



LANDSCAPE AND VISUAL ANALYSIS OF POTENTIAL DEVELOPMENT SITES

SEPTEMBER 2022



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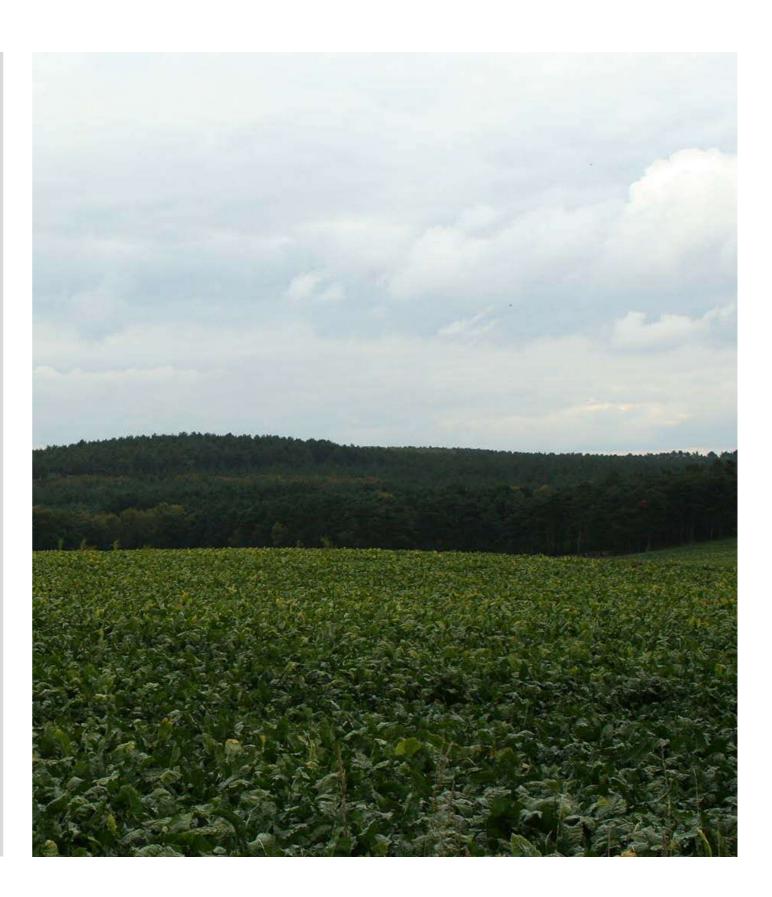
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INTRODUCTION

This report follows on from the Landscape and Visual Analysis of Potential Development Sites prepared by AECOM for Gedling Borough Council in 2014 and 2015 (addendum). It assesses 17 sites in total. Of these, 8 are new sites, 7 have been rolled forward from the original commission and updated using revised GIS data sets and 2 are sites which are a combination of the two. This 2022 report has been carried out using the same methodology as for the original assessment and is presented as a stand-alone document.

Each site has been visited by a Landscape Architect and assessed for both its landscape and visual sensitivity using a methodology based on the 'Guidelines for Landscape and Visual Impact Assessment' published by the Landscape Institute and the Institute for Environmental Management & Assessment in 2013. A full Landscape and Visual Impact Analysis (LVIA) suitable for a planning application has not been undertaken. A full LVIA needs to respond to a specific development proposal, rather than just a general development type within a red line and this goes beyond the scope of the document. The scale of work undertaken in this report is considered to be of sufficient detail to inform the preparation of the Local Plan.

For each site or groups of sites, findings are presented in the form of an A3 pro-forma with accompanying plan which illustrates the characteristics and setting. The pro-forma outputs and plans are grouped by settlement in Appendix A and are ordered by their site reference numbers.







In May 2022 Gedling Borough Council appointed AECOM to undertake a Landscape and Visual Analysis ('LVA') of potential development sites. The LVAs will be used along with other information to make decisions about which sites should be allocated for development in the emerging Local Plan. The impact that development will have on the landscape and on visual amenity are important factors to be weighed in the balance; therefore a systematic professional assessment of these impacts needs to be undertaken in order to fully understand the consequences of development on each site and to identify any emerging opportunities to mitigate these.

The LVAs assess a number of sites which are considered 'reasonable alternatives' for allocation. In total, 17 sites have been assessed. Each site has been assessed for both its impact on the landscape and its visual impact; reflected in a score for each which is combined to give an overall score of sensitivity. Equal weighting has been given to landscape and visual sensitivity and the elements of susceptibility and value which are combined to establish them.

A full Landscape and Visual Impact Assessment (LVIA) suitable for a planning application, however, has not been undertaken because a full LVIA needs to respond to a specific development proposal, rather than just a general development type within a red line. However, the scale of work undertaken in this report is of sufficient detail to inform the preparation of the Local Plan.

For each site, findings are presented in the form of an A3 pro-forma of landscape and visual sensitivity scoring based on a range of criteria with an accompanying plan which illustrates the characteristics and setting of the site and any recommendations for mitigation. The mitigation recommendations are provided for guidance to developers and have not been factored into the assessments of site sensitivity. The pro-forma outputs and data sheets are included as Appendix A.

The guidance/methodology relating to completion of the pro-formas is included as Appendix B.

The sensitivity of sites is presented in a series of spreadsheets and the detail of the individual assessments is contained in the pro-forma and accompanying data sheet.





A Landscape Character Assessment ('LCA') was published for the county of Nottinghamshire in 2009 by Nottinghamshire County Council. The LCA has assessed the condition and character of larger parcels of land and divided the area into a number of Draft Policy Zones. These are areas of similar landscape character with a unique sense of place. The LCA, however, is a strategic assessment rather than a field by field, or site by site, assessment and it is therefore necessary to supplement that work in order to derive the evidence base for the allocation of development sites.

In order to make decisions about which sites should be allocated for future development, it will be necessary to consider a number of different factors. These factors include the impact on the landscape and the visual impact resulting from development of the site. Impacts on landscape and on visual amenity are important factors to be weighed in the balance; therefore a systematic professional assessment of these impacts needs to be undertaken in order to fully understand the consequences of development on each site and to identify any emerging opportunities to mitigate these.

The LVAs assess a number of sites which are considered by Gedling Borough Council to be 'reasonable alternatives' for allocation. In addition, opportunities to potentially mitigate some of the effects of development on each site have been identified and mapped wherever possible.

Each site has been visited by a Landscape Architect and assessed for both its landscape and visual sensitivity using a methodology based on the 'Guidelines for Landscape and Visual Impact Assessment' published by the Landscape Institute and the Institute for Environmental Management & Assessment in 2013. A full Landscape and Visual Impact Analysis (LVIA) suitable for a planning application, however, has not been undertaken because a full LVIA needs to respond to a specific development proposal, rather than just a general development type within a red line. However, the scale of work undertaken in this report is of sufficient detail to inform the preparation of the Local Plan.

For each site, findings are presented in the form of an A3 pro-forma with accompanying plan which illustrates the characteristics and setting. The pro-forma outputs and plans are presented in Appendix A and are ordered by their site reference numbers.





The methodology used for this assessment follows that was used previously for Gedling Borough Council. This methodology is derived from and conforms to GLVIA3, which is the current guidance used by professionals in the assessment of landscape and visual effects.

The assessment has been undertaken using a combination of the "Living Landscapes Project" methodology (2002), which formed the basis for the Nottinghamshire LCA, and "Guidelines for Landscape and Visual Impact Assessment" (2013), referred to as GLVIA3. Both rely on professional judgment, and a structured approach to assessment, based on evidence.

The proposed development site analysis represents a more fine grained landscape character assessment within the hierarchical context of the Nottinghamshire Landscape Character Assessment 2009 and also considers the visual aspects of potential development and opportunities for mitigation of impacts of development.

Key characteristics of landform, settlement pattern, land cover, tree cover are assessed in relation to the Site, Study Area and Policy Zone. In accordance with GLVIA3 methodology, the Study Area is defined primarily by the Zone of Theoretical Visibility (ZTV) and professional judgment. The assessment relates to sensitivity of the Study Area defined by the ZTV mapping. The ZTV mapping is based on new built development assumed to be 7m in height (a two storey house) within the development site and takes into consideration existing woodland within the model (assumed to be 13m high) and existing built development (assumed to be 7m high).

A scoring system has been used for each part of the analysis leading to an overall score. The basis of the scoring has been set out in a pro-forma sheet and applies to the development of the site before any mitigation is implemented. The overall score is the sum total of each of the scores for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. In accordance with the GLVIA3 methodology, susceptibility and value are the key determinants of sensitivity for both landscape and visual effects.

- Landscape Susceptibility + Landscape Value = Landscape Sensitivity
- Visual Susceptibility + Visual Value =Visual Sensitivity
- Landscape Sensitivity + Visual Sensitivity = Overall Score

Landscape Value is defined as the relative value that is attached to landscape by society; Landscape Susceptibility is defined as the ability of the landscape to accommodate a type of development – in this case housing and mixed use - without undue negative consequences; Landscape Sensitivity is defined as the combined judgment of value and susceptibility.



Visual Value is defined as the relative value that is attached to views by visual receptors; Visual Susceptibility is defined as the ability of the visual receptors to accommodate the specific development type – in this case housing and mixed use - without undue negative consequences; Visual Sensitivity is defined as the combined judgment of value and susceptibility.

Judgments of Landscape Value, Landscape Susceptibility, Visual Value and Visual Susceptibility are all equally important when assessing a site and therefore are all equally weighted, as are judgments of Landscape Sensitivity and Visual Sensitivity. In this assessment, scoring is applied on a description system of High / Medium / Low and allocated a numerical value. This number enables each category to be weighted equally when feeding through into the overall score for the site. The overall site score is used for ranking the sites only and provides the relative sensitivity of each site when gauged against the others in this assessment.

This allows sites to be compared and contrasted with one another in landscape and visual terms. The scores and written analysis will be used by the Council as part of a separate assessment for the identification of sites to allocate for future housing development. This assessment will balance all of the relevant factors, not just landscape and visual sensitivity.

On a national scale, Gedling's landscape is of relatively low quality - there are few national designations and the landscape tends to be only of local significance. Given this general low quality, assessing the sites on an absolute basis (e.g. high value landscapes having national designations) is considered to be inappropriate. Consideration of sites relative to other areas of the borough results in an easier distinction between sites of higher and lower sensitivity within a local context.

Detailed guidelines for making judgments in completing the pro-formas are provided in Appendix B. Completion of the pro-formas was undertaken by landscape architects working in pairs in order to enable reasoned discussion and consistency of judgment and to avoid individual bias.





As set out above and explained in the methodology in Appendix B, each of the potential development sites has been allocated a combined score based on landscape and visual sensitivity. This allows relative ranking of all of the sites within Gedling Borough. The data behind the scoring is recorded on the pro-forma for each site accompanied by the mapping sheet which indicates;

- Site location
- A series of photographs
- A Zone of Theoretical Visibility map
- A map with an aerial image of the site and its surroundings
- A map which shows landscape and planning designations relevant to the assessment, LCA policy zones, photograph locations, key views into the site and recommendations for mitigation.

Indicative recommendations for mitigation of potential landscape and visual effects have been identified on a site by site basis, but not factored into the assessment of sensitivity. The assessments of landscape and visual sensitivity therefore excludes mitigation.

The relative scoring of all of the sites is presented in Figure 1. Graphically, the sites most suitable for development have a predominance of green shading, those with more constraints, whether landscape or visual include amber shading, whilst the sites least suitable for housing development include a predominance of red shading.

The use of this traffic light colouring of green for go, amber for caution and red for stop allows an immediate understanding of sensitivity zones between sites and across the Borough.

	FIGURE 1: RELATIVE SCORE	OF LANDSCAPE/VISU	IAL SENSITIVITY OF DEVELOP	MENT SITES IN GEDLING	BOROUGH			
Location/Site No	Site name	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall
G01.1	Silverland Farm, Ricket Lane, Site A	14	25	39	13	15	28	67
G01.2	Silverland Farm, Ricket Lane, Site B	13	15	28	13	21	34	62
G01.3/G01.4	Kighill Lane Equestrian Centre, Ravenshead.	12	16	28	9	8	17	45
G01.6	West of Kighill Farm, Ravenshead	12	12	24	12	8	20	44
G01.5	Land at Cornwater Field, Ravenshead	13	15	28	13	15	28	56
G03.1/G03.2	Top Wighay Farm	13	14	27	9	8	17	44
G03.3	Land at Hayden Lane, Hucknall	18	18	36	17	8	25	61
G05.1/G05.2	New Farm, Redhill	19	23	42	20	23	43	85
G05.3	Land at Westhouse Farm, Bestwood village	15	11	26	13	17	30	56
G05.4	Broad Valley Farm	16	13	29	16	17	33	62
G06.1	Land off Oxton Road	14	16	30	15	12	27	57
G06.2/G06.3/G06.4	Ramsdale Park Golf Course, Main Street & Georges Lane	15	18	33	18	16	34	67
G07.1	Land at Stockings Farm, Redhill	17	25	42	18	23	41	83
G07.2/G07.3	Land at Middlebeck Farm, Mapperley	15	16	31	15	14	29	60
G09.1 /G09.2	Land off Lambley Lane/Gedling Wood Farm	16	15	31	16	19	35	66
G10.1	Colwick Loop Road	14	16	30	12	12	24	54
G10.2	Land North of Orchard Close/Hillside Drive	16	21	37	15	21	36	73

2022 Site 2014/2015 Site 2022 Site/2014/2015 Site



Appendix A:

Pro formas and data sheets





PRO FORMAS AND DATA SHEETS

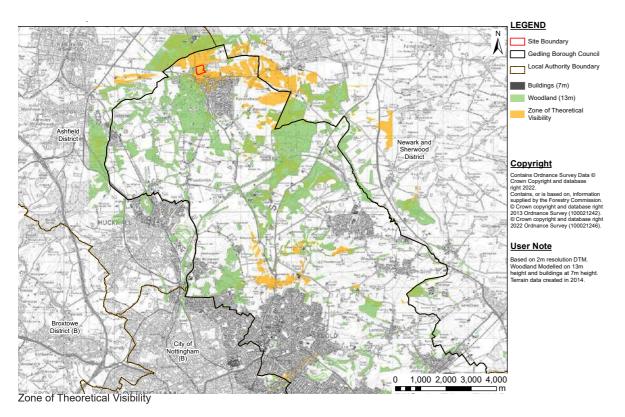
The following pages provide a summary of findings for each site, including the sensitivity scoring sheet; representative viewpoints; and plans with high-level mitigation and opportunities shown, where applicable.

Appendix A: Index of Sit	es	
Location/Site No	Site name	Page
G01.1	Silverland Farm, Ricket Lane, Site A	15
G01.2	Silverland Farm, Ricket Lane, Site B	17
G01.3/G01.4	Kighill Lane Equestrian Centre, Ravenshead.	19
G01.6	West of Kighill Farm, Ravenshead	21
G01.5	Land at Cornwater Field, Ravenshead	23
G03.1/G03.2	Top Wighay Farm	25
G03.3	Land at Hayden Lane, Hucknall	27
G05.1/G05.2	New Farm, Redhill	29
G05.3	Land at Westhouse Farm, Bestwood village	33
G05.4	Broad Valley Farm	35
G06.1	Land off Oxton Road	37
G06.2/G06.3/G06.4	Ramsdale Park Golf Course, Main Street & Georges Lane	41
G07.1	Land at Stockings Farm, Redhill	45
G07.2/G07.3	Land at Middlebeck Farm, Mapperley	49
G09.1 /G09.2	Land off Lambley Lane/Gedling Wood Farm	51
G10.1	Colwick Loop Road	53
G10.2	Land North of Orchard Close/Hillside Drive	55

2022 Site
2014/2015 Site
2022 Site/2014/2015 Site

GEDLING BORO	JGH	COL	INCI	L: L∖	/IA TO INFORM ALL	OCAT	ON OF	DEVELOPMENT SITE	ES										Aggregate Score (/100)): 67
SITE REFERENCE:	G01.	1 Si	verla	and F	arm, Ricket Lane, Sit	e A		DATE VISITED:	8 10	0	2015							SURVEYED BY: CH	CHECKED B	Y: NW
EXISTING LANDSCAP	E CH/	ARAC	TFR				NCC Po	licy Zones (PZs) within site *	S P7 0	3					NCC Po	nlicy 7	Zones (PZs) within study area *	S PZ 03		
EXIOTING EXILIBOUTI	2 0111	11010				LIVIN		APES METHODOLOGY	0120	_					110010	1	lones (i 25) main study area	OTHER		
Landform	PZ	Site	Stu	· I	Settlement Pattern	PZ	Study Area	Land Cover	PZ S	Site	Study Area	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	П	\Box	╁┲	\vdash	Nucleated	17	7	Arable farms		71	$\neg \neg$	Wooded - ancient	╁┯	╁┯	$\vdash \sqcap$	\dashv	Spatial character	Medium - open	Medium - framed	
Rolling / undulating	1		17	1	Clustered	1		Mixed farms	7	_	7	Wooded - recent		T	\Box	_	Indicative ground vegetation	Grassland	Variable	
Low plateau					Settled			Pastoral farms				Trees & woods	1		1		Field boundaries	Variable	Variable	
Sloping (low hills)		✓			Dispersed	√	✓	Woodland	-	₹	√	Coverts & tree groups	Щ	\Box	V	_	Enclosure pattern	Sub-regular	Variable	
					Waste ground / derelict Unsettled Coalfields Urban			Rough / wild / equestrian Disturbed Urban / brownfield		-	7	Other trees Open / unwooded	Н	√	✓		Tree pattern Other characteristics / features	Linear Horse paddock on open sloping hillside	Variable Large detached residential dwellin at urban and rural edge.	ıgs
LANDSCAPE VALUE		- 1						Tot	tal Score	(/25)	14	VISUAL VALUE							Total Score (/2	5) 13
Factor	Asses	sment								_	Score**	Factor	Asses	ssment					,	Score**
Landscape quality	Wood	lland	norse	paddo	ck and arable field with de	velopme	nt and hur	man influence to the south		$\overline{}$	Med (2)	Recognition of value	N/A							Low (3)
Scenic quality				•				luence, site is slightly degraded		\rightarrow	Med (2)	Indicators of value	N/A							Low (3)
Rarity	N/A	notic v	0.000	101 1700	aca valley line a landscape wit	ii vory nu	o numan in	iconoc, sico io silginity degraded	'	$\overline{}$	Low (1)	Other value	+	ı viewe	from th	20 20	rth			Med (6)
-					falls a least of the second selection of the se					\rightarrow			<u> </u>	y views	i ii Oiii ti	ie na	101		Total Coors (/D)	
Representativeness		cape c	ontains	s most o	of the key characteristics of the	policy zo	ne			$\overline{}$	High (3)	VISUAL SUSCEPTIBIL	т.						Total Score (/2	_
	N/A									\rightarrow	Low (1)	Visual Receptors	_	ssment						Score**
					e north of site, potential for glim					$\overline{}$	Low (1)	Primary receptors	_				art of landscape context			Med (4)
Perceptual aspects	Tranc	uility	is aff	ected I	by proximity to busy road.	Lack o	f developr	ment to the north enhance	s rural fe	el	Med (2)	Secondary receptors	Tran	sport r	ecepto	ors tra	avelling along Main Road / F	Ricket Lane / A60 - site is not partic	cularly part of the context	Low (2)
Associations	N/A										Low (1)	Number of receptors	Villag	ge edg	је гесеј	ptors	to the south			Med (4)
LANDSCAPE SUSCER	PTIBIL	ΙΤΥ						Tot	tal Score	(/25)	25									
Factor	Asses	sment									Score**									
Subtraction	Rural	land	scape	qualit	ies and undeveloped valle	ey to no	rth				High (6)									
					a rural undeveloped valley			nent cluster		\rightarrow	High (6)									
Perception					anisation in undeveloped valley,					$\overline{}$	High (6)	Visibility Analysis	Asses	ssment						Score**
_ ·	_				not conserve the integrity and						High (6)	Visibility of site	Site is	s open to	o north. r	more v	visually contained to south			Med (4)
OVERALL LANDSCAF									tal Score	_		OVERALL VISUAL SE							Total Score (/5	
					edium landscape sensitivity					, /		Low value and medium su					1			-, 20
	publity	givin	guno	roral III	odium idridecape ecricitivity						==		осории	mity, ove	Juli a lo	vi viou	ai conciunty			
Notes												Notes								
MITIGATION OPPORT	UNITI	ES/R	ECO	MMENI	DATIONS															
Landscape planting												Form of development	\prod							
Landscape buffer Site features	\vdash											Local vemacular	╫	Linabi	e to be m	. it i	.d			
CONSTRAINTS	Ш											Other		Ullabi	e to be ii	niigaie	zu .			
On-site	Landfo	rm										Off-site								
CONCLUSION													_	- 7 /						7
The site sits within open country							-										s te being a separate development cluster a low visual sensitivity of the landscape to	r, which expands Ravenshead over a ridge into adjac development of the site.	ent open countryside, there is a high level o	of
Landscape Value Visual Value					Landscape Susceptibilit Visual Susceptibilit			Landscape Sens Visual Sens	_				of High / K	Medium / Lo	ow. Each of	these de	scriptions is assigned a number for the categoria	es of Landscape Value, Landscape Susceptibility, Visual Va res ONLY and merefore can only provide the relative sensition		

G01.1 Silverland Farm, Ricket Lane, Site A



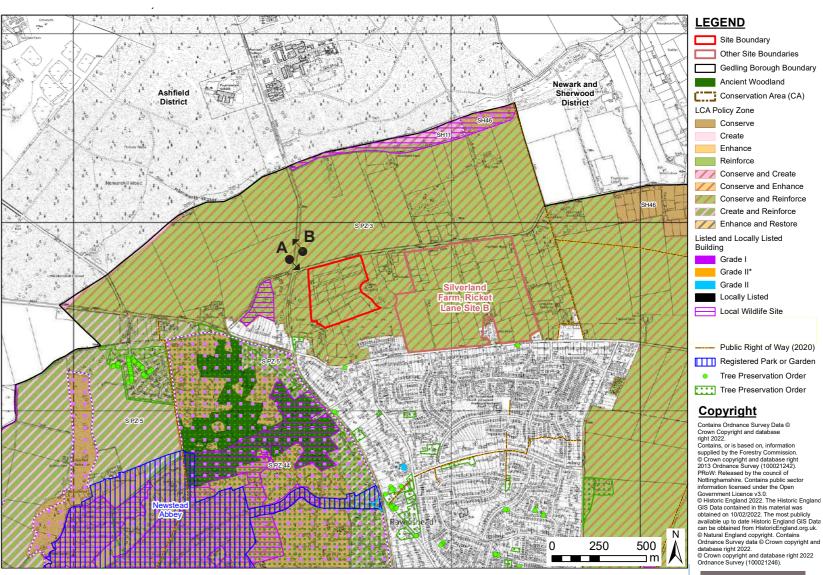


Aerial view of the site





Photoviewpoint B -

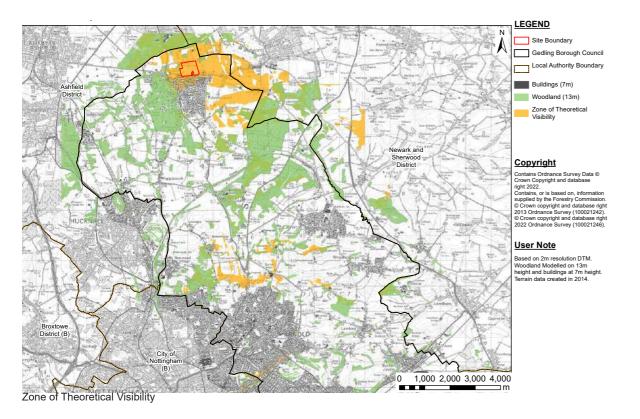


Landscape Designations / Potential development mitigation recommendations

Create Enhance

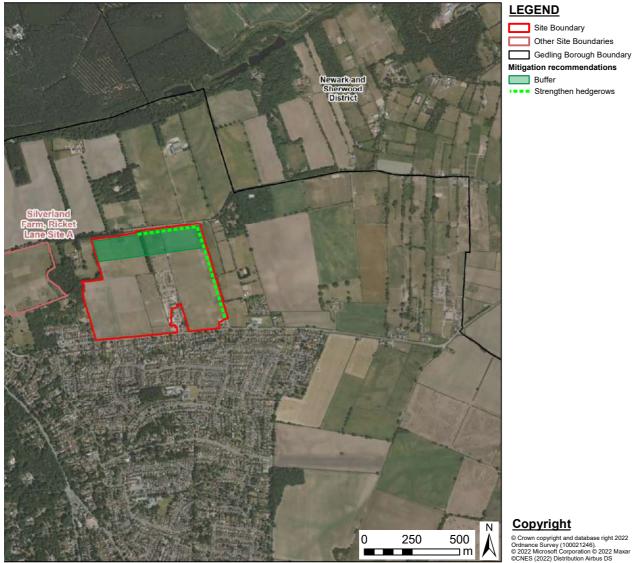
GEDLING BORO	UGH (COU	NCIL:	LVI	A TO INFORM ALLO	CATIO	ON OF D	EVELOPMENT SITES	S									Aggregate Score (/100): 62
SITE REFERENCE:	G01.2	Silve	rland F	arm, I	Ricket Lane, Site B			DATE VISITED:	8	10	2015						SURVEYED BY: CH	CHECKED B	Y: NW
EXISTING LANDSCAF	PE CHA	RAC	ER				NCC Po	icy Zones (PZs) within site *	S PZ 03	(NCC Polic	y Zones (PZs) within study area '	S PZ 03		
						LIVIN	IG LANDSO	APES METHODOLOGY									OTHER		ie.
Landform	PZ	Site	Study Area		Settlement Pattern	PZ	Study Area	Land Cover	PZ	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms				1	Nucleated	V	V	Arable farms	1			Wooded - ancient				Spatial character	Large	Medium - framed	
Rolling / undulating	1	1	1]	Clustered	\Box		Mixed farms	1		✓	Wooded - recent				Indicative ground vegetation	Grassland	Variable	
Low plateau		Н		4	Settled			Pastoral farms	H	✓	-	Trees & woods	✓	Н	✓	Field boundaries	Variable	Variable	
Sloping (low hills)				J	Dispersed Waste ground / derelict	11/	V	Woodland Rough / wild / equestrian	₩	-	<u> </u>	Coverts & tree groups Other trees	₩	7	V	Enclosure pattern Tree pattern	Variable Linear	Variable Variable	-
					Unsettled	111		Disturbed	H	Ť	H	Open / unwooded	Н	1	 • 	пес рацен	Step embankment to the south		-
					Coalfields Urban			Urban / brownfield			√					Other characteristics / features		Large detached residential dwelling at urban and rural edge.	ngs
LANDSCAPE VALUE								To	tal Score	e (/25)	13	VISUAL VALUE						Total Score (/2	25) 13
Factor	Assess	ment								-	Score**	Factor	Assess	sment				•	Score**
Landscape quality	Worki	ng an	d rougl	land	dscape overlooked by se	ttlemen	t edge				Low (1)	Recognition of value	N/A						Low (3)
Scenic quality		_			orking landscape with urb					\neg	Low (1)	Indicators of value	N/A						Low (3)
Rarity	N/A									\neg	Low (1)	Other value		area a	affords lo	ng views			Med (6)
Representativeness	EUGSTON E.	ano co	ntaine m	net of	the key characteristics of the	nolicy zo	no			$\overline{}$	High (3)	VISUAL SUSCEPTIBIL	_			.5		Total Score (/2	
Conservation interests	N/A	ape oc	mains n	031 01	the key characteristics of the	policy 20	ile .			\dashv		Visual Receptors	Assess	ment				Total Score VE	Score**
Recreation value	100000	land V	lau ta a	-th -6	site, National Cycle Route to e	ant of air				\dashv	Low (1) Med (2)				l'ave to a	number of properties along Main Da	ad aits forms a leavement of the landscape	tout	High (6)
		Membras II		ar icificado		28 0 9	1907 - 50	alman assas of alass		\dashv	1	Primary receptors					ad, site forms a key part of the landscape	CONTEXT	
Perceptual aspects	-	ullity	s anec	ea by	y proximity to busy road.	Actual	site has a	strong sense of place		-	Med (2)	Secondary receptors	-50	25 45	7.5 0220	travelling along Main Road, site is pa	art of the landscape context		Med (4)
Associations	N/A										Low (1)	Number of receptors	Busy ro	oad at v	village edg	9			High (6)
LANDSCAPE SUSCE		11/21						10	tal Score										
Factor	Assess		500	0000 10	8 525 828 929					\dashv	Score**								
Subtraction					ge to the village					\Box	Med (4)								
Addition	-				n edge towards open co	untrysio	de			$\overline{}$	Med (4)								
Perception					nisation along Main Road			100m2_c1m2.47 = 2		$\overline{}$	Med (4)	Visibility Analysis	Assess						Score**
Policy					by concentrating developmen	t on the	edge of the				Low (2)	Visibility of site				surroundings - mostly from south			Med (4)
OVERALL LANDSCAF		7.1						To	tal Scor	e (/50)	28	OVERALL VISUAL SE			1040			Total Score (/5	0) 34
Low value and medium su	usceptib	lity, gi	ing an o	verall	low landscape sensitivity							Low value and high susce	ptibility,	overall	a medium	visual sensitivity			
Notes												Notes							
MITIGATION OPPORT	UNITIE	S/R	ECOMN	END/	ATIONS														
Landscape planting					match local vernacular							Form of development	V	Keep r	ooflines be	elow ridge to stop development intru	ding on the open countryside to the north		
Landscape buffer		To hig	ground	in nort	thern section of site and to loca	alised hig	h position in	the south				Local vernacular	✓	To mat	tch tree co	er per built form ratio			
Site features	Ш											Other	Ш						
CONSTRAINTS												<u> </u>	T.,						
On-site	Landform	and ex	sting wood	land								Off-site	None						
CONCLUSION																			
			Mark Transfer		그리스 아이 아이는 아이는 아니는 아이를 가게 하지만 하는 사람들이 되었다. 그 아이는 바람들이 없는 것이다.			점점 보다 이 경기가 있다. 어린 아이에 아니는 아니는 아이를 가는 그 맛이 먹는데 얼마나 나니까?						The second second		d study area. There is a medium susceptibility to rall, there is a medium visual susceptibility to	to development given that the site is an extension t development of the site.	o the settlement which notably extends into	the
Landscape Value Visual Value					Landscape Susceptibility Visual Susceptibility			Landscape Sen Visual Sen					of High / Me	edium / Lov	w. Each of thes	e descriptions is assigned a number for the categor	ies of Landscape Value, Landscape Susceptibility, Visual Vittes ONLY and therefore can only provide the relative sensit		

G01.2 Silverland Farm, Ricket Lane, Site B

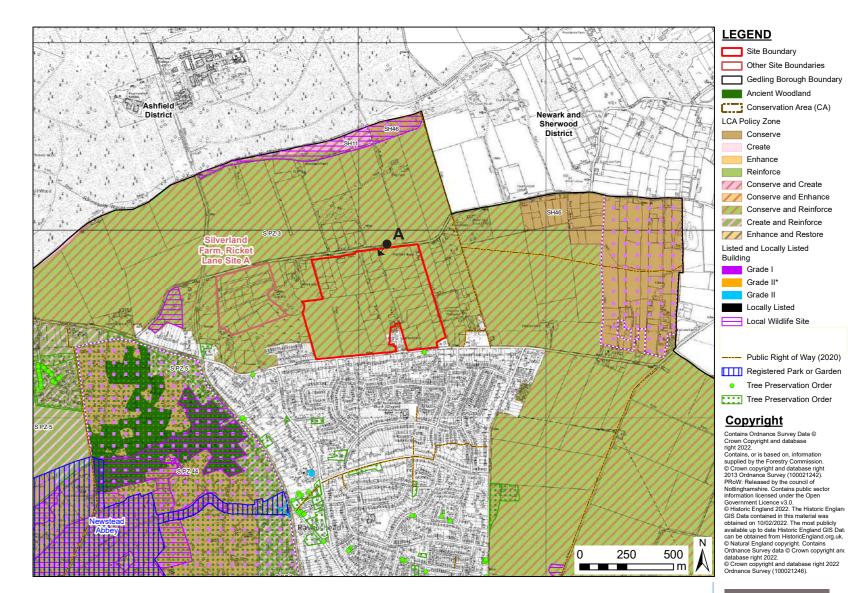




Photoviewpoint A -



Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

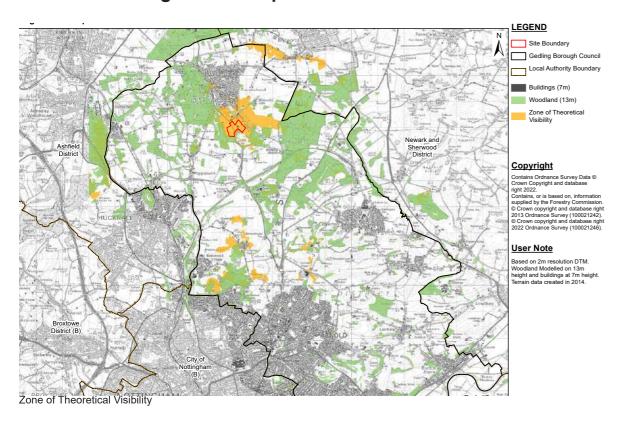
GEDLING BORD	UGH	COU	NCIL:	LVIA	A TO INFORM ALLO	CATIC	ON OF	DEVELO	PMENT SITE	S											Aggregate Score (/100)): 45
SITE REFERENCE:	_				uestrian Centre, Ravenshead.				DATE VISITED	_	06	202	22	PHOTO REFE	RENCE	S:				SURVEYED BY: NW	CHECKED B	
EXISTING LANDSCA	PE CH	ARAC	TER					NCC Policy	zones within site	* S PZ 3	}	•					N	ICC	Policy zones within study area	* S PZ 3	•	
						LIVII	NG LANI	OSCAPES MI	THODOLOGY	-						-		Т		OTHER		
Landform	PZ	Site	Study Area		Settlement Pattern	PZ	Study Area	Land C	over	PZ	Site		udy rea	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms					Nucleated	V	V	Arable		V		П		Wooded - ancient	⇉ธ			1	Spatial Character	Medium - framed	Medium - framed	
Rolling / undulating	<u> </u>		V	4	Clustered	┼┾┽	\Box	Mixed f		V		-	4	Wooded - recent	- -	 	┾┼┼	4	Indicative Ground Vegetation	Grassland	Variable	
Low plateau Sloping (low hills)	┞╞┽	<u> </u>		4	Settled Dispersed	1	V	Pastora Woodla		+	V		\forall	Trees & woods Coverts & tree groups			V	\dashv	Field Boundaries Enclosure Pattern	Hedges Planned	Hedges Planned	
Gloping (low fillis)	ш			_	Waste ground / Derelict	╫	H		wildland	╁┾╅╴	╫	H		Other trees		╎╎┝┥ ╴	╁	┨	Tree Pattern	Linear	Variable	
					Unsettled	╅		Disturb						Open / unwooded		V		╛	Other Characteristics /	A60 in proximity but otherwise feels	Study area ZTV excludes distant :	70000
					Coalfields			Urban /	brownfield			[7					٦	Features	rural. Equestrians land use.	through site survey.	201105,
					Urban		Ш					_	_					<u> </u>	T Gataroo	Tural. Equodulario laria ado.		
LANDSCAPE VALUE									T	otal Sco	re (/25)	-		VISUAL VALUE							Total Score (/2	
Factor	Asses											Sco		Factor	_	essment						Score**
Landscape Quality	Lands	cape in	fair cond	ition, v	well managed but with some d	egradati	on of the	site by horse	grazing.			Med	1 (2)	Recognition of value	N/A							Low (3)
Scenic Quality	+				ded farmland/rural land use (in		equestria	n) are prevale	ent either side of the	A60.		Med	(2)	Indicators of value					s of farmland and woodland.			Low (3)
Rarity	Comm	on land	dscape el	ement	s with none of identifiable rarit	ty.						Low	(1)	Other value	Site	s either si	de of the	e A6	60 are visually separate from Raver	nshead due to intervening vegetation.		Low (3)
Representativeness	Study	area ar	nd site co	ntaine	d key characteristic elements	of the po	olicy zone	but with an e	questrian influence			Med	1 (2)	VISUAL SUSCEPTIB	ILITY						Total Score (/2	5) 8
Conservation Interests	None i	dentifie	d, within	site or	study area.							Low	(1)	Visual Receptors	Ass	essment						Score**
Recreation value	None	vithin s	ite, NCN	6. Rob	oin Hood Way and other PRoV	Vs in Stu	ıdy Area.	equestrian co	entre.			Low	(1)	Primary receptors	Trar	nsport use	ers of A6	0/Ki	Gighill Lane but with limited views of	the sites.		Low (2)
Perceptual Aspects	A60 ir	fluence	es tranqu	illity. G	Greenbelt. Adjacent mineral wo	orking is	well scre	ened - views	from the A60 are lim	nited.		Med		Secondary receptors	Res	idential-ur	pper floo	or vie	iews from Kighill Lane, looking sout	hwards.		Low (2)
Associations	_				study area.							Low		Number of receptors	_					yay users of A60 but restricted visibility.		Low (2)
LANDSCAPE SUSCE					,				ī	otal Sco	re (/25)		(-)		1							
Factor	Asses											Sco	re**		+							+
Subtraction			land with	in seve	eral large, to medium scale, fie	elds and	loss of o	nenness				Low			+							+
Addition	_		uilt form ir			nao ana	1000 01 0	porii 1000 .				High			+							+
Perception					ved edge of Ravenshead villag	no.						Med		ZTV Analysis	Δςς	essment						Score**
Policy	_				ing susceptibility to built form/l		neness h	evond the vill	age edge			Med		Extent of ZTV			contain	ed h	by woodland/hedgerows and ZTV is	s localised by both		Low (2)
OVERALL LANDSCA							ponoco z	ojona alo viii		otal Sco	re (/50)		. (.)	OVERALL VISUAL S					, ,	b localised by beat.	Total Score (/5	
			•		ng in overall medium landscap	ne sensit	ivity		·	0141 000	10 (100)	20				•			y, resulting in overall low visual sen	sitivity	10.0010 1/0	*/ 1/
Notes	modiai	11 00000	publity,	- COUNTRI	ng in overall modelm landoodp	00 0011011	ivity.						=	Notes	ou 01100	With low c	иссория	Jilley	y, rooding in overall lett vioual cent	ourity.		
Site lies in the Papplewick Wo					n fields with minimial loss of vegetatio cape character effects would be deriv		-		-		-		n		om the villa	age and bey	ond the pe	erceiv	ived visual extent of it defined by Kighill Land	3.		
MITIGATION OPPOR	TUNITI	ES / R	ECOMM	IEND/	ATIONS																	
Landscape planting														Form of development								
Strategic open space	П													Local vernacular				_				
Site features	<u> </u>													Other		Visual	ly separa	ate t	from the village core - opportunity t	or non-traditional/non-vernacular modern l	high quality design.	
CONSTRAINTS																						
On-site	Limit or	reduce lo	oss of hedge	erow an	d verge along the A60 and locate dev	relopment	back from i	t.						Off-site	Rein	force bounda	ary with th	e A6	60 to limit wider visibility and views from the	road.		
CONCLUSION																						
Visually contained and with m	inimal loss	of lands	cape eleme	ents. Th	e Site has a slightly degraded charac	ter																
Landscape Value Visual Value					Landscape Susceptibility Visual Susceptibility	-			Landscape Se Visual Se				**		em of High	/ Medium / Lo	w. Each of	these	e descriptions is assigned a number for the catego	ries of Landscape Value, Landscape Susceptibility, Visual Visites ONLY and therefore can only provide the relative sensit		

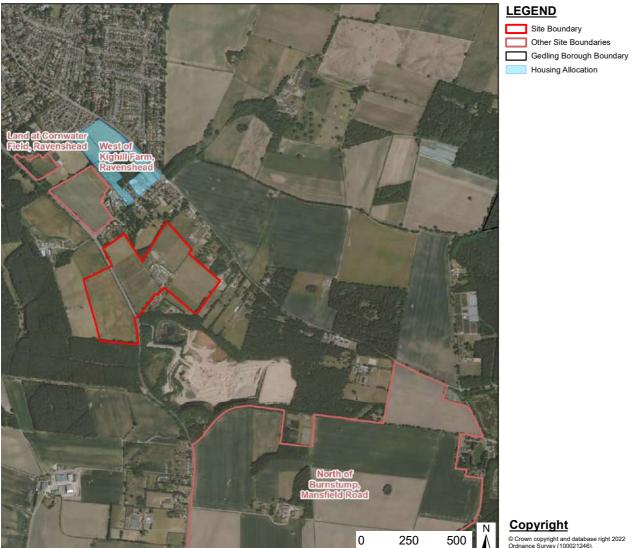
Visual Sensitivity

Visual Value

Visual Susceptibility

G01.3 / G01.4 Kighill Lane Equestrian Centre

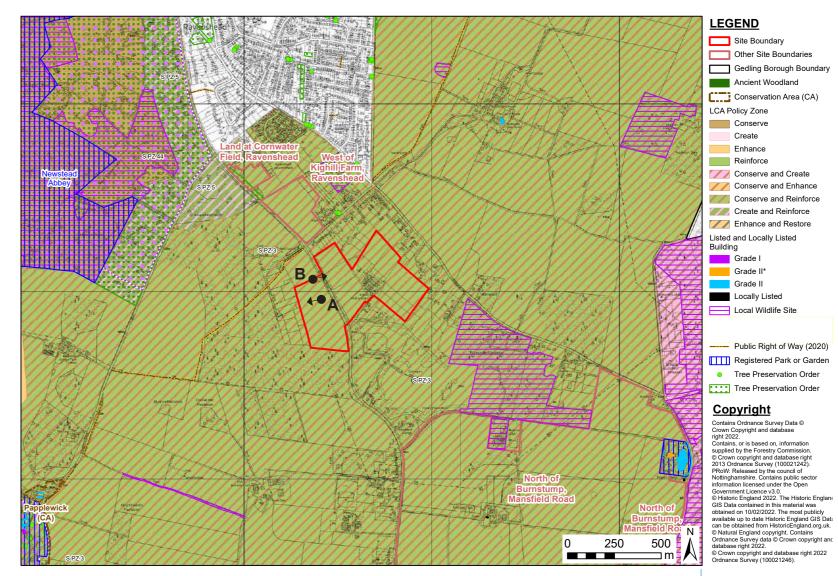




Photoviewpoint A -



Photoviewpoint B -



Aerial view of the site

Landscape Designations / Potential development mitigation recommendations

GEDLING BOROL	JGH C	OUN	CIL: [LVIA TO INFORM ALL	OCAT	ION O	F DEVELOPME	NT SITES										Aggregate Score (/100)	: 53
				er Field, Ravenshead.				TE VISITED:		0	2014	PHOTO REFER	RENCES	:			SURVEYED BY: CH	CHECKED BY	_
EXISTING LANDSCAP	E CHAP	RACTE	₹				NCC Policy zones	within site *	S PZ 3 (I	Modera	ate) S PZ	(Low)			NC	CC Policy zones within study area *	S PZ 3 (Moderate) S PZ 5 (Low) S PZ 44	(High)	
					LIVI	NG LAN	DSCAPES METHOD	OLOGY									OTHER		
Landform	PZ	Site I	Study Area	Settlement Pattern	PZ	Study Area	Land Cover		PZ	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
LANDSCAPE VALUE Factor Landscape Quality Scenic Quality Rarity	A road is	nent e of man	or and d	Nucleated Clustered Settled Dispersed Waste ground / Derelict Unsettled Coalfields Urban At within working landscape. Landivides the surrounding landscape	dscape fee. Views f	eatures a	extent of vegetation	Tota	al Score		13 Score** Med (2) Low (1) Med (2)	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded VISUAL VALUE Factor Recognition of value Indicators of value Other value VISUAL SUSCEPTIBI	Asses N/A Adjact N/A	ssment	s pitches	Indicative Ground Vegetation Field Boundaries Enclosure Pattern Tree Pattern Other Characteristics /	Mature trees forming boundary to Nottingham Road	Medium - framed Variable Variable Planned Groups Varied landscape including recreation ground Total Score (/25)	5) 10 Score** Low (3) Low (3) Low (3)
Conservation Interests Recreation value Perceptual Aspects	Belt of m No rights Tree bel	ature tre	es para providin	al landscape with dispersed settle allel with Nottingham Road. Site d ag access to the site or located with from busy road, however, noise	devoid of lithin close	landscap e proximi	e or ecological design ty, Site situated adjac	ent to sports pit			Low (1) Low (1) Med (2)	Visual Receptors Primary receptors Secondary receptors	Asses Recre Trans	port - We	ell used ro	o not significantly contribute to the land oute along Nottingham Road with some	e elements of scenic quality	i otal Score (/2:	Score** Low (2) Med (4)
	N/A										Low (1)	Number of receptors	Poten	tially larg	je number	er of transport receptors, although this v	would form a transient view		Med (4)
LANDSCAPE SUSCER								Tota	al Score										
	Assessr									_	Score**								1
H	Potentia	loss of	mature t	trees aligned with Nottingham Ro	ad						Med (4)								
Addition	Develop	ment is p	otential	lly an incoherent introduction of u	rban dev	elopmen	within a dispersed se	ettlement patter	n		Med (4)								
			•	in a loss in landscape setting and							Med (4)	ZTV Analysis	Asses	sment					Score**
Policy	Locate a	ny new :	small sc	cale development to the east of the	e site in t	the more	wooded area where i	t is well screene	ed		Low (2)	Extent of ZTV	The s	ite is scr	eened to I	long range views but is visible to reside	ent and leisure centre visitors across oper		Med (4)
OVERALL LANDSCAF	PE SENS	TIVITI	Y (Valu	e + Susceptibility)				Tota	al Score	(/50)	28	OVERALL VISUAL SE	ENSITIV	ITY (Va	lue + Su	usceptibility)		Total Score (/50)) 25
Low value and medium su	usceptibil	ty giving	an ove	rall low landscape sensitivity								Low value and medium s	susceptib	ility givin	g an over	rall low landscape sensitivity			
Notes												Notes							
MITIGATION OPPORT	UNITIES	S / REC	OMME	NDATIONS															
Landscape planting	√ F	tetain ma	ature tre	ee group covered by TPO aligned	with Not	tingham	Road					Form of development			in disperse	sed settlement pattern			
Strategic open space) o 4 o 1 o 1 o 1	iatina bi	vildings of much shorester								Local vernacular	+	-					
Site features CONSTRAINTS	V	tetain ex	isting bt	uildings of rural character								Other							
On-site	N/A											Off-site	N/A						
CONCLUSION																			
	-		-	trees which form a valuable part of the im ersed, it is therefore recommended that a			-		_	-		-	ithin close	proximity to	o sports pitcl	ches associated with Ravenshead Leisure Centr	e, although it is anticipated that any new developme	nt will have little impact on visitors and user	s of the

Landscape Value Visual Value

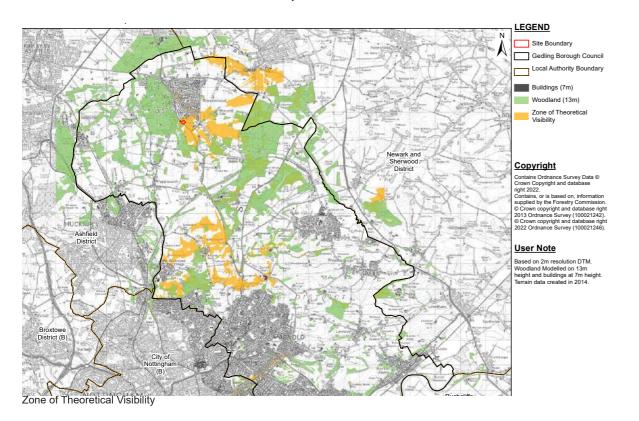
Landscape Susceptibility Visual Susceptibility

Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

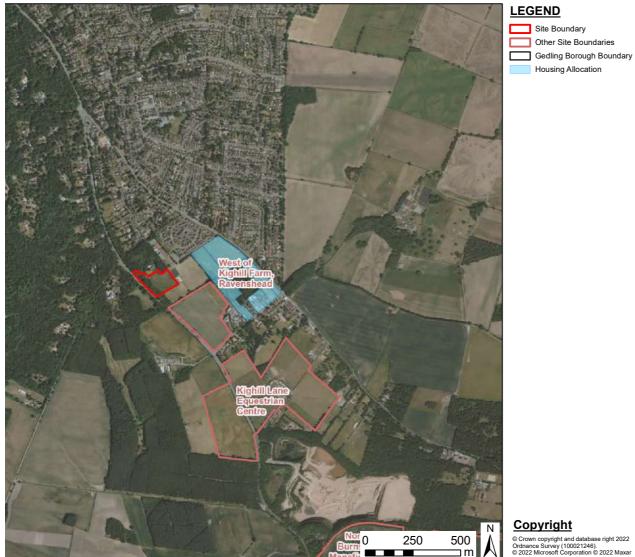
** Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

G01.5 Land at Cornwater Field, Ravenshead

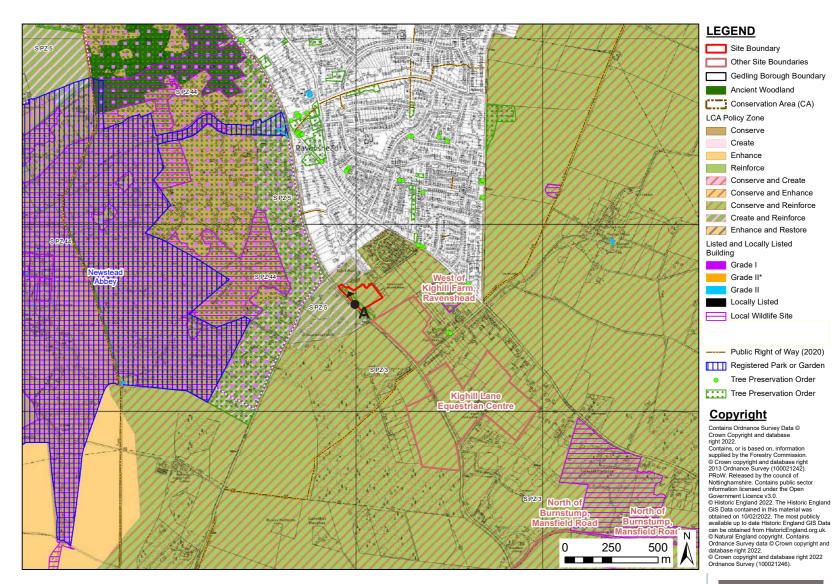




Photoviewpoint A -



Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

SITE REFERENCE: G EXISTING LANDSCAPE	CH/			Farm,	Ravenshead			DATE VISIT		06	2	2022	PHOTO REFERE	NCES:					SURVEYED BY: NW	CHECKED B	Y: NA
EXISTING LANDSCAPE		ARAC	TER																		
	D.7							NCC Policy zones within s	site * S PZ :	3						N	CC Po	olicy zones within study area *	S PZ 3, S PZ 5		
	D.7					LIVI	NG LAN	DSCAPES METHODOLOGY											OTHER		
Landform	PZ	Site	Stud		Settlement Pattern	PZ	Study Area	Land Cover	PZ	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	Medium - framed	
	✓	\checkmark	✓	_	Clustered	Щ	\sqcup	Mixed farms	✓	Щ	┸	√	Wooded - recent	Щ		\Box	4	5	Grassland	Variable	
Low plateau	Ш	\vdash	╀┾┥	4	Settled		╀	Pastoral farms		\square	+	\vdash	Trees & woods	V		V	4	Field Boundaries	Hedges	Hedges	
Sloping (low hills)	Ш	Ш	Ш		Dispersed Waste ground / Derelict	✓	√	Woodland Rough / wildland		╀┾┽	+	┾┽┥	Coverts & tree groups Other trees	√	HH	√	-	Enclosure Pattern Tree Pattern	Planned Linear	Planned Variable	
					Unsettled	┝┾┽	╀┼┼	Disturbed		╁┾┼	+	++	Open / unwooded	╂┾┼╌		┝┼┼	┨]	
					Coalfields		╁┝┥	Urban / brownfield		╁┾┽	+	7	Open / unwooded				┪	Other Characteristics /	A60 in proximity but otherwise feels	Study area ZTV excludes distant z	zones,
					Urban													Features	rural/enclosed.	through site survey.	
LANDSCAPE VALUE									Total Sco	re (/25	5) 12	2	VISUAL VALUE							Total Score (/2	5) 12
Factor As	ssess	sment									Sc	core**	Factor	Asses	sment						Score**
Landscape Quality La	.andsc	cape in	fair cor	dition,	well managed.						Me	ed (2)	Recognition of value	Open I	land to e	edge of	existin	g settlement.			Med (6)
Scenic Quality M	/lediun	n to sh	ort rand	e view	s of well managed wooded farm	land/ru	ral land	use are prevalent.			Тм	ed (2)	Indicators of value	_				f farmland and woodland.			Low (3)
· ·					nts with none of identifiable rarity			'			┥.	ow (1)	Other value	Site is	enclose	ed and v	isually	separate from Kighill I ane but a	lso the edge of Ravenshead due to interve	ening vegetation	Low (3)
					ed key characteristic elements o		olicy zor	Δ			-	ed (2)	VISUAL SUSCEPTIBILI			-				Total Score (/2	
	<u> </u>				ebsite, within site or study area.	i alo po	201	0.			-	ow (1)	Visual Receptors	T	sment					10141 00010 (121	Score**
					obin Hood Way and other PRoW	s in Stu	ıdv Area	Leisure centre			-	ow (1)	Primary receptors			rs of A6)/Kiah	ill Lane but with very limited view	s of the site		Low (2)
					between Kighill Lane and the e				v. Greenbel	t.	_	ed (2)	Secondary receptors					•	to Ravenshead but with few existing built	elements.	Low (2)
					r study area.	-9		1	,,	-	٦.	ow (1)	Number of receptors						ay users of A60 but restricted visibility.		Low (2)
LANDSCAPE SUSCEPT					,				Total Sco	re (/25	=	· /						g	.,,		
Factor As	ssess	sment									_	core**									
Subtraction Lo	.oss of	f grass	land wit	nin a s	single, medium scale, field.						Lo	ow (2)									
Addition In	ncreas	se in b	uilt form	in the	greenbelt and loss of open land	on Rav	enshea	d edge.			Me	ed (4)									
Perception E:	xtens	ion to	Ravens	nead e	dge to link with Kighill Lane and	associa	ated ho	ising.			Me	ed (4)	ZTV Analysis	Asses	sment						Score**
Policy E:	xtend	ling ho	using to	Kighill	Lane but reinforce local vernaci	ular. Co	onserve	the existing field pattern			Lo	ow (2)	Extent of ZTV	Site is	contain	ed by w	oodlar	nd/hedgerows and ZTV is localise	ed by both. Intervening trees with village e	dge filter views/inter-visibility.	Low (2)
OVERALL LANDSCAPE	SEN	NSITI\	/ITY (V	alue +	Susceptibility)				Total Sco	re (/50)) 24	4	OVERALL VISUAL SEN	NSITIVI	ITY (Va	lue + S	usce	ptibility)		Total Score (/50	0) 20
Medium to low value with lov	w sus	sceptib	ility, res	ulting i	n overall low landscape sensitivi	ty.							Low value from contained	site with	n low sus	sceptibil	ity, res	sulting in overall low visual sensit	tivity.		
Notes													Notes								
					I landscape condition. The Site is a sing diately adjacent to it. Kighill Lane perceiv					ntial char	nge in	1	A visually unified area containing	g a site vis	sually sep	arate fron	the vill	age core but also forming a buffer to the	edge and Kighill Lane. No inter-visibility with S PZ 4	4 Newstead.	
MITIGATION OPPORTU	INITIE	ES/R	ECOM	MEND	DATIONS																
					dge to the north to reinforce exis								Form of development								
		Adjac	ent to K	ghill La	ane to preserve character/buffer	to exist	ting pro	perties and mirror relationship to	o the lane.				Local vernacular	Щ							
	Ш												Other	 √	Visually	y separa	ite fro	m the village core - opportunity to	or non-traditional/non-vernacular modern h	igh quality design	
CONSTRAINTS													_								
On-site Li	imit or r	reduce lo	oss of hed	gerow a	and verge along Kighill Lane, locate deve	lopment	back fron	the lane.					Off-site	Reinford	ce bounda	ary with the	e A60 to	limit wider visibility and views from the ro	oad.		
CONCLUSION							_								_						
Potential infill site which although p	physica	ally exte	nding the	village fo	ootprint southwards is visually contained	and wou	ıld not inv	olve loss of landscape elements of valu	ie												

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

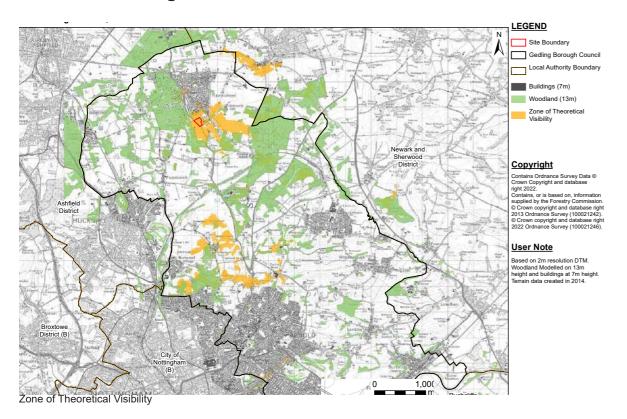
Landscape Sensitivity

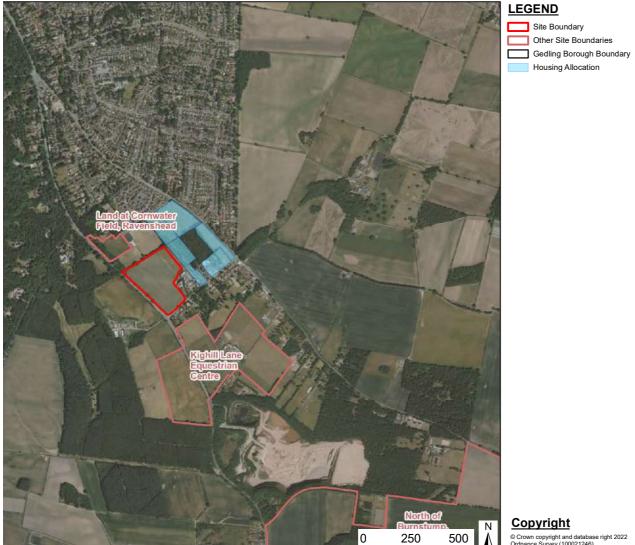
Visual Sensitivity

* Brackets indicate landscape sensitivity given for each published policy zone document

** 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.

G01.6 West of Kighill Farm



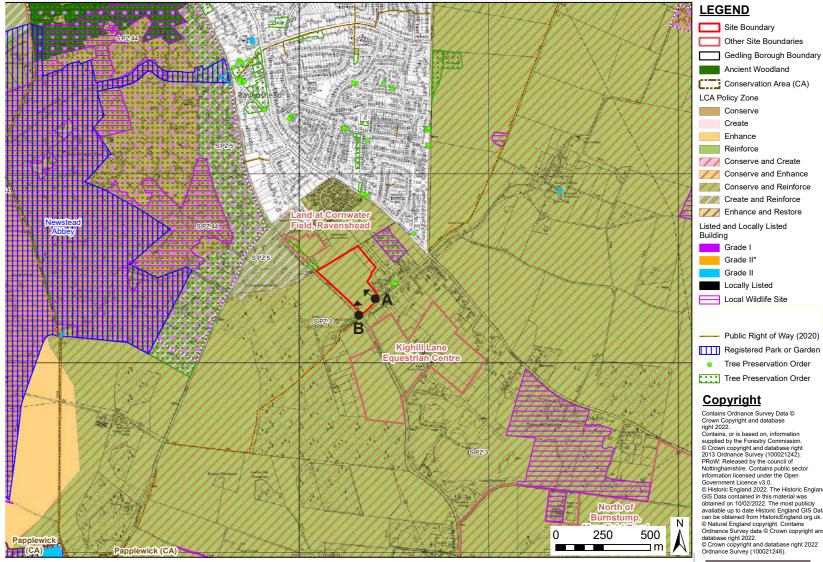




Photoviewpoint A -



Photoviewpoint B -



Landscape Designations / Potential development mitigation recommendations

Site Boundary

Gedling Borough Boundary

Ancient Woodland

Conservation Area (CA)

LCA Policy Zone

Conserve Create

Enhance

Reinforce

Conserve and Create

Conserve and Enhance

Conserve and Reinforce

Create and Reinforce

Enhance and Restore

Listed and Locally Listed

Grade I

Grade II*

Grade II

Locally Listed Local Wildlife Site

Public Right of Way (2020)

Tree Preservation Order

Tree Preservation Order

Copyright

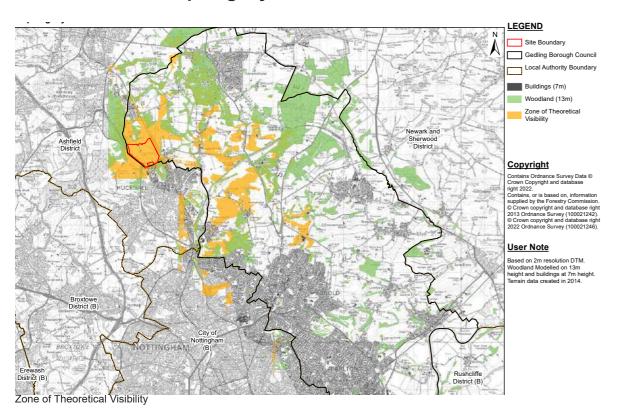
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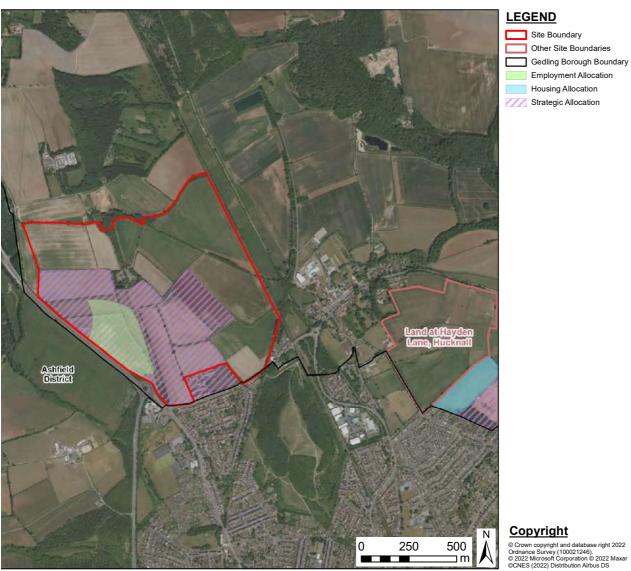
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GEDLING BORO	UGH	COU	NCIL:	LVI	A TO INFORM ALLO	CATI	ON OF	DE\	ELOPMENT SITES	3												Aggregate Score (/100): 44
			Γορ Wigh						DATE VISITED:		06	2	2022	PHOTO REFER	RENC	ES:					SURVEYED BY: NW	CHECKED B	
EXISTING LANDSCAF	E CH	ARACT	ER					NCC	Policy zones within site *	ML017	7							NC	СР	olicy zones within study area	* ML017, PZ 1S, PZ 166		
						LIVII	NG LANE	SCAP	ES METHODOLOGY										Π	T	OTHER		
Landform	PZ	Site	Study Area		Settlement Pattern	PZ	Study Area	L	and Cover	PZ	Site		Study Area	Tree Cover	F	PZ S	ite	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms					Nucleated	√	√		rable farms	✓		工		Wooded - ancient	I				1	Spatial Character	Medium - framed	Medium - framed	
Rolling / undulating	✓	✓	√		Clustered	┞╠╃	\vdash		ixed farms	√		_		Wooded - recent	4	╛┼	44	 	-	Indicative Ground Vegetation	Farmland	Variable	
Low plateau Sloping (low hills)	-	\vdash	\vdash	1	Settled Dispersed				astoral farms /oodland	╫	✓	+	\dashv	Trees & woods Coverts & tree groups		/ 	┽┼	√	1	Field Boundaries Enclosure Pattern	Hedges Planned	Hedges Planned	
Sloping (low fills)				'	Waste ground / Derelict		╁	_	ough / wildland	╫	╁┼┤	+	┾┼┤	Other trees	╁	╅┼	┽┼	╫	1	Tree Pattern	Groups	Variable	
					Unsettled			_	isturbed			土		Open / unwooded			7		1	Other Characteristics /	A611 in proximity but otherwise feels	Study area ZTV excludes distant	70000
					Coalfields			U	rban / brownfield			\perp	✓						1	Features	rural/enclosed.	through site survey.	201165,
				!	Urban	Ш						_							<u> </u>		Taranonologa.		_
LANDSCAPE VALUE									Tot	al Sco	re (/2	-	-	VISUAL VALUE	_							Total Score (/2	-
Factor	Asses	sment										Sc	core**	Factor	As	sessme	ent						Score**
Landscape Quality	West	f Site p	artially de	velope	ed and not in agricultural use.	Elsewh	nere,Land	scape i	n fair condition, well manag	ed.		Me	ed (2)	Recognition of value	N/	/A							Low (3)
Scenic Quality	Mediur	n/long	ange viev	vs of c	distant wooded farmland/rural I	alent w	vith disturbed land in the we	st of the	e Site.	. M	ed (2)	Indicators of value	St	rongly ru	ural vi	iews of t	farmla	land, wooded hedgelines and w	oodland looking north from Wighay Road.		Med (6)		
Rarity	Comm	on land	scape ele	ments	s with none of identifiable rarity	<i>1</i> .						Lo	w (1)	Other value	Lir	mited red	creati	onal acc	cess.				Low (3)
Representativeness	Study	area an	d site con	tained	d key characteristic elements o	olicy zone					Me	ed (2)	VISUAL SUSCEPTIBI	LITY	,						Total Score (/2	5) 8	
Conservation Interests	LWS, a	ancient	woodland	(Alde	ercar Wood), conservation area	buildings	in Linb	, Papplewick Hall within Stu	udy Are	ea.	_	ed (2)	Visual Receptors	As	sessme	ent						Score**	
Recreation value		vithin si		`	,.					_	w (1)	Primary receptors	Tr	ansport	users	of A61	1 and	d Wighav Road /Kighill Lane. th	e latter with very limited views of the site.		Low (2)		
Perceptual Aspects	Open I	and be	ond the	edae o	of Hucknall. A611 influences tr	of the	Site, railway defines the eas	stern bo	oundar	_		Secondary receptors	_						orth but low numbers of viewers.		Low (2)		
Associations					study area.			,			_	ow (1)	Number of receptors	_						vay users of A611 but restricted visibility.		Low (2)	
LANDSCAPE SUSCEI								Tot	al Sco	re (/2!		` '	rtamber er receptore	+-	7W Hallio	01 01	10010011	iiui ii	ocoptoro. Fright hamboro of fright	vay accided the first successful and the successful		LOW (Z)	
Factor	Asses										1	ore**		+									
Subtraction			land and	noton	ntially woodland/hedgerows ac	roce mi	ultinla ma	dium e	cala fields			_	ed (4)		+								
Addition				•	s of open land on Hucknall edg		aitipie, ilie	ululli 5	cale, lielus.			_	ed (4)		+								
Perception			lucknall ir			je.						_	ed (4)	ZTV Analysis	Α.	sessme	nt						Score**
Policy			allocated	_								_	ow (2)	Extent of ZTV	_			d hy wo	odlar	nd/hadgarows and ZTV is locali	sed by both. Limited or no inter-visibility with	Linhy	Low (2)
OVERALL LANDSCAI									Tot	al Sco	re (/5(_		OVERALL VISUAL SE	_						Sed by Both. Elimited of no inter-visibility with	Total Score (/5	. ,
			,		overall low landscape sensitivi	th.			100	ai oco	16 (150	7 21					`			esulting in overall low visual sens	itivity	Total ocole (/o	9) 17
	iow sus	сериы	ity, result	ily iii	overall low latiuscape setisitivi	ıy.							=		u sile	WILIT IOV	v SuSt	Бериыни	у, то	suiting in overall low visual sens	suvity.		
Notes Multiple arable fields but with re	elatively w	ell define	d defensible	bound	daries formed by the two highways, the	e railway a	and woodla	nd to the	north. Perceived as separate from	Linby ar	nd linke	d to H	ucknall.	Notes A large area but visually relative	vely we	ell containe	ed as in	ndicated b	y the 2	ZTVs - no identified inter-visibility with I	inby.		
MITIGATION OPPORT	UNITI	FS / RI	СОММІ	-NDA	ATIONS									<u> </u>									
Landscape planting														Form of development	Т								
Strategic open space					Wighay Road and buffer to ex	isting p	roperties.							Local vernacular									
Site features	✓	Streng	then woo	dland i	in the linear LWS.									Other									
CONSTRAINTS																							
On-site	Limit or	reduce lo	ss of hedge	rows an	nd create open space buffers to the LV	VS, A611	and Wigha	Road.						Off-site	Re	einforce bo	undary	with the	A611 t	to limit wider visibility and views of/from	the road.		
CONCLUSION																							
Although a large area importan	t landsca	pe eleme	nts could be	retaine	ed and loss confined to arable land pre	edominan	tly and with	little or n	o recreational value other than as	open land	d. Itis v	visuall	y contained	d and has defensible well defined bo	undarie	es on all si	ides.						
Landscape Value Visual Value					Landscape Susceptibility Visual Susceptibility	_]		Landscape Sens Visual Sens	_	_		* C		m of Hig	gh / Medium	1 / Low.	Each of the	ese des	escriptions is assigned a number for the categ	ories of Landscape Value, Landscape Susceptibility, Visual Val sites ONLY and therefore can only provide the relative sensitiv		

G03.1 and G03.2 Top Wighay Farm

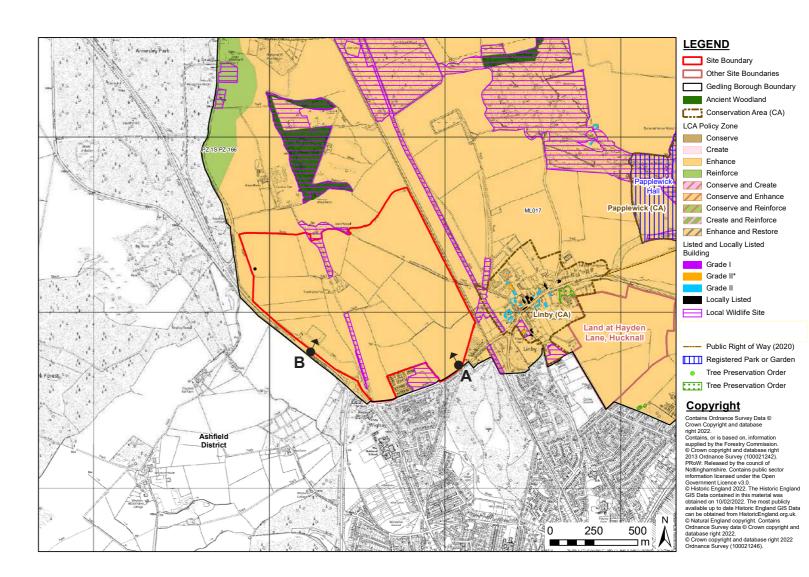






Photoviewpoint B -

Photoviewpoint A -



Aerial view of the site Landscape Designations / Potential development mitigation recommendations

Copyright

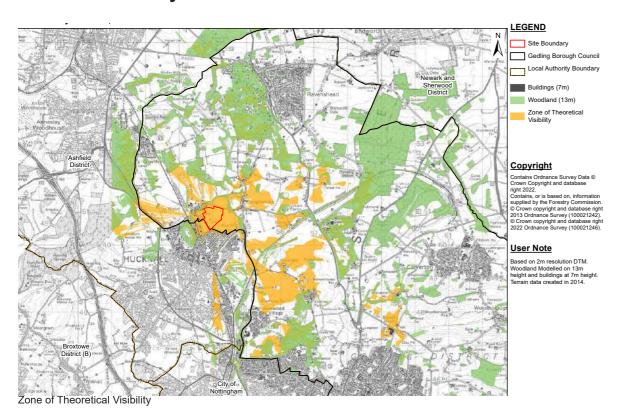
Other Site Boundaries

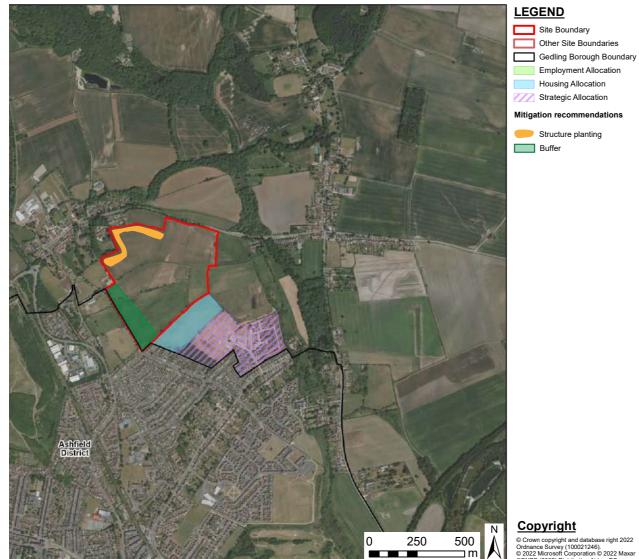
Employment Allocation

Housing Allocation

GEDLING BORO	UGH	COI	JNCI	L: L	VIA	TO INFORM ALLO	ON (OF D	EVELOPMENT SITES	3												Aggregate Score (/100)	61	
	G03.3									DATE VISITED:		06	2	2022	PHOTO REF	REN	CES:					SURVEYED BY: NW	CHECKED BY	
EXISTING LANDSCAP	PE CH/	ARAC	TER						NC	CC Policy zones within site *	ML017	7							NC	C Po	olicy zones within study area	* ML017,ML018, S PZ 3.		
							LIVIN	IG LA	NDSC	APES METHODOLOGY												OTHER		
Landform	PZ	Site	Stu	ıdy ea	Se	ettlement Pattern	PZ	Stud Are		Land Cover	PZ	Site	, ,	Study Area	Tree Cover		PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms						ıcleated	√	√		Arable farms	√		土		Wooded - ancient	士				1	Spatial Character	Exposed	Medium - framed	
Rolling / undulating	√					ustered	Д.			Mixed farms	√	=	_	\checkmark	Wooded - recent	\dashv		\Box		-	Indicative Ground Vegetation	-	Variable	ı
Low plateau Sloping (low hills)	√		 	+		ettled spersed	√		₽	Pastoral farms Woodland	╫	√	+	⊢	Trees & woods Coverts & tree groups	_	√	==	√	1	Field Boundaries Enclosure Pattern	-	Hedges Planned	
Sloping (low fills)	V	V	<u> </u>			aste ground / Derelict	<u> </u>	ľ	┽┤	Rough / wildland	╫	╁┼	+	┼┼┤	Other trees	_			<u> </u>	1	Tree Pattern		Variable	
					Ur	nsettled				Disturbed		√	土		Open / unwooded	士		√		1	Other Characteristics /	Hucknall in proximity but otherwise feels		ones
						palfields			_	Urban / brownfield				√							Features	1 ' '	through site survey.	.01165,
					JUr	ban	Ш		<u> </u>				_								T Galaroo	Turdi/offolood.		
LANDSCAPE VALUE										Tot	al Sco	re (/2	-	_	VISUAL VALUE								Total Score (/2	-
Factor	Asses	smen	t										Sc	ore**	Factor	Α	ssessn	nent						Score**
Landscape Quality	A matu	ire ara	able ag	ricultur	al land	dscape with well managed in	tact he	dge a	nd bour	ndary vegetation.			M	ed (2)	Recognition of value	T	he site	forms	a visual	conte	ext for Linby and buffer with the	urban edge of Hucknall.		High (8)
Scenic Quality	High q	uality,	mediu	m rang	ge viev	vs of distant wooded ridgeline	es and	intact	t hedger	rows with few detractors.			Hi	gh (3)	Indicators of value	s	Strongly	rural v	views of f	armla	and and woodland looking south	from Linby and forming part of the setting.		Med (6)
Rarity	Comm	on lar	ndscap	e elem	ents w	ith none of identifiable rarity.							Lo	w (1)	Other value	N	N/A							Low (3)
Representativeness	Study	area a	and site	contai	ined k	ey characteristic elements of	the po	licy zo	one.				Hi	gh (3)	VISUAL SUSCEPTI	3ILIT	Υ						Total Score (/2	5) 8
Conservation Interests	Close	to con	servati	on area	a/listed	d buildings in Linby and LWS	Study	y Area.				_	gh (3)	Visual Receptors	Α	ssessn	nent						Score**	
Recreation value						ne is a low trafficked asset fo					_	ed (2)	Primary receptors	F	Resident	ts of Li	inbv and	recre	eational users .			Low (2)		
Perceptual Aspects				<u> </u>		ting of Linby and open land b			nall.			_	gh (3)	Secondary receptors	_						e to Linby but more open near Papplewick.		Low (2)	
Associations	_					dy area.							_	w (1)	Number of receptors	_						vay users of B6011 but restricted visibility.		Low (2)
LANDSCAPE SUSCEI										Tot	al Sco	re (/2	_	` '	Transor or receptore	+	.ovv man	1001 01	100100111	iidi 10	sooptore. Thigh hambers of highly	ay aggregation of Booth But recurrence vicibility.		_
	Asses		t								(, _	_	ore**		+									
Subtraction				and no	ntantia	Ily woodland/hedgerows acro	ıltinla	madiur	n scala fields			_	ed (4)		\dashv									
Addition	-					f open land on Linby/Huckna		mediai	ii scale, licius.			_	gh (6)		\dashv									
Perception	Extens					· · · · · · · · · · · · · · · · · · ·	ili euge.						_	ed (4)	ZTV Analysis		ssessn	nont						Score**
·	Enhan												_	ed (4)	Extent of ZTV	1 1			context	of the	a Site is contained by woodland	/hedgerows and ZTV is localised by both.		Low (2)
OVERALL LANDSCAI										Tot	al Sco	ro (/5)	_		OVERALL VISUAL	_						micagerows and 21 v is localised by both.	Total Score (/5	
						in overall medium landscape	o concit	tivity		100	ai oco	16 (15)	7) 30	,				٠			1 7/	ned in the wider landscape, resulting in over		0) 20
	Tilleulu	III Sus	ceptio	iity, res	suitilig	in overall medium landscape	5 3611311	uvity.						=	ivieului i value as a sei	uiig io	LIIIDY	ariu o _l	Jen lanu	to i iu	uckilali euge but views collstialii	led in the wider landscape, resulting in over	ali iow visual selisilivity.	
							nby and t	towards	s Papplew	vick. Loss of landscape elements would	d predon	ninantly	be ar	able	Relatively well contained sit	e but vie	ewed from	n Linby/l	Hucknall ar	nd Pap	pplewick and forming a visual buffer betw	ween them.		
land. The nature of Hayden Lar																								
MITIGATION OPPORT																								
Landscape planting						of Linby to the north to reinfo e to preserve character as fa				g and Papplewick to the east.					Form of development	+	$\dashv +$							
Strategic open space Site features		Auja	cent to	пауце	II Lane	e to preserve character as ia	r as po	ssible	; ,						Local vernacular Other	+	√ C	Conside	eration of	f perc	ception as an extension to Hucki	nall or addition to Linby and design accordin	naly to reinforce the design intent.	
CONSTRAINTS															To mile.		<u> </u>							
On-site	Limit or	reduce	loss of h	edgerow	v and ve	rge along Hayden Lane and the B6	011, l oca	ate deve	elopment	back from the lane.					Off-site	R	Reinforce I	boundar	ry with the I	B6011	1 to limit wider visibility and views from th	ne road.		
CONCLUSION																								
	rural nati	ure of H	layden la	ne add v	value, ir	cluding recreational value, as a sett	ting for Li	inby an	nd to a les	sser extent Papplewick. Visually conta	ned but	potentia	l loss	of open la	d of value.									
Landscape Value Visual Value					La	ndscape Susceptibility Visual Susceptibility				Landscape Sens Visual Sens				,		stem of H	High / Medi	um / Low	. Each of the	ese desc	scriptions is assigned a number for the categor	ries of Landscape Value, Landscape Susceptibility, Visual Valu sites ONLY and therefore can only provide the relative sensitivi		

G03.3 Land at Hayden Lane





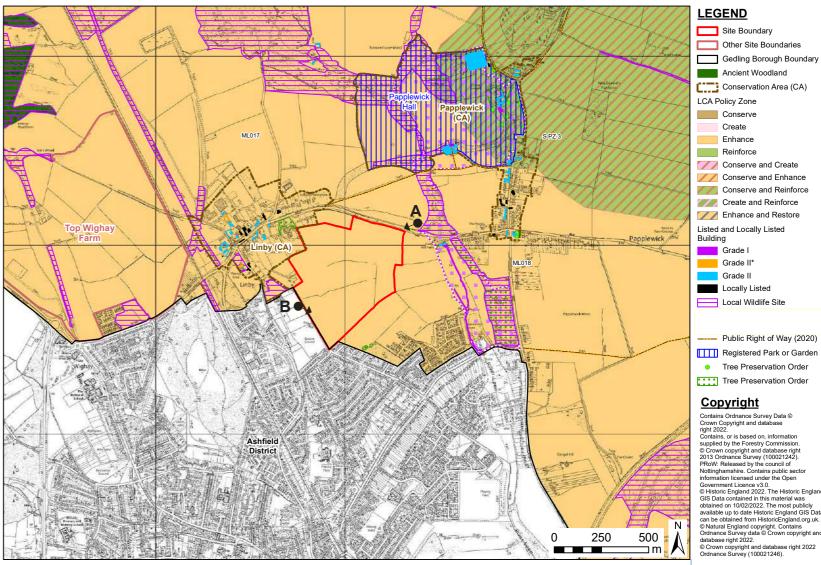
Aerial view of the site



Photoviewpoint A -



Photoviewpoint B -



Landscape Designations / Potential development mitigation recommendations

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GEDLING BORO	JGH	COU	NCIL	: LV	IA TO INFORM A	LLOCA	TION C	OF D	EVELOPMENT SIT	ΓES											Aggregate	Score (/100): 85
					Redhill.				DATE VISITE		06	\Box	2022	PHOTO REFER	RENCE	S:				SURVEYED BY: NW		CHECKED B	
EXISTING LANDSCAP	E CHA	RAC	ΓER					NC	CC Policy zones within sit	te * MN0	015, S F	PZ 2,	, SH41 (Lo	w)				NCC	C Policy zones within study area	MN015, S PZ 2, S PZ 41, S PZ 3			
						LIV	ING LAI	NDSC.	APES METHODOLOGY	•						•				OTHER			
Landform	PZ	Site	Stuc	~~	Settlement Pattern	PZ	Stud Area		Land Cover	PZ	Z Sit	te	Study Area	Tree Cover	PZ	Z Site	Stu		Descriptive Attribute	Site		Study Area	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills)	V				Nucleated Clustered Settled Dispersed Waste ground / Derelic Unsettled Coalfields Urban		V		Arable farms Mixed farms Pastoral farms Woodland Rough / wildland Disturbed Urban / brownfield		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		<i>V</i>	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	V V V V V V V V V V		\(\frac{1}{2}\)		Spatial Character Indicative Ground Vegetation Field Boundaries Enclosure Pattern Tree Pattern Other Characteristics / Features	Variable Variable Hedges Sub-regular Variable Ridgeline through middle of site, rights of way and TPOs	Variable Variable Variable Variable Variety in land		network,
LANDSCAPE VALUE										Total S	core (/2	25)	19	VISUAL VALUE							<u> </u>	Total Score (/2	5) 20
Factor	Assess	ment									(Score**	Factor	Ass	essment						, , , , , , , , , , , , , , , , , , , ,	Score**
Landscape Quality										south of	site.	╛	High (3) Med (2)	Recognition of value	Sett N/A		ed buil	dings	s and registered park/garden				High (8)
Rarity			7.	•			0 / 1					\neg	ow (1)	Other value	Scre	eening rur	ral land	dscap	pe from conurbation, rights of way no	etwork, close to country park, affords long v	views in parts		High (8)
		renres	entative	of kev	characteristics							\neg	High (3)	VISUAL SUSCEPTIBI					, , ,	, ,,,	<u> </u>	Total Score (/2	
Conservation Interests	,				A STATE OF CO. O	tered park/g	arden					_	Med (2)	Visual Receptors	т.	essment						,	Score**
	Waste ground / Derelict Unsettled Coalfields Urban Total Score (/25) Assessment Well maintained rural landscape, multiple intact elements of value in good condition. Rural and sparsely populated despite proximity to A60/settlement edge, parts of settlement edge detract in south of site. N/A Mostly representative of key characteristics TPOs within site. Setting of listed buildings and registered park/garden Rights of way network and close proximity to Bestwood Country Park Rural landscape with strong sense of intactness and tranquility, some human influence on southern and eastern fringes N/A CEPTIBILITY Total Score (/25) Assessment Removal of landform screening of conurbation, also removal of dispersed settlement pattern in north New cluster of urban development spilling over ridgeline into open unsettled countryside Perception of new settlement and urbanisation in sparsely settled landscape, reduced tranquility Ridgeline is key to screening conurbation from MN015													Primary receptors	Res	sidential -	site is	a ke	ey part of landscape setting				High (6)
	Dispersed Waste ground / Derelict Unsettled Unsettled Urban Urba													Secondary receptors	_					Iscape setting, especially for users of the C	County Park		High (6)
	Waste ground / Derelict Unsettled Coalfields Urban / Disturbed Urb													Number of receptors					with fair amount of use. Settlement		ound i am		Med (4)
LANDSCAPE SUSCER		TY								Total S	core (/2	_			1100	WOLK OF ITS	91110 01	ıια,	marian amount of acc. Cottomore	ouge, also tions ham busy that			
Factor	_										•	-	Score**		\top								+
			ndform	screen	ing of conurbation, also r	emoval of d	spersed	settler	ment pattern in north			_	ligh (6)		+								+
Addition									•			_	High (6)		+								+
						<u>-</u> _			<u> </u>			_	Med (4)	ZTV Analysis	Ass	essment							Score**
								,	, ,			_	ligh (6)	Extent of ZTV	The	site is wi	dely vi	sible	from a variety of locations and dista	nces, views are locally restricted by landfor	rm and vegetati	on	High (6)
OVERALL LANDSCAF	PE SEN	ISITIV	ITY (V	alue +	Susceptibility)					Total S	core (/:	50) 4	42	OVERALL VISUAL SE	NSIT	IVITY (V	alue +	Sus	sceptibility)			Total Score (/5	0) 43
Medium value and high s	usceptik	ility giv	ing an	overall	high landscape sensitivit	y								High value and high susc	ceptibili	ity giving a	an ove	rall h	high visual sensitivity				
Notes														Notes									
									t area, including adjacent allocated changes in landscape character a		-			The majority of the site beyond the central and southern areas						views of value over a rural view itself of value, includ	ing Papplewick pun	nping station tower. Any	housing on
MITIGATION OPPORT	UNITI	S/R	ECOM	MEND	ATIONS																		
Landscape planting														Form of development	T								
Strategic open space Site features	~	Land no	rth of Be	twood Lo	odge Fire and Rescue Service to	remain open -	developme	nt south	to be screened to contain influence	e in the ope	en landsca	ape		Local vernacular Other	++-	Develor	nment no	orth of	f Bestwood Lodge Fire and Rescue Service up	ikely to be mitigated due to position in open countryside	e and senaration fro	m main settlement	
CONSTRAINTS	<u>ш</u>													Other	10	Develop	pinient no	JI LII OI	i Destwood Lodge i lie diid Nescue Gervice dii	inery to be intigated due to position in open countryside	e and separation no	II main settlement	
On-site	Rights o	way, TF	POs and	andform.										Off-site	Liste	d buildings	and regi	stered	d park/garden				
CONCLUSION															•								
The site comprises arable fields The study area has a high susc	eptibility 1	o develo	pment in	pacting b	ooth the dispersed settlement p	attern and oper	countrysic	de, and	having a potential urbanising effect	ct on its sur	rrounding	s, par	rticularly eith	er side of Lamins Lane. In addition,	developn	nent of the s	site will n	negate	e the role of landform in screening the Arnold	quality, high perceptual qualities, and a high recreatic conurbation from the surrounding landscape, which h sensitivity, but less so in the immediate context of the	as a deeply rural ch	aracter. The study area	has a high

Landscape Value

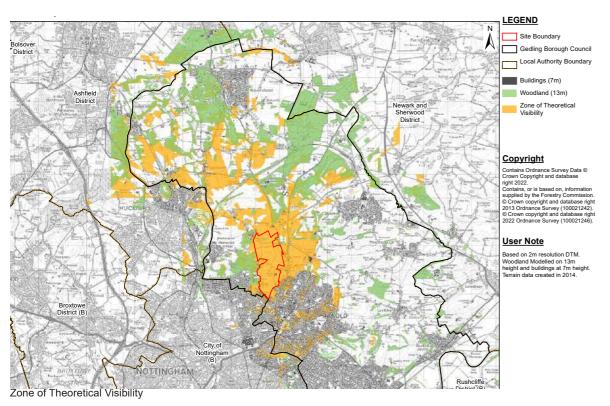
Landscape Susceptibility
Visual Susceptibility

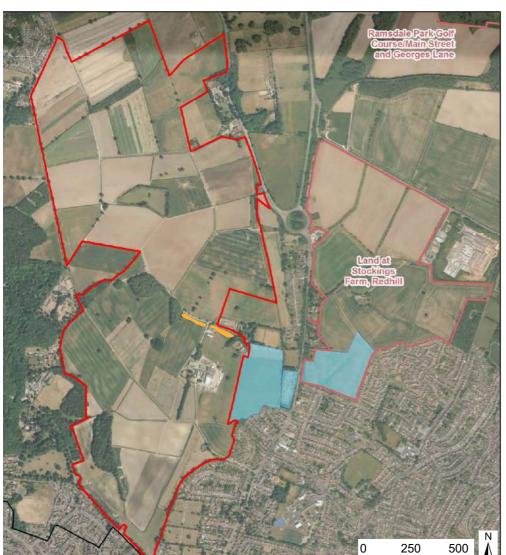
Landscape Sensitivity
Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

^{**} 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

G05.1 / G05.2 New Farm, Redhill





LEGEND

Site Boundary Other Site Boundaries Gedling Borough Boundary Housing Allocation

Mitigation recommendations

Structure planting

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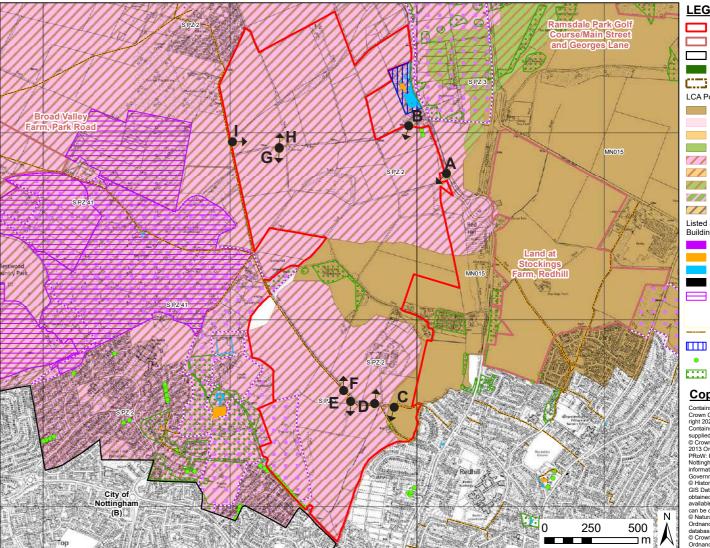
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Photoviewpoint A -



Photoviewpoint B -



LEGEND

Site Boundary Other Site Boundaries

Gedling Borough Boundary

Ancient Woodland Conservation Area (CA)

LCA Policy Zone Conserve

Create Enhance

Reinforce

Conserve and Create Conserve and Enhance Conserve and Reinforce

Create and Reinforce Enhance and Restore

Listed and Locally Listed Building

Grade II*

Locally Listed Local Wildlife Site

---- Public Right of Way (2020) Registered Park or Garden

 Tree Preservation Order Tree Preservation Order

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G05.1 / G05.2 New Farm, Redhill



Photoviewpoint C -



Photoviewpoint D -



Photoviewpoint E -



Photoviewpoint F -

G05.1 / G05.2 New Farm, Redhill



Photoviewpoint G -



Photoviewpoint H -



Photoviewpoint I -

GEDLING BORO	UGH	COI	JNCI	L: L	VIA TO INFORM ALLO	CATI	ON O	F DEVEL	OPMENT SITE	S											Aggregate Score (/1	100):	56
SITE REFERENCE:	G05.3	Land	at Wes	thouse	e Farm, Bestwood village.				DATE VISITED	<i>i</i> : 13	11	:	2014	PHOTO REFER	ENCES	S:				SURVEYED BY: CH	CHECKE	ED BY: I	NW
EXISTING LANDSCAF	E CH	ARAC	TER					NCC Polic	y zones within site	* SH02	(Moder	rate))				N	ICC I	Policy zones within study area	* SH02 (Moderate), SH41 (Low)			
						LIVII	NG LAN	OSCAPES N	ETHODOLOGY									Т		OTHER			
Landform	PZ	Site	Stu	- 1	Settlement Pattern	PZ	Study Area	Land	Cover	PZ	Site		Study Area	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area		
Vales & valley bottoms					Nucleated		V	Arable			√	_		Wooded - ancient				コ	Spatial Character	Medium - open	Variable		
Rolling / undulating	✓	✓	<u> </u>		Clustered	√	_=	Mixed		√	₩	╄	\checkmark	Wooded - recent	↓ ✓	_=			Indicative Ground Vegetation	Farmland	Variable		
Low plateau Sloping (low hills)	╫	$\vdash\vdash$	┼┼	┽┤	Settled Dispersed		╁┼┼	Wood	al farms		┼┼┤	╀	V	Trees & woods Coverts & tree groups		╂┾┽╴	√	\dashv	Field Boundaries Enclosure Pattern	Variable Sub-regular	Variable Variable		
Sloping (low fills)					Waste ground / Derelict	╅	╁┾┼		/ wildland	+++	╁┼┼	+	H	Other trees	╅	17	1	\dashv	Tree Pattern	Linear	Variable		
					Unsettled			Distur	ed	√		T	V	Open / unwooded					Other Characteristics /	Right of way, edge of settlement, variety	7	otwork o	of righto
					Coalfields	$+\Box$	\Box	Urban	/ brownfield				✓						Features	in landform	of way, Bestwood Country Pa		ii rigiits
					Urban	<u>Ш</u>	<u>Ш</u>	<u> </u>				_	_					<u> </u>	T Gataroo	III Ialidiolili			
LANDSCAPE VALUE									Т	otal Sco	re (/25	-	_	VISUAL VALUE	_						Total Scor	` '	
Factor	Asses	smen	t									Sc	core**	Factor	Asses	ssment							Score**
Landscape Quality	Well n	naintai	ned rur	al land	lscape in parts, some areas degr	aded an	d settlen	ent edge de	racts			Me	ed (2)	Recognition of value	N/A								Low (3)
Scenic Quality	Rural	open f	ields ex	chibit h	igh quality, but settlement edge	and busy	/ road de	tract				Me	ed (2)	Indicators of value	N/A							l	Low (3)
Rarity	N/A											Lo	ow (1)	Other value	Scree	ening rur	al lands	cape	e from village edge, rights of way				Med (6)
Representativeness	Mostly	repre	sentati	ve of k	ey characteristics							Hi	gh (3)	VISUAL SUSCEPTIBI	LITY						Total Scor	re (/25)	17
Conservation Interests	N/A											Lo	w (1)	Visual Receptors	Asses	ssment						;	Score**
Recreation value	Rights	of wa	y netwo	ork in s	study area and proximity to Coun	try Park						Me	ed (2)	Primary receptors	Resid	dential - s	site cont	tribute	ites as part of the landscape settin	3		ı	Med (4)
Perceptual Aspects	Rural	landso	ape wi	th long	views, but some interruption from	m Moor I	Road an	Bestwood \	illage			Me	ed (2)	Secondary receptors	Rights	s of way	- site is	a pa	art of landscape setting			ı	Med (4)
Associations	N/A											Lo	ow (1)	Number of receptors	Edge	of settle	ment, b	usy r	road to west of site, network of rig	nts of way			Med (4)
LANDSCAPE SUSCE	PTIBIL	.ITY							Т	otal Sco	re (/25) 11	1										
Factor	Asses	smen	t									Sc	core**										
Subtraction	No los	s of ke	ey char	acteris	tics							Lo	ow (2)										
Addition	Exten	sion of	urban	edge								Lo	ow (2)										
Perception	Settle	ment e	edge cu	rrently	hidden on approach from north	- develop	oment or	site will pote	ntially change this			Me	ed (4)	ZTV Analysis	Asses	ssment							Score**
Policy	Conce	entrate	new de	evelop	ments around the existing urban	fringe of	f Nottingl	am				Lo	ow (2)	Extent of ZTV	Views	s open in	n parts, l	out co	contained in others by landform an	d vegetation		1	Med (4)
OVERALL LANDSCA	PE SE	NSITI	VITY (Value	+ Susceptibility)				Т	otal Sco	re (/50) 26	6	OVERALL VISUAL SE	NSITIV	/ITY (Va	alue + S	Susc	sceptibility)		Total Scor	re (/50)	30
Medium value and low su	sceptib	ility gi	ving an	overa	Il low landscape sensitivity									Low value and medium s	usceptib	ility givir	ng an ov	erall	II medium visual sensitivity				
Notes														Notes									
MITIGATION OPPORT	UNITI	ES / F	RECOI	MMEN	IDATIONS																		
Landscape planting					ntain existing planting - ensure a									Form of development									
Strategic open space		To th	e ridge	and a	lso to the north-western corner, p	oushing o	developr	ent back fro	n the road					Local vernacular	+	_							
Site features		<u> </u>												Other	<u> </u>	<u> </u>							_
CONSTRAINTS															_								
On-site	Rights	of way												Off-site									
CONCLUSION																							
value. The study area has a lov	v suscep	tibility to	develop	ment of		urban edg	ge, howeve													entativeness of the policy zone in which it sits, as we ut a medium susceptibility as it forms a part of the lar			

Landscape Value Visual Value

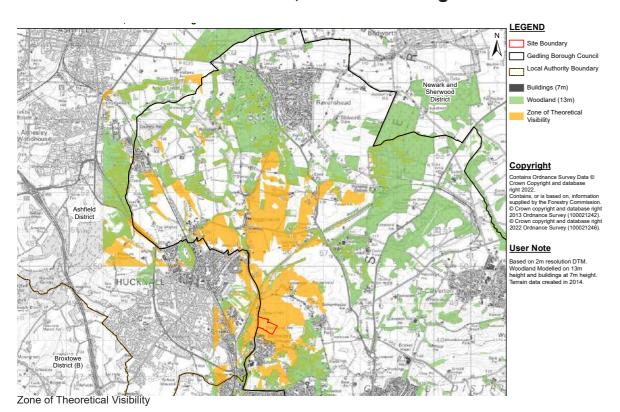
Landscape Susceptibility Visual Susceptibility

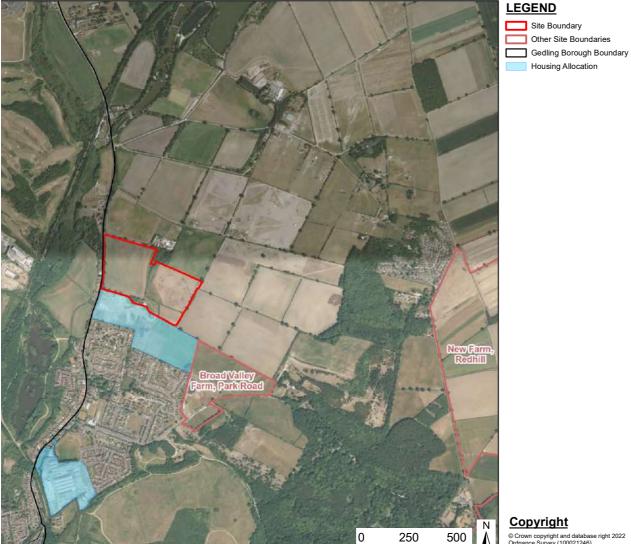
Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

** 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

G05.3 Land at Westhouse Farm, Bestwood Village





Aerial view of the site

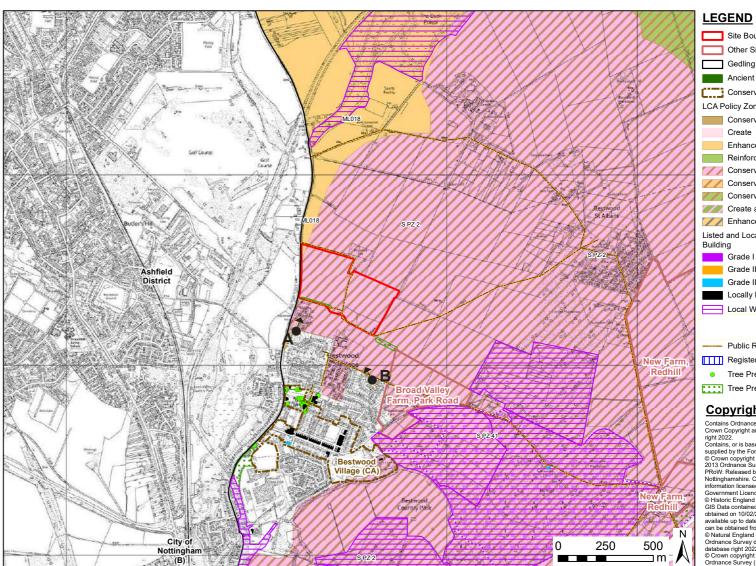
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Photoviewpoint A -



Photoviewpoint B -



Landscape Designations / Potential development mitigation recommendations

Gedling Borough Boundar

Site Boundary Other Site Boundaries

Ancient Woodland Conservation Area (CA)

LCA Policy Zone

Conserve Create

Enhance

Reinforce

Conserve and Create Conserve and Enhance

Conserve and Reinforce Create and Reinforce

Enhance and Restore

Listed and Locally Listed

Grade I Grade II*

Grade II

Locally Listed Local Wildlife Site

---- Public Right of Way (2020 Registered Park or Garde

Tree Preservation Order

Tree Preservation Order

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Aggregate Score (/100): 62 OUTS PERFERENCE: LOSS 4 Provide Live Service Control of DEVELOPMENT SITES OUTS PERFERENCE: LOSS 4 Provide Live Service Control of DEVELOPMENT SITES														62													
SITE REFERENCE:	G05.4 Broad Valley Farm DATE VISITED: 13 11 2014												11	2014		PHOTO REFER	RENCE	ES:					SURVEYED BY: CH		CHECKED BY	r: NW	
EXISTING LANDSCAF	KISTING LANDSCAPE CHARACTER NCC Policy zones within site * SH02 (Moderate)															NCC Policy zones within study area * SH02 (Moderate), SH41 (Low)											
	LIVING LANDSCAPES METHODOLOGY																·						OTHER				
Landform	PZ	Site	e I .	udy rea	Ş	Settlement Pattern	PZ	Stud		Land Cover		PZ	Site	Study Area	- 1	Tree Cover	P	Z Sit	te	Study Area		Descriptive Attribute	Site		Study Area		
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills)	√ √	✓ ✓		✓ 	[] []	Nucleated Clustered Settled Dispersed Waste ground / Derelict Unsettled Coalfields Urban	√ 			Arable farms Mixed farms Pastoral farms Woodland Rough / wildland Disturbed Urban / brownfield		√		\frac{1}{\sqrt{1}}		Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	√			✓ ✓ ✓		Spatial Character Indicative Ground Vegetation Field Boundaries Enclosure Pattern Tree Pattern Other Characteristics / Features	Medium - open Grassland Hedges Sub-regular Linear Right of way, edge of settlement, variety in landform	1 -	of rights of way, B		
LANDSCAPE VALUE														_	_	VISUAL VALUE	T.								Total Score (/25		
	Assessment Score**													-	-1	Factor	Assessment Score**										
Landscape Quality		ell maintained rural landscape in parts, some areas degraded and settlement edge detracts Med (2)											· ` `	-	Recognition of value										Med (6)		
Scenic Quality		ural open fields exhibit high quality, but settlement edge and equestrian use detract in parts Med (2)												1	\vdash	Indicators of value	N/A Low (3)										
Rarity	N/A												1 ` ′		Other value	Rights of way and Country Park Med (6)											
Representativeness		ostly representative of key characteristics High (3)											-	_	VISUAL SUSCEPTIBI												
Conservation Interests		etting of Conservation Area Med (2)											1	.	Visual Receptors										Score**		
Recreation value		Rights of way network in study area and site has close proximity to Country Park High (3)												High (3)	Primary receptors										Med (4)	
Perceptual Aspects	Rural	Rural landscape, but high degree of interruption from Bestwood Village and equestrian uses Low (1)											Low (1))	Secondary receptors										Med (4)		
Associations														Number of receptors	Edg	ge of set	ttleme	ent, netw	ork o	of rights of way				Med (4)			
ANDSCAPE SUSCEPTIBILITY Total Score (/25) 13													13	4		\bot											
Factor	Assessment Score**													Score*	*		\perp										
Subtraction	Loss	Loss of part of Country Park at southern section of site Med (4)												Med (4))		\perp										
Addition	Exten	xtension of urban edge Low (2)												Low (2)			\perp										
Perception						Country Park, loss of rura								Med (4))	ZTV Analysis										Score**	
Policy		Concentrate new developments around the existing urban fringe of Nottingham Low (2)														Extent of ZTV										Med (4)	
OVERALL LANDSCA	ERALL LANDSCAPE SENSITIVITY (Value + Susceptibility) Total Score (/50) 29												4	OVERALL VISUAL SENSITIVITY (Value + Susceptibility) Total Score (/50) 33													
Medium value and low su	sceptib	oility g	iving a	n over	all me	edium landscape sensitivity	1								╛	Medium value and medium susceptibility giving an overall medium visual sensitivity											
Notes	otes											7	Notes														
MITIGATION OPPORT																											
Landscape planting																Form of development	4										
Strategic open space Site features	✓ To the ridge															Local vernacular Other	┼	┽┼╌									
CONSTRAINTS		_														Other											
On-site	Rights	of way														Off-site											
CONCLUSION																											
area has a low susceptibility to	develop	ment of	the site	given it	s proxin		owever care	needs to	o be take	en that the development does	s not have a	n adverse											f the policy zone in which it sits, as well as its landsca its proximity to Bestwood Country Park - and a mediu				

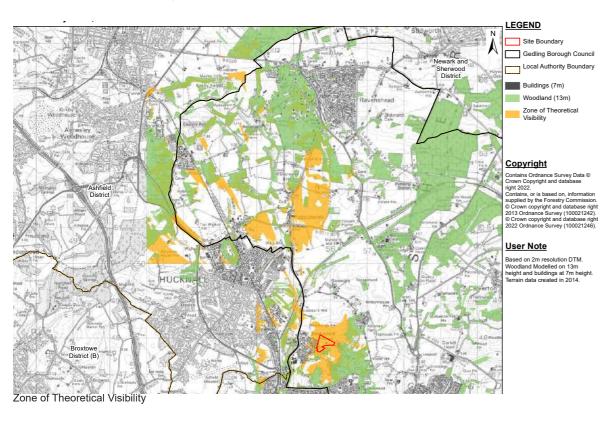
Landscape Value Visual Value Landscape Susceptibility Visual Susceptibility

Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

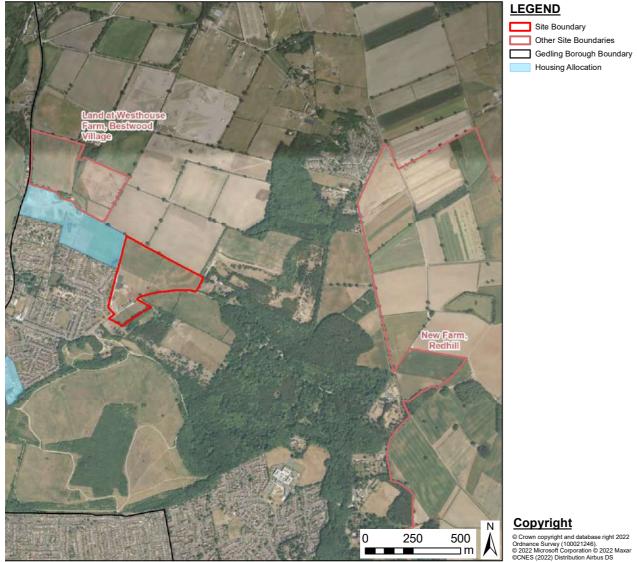
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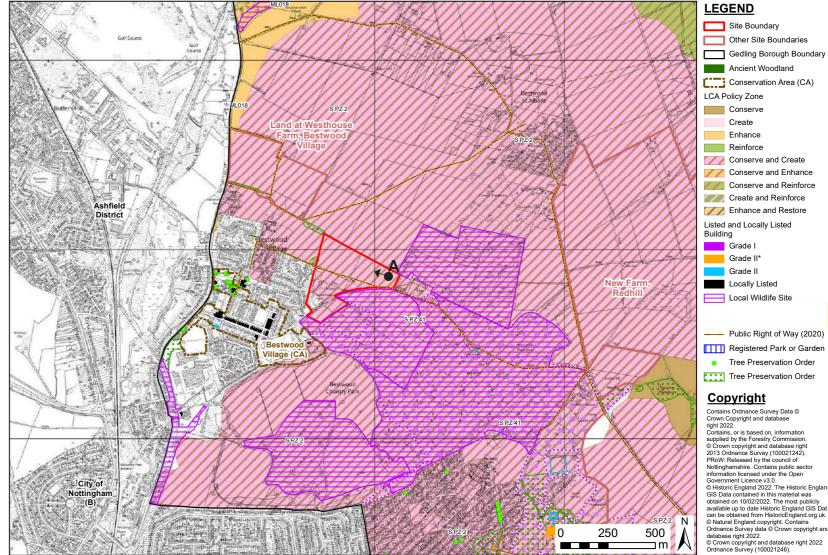
G05.4 Broad Valley Farm, Park Road





Photoviewpoint A -





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GEDLING BORO	UGH	COL	JNC	L: L\	VIA TO INFO	RM ALLOC	ATIC	N OF	DE	VELOPMENT SITES												Aggregate Score (/100)): 57
SITE REFERENCE:	_			on Roa					Ī	DATE VISITED: 1		06	2022	Т	PHOTO REFERE	NCES	:				SURVEYED BY: NW	CHECKED I	
EXISTING LANDSCA	PE CH	ARAC	TER						NCC	Policy zones within site * S	SH17 (F	Poor)					i -	NC	CC F	Policy zones within study area *	SH01 (Moderate), SH17 (Poor)	•	
							LIVIN	G LAND		PES METHODOLOGY	(-	,							Τ		OTHER		
Landform	PZ	Site		idy ea	Settlement Pat	tern	PZ	Study Area	ı	Land Cover	PZ	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms					Nucleated		V			Arable farms	V	V		1	Wooded - ancient					Spatial Character	Medium - open	Medium - open	
Rolling / undulating	V	V	1 5		Clustered		\Box	V		Mixed farms	$\Box \bot$	Д	V	_	Wooded - recent		\Box		4	Indicative Ground Vegetation	Farmland	Farmland	
Low plateau	Ш	Ш	++	4	Settled		-	+		Pastoral farms	$\dashv \downarrow$	+	\vdash	4	Trees & woods	┝	╀┾┼		4	Field Boundaries	Hedges	Hedges	
Sloping (low hills)	Ш	Ш			Dispersed Waste ground /	Dorolist	_	V		Woodland Rough / wildland	┾┽╂	++1	\vdash	-	Coverts & tree groups Other trees	-		V	-	Enclosure Pattern Tree Pattern	Sub-regular Linear	Sub-regular Variable	
					Unsettled	Defelict	┾┽	+			v	H	V	┥	Open / unwooded	+	┼╠┤┤	 • -	┨			1	
					Coalfields		╆	┝┥┤		Urban / brownfield		╁	H	┪	Open / unwooded	ш			┪	Other Characteristics /	Sloping landform to the east/Flatts Hill	Listed building to at Lodge Farm	
					Urban		Ħ	┲		Olban / browniola				_						Features	increases potential visibility.	site, colliery restoration to the no	rth.
LANDSCAPE VALUE					-					Tota	l Score	e (/25)	14		VISUAL VALUE				_			Total Score (/	25) 15
Factor	Asses	smen	t										Score**		Factor	Asses	sment						Score**
Landscape Quality	Well m	nanage	ed land	scape v	with boundary hedg	jerows largely i	ntact o	n Oxton F	Road,	more gappy on Flatts Lane.			Med (2)		Recognition of value	Some	value fro	om openi	nes	ss but housing on Long Acre now p	rominent and extends built form as a char	racteristic in the view.	Med (6)
Scenic Quality	Long \	iews 1	o surr	unding	landscape from the	e higher land, p	romine	nt visibili	ty of n	new housing at edge of settlem	ent.		Med (2)		Indicators of value	N/A							Low (3)
Rarity	N/A												Low (1)		Other value	Forms	s rural bu	iffer to se	ettle	ement but the sense of being separ	rate visually has been reduced by recent h	housing.	Med (6)
Representativeness	Differs	sliaht	lv fron	publish	hed landscape char	acter in terms of	of land	cover and	d settle	ement pattern		$\neg \neg$	Med (2)		VISUAL SUSCEPTIBILI	TY						Total Score (/	25) 12
Conservation Interests	_		•		uled monument in p							$\overline{}$	Low (1)		Visual Receptors	Asses	sment					,	Score**
Recreation value	Rights	of wa	y, pub	ic open	n space to the south								Med (2)		Primary receptors	Trans	port - red	ceptors o	on O	Oxton Road, Mansfield Lane, Flatts	Lane, Whinbush Lane.		Low (2)
Perceptual Aspects	Sense	of op	ennes	, rural e	environment with so	me human infl	uence a	and rurali	ity bey	ond the settlement.			High (3)		Secondary receptors	Resid	ential - fo	orms a pa	art c	of the landscape setting of the village	ge		Med (4)
Associations	N/A												Low (1)		Number of receptors	Small	number	of recep	otors	rs including residential, transport an	nd employment.		Low (2)
LANDSCAPE SUSCE	PTIBIL	ITY								Tota	l Score	e (/25)	16										
Factor	Asses	smen	t										Score**	1									
Subtraction	Limite	d remo	oval of	key cha	aracteristics beyond	l agricultural lar	nd.						Med (4)										
Addition	Recen	t addi	ion of	nousing	g at Long Acre exte	nds settlement	influen	ce withou	ut und	ue change in rural character.			Med (4)										
Perception	Loss	f sens	e of o	enness	s would be localised	d, with long view	ws to re	stored co	olliery	land retaining sense of a rural	charac	ter.	Med (4)		ZTV Analysis	Asses	sment						Score**
Policy	Conce	ntrate	settle	nent to	core of Calverton v	illage							Med (4)		Extent of ZTV	Slopin	ng landfo	rm of eas	steri	rn section of the site increases visib	bility from a medium distance within the va	alley	Med (4)
OVERALL LANDSCA	PE SE	NSITI	VITY	Value	+ Susceptibility					Tota	l Score	e (/50)	30		OVERALL VISUAL SEN	ISITIV	ITY (Va	lue + Su	usc	ceptibility)		Total Score (/	50) 27
Medium value and high s	suscepti	bility g	ives a	mediun	m landscape sensiti	vity						·		1	Medium value and medium	susce	ptibility g	jives a m	nediu	ium visual sensitivity			
Notes														₹	Notes								
The recent extension of the se perceived extent of the site.	ettlement e	edge ha	s reduce	d overall	sensitivity on a site with	out a significant eff	fect on wi	der landsca	ape cha	aracter. Existing, strong defensible boo	undaries	would co	ontain the		Visibility would be less than the re	ecent ho	using at Lo	ong Acre ad	djace	ent to the site.			
MITIGATION OPPOR	TUNITI	ES / F	RECO	MMEN	IDATIONS																		
Landscape planting										te some internal boundaries as					Form of development								
Strategic open space	-	Poter	ntial fo	open s	space eastern secti	on of the site or	n the sl	oping lan	ndform	and also as a buffer to Oxton	Road t	o prese	erve cha	racte		Н	_						
Site features CONSTRAINTS	ш	<u> </u>													Other	ш							
CONSTRAINTS	1														1								
On-site	Ridgelir	e cross	ing site,	pylons											Off-site	Setting	of listed bu	uilding and	sche	neduled monument			
CONCLUSION																							
																					nd Flatts Lane are partially screened by a sloping la ceptibility of the adjacent land. Consequently, sensit		
landform. There is increased	notontial t		omodete	further d	6) 6					character alboit buffers to Flotte Land								7		coluded along the margin of the existing out	tlement would link to buffers such as the regression	around	c stoping

Landscape Value Visual Value

Landscape Susceptibility Visual Susceptibility

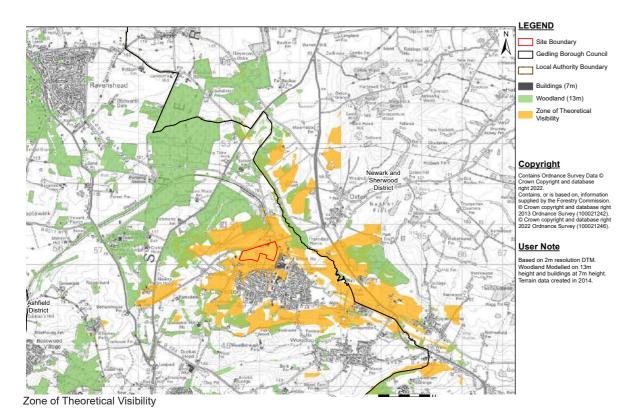
Landscape Sensitivity Visual Sensitivity

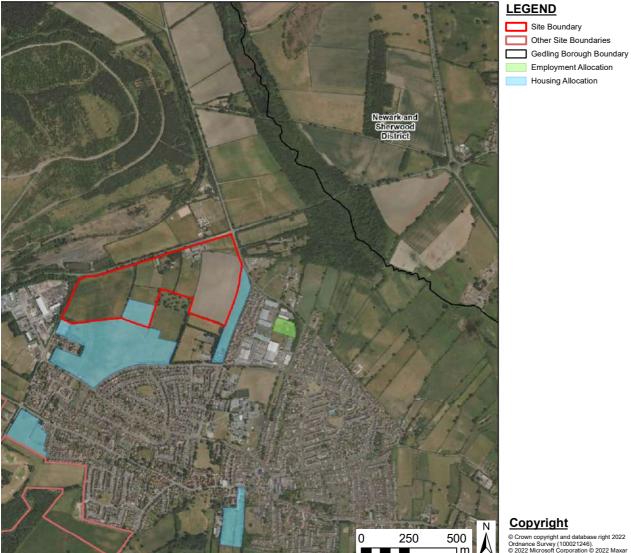
^{*} Brackets indicate landscape sensitivity given for each published policy zone document

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G06.1 Land off Oxton Road

Aerial view of the site





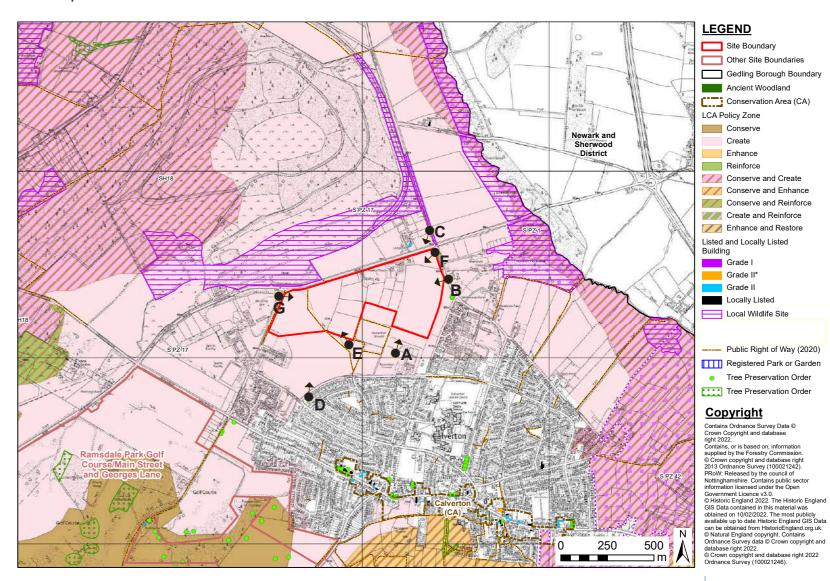
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Photoviewpoint B -



Landscape Designations / Potential development mitigation recommendations



Photoviewpoint G -



Photoviewpoint F -



Photoviewpoint D -

G06.1 Land off Oxton Road



Photoviewpoint E -



Photoviewpoint C -

GEDLING BORO	JGH	CO	UNC	IL:	.VIA	TO INFORM ALLO	CATI	ON (OF DI	EVELOPMENT SITES	;										Aggregate Score (/100):	67
SITE REFERENCE:	G06.2	/ G06	.3/ G0	6.4 Ra	msdale	e Park Golf Course/Main Str	eet & G	eorge	s Lane.	DATE VISITED:	15 06		2022	PHOTO REFER	ENCE	S:				SURVEYED BY: NW	CHECKED BY	: NA
EXISTING LANDSCAP	E CH	ARA	CTER						NC	C Policy zones within site *	ML015, S	PZ 1	7					NCC P	olicy zones within study area *	ML015, S PZ 17, SH18, S PZ 3, MN014		
							LIVII	NG LA	ANDSC	APES METHODOLOGY										OTHER		
Landform	PΖ	Sit	. .	tudy Area	s	settlement Pattern	PZ	Stu		Land Cover	PZ Si	ite	Study Area	Tree Cover	PZ	Site		udy rea	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms Rolling / undulating Low plateau	~	V		V	С	lucleated Clustered Settled	\ <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	V		Arable farms Mixed farms Pastoral farms			V	Wooded - ancient Wooded - recent Trees & woods		+	-		Spatial Character Indicative Ground Vegetation Field Boundaries	Large Grassland Hedges	Medium - open Grassland Hedges	
Sloping (low hills)					D W U C	Dispersed Vaste ground / Derelict Insettled Coalfields Irban	_			Woodland Rough / wildland Disturbed Urban / brownfield	V 0	7		Coverts & tree groups Other trees Open / unwooded					Enclosure Pattern Tree Pattern Other Characteristics /	Unenclosed	Sub-regular Select a value Sloping landform, village on lower of	
LANDSCAPE VALUE										То	tal Score (/	/25)	15	VISUAL VALUE							Total Score (/25) 18
Factor	Asses	smer	nt									!	Score**	Factor	Asse	essment						Score**
Landscape Quality	Golf co	ourse	maint	ained,	manic	ured' appearance. Non golf	course l	has el	lements	of woodland/hedgerows in goo	d condition	ı l	High (3)	Recognition of value	None	e specific	ally d	designate	d - openness features in views fro	om Calverton and woodland/landform adds	value.	Med (6)
Scenic Quality	Divers	ity of	veget	ation, l	ng vie	ews to hills and woodland, ve	ery well	mainta	ained ar	nd sited on the rolling landform	-		High (3)	Indicators of value	Sym	pathetic	combi	ination of	f landform and tree cover - partiall	y disrupted by golf course pattern.		Med (6)
Rarity	N/A												Low (1)	Other value	Righ	t of way,	long	views an	d localised high point provide an u	undeveloped setting to the village.		Med (6)
Representativeness	Some	chara	cteris	tics ma	tched v	with Policy Zone, difference	s in land	d cove	er and tre	ee cover patterns as a result of	golf course	e. I	Med (2)	VISUAL SUSCEPTIBIL	_ITY						Total Score (/25) 16
Conservation Interests	TPOs	on wo	odlar	d, liste	d build	lings Ramsdale House/Holli	nwood F	arm a	adjacent	to site.		!	Med (2)	Visual Receptors	Asse	essment						Score**
Recreation value	Golf co	ourse	, multi	ple rigl	ts of w	vay, views from settlement e	dge.					'	Med (2)	Primary receptors	Righ	ts of way	and ı	recreatio	nal - site contributes to rural settir	ng.		Med (4)
Perceptual Aspects	Tranqı	uil but	with a	a high	legree	of human influence and lan	dscape	modif	fication a	arising from golf course.		י	Low (1)	Secondary receptors	Resi	dential -	settin	g to villaç	ge but experienced by edge prope	erties predominantly.		Med (4)
Associations	N/A											ı	Low (1)	Number of receptors	Golf	course re	ecepto	tors would	d cease to be present leaving rela	tively small numbers of receptors, some w	ith relatively low levels of screening.	Med (4)
LANDSCAPE SUSCE	PTIBIL	ITY								То	tal Score (/	/25)	18									
Factor	Asses	smer	ıt										Score**									
Subtraction	Potent	ial re	moval	of cha	acteris	stic elements other than golf	course	planti	ing unlik	ely/localised.			Low (2)									
Addition										and wider landscape due to ext	ensive ZTV	/ <u>.</u>	High (6)									
Perception	Percei	ved lo	oss of	highly	visible	open land and change in ch	aracter	of the	village	setting.		_	Med (4)	ZTV Analysis	Asse	essment						Score**
Policy						acter with development con	centrate	d with	nin Calve			\Rightarrow	High (6)	Extent of ZTV						ed in parts but vegetation, built form and la		Med (4)
OVERALL LANDSCAF	PE SEI	NSIT	IVITY	(Valu	e + Sı	usceptibility)				То	tal Score (/	/50)	33	OVERALL VISUAL SE		,			1 7/		Total Score (/50)) 34
High value and high susc	eptibilit	y; ove	rall a	high la	ndscap	pe sensitivity								Medium value and high s	uscepti	bility givi	ng an	n overall r	nedium visual sensitivity			
Notes														Notes								
										changes in landform but are of lower ominence rather than loss of landscap				Locally the high land is visually	promine	nt with a di	stinctive	e rolling lar	ndform. Lower land less sensitive but all a	reas are potentially prominent. Views from only a sm	all number of village edge properties would b	pe impacted.
MITIGATION OPPORT	UNITI	ES/	REC	OMME	NDAT	TIONS																
Landscape planting							ground.	. Poss	sible intro	oduction of heathland to tie in v	with Policy	Zone	1	Form of development	~	Towar	rds lov	wer grou	nd to minimise visibility and impac	st		
Strategic open space Site features		low	ards t	ne top	of the n	main slope								Local vernacular Other	╂	Eneur	a that	t any hou	sing on the southern houndary of	the golf course did not impinge on views fi	rom Georges Lane	
CONSTRAINTS		_												Othor		Liloui	C triat	t dily nou	sing on the southern boundary or	the gon course did not impilige on views in	Total Georges Lane	
On-site	Landfor	m grad	ient and	d promin	ence of h	higher land.								Off-site	n/a							
CONCLUSION															•							
The site is currently partially oc rising above the main settlemen	nt. The la	andforr	n increa	ises land	scape se	ensitivity to development linked to	ootential w	videspre	ead visibil	ity rather than loss of landscape eleme	ents. Visually,	the sit	te forms a ke	part of the backdrop to Calverton vill	age and	is recreation	onal res	source, both	n directly as a golf course and indirectly as	ne golf course., Elevated sections of the site have an s a setting to various rights of way. It is considered the , other than where housing buffers the existing village	at the study area has a medium visual sensiti	

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

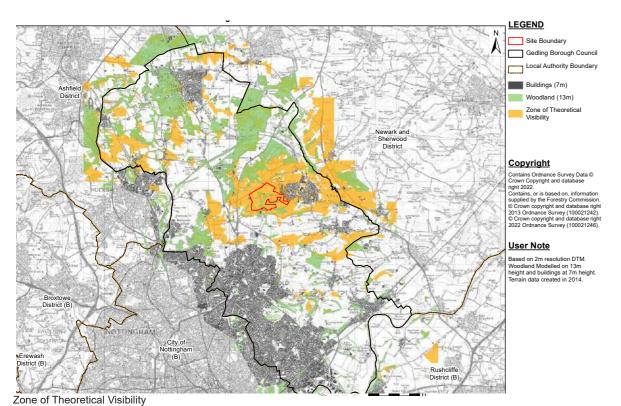
Landscape Sensitivity

Visual Sensitivity

* Brackets indicate landscape sensitivity given for each published policy zone document

** 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 CNLY and therefore can only provide the relative sensitivity of each site when gauged against the others in this assessment.

G06.2/G06.3 & G06.4 Ramsdale Park Golf Course/Main Street and Georges Lane





Photoviewpoint A -



250 500

Aerial view of the site

LEGEND Site Boundary Other Site Boundaries Gedling Borough Boundary Employment Allocation Housing Allocation

LEGEND Other Site Boundaries Gedling Borough Boundary Ancient Woodland Conservation Area (CA) LCA Policy Zone Conserve Reinforce Conserve and Create Conserve and Reinforce Create and Reinforce Enhance and Restore Listed and Locally Listed Building Locally Listed Registered Park or Garden Tree Preservation Order Copyright Contains Ordnance view of bata © Crown Copyright and database right 2022. Contains, or is based on, information supplied by the Forestry Commission. © Crown Copyright and database right 2013 Ordnance Survey (100021242). PRoW. Released by the council of Nottinghamshire. Contains public sector information licensed under the Open Government Licence v3.0. © Historic England 2022. The Historic England GIS Data contained in this material was obtained on 100/2/2022. The most publicly available up to date Historic England GIS Data can be obtained from Historic England org uk. © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022. © Crown copyright and database right 2022. 250 500

Landscape Designations / Potential development mitigation recommendations

Copyright

Site Boundary

Create Enhance

Grade I Grade II* Grade II

Local Wildlife Site

---- Public Right of Way (2020)

Tree Preservation Order

Conserve and Enhance

G06.2/G06.3 & G06.4 Ramsdale Park Golf Course/Main Street and Georges Lane



Photoviewpoint C -



Photoviewpoint D -

G06.2/G06.3 & G06.4 Ramsdale Park Golf Course/Main Street and Georges Lane



Photoviewpoint E -

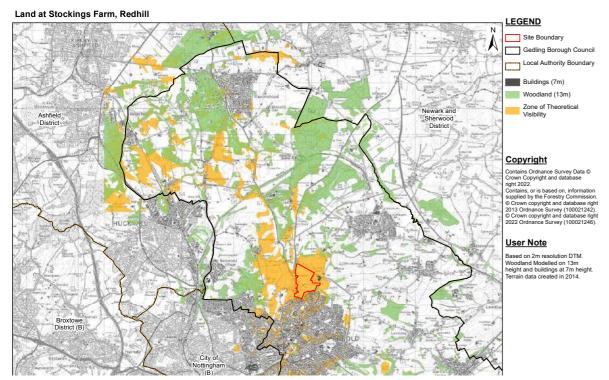
GEDLING BORO	JGH	CO	UNC	IL: [.VIA	TO INFORI	M ALLO	CATIC	ON OF	DE	VELOPMENT SITES	S												Aggregate Score (/	100): 83
SITE REFERENCE:	G07.1	Land	at Sto	ckings	Farm,	, Redhill.					DATE VISITED:	16	06	2	022	PHOTO REFER	ENCE	S:					SURVEYED BY: NW	CHECK	D BY: NA
EXISTING LANDSCAF	E CH	ARA	CTER							NCC	C Policy zones within site *	MN45	(Good)							NCC	Ро	olicy zones within study area *	MN44 (Moderate-Good) MN45 (Good) Si	H02 (Moderate) SH03 (Moder	ate) SH41 (Low)
								LIVING	G LANI	SCAI	PES METHODOLOGY	•						•					OTHER		
Landform	PZ	Sit	eı.	udy rea	s	Settlement Patte	ern	PZ	Study Area		Land Cover	PZ	Site		tudy Area	Tree Cover	PZ	Z Si	ite i	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills)						Nucleated Clustered Settled Dispersed Vaste ground / Di Jnsettled Coalfields Jrban	Perelict	V			Arable farms Mixed farms Pastoral farms Woodland Rough / wildland Disturbed Urban / brownfield	V V	_		<i>V</i>	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded				V V		Spatial Character Indicative Ground Vegetation Field Boundaries Enclosure Pattern Tree Pattern Other Characteristics / Features	Variable Farmland Variable Sub-regular Linear Crosses ridgeline, rights of way through site, large open and rural	Variable Variable Variable Variable Variable Variable Settlement edge, variety in la	
LANDSCAPE VALUE											То	tal Sco	re (/25)	17		VISUAL VALUE								Total Scor	e (/25) 18
Factor	Asses	smer	nt											Sco	ore**	Factor	Ass	essme	ent						Score**
Landscape Quality	High o	quality	, well	naintai	ned ru	ıral land with dist	tinctive red s	soil/ intact	t field bo	oundar	ries, wooded edge to settlem	ent.		Me	ed (2)	Recognition of value	Lan	dform/	/vegeta	ation fund	tior	ns as a strong boundary to the u	rban edge.		Med (6)
Scenic Quality	Evide	nt fror	n com	ination	of lan	ndform, soil, vege	etation and	lack of inf	fluence	from th	the settlement edge emphasis	sing rura	ality.	-	ed (2)	Indicators of value	N/A					·	·		Low (3)
Rarity	Local	Natur	e Res	rve to	east o	of site								Me	ed (2)	Other value	Righ	nts of v	way ne	etwork, so	ree	ening rural landscape from conur	bation, affords long views		High (8)
Representativeness	Highly	repre	esenta	ive of I	ey cha	aracteristics							Hig	gh (3)	VISUAL SUSCEPTIBI	_ITY							Total Scor	e (/ 25) 23	
Conservation Interests	Local	Natur	e Rese	rve. T	Os or	n western edge o	of site							Me	ed (2)	Visual Receptors	Ass	essme	ent						Score**
Recreation value	Rights													Me	ed (2)	Primary receptors	Res	identia	al - cor	ntributes	as p	part of the landscape setting, ride	geline and backdrop		Med (4)
Perceptual Aspects	High o	degree	of hu	man in	fluence	e to south not pe	erceptible fro	m tranqu	il rural a	areas t	to the north. Functions as a r	ural edg	ge.	Me	d (2)	Secondary receptors	Righ	nts of v	way ar	nd transp	ort -	- a key part of landscape setting	especially for rights of way crossing the sit	te and the road to the north of	site High (6)
Associations	N/A													_	w (1)	Number of receptors	Sett	lement	it edge	e, several	bus	sy roads, network of rights of wa	y with fair amount of use		High (6)
LANDSCAPE SUSCE	TIBIL	.ITY									То	tal Sco	re (/25)	25											
Factor	Asses													-	ore**		_								
Subtraction										licy zo	one, loss of TPO'd trees			-	gh (6)		_								
Addition						ridgeline into oper								-	gh (6)		ļ.								
Perception						and urbanisation t								-	jh (6)	ZTV Analysis	-	essme		· · · · · ·	,	27 - 2 T - P			Score**
Policy			_				the rest of th	ne policy 2	zone - s	ite de	evelopment contrary to that.	tal Caa	wa //E0\		gh (6)	Extent of ZTV		_				site ridgeline		Total Scor	High (6)
OVERALL LANDSCAF				`		,					10	tal Sco	re (/50)	42		OVERALL VISUAL SE			•			,		Total Scol	e (/50) 41
Medium value and high s	iscepu	Dility	giving	an ove	all nig	jn landscape valu	ue								=	Medium value and high s	uscepi	libility (giving	an overa	II NI	ign sensilivity			
Notes																Notes									
MITIGATION OPPORT																									
Landscape planting			ntain a	nd enh	ance h	nedgerows, plant	t large wood	land grou	ıp near	ridgeli	ine					Form of development	\prod	Kee	ep hou	uses with	in A	Arnold conurbation - don't encroa	nch over ridge		
Strategic open space Site features	\blacksquare															Local vernacular Other	╫	Ref	tain						
CONSTRAINTS		_															-	1.13							
On-site	Landfo	rm, Rig	hts of w	ıy, TPOs	1											Off-site									
CONCLUSION																									
development of the entire site v	ill negat	te the re	ole that	he ridge	ine perf	forms in screening the	ne Arnold conur	bation from	the surro	unding	landscape which has a deeply rural	characte	r. Land to	the s	south of th	e site, adjacent to the urban edge an	d adjace	ent alloca	ated lan	nd remains	ess	visible and is of lower sensitivity, if mitigate	pen countryside. Development up to or beyond the ric ation measures are implemented to reduce wider influ evelopment on site and the northern area in particula	uence. The more prominent northern	

Landscape Value Visual Value Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

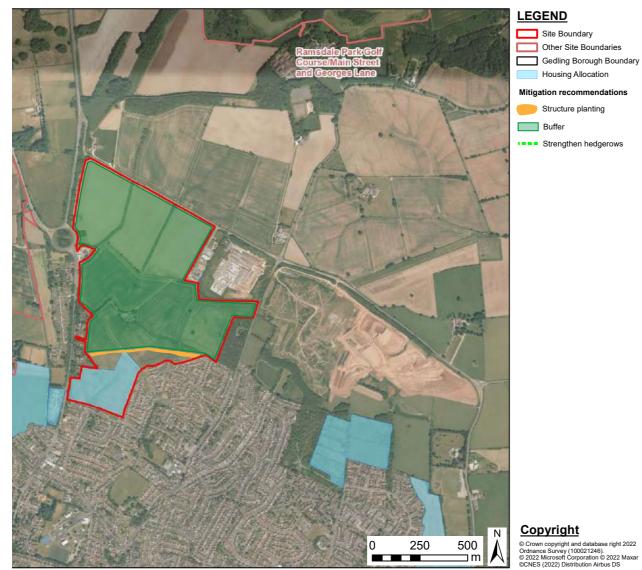
^{*} Brackets indicate landscape sensitivity given for each published policy zone document

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G07.1 Land at Stockings Farm, Redhill



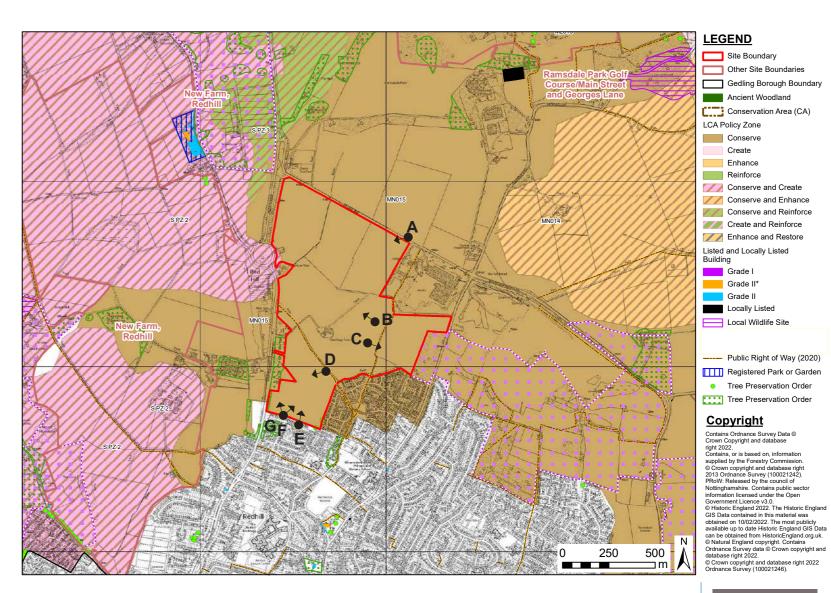
Zone of Theoretical Visibility



Aerial view of the site



Photoviewpoint A -



Landscape Designations / Potential development mitigation recommendations



Photoviewpoint F -



Photoviewpoint G -



Photoviewpoint E -

G07.1 Land at Stockings Farm, Redhill



Photoviewpoint B -



Photoviewpoint C -



Photoviewpoint D -

GEDLING BORO	UGH	COU	INCIL	.: LV	IA IN ADVANCE OF A	LLO	CATIO	N OF DEVELOPMENT	SITES											Aggregate Score (/100)	: 61
SITE REFERENCE:	_				iddlebeck Farm			DATE VISITED:		06	2022		PHOTO REFEREI	NCES:					SURVEYED BY: NW	CHECKED BY	
EXISTING LANDSCA	PE CH	ARAC	TER					NCC Policy zones within site *	MN015		•	•				NC	СР	Policy zones within study area '	* MN015, MN013.		
						LIVII		SCAPES METHODOLOGY											OTHER		
Landform	PZ	Site	Stu	~	Settlement Pattern	PZ	Study Area	Land Cover	PZ	Site	Study Area	1	Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms			匸	☐	Nucleated	V	V	Arable farms	V				Wooded - ancient					Spatial Character	Exposed	Medium - open	
Rolling / undulating	V	\Box	V		Clustered	Щ		Mixed farms	V		~	- -	Wooded - recent					Indicative Ground Vegetation	Farmland	Farmland	
Low plateau	┞╞╡	┞┾╃	_	\sqcup	Settled	H	 	Pastoral farms	\Box	~	\vdash		Trees & woods			V		Field Boundaries	Hedges	Hedges	
Sloping (low hills)	V	V	V	Ш	Dispersed Waste ground / Derelict	<u> </u>	<u> </u>	Woodland Rough / wildland	╫	H	┝╌┾╌┼╴	- -	Coverts & tree groups Other trees	~		<u> </u>		Enclosure Pattern Tree Pattern	Planned Variable	Planned Variable	
					Unsettled	┝	╁┾┽┤	Disturbed	┼┾╾┽┼	+	┝┼┼	→ ⊢	Open / unwooded			\dashv			1	7	
					Coalfields	┌┾┼		Urban / brownfield	 	+		┥ ┕	pon anivocaca					Other Characteristics /	Feels like an open high point/ridgeline.	Study area ZTV excludes distant z	ones,
					Urban													Features		through site survey.	
LANDSCAPE VALUE								To	tal Score	e (/25)	14		VISUAL VALUE							Total Score (/25	5) 15
Factor	Asses	sment									Score**	<u> </u>	Factor	Assess	sment						Score**
Landscape Quality	A mat	ure ara	ble agr	cultural	landscape with largely intact he	edge ar	nd boundar	ry vegetation. A mature landscape	e area (N	ILA).	Med (2)	F	Recognition of value	The sit	te forms	part of an	ı ex	expansive panorama from the urba	n edge of Arnold.		Med (6)
Scenic Quality	Expan	sive lo	ng view	s of Lan	mbley Dumble and distant wood	ed ridg	elines with	few detractors.			Med (2)	l li	ndicators of value	Strong	lly rural v	iews of fa	arm	mland and woodland looking east.			Med (6)
Rarity	Comm	on land	dscape	elemen	ts with Lambley Dumble of local	rarity.					Low (1)		Other value	N/A							Low (3)
Representativeness	Study	area aı	nd site	containe	ed key characteristic elements o	f the pr	olicy zone.				Med (2)		VISUAL SUSCEPTIBILIT	TY						Total Score (/25	5) 18
Conservation Interests	Matur	e lands	cape a	ea and	LWS of Lambley Dumble in stud	dy area	ı.				Med (2)		Visual Receptors	Assess	sment						Score**
Recreation value	_	within s			•				-		Low (1)	F	Primary receptors	Transp	ort user	s of Mapp	erl	rley Plains.			Med (4)
Perceptual Aspects	Site p	erceive	d as be	yond the	e urban edge defined by Mappe	rley Pla	ains. Midd	lebeck Farm derelict and a detrac	ctor.		High (3)			Reside	ents on t	he edge o	of A	Arnold.			Med (4)
Associations	None	dentifie	ed withi	n site or	study area.						Low (1)	1 E	Number of receptors	Mediur	m numbe	er of resid	lent	ntial receptors. High numbers of hi	ghway users of Mapperley Plains but resti	ricted visibility.	Med (4)
LANDSCAPE SUSCE	PTIBIL	ITY						To	tal Score	e (/25)	14	1 F						· · · · ·		•	7
Factor	Asses	sment									Score**	7 [
Subtraction	Loss	f arabl	e land a	and hed	gerows across multiple, medium	scale,	fields.				Med (4)										
Addition	Increa	se in b	uilt forn	on the	perceived edge of Arnold.						Med (4)										
Perception	Beyon	d the p	erceive	d urban	edge of Arnold.						Med (4)	2	, ,	Assess							Score**
Policy											Low (2)		Extent of ZTV	Extens	sive to th	e east.					High (6)
OVERALL LANDSCA	PE SE	NSITI	/ITY (\	/alue +	Susceptibility)			To	tal Score	e (/50)	28		OVERALL VISUAL SEN	SITIVI	ITY (Va	lue + Su	SC	ceptibility)		Total Score (/50	J) 33
Medium to high value wit	h mediı	ım suso	ceptibili	ty, resul	lting in overall medium landscap	e sens	itivity.						Medium value as a visual se	etting fo	or Mapp	erley. Ext	ens	nsive open views to the wider lands	scape, resulting in overall medium visual s	sensitivity.	
Notes												N	Notes								
Housing development will external landscape element would be u					ope beyond the ridgeline to open land b	eyond. L	.oss of landso	cape elements would predominantly be are	able land a	nd the pr	redominan	t	Relatively exposed site visible from	m land to	the east i	n particular.					
MITIGATION OPPOR	TUNITI	ES/R	ECON	IMEND	ATIONS																
Landscape planting												F	Form of development								
Strategic open space	_	Adjac	ent to L	ambley	Dumble to preserve character a	s far a	s possible.					-	Local vernacular		0					- I - I - I - I - I - I - I - I - I - I	
Site features	Ш	<u> </u>										10	Other	<u> </u>	Open a	reas in the	e n	nortnern part of the site to form a t	ouffer, limiting the extent of visible housing	and retaining open views from iviapi	periey.
CONSTRAINTS													Т								
On-site	Develop	ment to	respect t	he setting	of Lambley Dumble.								Off-site	Maintain	n a buffer o	of undevelop	oed I	d land to the north and reinforce its souther	n boundary to limit wider visibility and views from the	east.	
CONCLUSION																					
The far southern section of the	site is le	ss promir	nent, moi	e enclose	d and is influenced by the derelict farm	buildings	outside of the	e site. Overall there is medium visual value	ue and susc	eptibility	and sensi	tivity for th	ne prominent areas of the site, with	h lower vi	isual and I	andscape se	ensi		Development in the middle/northern section of the site slysis of extent of development in the south would be it.		

Landscape Value Visual Value

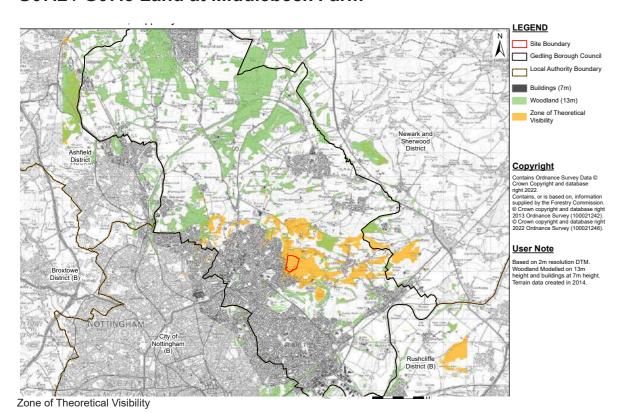
Landscape Susceptibility Visual Susceptibility

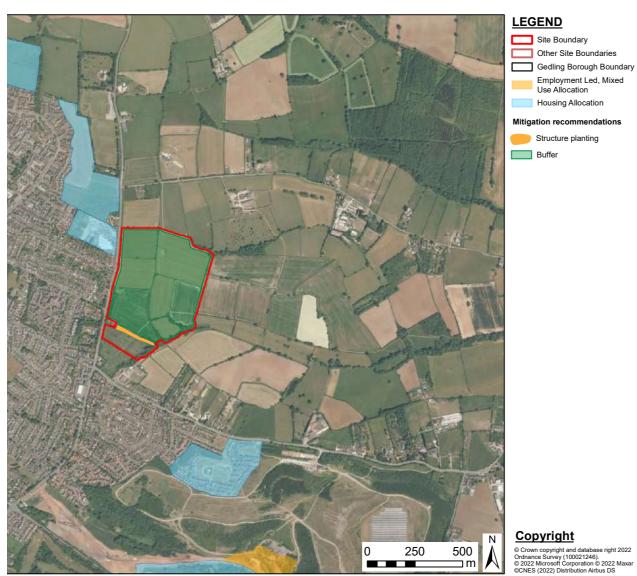
Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

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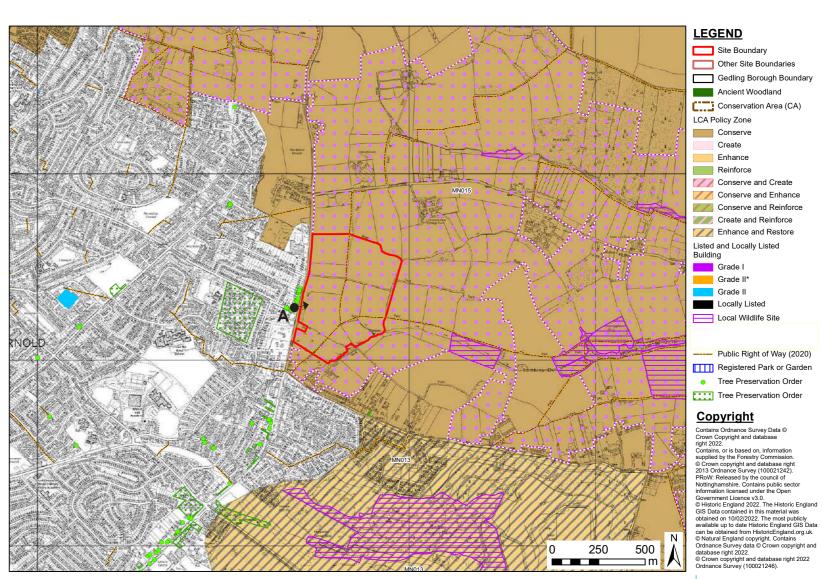
G07.2 / G07.3 Land at Middlebeck Farm





Aerial view of the site

Photoviewpoint A -**LEGEND** Site Boundary Other Site Boundaries Gedling Borough Boundary Ancient Woodland

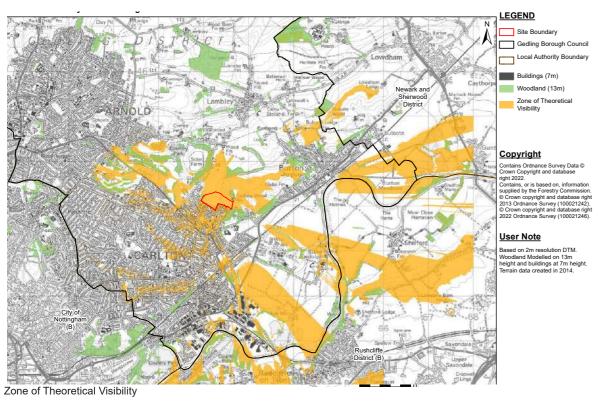


Create

Enhance

GEDLING BOROU	JGH	COL	INCIL	.: LV	'IA TO INFORM ALLO	CATI	ION (OF D	EVELOPMENT SITE	S											Aggregate S	Score (/100):	66
SITE REFERENCE:	G09.1	/ G09	.2 Land	off Lan	nbley Lane/Gedling Wood Farn	n			DATE VISITED:	16	06	2	022	PHOTO REFER	ENCES	S:				SURVEYED BY: NW		CHECKED BY:	NA
EXISTING LANDSCAP	E CH/	ARAC	TER					NO	CC Policy zones within site *	MN015	5	•				İ		NCC	Policy zones within study area *	MN013. TW PZ 5			
						LIVII	NG LA		APES METHODOLOGY									Т		OTHER			
Landform	PZ	Site	Stud	· I	Settlement Pattern	PZ	Stud		Land Cover	PZ	Site		tudy Area	Tree Cover	PZ	Site	Stud	·	Descriptive Attribute	Site	· (Study Area	
Vales & valley bottoms	П	П	T	\dashv	Nucleated	$+ \Box$	$\dagger \Box$	П	Arable farms	 	П	+	$\sqcap \uparrow$	Wooded - ancient	T	III	$\vdash \sqcap$	\Box	Spatial Character	Medium - open	Large		
Rolling / undulating	√	√	√		Clustered	√			Mixed farms		√		✓	Wooded - recent					Indicative Ground Vegetation	Farmland	Variable		
Low plateau	\Box		+	_	Settled		✓	Ц	Pastoral farms	\sqcup	Щ	╄		Trees & woods		+	✓	\square	Field Boundaries	Hedges	Variable		
Sloping (low hills)					Dispersed Waste ground / Derelict	$+\!$	┼├	H	Woodland Rough / wildland	+	₩	╫	HH	Coverts & tree groups Other trees	┼┼	╂┼┼	$\vdash\vdash$	₩	Enclosure Pattern Tree Pattern	Planned Linear	Planned Variable		ı
					Unsettled	╁┼	╁┼	\forall	Disturbed	+	┝┝┼	+	HH	Open / unwooded	┿	17		╁			Variable		
					Coalfields				Urban / brownfield						. —				Other Characteristics / Features	Undulating landform, right of way,			
					Urban														1 eatures	Mature Landscape Area and TPOs	<u> </u>		
LANDSCAPE VALUE									To	tal Sco	re (/25) 16		VISUAL VALUE								Total Score (/25)	16
Factor	Assess	sment										Sc	ore**	Factor	Asses	ssment							Score**
Landscape Quality	Intact r	ural la	ndscap	e, well r	maintained in parts							Me	ed (2)	Recognition of value	Open	ness/un	develop	ped la	and forming a buffer to the settleme	nt edge.			Med (6)
Scenic Quality	Rural c	charac	ter, esp	ecially t	o north but poor settlement ed	ge detra	cts fro	m scen	ic quality			Me	ed (2)	Indicators of value	Landf	form/woo	odland/	/field b	boundaries.				Low (3)
Rarity	N/A											Lo	w (1)	Other value	Right	of way,	access	s to co	ountryside from settlement				Med (6)
Representativeness	Land c	over a	nd settl	ement r	pattern differs, everything else	characte	eristic					Me	ed (2)	VISUAL SUSCEPTIBIL	ITY							Total Score (/25)	19
					g, Local Nature Reserve, ancie			n proxir	nitv.			┥	gh (3)	Visual Receptors	Asses	ssment						, ,	Score**
			ghts of		9,,				-,			_	ed (2)	Primary receptors	Gedli	ng bypas	ss. recr	reation	onal users.				High (6)
					positive perceptual aspects, bu	ıt noor sı	ettlem	ent edo	re and degree of human influer	nce detra	act	-	ed (2)	Secondary receptors	_				rt of the landscape setting/open land	1 hevond			Med (4)
Associations	N/A	undoo	apo witi	1 001110	positivo perceptual aspesto, se	it poor o	Ottioni	ont oug	ge and degree of naman initials	noc dout	201	┪	w (1)	Number of receptors	+				ghts of way receptors and Gedling	•			Med (4)
LANDSCAPE SUSCEP		ITV							To	tal Sco	ro (/25		_ ` '	Number of receptors	Jeille	illelit eu	ige, soi	ille lig	gills of way receptors and Gedling	Јуразз.			ivieu (4)
	Assess								10	iai oco	16 (/25	+	ore**		+								
			oval of	TDO 4=4								_											
												-	ed (4)		+								
Addition					not following field boundaries							_	ed (4)	771/ A l	A								0
	N/A	IOSS 01	percep	tion of r	rurality to the north and northea	ast						-	ed (4)	ZTV Analysis		ssment		d		line to the cost			Score** Med (4)
Policy OVERALL LANDSCAP		ICITI	/ITV /\	Jalua 4	Cuccontibility)				Ta	tal Can	ro (/E0	_	w (2)	Extent of ZTV OVERALL VISUAL SE					etation restrict views, sensitive ridge	eille to trie east		Total Score (/50)	
					,				10	tal Sco	re (/50) 31							,			Total Score (750)	35
	n susce	eptibili	y; over	all a me	dium landscape sensitivity										m susce	eptibility;	giving	an ov	verall medium visual sensitivity				
Notes														Notes									
Site does not follow field bounda	aries but	new by	oass form	s a defen	sible boundary.									Potential high visibility and visua	al extensi	on to a larç	gely scre	eened a	and mature settlement edge, including views	from the Gedling bypass.			
MITIGATION OPPORT	UNITIE	ES / F	ECON	MEND	ATIONS																		
Landscape planting					ce existing hedgerow, retain TF									Form of development									
Strategic open space Site features		To no	rth and	east of	site, keeping development awa	ay from l	highes	t groun	id					Local vernacular	┼┼	+							
CONSTRAINTS														Other	<u> </u>	<u> </u>							
	Landforr	n, right	of way											Off-site									
CONCLUCION															<u> </u>								
CONCLUSION																							
				-	**	-								•					ted to by its landscape and scenic qualities. long with the high number of receptors - and	There is a medium susceptibility to development - de gives an overall medium visual sensitivity.	rived from the the value	ie of landscape element	s in an
Landscape Value Visual Value					Landscape Susceptibility Visual Susceptibility				Landscape Sen Visual Sen	-			*	Brackets indicate landscape sensitivity give Scoring is applied on a description system ategory to be weighted equally when feedin ssessment.	of High / N	Medium / Lo	w. Each o	of these	e descriptions is assigned a number for the categor	ies of Landscape Value, Landscape Susceptibility, Visual Va ites ONLY and therefore can only provide the relative sensiti	lue, and Visual Susceptibil vity of each site when gau	ility. This number enables e ged against the others in th	ach is

G09.1 / G09.2 Land off Lambley Lane/Gedling Wood Farm









Photoviewpoint A -

Photoviewpoint B -

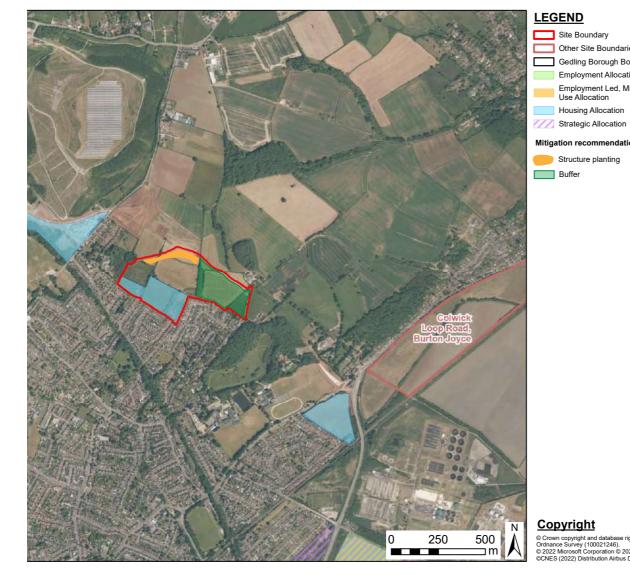
Photoviewpoint C -

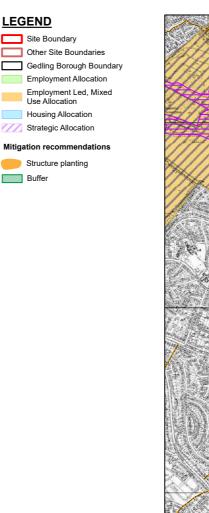


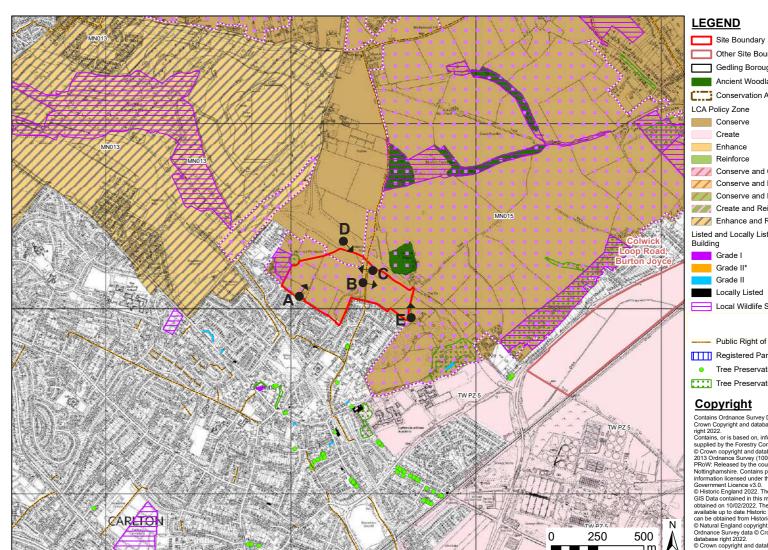


Photoviewpoint D -

Photoviewpoint E -







Other Site Boundaries Gedling Borough Boundary

Ancient Woodland Conservation Area (CA)

LCA Policy Zone Conserve

Create

Enhance Reinforce Conserve and Create

Conserve and Enhance Conserve and Reinforce

Create and Reinforce Enhance and Restore

Listed and Locally Listed Building

Grade I Grade II*

Grade II Locally Listed Local Wildlife Site

---- Public Right of Way (2020) Registered Park or Garden

 Tree Preservation Order Tree Preservation Order

Copyright

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GEDLING BORO	JGH	COI	JNCIL	.: L'	VIA TO INFORM ALLO	CAT	ION	OF I	DEVELOPMENT SITES										Aggregate Score (/1)	00): 54
SITE REFERENCE:	G10.1	Colwi	ck Loop	Road					DATE VISITED: 1	6	06	2022	PHOTO REFER	RENCES):			SURVEYED BY: NW	CHECKE	D BY: NA
EXISTING LANDSCAP	E CH	ARAC	TER					N	CC Policy zones within site *	W PZ	5 (low)					NCC	C Policy zones within study area	* MN015 (Good), TW PZ 51 (Moderate)		
						LIVI	NG L	ANDS	CAPES METHODOLOGY						•			OTHER		
Landform	PZ	Site	Stu	- 1	Settlement Pattern	PZ	Stu Ar		Land Cover	PZ	Site	Study Area	Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	V				Nucleated	V			Arable farms				Wooded - ancient	$\perp \Box$			Spatial Character	Medium - framed	Variable	
Rolling / undulating	┿	Ш	V	Ш	Clustered	╀┼	┿			<u> </u>		V	Wooded - recent	+	 		Indicative Ground Vegetation	Scrubland	Variable	
Low plateau Sloping (low hills)	+	Н	+	H	Settled Dispersed	11	<u> </u>	+	Pastoral farms Woodland	$\vdash\vdash\vdash$	<u> </u>		Trees & woods Coverts & tree groups		╁┾┽╴	V	Field Boundaries Enclosure Pattern	Variable Planned	Variable Variable	
Gloping (low fillis)				ш	Waste ground / Derelict	┼┾┽	╁┾	┽┤	Rough / wildland	₩	╁	- - - - - - - - - - - - - -	Other trees		1		Tree Pattern	Linear	Variable	
					Unsettled			_	Disturbed				Open / unwooded				Other Characteristics /		Edge of settlement/linear.	
					Coalfields				Urban / brownfield	V		V					Features		Euge of Settlement/linear.	
					Urban												1 octoroo		<u> </u>	
LANDSCAPE VALUE									Tota	l Scor	e (/25)	14	VISUAL VALUE						Total Score	(/25) 12
Factor	Asses	smen	t									Score**	Factor	Asse	ssment					Score**
Landscape Quality	Some	areas	of poor	maint	enance, but settlement well main	tained.	Fields	s in the	site are enclosed by mature hedg	jerows		Med (2)	Recognition of value	N/A						Low (3)
Scenic Quality	Rural	land to	settlen	ent e	dge, the 3 fields forming the site of	exhibit o	quality	y, but ro	oad/rail are detractors.			Med (2)	Indicators of value	N/A						Low (3)
Rarity	N/A											Low (1)	Other value	Open	undevel	oped visua	al buffer between settlements.			Med (6)
Representativeness	Study	area r	nostly re	prese	ntative of policy zone							High (3)	VISUAL SUSCEPTIBI	LITY					Total Score	(/25) 12
Conservation Interests	N/A											Low (1)	Visual Receptors	Asse	ssment					Score**
Recreation value	N/A											Low (1)	Primary receptors	Trans	sport - us	ers of the A	A612			Low (2)
Perceptual Aspects	Perce	ived a	s open la	and be	etween Colwick/Burton Joyce. Th	e land f	feels i	solated	by road/rail and mature hedgerov	WS.		High (3)	Secondary receptors	Resid	lential - p	roperties r	north of the A612 - site is not part o	landscape setting of Burton Joyce		Med (4)
Associations	N/A											Low (1)	Number of receptors	Settle	ement ed	ge, next to	o busy road			Med (4)
LANDSCAPE SUSCER	TIBIL	.ITY							Tota	l Scor	e (/25)	16		1		 	,			
	Asses		t									Score**		\top						
-	Some	remov	al of ke	y char	acteristics/field boundaries. Loss	of oper	n land	d betwe	en settlements.			High (6)		\top						
Addition	Linear	exten	sion of I	ırban	edge but along highway and defir	ned/limi	ited by	y the ra	ilway/highway.			High (6)								
Perception	Ribbo	n deve	lopmen	t relate	ed to linear settlement expansion	but mir	rrors c	develop	ment north of the Loop Road			Med (4)	ZTV Analysis	Asse	ssment					Score**
Policy	N/A				·				·			Low (2)	Extent of ZTV	Site r	nostly co	ntained by	y its boundary vegetation and the Lo	op Road/Railway.		Low (2)
OVERALL LANDSCAF	PE SE	NSITI	VITY (\	/alue	+ Susceptibility)				Tota	l Scor	e (/50)	30	OVERALL VISUAL SE	NSITI	/ITY (Va	lue + Sus	sceptibility)		Total Score	(/50) 24
Low value and low suscep	otibility	givino	g an ove	rall lo	w landscape sensitivity								Low value and medium s	usceptib	ility, givir	ng an over	rall low visual sensitivity			<u> </u>
Notes													Notes							
					nt to the north of the Loop Road. Develop			e would r	educe the gap to Colwick but also partially	mitigate	e the exis	ting ribbon	Very enclosed visually and with	n strong de	efensible bo	oundaries forr	rmed by the railway and loop road.			
MITIGATION OPPORT	UNITI	ES / F	RECON	IMEN	DATIONS															
Landscape planting	~	Main	tain and	enha	nce boundary vegetation								Form of development							
Strategic open space	\dashv	-											Local vernacular	+						
		<u> </u>											Other	$\perp \perp$	<u> </u>					
CONSTRAINTS													T	Т						
On-site													Off-site							
CONCLUSION																				
•			-										· · · · · · · · · · · · · · · · · · ·		-		dscape value despite its medium landscape ; , the study area is considered to have a low '	and scenic quality, but the site's position as open land risual sensitivity to development of the site.	between existing settlements increases	susceptibility.

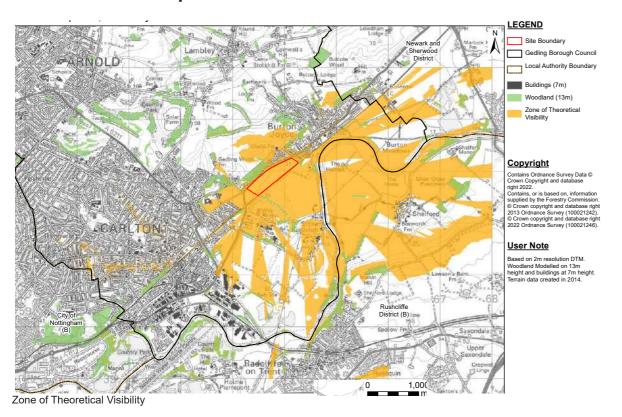
Landscape Value Visual Value

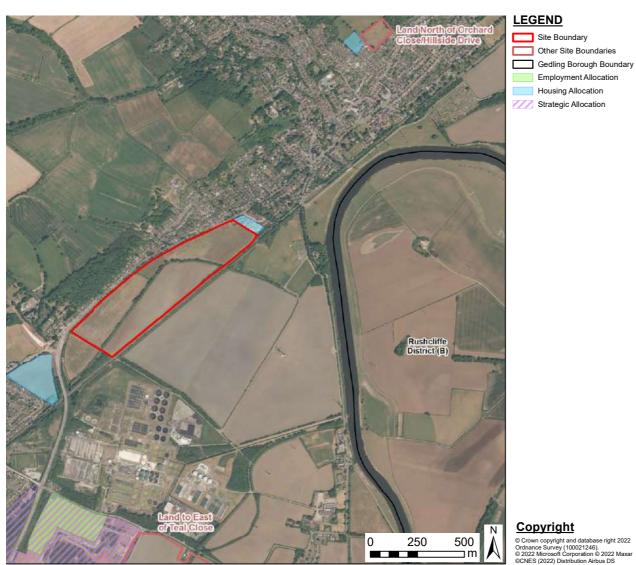
Landscape Susceptibility Visual Susceptibility Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

** 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

G10.1 Colwick Loop Road

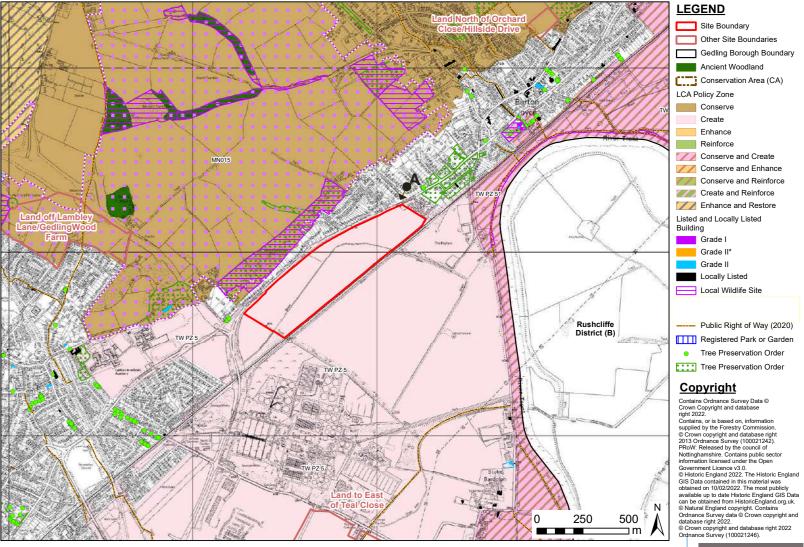






Photoviewpoint A -

G10.1PA: Colwick Loop Road, Burton Joyce



Landscape Designations / Potential development mitigation recommendations

GEDLING BORG	OUGH	CO	UNC	IL: L	VIA TO INF	ORM ALLO	CATI	ON OF	DE	VELOPMENT SITE	S											Aggregate	Score (/100):	73
SITE REFERENCE:	_				hard Close / Hills					DATE VISITED	_	11	20)14	PHOTO REFER	RENCE	S:				SURVEYED BY: CH		CHECKED BY:	
EXISTING LANDSCA	APE CH	IARA	CTER						NCC	Policy zones within site	* MN4	5 (Good)				Ť		NC	C Policy zones within study area '				
							LIVII	NG LAND		PES METHODOLOGY	•	,	,				•				OTHER			
Landform	PZ	Sit	P I	udy rea	Settlement	Pattern	PZ	Study Area		Land Cover	PZ	Site	Stu	udy rea	Tree Cover	PZ	Z Site	eı.	tudy Area	Descriptive Attribute	Site		Study Area	
Vales & valley bottoms Rolling / undulating Low plateau Sloping (low hills)	√ 	√		<u>/</u>	Nucleated Clustered Settled Dispersed Waste grou Unsettled Coalfields Urban	nd / Derelict	\frac{1}{\sqrt{1}}	✓ ✓		Arable farms Mixed farms Pastoral farms Woodland Rough / wildland Disturbed Urban / brownfield		✓ ✓	V	7	Wooded - ancient Wooded - recent Trees & woods Coverts & tree groups Other trees Open / unwooded	√ 			✓ ✓	Spatial Character Indicative Ground Vegetation Field Boundaries Enclosure Pattern Tree Pattern Other Characteristics / Features	Medium - open Grassland Hedges Planned Linear Long views across Trent Valley, right of way	Variable Variable Variable Variable Variable Village edge		
LANDSCAPE VALUE	.									To	otal Sc	ore (/25	j) 16		VISUAL VALUE								Total Score (/25)	15
Factor	Asses	ssmen	nt										Scor	re**	Factor	Ass	essmen	nt						Score**
Landscape Quality Scenic Quality	pe Quality Rural landscape and settlement edge, both well maintained and intact High (3 luality Positive scenic qualities arising from rural and wooded backdrop to village, long views above settlement N/A Low (1														Recognition of value Indicators of value	N/A N/A								Low (3)
Rarity															Other value		reationa	al valu	e, long	g views, backdrop to settlement				High (8)
Representativeness															VISUAL SUSCEPTIBI	LITY							Total Score (/25)	21
Conservation Interests	sts N/A Low (1)														Visual Receptors	Ass	essmen	nt						Score*
Recreation value	Right of way through site and network of rights of way in study area, access to countryside Med (2)														Primary receptors	Righ	nts of wa	ay - si	ite is a	key part of the landscape setting				High (6)
Perceptual Aspects															Secondary receptors	Res	idential	- site	is a pa	art of the landscape setting as the ba	ckdrop to the settlement			Med (4)
Associations	N/A												Low	(1)	Number of receptors	Sett	lement e	edge a	and so	ome rights of way receptors				Med (4)
LANDSCAPE SUSCE	PTIBI	LITY								To	otal Sc	ore (/25	j) 21											1
Factor	Asses	ssmer	nt										Scoi	re**										
Subtraction	Loss	of stro	na rura	al edge	e to settlement								Med	(4)		\top								
Addition					up hill and into ru	ral edge							Med			1								
Perception					•		ousing 1	o intrude	over	ridgeline into open countrysi	ide		High	` '	ZTV Analysis	Ass	essmen	nt						Score**
Policy	_					ape or nestling into							High		Extent of ZTV	Lon	g views	of site	e, espe	ecially from Trent Valley				High (6)
OVERALL LANDSCA	APE SE	NSIT	IVITY	(Valu	e + Susceptibi	lity)		<u>, , , , , , , , , , , , , , , , , , , </u>		To	otal Sc	ore (/50) 37		OVERALL VISUAL SE		_						Total Score (/50)	36
Medium value and high	suscept	ibility;	overal	a med	dium landscape s	sensitivity							!		Medium value and high s	suscept	tibility; gi	iving a	an over	rall medium visual sensitivity				•
Notes					·										Notes					<u> </u>				
MITIGATION OPPOR	RTUNIT	IES /	RECC	MME	NDATIONS																			
Landscape planting						undary vegetation									Form of development	√	To s	outhe	ast					
Strategic open space	√	To n	orthwe	st, pre	eventing developr	ment stretching up	slope								Local vernacular	$\perp \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$								
Site features	<u> </u>														Other									
CONSTRAINTS	_															_								
On-site	Right o	of way													Off-site									
CONCLUSION																								
cause an extension of the set	ttlement u	p the hil	l and an	erosion	of the strong rural ed	dge; therefore there is a	a high sus	sceptibility to	chang		e study a	area has a	medium	n landsca	•					-	oping nature of the site means it has a clear influence well as recreational value. There is a high susceptibil	-	•	

Landscape Value Visual Value

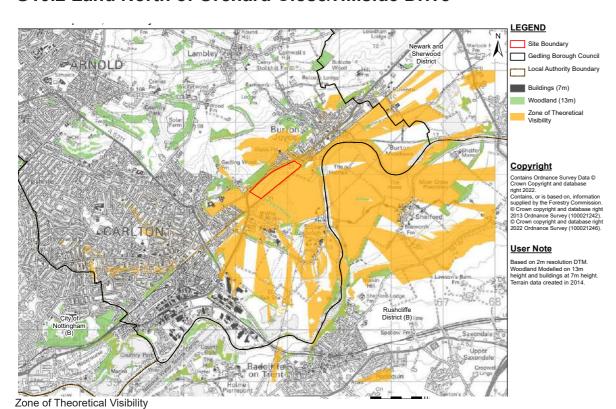
Landscape Susceptibility Visual Susceptibility

Landscape Sensitivity Visual Sensitivity

^{*} Brackets indicate landscape sensitivity given for each published policy zone document

** 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.

G10.2 Land North of Orchard Close/Hillside Drive



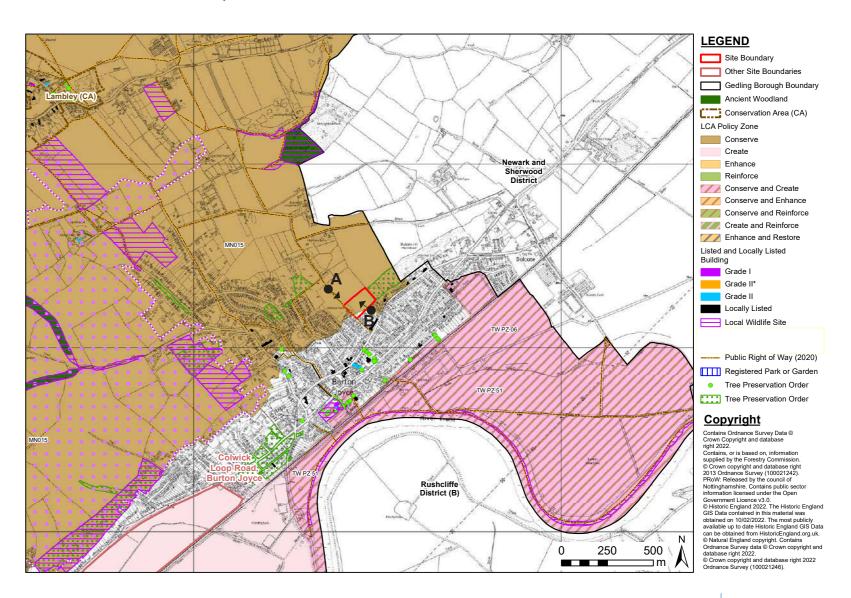




Photoviewpoint A -



Photoviewpoint B -







LANDSCAPE AND VISUAL ANALYSIS OF POTENTIAL DEVELOPMENT SITES

1. AGGREGATE SCORE (/100)

The aggregate score is the sum total of each of the scores for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. More details about scoring these are provided below in sections 8.1, 9.1, 10.1, 12.1, 13.1, and 14.1.

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 the aggregate score for the site. The aggregate 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.

2. SITE REFERENCE

Reference number and site name.

3. DATE

Date of initial site visit.

4. SURVEYED BY

Initials of main assessor.

5. CHECKED BY

Initials of Chartered Landscape Architect checking the assessment and verifying the conclusions.

6. EXISTING LANDSCAPE CHARACTER

Section indicating existing recorded key characteristics derived from the local landscape character assessment and comparing them to conditions both on Site and within the Study area. The Site is classed as the area that is the subject of the assessment. The Study Area lies outside of the Site and is defined by analysis of the Zone of Theoretical Visibility and visibility of the site on the ground. All assessment within this report is of the landscape and visual effects on the study area arising from the development of the site.

6.1.Landscape Character within the site

Reference numbers of all of the Landscape Character Areas defined within an existing study that fall wholly or partly within the site boundary, in addition to their condition if this is identified within the assessment.

6.2. Landscape Character within the study area

Reference numbers of all of the Landscape Character Areas defined within an existing study that fall wholly or partly within the identified study area, in addition to their condition if this is identified within the assessment.

LIVING LANDSCAPES METHODOLOGY

Methodology adapted from the 'Living Landscapes Project' (English Nature, 2004), with respect to 'An Approach to Landscape Character Assessment' (Natural England, 2014). The list of attributes have been taken from Appendix 1 of the Living Landscapes report and are used within landscape character assessment to derive Level 2 character areas (such as Landscape Description Units) which are assessed and applied at County or Regional level.

Each attribute is to be assessed and the category chosen in relation to the most common occurrence within the Policy Zone description, Site or Study Area. The assessment is carried out through a combination of desktop survey and field work; any categories that are identified as likely to apply within the desktop survey are checked and verified in the field.

Some of the Level 2 attributes have been scoped out for the purposes of the assessment as they are assessed as carrying less weight in determining landscape and visual sensitivities. These are: Geology, Rock type, and Soils. Whilst it is recognised that these factors form an important part of landscape character, they are unlikely to undergo any significant changes as a result of development on the site. Any areas with geological designations are addressed within the 'Conservation Interests' section of the Landscape Value Assessment.

The 'Living Landscapes Project' methodology does not provide definitions of landscape category attributes. Therefore, definitions of landscape categories within attributes used for the purposes of this assessment are provided below.

6.3. Landform

This attribute is listed as it appears in the 'Living Landscapes' methodology.

6.3.1. Vales & valley bottoms

The area assessed is a distinct valley or floodplain, often with a river or stream running through the bottom.



6.3.2. Rolling / undulating

Landform in the area has gentle undulations with localised high points in parts.

6.3.3. Low plateau

The area is predominantly flat although is higher than its surroundings (under 300m) – distinguishing it from the valley bottom category.

6.3.4. Sloping (low hills)

Low hills (under 600m) and their slopes form the majority of landform in the area. The area tends to have a distinct summit and steeper slopes than those categorised as rolling / undulating landform.

6.3.5. Coastal dunes / shingle

Gently rolling areas of sand or shingle formed by wind or wave action in a coastal environment.

6.3.6. Marine levels

Large areas of flat land which are formed by the wave action depositing sand, mud and silt on the shore. Marine levels are typically at or below sea level and may include intertidal flats which are underwater at high tide.

6.3.7. High plateau (>300m)

The area is predominantly flat but also higher than its surroundings (over 300m).

6.3.8. High hills (>600m)

High hills (over 600m) and their slopes form the majority of landform in the area. The area has a distinct summit and steeper slopes than those categorised as rolling / undulating landform.

6.4. Settlement Pattern

The 'Planned (waste)' category from the Living Landscapes methodology has been renamed as 'Waste ground / Derelict' as it is felt that this description better fits the type of landscape meant in this category.

In addition, the 'Unsettled – meadow' and 'Unsettled – wildland' categories from the methodology have been combined into a single 'Unsettled' category. This is because it was felt that the meadow / wildland descriptor was better placed within the Land Cover attribute.

6.4.1. Nucleated

Distinct settlement generally focussed on a central feature, such as a main road, crossroads, village green or church; typically a village, or occasionally a small town. Please note that the definition of nucleated settlement in this case also includes what are normally defined as linear settlements, as there is not a separate category for this within the Living Landscapes Methodology.

6.4.2. Clustered

The area has settlements that form small distinct clusters, typically in hamlets or small villages.

6.4.3. Settled

Settlement in the area is not separated into distinct groups, instead tending to coalesce between different named towns and villages. The area has a mix of urban and rural land uses.

6.4.4. Dispersed

The settlement pattern in the area is mostly made up of dispersed individual properties and farmsteads, with the occasional small hamlet.

6.4.5. Waste ground / Derelict

Settlement in the area has mostly fallen into dereliction and / or demolished and left as waste ground.

6.4.6. Unsettled

Area without settlement – the main use being instead either meadows or wild land. Any areas with a small amount of scattered settlement will generally be within the 'dispersed' category rather than this one.

6.4.7. Coalfields

Settlement in the area is characterised by the coal-mining history, with colliery villages being the main form of settlement.

6.4.8.Urban

A built-up area in large blocks of settlement, often without a single coherent structure; tends to be a large town or city.



6.5. Land Cover

This attribute is mostly listed as it appears in the 'Living Landscapes' methodology, however the Urban category from Living Landscapes has been modified to include commercial, industrial or brownfield land (now named Urban / Brownfield).

Where percentages are given for the arable farms / mixed farms / pastoral farms categories, these indicate the approximate split of arable and pastoral farming on agricultural land not the overall percentage of land covered by that particular agricultural use.

6.5.1. Arable farms

Land cover in the area is primarily arable farming (≥75% of agricultural land is arable).

6.5.2. Mixed farms

A mix of arable and pastoral farming (between 25-75% of each) is apparent on agricultural land in the area (where agricultural land is the most common land cover type).

6.5.3. Pastoral farms

The majority of the area has a pastoral farming land cover (≥75% of agricultural land is pastoral).

6.5.4. Woodland

Area primarily covered with woodland, either planted or semi-natural.

6.5.5. Rough / wild / equestrian

The majority of the area is either covered with semi-natural habitat (not including woodland) such as moorland, wetland or unimproved grassland or is grazed for equestrian purposes.

6.5.6. Disturbed

The area is generally typified by spoil heaps which are a remnant of previous industrial activity, such as coal mining.

6.5.7. Urban / Brownfield

Land cover is a built-up area (usually both residential and industrial) with little to no agricultural land.

6.5.8. Parkland / Leisure

An area which is either traditional parkland, or contributes a leisure function -for example golf courses, football pitches, allotments etc.

6.6. Tree Cover

This attribute is listed as it appears in the 'Living Landscapes' methodology.

6.6.1. Wooded - ancient

Trees in the area occur mostly in stands of ancient woodland, as recorded by Natural England.

6.6.2. Wooded - recent

The trees in the area tend to be in woodlands; however these are generally modern in origin. These are generally recognised within the National Forest Inventory.

6.6.3. Trees & woods

Area has a mixture of individual trees (including hedgerow trees), tree groups and woodlands (recognised within the National Forest Inventory).

6.6.4. Coverts & tree groups

Most trees in the area grow in small groups and are not generally recognised within the National Forest Inventory.

6.6.5. Other trees

The majority of trees in the area are scattered individual specimens, hedgerow trees, street trees, or another category not covered above.

6.6.6. Open / unwooded

Area without trees; any area with scattered individual trees is more likely to belong to the 'other trees' category.

OTHER

These attributes are adapted from work done by Herefordshire Council (2004) and Worcestershire Council (2013), which set out descriptive attributes that can be used to greater refine an assessment of landscape character to a more local level. Not all of these descriptors will be applicable to each site – forexample the field



boundaries attribute will not be applicable to an urban area.

6.7. Spatial Character

Relates to the sense of enclosure and framing of views within the Site and Study Area.

6.7.1. Exposed

A landscape that is very open and exposed with little to no human-scale features (trees and houses).

6.7.2. Large

An open landscape with long views, which is likely to be a flat landscape with few human-scale features.

6.7.3. Medium – open

A medium-scale open landscape. It tends to have long views, also likely to have some human-scale features.

6.7.4. Medium - framed

Landscapes where views are framed and also partly restricted by human-scale landscape features such as hedges and trees.

6.7.5. Small

A landscape with restricted views and a human scale due to the prevalence of human-scale features such as houses and trees.

6.7.6. Intimate

An area with few external views and a diminished sense of scale. Would feel crowded if there were several people within it.

6.7.7. Variable

Landscapes which exhibit characteristics from several of the above categories.

6.8. Indicative Ground Vegetation

Main type of vegetation on the ground in the Site / Study Area.

- Grassland / grazing (includes equestrian)
- Moorland
- Wetland
- Farmland (arable)
- Woodland
- Scrubland
- Garden
- Urban streetscape
- Variable

6.9. Field Boundaries

Primary method of enclosure within fields.

- Walls
- Fences
- Hedges
- Ditches
- Variable
- n/a

6.10. Enclosure Pattern

Shape of enclosure within the landscape.



6.10.1. Unenclosed

An area with no physical boundaries, also tends towards a large / exposed scale.

6.10.2. Organic

Boundaries are predominantly curved and irregular; often the result of historic (medieval) enclosure or in response to challenging landform or constraints.

6.10.3. Sub-regular

Boundaries are generally straight (although possibly some curved boundaries) and form uneven or complex shapes.

6.10.4. Planned

Boundaries are straight and form rectangles or squares, creating a regular pattern across the landscape. Includes fields defined following the Enclosure Acts (1604-1914).

6.10.5. Variable

Fields in the area fall into mixture of two or more of the above categories.

6.11. Tree Pattern

Shape and interaction of trees, tree groups, and woodlands within the Site / Study Area.

6.11.1. Continuous

Coverage is uninterrupted and forms a distinct linear feature.

6.11.2. Linked

Groups of trees are visually linked by virtue of their close proximity or intermediate individual trees.

6.11.3. Discrete

Groups of trees which are distinct and visually separate from all other trees in the area. Tends to be used to describe large groups and woodlands.

6.11.4. Groups

Trees form clear groups, but these are not necessarily visually separated from all other trees in the area.

6.11.5. Scattered

Trees are dotted throughout the landscape, with no apparent regularity or pattern. Generally used to describe individual specimens.

6.11.6. Linea

Trees or groups of trees that form a linear feature, but coverage is not continuous. Useful for describing series of hedgerow or street trees.

6.11.7. Variable

Tree pattern in the area falls into mixture of two or more of the above categories.

6.11.8. N / A

There are no trees within the Site / Study Area.

6.12. Other Characteristics / Features

Any other characteristics or features that make the area of landscape distinctive. These could include: building styles, water features, parkland, or associations with events or literature amongst other things.

7. LANDSCAPE AND VISUAL ASSESSMENT

Using methodology contained within the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) – hereafter referred to as GLVIA3 – the sensitivity of the landscape and visual amenity within the study area is assessed by systematically considering Landscape Value, Landscape Susceptibility, Visual Value and Visual Susceptibility.

8. LANDSCAPE VALUE

Using methodology contained within GLVIA3 – the landscape value is assessed under several different criteria. These feed in to give an indication of the relative value attached to the site and its surroundings by society.

8.1. Total Score (/25)

Scoring is applied on a description system of High Value / Medium Value / Low Value. Each site starts with an arbitrary score of 1 and has 3 points added to this for



a criterion assessed as High Value, 2 points added for a criterion assessed as Medium Value and 1 point added for a criterion assessed as Low Value. This gives a maximum total of 25 points, which is factored into the assessment of sensitivity of the landscape to development. A high score indicates a high value attached to the landscape. On the pro-forma this appears as: High (3), Medium (2) or Low (1).

8.2. Landscape Value

The descriptions of the following landscape value criteria are also found on Page 84 of GLVIA3.

8.2.1. Landscape Quality (condition)

'A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual, the intactness of the landscape and the condition of individual elements.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape in good condition with intact elements that are well managed.
- Medium Landscape in fair condition with some intact elements and signs of good management practices.
- Low Landscape in poor condition with few intact elements and no signs of management / bad management practices.

8.2.2. Scenic Quality

'The term used to describe landscape that appeal primarily to the senses (primarily, but not wholly the visual senses).'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape is of high scenic quality and appeals to all of the senses usually recognised in some form of landscape designation (local or national).
- Medium Landscape is of moderate scenic quality and appeals to some of the senses.
- Low Landscape is of low scenic quality and does not appeal to the senses.

8.2.3. Rarity

'The presence of rare elements or features in the landscape or the presence of a rare character type.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape has several rare elements or is of a rare character type.
- Medium Landscape has a few rare elements or characteristics.
- Low Landscape has no rare elements or characteristics.

8.2.4. Representativeness

'Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape which displays most of the characteristics of its corresponding character area and / or has features that are considered to be important examples.
- Medium Landscape which displays some of the characteristics of its corresponding character area.
- Low Landscape which displays few or none of the characteristics of its corresponding character area.

8.2.5. Conservation Interests

'The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape has several different conservation interests, often of national or international importance.
- Medium Landscape has some conservation interests, often of regional or local importance.
- Low Landscape has few or no conservation interests.

8.2.6. Recreation value

'Evidence that the landscape is valued for recreational activity where experience of the landscape is important.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)



- High Landscape is highly valued for recreation, likely to have many public rights of way potentially including some national trails or national cycle routes and / or a well-used destination public open space.
- Medium Landscape is locally valued for recreation, likely to have public rights of way, local or neighbourhood public open spaces and features such as benches.
- Low Landscape is not valued for recreation, likely to be lacking in public rights of way or public open space.

8.2.7. Perceptual Aspects

'A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity.'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape is aesthetically pleasing, devoid of human influence, tranquil and / or remote and has a strong sense of place.
- Medium Landscape has a sense of being aesthetically pleasing, devoid of human influence, tranquil and / or remote and has a sense of place.
- Low Landscape has very few positive perceptual qualities and lacks a sense of place.

8.2.8. Associations

'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area' (Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Landscape has strong associations with people, literature or historic events that link directly with the characteristics and landscape elements of the area (e.g. The Bronte sisters with the Yorkshire Moors).
- Medium Landscape has associations with people, literature or historic events that link with the characteristics and landscape elements of the area but do not necessarily rely solely on them (e.g. Lord Byron with Newstead Abbey).
- Low Landscape has no associations that link with the characteristics and landscape elements of the area.

9. LANDSCAPE SUSCEPTIBILITY

The landscape susceptibility is assessed under several different criteria, showing the effects on the study area of the development of housing or mixed use on the site. These feed in to give an indication of the ability of the landscape to accommodate the specific type of development without undue negative consequences. The criteria for this assessment have been extrapolated from previous experience of the potential landscape effects of development on similar sites.

9.1. Total Score (/25)

Scoring is applied on a description system of High Susceptibility / Medium Susceptibility / Low Susceptibility. Each site starts with an arbitrary score of 1 and has 8 points added to this for a criterion assessed as High Susceptibility, 6 points added for a criterion assessed as Medium Susceptibility and 3 points added for a criterion assessed as Low Susceptibility. This gives a maximum total of 25 points, which is factored into the assessment of sensitivity of the landscape to development. A high score indicates a high landscape susceptibility to development. On the pro-forma this appears as: High (8), Medium (6) or Low (3).

9.2. Landscape Susceptibility

9.2.1. Subtraction

- · High Several key characteristics or landscape elements which add value will be removed as a result of development on the site.
- Medium A few key characteristics or landscape elements which add value will be removed as a result of development on the site.
- Low No key characteristics or landscape elements which add value will be removed as a result of development on the site.

9.2.2. Addition

- High The development on site will represent an incongruous element within the landscape and devalue several of its key characteristics.
- Medium The development on site will be incompatible with the surrounding landscape and devalue some of its key characteristics.
- Low The development on site will be assimilated into the landscape, is compatible with several key characteristics and / or adds elements of value.

9.2.3. Perception

- High The development on site will result in a distinct change in the perception of the landscape.
- Medium The development on site will result in a minor change in the perception of the landscape.
- Low The development on site will not result in a change in the perception of the landscape.



9.2.4. Policy

- High Development on the site directly conflicts with the policy set out in the landscape policy zones and / or contributes significantly to the forces for change within the policy zone.
- Medium Development on the site somewhat conflicts with the policy set out in the landscape policy zones and / or contributes to the forces for change within the policy zone.
- Low Development on the site does not conflict with the policy set out in the landscape policy zones or works with them.

10. OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Judgements on landscape value and landscape susceptibility are combined to give an indication of the sensitivity of the landscape receptor to the specific development, given its intrinsic value.

10.1. Total Score (/50)

The scores for landscape value and landscape sensitivity are combined and comments made about its sensitivity to change. A high score indicates high landscape sensitivity.

11. NOTES

Space for any notes on the landscape assessment or its process, including observations and limitations.

12. VISUAL VALUE

A measure of the value attached to views and the general visual amenity of the area. This feeds in with Visual Susceptibility in order to establish the Visual Sensitivity of the site.

12.1. Total Score (/25)

Scoring is applied on a description system of High Value / Medium Value / Low Value. Each site starts with an arbitrary score of 1 and has 8 points added to this for a criterion assessed as High Value, 6 points added for a criterion assessed as Medium Value and 3 points added for a criterion assessed as Low Value. This gives a maximum total of 25 points, which is factored into the assessment of sensitivity of the visual amenity of the study area to development. A high score indicates a high value of the visual amenity. On the pro-forma this appears as: High (8), Medium (6) or Low (3).

12.2. Visual Value

12.2.1. Recognition of value

'Recognition of the value attached to particular views, for example in relations to heritage assets, or through planning designations'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Views occur from areas where designations add considerable value to the visual amenity.
- Medium Views occur from areas where designations add value to the visual amenity.
- Low Views occur from areas where designations do not add value to the visual amenity.

12.2.2. Indicators of value

'Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provisions of facilities for their enjoyment ... and references to them in literature or art ...'

(Landscape Institute and Institute of Environmental Management & Assessment, 2013)

- High Views occur from areas where there are many indicators of value.
- Medium Views occur from areas where there are some indicators of value.
- Low Views do not occur from areas where there are indicators of value.

12.2.3. Other value

- High Views occur from areas where there are many factors such as rights of way that increase the value of the visual amenity.
- Medium Views occur from areas where there are factors such as rights of way that increase the value of the visual amenity.
- Low Views occur from areas where there are no factors such as rights of way that increase the value of the visual amenity.

13. VISUAL SUSCEPTIBILITY

A measure of the susceptibility of different receptors in the landscape to changes in views and the general visual amenity of the area. This feeds in with



Visual Value in order to establish the Visual Sensitivity of the site.

13.2.1. Primary Receptors

The receptors who will be most affected by the development on the site (usually have the greatest numbers).

- High Areas where views significantly contribute to the landscape setting enjoyed by receptors.
- Medium Areas where views contribute to the landscape setting enjoyed by receptors.
- Low Areas where views do not contribute to the landscape setting enjoyed by receptors / where there are no receptors.

13.2.2. Secondary Receptors

Receptors who will also be affected by the development on the site (usually have the second greatest numbers).

- High Areas where views significantly contribute to the landscape setting enjoyed by receptors.
- Medium Areas where views contribute to the landscape setting enjoyed by receptors.
- Low Areas where views do not contribute to the landscape setting enjoyed by receptors / where there are no receptors.

13.2.3. Number of receptors

- High Areas with a large population and / or high number of potential receptors.
- Medium Areas with a moderate size of population and / or moderate number of potential receptors.
- Low Areas with a small population and / or low number of potential receptors.

13.3. Visibility Analysis

13.3.1. Visibility of site

- High Site is highly visible from most angles / an extensive area will be visually affected by development of the site.
- Medium Site is visible from several angles / a moderate area will be visually affected by development of the site.
- Low Site is visually contained / a small area will be visually affected by development of the site.

14. OVERALL VISUAL SENSITIVITY (Value + Susceptibility)

Judgements on visual value and visual susceptibility are combined to give an indication of the sensitivity of the visual amenity to the specific development, given its intrinsic value.

14.1. Total Score (/50)

The scores for visual value and visual susceptibility are combined and comments made about its sensitivity to change. A high score indicates a high sensitivity.

15. Notes

Space for any notes on the visual assessment or its process, including observations and limitations.

16. MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Opportunities and recommendations for mitigation or design features that can be applied to minimise the impact of future development on the landscape or visual amenity are made here. These can be used to inform planning applications and contribute to decisions on the likelihood that landscape and visual effects of future development can be sufficiently reduced in order for the development to become acceptable in these terms.

16.1. Landscape planting

Notes on the type, composition and location of any recommended strategic landscape planting.

16.2. Strategic open space

Notes on the location, size and benefits of any recommended strategic open space.

16.3. Site features

Notes on specific mitigation for important site features identified within the existing landscape character (either Nottinghamshire Landscape Character Assessment or specific features mentioned above).

16.4. Form of development

Notes on the recommended form of development, including scale, layout and density.



16.5. Local vernacular

Notes on the local vernacular elements and features that would enable future development to be compatible with its surroundings.

16.6. Other

Any other mitigation recommendations.

17. CONSTRAINTS

Indications may be given of identified landscape and visual constraints to development.

17.1. On-site

e.g. Ridgeline location, TPO, important site feature

17.2. Off-site

e.g. Setting of historic asset, public right of way causing access issues

18. CONCLUSION

A summary of the sheet, demonstrating the existing landscape character, likely landscape and visual sensitivities, mitigations recommendations and relevant constraints.

19. 'TRAFFIC LIGHT' SUMMARIES

The sites will be given a 'traffic light' colour which is assigned based on their scores for landscape value, landscape susceptibility, landscape sensitivity, visual value, visual susceptibility and visual sensitivity. The thresholds are given below.

19.1.Landscape Value

Score of 0-14 is green, score of 15-19 is amber and score of 20-25 is red.

19.2. Landscape Susceptibility

Score of 0-14 is green, score of 15-19 is amber and score of 20-25 is red.

19.3. Landscape Sensitivity

Score of 0-29 is green, score of 30-39 is amber and score of 40-50 is red.

19.4. Visual Value

Score of 0-14 is green, score of 15-19 is amber and score of 20-25 is red.

19.5. Visual Susceptibility

Score of 0-14 is green, score of 15-19 is amber and score of 20-25 is red.

19.6. Visual Sensitivity

Score of 0-29 is green, score of 30-39 is amber and score of 40-50 is red.





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