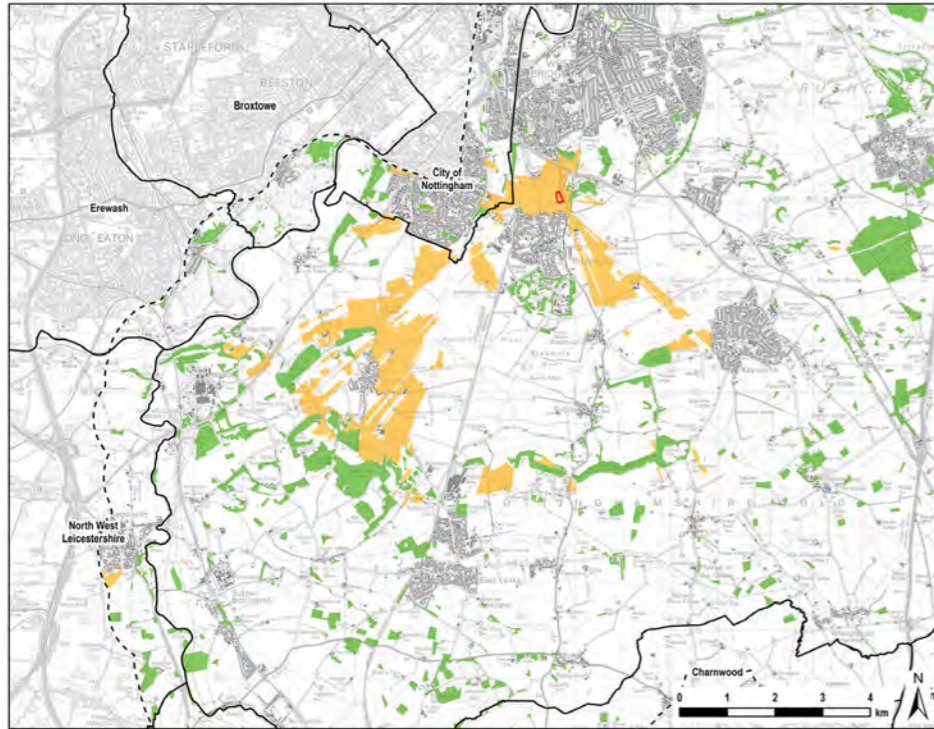
CONCLUSION

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. 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.



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



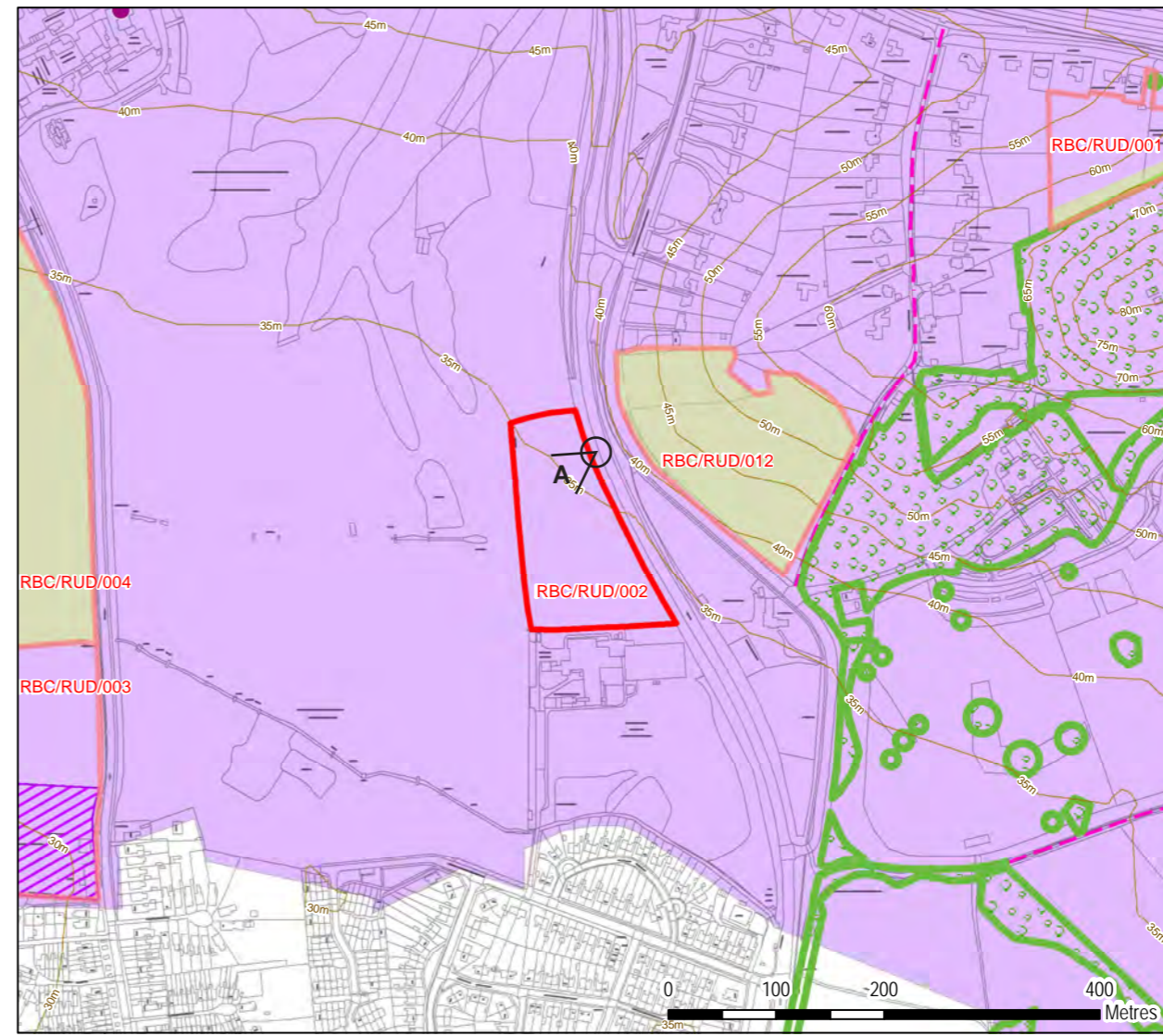
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



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.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Listed Building
 - Bridleway
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones
 - SN03, Enhance & Restore

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

SITE REFERENCE: RBC/RUD/003 - Land to the west of Wilford Road (south) DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN03 (Poor-Moderate) Landscape character within study area SN03 (Poor-Moderate), SN04 (Moderate)

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

LANDSCAPE VALUE Total Score (/25) 14

Factor	Assessment	Score*
Landscape quality	Generally well maintained, especially agricultural land, some gappy fences	Med - 2
Scenic quality	Edge of settlement with high degree of human influence, agricultural land is positive aspect	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is representative of the LCA	High - 3
Conservation interests	Conservation area and TPOs but not related to the site	Low - 1
Recreation value	Play area, golf course	Low - 1
Perceptual aspects	Edge of settlement and lack of tranquillity, rural character is pleasant	Med - 2
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) 11

Factor	Assessment	Score*
Subtraction	Loss of play area	Med - 4
Addition	Extension of settlement edge	Low - 2
Perception	Extension of settlement edge	Low - 2
Policy	Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements	Low - 2

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

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

Notes

VISUAL VALUE Total Score (/25) 13

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Play area, gates from houses leading into play area	Med - 6
Other value	Avenue of trees adds character	Low - 3

VISUAL SUSCEPTIBILITY Total Score (/25) 17

Factor	Assessment	Score*
Primary receptors	Residential - site forms part of rural setting, views across site into area of more rural character	Med - 4
Secondary receptors	Recreational - play area is of local recreational value	Med - 4
Number of receptors	Site is on village edge, several residential receptors	Med - 4
Visibility of site	Site is open especially to north, some enclosure from built form and vegetation	Med - 4

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

Low visual value and medium susceptibility. Overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

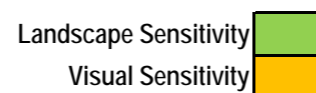
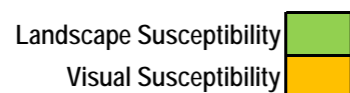
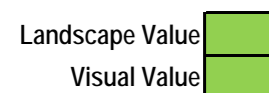
Landscape planting	✓	Retain avenue of trees in play area	Form of development	✗
Landscape buffer	✓	Play area to retain recreational resource	Local vernacular	✗
Site features	✓	Retain play area	Other	✗

CONSTRAINTS

On-site	Play area	Off-site

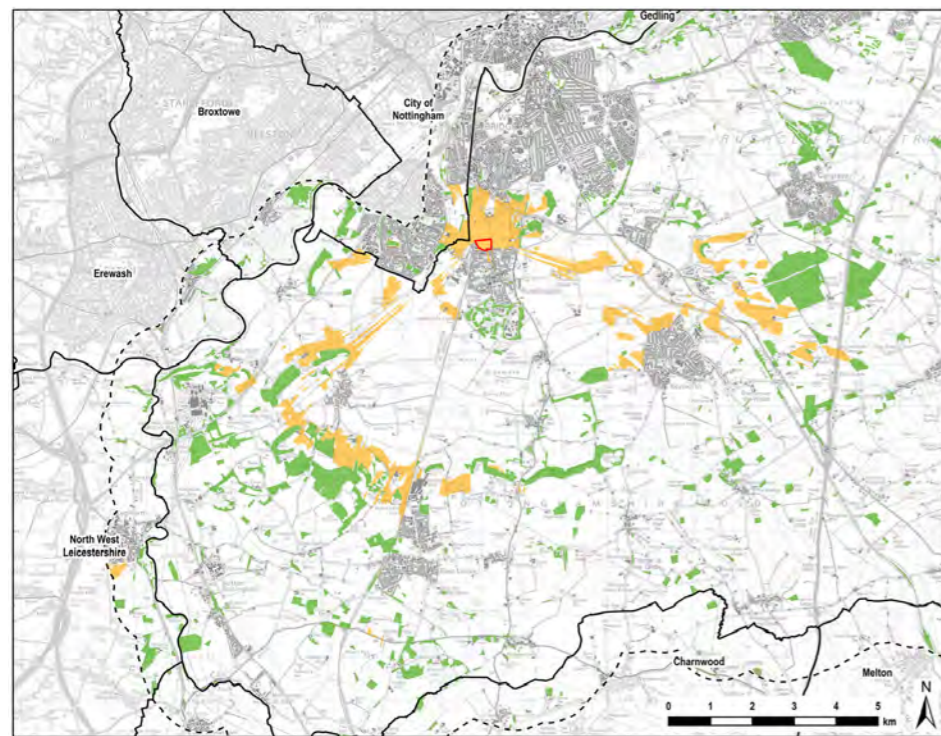
CONCLUSION

Site RUD/003 is comprises a play area and set-aside field on the northern edge of Ruddington. Landscape value within the study area is low, owing in part to the lack of both conservation interests and recreational value. There is also a low landscape susceptibility, with development of the site forming an extension of the urban edge and resulting in no loss of key characteristics. The landscape sensitivity is overall low. In visual terms, there is limited value apart from the presence of the play area. However, the visual susceptibility is medium, with the site forming part of the rural setting for a medium number of receptors and generally being visible within its surroundings, particularly when viewed from the north. The visual sensitivity is medium overall.



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



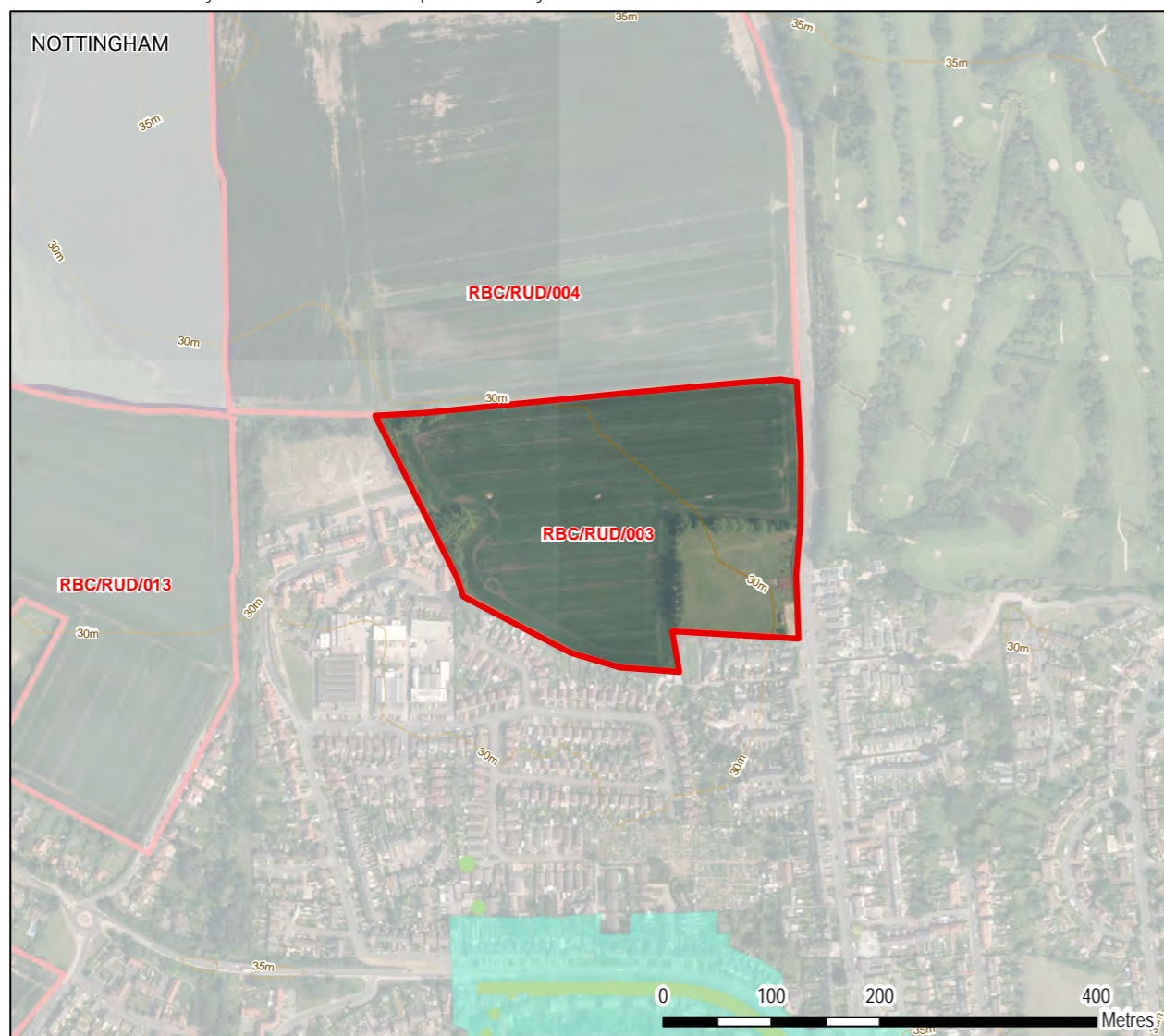
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



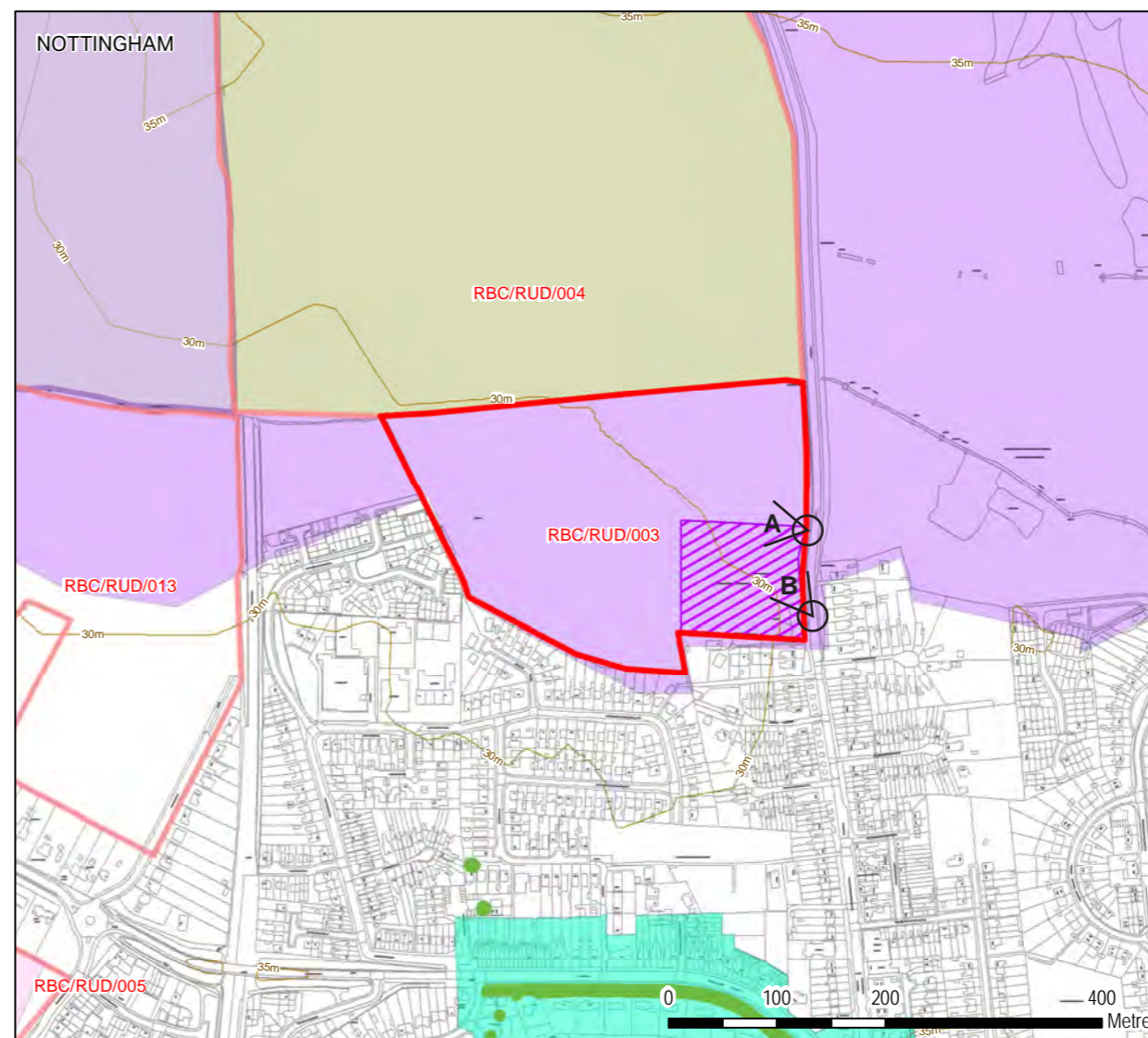
Site Photograph A - This view looks north-west from Wilford Road at the northern corner of Sellors' Playing Field within the site. The view shows how the site fits into the rural context of the north of Ruddington, with the arable land beyond the rough land of the site adding an attractive rural outlook.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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones**
 - SN03, Enhance & Restore
 - SN04, Enhance

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

SITE REFERENCE: RBC/RUD/004 - Land to the west of Wilford Road DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN03 (Poor-Moderate) Landscape character within study area SN03 (Poor-Moderate), SN02 (Poor-Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Agricultural land and fencing generally well maintained and good condition	Med - 2
Scenic quality	High degree of human influence/ built form. Rural quality but some urban influence from multiple settlements	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area highly representative of LCA	High - 3
Conservation interests	Conservation area and several TPOs and listed buildings but separate from the site	Low - 1
Recreation value	Golf course, play area/pitch but just one public right of way	Low - 1
Perceptual aspects	Some road noise and multiple sources of human influence. Some strength of rural character retained	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of recreational facility	Med - 4
Addition	Extension of settlement boundary	Low - 2
Perception	Open land performing function of green wedge, perception of coalescence between Ruddington and West Bridgford	Med - 4
Policy	Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two settlements	Med - 4

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

Medium landscape sensitivity derived from low landscape value and medium susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	Play area	Med - 6
Other value	Visual separation between settlements	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - views over open land	Med - 4
Secondary receptors	Recreational- play area. Views secondary to function of play area	Low - 2
Number of receptors	Edge of Ruddington	Med - 4
Visibility of site	Long views but some enclosure and little landform variation	Med - 4

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

Overall medium visual sensitivity arising from medium visual value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

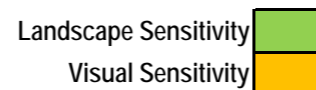
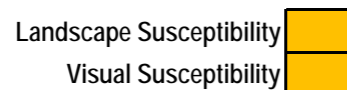
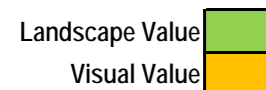
Landscape planting	✓	Retain avenue of trees in play area.	Form of development	✗
Landscape buffer	✓	Retain play area and wider area of arable land forming green wedge.	Local vernacular	✗
Site features	✓	Play area.	Other	✗

CONSTRAINTS

On-site	Avenue of trees / play area and potential access issues	Off-site	
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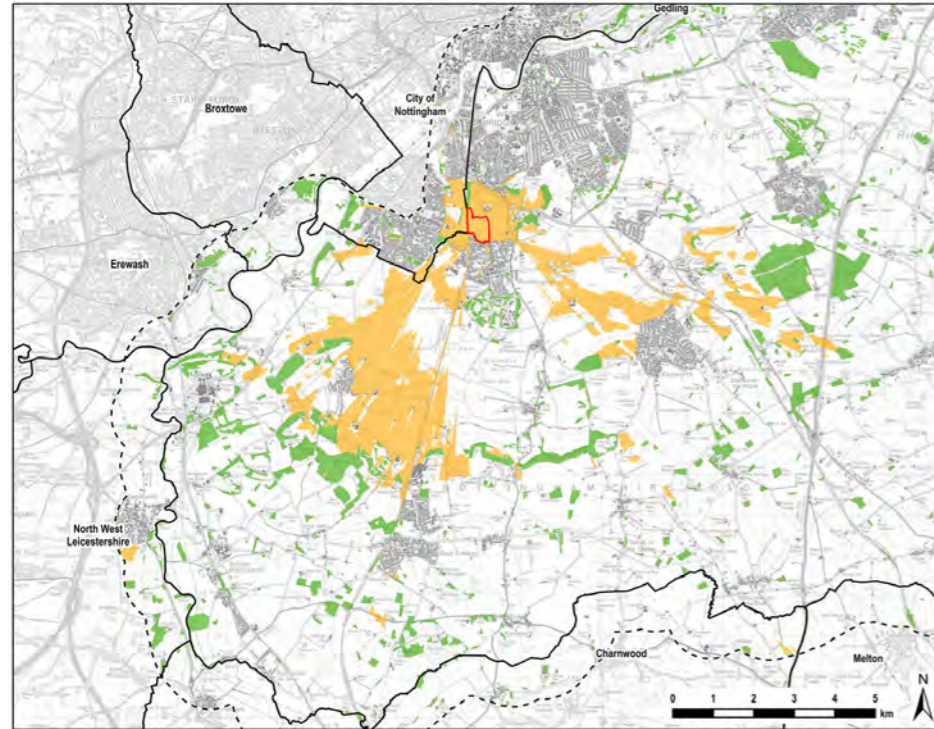
CONCLUSION

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 coalescence 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. Overall the visual sensitivity is medium.



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

RUD/004 - Land to the west of Wilford Road



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



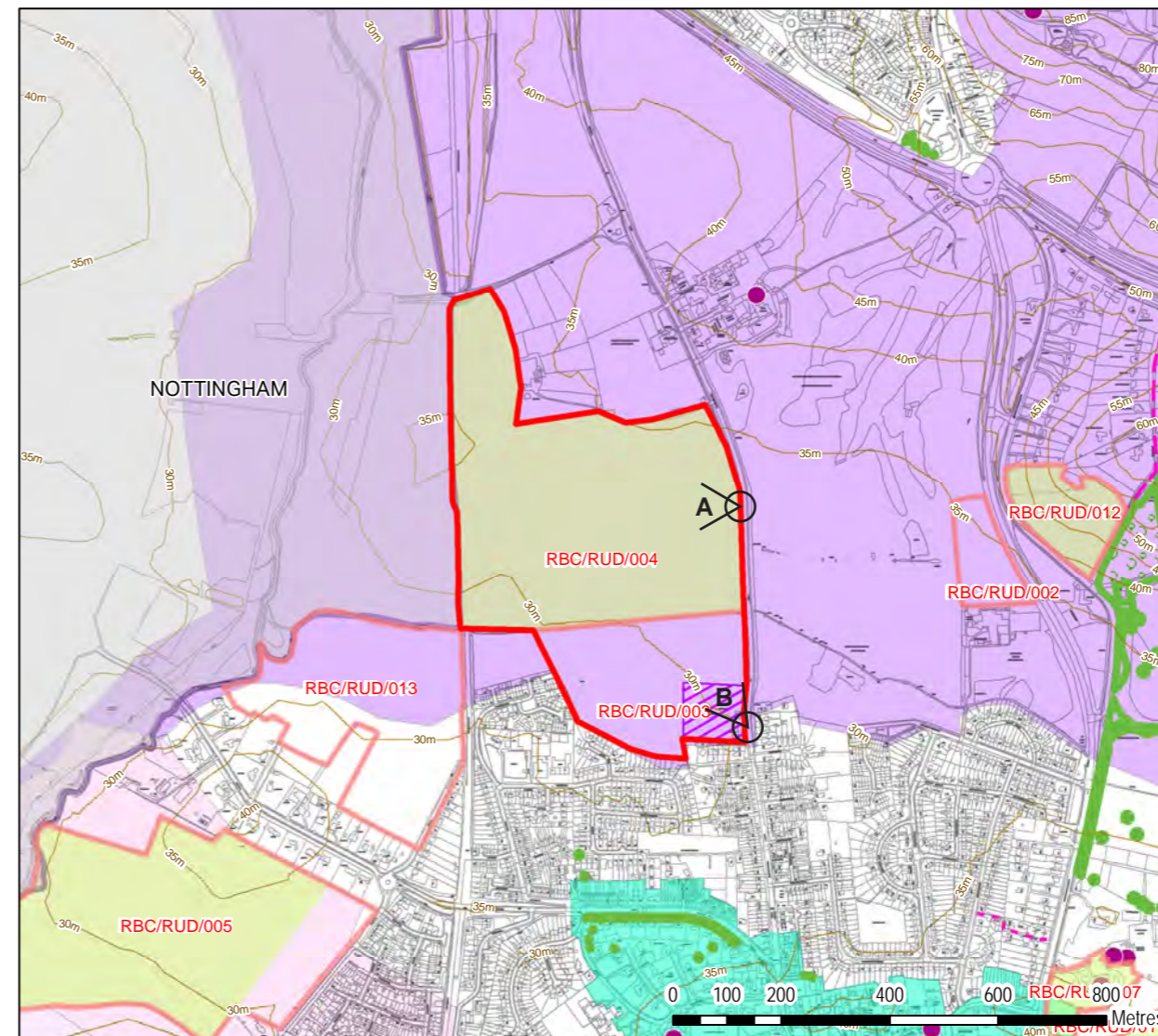
Site Photograph A - Taken from a field gate on Wilford Road, this view illustrates the arable usage of the land as well as its role as both the rural context of Ruddington and as part of a buffer between three settlements - Ruddington, Clifton and Wilford. To the left of the view can be seen houses on 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. Sellers 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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones**
 - SN02, Enhance & Restore
 - SN03, Enhance & Restore
 - SN04, Enhance

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

SITE REFERENCE: RBC/RUD/005 - Land west of Pasture Lane DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN02 (Poor-Moderate), SN04 (Moderate) Landscape character within study area SN02 (Poor-Moderate), SN04 (Moderate), SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some degradation, recent housing development has good levels of maintenance	Med - 2
Scenic quality	High degree of human influence including views to other settlements, pylons also detract	Low - 1
Rarity	N/A	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Edge of conservation area and some TPOs, separate from site	Low - 1
Recreation value	Limited network of PROW	Low - 1
Perceptual aspects	Urban and urban fringe character with little tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of settlement edge, bridging gap between two settlements	High - 6
Perception	Increased urbanisation and loss of perceived green wedge between settlements	High - 6
Policy	Ensure any new development is close to village fringes and does not make built form more prominent in the landscape	Low - 2

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

Low landscape value and medium susceptibility. Overall low landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Green wedge between settlements	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a small part of the rural setting	Low - 2
Secondary receptors	N/A	Low - 2
Number of receptors	Edge of Ruddington, direct views to Clifton	Med - 4
Visibility of site	Open views from east, screened elsewhere by built form and vegetation	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗		Form of development	✗	
Landscape buffer	✓	Majority of west of site to retain green wedge	Local vernacular	✗	
Site features	✗		Other	✗	



CONSTRAINTS



On-site	Potential flooding issues to west of site	Off-site	
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CONCLUSION

The site is a wedge of arable land which separates the settlements of Ruddington and Clifton. Recently there has been development on Pasture Lane near the site's eastern boundary, which contributes to the site's urban fringe character. The study area is of low landscape value, which is partly as a result of the low amount of scenic quality, as well as the lack of conservation interests and recreational value. However, owing to the potential for perceived coalescence, there is a medium landscape susceptibility. The landscape sensitivity is overall low. In visual terms, aside from the site forming a visual break between settlements, there is little visual value associated with the site. The site is a small part of the rural setting for residential receptors, contributing to a low visual susceptibility. The visual sensitivity is overall low.

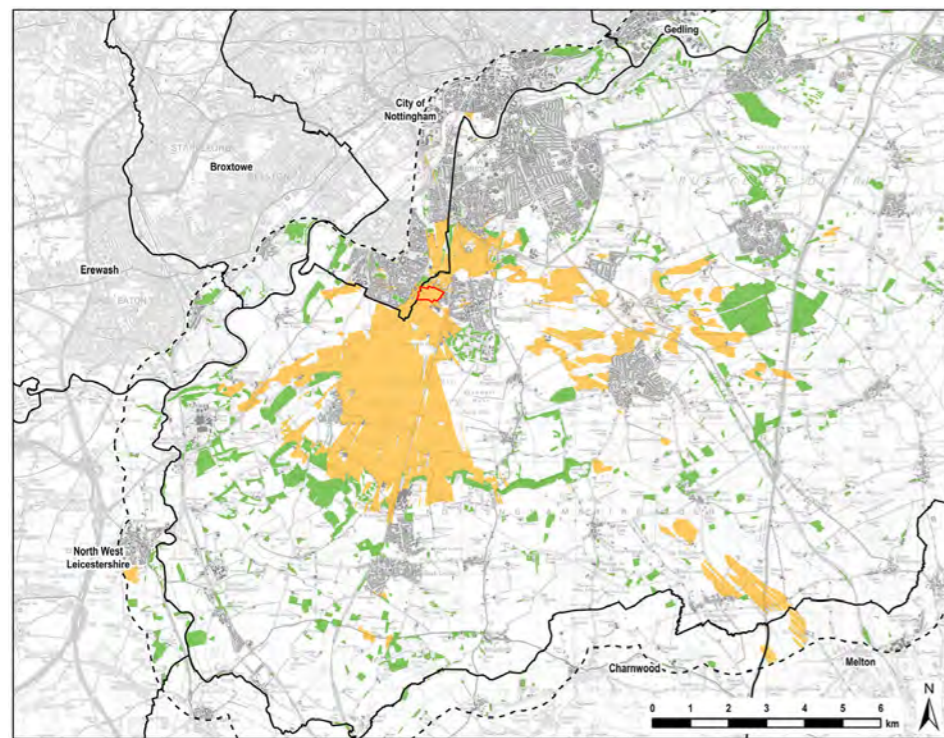
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

RUD/005 - Land west of Pasture Lane



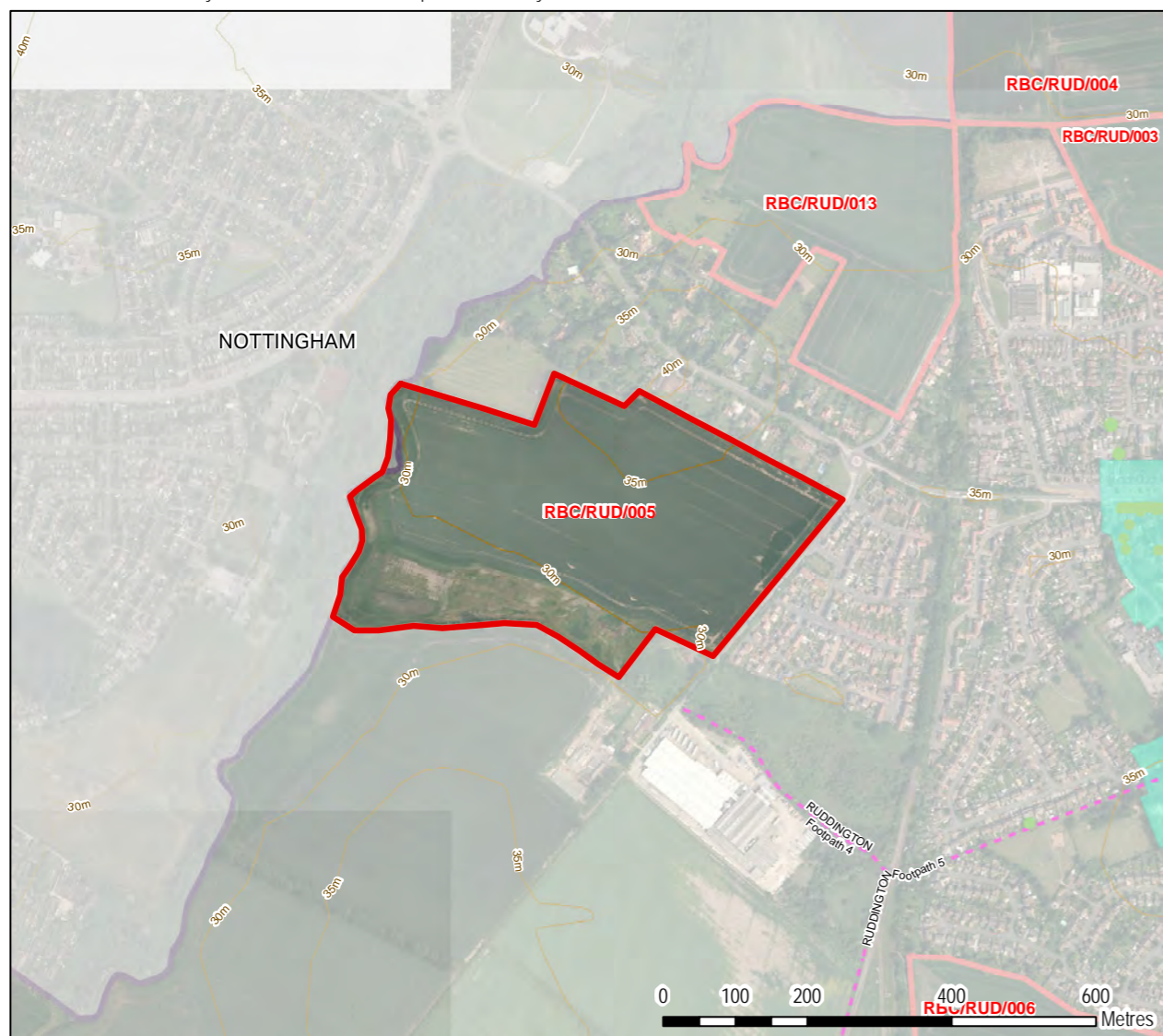
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



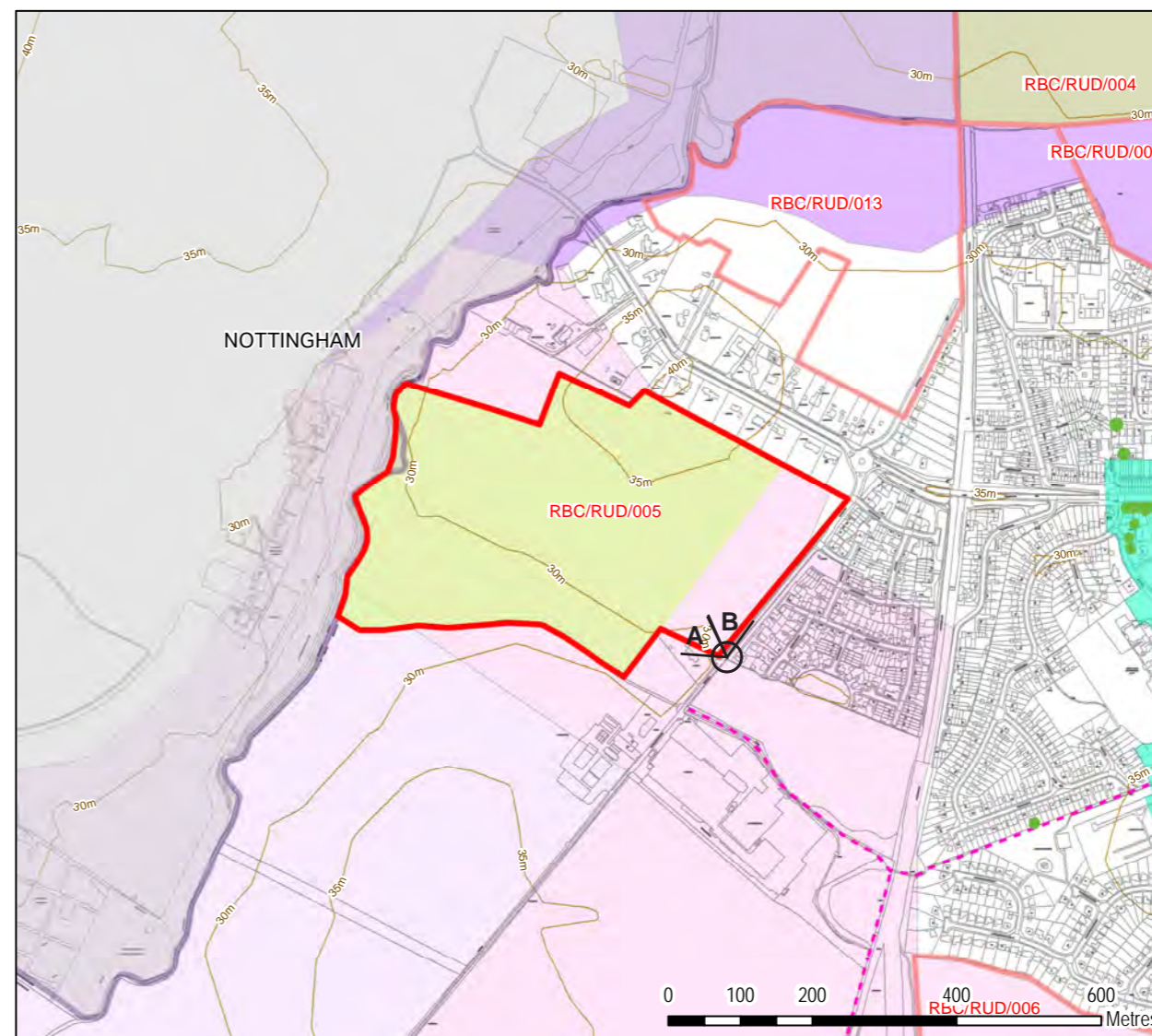
Site Photograph A - This view is from the south-eastern corner of the site and looks from Pasture Lane directly into the site. The site itself is in variable condition and comprises arable farmland on the western edge of Ruddington. From this location, the role of the site in preventing perceived coalescence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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
- LCA Policy Zones**
- SN02, Enhance & Restore
 - SN03, Enhance & Restore
 - SN04, Enhance

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

SITE REFERENCE: RBC/RUD/006 - Land north west of Asher Lane DATE VISITED: 14/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), SN02 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Good condition overall, domestic setting rather than rural	Med - 2
Scenic quality	Urban fringe some detracting elements but country park positive feature	Low - 1
Rarity	N/A	Low - 1
Representativeness	Study area landscape elements representative of aspects of the LCA	High - 3
Conservation interests	Conservation area, TPOs and listed buildings but separate from the site	Med - 2
Recreation value	Country park and network of public rights of way an important resource, as well as allotments	High - 3
Perceptual aspects	Urban fringe and strong recreational proximity to settlement	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Nothing of intrinsic landscape value	Low - 2
Addition	Logical extension of settlement edge	Low - 2
Perception	Urban fringe and potential change to perception of country park and access	Med - 4
Policy	Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge	Low - 2

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	None	Low - 3
Indicators of value	None	Low - 3
Other value	Country park	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential - as part of visual amenity from housing	Med - 4
Secondary receptors	Recreational - limited visibility from access or country park	Low - 2
Number of receptors	Combination of residential receptors on edge of settlement plus wider recreational visitors from Nottingham	Med - 4
Visibility of site	Limited due to enclosure by vegetation	Low - 2

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

Low visual value and susceptibility. Overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

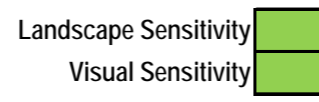
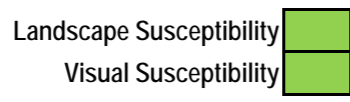
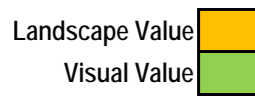
Landscape planting	✓	To retain existing hedges particularly along south eastern boundaries	Form of development	✓	No access off Asher Lane to retain semi-rural character
Landscape buffer	✓	To either side of allotments and to protect recreational value of country park	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site		Off-site	Allotments and PRoW along country park
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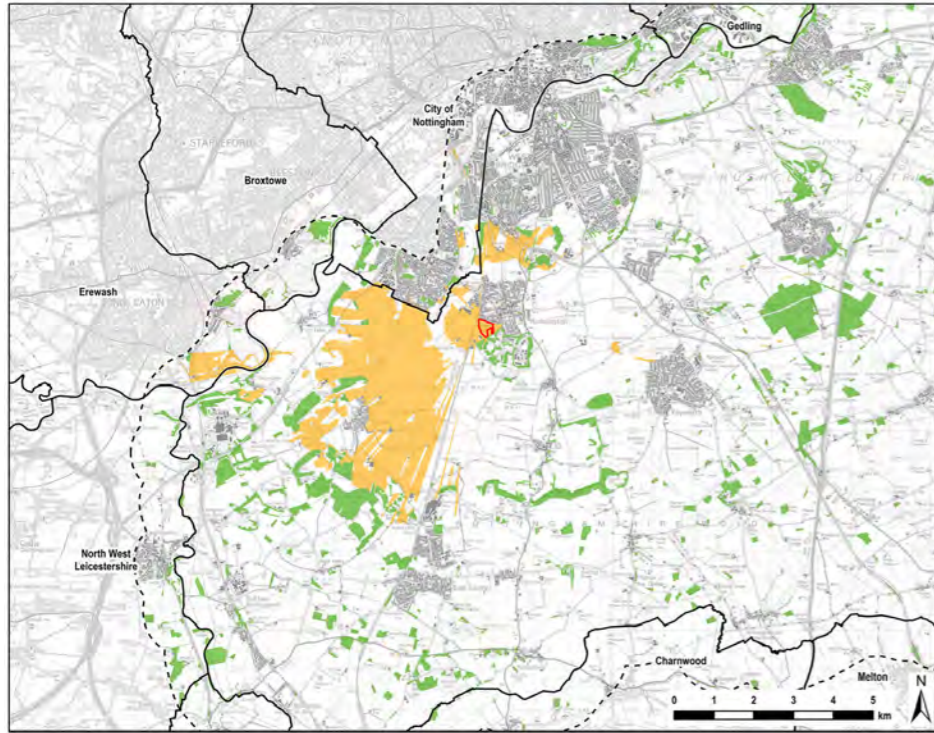
CONCLUSION

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

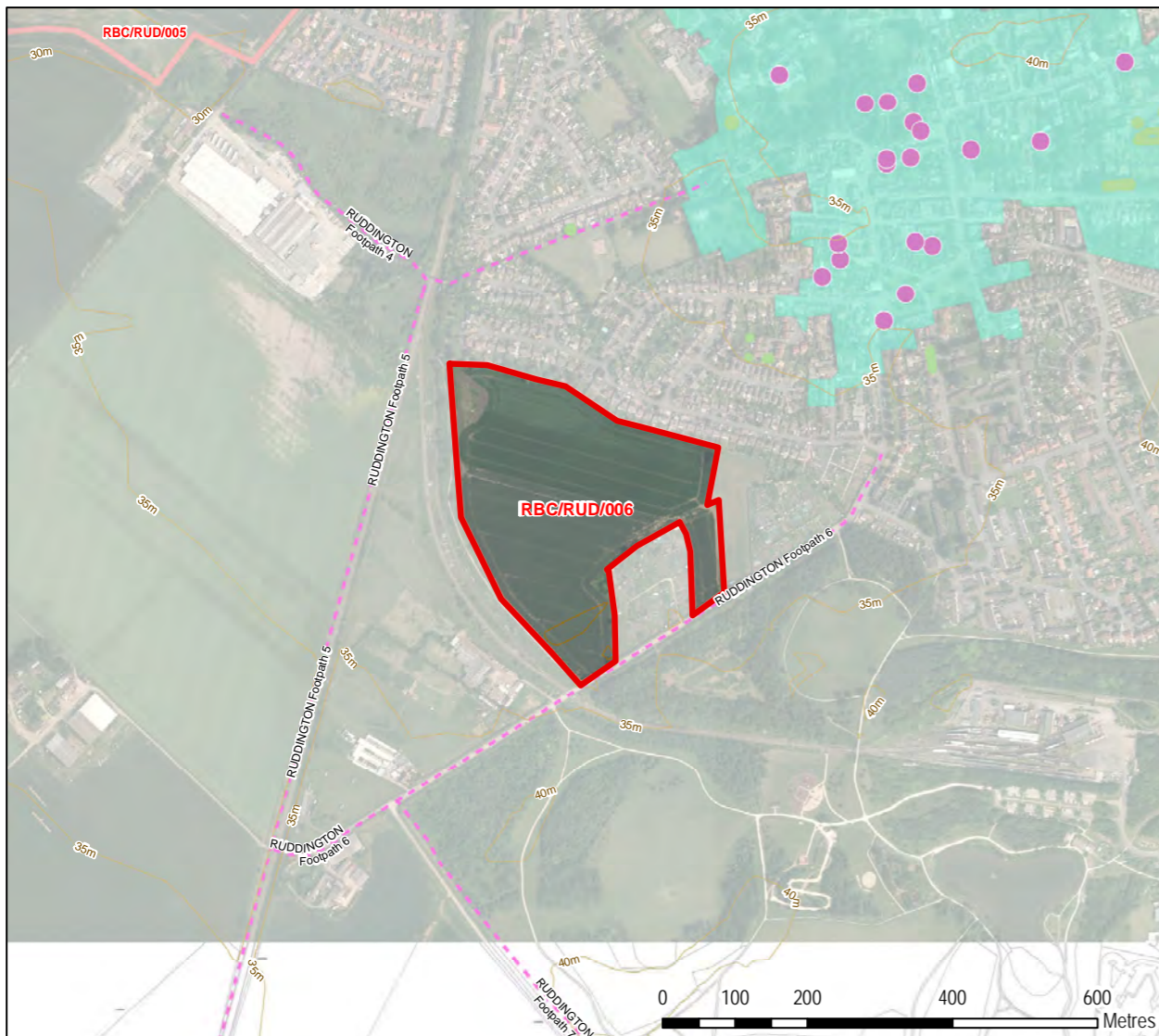


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

RUD/006 - Land north west of Asher Lane



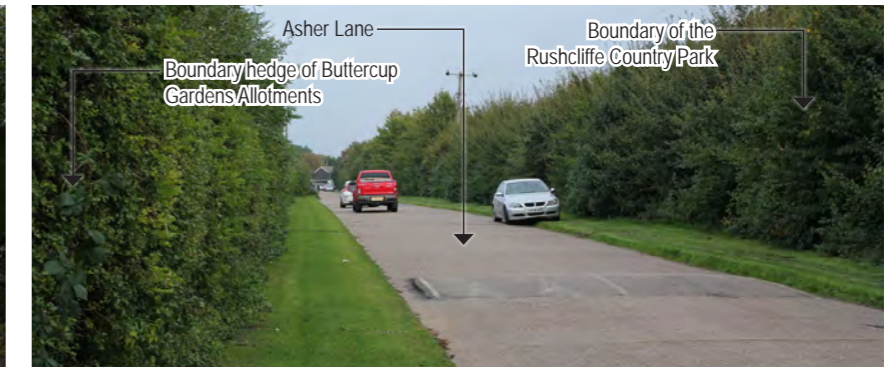
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



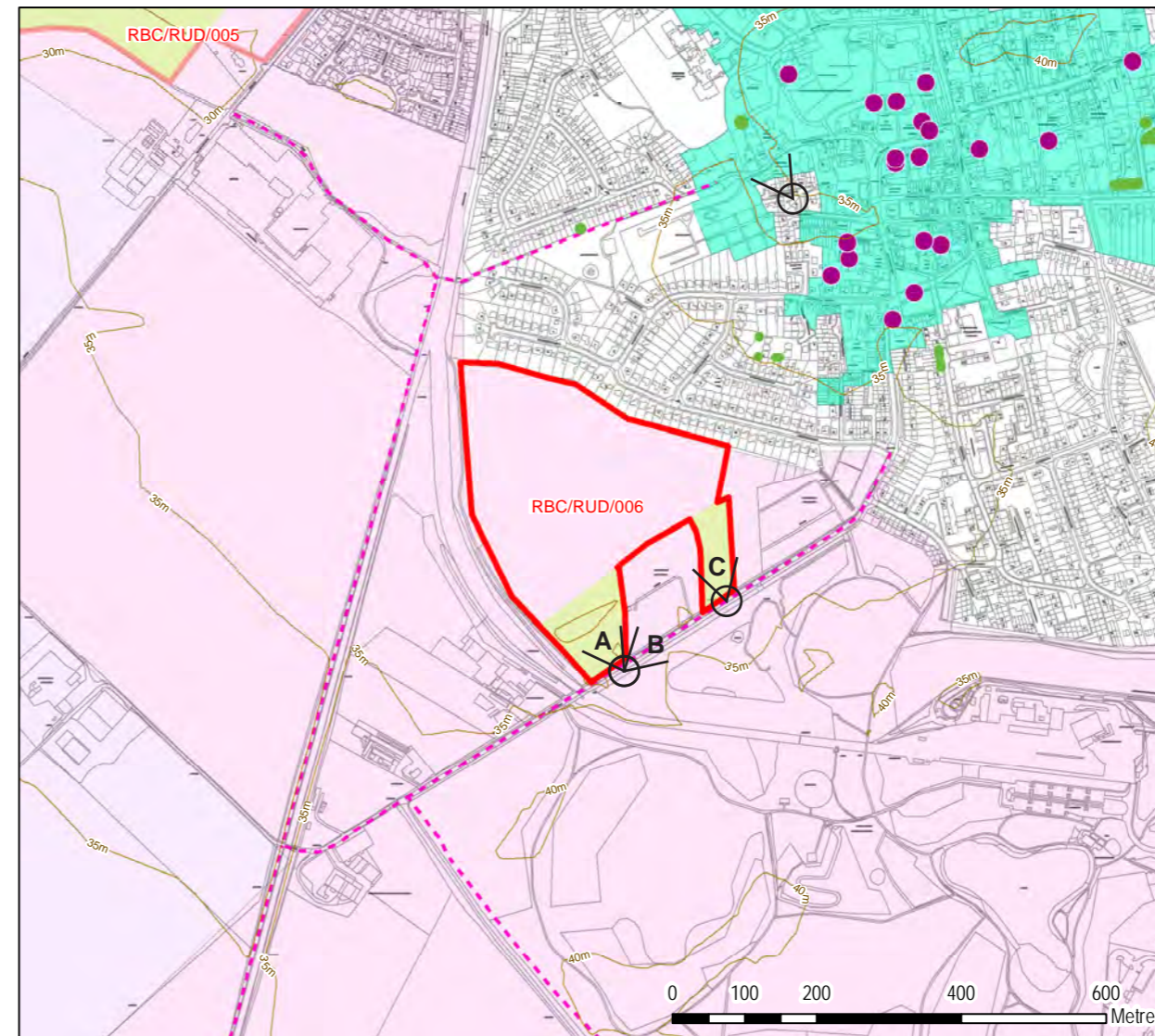
Site Photograph A - Looking north-west from Asher Lane directly into the site, this view shows the arable nature of the site and its generally dense vegetated boundaries. To the rear of the view can be seen houses on Musters Road, as well as the edge of Clifton. To the right of the view is the hedge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



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



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



Landscape designations / Potential development mitigation recommendations

- 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

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 69**

SITE REFERENCE: RBC/RUD/007 - Easthorpe House and adjacent land DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site n/a Landscape character within study area SN03 (Poor-Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Very well maintained, domestic setting and no indication of degraded features	High - 3
Scenic quality	Conservation area with strong aesthetic qualities, some human detractors on edge area	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Part of site within Ruddington Conservation Area, listed building and some TPOs within site and also within study area	High - 3
Recreation value	Couple of PRoW, limited public open space	Low - 1
Perceptual aspects	Degree of tranquillity despite A60, strong character especially within conservation area	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of part of conservation area and parkland character, also loss of listed building	High - 6
Addition	Extension of urban edge	Low - 2
Perception	Extension of urban edge into open countryside, A60 currently forms strong settlement edge	High - 6
Policy	Conserve the strong transition from urban to rural landscape	Med - 4

OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility) Total Score (/50) **36**

Medium landscape value and medium susceptibility. Overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	Part of site is within conservation area, including listed building	Med - 6
Indicators of value	Bench opposite site looking towards it	Med - 6
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a part of the rural outlook for the village	Med - 4
Secondary receptors	Transport - site is part of setting for people entering or leaving the village	Med - 4
Number of receptors	Village edge location with A road	Med - 4
Visibility of site	Open views to site, obscured by built form from west	Med - 4

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

Medium visual value and susceptibility giving an overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗	Site cannot be mitigated without losing essential strong character	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Listed building, conservation area, some trees are TPO'd as part of conservation area	Off-site	
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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 interests in the study 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 considered to be medium. In visual terms, there is a medium value arising from the site due to its inclusion in the conservation area, as well as the bench opposite site indicating visual value. The visual susceptibility is also medium as the site forms part of the visual amenity for both residential and transport receptors, the number of which is medium due to the site's village edge location. Visual sensitivity of the site is overall medium.

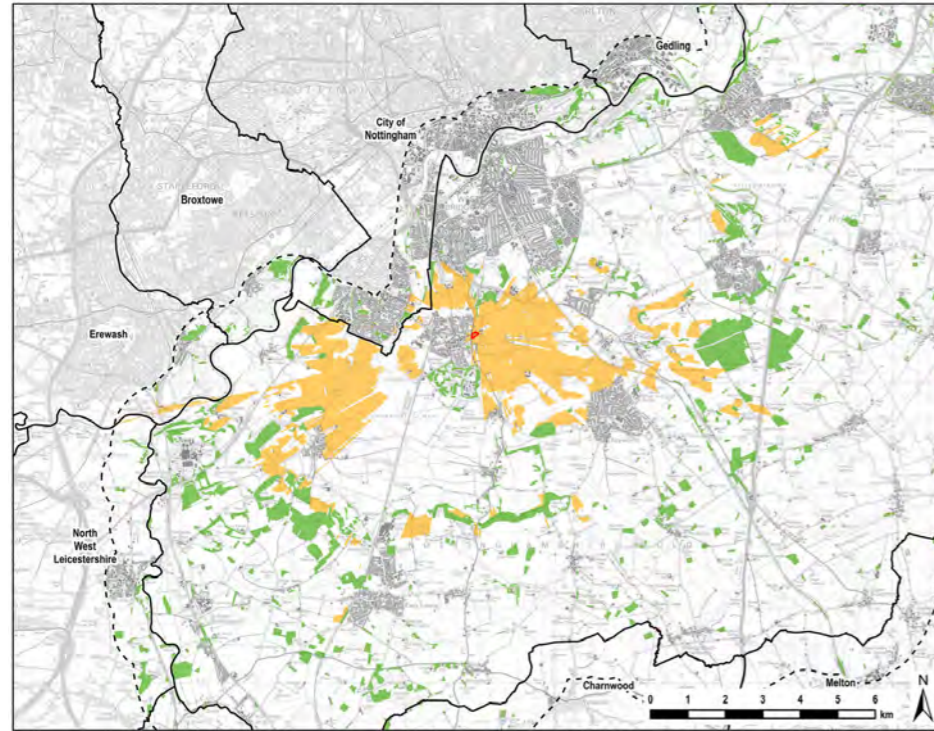
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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RUD/007 - Easthorpe House and adjacent land



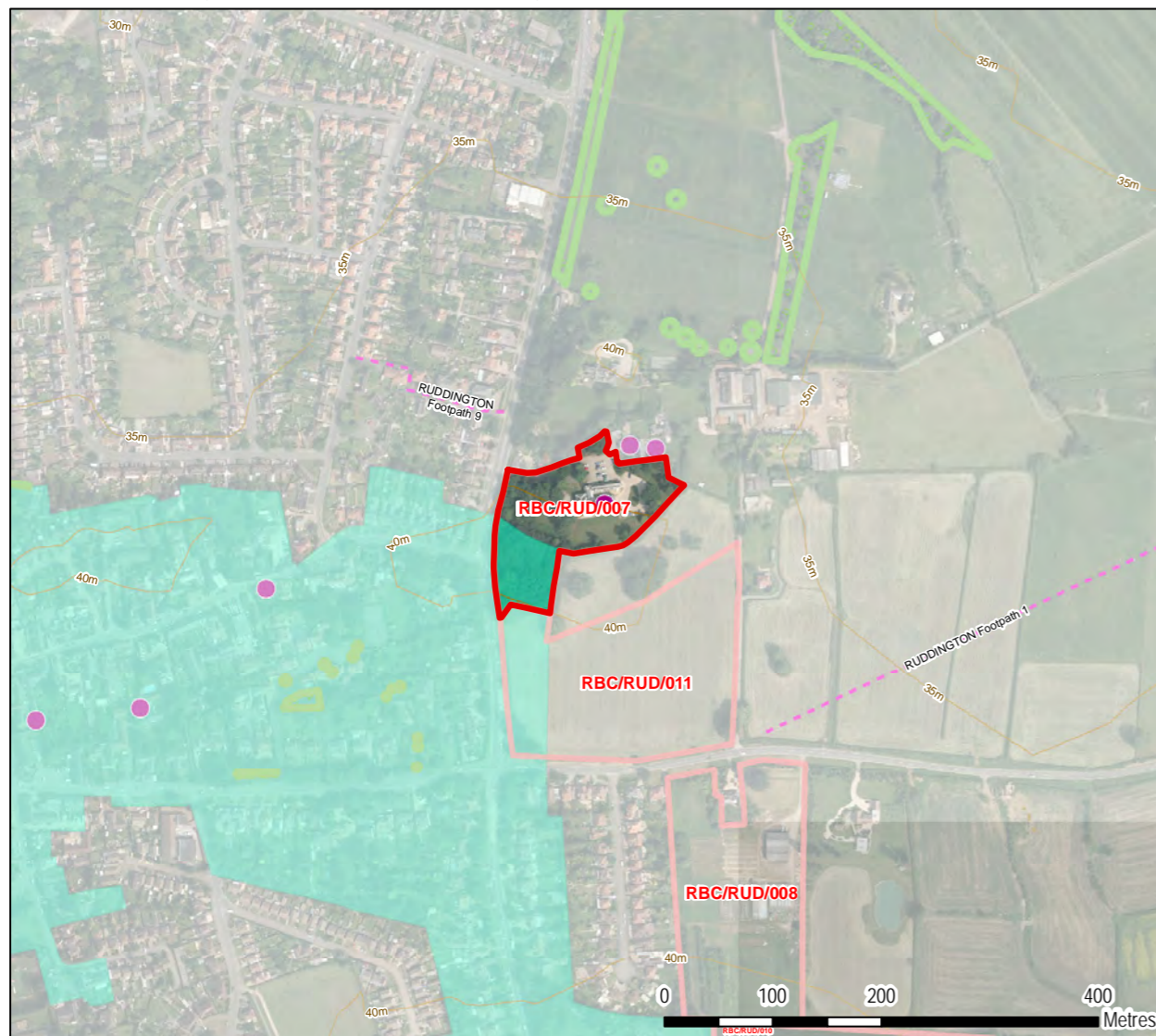
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



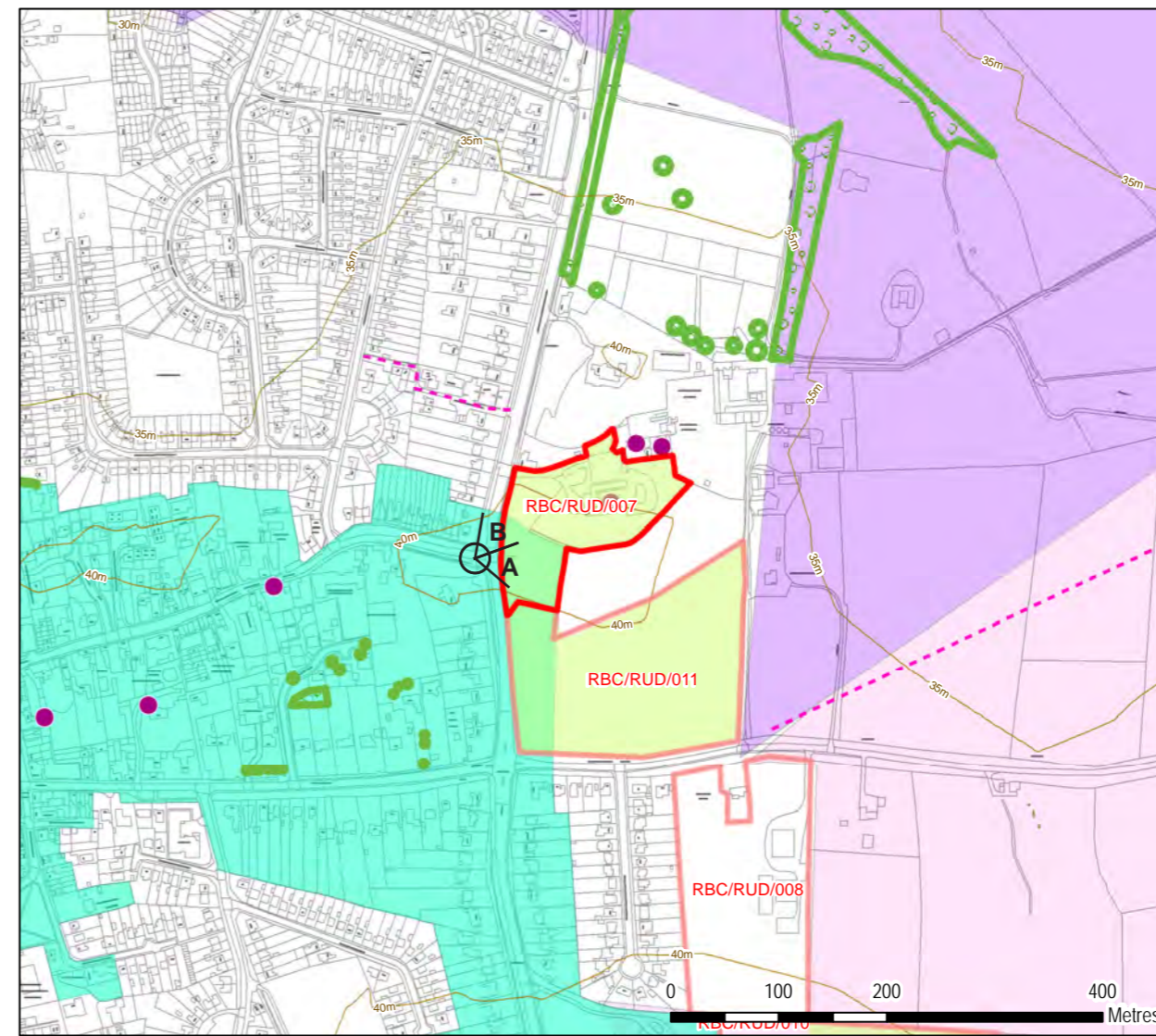
Site Photograph A - The view looks east from Easthorpe Avenue across the A60 Loughborough Road towards the site, which forms the middle-ground of the view. To the left of the view is Easthorpe House, the home of the Rushcliffe Clinical Commissioning Group for the NHS. The panorama is taken from within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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- SN03, Enhance & Restore
- SN04, Enhance

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

SITE REFERENCE: RBC/RUD/008 - Land south of Flawforth Lane DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site n/a Landscape character within study area SN03 (Poor-Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Urban fringe with some degraded areas, others well maintained	Med - 2
Scenic quality	Conservation area has positive aesthetic characteristics, but other areas detract especially with human influence	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Conservation area adjacent to site, couple of listed buildings and TPOs	Med - 2
Recreation value	A few PRoW, some recreational public open space to south-west	Med - 2
Perceptual aspects	Urban fringe with a limited degree of tranquillity	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Extension of existing urban edge	Low - 2
Perception	Perceived increase in density in context of existing urban edge	Low - 2
Policy	Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape value but low landscape susceptibility and sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	Adjacent to conservation area, site is part of the setting	Med - 6
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

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

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

Low visual sensitivity derived from low value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Maintain mature vegetated boundary	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

The site is an area of brownfield land which was formerly a nursery on the western edge of Ruddington; it forms part of the setting for the 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 susceptibility and low landscape sensitivity. Looking at visual amenity, there is little value attached to the site within the study area, except for its role as part of the setting to the Ruddington Conservation Area. The site does not bear much relation to the visual amenity of residential and transport receptors and has a low visual susceptibility. The visual sensitivity is overall low.

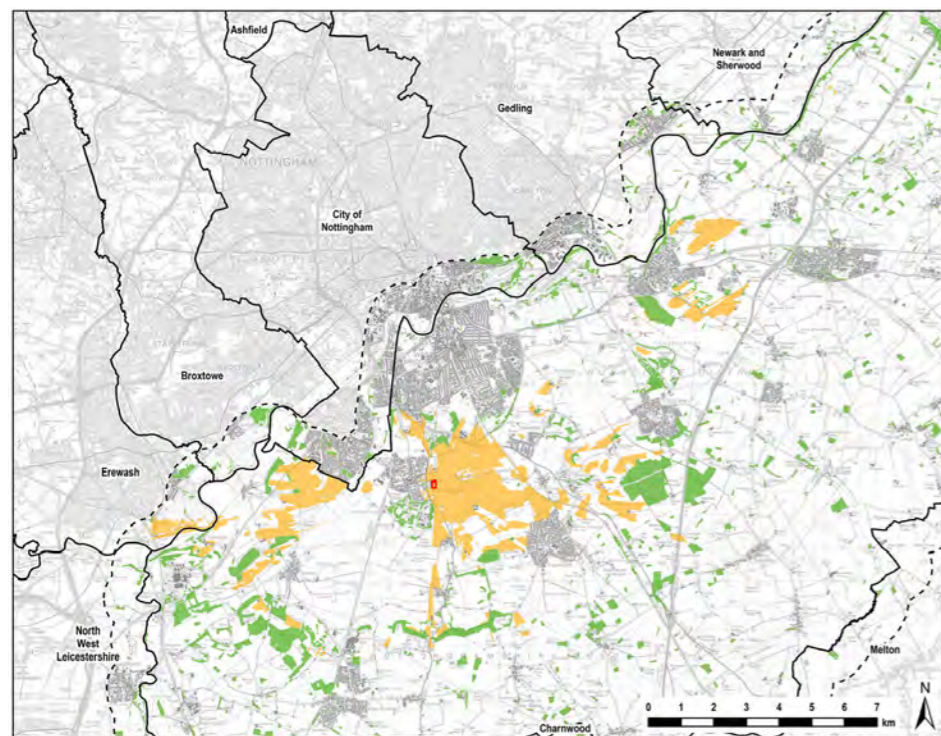
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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RUD/008 - Land south of Flawforth Lane



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



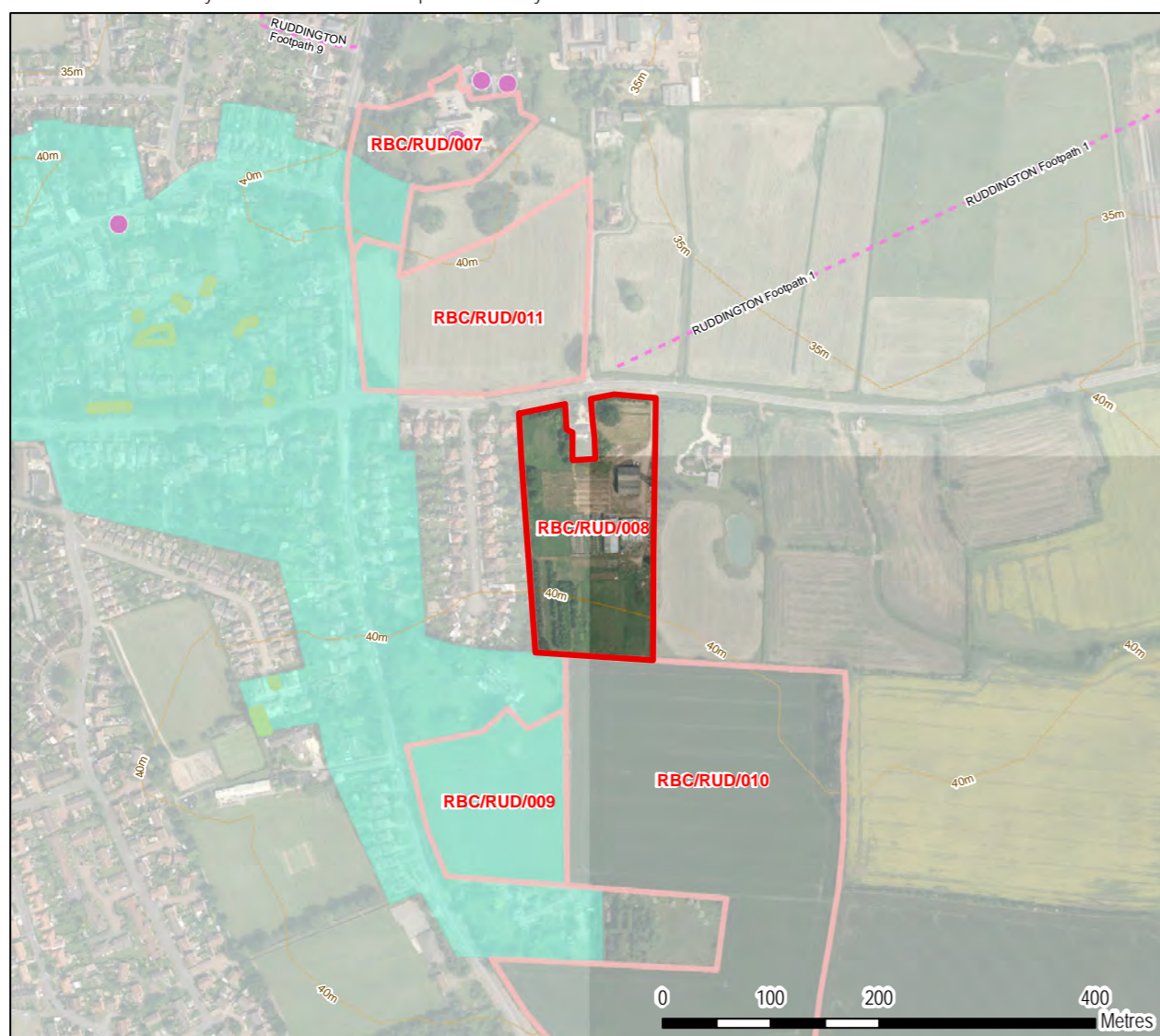
Site Photograph A - This panorama is taken from Flawforth Lane and looks south towards the site. The main built form within the view is the Ecoplant Nursery, with the main body of Ruddington Village being situated in the far right of the view behind mature vegetation. The landscape quality at this point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



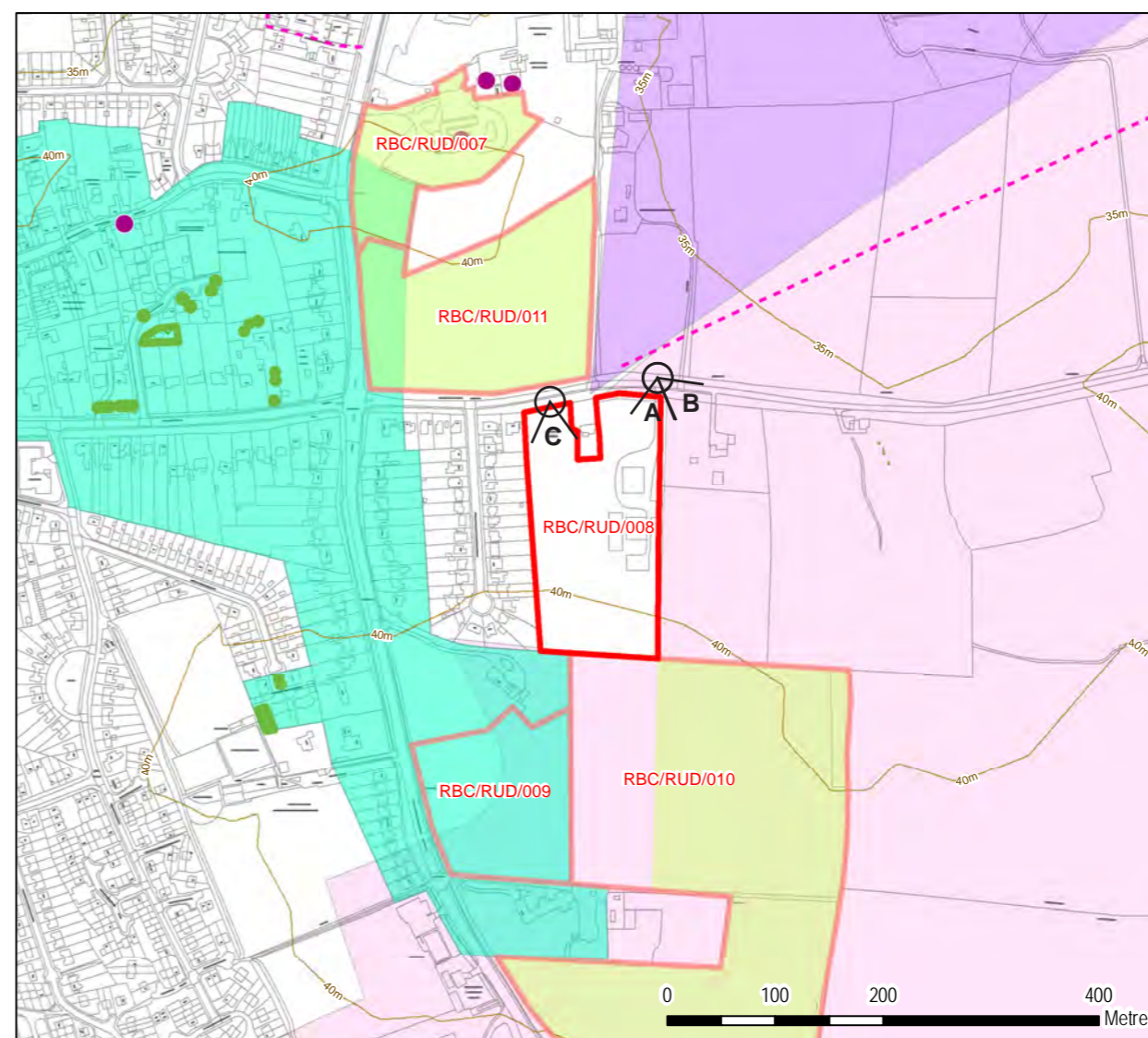
Site Photograph B - Taken from a similar position to Photograph A, but looking south-east, this view shows the adjacent property to the site, as well as the rural context beyond the settlement edge. This view illustrates an area of higher landscape quality.



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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN03, Enhance & Restore
 - SN04, Enhance

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

SITE REFERENCE: RBC/RUD/009 - Land at Loughborough Road DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Good condition - little degradation of landscape features	Med - 2
Scenic quality	Attractive elements including conservation area. A60 a detractor	Med - 2
Rarity	N/A	Low - 1
Representativeness	Includes main representative elements of LCA	High - 3
Conservation interests	Conservation area covers much of the study area. Several TPOs and one listed building	High - 3
Recreation value	Recreation ground and sports pitches, proximity of country park creates high recreational value in the study area	High - 3
Perceptual aspects	Residential and human influence with A60 reducing tranquillity. Few other notable detractors	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of part of conservation area although lack of clarity over site's inclusion. Loss of mature trees	Low - 2
Addition	Built form as extension to settlement edge	Low - 2
Perception	Change within conservation area and loss of enclosure from mature vegetation e.g. Trees on Loughborough Road	Med - 4
Policy	Conserve and enhance roadside hedgerows, conserve areas of permanent pasture around village fringes	Med - 4

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	Conservation area and trees along Loughborough Road	Med - 6
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential from adjacent houses but enclosure on boundary limits value	Low - 2
Secondary receptors	A60 Loughborough Road highway users. Enclosure on A60 boundary limits site contribution to visual amenity	Low - 2
Number of receptors	Settlement edge plus users of A60	Med - 4
Visibility of site	High degree of enclosure from boundary vegetation	Low - 2

Notes

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

Low visual sensitivity derived from low visual value and low susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

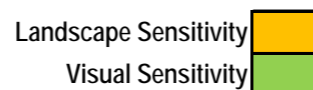
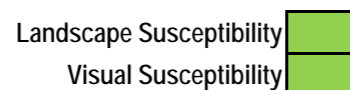
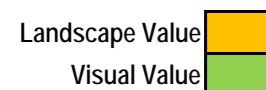
Landscape planting	✓	Retention of existing mature hedges and tree belts on boundaries.	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	Conservation area and potential access	Off-site	
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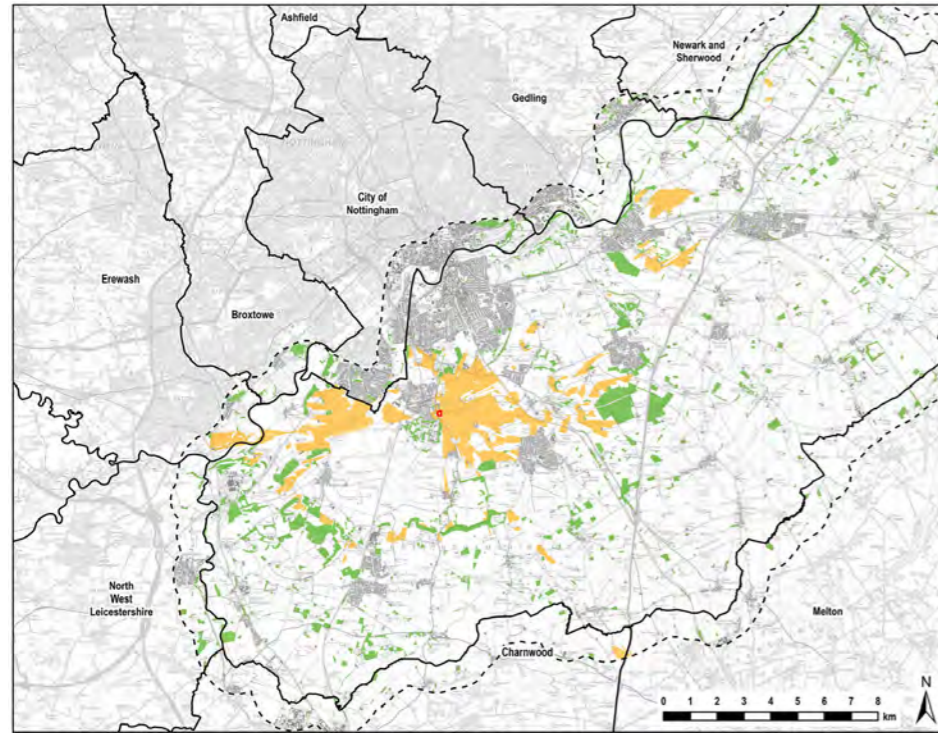
CONCLUSION

The site is a pocket of pasture on the eastern edge of Ruddington and is contained within the Ruddington Conservation Area. The landscape sensitivity of the site is medium overall, mostly as a result of the medium landscape value within the study area. This landscape value is derived from the number of conservation interests and recreational value, as well as the representativeness of the study area to the LCA. Landscape susceptibility is low, although removal of the mature boundary vegetation would result in a perceived loss of enclosure and affect some of the characteristics of the conservation area. The conservation area adds visual value, but there is little else which results in an overall low visual value. The site bears little relation to surrounding receptors owing to its degree of enclosure and therefore has low susceptibility in visual terms. The visual sensitivity is also low.



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RUD/009 - Land at Loughborough Road



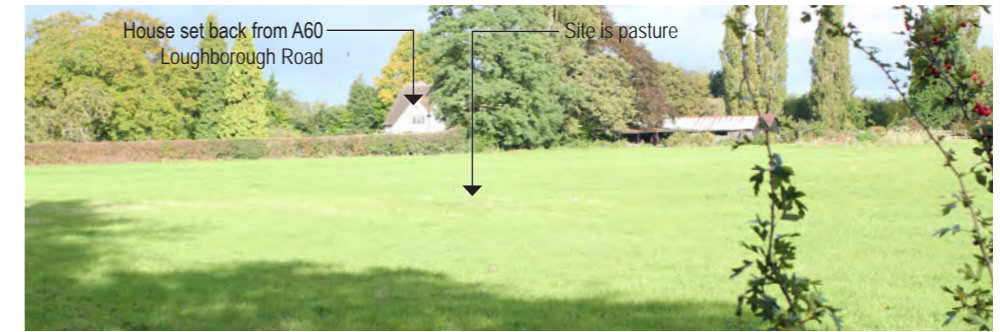
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



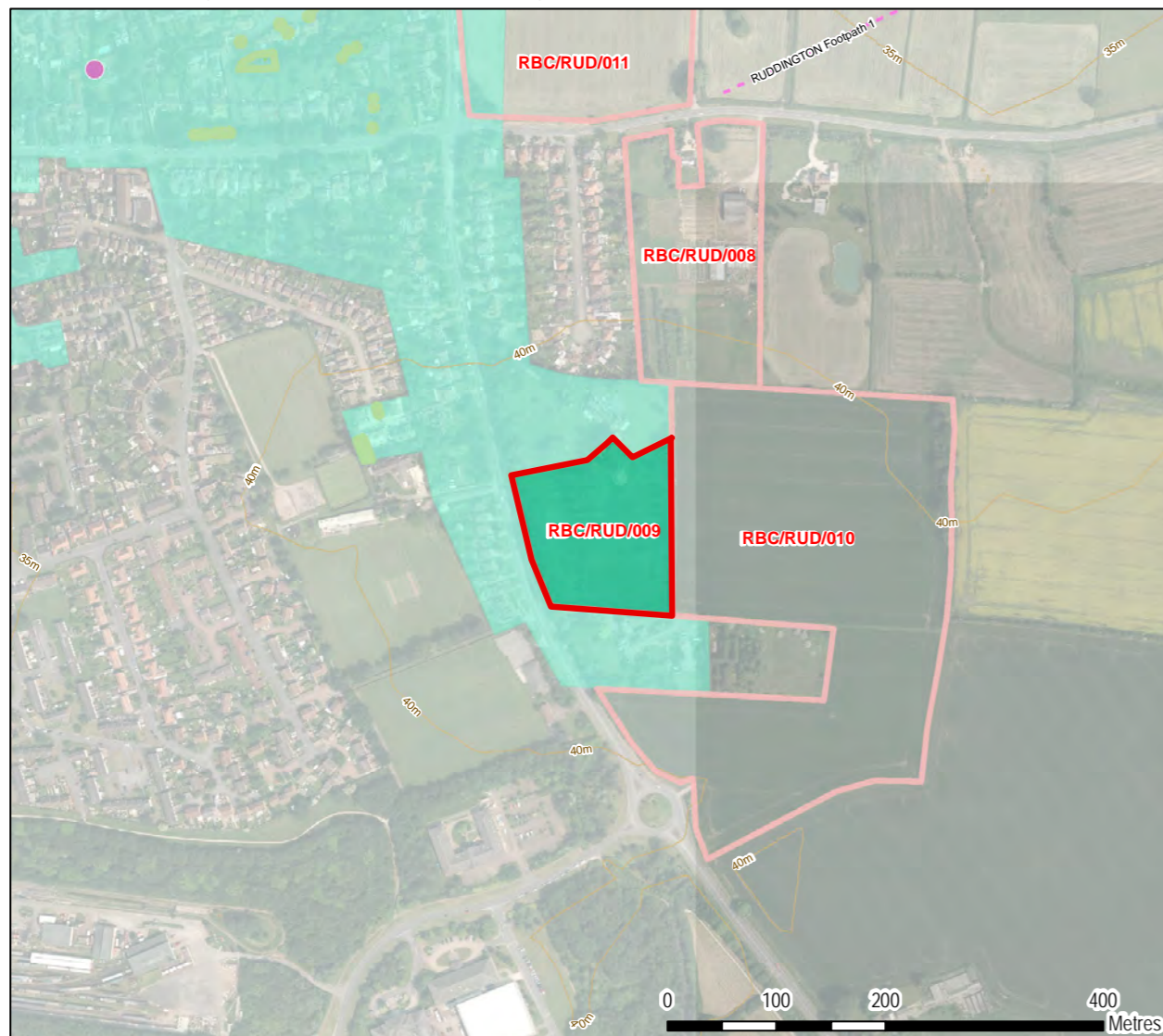
Site Photograph A - Taken from a field gate on the A60 Loughborough Road, this view looks directly into the site. To either side of the viewpoint, there is dense vegetation forming the site's western boundary. The hedge at the site's eastern boundary is a bit more scrappy and glimpsed views are available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



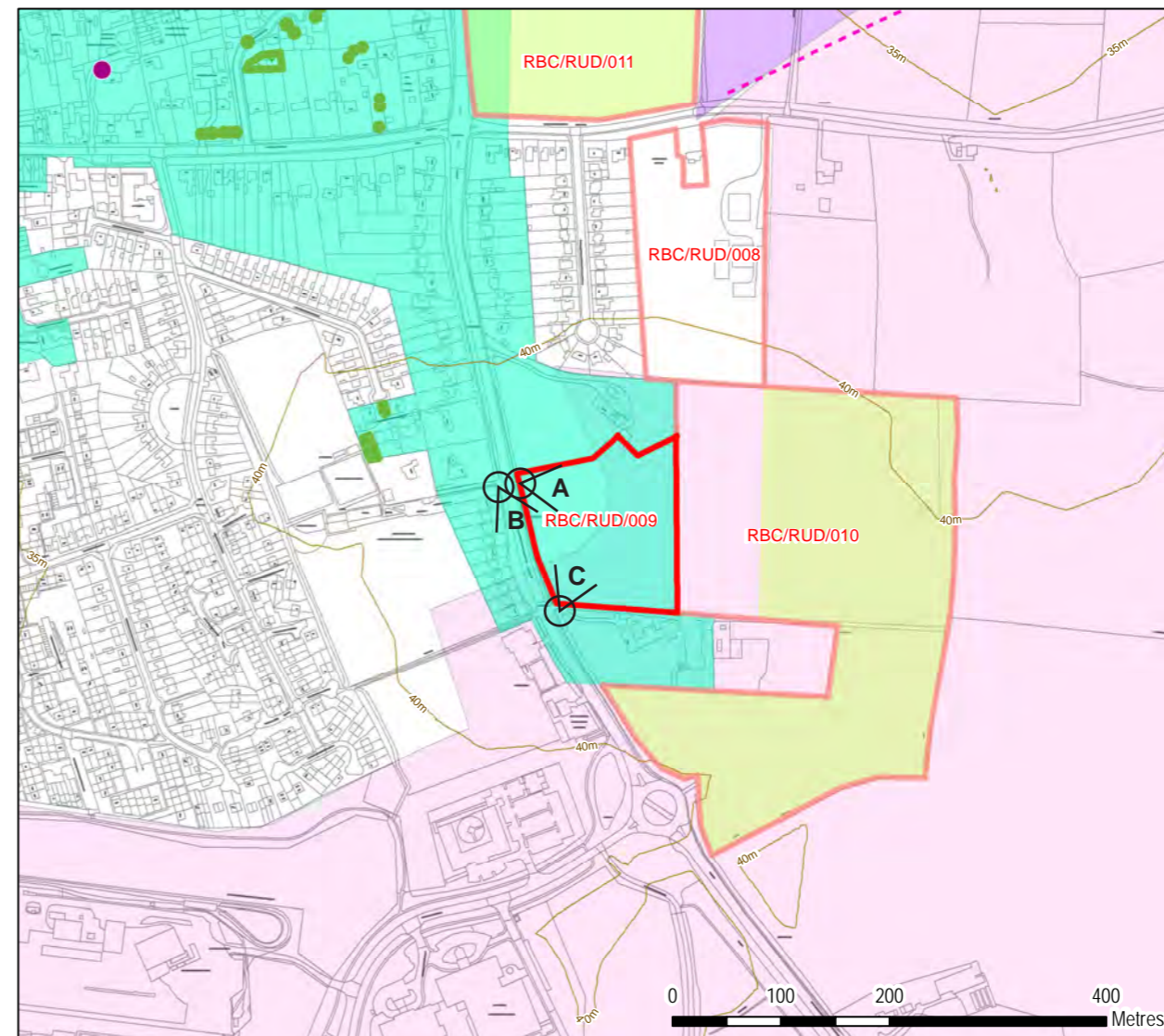
Site Photograph B - View from A60 Loughborough Road looking towards the site's dense boundary vegetation. The trees along Loughborough Road are mentioned as a feature within the Ruddington Conservation Area.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN03, Enhance & Restore
 - SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 57**

SITE REFERENCE: RBC/RUD/010 - Land opposite Mere Way DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN04 (Moderate) Landscape character within study area SN04 (Moderate), SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Some domestic setting and generally well managed farmland, some gappy hedges	Med - 2
Scenic quality	Urban fringe with some human influence, rural setting and country park are positive aesthetic factors	Med - 2
Rarity	N/A	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Site is adjacent to Ruddington Conservation Area, limited number of TPOs	Med - 2
Recreation value	Several recreation grounds as well as Rushcliffe Country Park. No PRoW	Med - 2
Perceptual aspects	Rural setting to village although some human influences which detract. A60 limits sense of tranquillity	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of rural setting away from main village	Med - 4
Addition	Site slightly separate from settlement edge	Med - 4
Perception	Perceived urbanisation within rural setting	High - 6
Policy	Enhance village fringes through planting small linear belts and copses to break up the uniform nature of the urban edge	Low - 2

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

Medium landscape sensitivity derived from medium landscape value and medium susceptibility

Notes

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

Factor	Assessment	Score*
Recognition of value	Site is adjacent to Ruddington Conservation Area	Med - 6
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Transport - site is not important to visual amenity	Low - 2
Secondary receptors	N/A	Low - 2
Number of receptors	A60 is busy road, slightly removed from Ruddington	Med - 4
Visibility of site	Site screened by vegetation generally	Low - 2

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

Overall low visual sensitivity derived from low value and susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

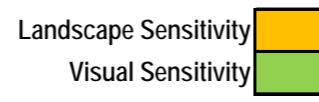
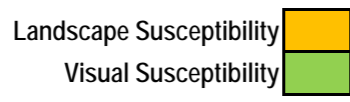
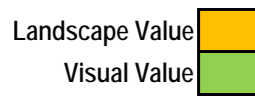
Landscape planting	✗		Form of development	✗	
Landscape buffer	✓	Develop land only between RUD/008 and RUD/009 to prevent perceived separation from settlement edge	Local vernacular	✗	
Site features	✗		Other	✓	To be brought forward only with RUD/009

CONSTRAINTS

On-site	Potential access issues	Off-site	Adjacent conservation area
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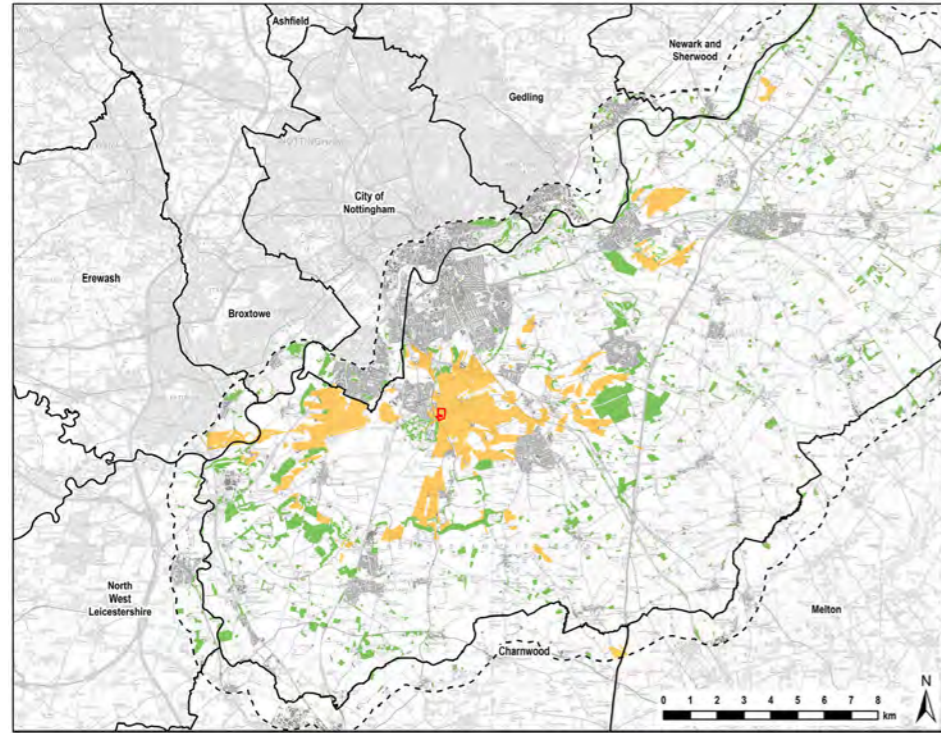
CONCLUSION

RUD/010 comprises two arable fields on the south-eastern edge of Ruddington, lying adjacent to the boundary of the Ruddington Conservation Area. The site is slightly separate from the existing settlement edge. A medium landscape value is present in the study area - this reflects the high representativeness and the medium number of conservation and recreational assets. Development of the site would result in the loss of part of the rural setting to the settlement, as well as a perceived urbanisation, especially as the site is slightly separate from the existing urban edge. Overall, both the landscape susceptibility and landscape sensitivity are medium. There is little visual value attached to the site and its low visibility means that it does not contribute greatly to the visual amenity of receptors. The visual value, susceptibility and sensitivity are all low overall.



* 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



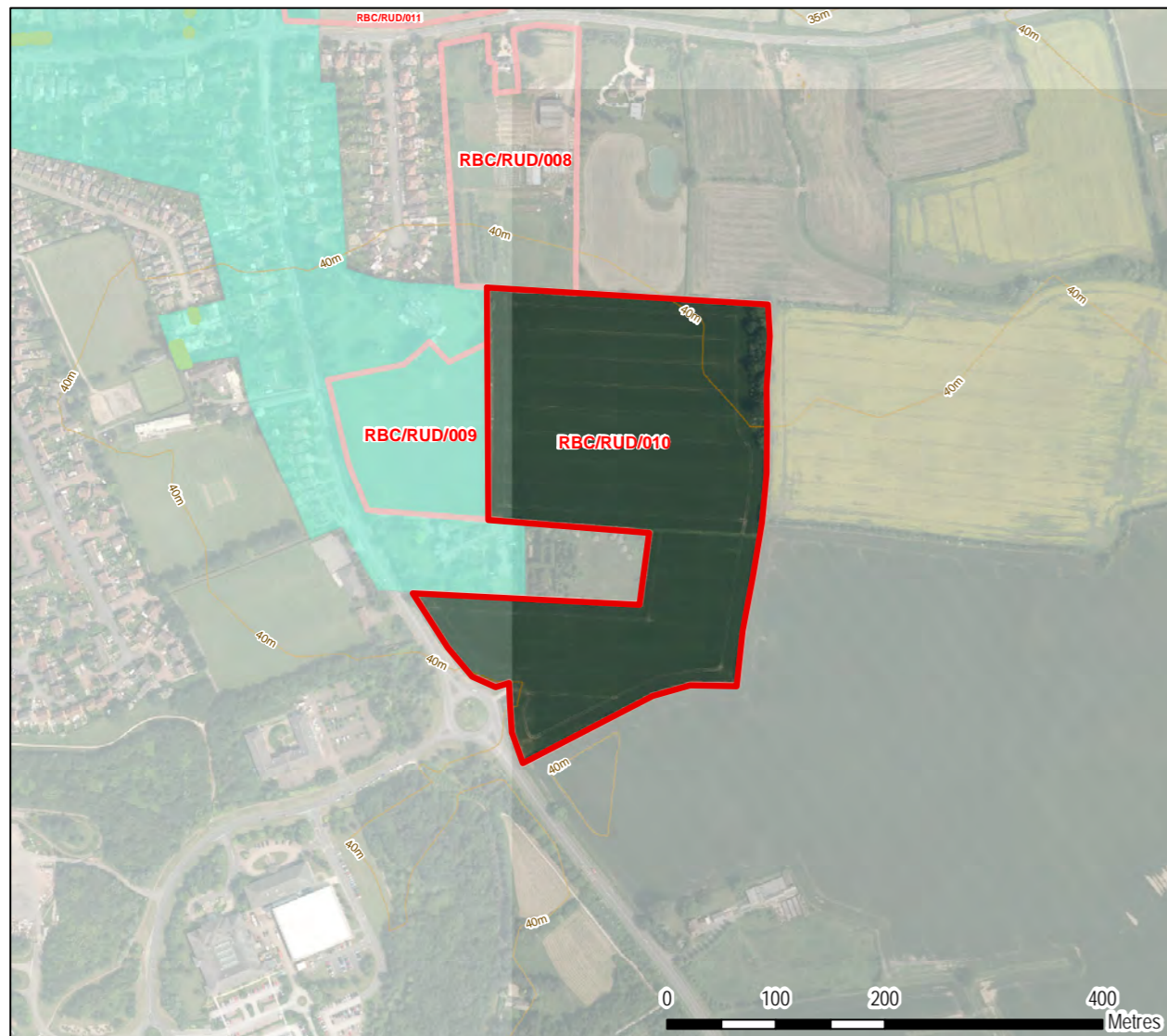
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



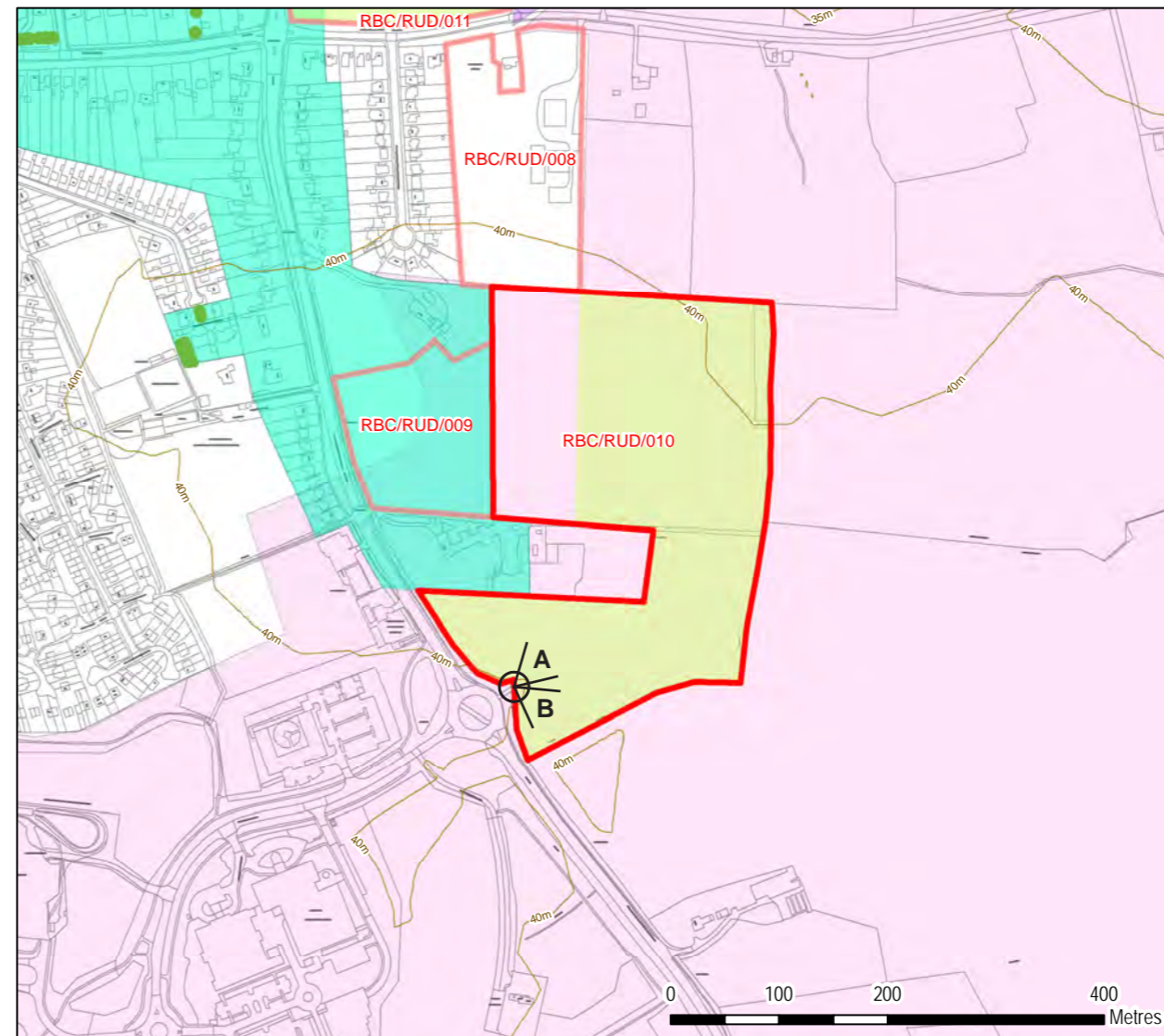
Site Photograph A - Looking north-east into the site from adjacent the Mere Way roundabout on the A60. The view illustrates the arable land-use of the site. There are few discernible features and little built development within the view, but the grounds of Balmore Country Home (care home) can be seen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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Tree Preservation Order
 - Landscape buffer
 - LCA Policy Zones**
 - SN03, Enhance & Restore
 - SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 59**

SITE REFERENCE: RBC/RUD/011 - Land to the east side of Loughborough Road DATE VISITED: 18/10/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site n/a Landscape character within study area SN03 (Poor-Moderate), SN04 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Well maintained, domestic setting and some indication of degraded features	Med - 2
Scenic quality	Conservation area with strong aesthetic qualities, some human detractors on edge of study area	Med - 2
Rarity	N/a	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Part of site within Ruddington Conservation Area, listed buildings and some TPOs within study area	High - 3
Recreation value	Couple of PRoW, limited public open space	Low - 1
Perceptual aspects	Degree of tranquillity despite A60, strong character especially within conservation area	Med - 2
Associations	N/a	Low - 1

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

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 forms strong settlement edge	High - 6
Policy	N/a	Low - 2

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	Part of site is within conservation area	Med - 6
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - site is a part of the rural outlook for the village	Med - 4
Secondary receptors	Transport - site not important for visual amenity	Low - 2
Number of receptors	Village edge location with A road	Med - 4
Visibility of site	Open views to site, obscured by built form from west	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

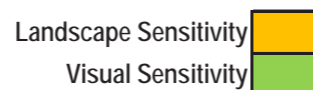
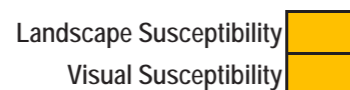
Landscape planting	✗	Site cannot be mitigated without losing character	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗

CONSTRAINTS

On-site	Conservation area, some trees are TPOd as part of conservation area	Off-site	
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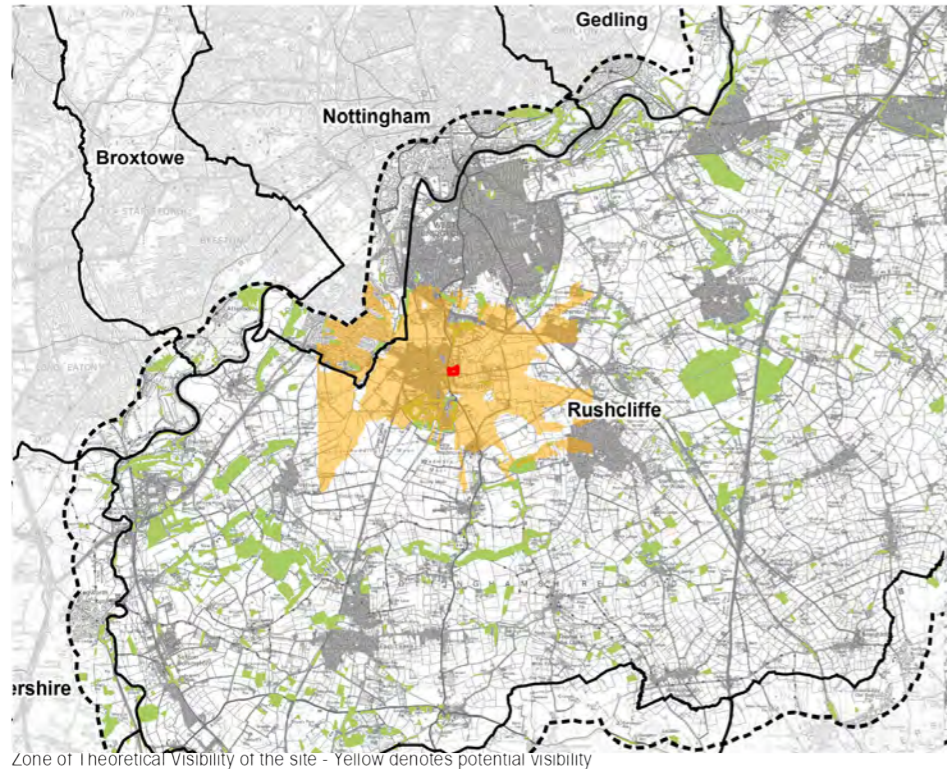
CONCLUSION

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

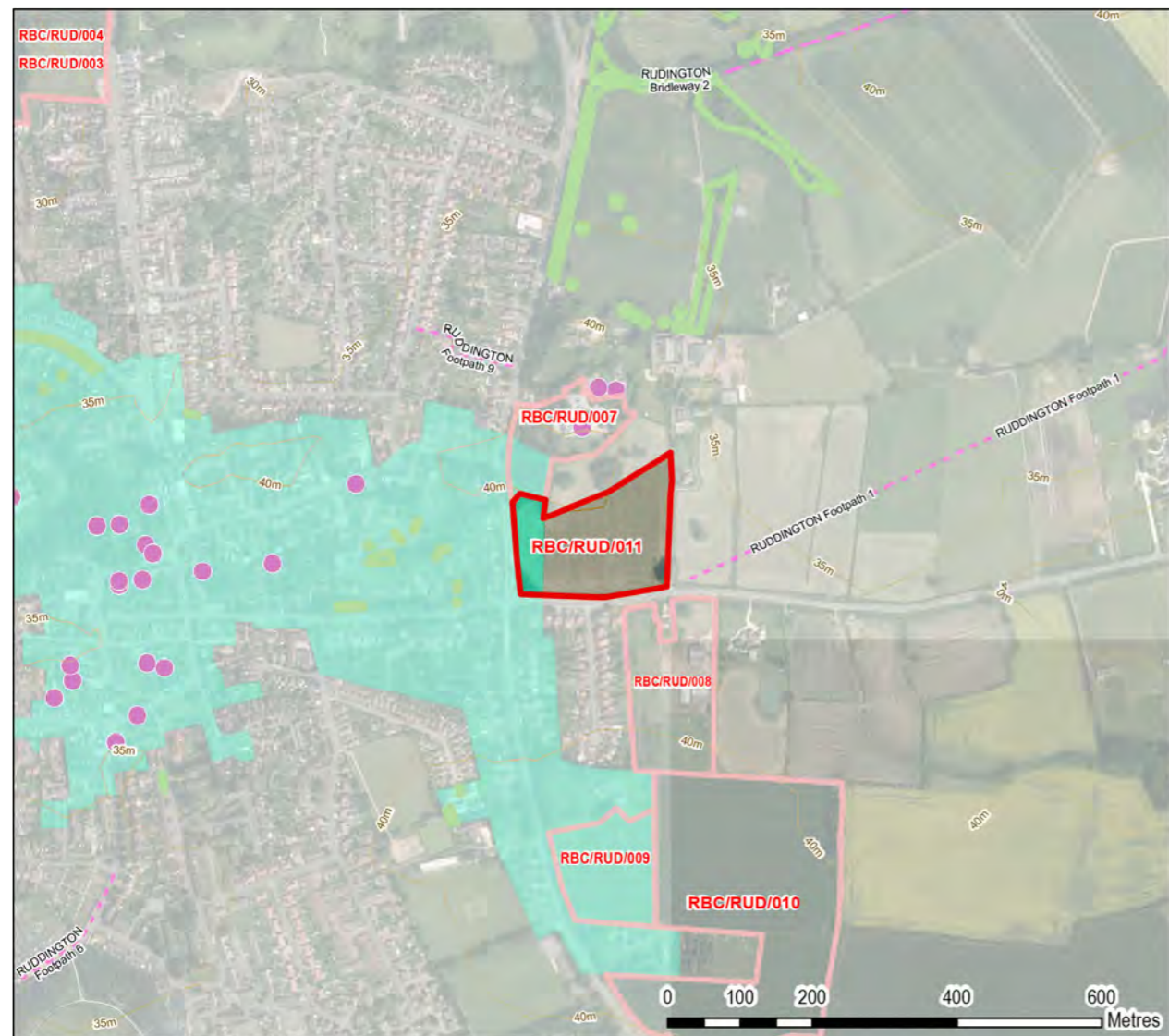


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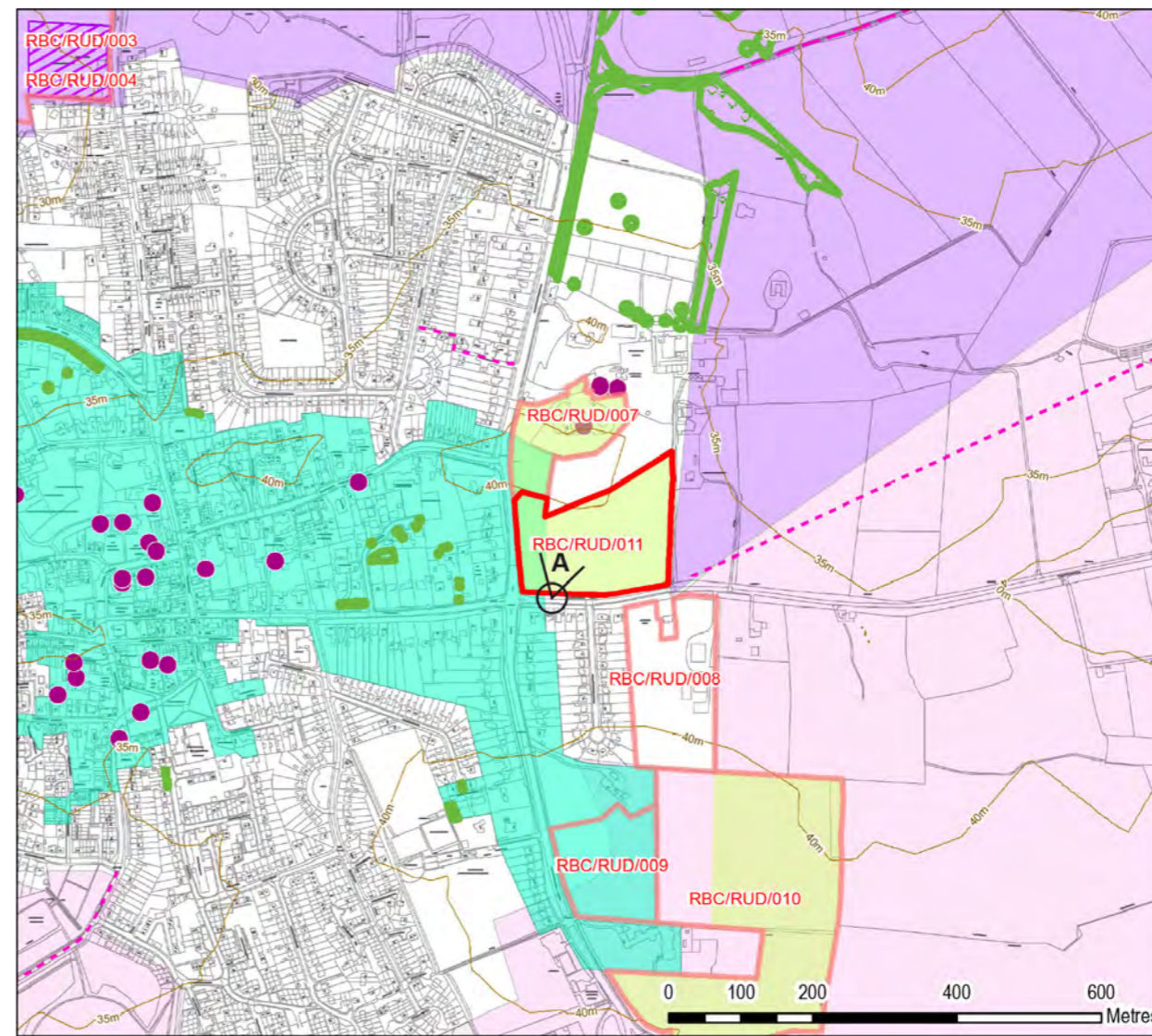
RUD/011 - Land to the east side of Loughborough Road



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones
 - SN03, Enhance & Restore
 - SN04, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 58**

SITE REFERENCE: RBC/RUD/012 - Old Loughborough Road DATE VISITED: 03/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site SN03 (Poor-Moderate) Landscape character within study area SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Generally well maintained with some degraded areas.	Med - 2
Scenic quality	Variable across study area with degree of human influence. some positive aesthetic aspects.	Med - 2
Rarity	N/a	Low - 1
Representativeness	Most aspects representative but with differences in settlement pattern	Med - 2
Conservation interests	TPOs but few other aspects	Low - 1
Recreation value	Golf course plus two rights of way	Low - 1
Perceptual aspects	Highways influence tranquillity. Semi rural character with some positive aspects	Med - 2
Associations	N/a	Low - 1

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

Factor	Assessment	Score*
Subtraction	Loss of rural character	Med - 4
Addition	Extension of settlement	Low - 2
Perception	Increased perception of built form and density	High - 6
Policy	Maintain a buffer between West Bridgford and Ruddington to preserve the sense of separation between the two	Med - 4

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	N/a	Low - 3
Indicators of value	N/a	Low - 3
Other value	Recreational value	Med - 6

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

Factor	Assessment	Score*
Primary receptors	Residential, part of the surrounding landscape	Med - 4
Secondary receptors	Recreational, site is part of setting to Ruddington BW3	Med - 4
Number of receptors	Some residential	Low - 2
Visibility of site	Degree of enclosure from vegetation, not aided by rise in landform	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✗	Not able to be mitigated	Form of development	✗
Landscape buffer	✓		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site	Access issue	Off-site	
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CONCLUSION

The site is made up of two pastoral fields immediately east of Loughborough Road. There are two PRoW within the study area with Ruddington BW3 running along the south-eastern boundary of the site. The study area also contains a golf course. There are few conservational interests within the study area, some TPOs and a listed building but little else. There is an overall low landscape value within the study area due to a degree of human influence and local highways affecting tranquillity. There is a medium susceptibility to change with some loss of rural character and a perceived increase in built form and density. The sensitivity of the landscape character is medium overall. Visually, there is a low level of value derived from recreational value. The site forms part of the setting for recreational and residential receptors, and the visual susceptibility is medium. Overall, there is low visual sensitivity.

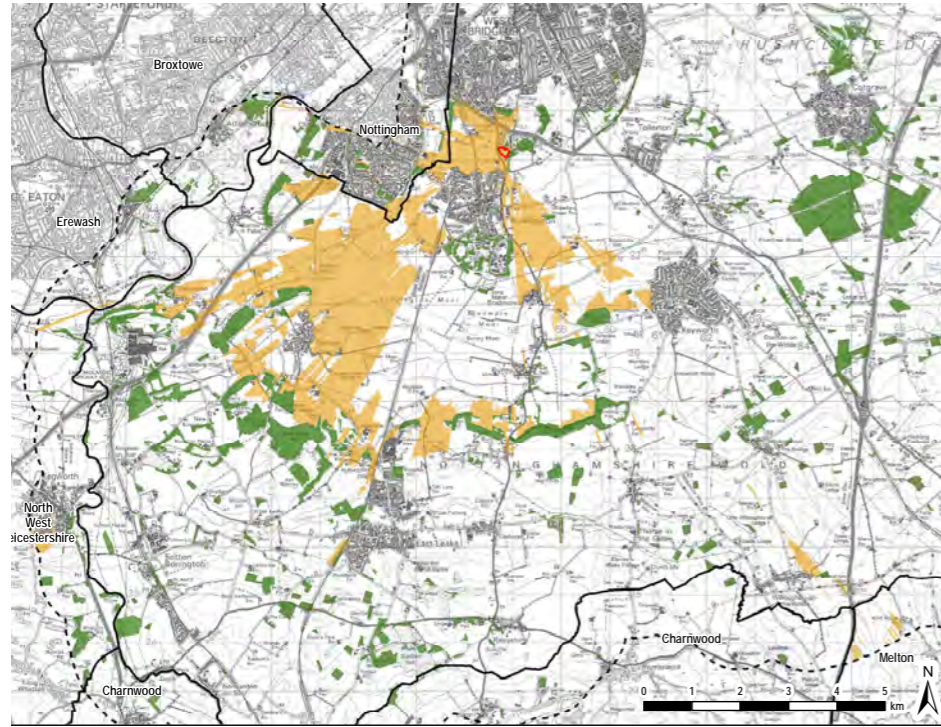
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

RUD/012 - Old Loughborough Road



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.

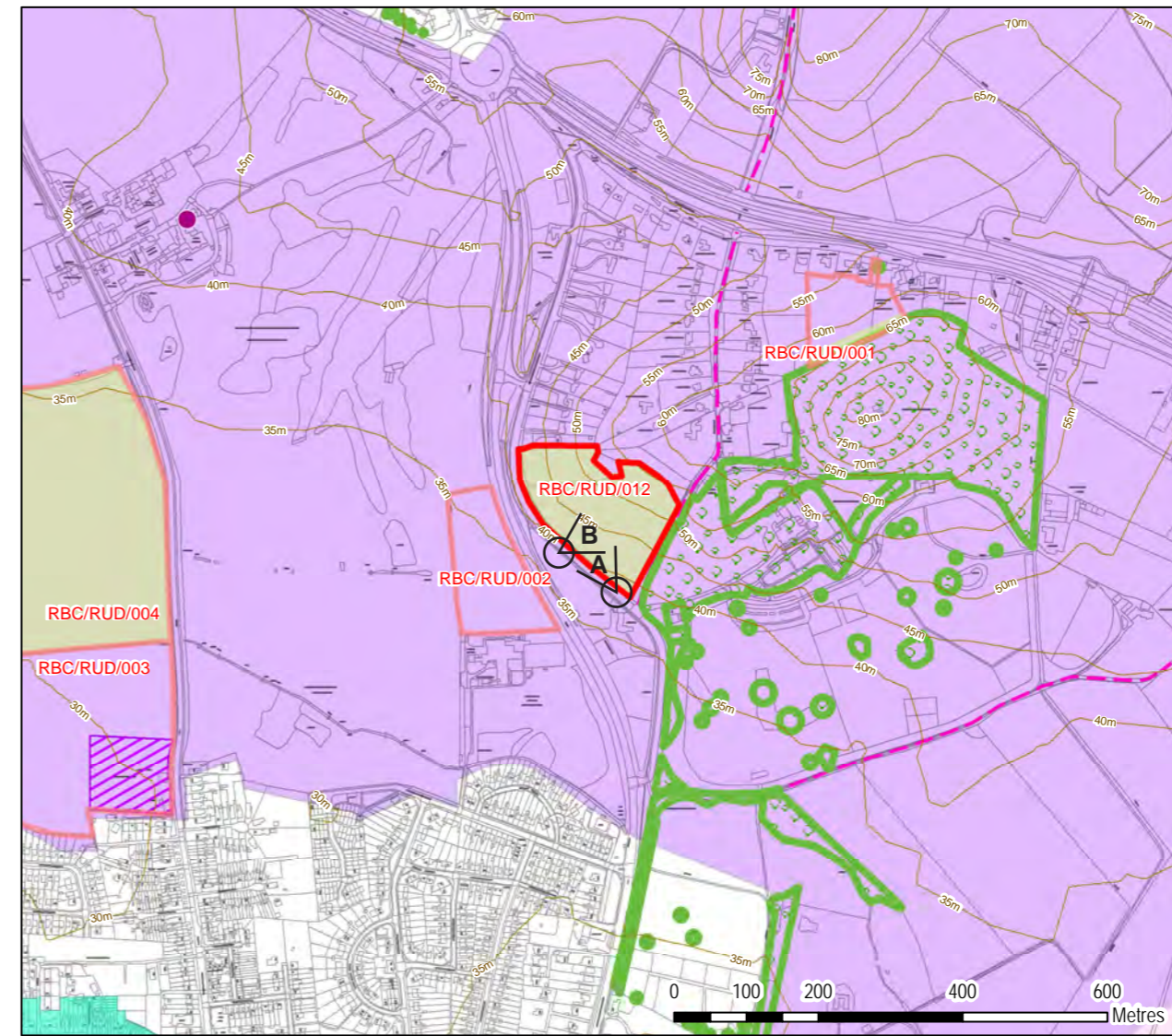


Site Photograph B - Looking eastwards, towards the site, this view further demonstrates the rise in landform and the prominent nature of the site in relation to Loughborough Road. Despite this level of visibility the road is screened from the distant A60 road via intervening blocks of vegetation.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
 - LCA Policy Zones**
 - SN03, Enhance & Restore
 - SN04, Enhance

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

SITE REFERENCE: RUD/013 - Land off North Road DATE VISITED: 19/05/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site: SN03 (Poor-Moderate) Landscape character within study area: SN02 (Poor-Moderate), SN04 (Moderate), SN03 (Poor-Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Urban setting with moderate degree of maintenance	Med - 2
Scenic quality	Some attractive elements but general urban character and detractors reduce overall scenic quality	Low - 1
Rarity	N/A	Low - 1
Representativeness	Study area is representative of LCA	High - 3
Conservation interests	Conservation area and some TPOs but not related to the site	Low - 1
Recreation value	Football ground but no other elements	Low - 1
Perceptual aspects	Urban and urban fringe with limited tranquillity and a number of detractors	Low - 1
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	No loss of key characteristics	Low - 2
Addition	Large extension of urban edge in context of large village	Low - 2
Perception	Infill	Low - 2
Policy	Ensure any new development is close to village fringes and does not make built form more prominent in the landscape	Low - 2

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

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

Notes

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

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Part of residential amenity for adjacent properties	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Residential - not a key part of overall visual amenity	Low - 2
Secondary receptors	N/A	Low - 2
Number of receptors	Well populated area with residential receptors, few other receptor types	Med - 4
Visibility of site	Very well screened by adjacent vegetation and built form	Low - 2

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

Low visual value and low visual susceptibility contributing to an overall low visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS



Landscape planting	✓	Retain mature vegetation as far as practicable	Form of development	✗
Landscape buffer	✗		Local vernacular	✗
Site features	✗		Other	✗



CONSTRAINTS



On-site		Off-site	
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CONCLUSION

The site at RUD/013 comprises an arable field nestled on the north-western edge of Ruddington. The urban context of the site, as well as the lack of conservation interests and recreational interests in the study area results in a low landscape value. In addition, the development of the site would be perceived of infill - which contributes to the low landscape susceptibility. Overall, there is a low landscape sensitivity. Visually, the site is relatively well contained by intervening vegetation, this contributes to a low visual susceptibility. There is also very little in terms of visual value and the two combine to give a low visual sensitivity.

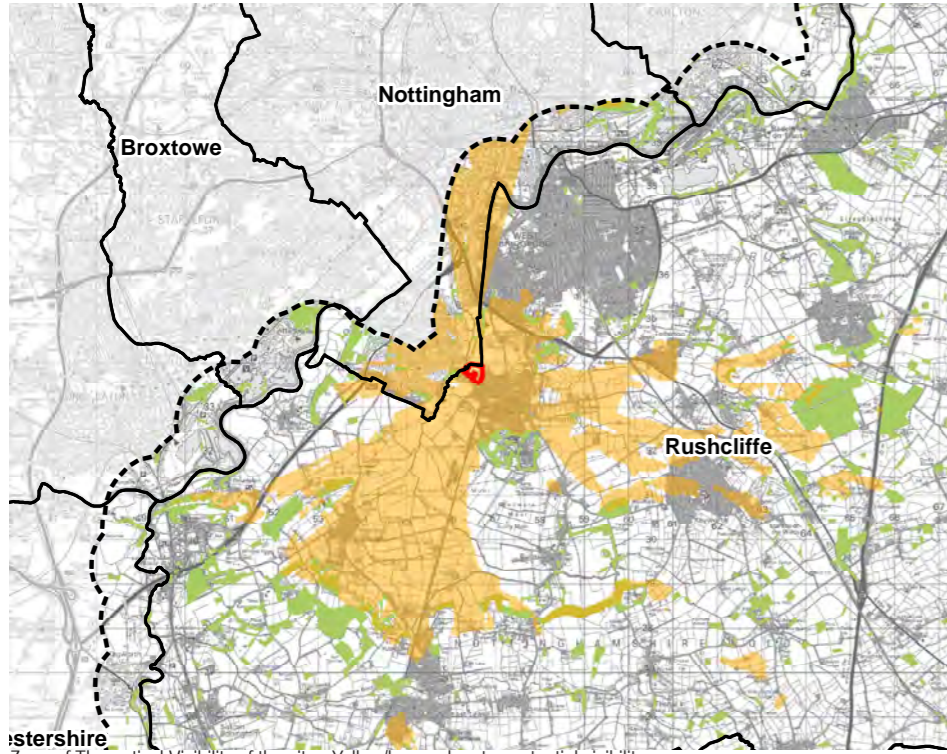
Landscape Value 
Visual Value 

Landscape Susceptibility 
Visual Susceptibility 

Landscape Sensitivity 
Visual Sensitivity 

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

RUD/013 - Land off North Road



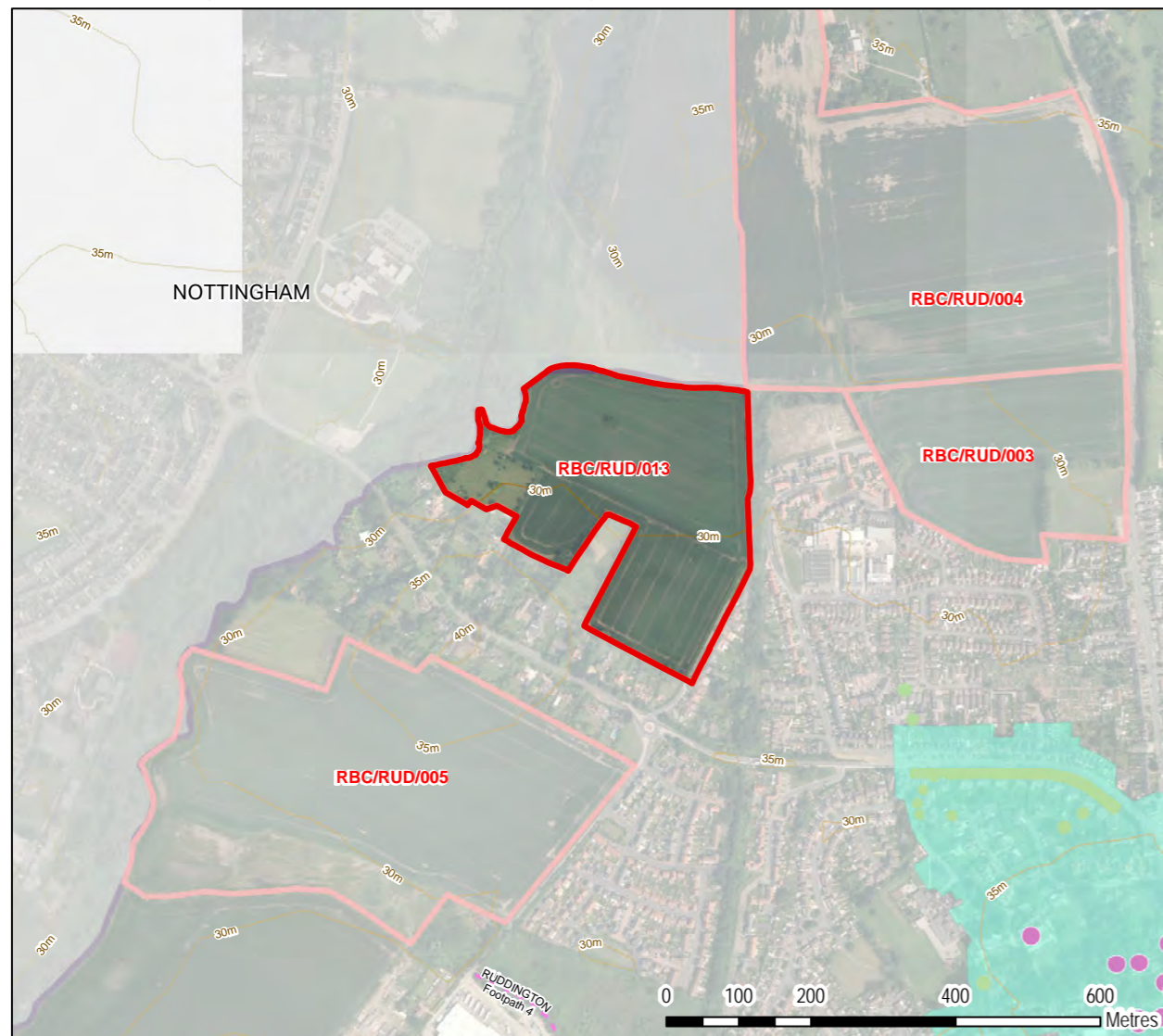
Site Photograph A - A elevated panorama, taken above the hedge, this view demonstrates the arable land use on the site at present, as well as the well vegetated boundaries which visually enclose the site. In the background of the panorama at the left-hand side can be seen residential properties on Clifton 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.



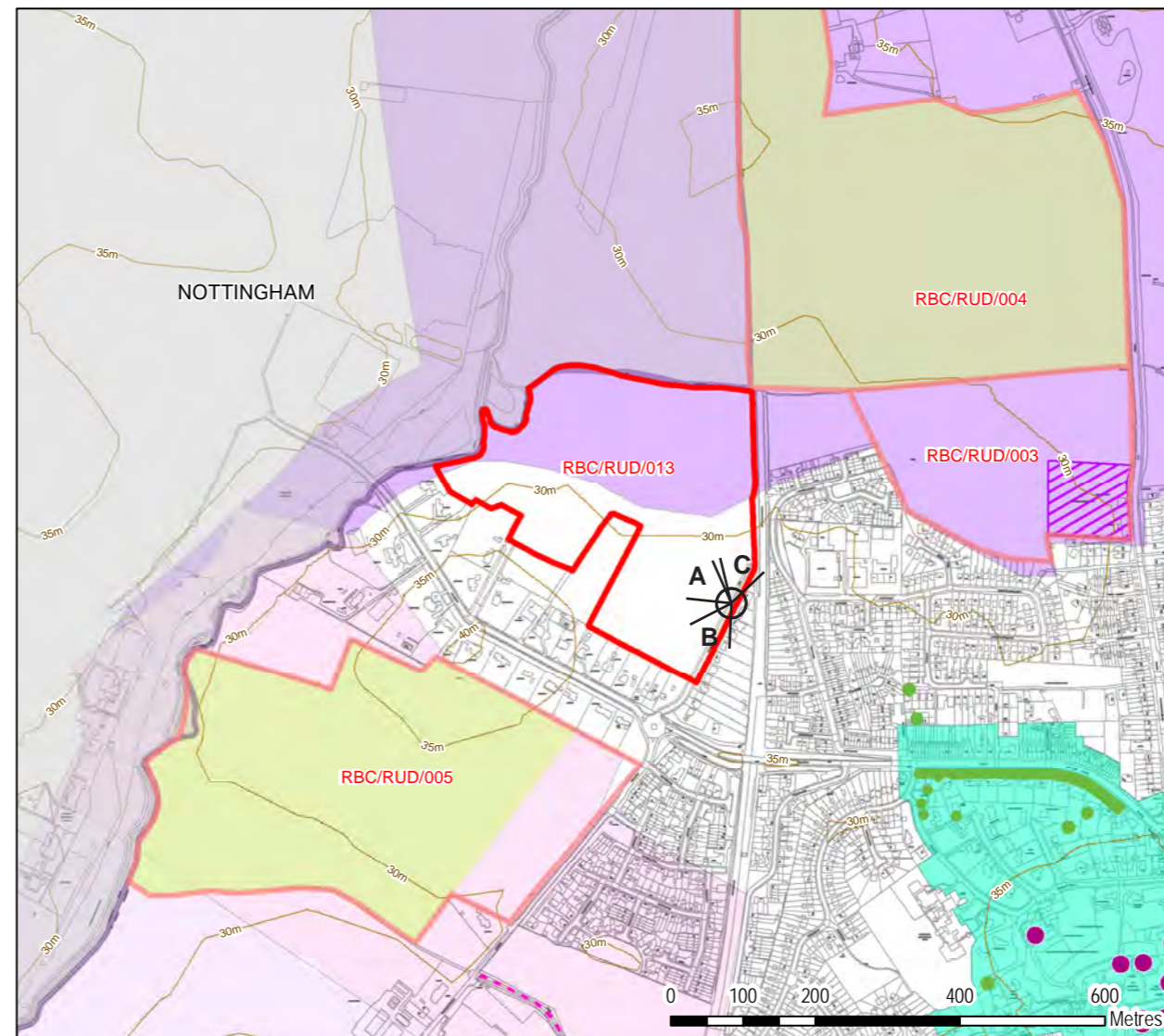
Site Photograph B - This view looks southerly along North Road and demonstrates the mature hedgerow on the site's eastern boundary, as well as the proximity of existing housing.



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.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Local authority outside of the Borough
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
 - Landscape buffer
 - Site feature
- LCA Policy Zones
- SN02, Enhance & Restore
 - SN03, Enhance & Restore
 - SN04, Enhance

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Sutton Bonington





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

SITE REFERENCE: RBC/SUT/001 - Land north of Park Lane DATE VISITED: 04/11/2016 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate - Good) Landscape character within study area NW02 (Moderate - Good), TSV02 (Moderate)

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

LANDSCAPE VALUE Total Score (/25) 15

Factor	Assessment	Score*
Landscape quality	Well maintained agricultural land and domestic setting	High - 3
Scenic quality	Attractive avenue of trees adjacent to site, urban fringe detracts	Med - 2
Rarity	N/A	Low - 1
Representativeness	Mostly representative of study area	High - 3
Conservation interests	Conservation area not related, TPOS, some listed buildings	Low - 1
Recreation value	Some PRow	Low - 1
Perceptual aspects	Busy A6006 detracts from pleasant rural setting	Med - 2
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) 9

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	Extension of urban fringe	Low - 2
Perception	Extension of urban edge	Low - 2
Policy	Conserve the distinctive 'estate' character of Sutton Bonington	Low - 2

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

Medium landscape value, but low susceptibility. Overall low landscape sensitivity

Notes

VISUAL VALUE Total Score (/25) 13

Factor	Assessment	Score*
Recognition of value	N/A	Low - 3
Indicators of value	N/A	Low - 3
Other value	Avenue of trees lining village entrance	Med - 6

VISUAL SUSCEPTIBILITY Total Score (/25) 15

Factor	Assessment	Score*
Primary receptors	Residential, part of rural setting	Med - 4
Secondary receptors	Road users, not important	Low - 2
Number of receptors	Village edge and adjacent to busy A6006	Med - 4
Visibility of site	Relatively open	Med - 4

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

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

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

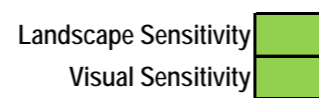
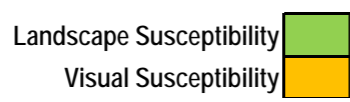
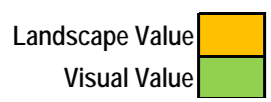
Landscape planting	✗		Form of development	✗	
Landscape buffer	✓	Buffer protecting avenue of trees along Park Lane, and along A6006 preventing development on higher ground	Local vernacular	✗	
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Possible access issues	Off-site	Several TPOs along site boundary
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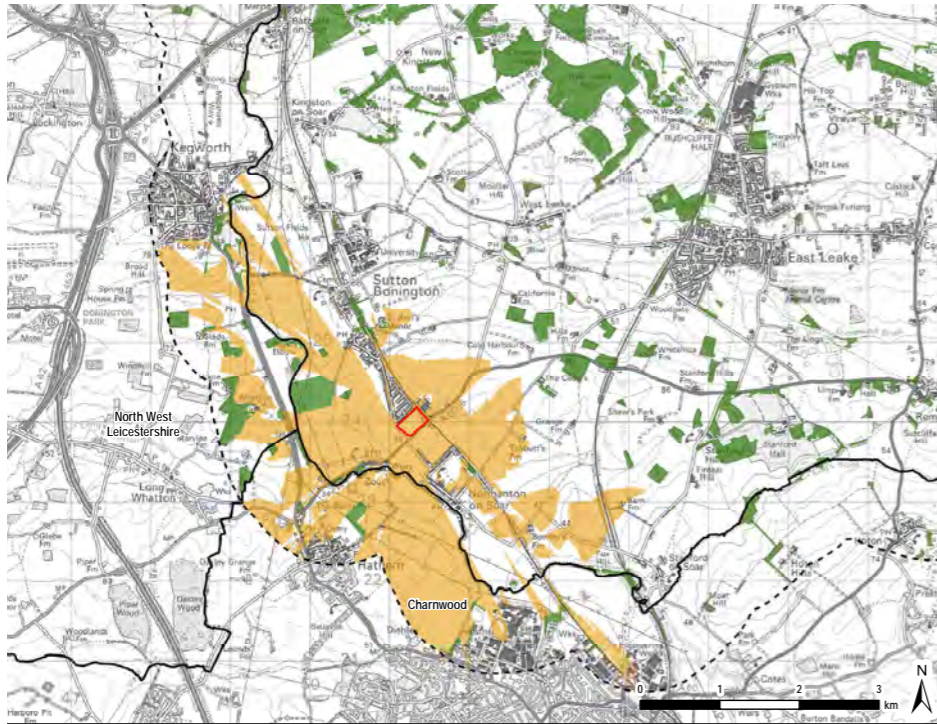
CONCLUSION

The site comprises one large field with arable characteristics directly north of the junction between A6006 and Park Lane. There are some PRow's within the study area but none which directly influence the site. There are some conservational interests within the study area, including some TPO's, listed buildings and a conservation area unrelated to the site. There is an overall medium landscape value within the study area due to a well maintained agricultural and domestic setting with and attractive avenue of trees along the Park Lane village entrance. There is a low susceptibility to change with no perceived loss of character and an extension to existing urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors from existing residential to the north and the busy A6006 road to the south. The overall visual susceptibility is medium as the site is relatively open. Overall, there is low visual sensitivity.

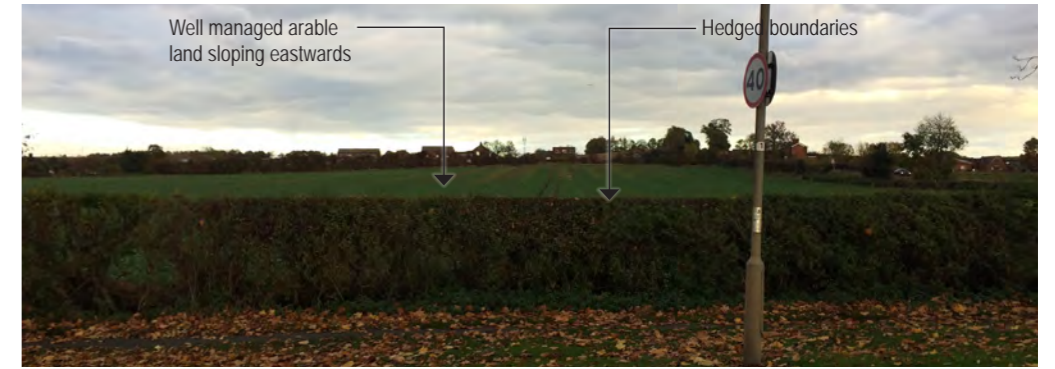


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

SUT/001 - Land north of Park Lane



Site Photograph A - This view is taken from the entrance to Sutton Bonington 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.

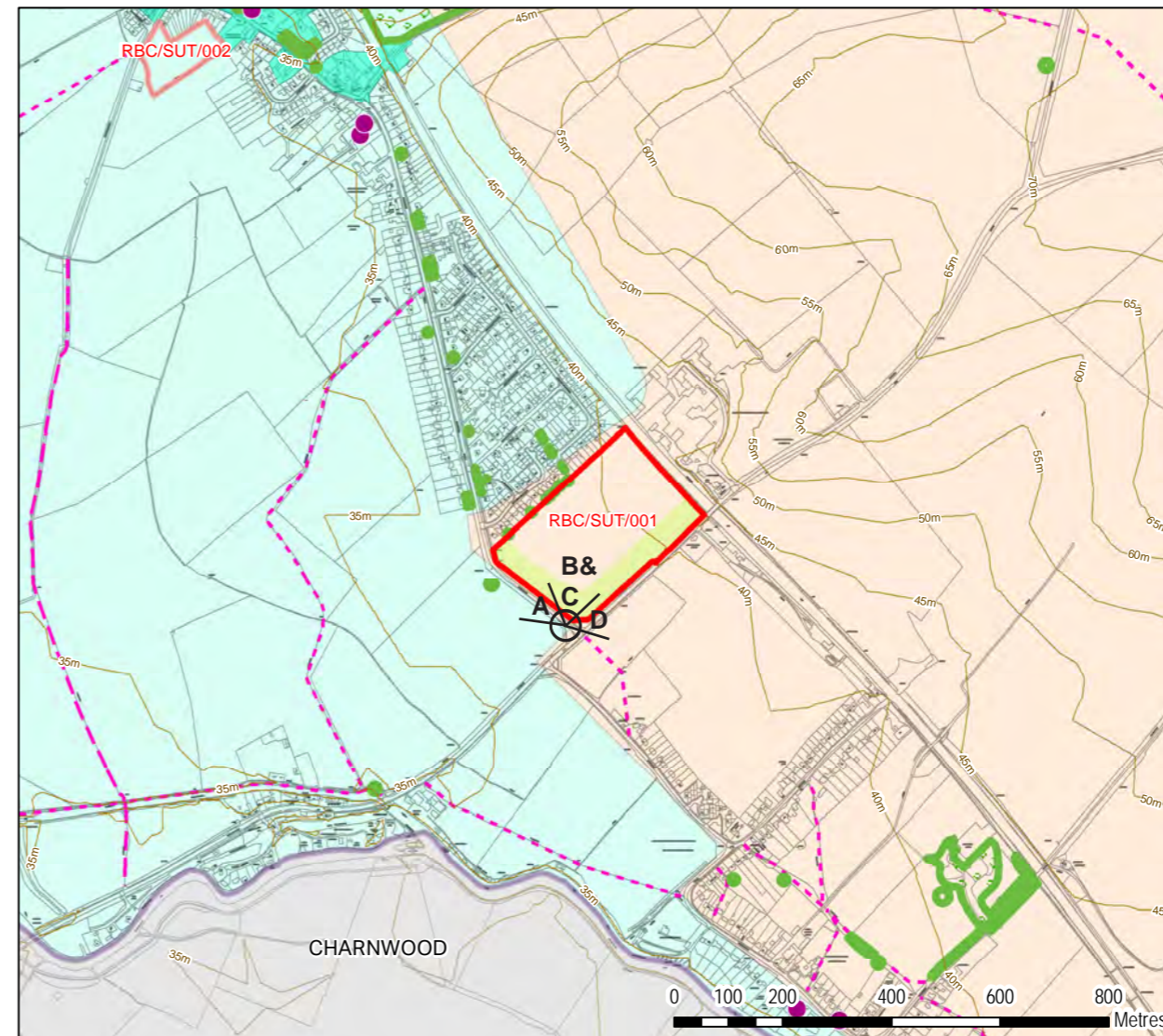


Site Photograph D - View portrays the sites proximity to the busy A6006 road. Adjacent to the site, the road limits any feeling of tranquillity.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

Legend

- Site boundary
- Local authority outside of the Borough
- Rushcliffe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Bridleway
- Footpath
- Tree Preservation Order
- Landscape buffer
- LCA Policy Zones
- NW02, Conserve & Enhance
- TSV02, Conserve & Enhance

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

SITE REFERENCE: SUT/002 - Land south of Pasture Lane DATE VISITED: 19/05/2017 SURVEYED BY: MB CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site TSV02 (Moderate) Landscape character within study area NW02 (Moderate - Good), TSV02 (Moderate)

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

LANDSCAPE VALUE Total Score (/25) 20

Factor	Assessment	Score*
Landscape quality	Well managed study area with few detractors	High - 3
Scenic quality	Some attractive areas of townscape and attractive rural edge	High - 3
Rarity	Historic field pattern within the site and its immediate surrounding - identified as 'Patterns Reflecting Open Fields'	Med - 2
Representativeness	Mostly representative of study area	High - 3
Conservation interests	Conservation area adjacent to site (view of site used to illustrate key characteristic in CA appraisal), listed buildings & TPOs	Med - 2
Recreation value	Some PRoW and a playing field	Med - 2
Perceptual aspects	Tranquil village setting with strong historic vernacular including historic field pattern	High - 3
Associations	N/A	Low - 1

LANDSCAPE SUSCEPTIBILITY Total Score (/25) 15

Factor	Assessment	Score*
Subtraction	Loss of rural pasture setting to Conservation Area as mentioned in the CA appraisal, as well as historic field pattern	High - 6
Addition	Extension of urban edge	Low - 2
Perception	Extension to urban edge into pastoral setting	Low - 2
Policy	Conserve the older field patterns within the character area such as those reflecting open systems	Med - 4

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

Overall medium landscape sensitivity derived from high landscape value and medium susceptibility to change

Notes

VISUAL VALUE Total Score (/25) 15

Factor	Assessment	Score*
Recognition of value	Conservation area adjacent to site - site is featured in CA appraisal as example of pasture surrounding village	High - 8
Indicators of value	N/A	Low - 3
Other value	N/A	Low - 3

VISUAL SUSCEPTIBILITY Total Score (/25) 11

Factor	Assessment	Score*
Primary receptors	Residential, site forms part of the view from residential properties and part of the rural context	Med - 4
Secondary receptors	Recreation, footpath adjacent, not seen as a key part of the visual experience	Low - 2
Number of receptors	Village edge but the village is relatively small in size	Low - 2
Visibility of site	Site is generally visually contained by surrounding vegetation	Low - 2

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

Medium visual value combined with low visual susceptibility to give an overall low visual susceptibility

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

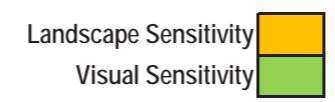
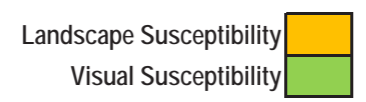
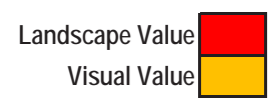
Landscape planting	✓	Retain boundary vegetation	Form of development	✓	Respecting historic field pattern
Landscape buffer	✗		Local vernacular	✓	Respect conservation area, similar to adjacent new housing on Pasture Close
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Historic field pattern	Off-site	
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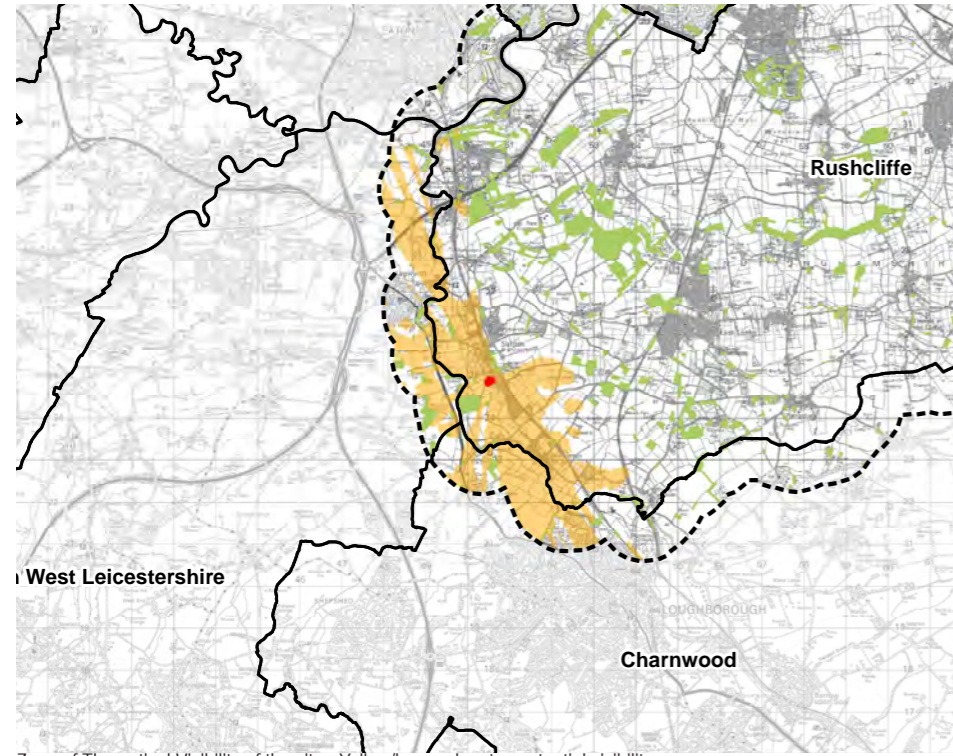
CONCLUSION

The site comprises a pastoral field exhibiting a historic pattern reflecting open fields - as identified by the Nottinghamshire Historic Landscape Characterisation. This field pattern - along with other factors such as the adjacent conservation area, the high landscape and scenic quality and the degree of representativeness of the assessed landscape character - contributes to the high landscape value. There is a medium landscape susceptibility owing in part to the loss of the historic field pattern and the pastoral context of the conservation area. Visually, there is a low sensitivity - this has been derived from the medium visual value and low visual susceptibility given the site's relative visual containment in its context.



* 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



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



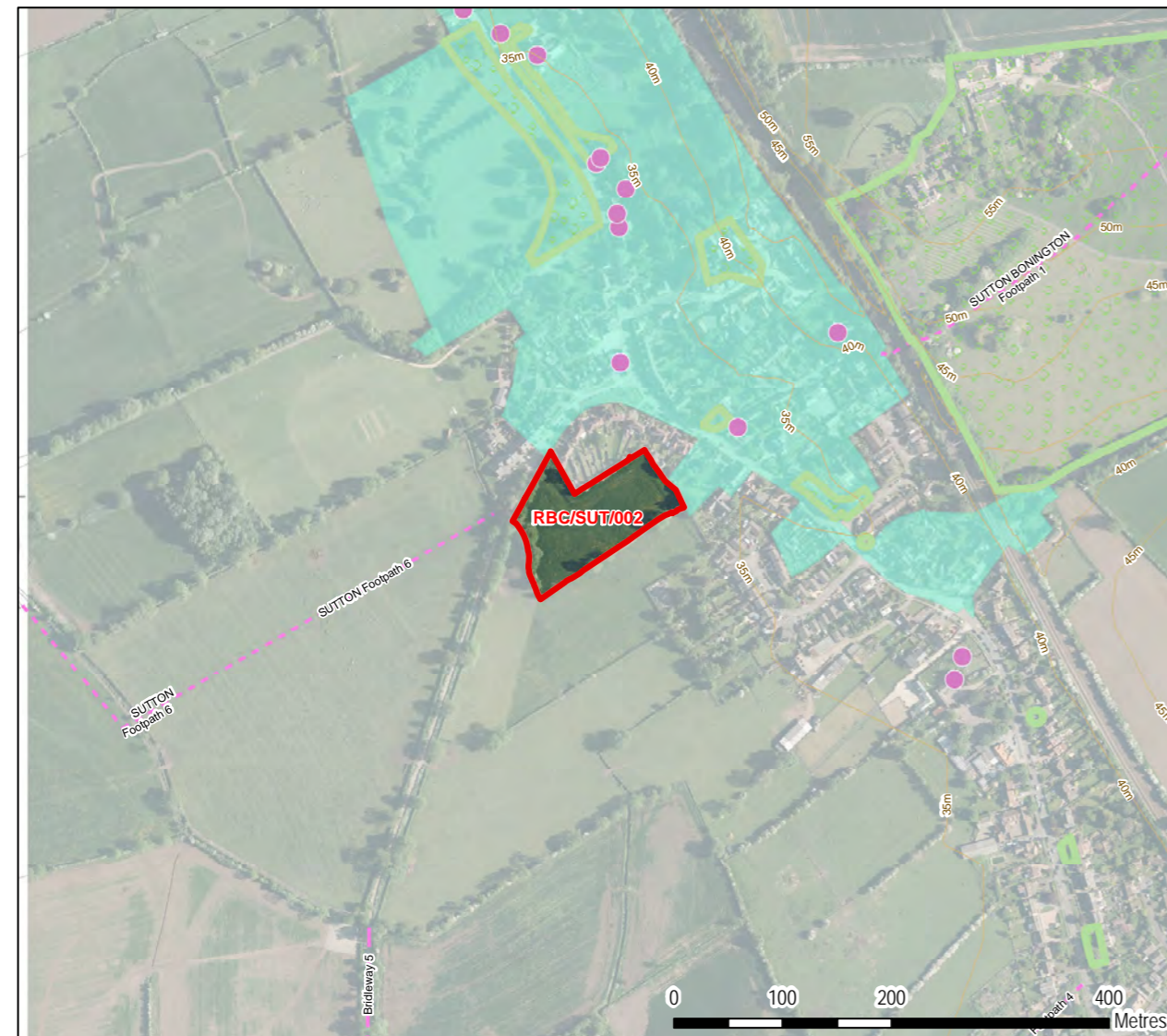
Site Photograph A - In this location, the view looks easterly directly into the site from Pasture Lane. Within the panorama is demonstrated the pastoral nature of the site, as well as the degree of enclosure of the site from pasture Lane. In the background of the view can be seen the gardens of houses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



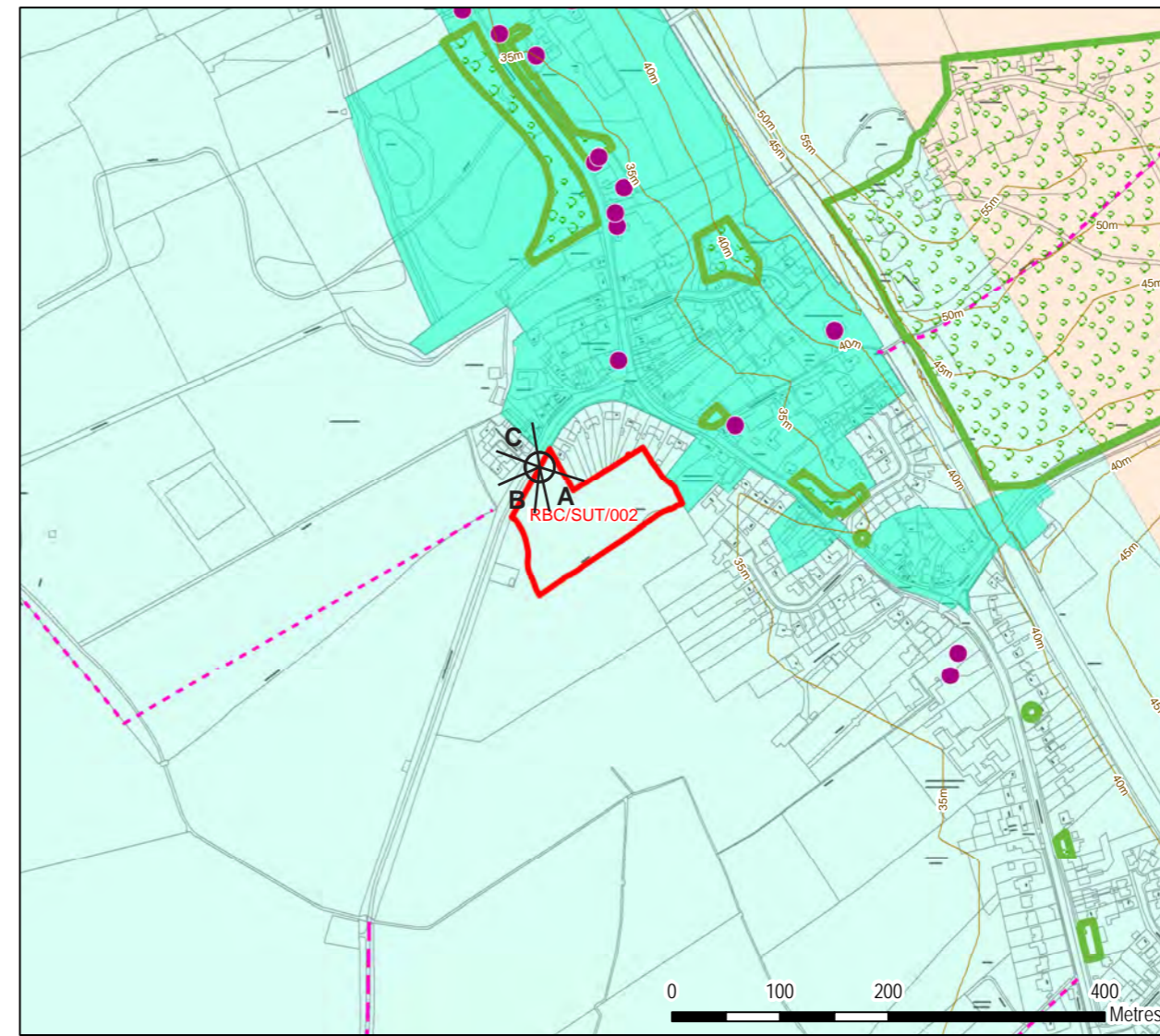
Site Photograph B - This panorama looks southerly along Pasture Lane, with the site's western boundary on the left-hand side of the view, again emphasising the strong level of enclosure provided by it. The lane at this point is narrow and well-vegetated by hedgerow trees - a characteristic which Nottinghamshire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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Bridleway
 - Footpath
 - Tree Preservation Order
 - LCA Policy Zones**
 - NW02, Conserve & Enhance
 - TSV02, Conserve & Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT CLIENT: Rushcliffe Borough Council **Aggregate Score (/100): 59**

SITE REFERENCE: RBC/SUT/003 - Land south of Landcroft Lane DATE VISITED: 21/12/2017 SURVEYED BY: RW CHECKED BY: NW

EXISTING LANDSCAPE CHARACTER Landscape character within site NW02 (Moderate - Good), TSV02 (Moderate) Landscape character within study area NW02 (Moderate - Good), TSV02 (Moderate)

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

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

Factor	Assessment	Score*
Landscape quality	Well maintained agricultural land and domestic setting	High - 3
Scenic quality	Some detractors but generally pleasant aesthetically	Med - 2
Rarity	N/A	Low - 1
Representativeness	Mostly representative of study area	High - 3
Conservation interests	Conservation area adjacent to site, TPOS, some listed buildings	Med - 2
Recreation value	Network of PRoW, recreational facilities adjacent to site	High - 3
Perceptual aspects	Tranquil, rural setting on edge of settlement	Med - 2
Associations	N/A	Low - 1

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

Factor	Assessment	Score*
Subtraction	N/a	Low - 2
Addition	New development close to but detached from urban fringe	Med - 4
Perception	Increase of density and increased urbanisation	Med - 4
Policy	Conserve the distinctive 'estate' character of Sutton Bonington	Med - 4

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

Medium landscape value and medium susceptibility. Overall medium landscape sensitivity

Notes

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

Factor	Assessment	Score*
Recognition of value	Adjacent to conservation area	Med - 6
Indicators of value	N/A	Low - 3
Other value	Setting to tennis courts / club	Low - 3

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

Factor	Assessment	Score*
Primary receptors	Recreational, site is part of setting	Med - 4
Secondary receptors	Road users, site not important to experience of landscape	Low - 2
Number of receptors	Village edge with minor roads, slightly separate from main village	Med - 4
Visibility of site	Site is obscured in parts by intervening built form, landform and vegetation	Low - 2

Notes

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

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

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

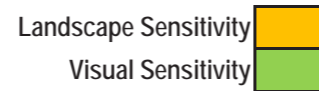
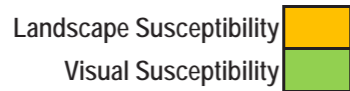
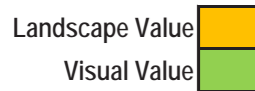
Landscape planting	✓	Retain mature vegetation, particularly to north and west	Form of development	✗	
Landscape buffer	✓	Buffer to north, separating from road and tennis court	Local vernacular	✓	Respecting conservation area, perhaps referencing adjacent new build houses
Site features	✗		Other	✗	

CONSTRAINTS

On-site	Possible access issues, particularly from north and west due to landform	Off-site	
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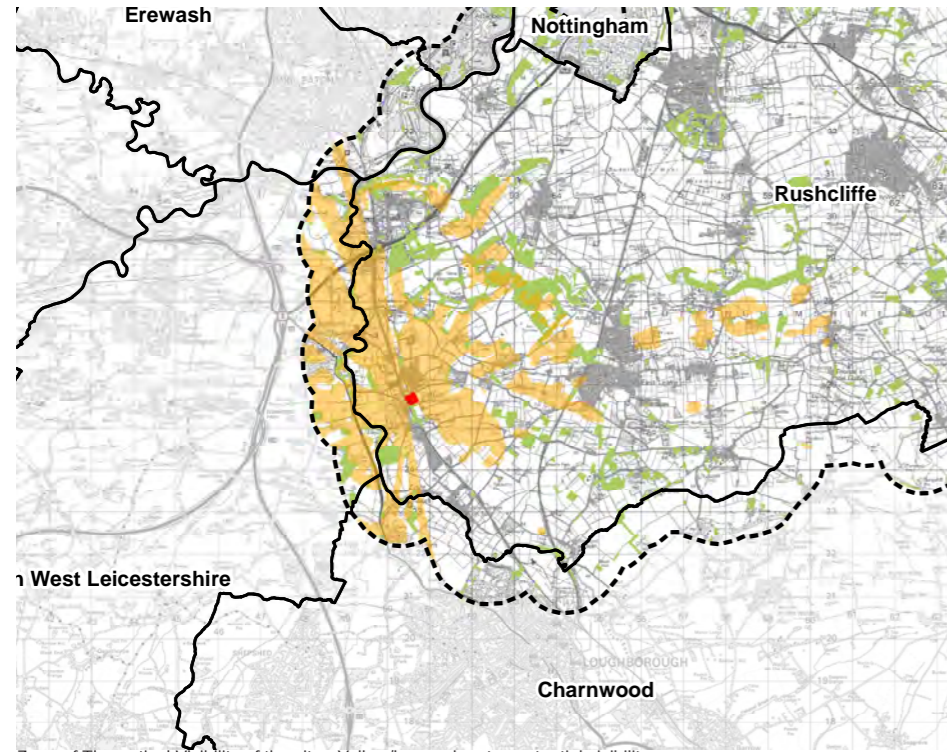
CONCLUSION

Comprising an arable field adjacent to recreational facilities on the north-eastern edge of the main part of Sutton Bonington, the site sits adjacent to the Sutton Bonington Conservation Area. There is a high landscape quality and high recreational value in the study area, both of which contribute to the medium landscape value. The site is close to the main urban edge, but crucially is detached from it and development would increase perceived urbanisation in the study area - both of which contribute to a medium landscape susceptibility. Overall, the landscape sensitivity is medium. Visually, the site has a low value within the context of the study area, and also has a low susceptibility due in part to its relatively low visibility in its surroundings. The visual sensitivity is also low.

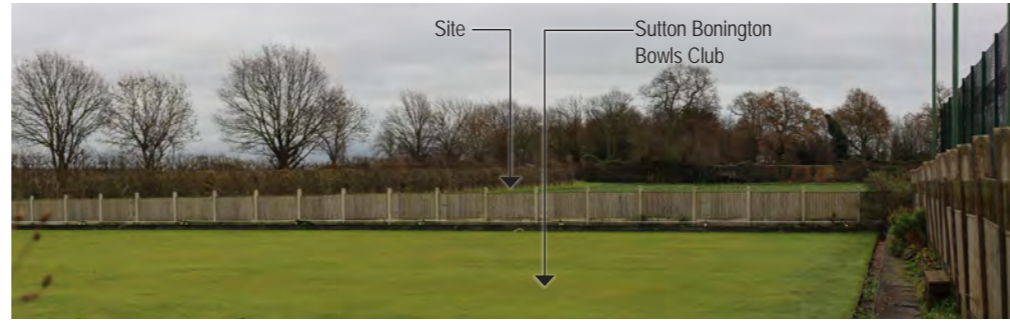


* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

SUT/003 - South of Landcroft Lane



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



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.



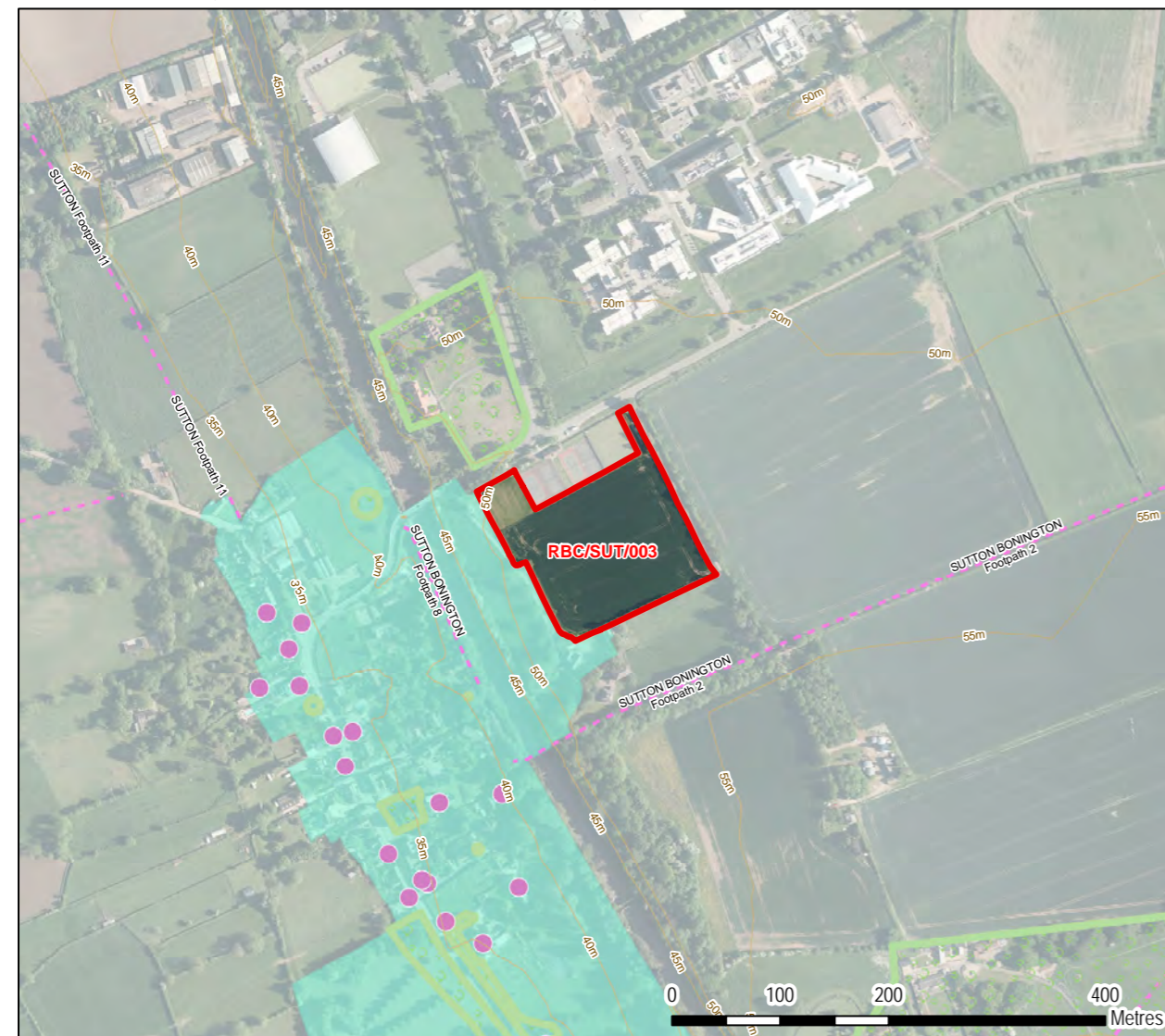
Site Photograph B - Located at the north-western corner of the site, this view looks directly into it. At the left hand side of the view can be seen Marle Pit Hill, which bounds the site's northern edge. To the right of the view is the entrance to St Michael's Flats student accommodation run by the University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



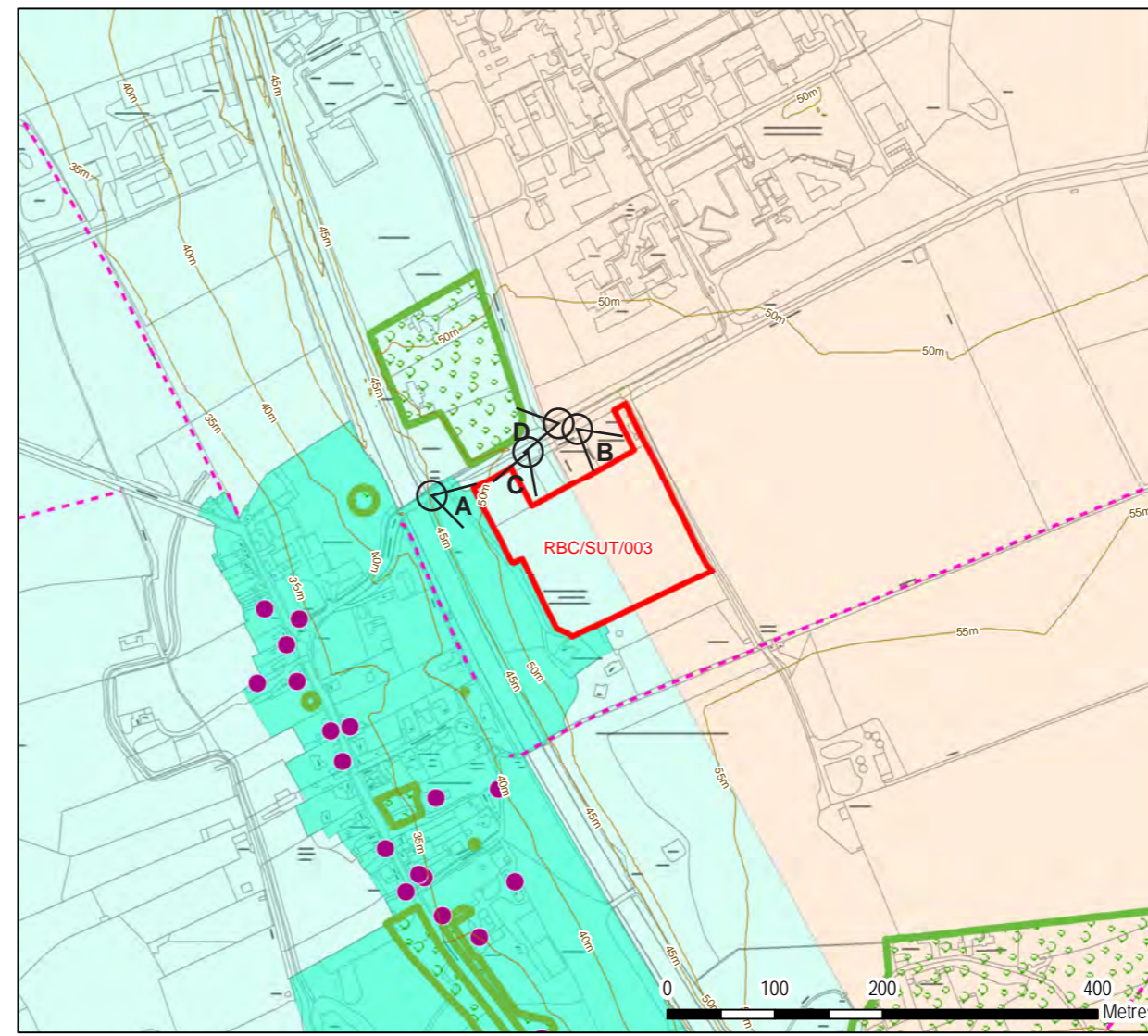
Site Photograph C - This panorama looks south-west from the junction of Marle Pit Hill and Landcroft Lane towards the site. The site itself comprises the field in the background of the view, beyond the tennis courts belonging to Sutton Bonington & District Tennis Club. The clubhouse of the tennis club 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 University of Nottingham.



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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site boundary
 - Rushcliffe Borough boundary
 - Contours
 - Conservation Area
 - Listed Building
 - Footpath
 - Tree Preservation Order
- LCA Policy Zones
- NW02, Conserve & Enhance
 - TSV02, Conserve & Enhance

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