



landscape consultants

GREATER NOTTINGHAM GROWTH OPTIONS STUDY

Broxtowe, Gedling and Rushcliffe
Boroughs, Nottinghamshire

Additional Landscape Assessments

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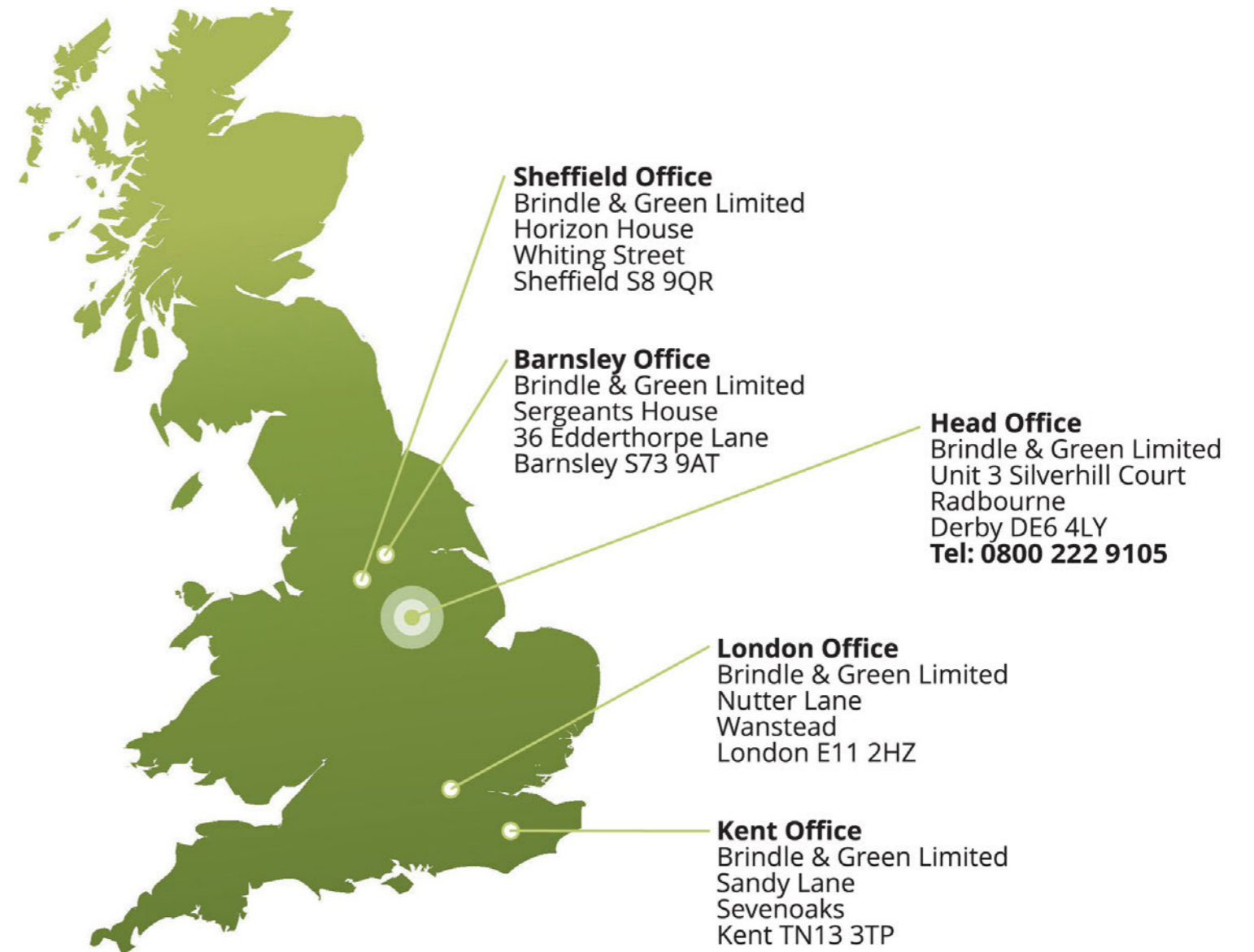


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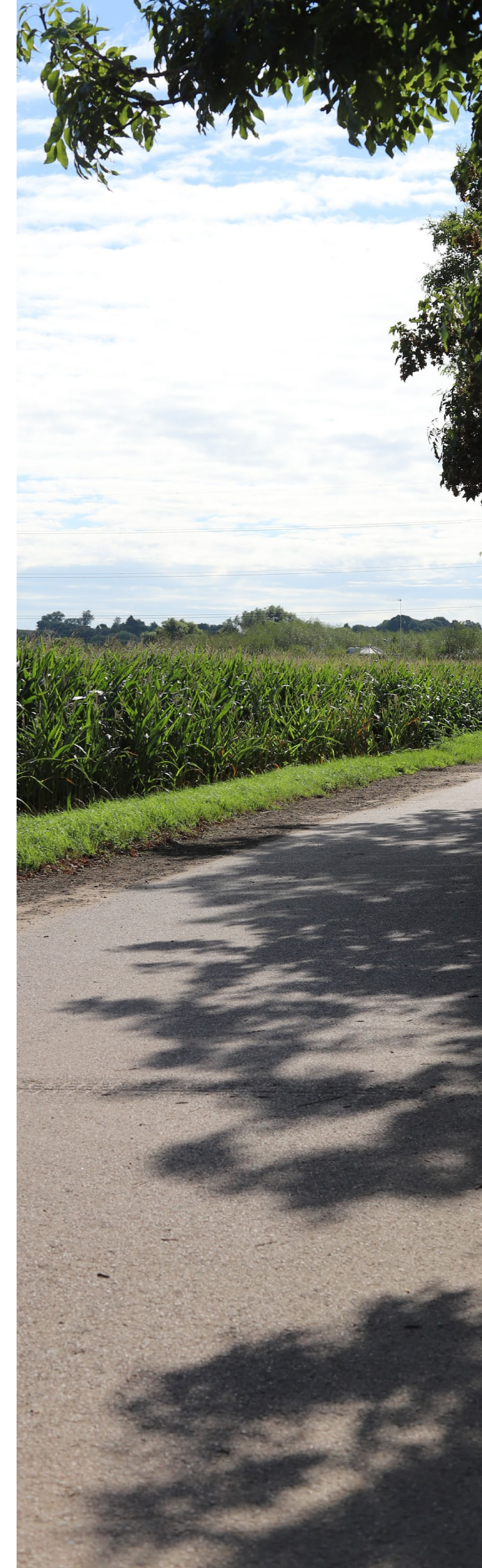
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Table of contents

03 - Document control and liability	26 - R14.2PA - Land at Owthorpe Lane, Kinoulton
04 - Project details	27 - R14.2PA - Land at Owthorpe Lane, Kinoulton
05 - Table of contents	28 - R18.1PA - West of Cropwell Bishop
06 - Introduction	29 - R18.1PA - West of Cropwell Bishop
08 - Methodology	30 - References
09 - Findings	
10 - B04.2PA - North of Watnall	
11 - B04.2PA - North of Watnall	
12 - B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way	
13 - B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way	
14 - G11.1PA - Land to the east of Teal Close	
15 - G11.1PA - Land to the east of Teal Close	
16 - R03.2PA - Land south-west of Car Colston	
17 - R03.2PA - Land south-west of Car Colston	
18 - R10.3PA - Land at Wilford Road	
19 - R10.3PA - Land at Wilford Road	
20 - R11.2PA - East of Tollerton	
21 - R11.2PA - East of Tollerton	
22 - R12.2PA - East of Ruddington	
23 - R12.2PA - East of Ruddington	
24 - R14.1PA - East of Stanton-on-the-Wolds	
25 - R14.1PA - East of Stanton-on-the-Wolds	

Introduction

Brindle and Green Ltd were commissioned by Broxtowe Borough Council on behalf of councils within Greater Nottingham (Broxtowe Borough Council, Gedling Borough Council and Rushcliffe Borough Council) in order to undertake a strategic study of the landscape and visual implications of including various potential growth options within the overall strategic plan for urban growth outside of the main built-up areas within Greater Nottingham.

This study builds upon work previous undertaken by AECOM Ltd in 2020¹, considering an additional ten growth option sites on top of those assessed by AECOM. It will be used, in conjunction with other considerations such as environmental, economic, transport, and social factors, to identify land which is suitable for strategic-scale growth.

The growth option sites ('the sites')

The ten sites assessed are spread across three boroughs in the Greater Nottingham area as follows:

Broxtowe: 2 sites

- B04.2PA - North of Watnall
- B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way

Gedling: 1 site

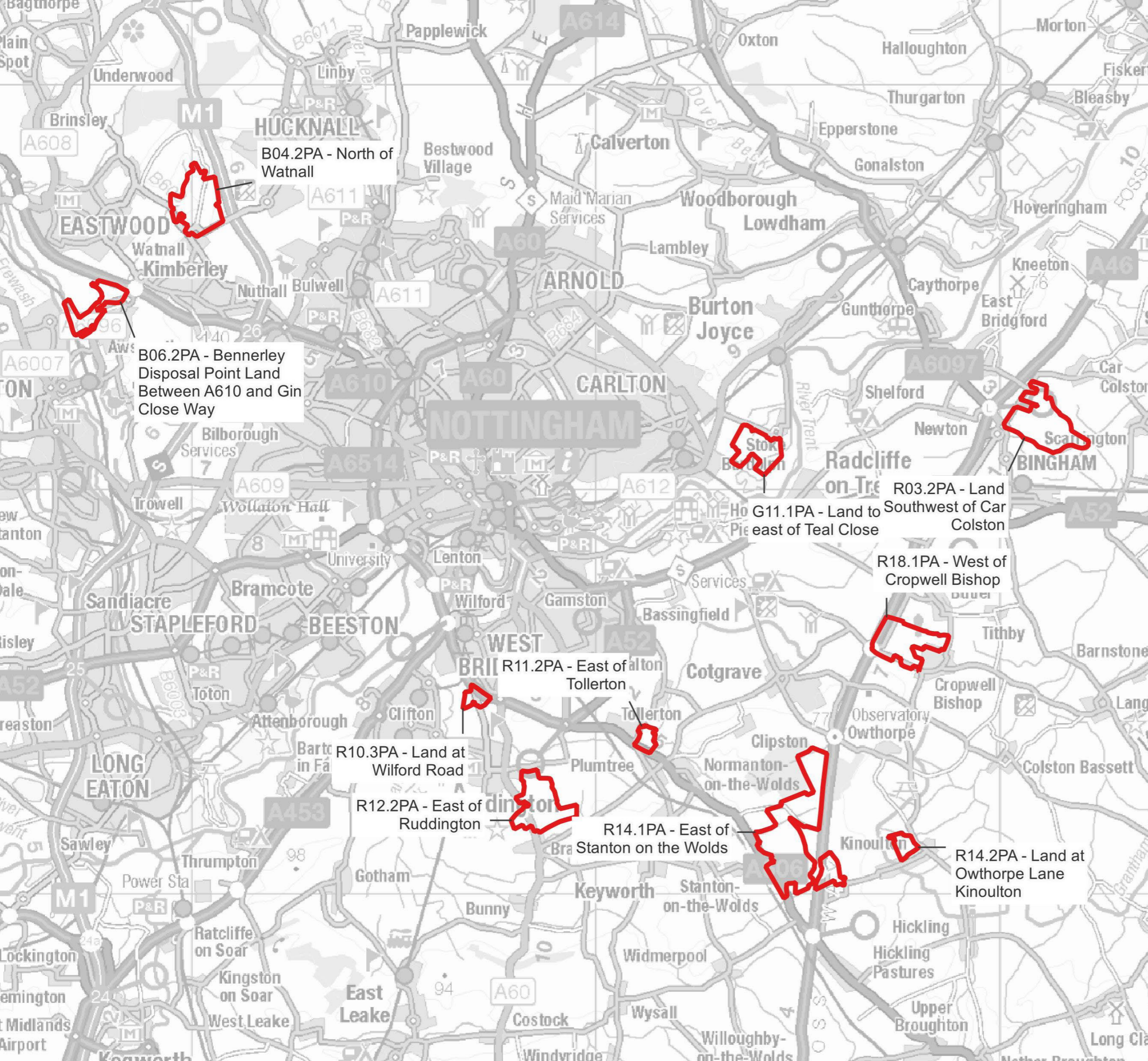
- G11.1PA - Land east of Teal Close

Rushcliffe: 7 sites

- R03.2PA - Land south-west of Car Colston
- R10.3PA - Land at Wilford Road
- R11.2PA - East of Tollerton
- R12.2PA - East of Ruddington
- R14.1PA - East of Stanton-on-the-Wolds
- R14.2PA - Land at Owthorpe Lane, Kinoulton
- R18.1PA - West of Cropwell Bishop

The location and extent of each site is shown on the map on Page 7 overleaf.





 Site boundary



Methodology

The methodology used for this landscape and visual study of strategic growth options mirrors that used in the 2020 AECOM study². A combination of desk study and a site visit has been undertaken to establish the baseline conditions of the sites. The site visit was undertaken on the 29th August 2022 in fair weather conditions. Each site was viewed from several viewpoints either within the site or on its boundary.

Baseline

The baseline information has been collated on factors relating to landscape and visual matters. These are:

- Landscape character

The site's location in relation to the policy zones published in the Greater Nottingham Landscape Character Assessment³, as well as notes from the published LCA on landscape condition, landscape strength and landscape strategy

- Topography and landuse

The topography within the site and its immediate context, as well as the landuse within the site

- Elements of value

Elements of landscape value within and immediately adjacent to the site, in relation to Box 5.1 of the Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3)⁴

- Views and enclosure

The availability of views into and across the site and enclosure within it

- Green infrastructure links

The green infrastructure network in and around the site and the potential for any proposed development to link into and expand on the network

- Sense of place

Cultural and historic associations either with the site or nearby settlements, which would form an opportunity to create a sense of place within a new development

- Defensible boundaries

Whether the current boundaries of the site are formed by clear delineations or are more fluid

Figures and mapping

Figures and mapping are used to accompany and supplement the baseline information for each site. These comprise:

- Photographs obtained during the site visit

- A context plan of the site showing its boundaries, public rights of way and aerial mapping

- Mapping of published landscape policy zones from the Greater Nottingham Landscape Character Assessment⁵

- A Zone of Theoretical Visibility model, demonstrating where 8m high (approximate height of a 2-storey building) development within the site boundary has the

potential to be visible from

Judgements

From the baseline information, judgements were then made on the suitability of the site in landscape and visual terms for strategic growth. Suitability has been judged on a three-point scale as follows:

- Green - high potential in landscape and visual terms for strategic growth

- Amber - medium potential in landscape and visual terms for strategic growth

- Red - low potential in landscape and visual terms for strategic growth

Mitigation and opportunities

Following the judgement on the suitability of the site in landscape and visual terms for strategic growth, potential landscape mitigation and opportunities for enhancement and placemaking have been identified. These can be used to inform allocations so that the most sensitive parts of the site in landscape and visual terms are retained, as well as facilitating good design within any proposed development of the sites.



Findings

The findings of the study for each site are summarised in the table below. For the full details of each site, please see the following pages.

Site name	LPA	Page	Strategic growth potential in landscape and visual terms	Notes
G11.1PA - Land east of Teal Close	Gedling	14-15	High	The site feels like an extension to Nottingham, but the character in and immediately around the site is already affected by the sewage works and recent urban development and the only accesses to the site are from more urban areas (Netherfield and Burton Joyce). There is the potential to connect into Netherfield Lagoons Local Nature Reserve (LNR). The River Trent potentially forms a better defensible boundary to the east, which could incorporate a landscape buffer / extension to the nature reserve.
R10.3PA - Land at Wilford Road	Rushcliffe	18-19	High	Spatially, the site forms an extension to Wilford, crossing the existing defensible boundary of the A52. Adjacent urban influences such as Wilford and Ruddington are already eroding the character of site and its context, the only accesses to the site are from these urban areas. The site has no coalescence issues and feels proportionate.
R11.2PA - East of Tollerton	Rushcliffe	20-21	High	The site feels like a logical extension to the settlement of Tollerton, and retains the village's southern defensible boundary of the A606. There is the potential for enhancement of watercourse and pond and incorporation into POS within the site. The developed site would feel like a relatively natural extension to Tollerton and would keep the village above the A606. Retain the hedgerows and riparian vegetation.
B04.2PA - North of Watnall	Broxtowe	10-11	Medium	The site feels visually prominent and there is a pleasant rural character in the west. The topography of the site would mean that development would be visible from the west, development to the east of the site would be easier to accommodate. Due to the existing linear settlement pattern of Watnall, the site does not feel like a logical addition to the settlement, it would be better to form a new settlement in the east and north-east of the site.
B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way	Broxtowe	12-13	Medium	This site sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.
R03.2PA - Land south-west of Car Colston	Rushcliffe	16-17	Medium	The site feels very rural in the east particularly, which would struggle to accommodate development. The west of the site feels more suitable for development due to scattered built form on the western boundary and proximity to the busy A46 - building this out would feel like creating a new settlement. The vegetated boundary to south separates the site from Bingham, and the strong vegetation line in north-east buffers from Car Colston.
R12.2PA - East of Ruddington	Rushcliffe	22-23	Medium	The overall site feels large in comparison to existing settlement, and would form a notable extension to the south-east of the existing settlement. There is also potential for coalescence with Bradmore in the south. This site does not feel as sensitive as some of the other 'medium potential' sites, the key issue for this site is its scale in comparison to nearby existing settlement.
R14.1PA - East of Stanton-on-the-Wolds	Rushcliffe	24-25	Medium	Scale is an issue here given the rural context and lack of comparably-sized settlements locally. In addition, there is the risk of perceived cumulative sprawl / expanse along the A46. The site would form new settlement, but caution is advised as the area feels rural, particularly compared to locations further west. The A46 forms a good defensible boundary so the eastern section of the site feels at odds with this. The southern end of the site feels more visually contained and would likely be better for development.
R14.2PA - Land at Owthorpe Lane, Kinoulton	Rushcliffe	26-27	Medium	Whilst the site is relatively large in scale compared to the existing village, it still feels that the scale is 'comfortable'. Development of the full site would, however, alter the form of the village from east-west and north-south linear village along Main Street and Owthorpe Lane to more of a block within the two axis.
R18.1PA - West of Cropwell Bishop	Rushcliffe	28-29	Medium	This site has a good shape in addition to the existing village, but forms a large scale addition in comparison to both the existing village and other villages in the area – there are few settlements of the proposed size in the local context.

B04.2PA - North of Watnall

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: coaster.lakeside.players

Nottinghamshire landscape character policy zone: ML16 - Nuthall Lowland Wooded Farmland (moderate condition, moderate strength, enhance landscape strategy)
 NC04 - Moorgreen Rolling Woodland (moderate condition, strong strength, conserve and enhance landscape strategy)

Topography and landuse: For the most part, the site is relatively flat, it slopes gently to the west towards the Gilt Brook which is adjacent to part of the western boundary. Sledder Wood in the west of the site is in a localised dip in landform. The site is currently used as arable farmland with a mix of large and medium fields. There are some scattered isolated dwellings within the site. The M1 is to the east, parallel to the site's eastern boundary.

Elements of value: There is limited recreational value from one public right of way (PRoW) within the site, although Narrow Lane is used for recreational purposes. The site is representative of the published key characteristics. Whilst it felt relatively rural with elements of tranquility, tranquility was limited due to noise from the M1. There are managed hedgerows with a few gaps. Sledder Wood within the site is a SSSI and a scheduled monument is located a short distance from the western boundary.

Views and enclosure: The site offers long distance views to Newthorpe, Eastwood and back to Watnall. The topography slopes down around Sledder Wood and therefore there are views over the woodland too. The hedgerow field boundaries are managed so the site feels relatively open, although where woodland or hedgerow trees are apparent, they offer some sense of enclosure.

Green infrastructure links: There are Green Infrastructure (GI) links along hedgerows. These links are limited in the east of the site, but in the west the hedgerows are stonger and connect into Sledder Wood. There is also riparian vegetation along Gilt Brook.

Sense of place: The nearby village of Watnall has associations with the former Watnall Hall⁶ (now demolished) and with the former RAF Watnall⁷, which is now used as a vehicle testing centre and Met Office weather station.

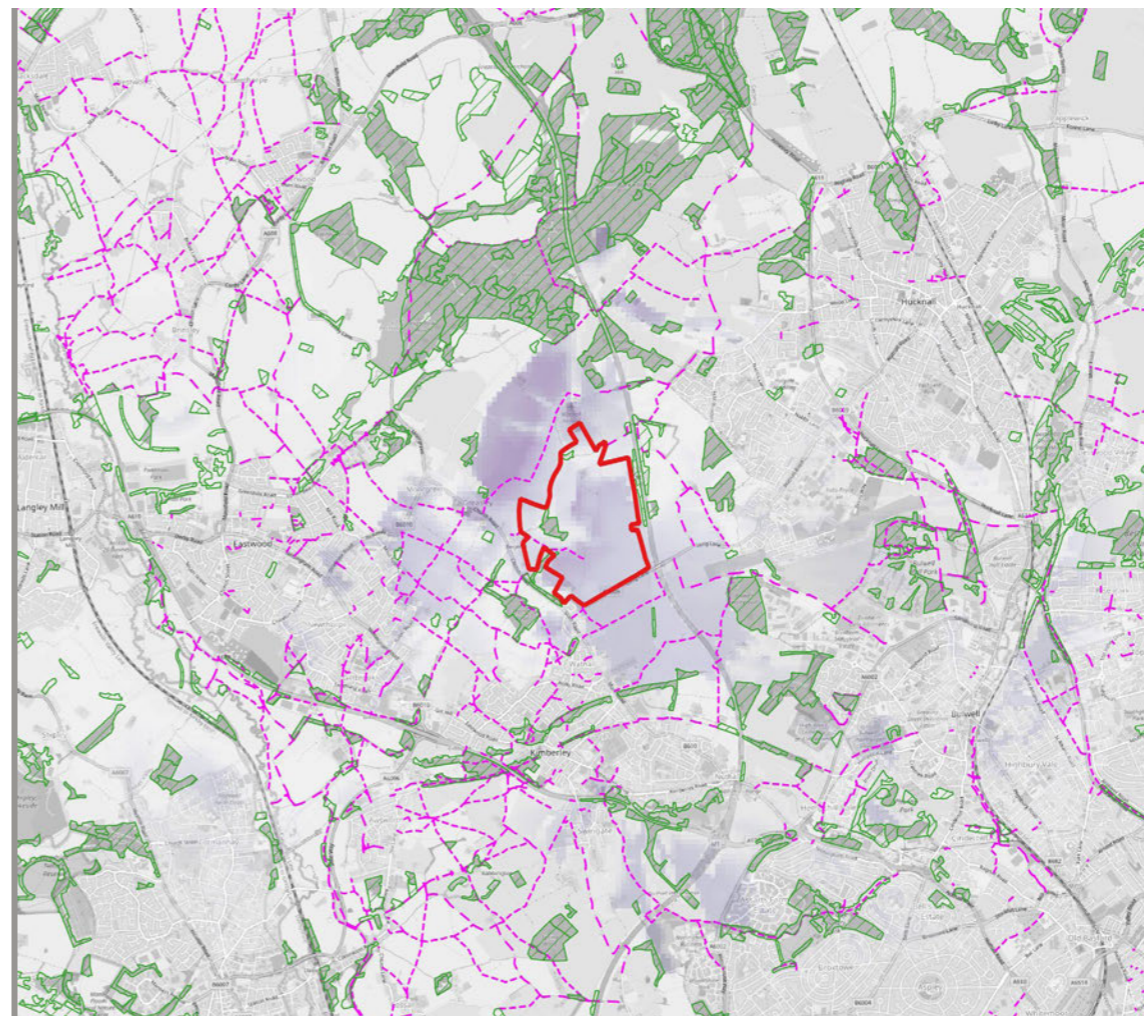
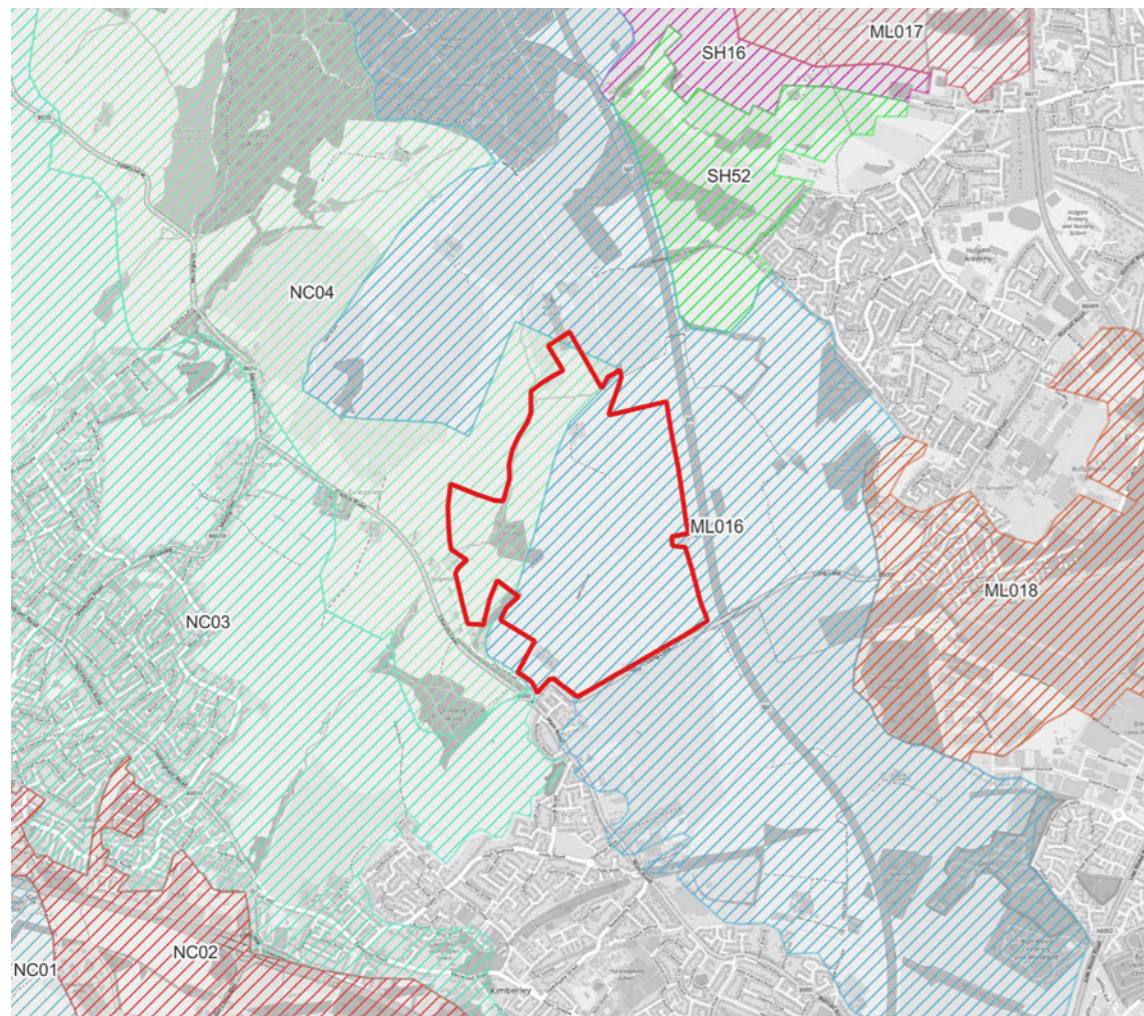
Defensible boundaries: The site has a fairly strong defensible boundary comprising hedgerow field boundaries and lanes. Gilt Brook forms a clear boundary in the west, but the strongest boundary is the M1 to the east.

Suitability for development in landscape and visual terms: There would be medium to low potential for strategic growth within the site. It feels visually prominent and there is a pleasant rural character in the west. The topography of the site would mean that development would be visible from the west, development to the east of the site would be easier to accommodate. Due to the existing linear settlement pattern of Watnall, the site does not feel like a logical addition to the settlement, it would be better to form a new settlement in the east and north-east of the site.

Mitigation: Development within the west of the site would be hard to mitigate due to the sloping topography of the site and availability of views to the west. Mitigation is also recommended to the south of the site to buffer and separate any proposed development from Watnall and the B6009 that connects Watnall to Hucknall over the M1.

Opportunities: There are opportunities to maximise the recreational value of the site through, for example, the addition of more PRoW within it.

B04.2PA - North of Watnall



B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: ally.chip.mixed

Nottinghamshire landscape character policy zone: NC02 Babbington Rolling Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy)
NC01 Erewash River Corridor (moderate condition, strong strength, conserve and enhance landscape strategy)

Topography and landuse: The topography is at its highest in the north of the site towards the A610, this slopes away very gently towards Awsworth. In the south of the site, the topography is very flat which contrasts to the publicly accessible Bennerley Viaduct to the west of Awsworth. The site is a mix of pastoral fields (located to the north) and a brownfield site (located to the south) previously used for mining⁸ and an ironworks⁹.

Elements of value: The site has high recreational value owing to the PRowS within it, as well as the recreational value added by the Grade II* listed Bennerley Viaduct and the disused Nottingham Canal Local Nature Reserve (both of which also add conservation value) - there are recreational links to Kimberley, Eastwood, Awsworth and Ilkeston. It has limited scenic quality and little tranquillity due to the proximity to urban influences and infrastructure.

Views and enclosure: There are enclosed views to the north of the site due to vegetation to the north along the A610 and small blocks of woodland, as well as vegetation along Gilt Brook which runs through the site. There are however long ranging views from the south of the site, especially atop the Bennerly Viaduct, which gives long ranging views to all sides.

Green infrastructure links: Vegetation along Gilt Brook and along hedgerows of the smaller fields to the north form part of a wider GI network. There are a few small blocks of woodland and interconnected woodland belts to the east along the Nottingham Canal and the A6096.

Sense of place: Associations with industry including coal mining, the former iron works and the Nottingham Canal¹⁰. Bennerley Viaduct is one of the few remaining industrial features and is a key industrial heritage feature locally¹¹.

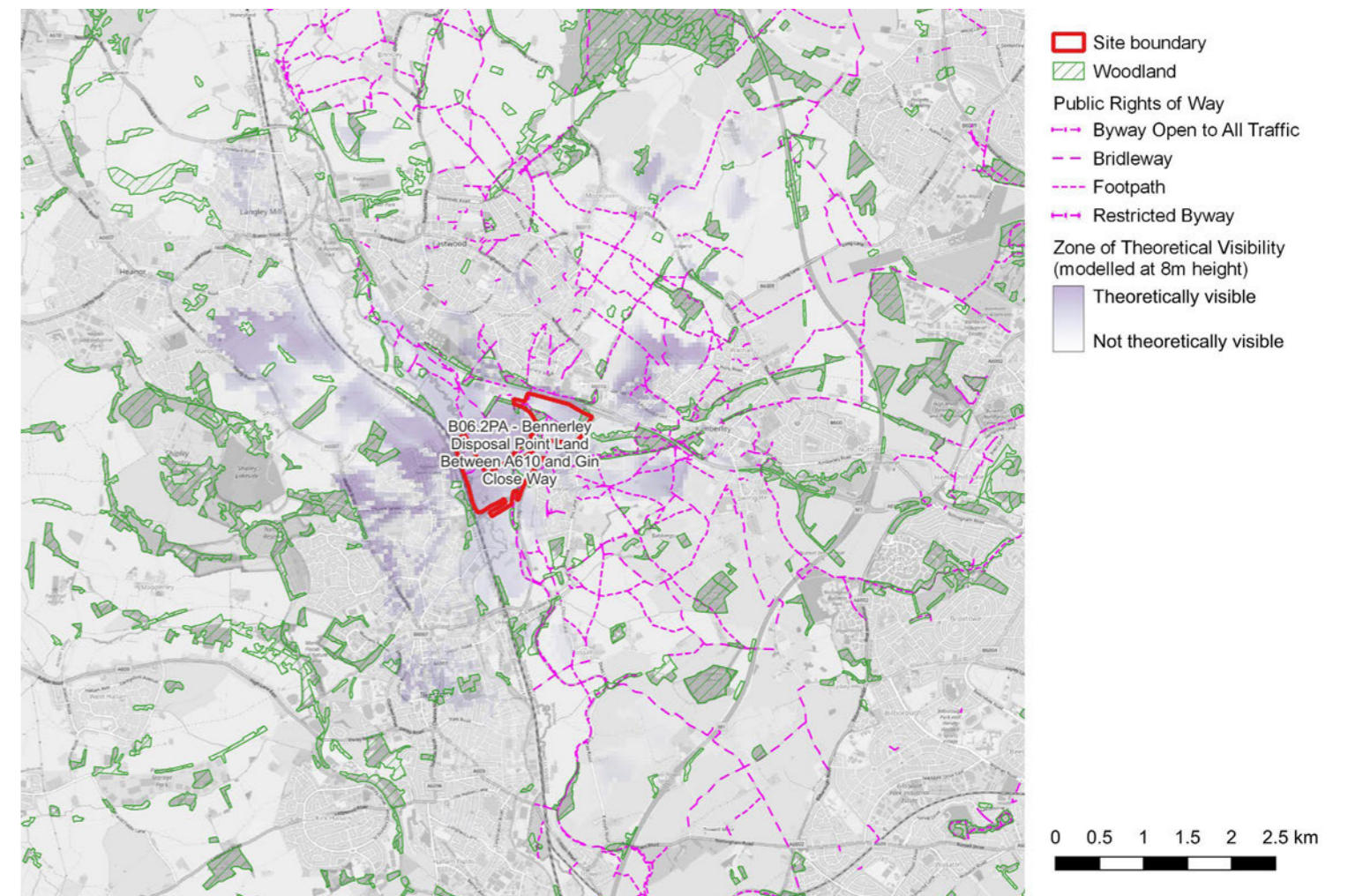
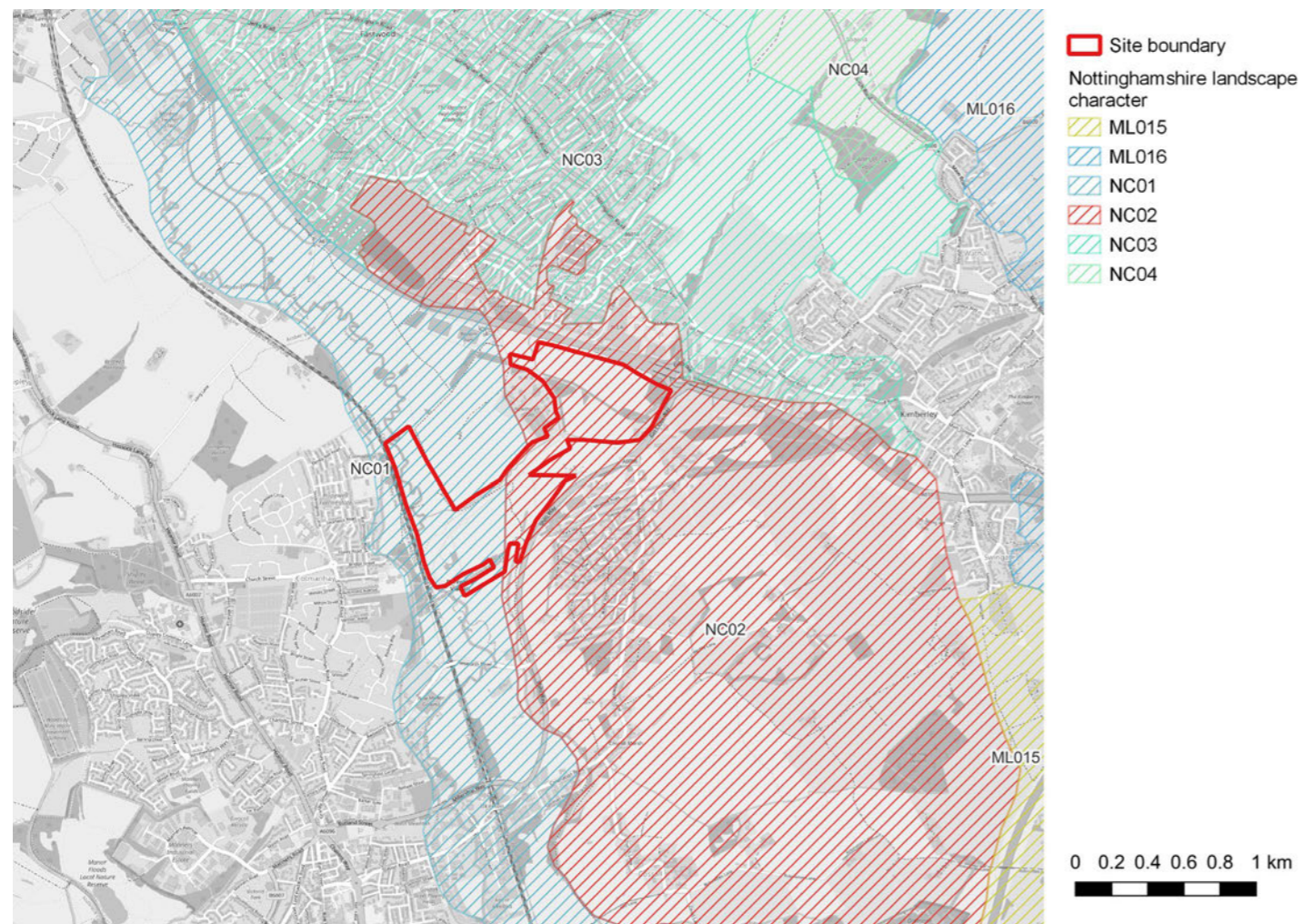
Defensible boundaries: The site has strong boundaries to the north, east and south, made up by the A610 and A6096. The defensible boundaries are weaker to the west but still defined by hedgerows.

Suitability for development in landscape and visual terms: This site has medium potential for strategic growth. It sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.

Mitigation: The north of the site is relatively well screened by existing vegetation to the north, whereas the south is visible from the viaduct and this is more difficult to be mitigated. The south and east of the site are recommended as a landscape buffer to avoid coalescence.

Opportunities: There is the opportunity to increase the recreational value of the site by expanding the existing recreational use in the south. This would service the four surrounding settlements and prove a beneficial change to the existing brownfield site. There are also opportunities to draw on the site's industrial past.

B06.2PA - Bennerley Disposal Point Land between A610 and Gin Close Way



G11.1PA - Land to the east of Teal Close

HIGH POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: [wedge.secure.alive](https://www.wedge.secure.alive)

Nottinghamshire landscape character policy zone: TW05 Stoke Bardolph Village Farmlands (poor condition, low sensitivity and create landscape strategy)

Topography and landuse: The site has almost flat topography due to its proximity to the River Trent floodplain. It is currently used as arable farmland, in large fields separated by hedgerows. There is some scattered settlement nearby, but the site feels largely rural, with some urban influences such as the nearby sewage works.

Elements of value: Within the site, there is some recreational value from the PRow. It is representative of the published key characteristics and felt relatively tranquil and quiet. Hedgerows within the site are unmanaged and slightly gappy and adjacent urban influences reduce scenic quality. The site is part of the Greenwood Community Forest, and sits adjacent to the Netherfield Lagoons LNR.

Views and enclosure: Unmanaged hedgerows provided some sense of enclosure within the site, as well as tall crops in fields (albeit the latter is temporary). Google StreetView¹² shows open views in winter to surrounding urban areas. The site is semi-enclosed.

Green infrastructure links: There are some GI links along hedgerows and connections to some woodland blocks associated with infrastructure (the nearby substation, pylons and sewage works). The site however feels separate from the River Trent and its riparian GI.

Sense of place: Stoke Bardolph is small riverside village, with a sense of remoteness. Its origins are within medieval times¹³ and there are some historic elements within the village¹⁴. The River Trent adds to the sense of place. Developing the site would change the small, remote village feel, but this is already affected by the adjacent sewage works.

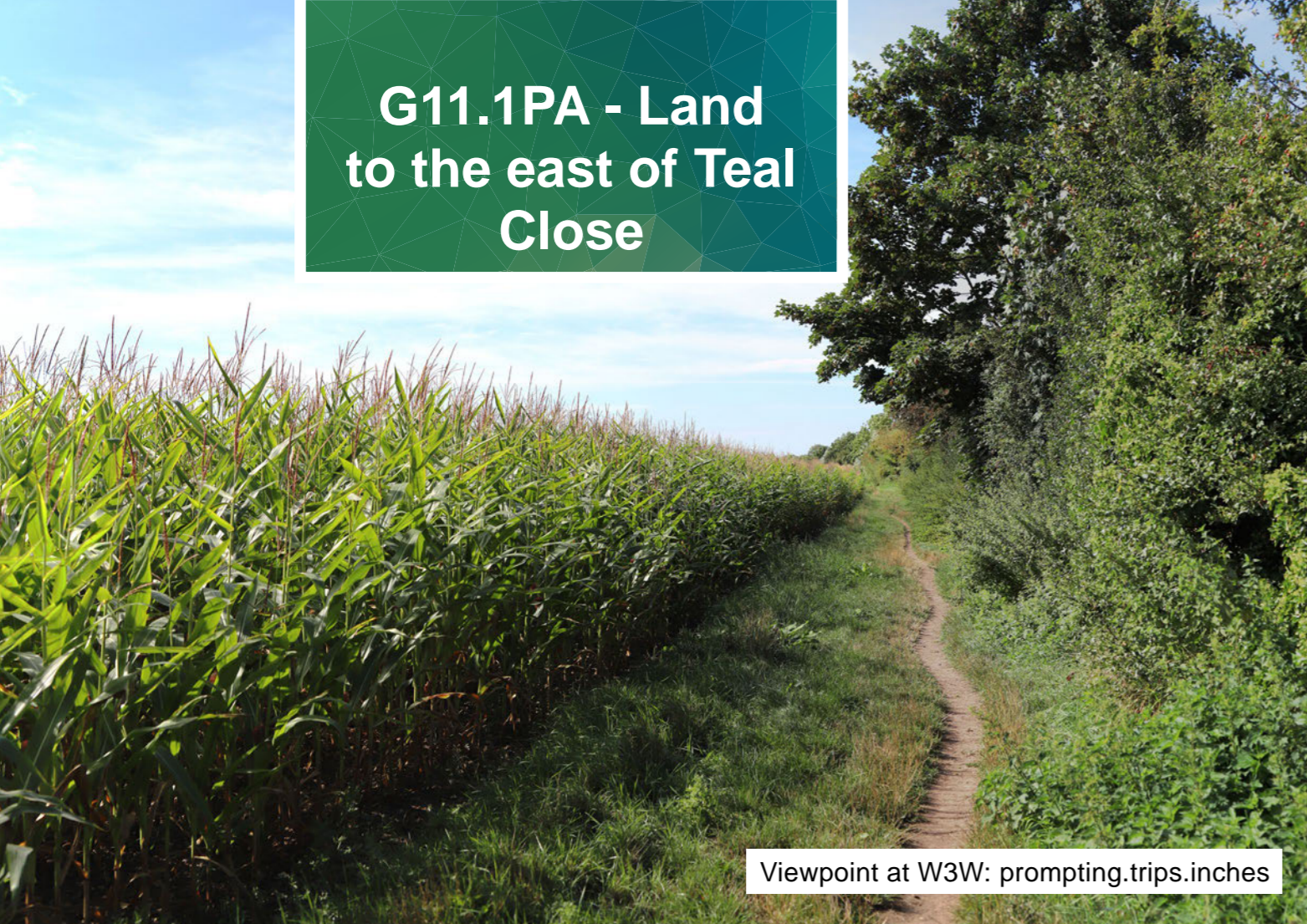
Defensible boundaries: Within the site there are fairly strong defensible boundaries formed by existing hedgerows and ditches, and Stoke Lane.

Suitability for development in landscape and visual terms: The site has high potential for strategic growth. It feels like an extension to Nottingham, but the character in and immediately around the site is already affected by the sewage works and recent urban development and the only accesses to the site are from more urban areas (Netherfield and Burton Joyce). There is the potential to connect into Netherfield Lagoons LNR. The River Trent potentially forms a better defensible boundary to the east, which could incorporate a landscape buffer / extension to the nature reserve.

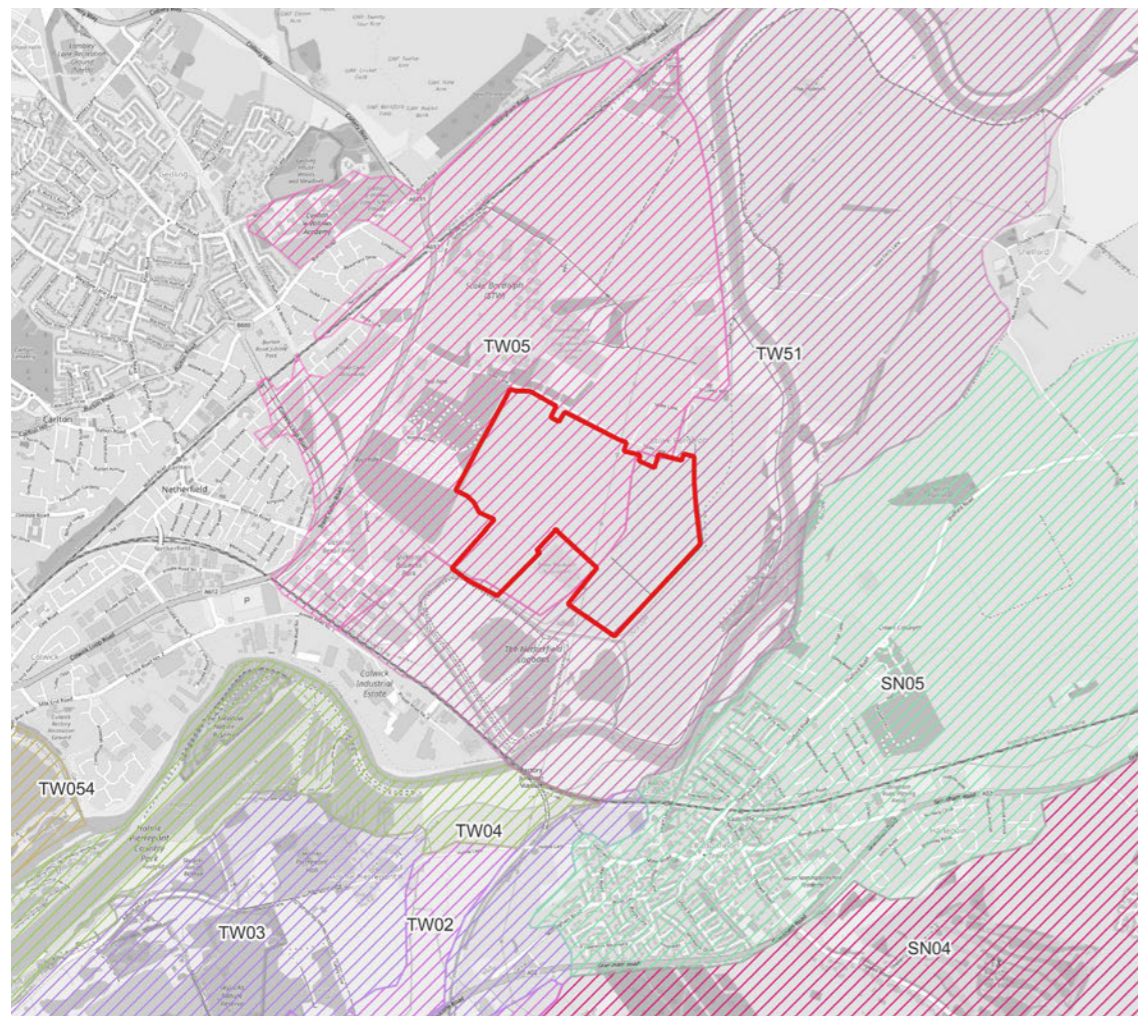
Mitigation: Key mitigation for development within the site would be to create / retain a strongly vegetated northern and north-eastern boundary to keep the rural feel to the southern edge of Stoke Bardolph and to reduce risk of coalescence between Stoke Bardolph and Netherfield.

Opportunities: There are opportunities for more PRow provision, including connecting to the Netherfield Lagoons Nature Reserve, the River Trent and potentially also the Victoria Retail Park.

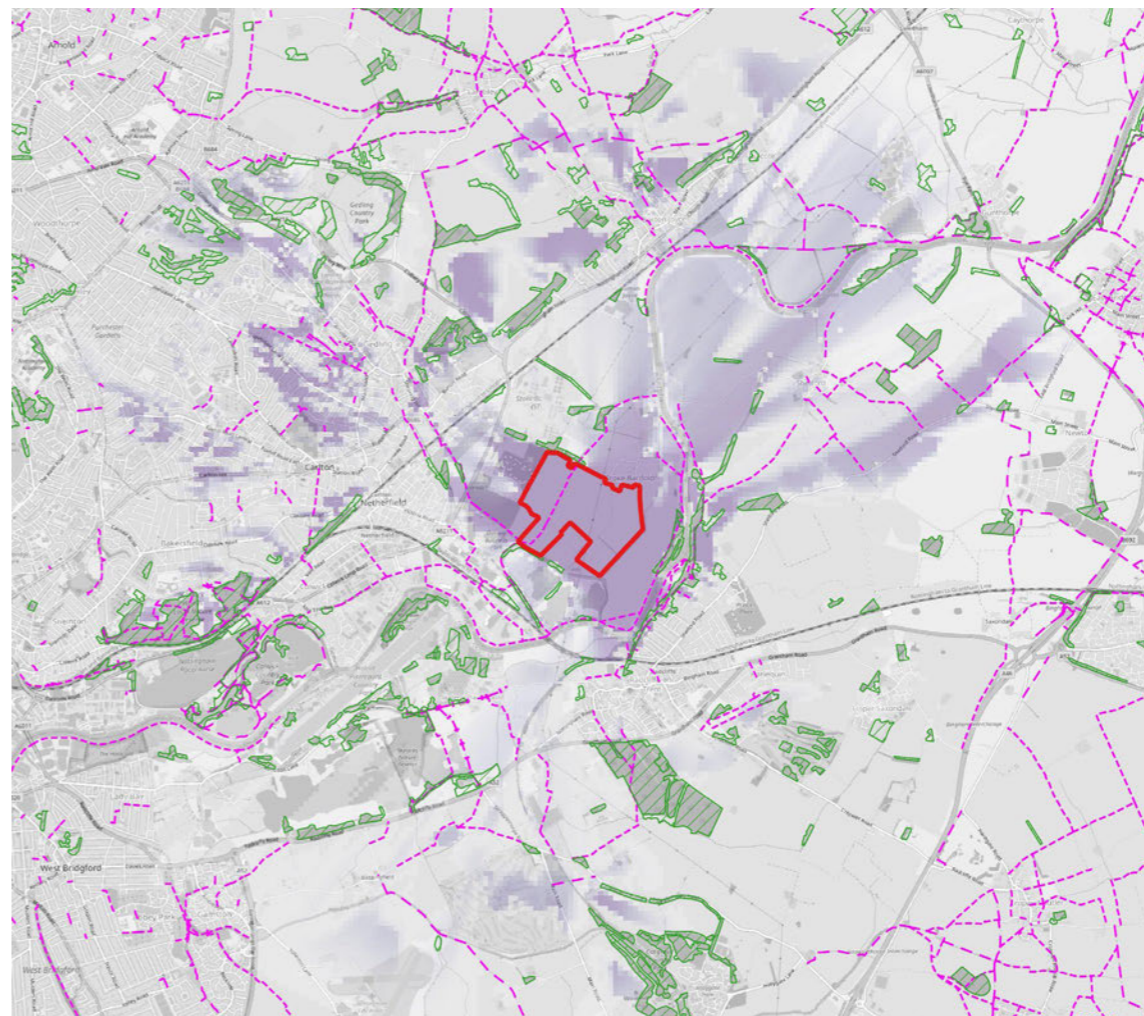
G11.1PA - Land to the east of Teal Close



Viewpoint at W3W: prompting.trips.inches



- Site boundary
- Nottinghamshire landscape character
- SN04
- SN05
- TW02
- TW03
- TW04
- TW05
- TW054
- TW51



- Site boundary
- Woodland
- Public Rights of Way
- Byway Open to All Traffic
- Bridleway
- Footpath
- Restricted Byway
- Zone of Theoretical Visibility (modelled at 8m height)
- Theoretically visible
- Not theoretically visible

R03.2PA - Land south-west of Car Colston

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: diver.unable.captions

Nottinghamshire landscape character policy zone: SN06 Aslockton Village Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy)

Topography and landuse: The site comprises largely flat topography near the A46 dual carriageway. Currently formed of arable farmland in a mixture of large and medium fields; these fields are typically separated by hedgerows. There are some woodland blocks and a southern woodland buffer.

Elements of value: The site is rural with remote feel but a reduced sense of tranquillity due to the presence of and noise from the busy A46. The landscape is typically intensively managed arable farmland with historic boundary loss¹⁵, recreational value is added through the presence of several PRow through site and links to common land at Car Colston. The site also has some scenic quality due to its rural character. A scheduled monument is situated in the far south-west.

Views and enclosure: Woodland blocks and hedgerows typically limit views into and within the site. It is quite an enclosed site with few views in.

Green infrastructure links: There is a relatively strong GI pattern throughout the site. This comprises several blocks of woodland and tree belts connected by hedgerows, including some adjacent to the site.

Sense of place: Car Colston feels quite unique due to the common land / village greens in its centre, it has a lot of local heritage such as 17th and 18th century buildings¹⁶. There is also the remains of a Roman Villa and medieval earthworks.

Defensible boundaries: There is a strong tree buffer on southern boundary which forms a clear defensible boundary. Elsewhere there are some defensible boundaries formed by field boundaries, but the track in the east feels less of a strong boundary.

Suitability for development in landscape and visual terms: The site would be of medium potential for strategic development. It feels very rural in the east particularly, which would struggle to accommodate development. The west of the site feels more suitable for development due to scattered built form on the western boundary and proximity to the busy A46 - building this out would feel like creating a new settlement. The vegetated boundary to south separates the site from Bingham, and the strong vegetation line in north-east buffers from Car Colston.

Mitigation: Development would be best placed in the west of site only. In addition vegetation should be retained throughout to soften landscape and visual impacts, particularly in far south, along Fosse Way and woodland blocks.

Opportunities: A key opportunity is to strengthen the existing PRow links to the wider landscape. In addition, there is the opportunity to use design influences from Car Colston such as the central area of common land and rural character etc.

R10.3PA - Land at Wilford Road

HIGH POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: yappy.harder.mild

Nottinghamshire landscape character policy zone: SN03 Mickleborough Fringe (moderate condition, weak strength, enhance and restore landscape strategy)

Topography and landuse: The site is mostly flat, with small undulations in the surrounding landscape. It comprises arable farmland which is divided by the B680; the arable farmland comprises a large field in the east and a medium field in the west. These fields are surrounded by tree belts and hedgerows.

Elements of value: The adjacent urban edges, the proximity of the A52 and the relative busyness of the B680 means there are few positive perceptual aspects and no particularly scenic quality. The site is adjacent to Wilwell Cutting SSSI/LNR, with a listed building close by to south. It is relatively representative of the PZ in which it sits. There is no recreational value within the site, but the Ruddington Grange Golf Club is adjacent, as is the Wilwell Cutting LNR.

Views and enclosure: The strongly vegetated boundaries of the site limit external views in, as well as views between the two halves of the site. The fields within each half are quite open, however.

Green infrastructure links: Wilwell Cutting LNR is immediately adjacent to the site and the strongly vegetated site boundaries connect into wider GI network.

Sense of place: Nearby Ruddington is associated with the textile industry and framework knitting¹⁷, there is little else.

Defensible boundaries: The strong vegetated site boundaries and the A52 dual carriageway form strong defensible boundaries for the site, however the site location means that the development would make the Nottingham conurbation spread beyond its current defensible boundary of the A52.

Suitability for development in landscape and visual terms: The site has high potential for strategic growth. Spatially, it forms an extension to Wilford, crossing the existing defensible boundary of the A52. Adjacent urban influences such as Wilford and Ruddington are already eroding the character of site and its context, the only accesses to the site are from these urban areas. The site feels proportionate in scale.

Mitigation: Retain the strongly vegetated boundaries to the site.

Opportunities: There is an opportunity for the public open space and soft landscape within a proposed development on the site to link into and/or extend Wilwell Cutting LNR on the western boundary.

R10.3PA - Land at Wilford Road

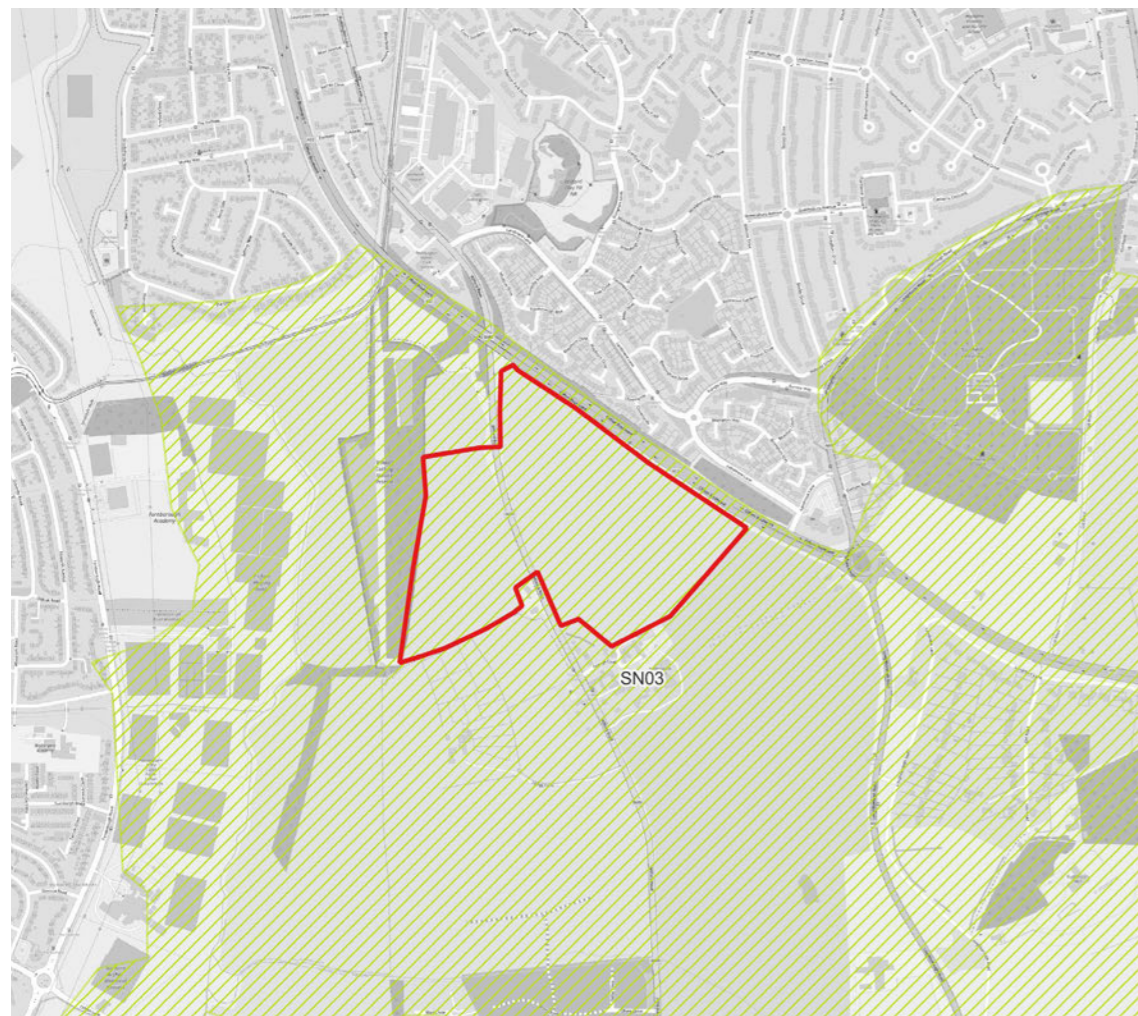


Viewpoint at W3W: under.cubs.double



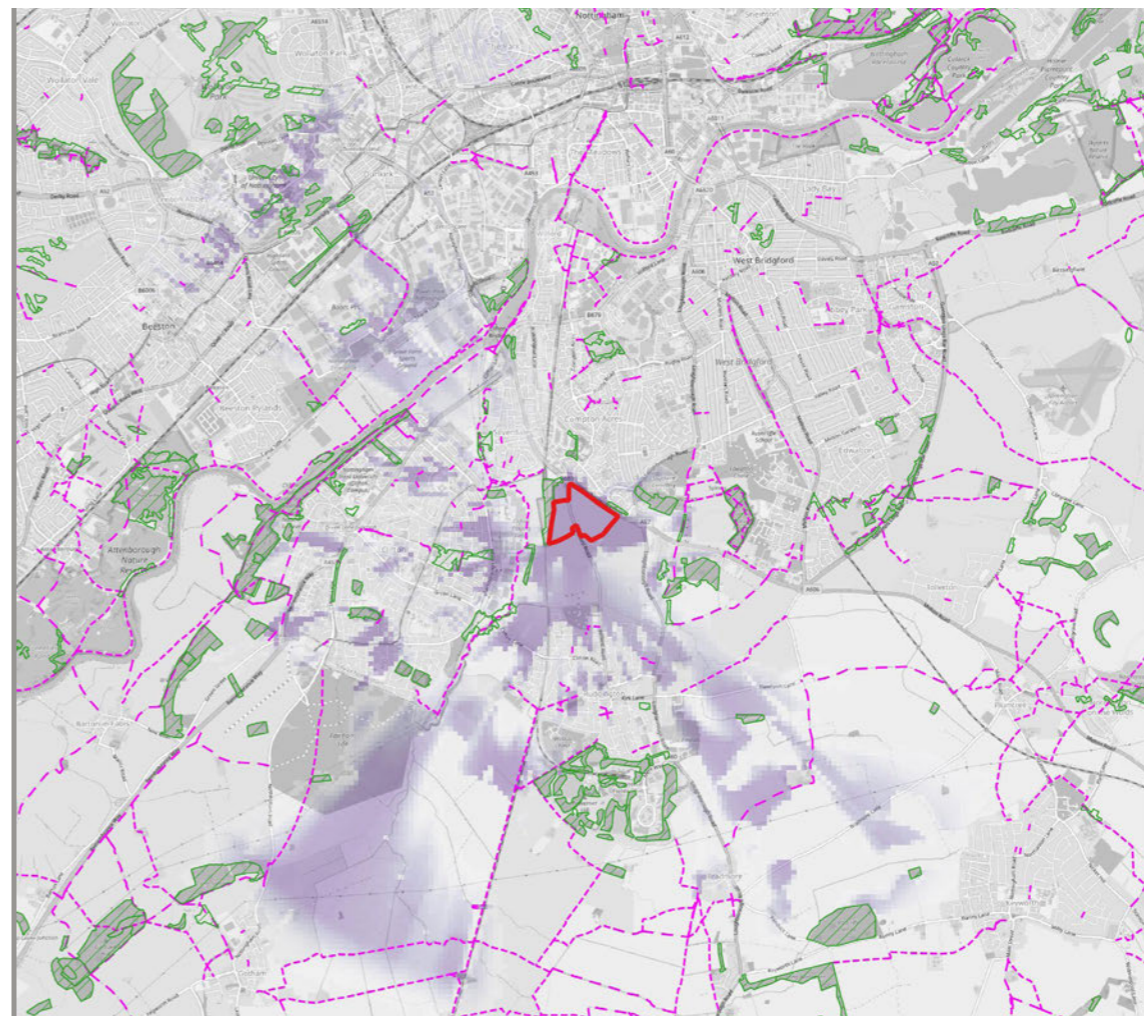
Site boundary

0 0.05 0.1 0.15 0.2 0.25 km



Site boundary
Nottinghamshire landscape character
SN03

0 0.1 0.2 0.3 0.4 0.5 km



Site boundary
Woodland
Public Rights of Way
Byway Open to All Traffic
Bridleway
Footpath
Restricted Byway
Zone of Theoretical Visibility (modelled at 8m height)
Theoretically visible
Not theoretically visible

0 0.5 1 1.5 2 2.5 km

R11.2PA - East of Tollerton

HIGH POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: swift.lanes.closed

Nottinghamshire landscape character policy zone: SN04 Cotgrave And Tollerton Village Farmlands (moderate condition, moderate strength, enhance landscape strategy)

Topography and landuse: This is a largely flat site, although there is a slight slope up from south-east to north-west. The site at present comprises arable farmland on the east of Tollerton; farmed in large fields separated by hedgerows. There is a pond centrally in the site and a watercourse on its eastern boundary.

Elements of value: The site is representative of the PZ in which it is in. There are no conservation interests within or immediately adjacent to the site. It feels rural, but not necessarily remote or tranquil due to the edge of Tollerton and the busy A606 road. There is some recreational interest due to the PRow in the site. The fields within the site have been subject to field boundary loss¹⁸.

Views and enclosure: Where the boundary hedgerows allow, views across the site are relatively open and there are views to the landscape to the east and south. The riparian vegetation and hedgerows within the site limit some of the views into and across it.

Green infrastructure links: There is existing green infrastructure along the watercourse on the north-eastern site boundary and along the hedgerows, but little else.

Sense of place: Tollerton Hall to the north of the site used to be associated with a large area of parkland¹⁹²⁰, but this has been much reduced and the village does not have any other particular associations / sense of place.

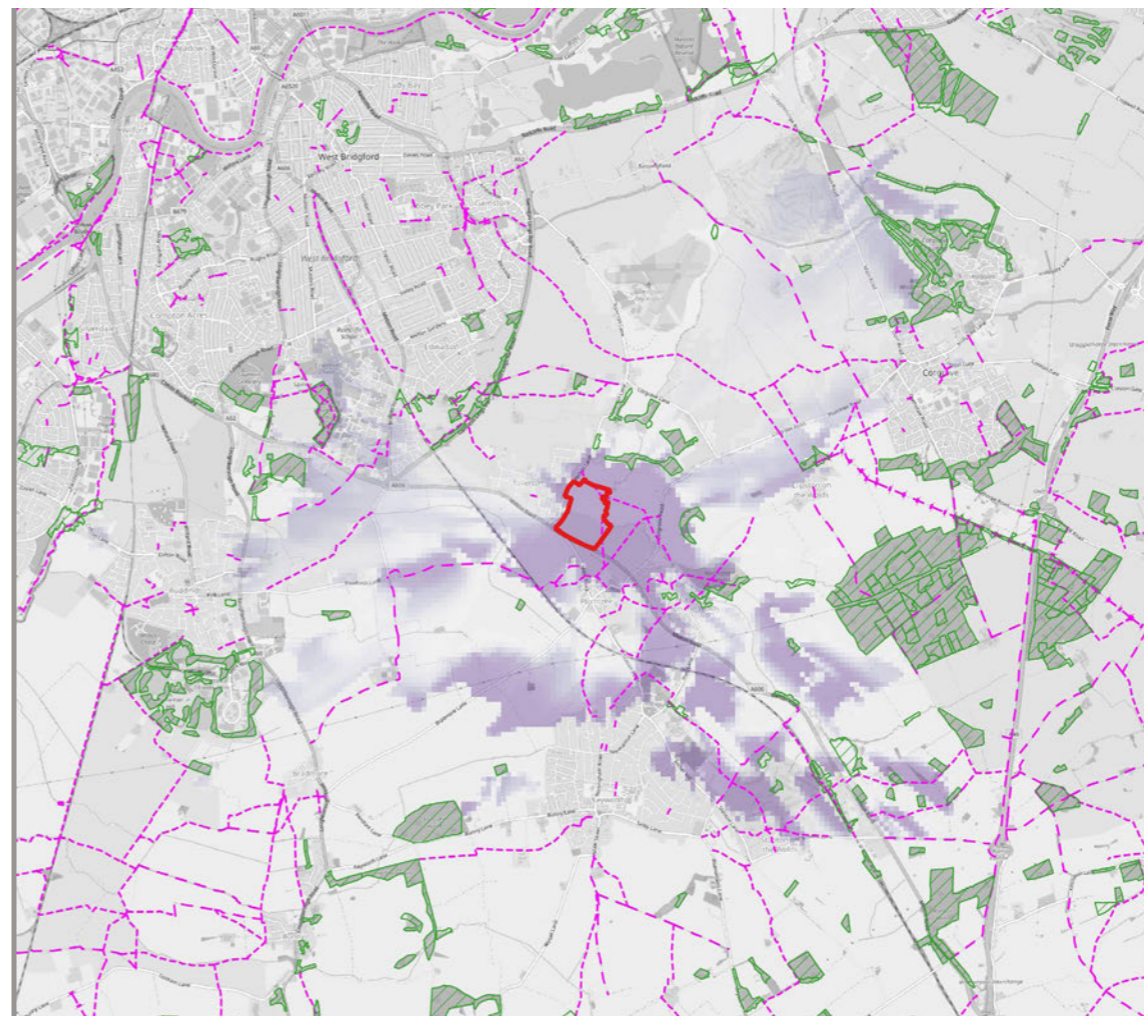
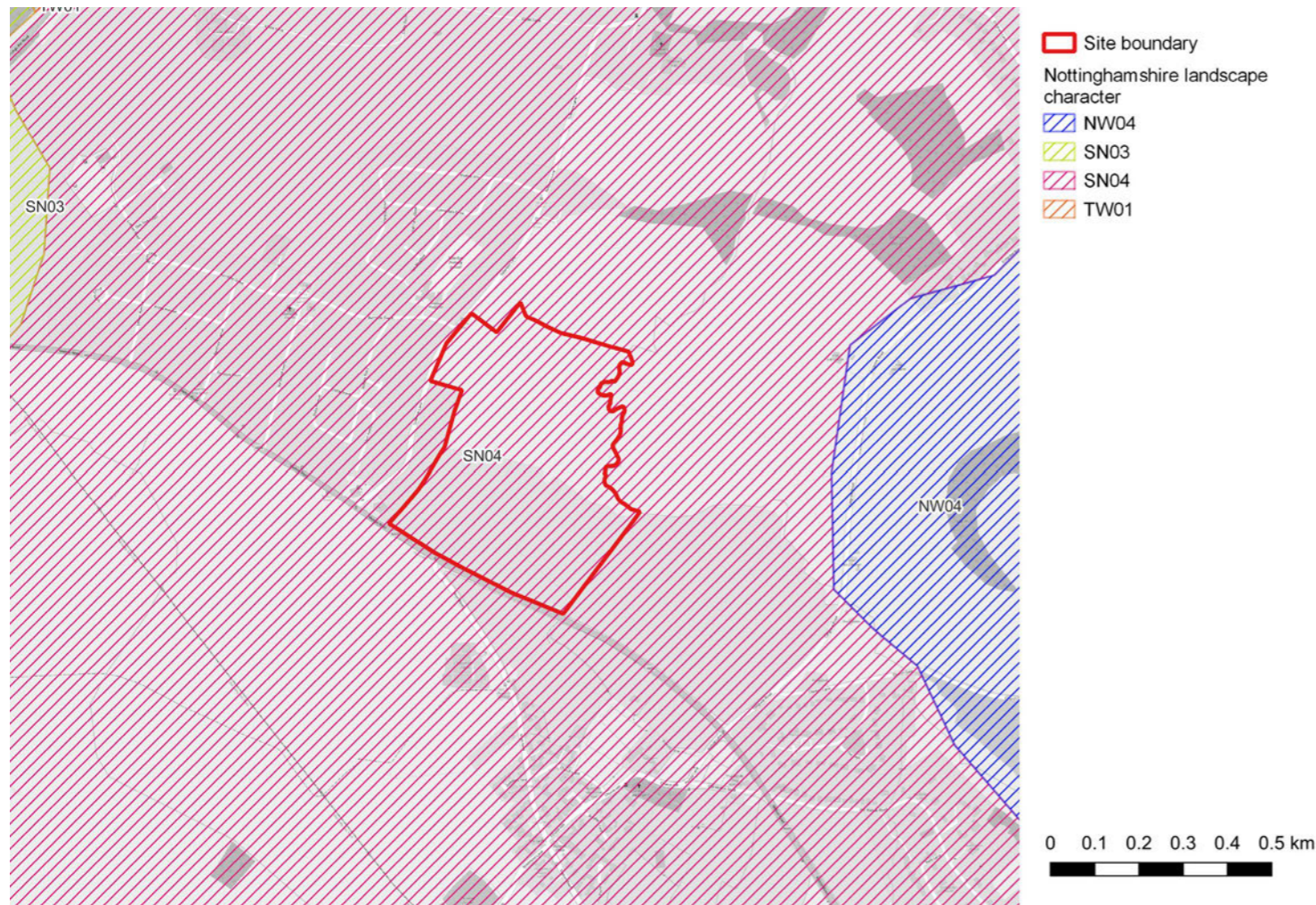
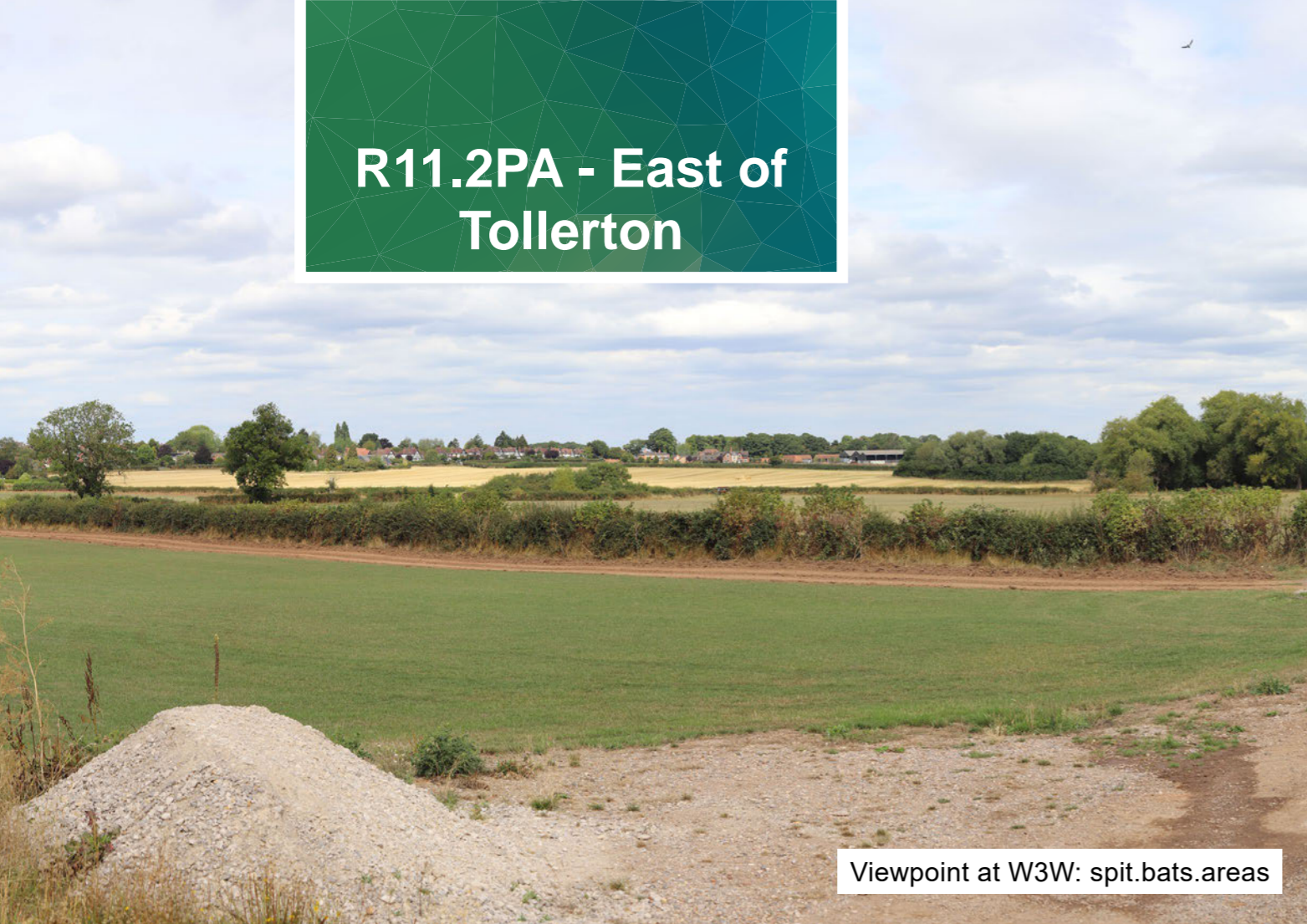
Defensible boundaries: The site has strong boundaries to the west and south with the edge of Tollerton and the A606 respectively. A watercourse and associated riparian vegetation forms a relatively defensible boundary to the north-east, with a hedgerow to the east.

Suitability for development in landscape and visual terms: The site has high potential for strategic growth. It feels like a logical extension to the settlement of Tollerton, and retains the village's southern defensible boundary of the A606. There is the potential for enhancement of watercourse and pond and incorporation into POS within the site. The developed site would feel like a relatively natural extension to Tollerton and would keep the village above the A606. Retain the hedgerows and riparian vegetation.

Mitigation: Landscape mitigation is recommended to provide a buffer along the watercourse to the north-east to provide an ecological / GI corridor. It is also recommended to provide a buffer to the pond.

Opportunities: An opportunity is available for introduced water-themed public open space, particularly around the existing pond to form a central 'oasis' and along the north-eastern watercourse.

R11.2PA - East of Tollerton



R12.2PA - East of Ruddington

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: chair.shirt.shows

Nottinghamshire landscape character policy zone: SN04 Cotgrave And Tollerton Village Farmlands (moderate condition, moderate strength, enhance landscape strategy)

Topography and landuse: A gently undulating site, which broadly slopes down from east to west. The site incorporates several arable fields to the south-east of Ruddington; these are typically medium-large and separated by hedgerows. There is a small triangle of woodland in the far north-east of the site.

Elements of value: The western edge of the site is adjacent to Rushcliffe Country Park LNR and the site is generally representative of the wider PZ in which it sits. There are no elements of recreational interest in the site, although the adjacent country park does offer some recreational value. The busy A60 and presence of the adjacent Ruddington Fields Business Park and large Barn Farm reduces scenic quality and any perceptions of tranquillity. There has been a loss of field boundaries over time²¹.

Views and enclosure: Relatively open views are available across the site due to the low hedgerows and the gently undulating topography. The presence of more trees in the north of the site limits views more in this part of the site.

Green infrastructure links: The site has opportunities to link to Rushcliffe Country Park to the south-west. In addition, the riparian vegetation and Crockhill Wood in the north-east of the site link into the wider GI network.

Sense of place: There are associations with the textile industry and framework knitting in Ruddington²². In addition, a sense of place is given by Rushcliffe Country Park and the Nottingham Heritage Railway²³ nearby.

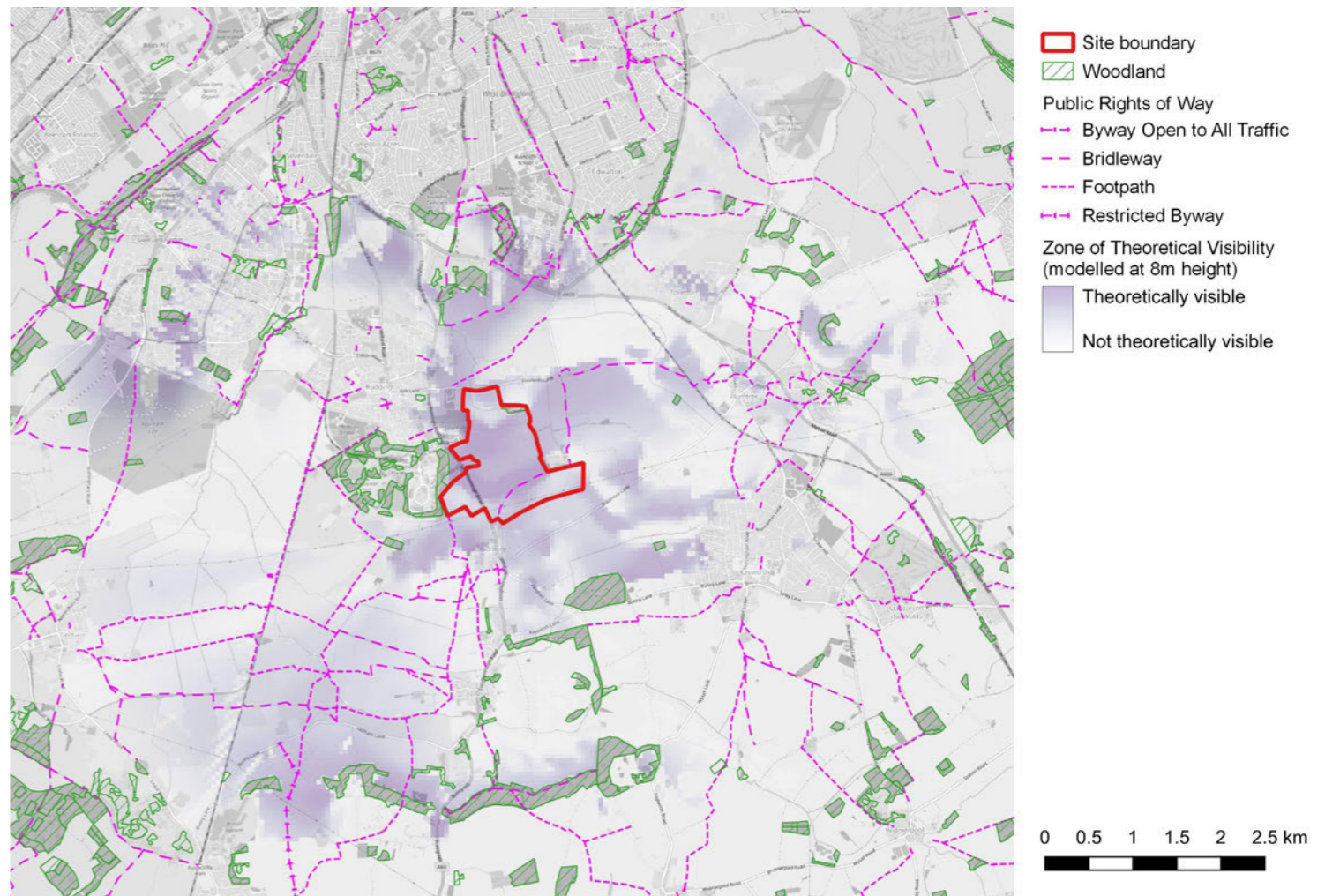
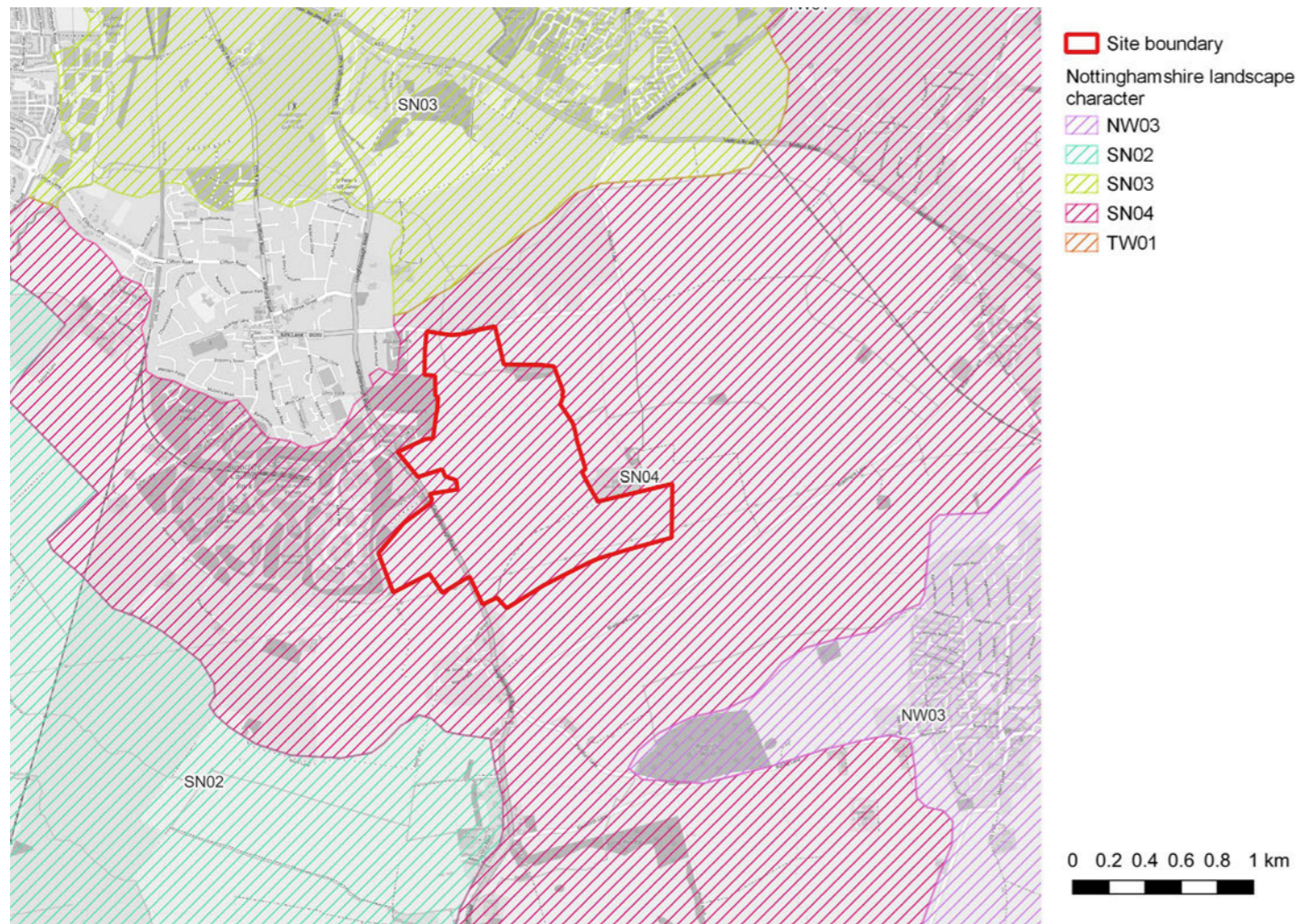
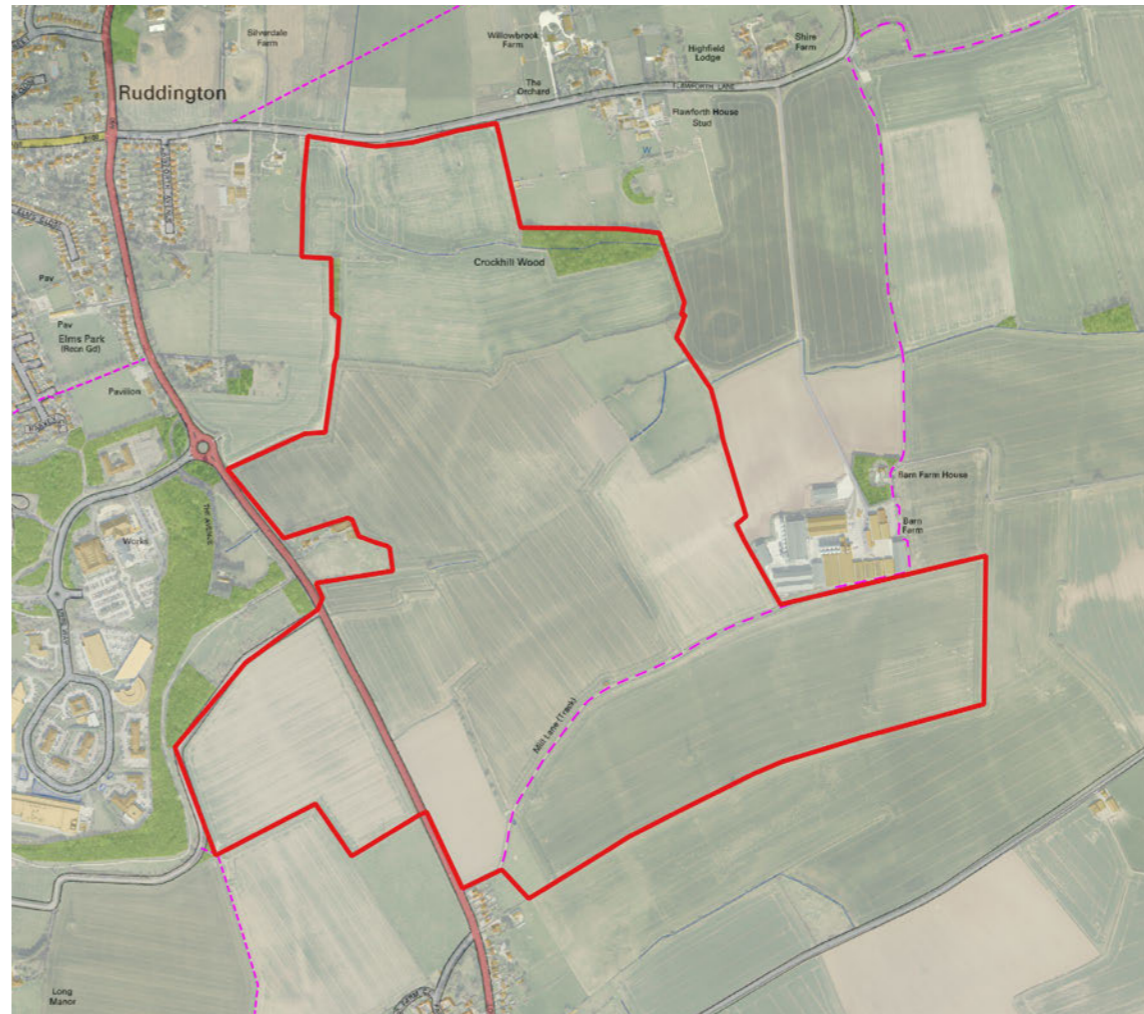
Defensible boundaries: Within the site, the boundaries mirror field boundaries and feel relatively defensible. However, the section of the site in the south-east crosses the A60 and feels like it crosses a clear boundary. In addition, the extrusion in the far south-east appears out-of-place.

Suitability for development in landscape and visual terms: The site would be of medium potential for strategic growth. The overall site feels large in comparison to existing settlement, and would form a notable extension to the south-east of the existing settlement. There is also potential for perceived urban expansion towards Bradmore in the south. This site does not feel as sensitive as some of the other 'medium potential' sites, the key issue for this site is its scale in comparison to nearby existing settlement.

Mitigation: A landscape buffer is recommended across the southern half of the site, in order to reduce risk of coalescence as well as reducing the perception of sprawl both to the west of the A60 and in the far south-east into the surrounding rural context.

Opportunities: There is an opportunity to link into Rushcliffe County Park and to reference the textile and railway heritage of the area.

R12.2PA - East of Ruddington



R14.1PA - East of Stanton-on-the-Wolds

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: [educates.casually.improving](https://www.educates.casually.improving)

Nottinghamshire landscape character policy zone: NW03 Widmerpool Clay Wolds (good condition, strong strength, conserve landscape strategy)
NW04 Cotgrave Wooded Clay Wolds (moderate condition, moderate strength, enhance landscape strategy)

Topography and landuse: The site is gently undulating across its extent, with a rolling landform. It comprises a mixture of large geometric arable fields, with small geometric woodland blocks and tree belts. The south of the site contains some pastoral fields, within a slightly smaller field pattern.

Elements of value: The site feels remote from settlement, but the adjacent busy roads (A46 and A606) reduce any sense of tranquillity. There is a scheduled monument adjacent to the far eastern boundary. Several PRow cross the site from east to west; these are typically present in the south of the site. There are some elements of scenic quality such as the woodland blocks. It is representative of the policy zones in which it sits. Some of the field boundaries in the south are intact, but field boundary loss has occurred in the north²⁴.

Views and enclosure: The site is relatively visually contained from its boundaries, typically due to woodland blocks and hedgerows. Once in the site, there are some more open views allowed by the undulating topography.

Green infrastructure links: The multiple woodland blocks within the site present opportunities to link and enhance the GI network. In addition, there is existing GI along the A46.

Sense of place: There are some links between the nearby Stanton-on-the-Wolds²⁵ and Widmerpool²⁶ with Roman history due to the nearby course of the Fosse Way Roman road, however there is little other of note in terms of sense of place.

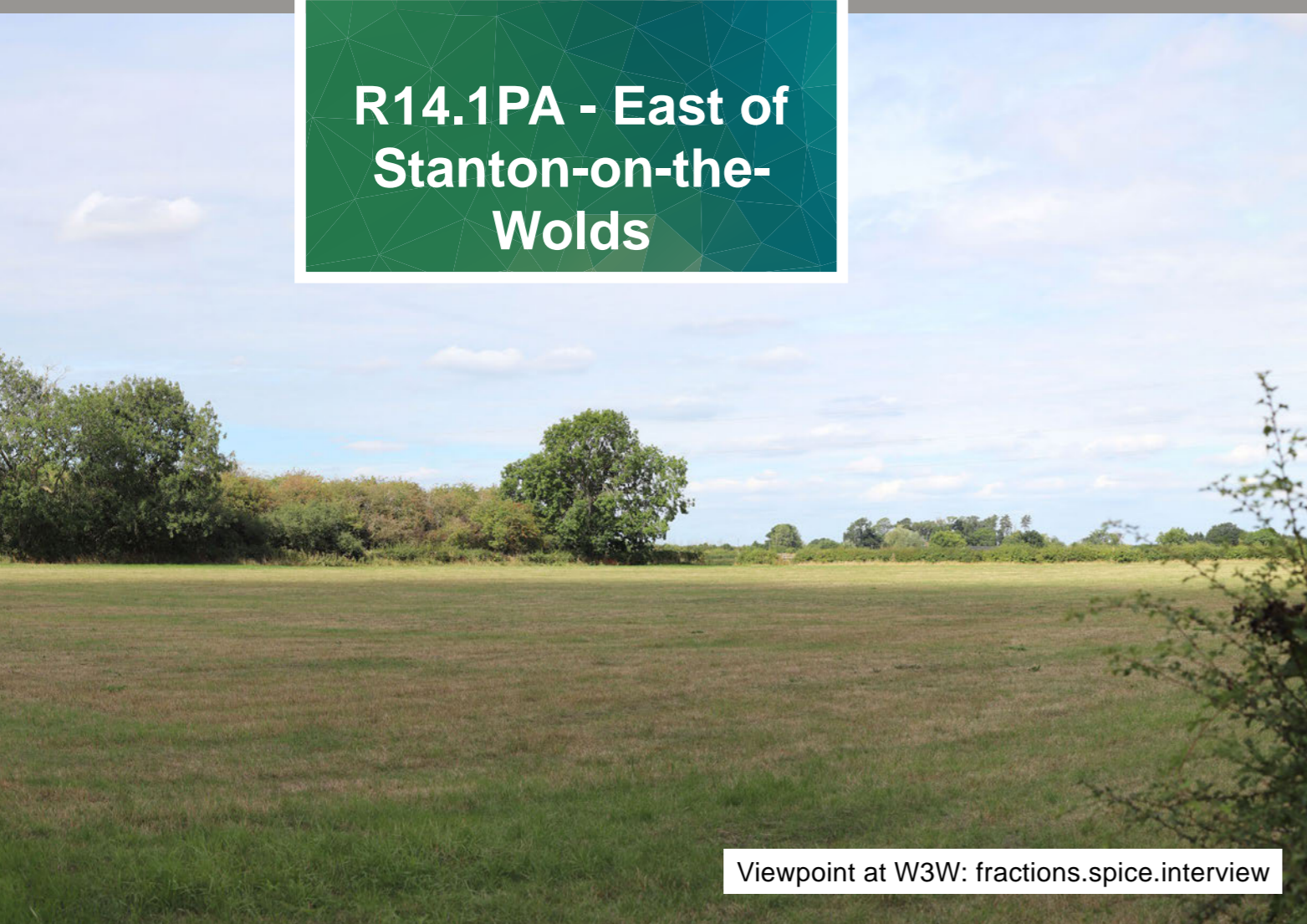
Defensible boundaries: The A46 forms a strong defensible boundary to the north-east of the site, as does the A606 in the far south-west. Other boundaries are also defensible, formed by woodland and field boundaries. The part of the site to the east crosses the A46, spreading across (and therefore weakening this defensible boundary).

Suitability for development in landscape and visual terms: This site has a medium potential for strategic growth. Scale is an issue here given the rural context and lack of comparably-sized settlements locally. In addition, there is the risk of perceived urban expansion along the predominantly rural A46. The site would form new settlement, but caution is advised as the area feels rural, particularly compared to locations further west. The A46 forms a good defensible boundary so the eastern section of the site feels at odds with this. The southern end of the site feels more visually contained and would likely be better for development.

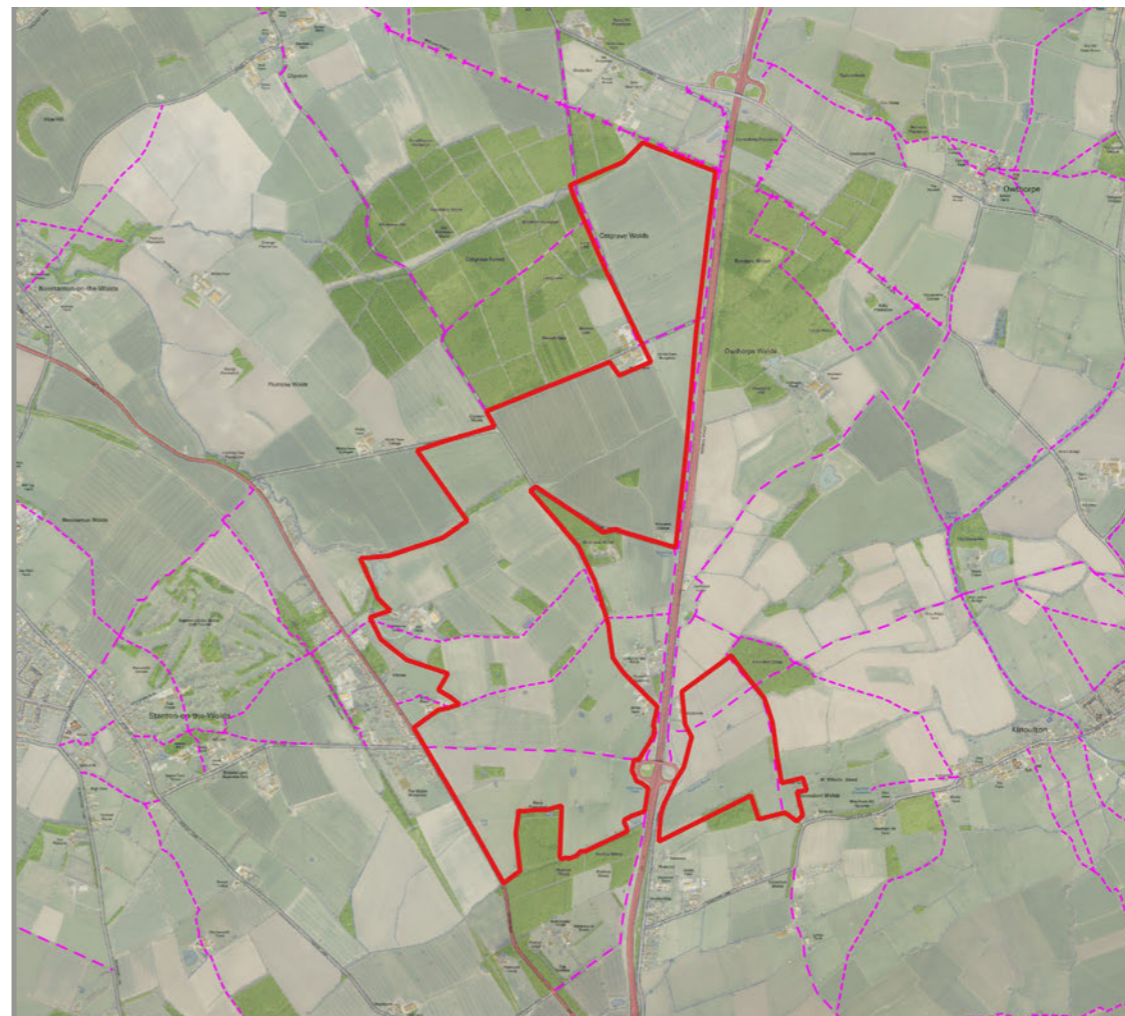
Mitigation: Concentrate development in the south-west of the site, with a landscape buffer in the north east and east. This would avoid the perception of sprawl along the A46 and retain the strong defensible boundaries.

Opportunities: There is the opportunity to create a new and distinctive settlement, drawing upon elements such as the wooded character of the site and its immediate surroundings, as well as the Roman heritage.

R14.1PA - East of Stanton-on-the-Wolds

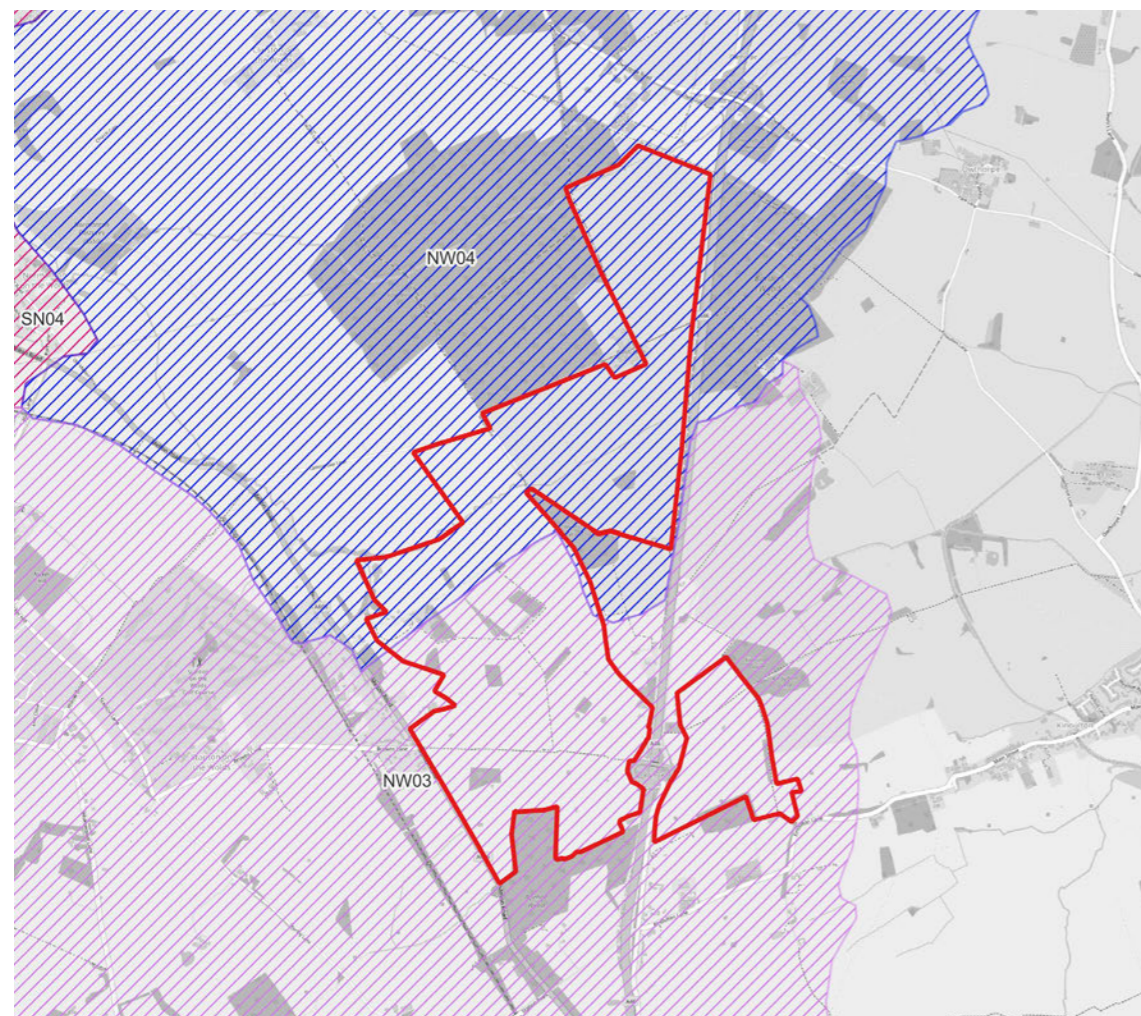


Viewpoint at W3W: fractions.spice.interview



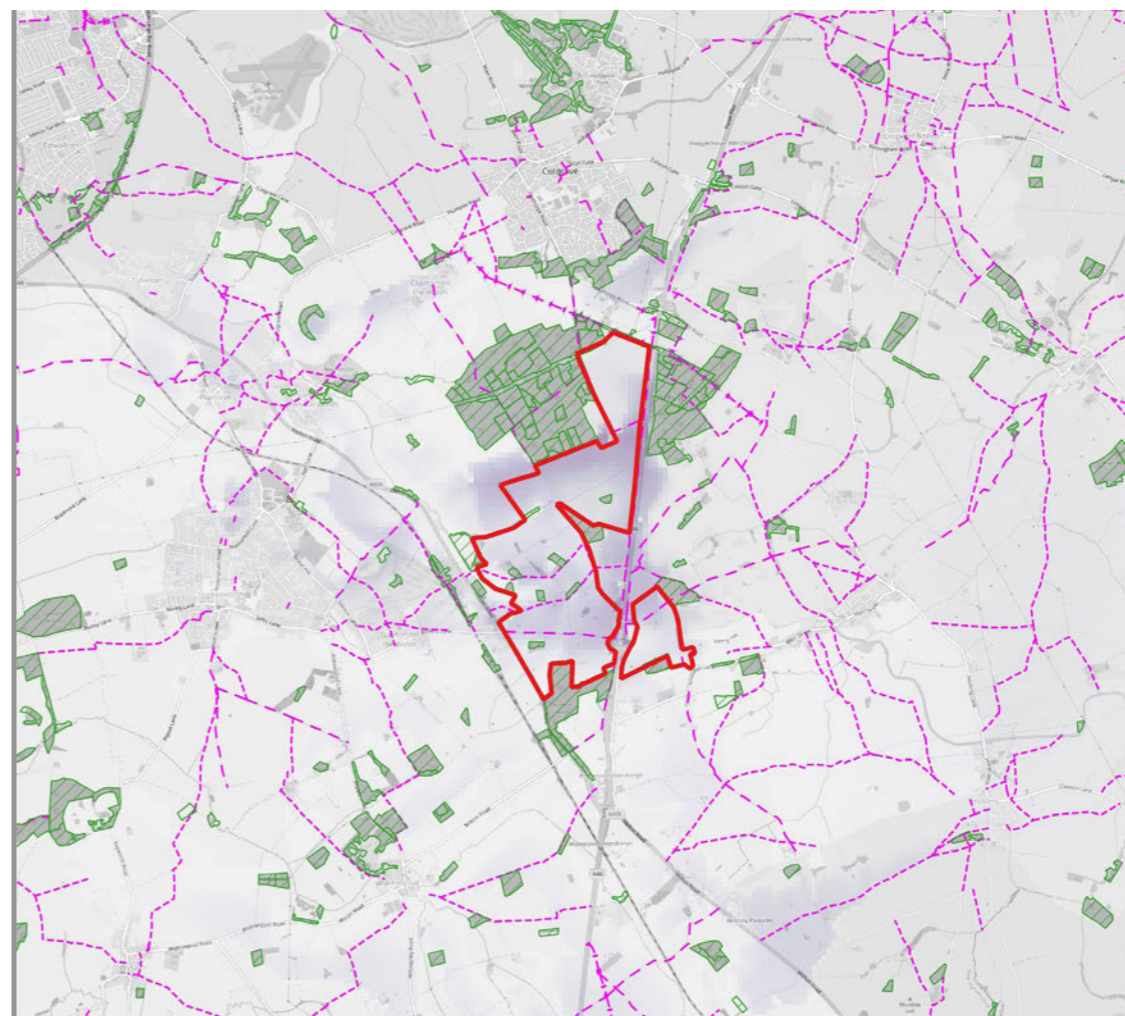
- Site boundary
- Public Rights of Way
- Bridleway
- Footpath
- Restricted Byway

0 0.2 0.4 0.6 0.8 1 km



- Site boundary
- Nottinghamshire landscape character
- NW03
- NW04
- SN04

0 0.2 0.4 0.6 0.8 1 km



- Site boundary
- Woodland
- Public Rights of Way
- Byway Open to All Traffic
- Bridleway
- Footpath
- Restricted Byway
- Zone of Theoretical Visibility (modelled at 8m height)
- Theoretically visible
- Not theoretically visible

0 0.5 1 1.5 2 2.5 km

R14.2PA - Land at Owthorpe Lane, Kinoulton

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: someone.unstated.trembles

Nottinghamshire landscape character policy zone: VB01 Vale of Belvoir (moderate condition, strong strength, conserve and enhance landscape strategy)

Topography and landuse: Situated just north of the village of Kinoulton, this site comprises largely flat land in a series of large scale regular and sub-regular fields. The fields comprise a mixture of pastoral and arable land uses; they are typically separated by hedgerows, although there are occasionally gappy. The north-eastern corner of the site contains allotments.

Elements of value: The site is representative of the policy zone in which it sits and has a sense of tranquillity and partial remoteness. Some of the hedgerows are in poor condition and there has been field boundary loss over time²⁷, although others are better quality. The site has some scenic quality. There is a listed building and scheduled monuments to the east of the eastern boundary; the site also contains relatively rare ridge and furrow features. Several PRow are also present, giving some recreational value.

Views and enclosure: This site is relatively visually contained; its boundaries are formed by relatively dense hedgerows and there are few views into it. Within the site itself, the dense hedgerows on field boundaries restrict views between different fields in the site.

Green infrastructure links: The site has strong hedgerow boundaries, which are typically interlinked. The watercourse through the north of the site and associated riparian vegetation also links in to the wider GI network.

Sense of place: There is a line of poplars along Vimy Ridge, which is the northern boundary of the site. Poplars were originally planted along this route to commemorate soldiers who died in WWI, although these were felled for safety reasons in 1998 and subsequently replaced with saplings²⁸.

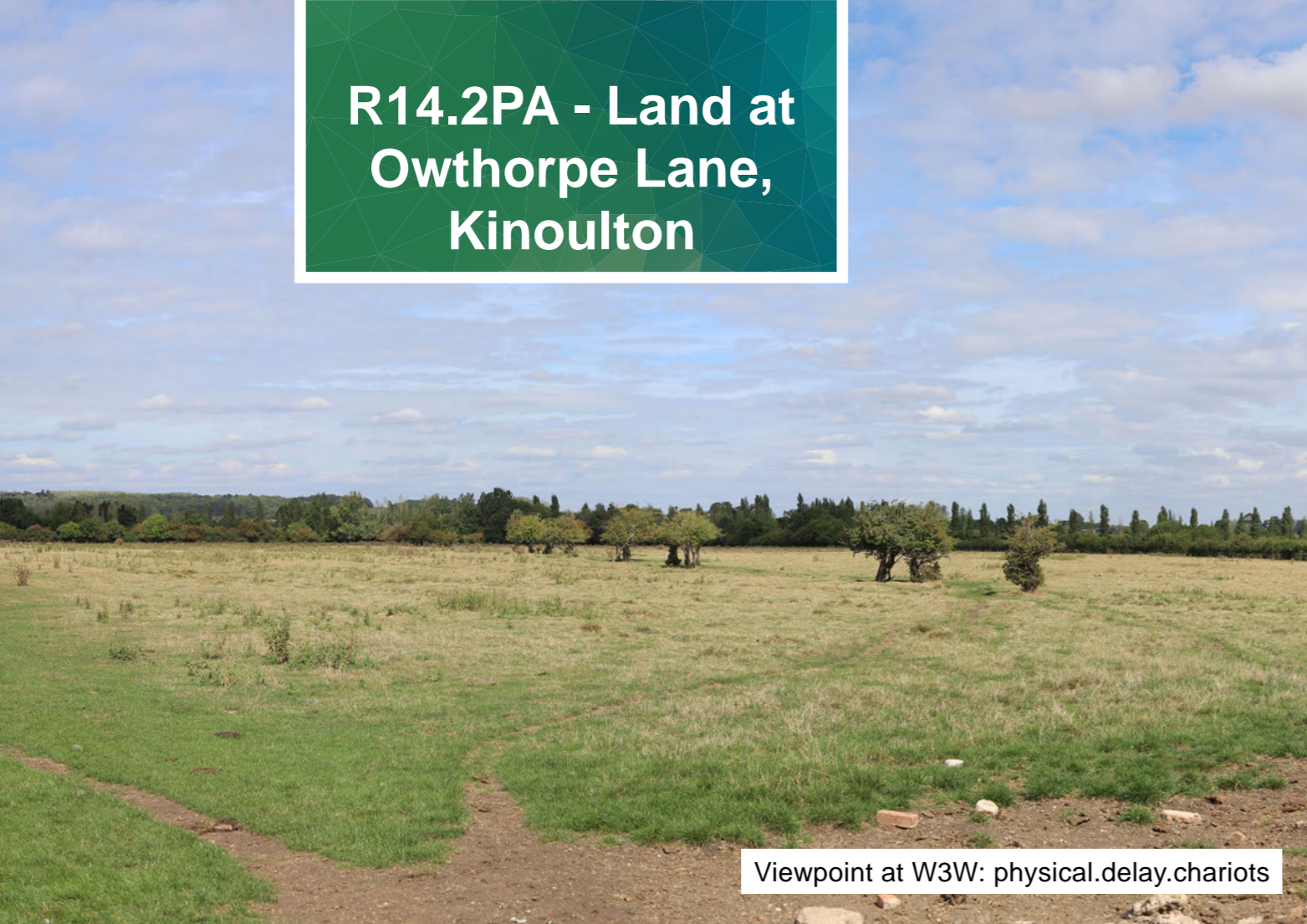
Defensible boundaries: The site has strong defensible boundaries, particularly to the north, east and south along Vimy Ridge, Owthorpe Lane and the existing settlement edge of Kinoulton respectively. The western boundary follows field boundaries, but feels less of a strong defensible boundary.

Suitability for development in landscape and visual terms: The site would be of medium potential for strategic growth. Whilst the site is relatively large in scale compared to the existing village, it still feels that the scale is 'comfortable'. Development of the full site would, however, alter the form of the village from east-west and north-south linear village along Main Street and Owthorpe Lane to more of a block within the two axis.

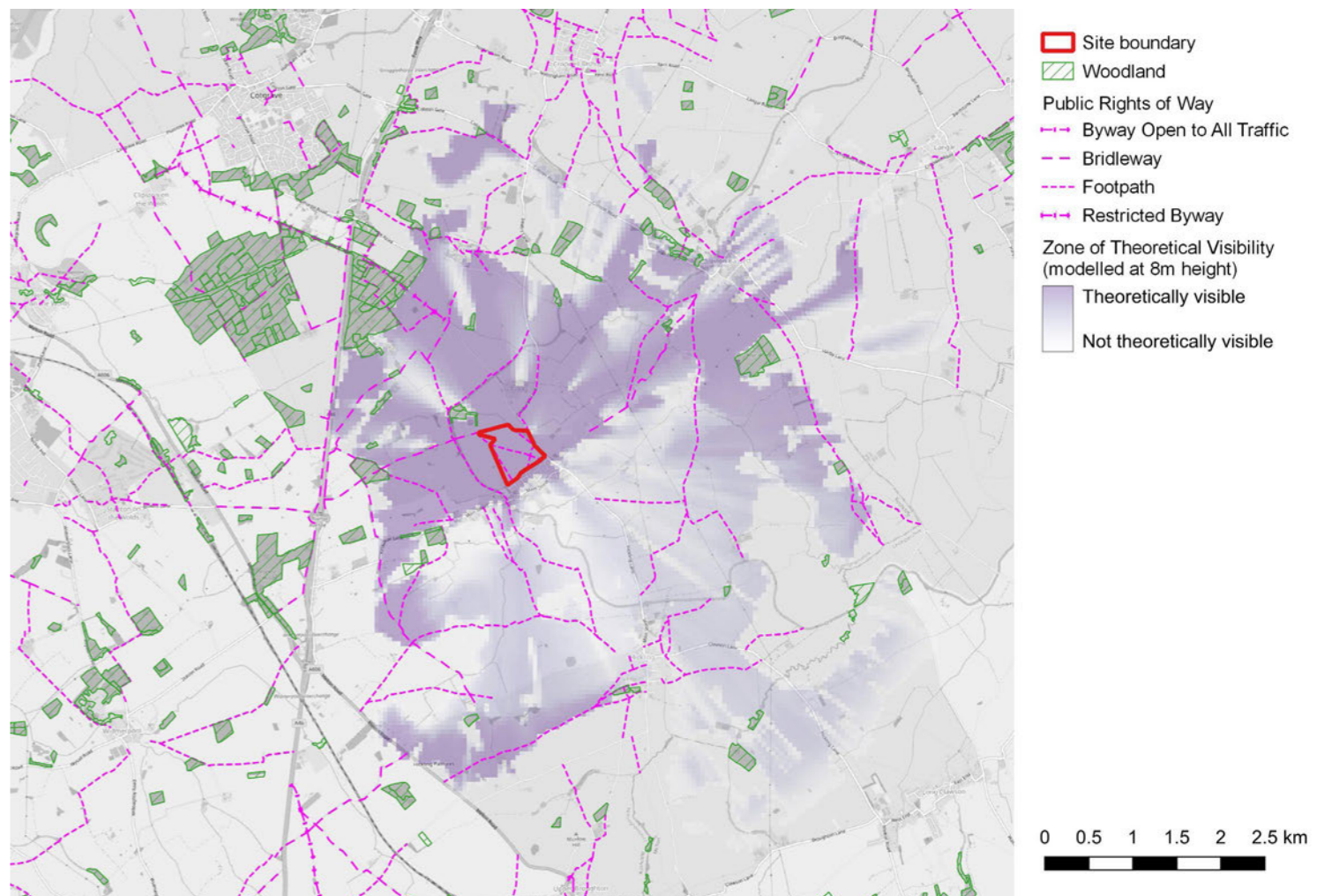
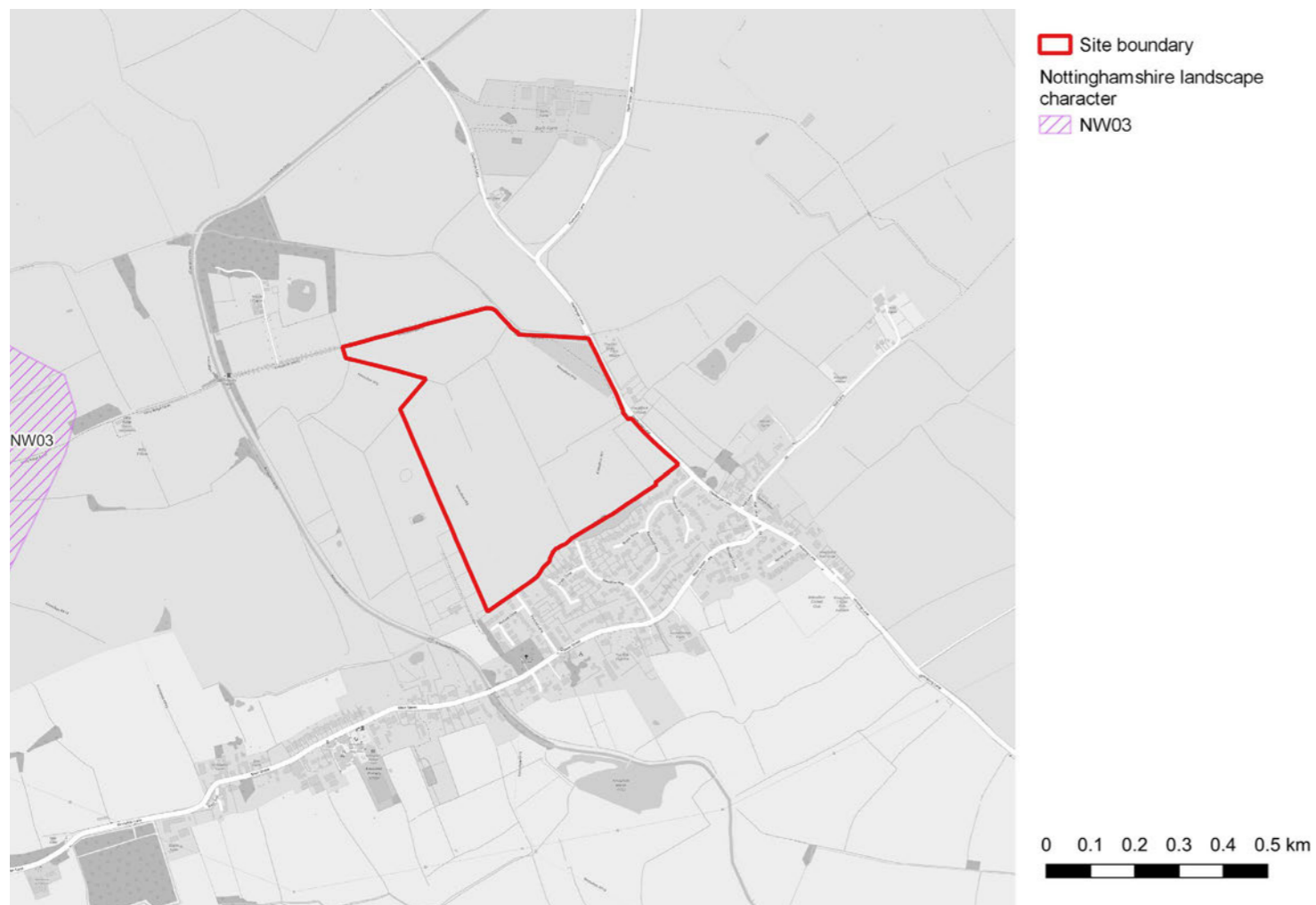
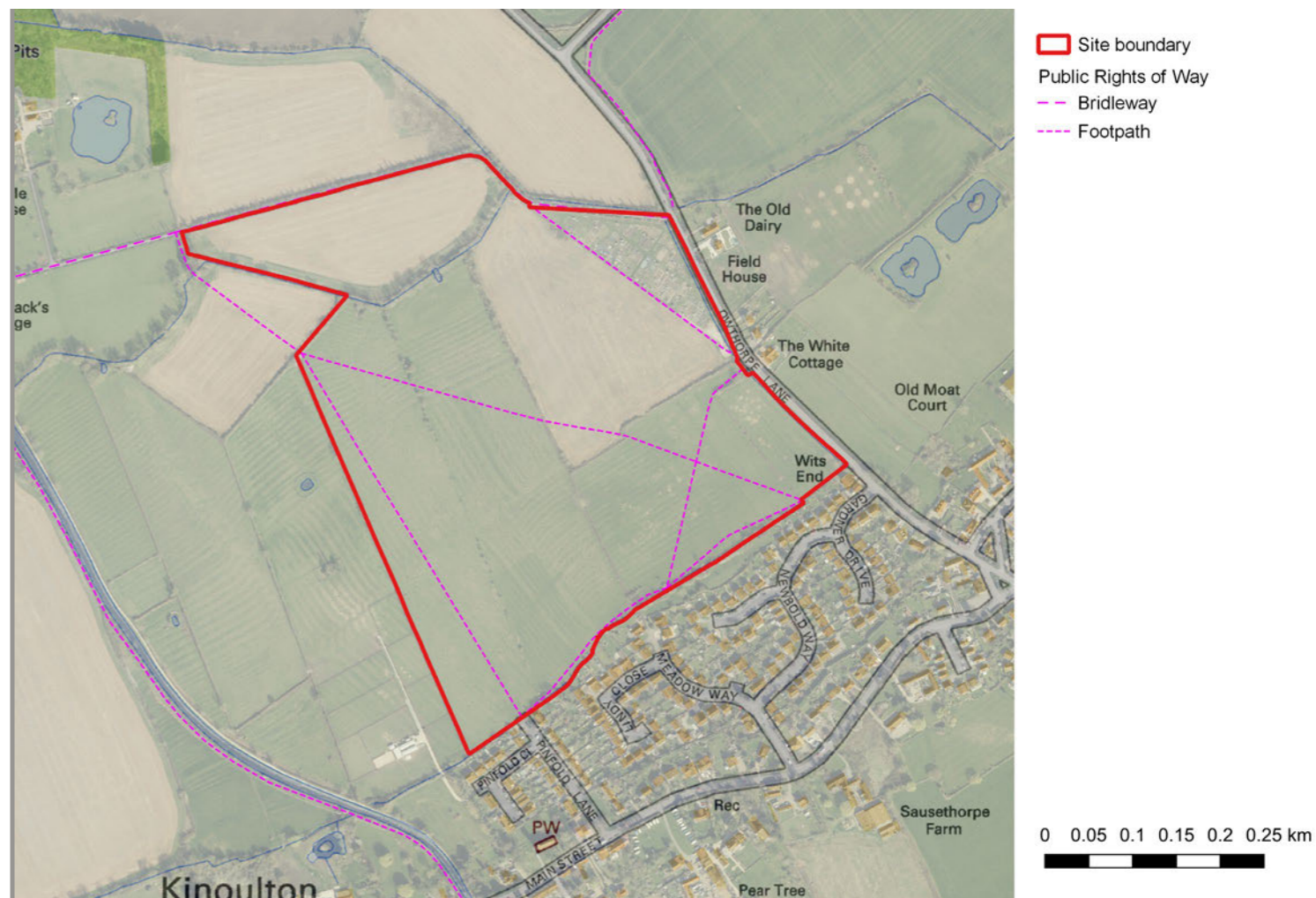
Mitigation: Retention of the allotments in the north is recommended, with development limited to the southern half of the site to accord with the linear form of the village.

Opportunities: An opportunity is available to use the existing PRow in the site for the siting of the public open space, creating a central and well connected recreational resource.

R14.2PA - Land at Owthorpe Lane, Kinoulton



Viewpoint at W3W: physical.delay.chariots



R18.1PA - West of Cropwell Bishop

MEDIUM POTENTIAL FOR STRATEGIC GROWTH IN LANDSCAPE AND VISUAL TERMS

Viewpoint at W3W: niece.tentacles.coasted

Nottinghamshire landscape character policy zone: SN06 Aslockton Village Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy)

Topography and landuse: The site comprises localised undulations within it, with a gently sloping landform from the high point of Hoe Hill in the woodland down towards the east, south and west. The land use is primarily arable farmland, taking place in large regular or semi-regular fields; there is a large farm complex in the far south-west. Features such as the Grantham Canal and the woodland block in the north locally affect the regularity of the field pattern. In the far south-east of the site, there are two smaller fields. The fields within the site are separated by hedgerows.

Elements of value: The site is typically in good condition, although there has been notable field boundary loss²⁹. The A46 influences the west of the site and reduces any sense of tranquillity. A listed building is in the far north-east of the site, with several others nearby in Cropwell Bishop. The Grantham Canal is a recreational feature with some scenic quality; scenic quality across the site is limited by adjacent urban areas and the A46. The PRoW which cross the site and the open space adjacent to the south-eastern boundary give recreational value.

Views and enclosure: The views across the site from the west are relatively open due to a combination of the gently undulating topography and low hedgerows. To the east, these views are more restricted by taller, dense hedgerows, the presence of the woodland on Hoe Hill and the adjacent urban edge of Cropwell Bishop.

Green infrastructure links: There are links to the wider GI network along the Grantham Canal and the vegetation adjacent to the A46 in the west of the site. The woodland on Hoe Hill forms a key GI feature.

Sense of place: Cropwell Bishop is synonymous with cheese-making, mainly Stilton³⁰. There are few other associations which give a sense of place.

Defensible boundaries: Defensible boundaries are formed at the west, south and east of the site by the A46, Nottingham Road and the western urban edge of Cropwell Bishop. The northern boundary is formed by multiple field boundaries, but is slightly weaker than the other site boundaries.

Suitability for development in landscape and visual terms: This site has a medium potential for strategic growth. It has a good shape in addition to the existing village, but forms a large scale addition in comparison to both the existing village and other villages in the area – there are few settlements of the proposed size in the local context.

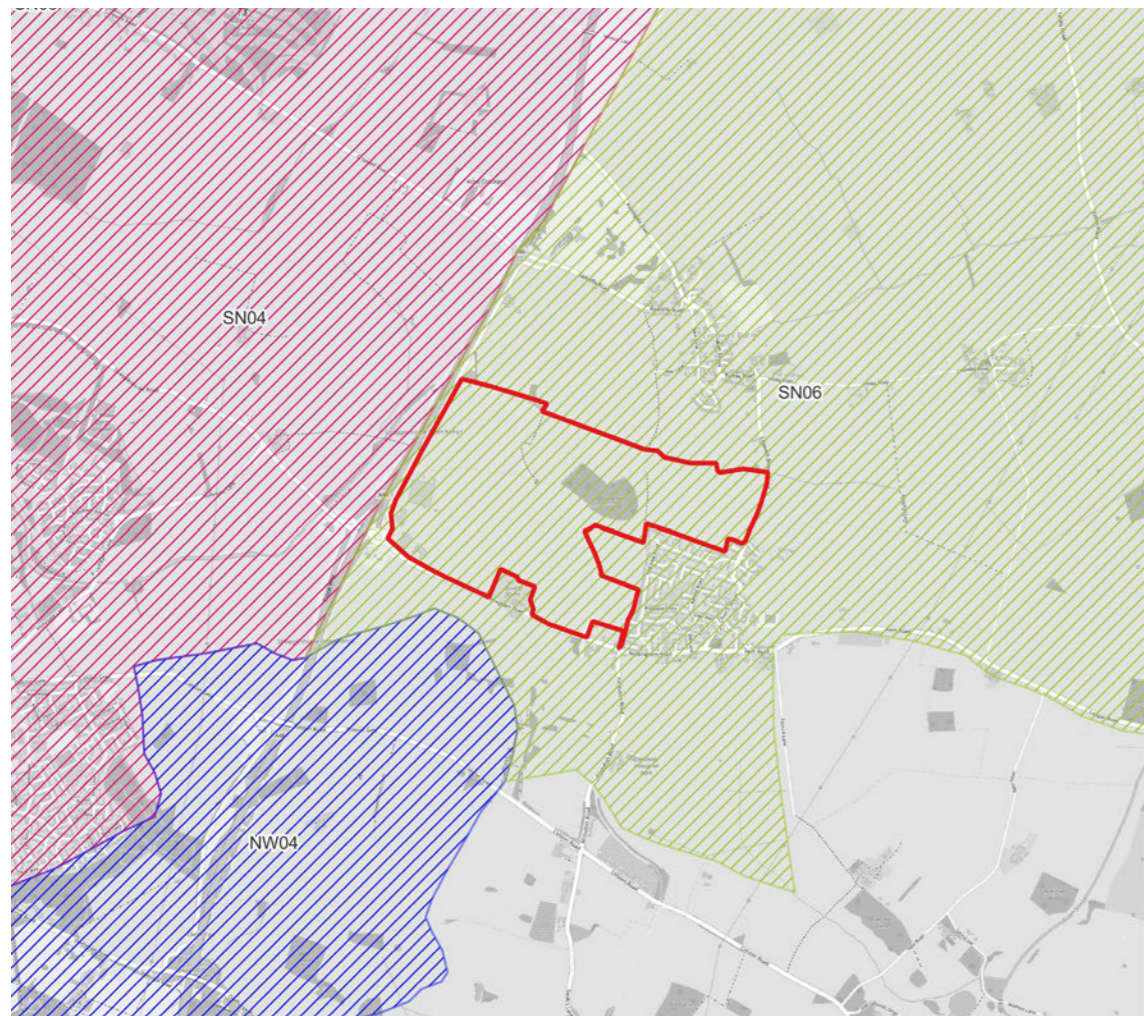
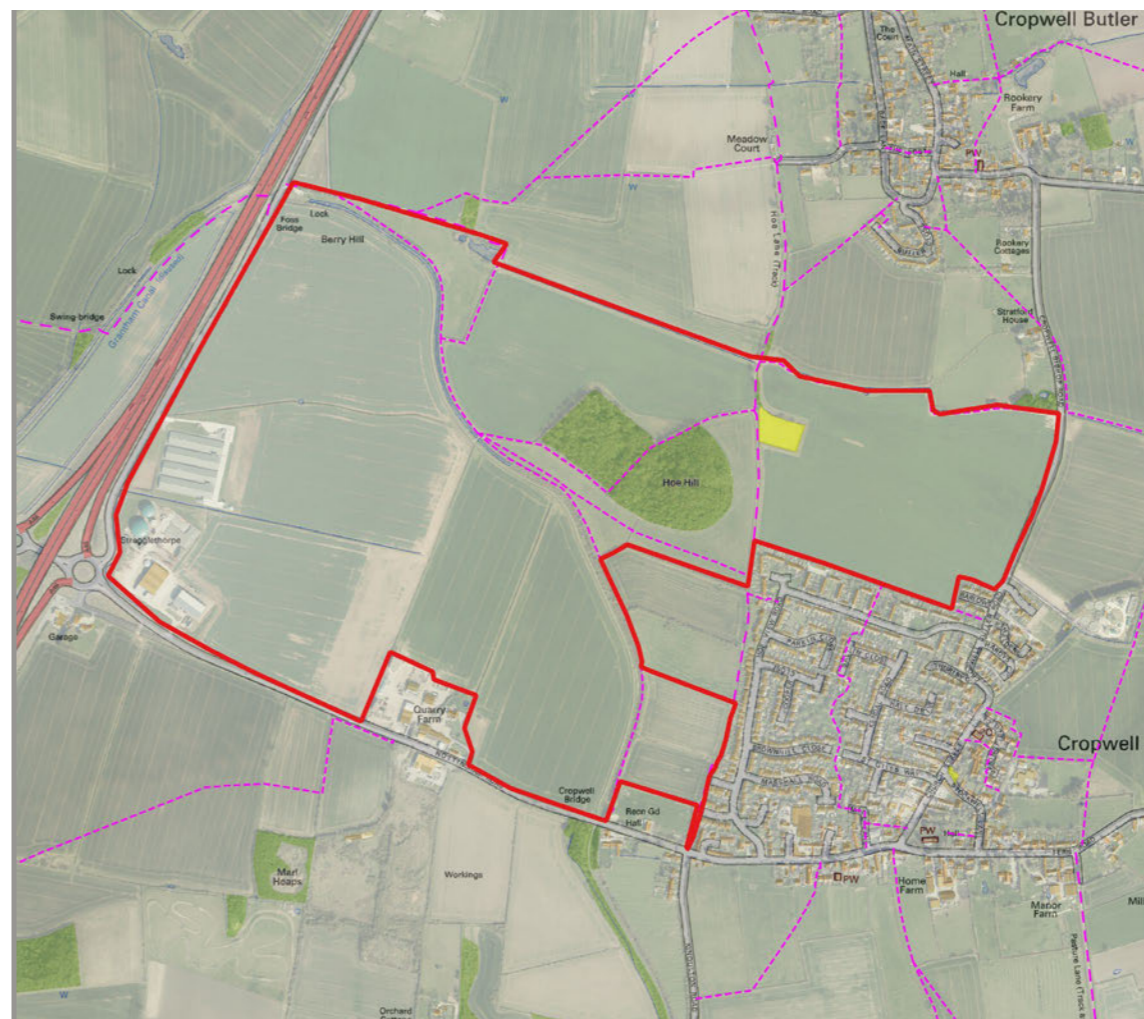
Mitigation: It would be recommended to concentrate the proposed development towards the east of the site to reduce its overall scale and knit in with the existing settlement. However, the proposed western boundary would need a strong defensible boundary such as the Grantham Canal or the woodland on Hoe Hill.

Opportunities: There are opportunities to maximise the recreational value of the site by linking in to existing recreational features such as the Grantham Canal and the open space in the far south-east. There are also opportunities to link the woodland on Hoe Hill into the wider GI network.

R18.1PA - West of Cropwell Bishop

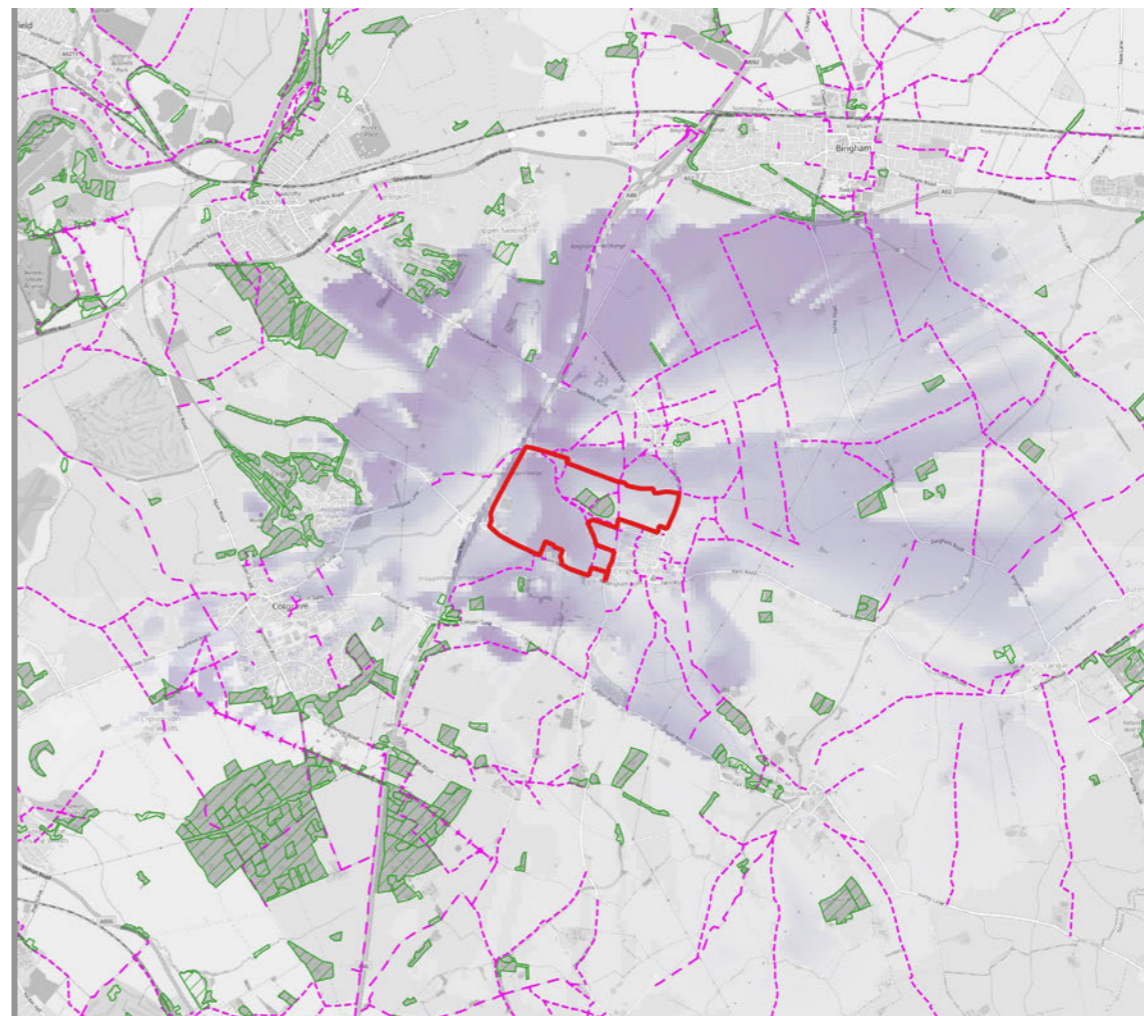


Viewpoint at W3W: hairstyle.link.megawatt



- Site boundary
- Nottinghamshire landscape character
- NW04
- SN04
- SN05
- SN06

0 0.2 0.4 0.6 0.8 1 km



- Site boundary
- Woodland
- Public Rights of Way
- Byway Open to All Traffic
- Bridleway
- Footpath
- Restricted Byway
- Zone of Theoretical Visibility (modelled at 8m height)
- Theoretically visible
- Not theoretically visible

0 0.5 1 1.5 2 2.5 km

References

Endnotes

- 1 <https://www.gnplan.org.uk/media/3332953/growth-options-study.pdf>
- 2 <https://www.gnplan.org.uk/media/3332953/growth-options-study.pdf>
- 3 (Broxtowe) <https://www.broxtowe.gov.uk/media/7088/part-2-local-plan-adopted-october-2019.pdf> / (Gedling) [https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/EX-25%20Extract%20of%20Greater%20Nottingham%20LCA%20for%20GBC%20\(Dec%202016\).pdf](https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/EX-25%20Extract%20of%20Greater%20Nottingham%20LCA%20for%20GBC%20(Dec%202016).pdf) / (Rushcliffe) <https://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/localplan2submission/#d.en.48515>
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- 5 (Broxtowe) <https://www.broxtowe.gov.uk/media/7088/part-2-local-plan-adopted-october-2019.pdf> / (Gedling) [https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/EX-25%20Extract%20of%20Greater%20Nottingham%20LCA%20for%20GBC%20\(Dec%202016\).pdf](https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/EX-25%20Extract%20of%20Greater%20Nottingham%20LCA%20for%20GBC%20(Dec%202016).pdf) / (Rushcliffe) <https://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/localplan2submission/#d.en.48515>
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- 8 https://www.bennerleyviaduct.org.uk/?page_id=1714
- 9 <https://maps.nls.uk/view/115391894>
- 10 <https://maps.nls.uk/view/189227748>
- 11 <https://www.bennerleyviaduct.org.uk/>
- 12 <https://www.google.com/maps/@52.9666731,-1.0480698,3a,75y,208.12h,94.63t/data=!3m7!1e1!3m5!1svxBAfH1tob82-RaqelBUkw!2e0!5s20190301T000000!7i13312!8i6656>
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- 15 <https://maps.nls.uk/view/115392164>
- 16 <https://www.rushcliffe.gov.uk/conservation/conservationareasinrushcliffe/carcolston/>
- 17 <https://www.rushcliffe.gov.uk/conservation/conservationareasinrushcliffe/ruddington/>
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