

LANDSCAPE AND VISUAL ANALYSIS OF POTENTIAL DEVELOPMENT SITES

SEPTEMBER 2022



CONTENTS

3

INTRODUCTION

5

EXECUTIVE SUMMARY

7

METHODOLOGY OUTLINE

10

ANALYSIS OF LVA RESULTS

13

APPENDIX A: PRO-FORMAS AND DATA SHEETS

57

APPENDIX B: LVA METHODOLOGY

65

APPENDIX C: REFERENCES

LIMITATIONS

AECOM Limited (“AECOM”) has prepared this Report for the sole use of Gedling Borough Council (“Client”) in accordance with the Agreement under which our services were performed (Proposal dated May 2022). No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken between 05/05/2022 and 30/07/2022 and is based on the conditions encountered and the information available during that period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

© This Report is the copyright of AECOM Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Contains Ordnance Survey Data © Crown Copyright and database right 2022. Reproduced from Ordnance Survey digital map data © Crown copyright 2022. All rights reserved. Licence number 0100031673.

Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright, Licence No. LA1000021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

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.



Executive Summary





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.

Introduction





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.

Methodology Outline





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.

Analysis of LVA Results





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/VISUAL SENSITIVITY OF DEVELOPMENT 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

Appendices

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 Sites		
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 Oxtan 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 BOROUGH COUNCIL: LVIA TO INFORM ALLOCATION OF DEVELOPMENT SITES															Aggregate Score (/100): 67		
SITE REFERENCE: G01.1 Silverland Farm, Ricket Lane, Site A				DATE VISITED: 8 10 2015				SURVEYED BY: CH				CHECKED BY: NW					
EXISTING LANDSCAPE CHARACTER																	
NCC Policy Zones (PZs) within site * S PZ 03										NCC Policy Zones (PZs) within study area * S PZ 03							
LIVING LANDSCAPES METHODOLOGY																	
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nucleated	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Arable farms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wooded - ancient	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spatial character	Medium - open	Medium - framed
Rolling / undulating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clustered	<input type="checkbox"/>	<input type="checkbox"/>	Mixed farms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wooded - recent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indicative ground vegetation	Grassland	Variable
Low plateau	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Settled	<input type="checkbox"/>	<input type="checkbox"/>	Pastoral farms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & woods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Field boundaries	Variable	Variable
Sloping (low hills)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dispersed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Woodland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Coverts & tree groups	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Enclosure pattern	Sub-regular	Variable
				Waste ground / derelict	<input type="checkbox"/>	<input type="checkbox"/>	Rough / wild / equestrian	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tree pattern	Linear	Variable
				Unsettled	<input type="checkbox"/>	<input type="checkbox"/>	Disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Open / unwooded	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other characteristics / features	Horse paddock on open sloping hillside	Large detached residential dwellings at urban and rural edge.
				Coalfields	<input type="checkbox"/>	<input type="checkbox"/>	Urban / brownfield	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
				Urban	<input type="checkbox"/>	<input type="checkbox"/>											
LANDSCAPE VALUE										Total Score (/25)		14					
Factor	Assessment										Score**						
Landscape quality	Woodland horse paddock and arable field with development and human influence to the south										Med (2)						
Scenic quality	Naturalistic views over wooded valley into a landscape with very little human influence, site is slightly degraded										Med (2)						
Rarity	N/A										Low (1)						
Representativeness	Landscape contains most of the key characteristics of the policy zone										High (3)						
Conservation interests	N/A										Low (1)						
Recreation value	Robin Hood way runs to the north of site, potential for glimpsed views										Low (1)						
Perceptual aspects	Tranquility is affected by proximity to busy road. Lack of development to the north enhances rural feel										Med (2)						
Associations	N/A										Low (1)						
LANDSCAPE SUSCEPTIBILITY										Total Score (/25)		25					
Factor	Assessment										Score**						
Subtraction	Rural landscape qualities and undeveloped valley to north										High (6)						
Addition	Addition of houses in a rural undeveloped valley, separate settlement cluster										High (6)						
Perception	Perception of increased urbanisation in undeveloped valley, separate settlement cluster										High (6)						
Policy	Development of the site will not conserve the integrity and rural character of the landscape										High (6)						
OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)										Total Score (/50)		39					
Low value and high susceptibility, giving an overall medium landscape sensitivity																	
Notes																	
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																	
Landscape planting	<input type="checkbox"/>	<input type="checkbox"/>		Form of development	<input type="checkbox"/>	<input type="checkbox"/>											
Landscape buffer	<input type="checkbox"/>	<input type="checkbox"/>		Local vernacular	<input type="checkbox"/>	<input type="checkbox"/>											
Site features	<input type="checkbox"/>	<input type="checkbox"/>		Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unable to be mitigated										
CONSTRAINTS																	
On-site	Landform						Off-site										
CONCLUSION																	
The site sits within open countryside in a position that is detached from the main settlement of Ravenshead. It is currently used for equestrian purposes. The study area has a low landscape value, which is partly derived from its lack of conservation interests. However, due to the site being a separate development cluster, which expands Ravenshead over a ridge into adjacent open countryside, there is a high level of susceptibility of the landscape to the development. Overall, there is a medium landscape sensitivity to development of the site. Visually, there is a low value, but a medium susceptibility due to the amount of receptors and area of the Zone of Theoretical Visibility. Overall, there is a low visual sensitivity of the landscape to development of the site.																	

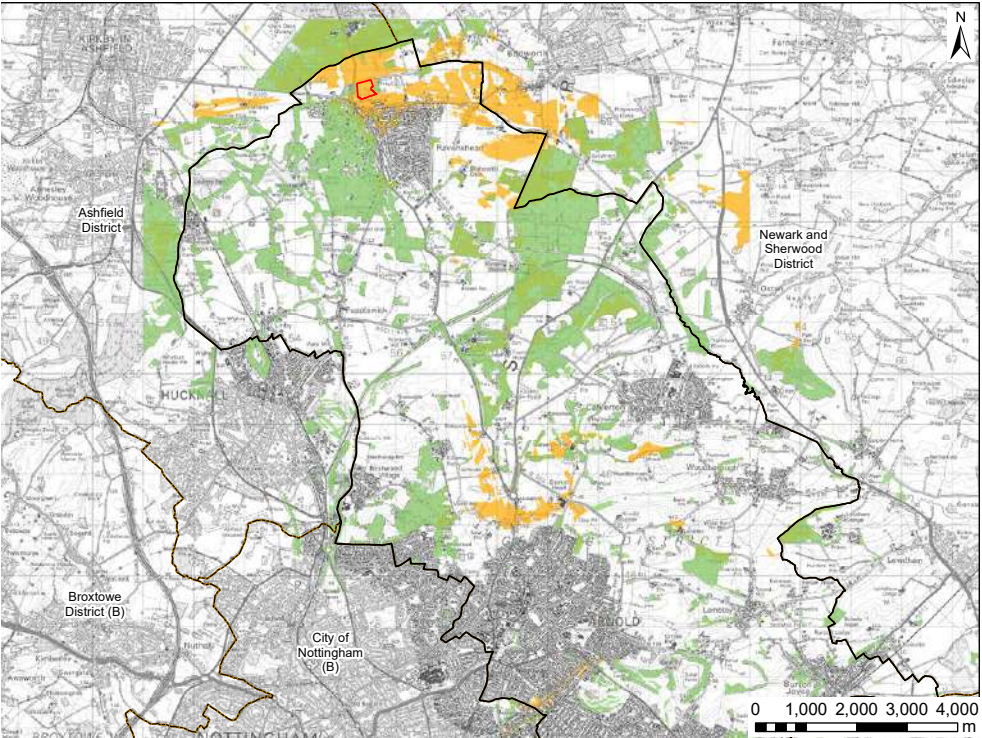
Landscape Value
Visual Value

Landscape Susceptibility
Visual Susceptibility

Landscape Sensitivity
Visual Sensitivity

* Headnotes 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 the assessment.

G01.1 Silverland Farm, Ricket Lane, Site A



Zone of Theoretical Visibility

LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

User Note

Based on 2m resolution DTM. Woodland Modelled on 13m height and buildings at 7m height. Terrain data created in 2014.



Photoviewpoint A -



Photoviewpoint B -



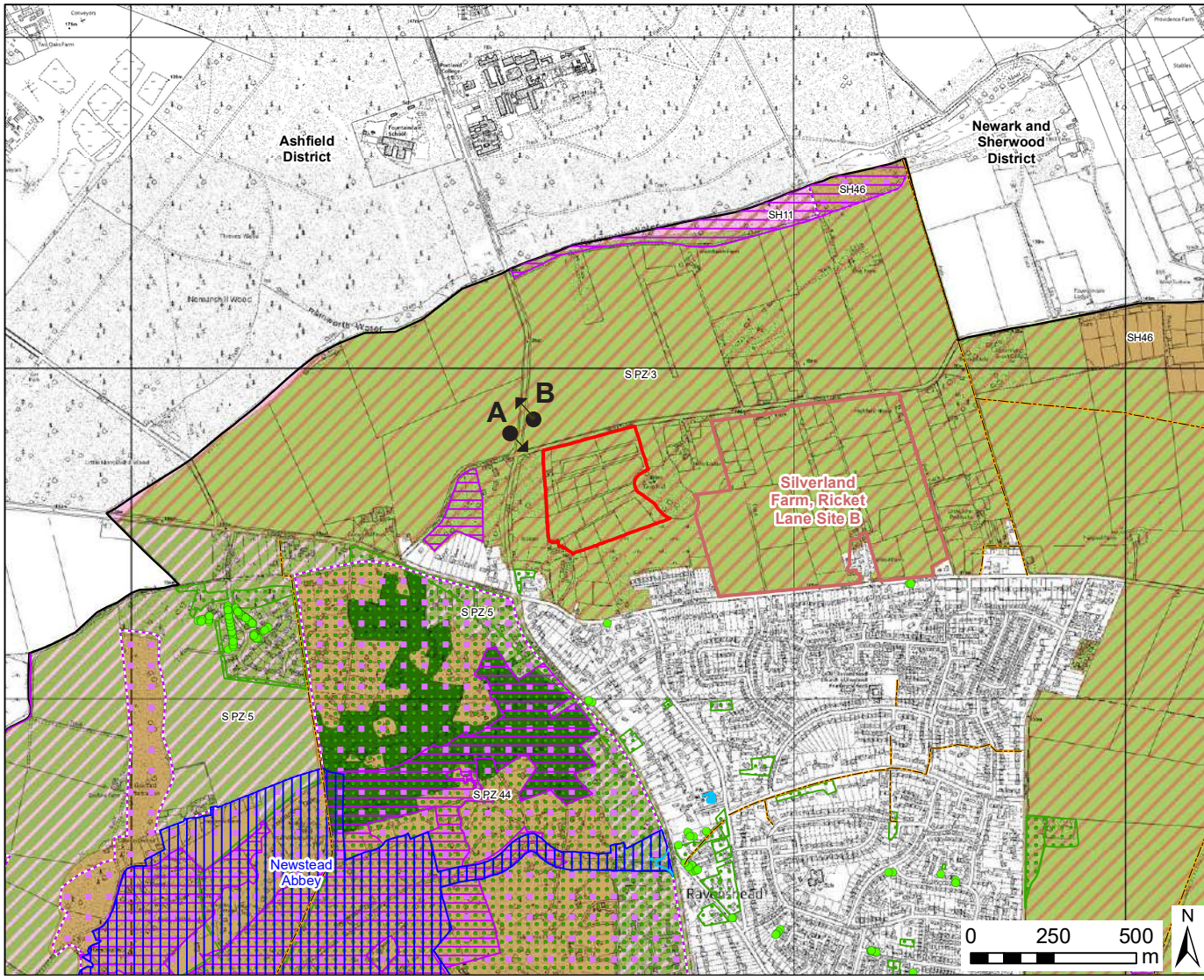
Aerial view of the site

LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Mitigation recommendations
- Buffer

Copyright

© Crown copyright and database right 2022 Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



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 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

Contains Ordnance Survey Data © 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

Landscape Designations / Potential development mitigation recommendations

GEDLING BOROUGH COUNCIL: LVIA TO INFORM ALLOCATION OF DEVELOPMENT SITES

SITE REFERENCE:G01.2 Silverland Farm, Ricket Lane, Site B

DATE VISITED:8102015

SURVEYED BY:CH

CHECKED BY:NW

Aggregate Score (/100):62

EXISTING LANDSCAPE CHARACTER

NCC Policy Zones (PZs) within site *S PZ 03

NCC Policy Zones (PZs) within study area *S PZ 03

LIVING LANDSCAPES METHODOLOGY

Landform

PZ

Site

Study Area

Vales & valley bottoms

Rolling / undulating

Low plateau

Sloping (low hills)

Settlement Pattern

PZ

Study Area

Nucleated

Clustered

Settled

Dispersed

Waste ground / derelict

Unsettled

Coalfields

Urban

Land Cover

PZ

Site

Study Area

Arable farms

Mixed farms

Pastoral farms

Woodland

Rough / wild / equestrian

Disturbed

Urban / brownfield

Tree Cover

PZ

Site

Study Area

Wooded - ancient

Wooded - recent

Trees & woods

Coverts & tree groups

Other trees

Open / unwooded

OTHER

Descriptive Attribute

Site

Study Area

Spatial character

Large

Medium - framed

Indicative ground vegetation

Grassland

Variable

Field boundaries

Variable

Variable

Enclosure pattern

Variable

Variable

Tree pattern

Linear

Variable

Other characteristics / features

Step embankment to the south

Large detached residential dwellings at urban and rural edge.

LANDSCAPE VALUE

Total Score (/25)13

Factor

Assessment

Score**

Landscape quality

Working and rough landscape overlooked by settlement edge

Low (1)

Scenic quality

Panoramic views over working landscape with urban backdrop

Low (1)

Rarity

N/A

Low (1)

Representativeness

Landscape contains most of the key characteristics of the policy zone

High (3)

Conservation interests

N/A

Low (1)

Recreation value

Robin Hood Way to north of site, National Cycle Route to east of site

Med (2)

Perceptual aspects

Tranquility is affected by proximity to busy road. Actual site has a strong sense of place

Med (2)

Associations

N/A

Low (1)

LANDSCAPE SUSCEPTIBILITY

Total Score (/25)15

Factor

Assessment

Score**

Subtraction

Removal of the rural edge to the village

Med (4)

Addition

Large extension of urban edge towards open countryside

Med (4)

Perception

Increased perception of urbanisation along Main Road

Med (4)

Policy

Conserve the rural character by concentrating development on the edge of the settlement

Low (2)

OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Total Score (/50)28

Low value and medium susceptibility, giving an overall low landscape sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Landscape planting

✓

Additional planting to match local vernacular

Form of development

✓

Keep rooflines below ridge to stop development intruding on the open countryside to the north

Landscape buffer

✓

To high ground in northern section of site and to localised high position in the south

Local vernacular

✓

To match tree cover per built form ratio

Site features

CONSTRAINTS

On-site

Landform and existing woodland

Off-site

None

CONCLUSION

The site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as the relatively large number of receptors. Overall, there is a medium visual susceptibility to development of the site.

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

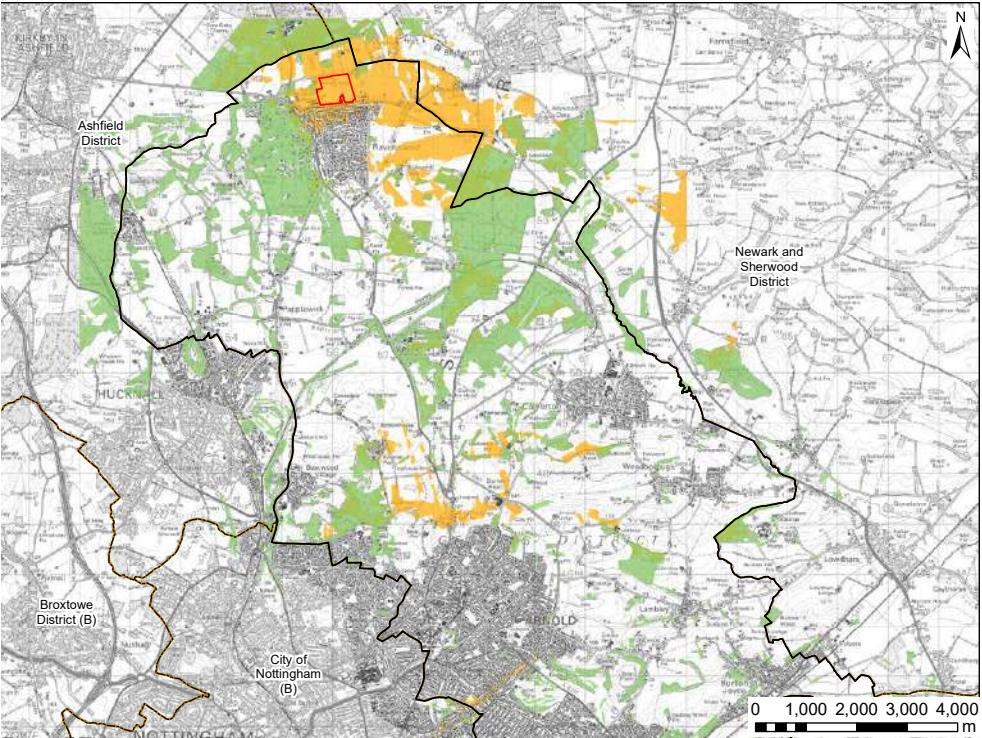
Visual Sensitivity

* 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.

17

G01.2 Silverland Farm, Ricket Lane, Site B



Zone of Theoretical Visibility



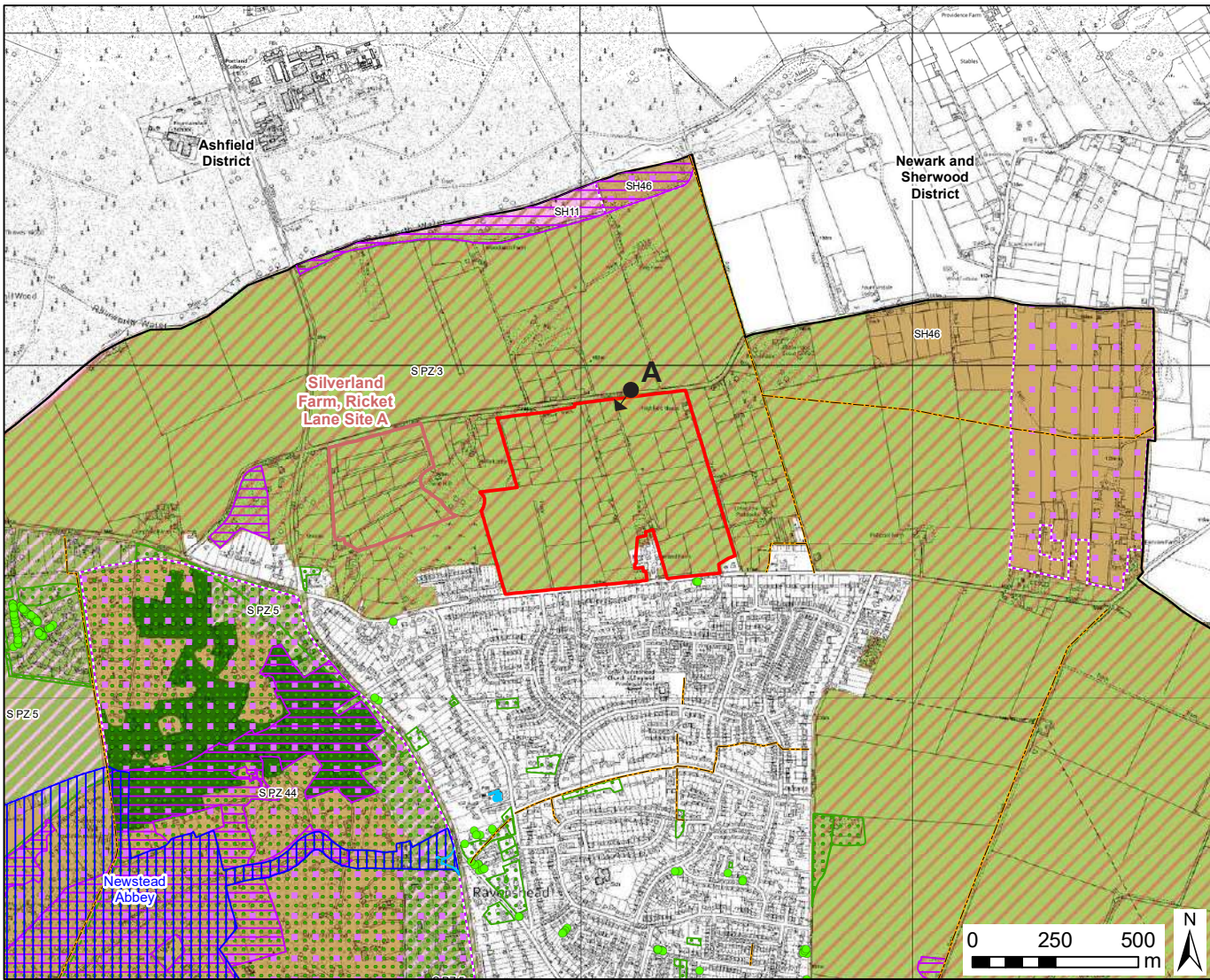
Photoviewpoint A -



Aerial view of the site

- LEGEND**
- Site Boundary
 - Other Site Boundaries
 - Gedling Borough Boundary
 - Mitigation recommendations**
 - Buffer
 - Strengthen hedgerows

Copyright
© Crown copyright and database right 2022
Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



Landscape Designations / Potential development mitigation recommendations

- 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 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
Contains Ordnance Survey Data © 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).
PROM: 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

GEDLING BOROUGH COUNCIL: LVIA TO INFORM ALLOCATION OF DEVELOPMENT SITES

Aggregate Score (/100): 45

SITE REFERENCE:

G01.3/G01.4 Kighill Lane Equestrian Centre, Ravenshead.

DATE VISITED:

15062022

PHOTO REFERENCES:

SURVEYED BY:

NW

CHECKED BY:

NA

EXISTING LANDSCAPE CHARACTER

NCC Policy zones within site *S PZ 3

NCC Policy zones within study area *S PZ 3

Landform

PZ

Site

Study Area

Vales & valley bottoms

Rolling / undulating

Low plateau

Sloping (low hills)

Settlement Pattern

PZ

Study Area

Nucleated

Clustered

Settled

Dispersed

Waste ground / Derelict

Unsettled

Coalfields

Urban

Land Cover

PZ

Site

Study Area

Arable farms

Mixed farms

Pastoral farms

Woodland

Rough / wildland

Disturbed

Urban / brownfield

Tree Cover

PZ

Site

Study Area

Wooded - ancient

Wooded - recent

Trees & woods

Coverts & tree groups

Other trees

Open / unwooded

Descriptive Attribute

Site

Study Area

Spatial Character

Medium - framed

Medium - framed

Indicative Ground Vegetation

Grassland

Variable

Field Boundaries

Hedges

Hedges

Enclosure Pattern

Planned

Planned

Tree Pattern

Linear

Variable

Other Characteristics / Features

A60 in proximity but otherwise feels rural. Equestrians land use.

Study area ZTV excludes distant zones, through site survey.

LANDSCAPE VALUE

Total Score (/25)12

Factor

Assessment

Score**

Landscape Quality

Landscape in fair condition, well managed but with some degradation of the site by horse grazing.

Med (2)

Scenic Quality

Medium range views of wooded farmland/rural land use (including equestrian) are prevalent either side of the A60.

Med (2)

Rarity

Common landscape elements with none of identifiable rarity.

Low (1)

Representativeness

Study area and site contained key characteristic elements of the policy zone but with an equestrian influence.

Med (2)

Conservation Interests

None identified, within site or study area.

Low (1)

Recreation value

None within site, NCN 6, Robin Hood Way and other PRoWs in Study Area. equestrian centre.

Low (1)

Perceptual Aspects

A60 influences tranquillity. Greenbelt. Adjacent mineral working is well screened - views from the A60 are limited.

Med (2)

Associations

None identified within site or study area.

Low (1)

LANDSCAPE SUSCEPTIBILITY

Total Score (/25)16

Factor

Assessment

Score**

Subtraction

Loss of grassland within several large, to medium scale, fields and loss of openness .

Low (2)

Addition

Increase in built form in the greenbelt.

High (6)

Perception

Extension beyond the perceived edge of Ravenshead village.

Med (4)

Policy

Within the greenbelt, increasing susceptibility to built form/loss of openness beyond the village edge.

Med (4)

OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Total Score (/50)28

Medium to low value with medium susceptibility, resulting in overall medium landscape sensitivity.

Notes

Site lies in the Papplewick Wooded Estatelands. Site of several open fields with minimal loss of vegetation other than grassland but potential change in character of Ravenshead through extension beyond Kighill Lane, which marks the edge of the settlement. Landscape character effects would be derived from perception of ribbon development as an outlier to the village but separate from it.

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Landscape planting

Strategic open space

Site features

Form of development

Local vernacular

Other

Visually separate from the village core - opportunity for non-traditional/non-vernacular modern high quality design.

CONSTRAINTS

On-site

Limit or reduce loss of hedgerow and verge along the A60 and locate development back from it.

Off-site

Reinforce boundary with the A60 to limit wider visibility and views from the road.

CONCLUSION

Visually contained and with minimal loss of landscape elements. The Site has a slightly degraded character

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

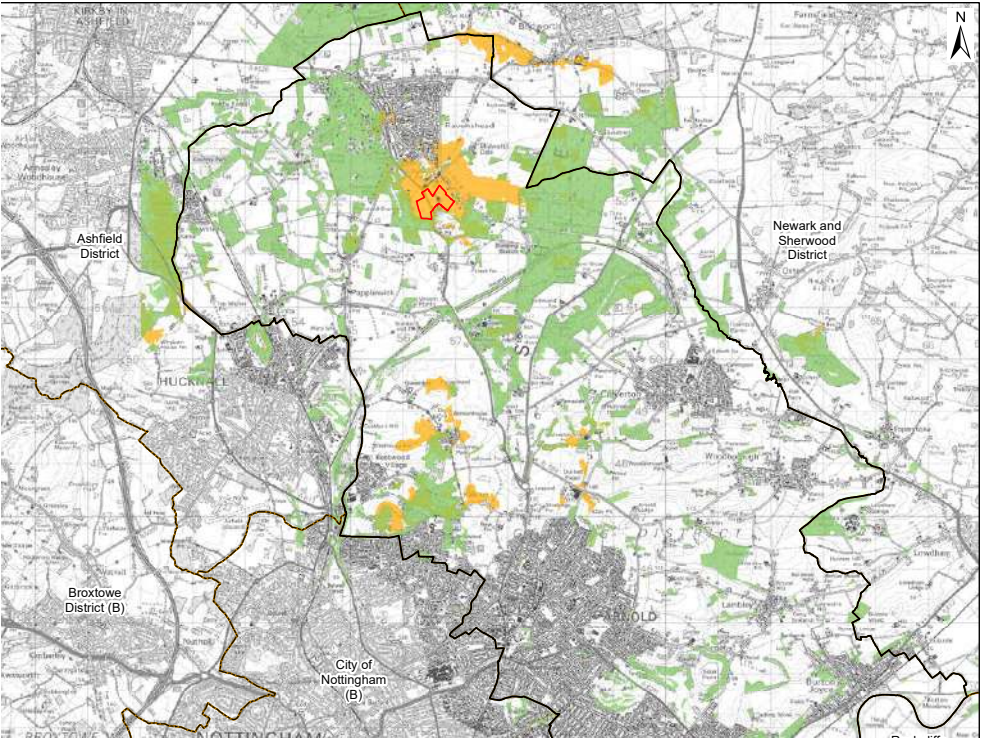
Visual Sensitivity

* 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.

19

G01.3 / G01.4 Kighill Lane Equestrian Centre



Zone of Theoretical Visibility

LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

User Note

Based on 2m resolution DTM. Woodland Modelled on 13m height and buildings at 7m height. Terrain data created in 2014.



Photoviewpoint A -



Photoviewpoint B -



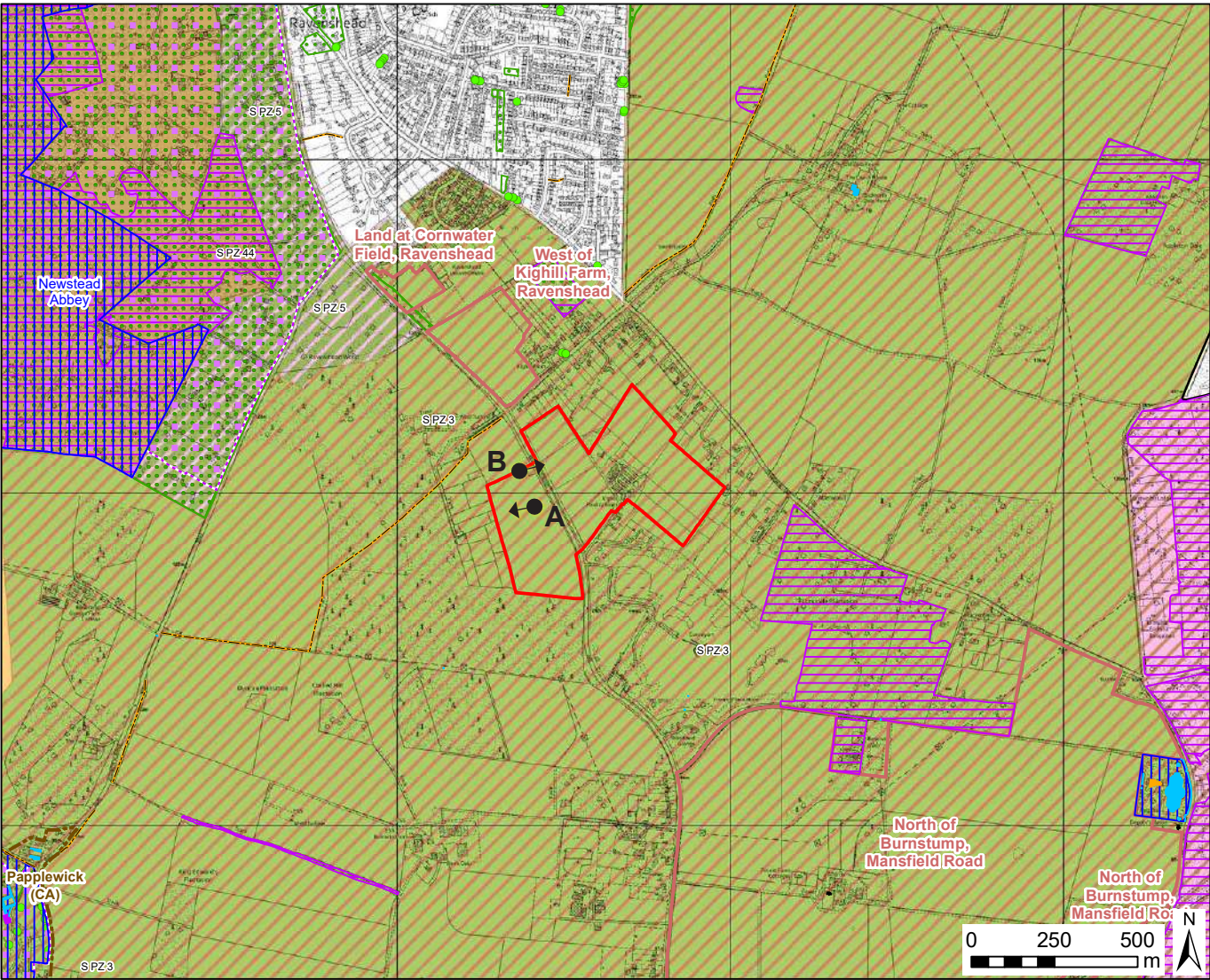
Aerial view of the site

LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Housing Allocation

Copyright

© Crown copyright and database right 2022 Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



Landscape Designations / Potential development mitigation recommendations

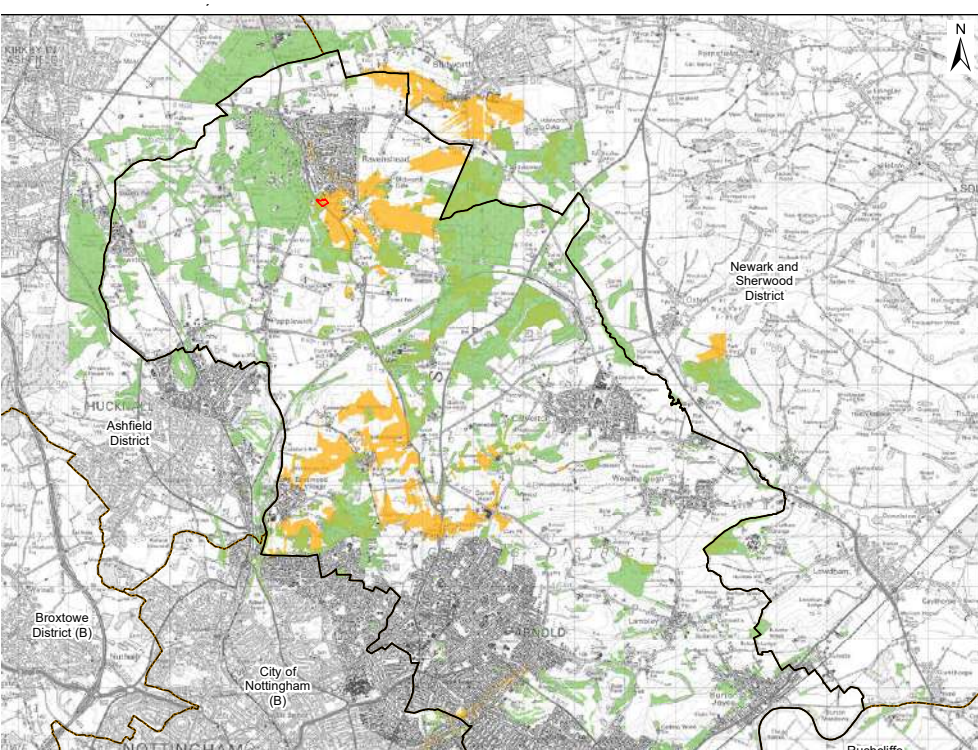
LEGEND

- 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 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

Contains Ordnance Survey Data © 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

G01.5 Land at Cornwater Field, Ravenshead



Zone of Theoretical Visibility

LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

User Note

Based on 2m resolution DTM. Woodland Modelled on 13m height and buildings at 7m height. Terrain data created in 2014.



Photoviewpoint A -



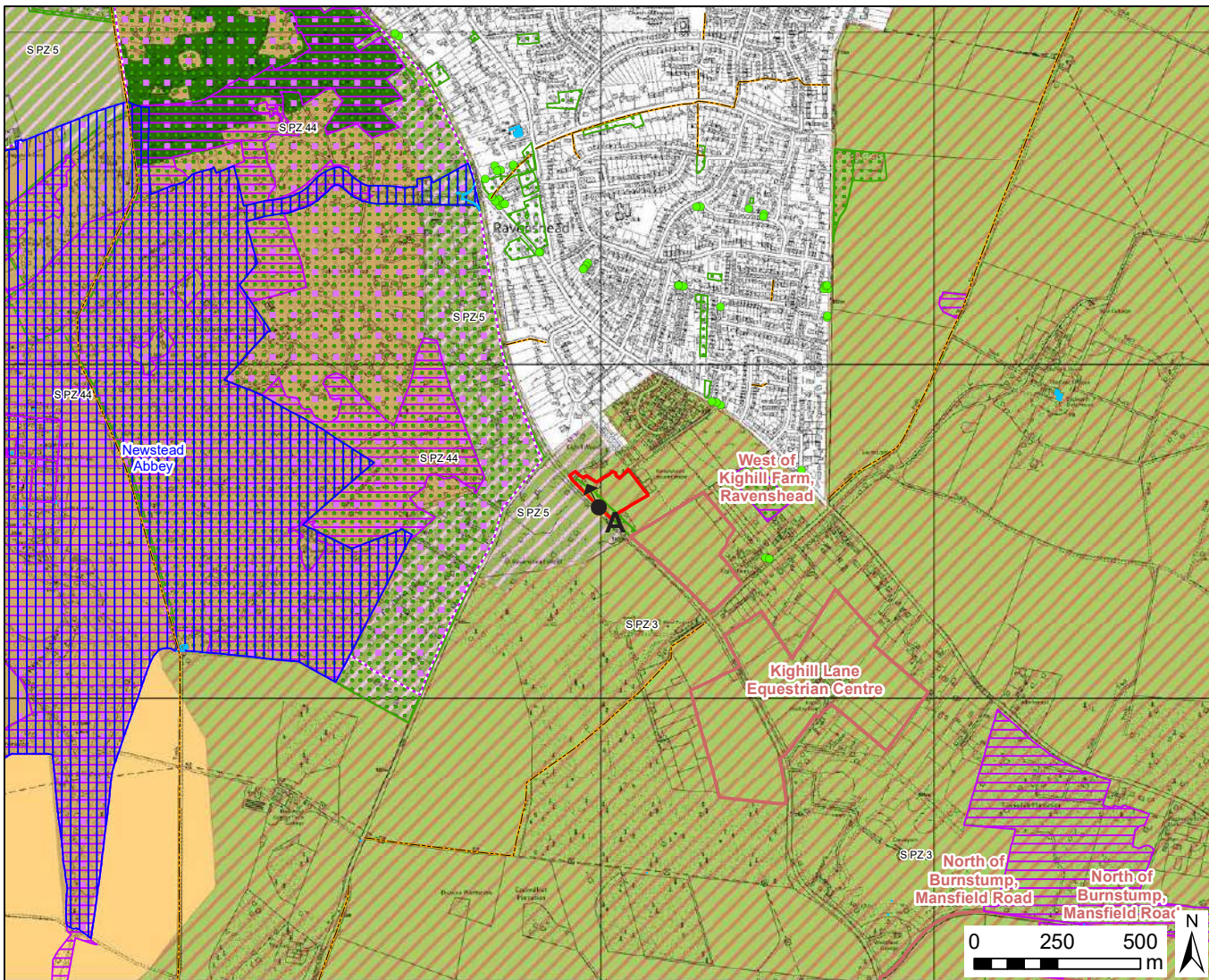
Aerial view of the site

LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Housing Allocation

Copyright

© Crown copyright and database right 2022. Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
© CNES (2022) Distribution Airbus DS



Landscape Designations / Potential development mitigation recommendations

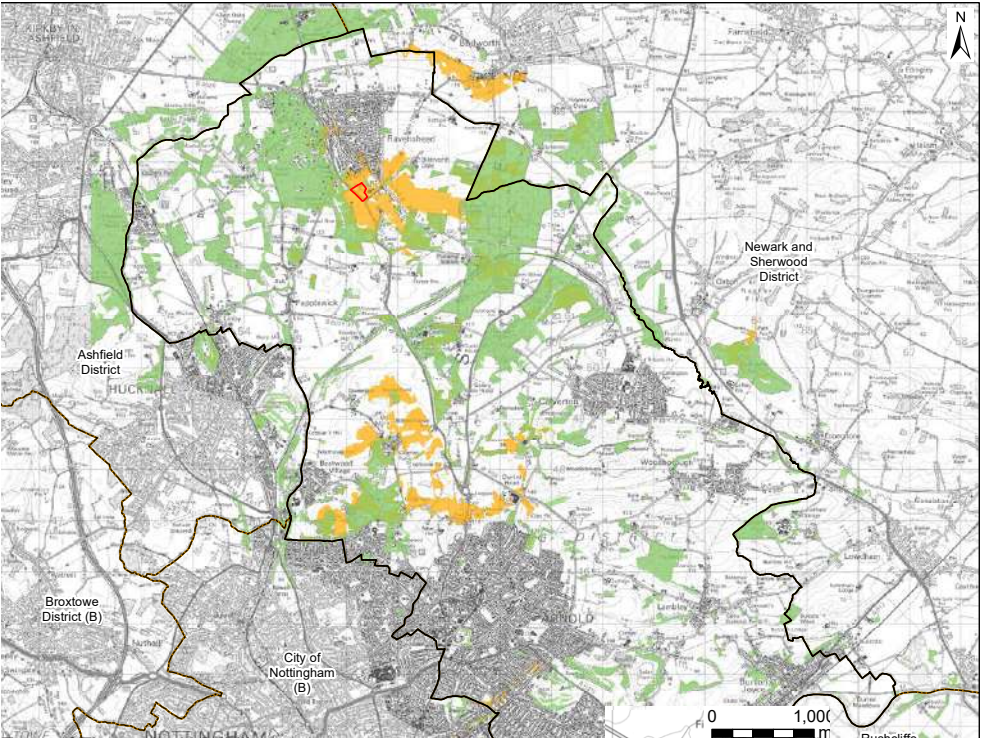
LEGEND

- 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 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

Contains Ordnance Survey Data © 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

G01.6 West of Kighill Farm



Zone of Theoretical Visibility



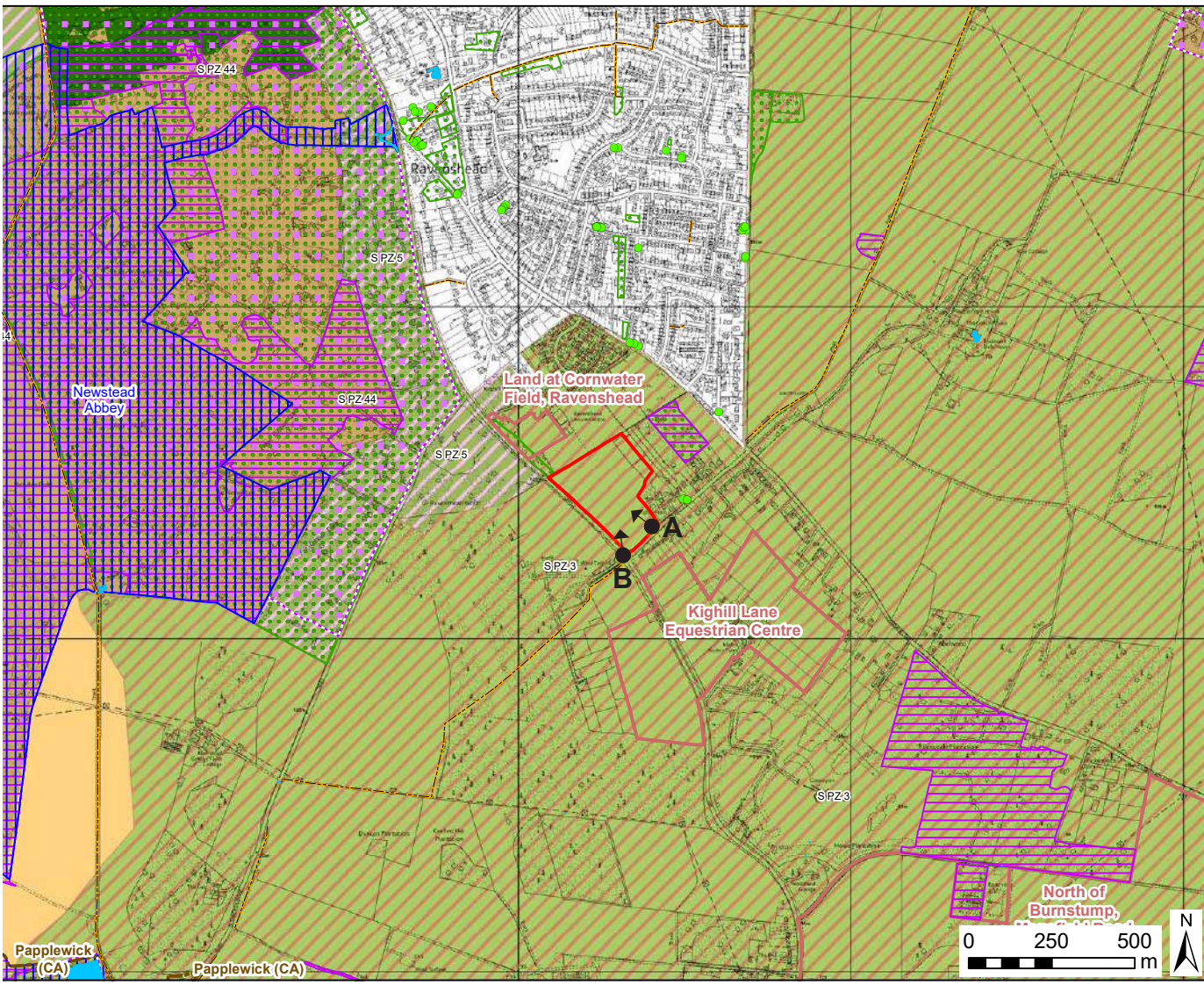
Photoviewpoint A -





Photoviewpoint B -



Aerial view of the site

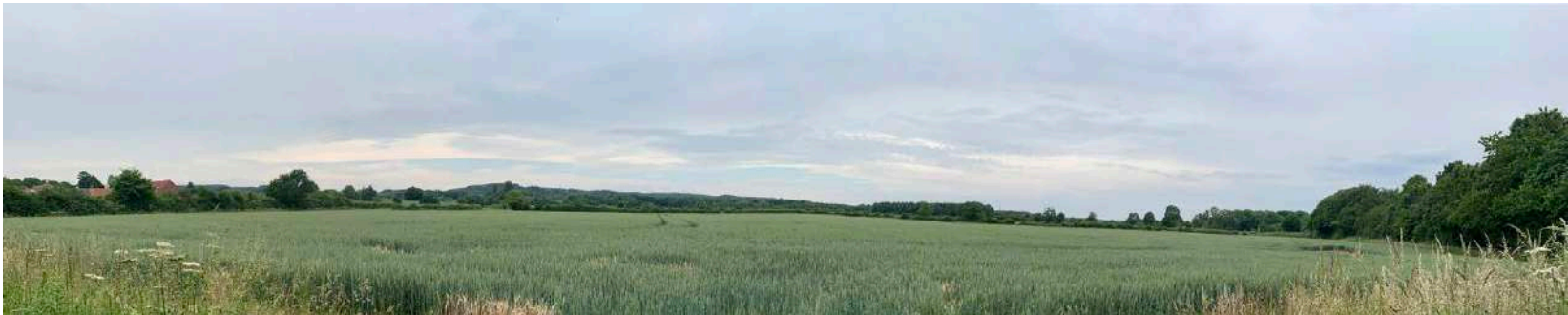
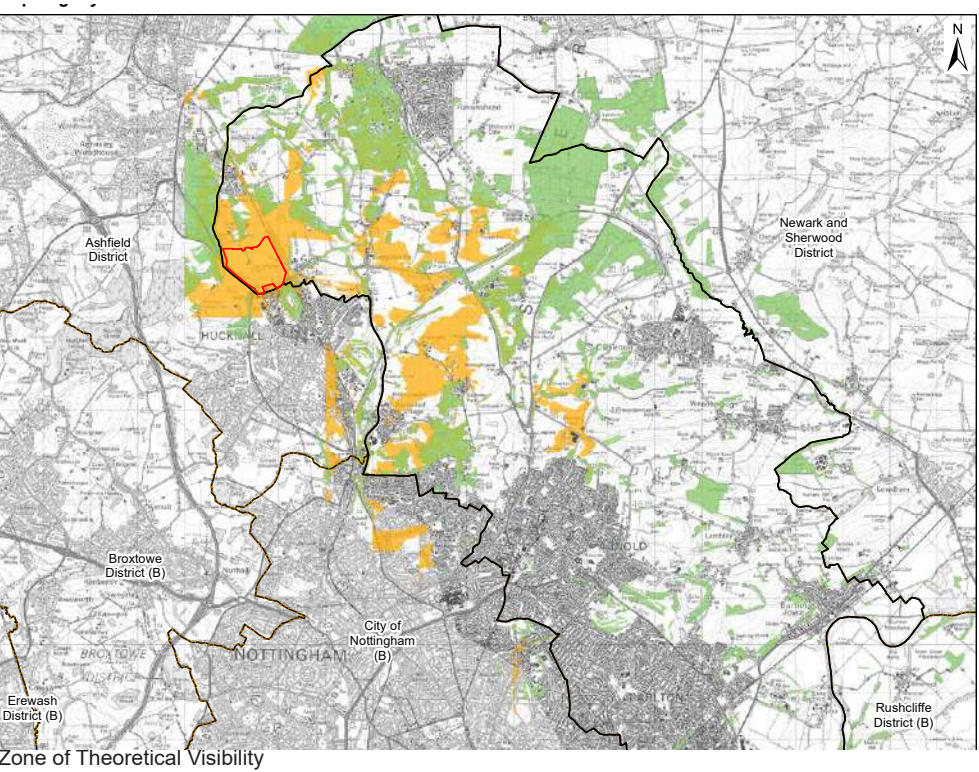


Landscape Designations / Potential development mitigation recommendations

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

25

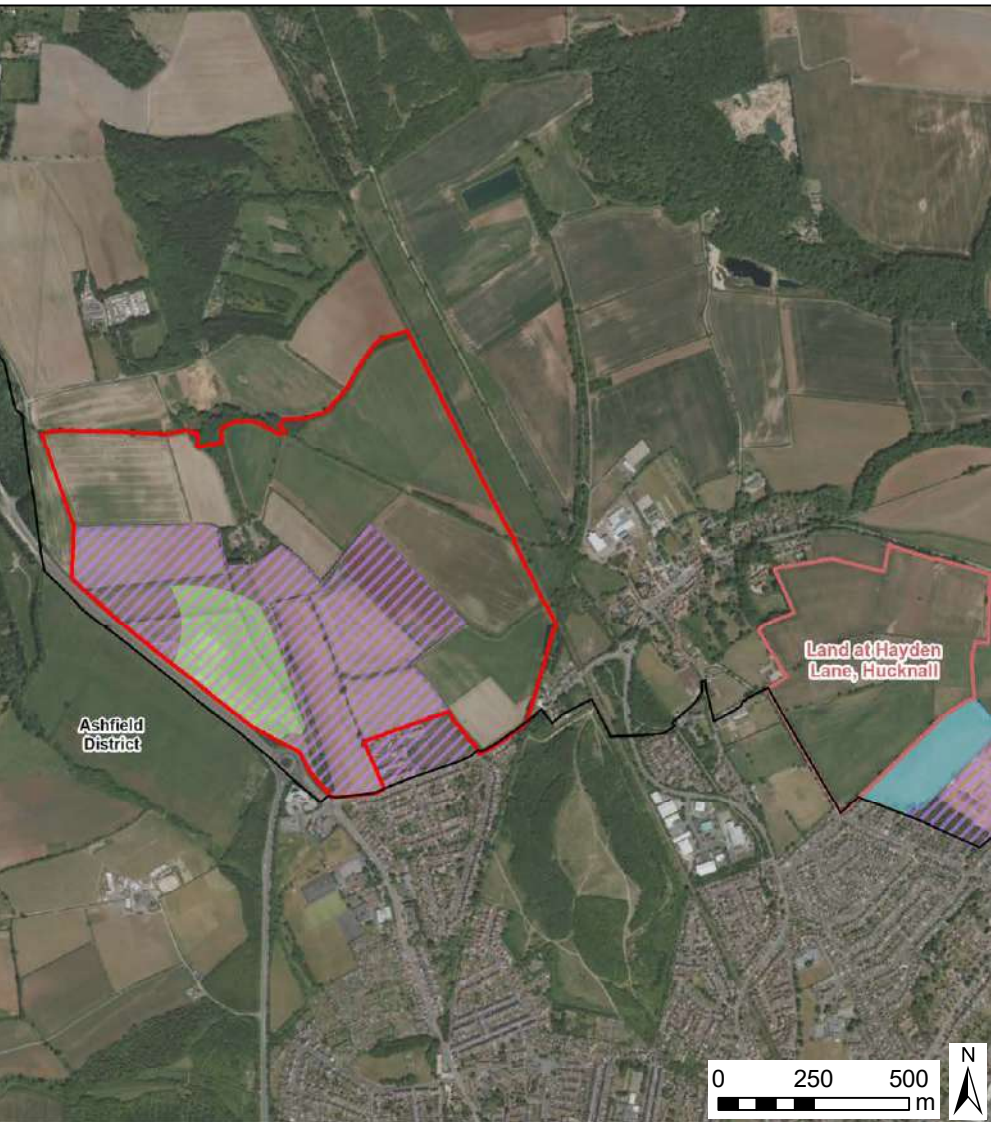
G03.1 and G03.2 Top Wighay Farm



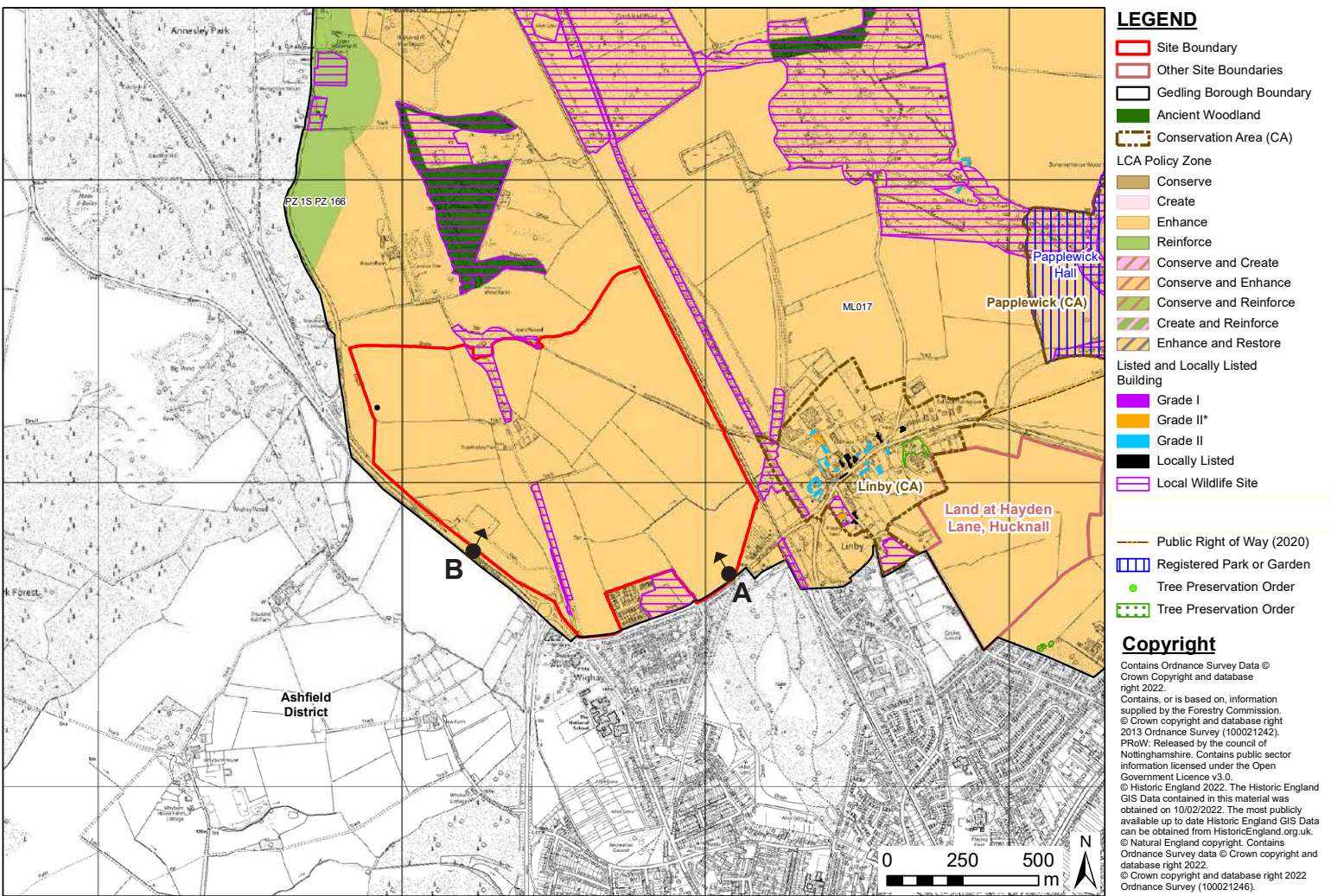
Photoviewpoint A -



Photoviewpoint B -

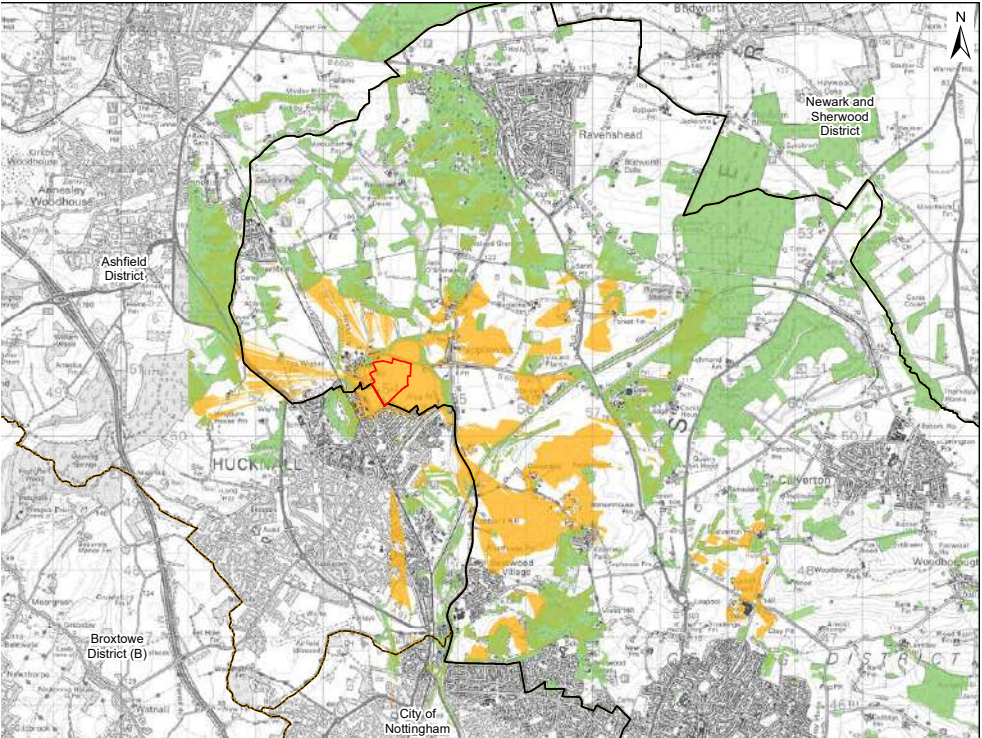


Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

G03.3 Land at Hayden Lane



Zone of Theoretical Visibility

LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

User Note

Based on 2m resolution DTM.
Woodland Modelled on 13m height and buildings at 7m height.
Terrain data created in 2014.



Photoviewpoint A -



Photoviewpoint B -



Aerial view of the site

LEGEND

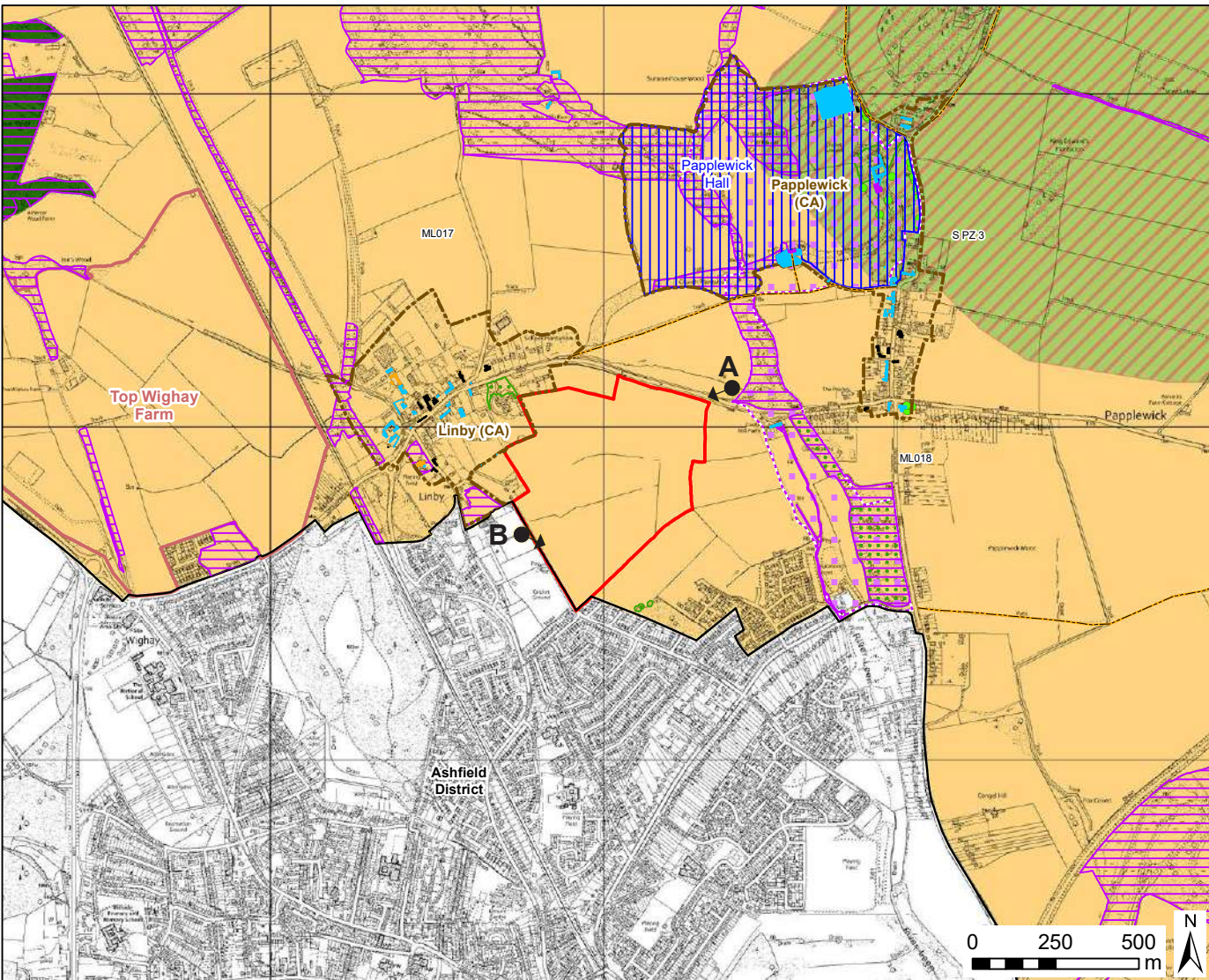
- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Employment Allocation
- Housing Allocation
- Strategic Allocation

Mitigation recommendations

- Structure planting
- Buffer

Copyright

© Crown copyright and database right 2022 Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



Landscape Designations / Potential development mitigation recommendations

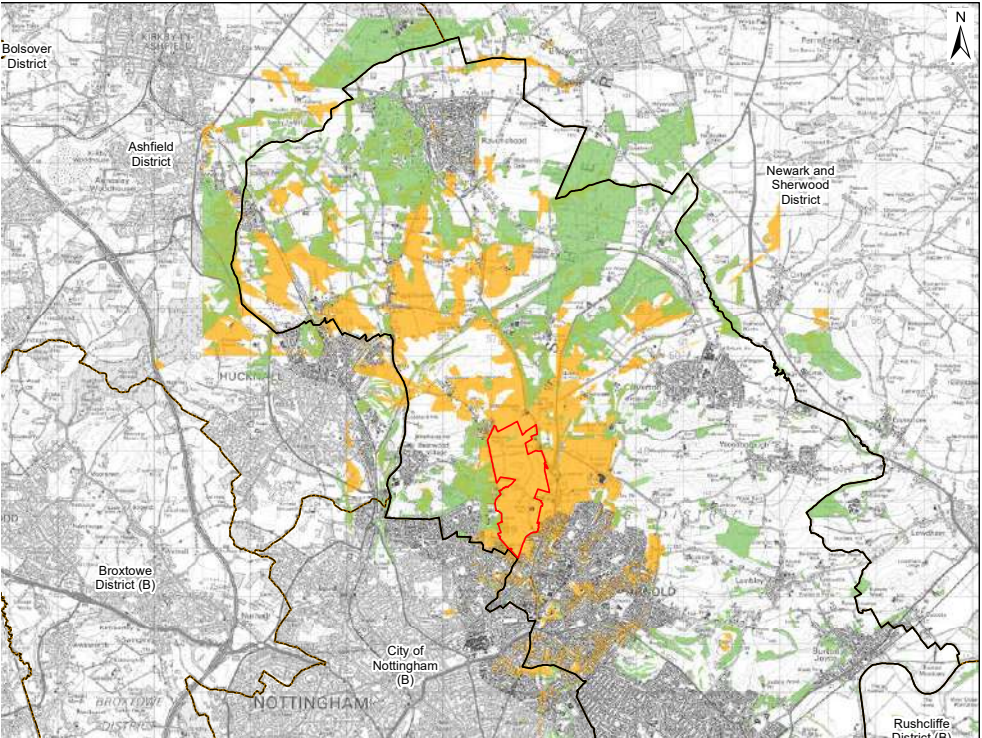
LEGEND

- 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 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

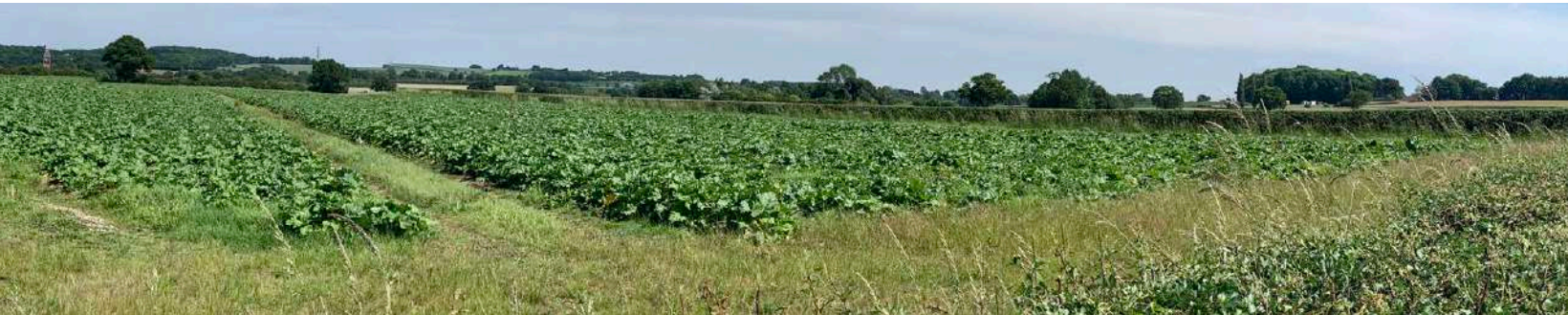
Copyright

Contains Ordnance Survey Data © 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

G05.1 / G05.2 New Farm, Redhill



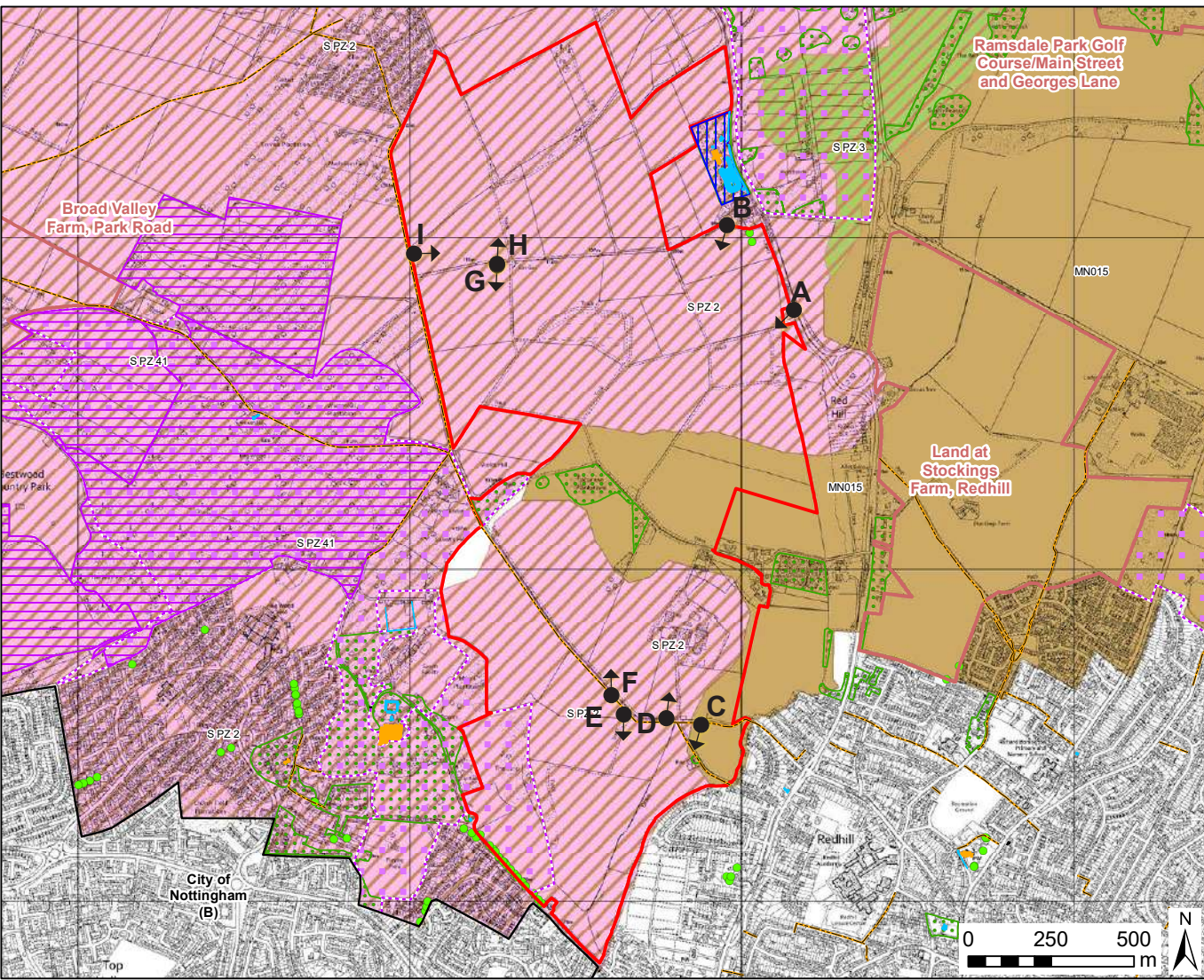
Photoviewpoint A -



Photoviewpoint B -



Aerial view of the site



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 BOROUGH COUNCIL: LVIA TO INFORM ALLOCATION OF DEVELOPMENT SITES

Aggregate Score (/100): 56

SITE REFERENCE:

G05.3 Land at Westhouse Farm, Bestwood village.

DATE VISITED:

13112014

PHOTO REFERENCES:

SURVEYED BY:

CH

CHECKED BY:

NW

EXISTING LANDSCAPE CHARACTER

NCC Policy zones within site *SH02 (Moderate)

NCC Policy zones within study area *SH02 (Moderate), SH41 (Low)

LIVING LANDSCAPES METHODOLOGY

Landform

PZ

Site

Study Area

Vales & valley bottoms

Rolling / undulating

Low plateau

Sloping (low hills)

Settlement Pattern

PZ

Study Area

Nucleated

Clustered

Settled

Dispersed

Waste ground / Derelict

Unsettled

Coalfields

Urban

Land Cover

PZ

Site

Study Area

Arable farms

Mixed farms

Pastoral farms

Woodland

Rough / wildland

Disturbed

Urban / brownfield

Tree Cover

PZ

Site

Study Area

Wooded - ancient

Wooded - recent

Trees & woods

Coverts & tree groups

Other trees

Open / unwooded

Descriptive Attribute

Site

Study Area

Spatial Character

Medium - open

Variable

Indicative Ground Vegetation

Farmland

Variable

Field Boundaries

Variable

Variable

Enclosure Pattern

Sub-regular

Variable

Tree Pattern

Linear

Variable

Other Characteristics / Features

Right of way, edge of settlement, variety in landform

Variety in landform, village, network of rights of way, Bestwood Country Park

LANDSCAPE VALUE

Total Score (/25)15

Factor

Assessment

Score**

Landscape Quality

Well maintained rural landscape in parts, some areas degraded and settlement edge detracts

Med (2)

Scenic Quality

Rural open fields exhibit high quality, but settlement edge and busy road detract

Med (2)

Rarity

N/A

Low (1)

Representativeness

Mostly representative of key characteristics

High (3)

Conservation Interests

N/A

Low (1)

Recreation value

Rights of way network in study area and proximity to Country Park

Med (2)

Perceptual Aspects

Rural landscape with long views, but some interruption from Moor Road and Bestwood Village

Med (2)

Associations

N/A

Low (1)

LANDSCAPE SUSCEPTIBILITY

Total Score (/25)11

Factor

Assessment

Score**

Subtraction

No loss of key characteristics

Low (2)

Addition

Extension of urban edge

Low (2)

Perception

Settlement edge currently hidden on approach from north - development on site will potentially change this

Med (4)

Policy

Concentrate new developments around the existing urban fringe of Nottingham

Low (2)

OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Total Score (/50)26

Medium value and low susceptibility giving an overall low landscape sensitivity

Notes

VISUAL VALUE

Total Score (/25)13

Factor

Assessment

Score**

Recognition of value

N/A

Low (3)

Indicators of value

N/A

Low (3)

Other value

Screening rural landscape from village edge, rights of way

Med (6)

VISUAL SUSCEPTIBILITY

Total Score (/25)17

Visual Receptors

Assessment

Score**

Primary receptors

Residential - site contributes as part of the landscape setting

Med (4)

Secondary receptors

Rights of way - site is a part of landscape setting

Med (4)

Number of receptors

Edge of settlement, busy road to west of site, network of rights of way

Med (4)

ZTV Analysis

Assessment

Score**

Extent of ZTV

Views open in parts, but contained in others by landform and vegetation

Med (4)

OVERALL VISUAL SENSITIVITY (Value + Susceptibility)

Total Score (/50)30

Low value and medium susceptibility giving an overall medium visual sensitivity

Notes

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Landscape planting

Enhance and maintain existing planting - ensure a strong vegetated edge to the north and west of site

Strategic open space

To the ridge and also to the north-western corner, pushing development back from the road

Site features

Form of development

Local vernacular

Other

CONSTRAINTS

On-site

Rights of way

Off-site

CONCLUSION

The site is a series of undulating arable fields that sit immediately to the north of the settlement edge of Bestwood Village; they are criss-crossed by a couple of rights of way that feed into a wider network and lead to Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development maintains the same level of inconspicuousness that the site does at present when viewed from the north. In visual terms, the site has low value, but a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a low landscape sensitivity and a medium visual sensitivity.

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

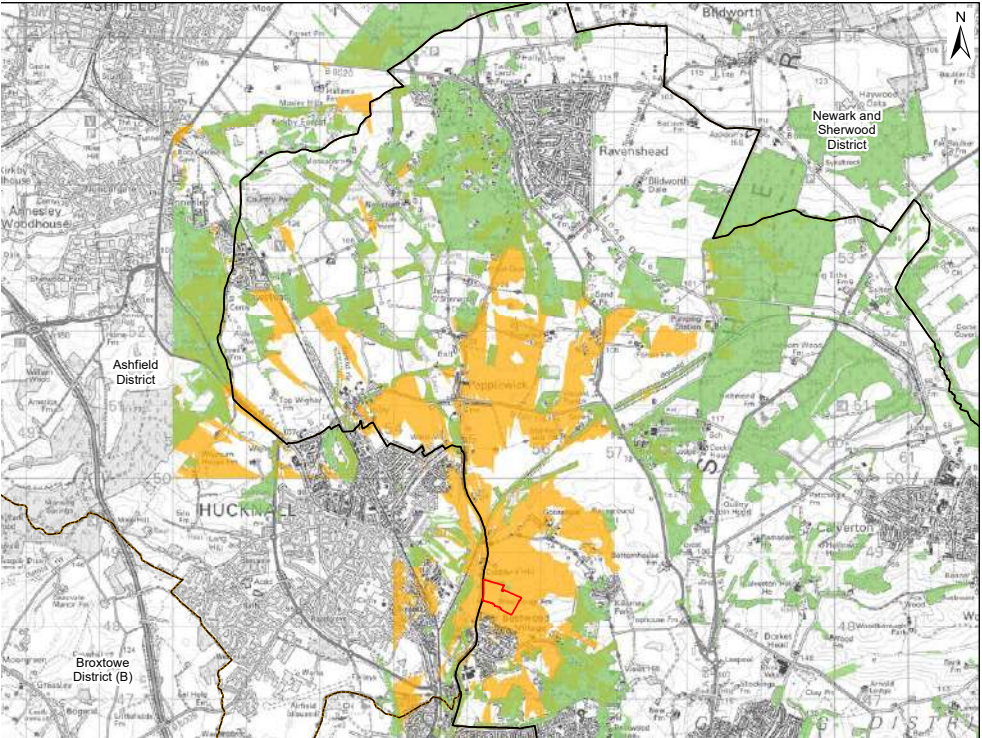
Visual Sensitivity

* 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.

33

G05.3 Land at Westhouse Farm, Bestwood Village



Zone of Theoretical Visibility



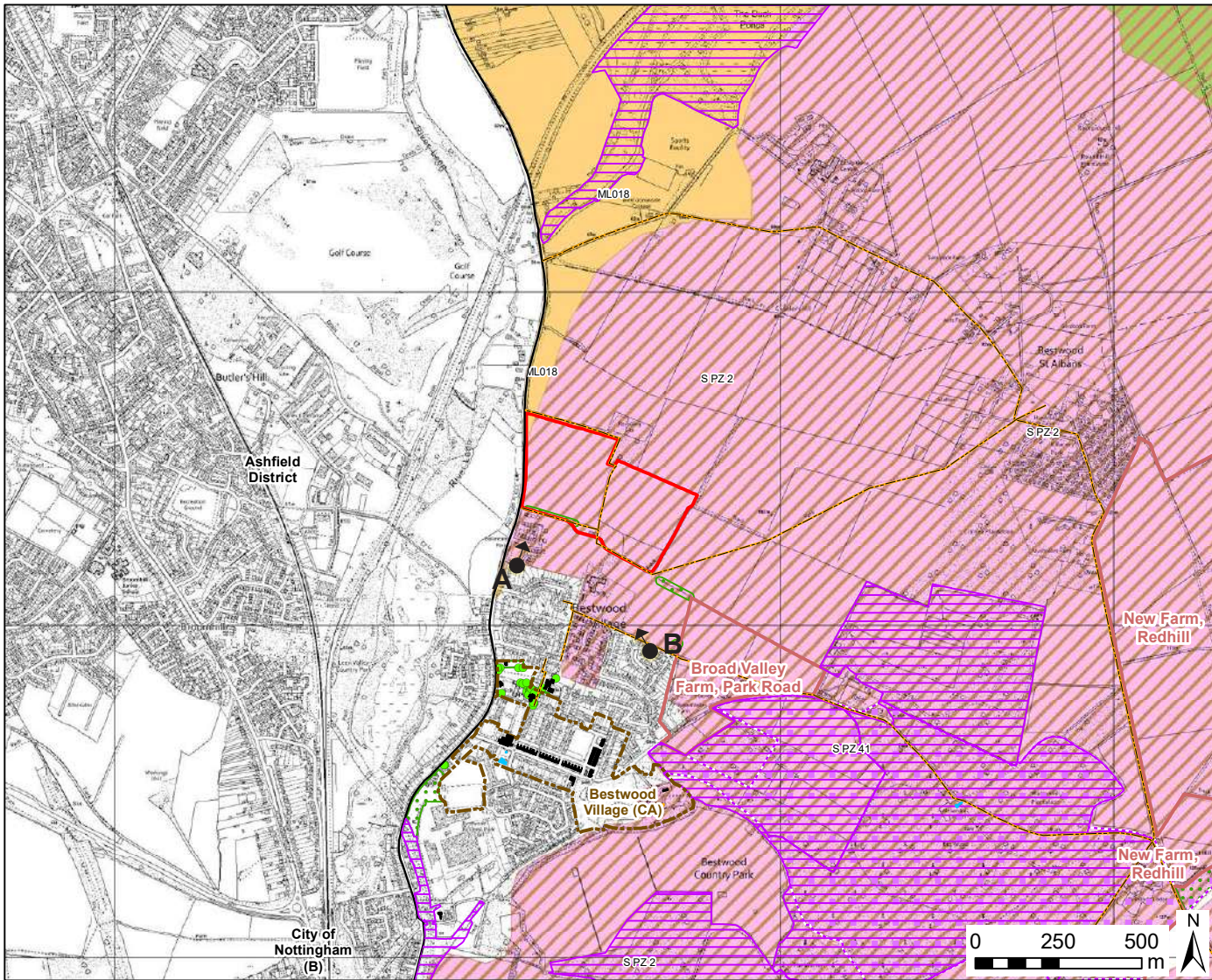
Photoviewpoint A -



Photoviewpoint B -

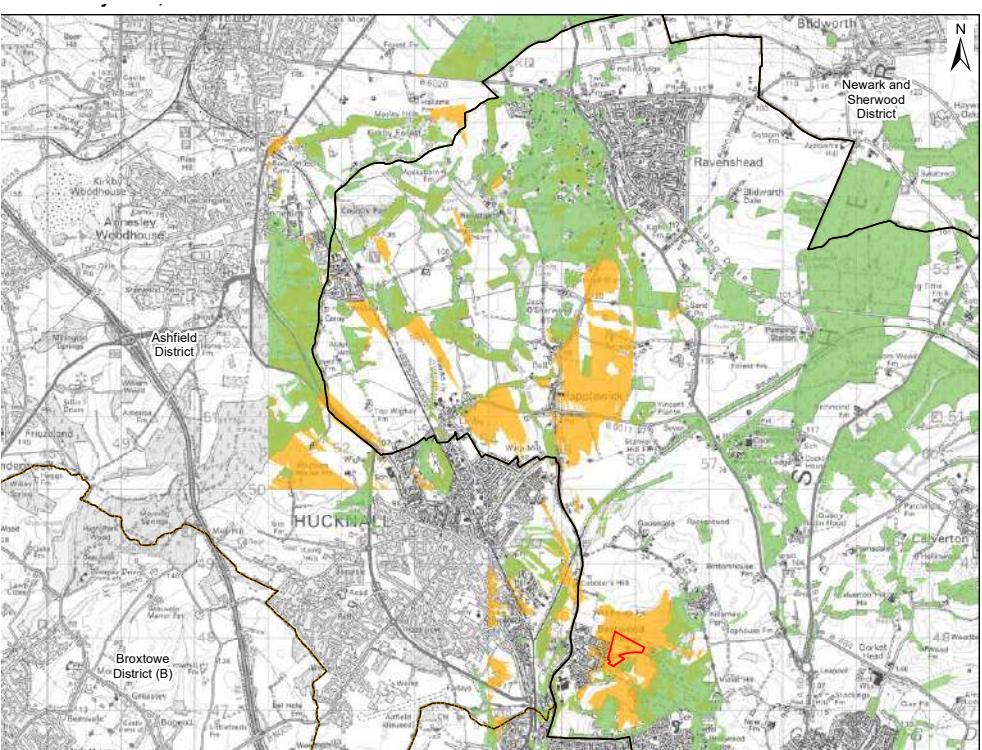


Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

G05.4 Broad Valley Farm, Park Road



Zone of Theoretical Visibility

LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

User Note

Based on 2m resolution DTM. Woodland Modelled on 13m height and buildings at 7m height. Terrain data created in 2014.



Photoviewpoint A -

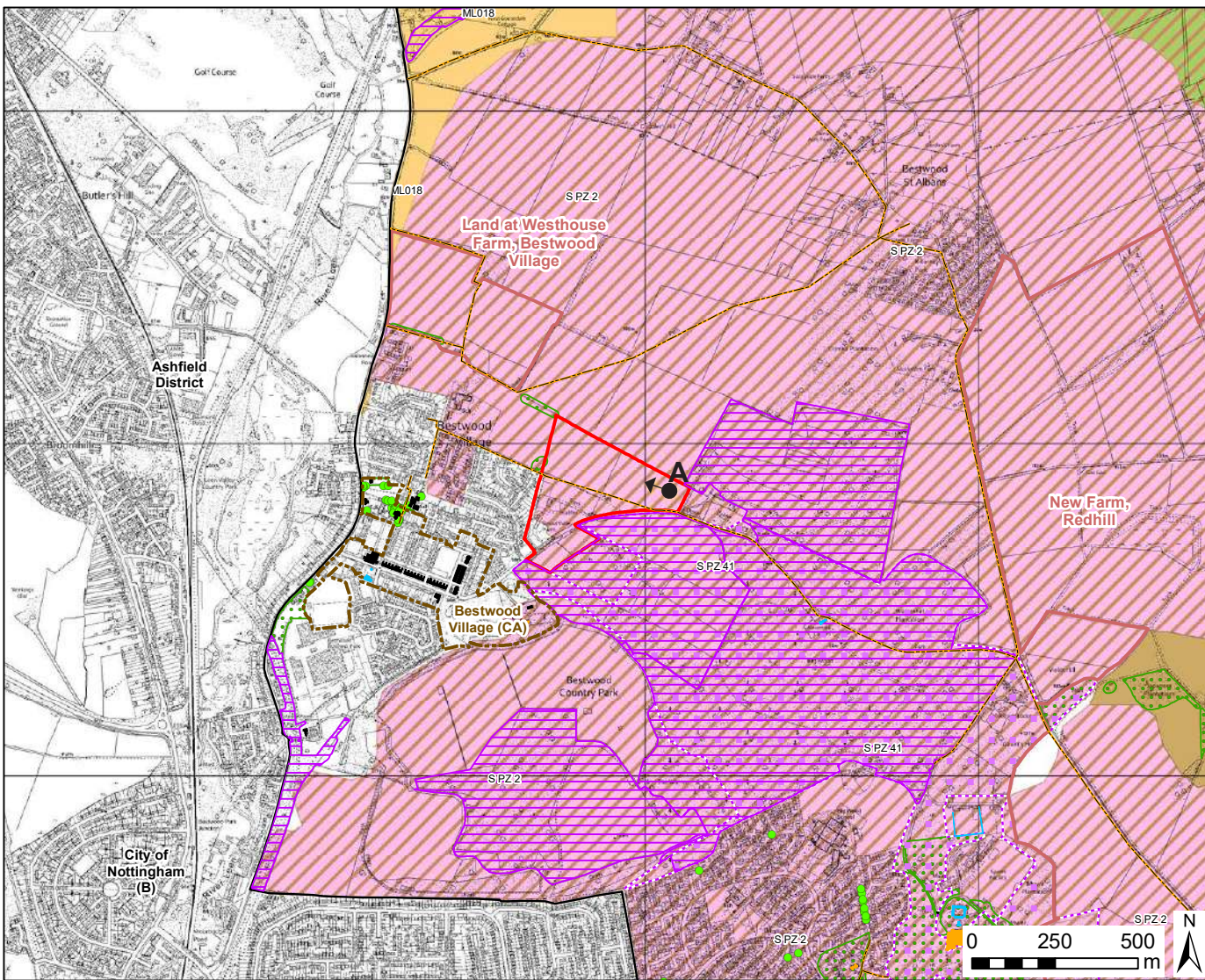


LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Housing Allocation

Copyright

© Crown copyright and database right 2022 Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



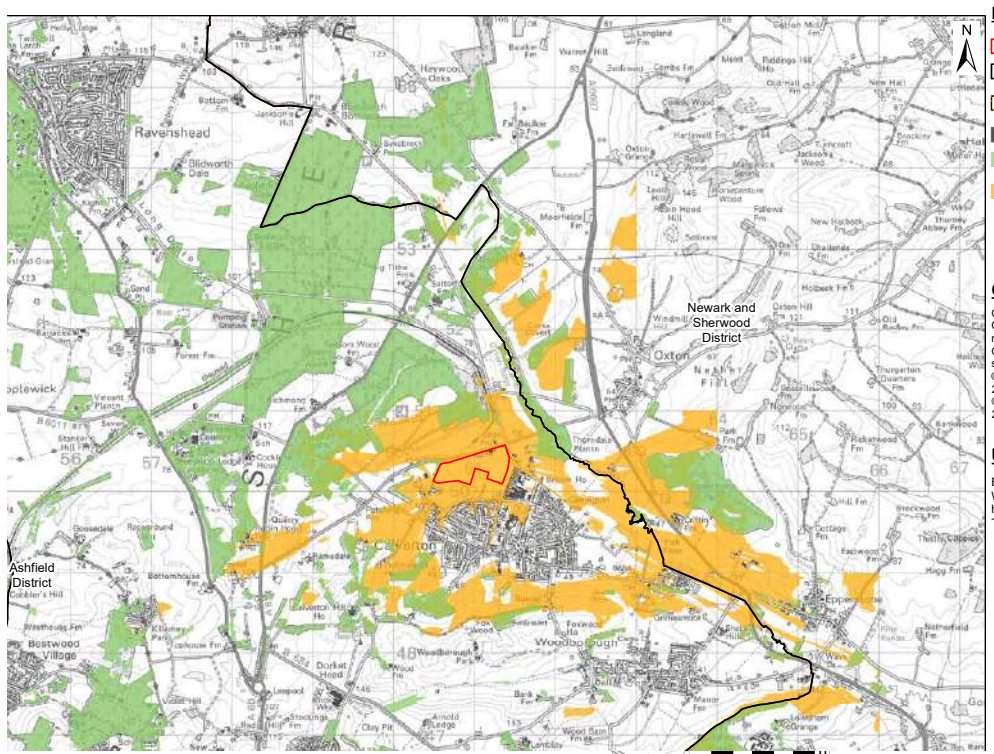
LEGEND

- 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 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

Contains Ordnance Survey Data © 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).
PROM: 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

G06.1 Land off Oxton Road



Zone of Theoretical Visibility



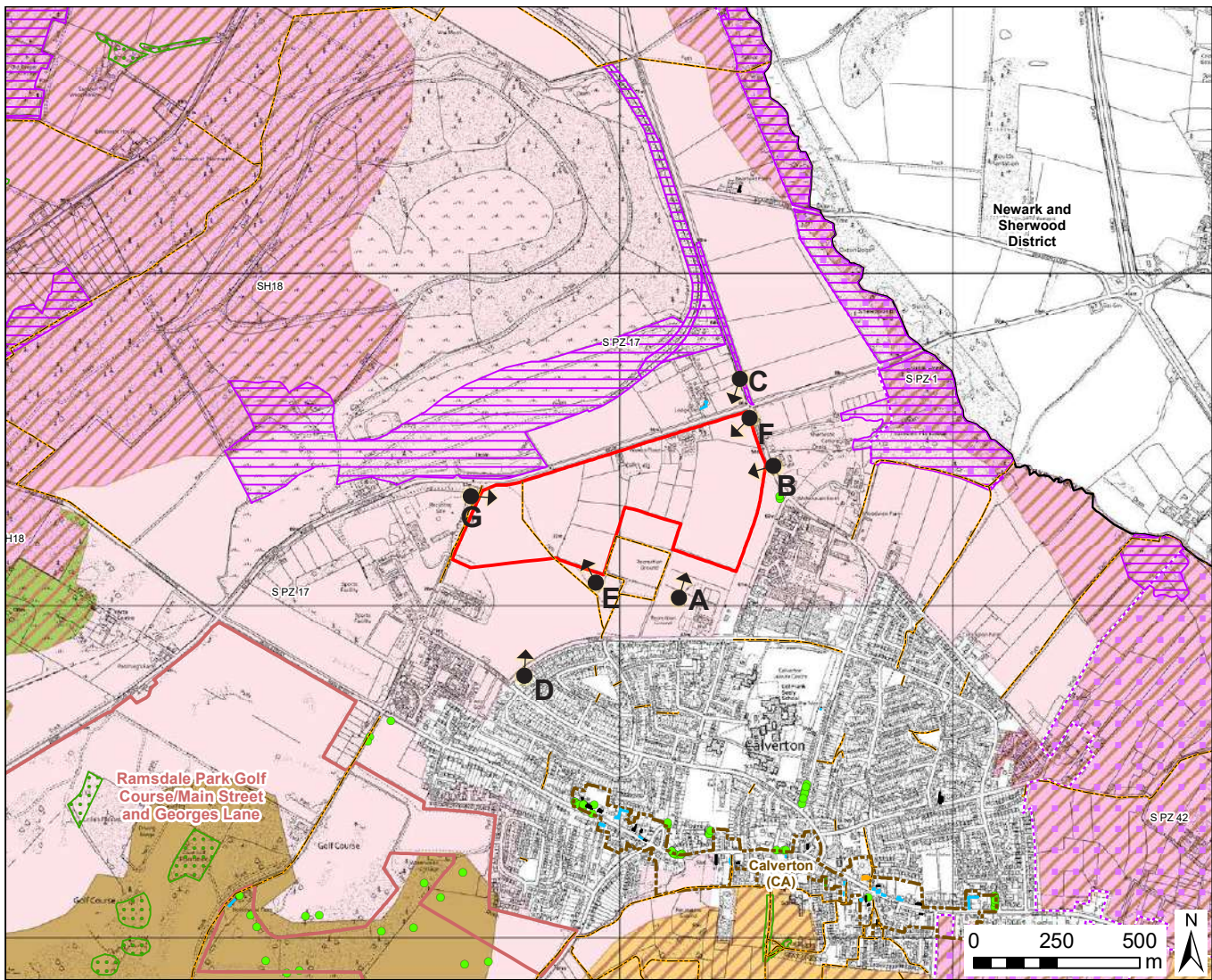
Photoviewpoint A -



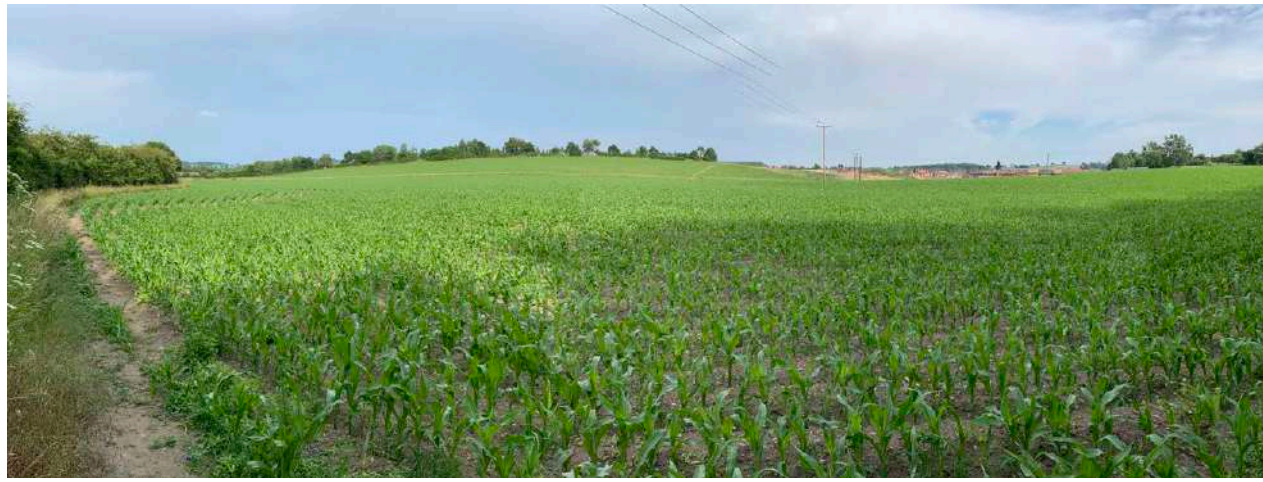
Photoviewpoint B -



Aerial view of the site



Landscape Designations / Potential development mitigation recommendations



Photoviewpoint G -



Photoviewpoint F -



Photoviewpoint D -

G06.1 Land off Oxton Road

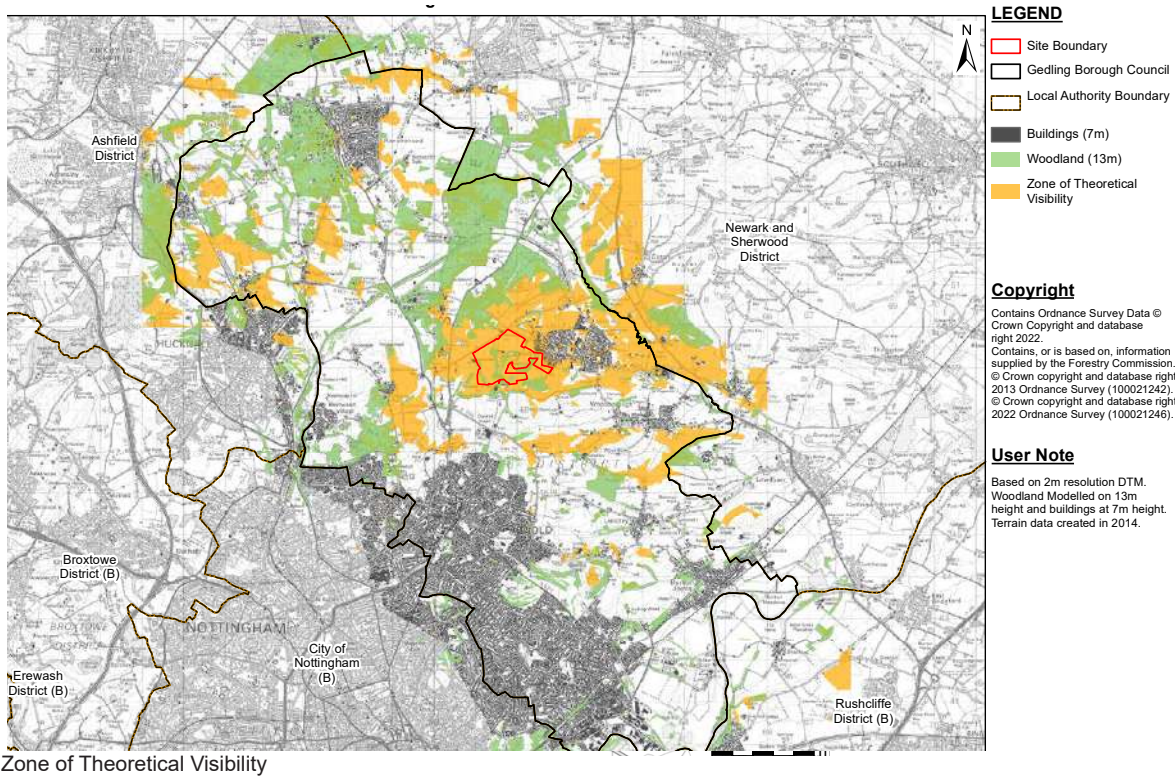


Photoviewpoint E -



Photoviewpoint C -

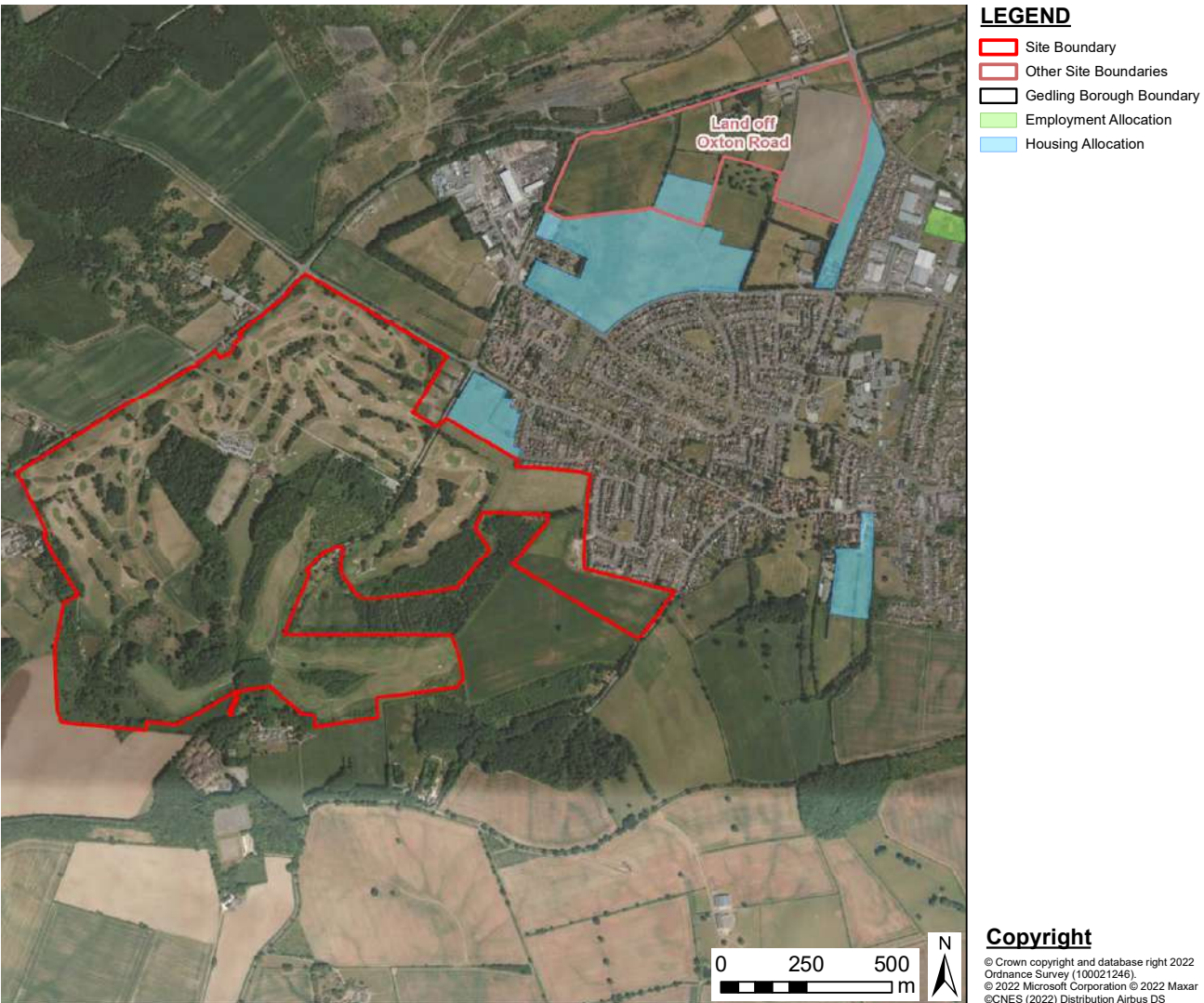
G06.2/G06.3 & G06.4 Ramsdale Park Golf Course/Main Street and Georges Lane



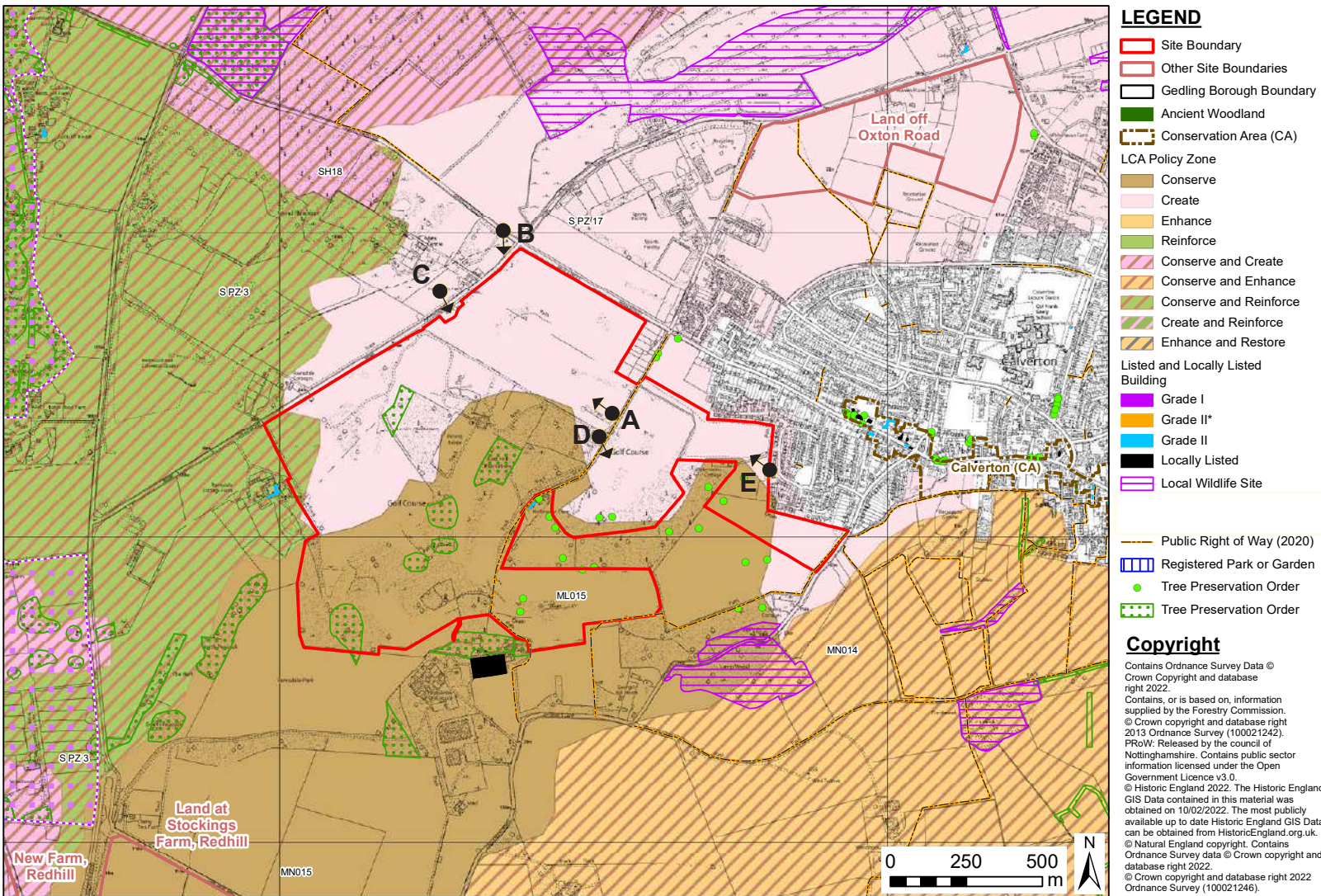
Photoviewpoint A -



Photoviewpoint B -



Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

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



Photoviewpoint C -



Photoviewpoint D -

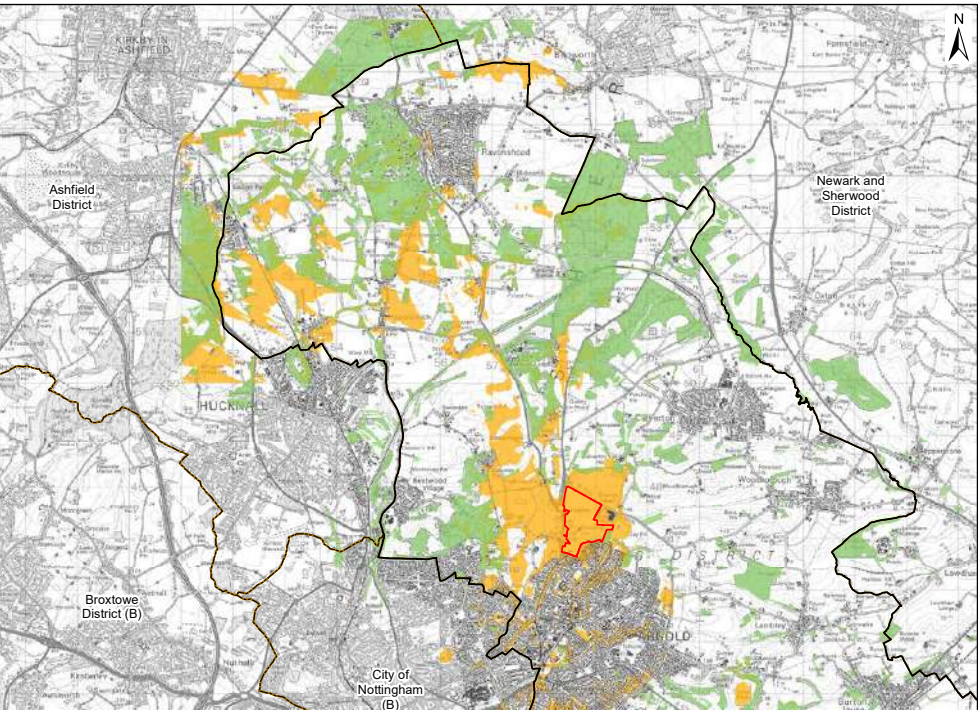
G06.2/G06.3 & G06.4 Ramsdale Park Golf Course/Main Street and Georges Lane



Photoviewpoint E -

G07.1 Land at Stockings Farm, Redhill

Land at Stockings Farm, Redhill



LEGEND

- Site Boundary
- Gedling Borough Council
- Local Authority Boundary
- Buildings (7m)
- Woodland (13m)
- Zone of Theoretical Visibility

Copyright

Contains Ordnance Survey Data © 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).
© Crown copyright and database right 2022 Ordnance Survey (100021246).

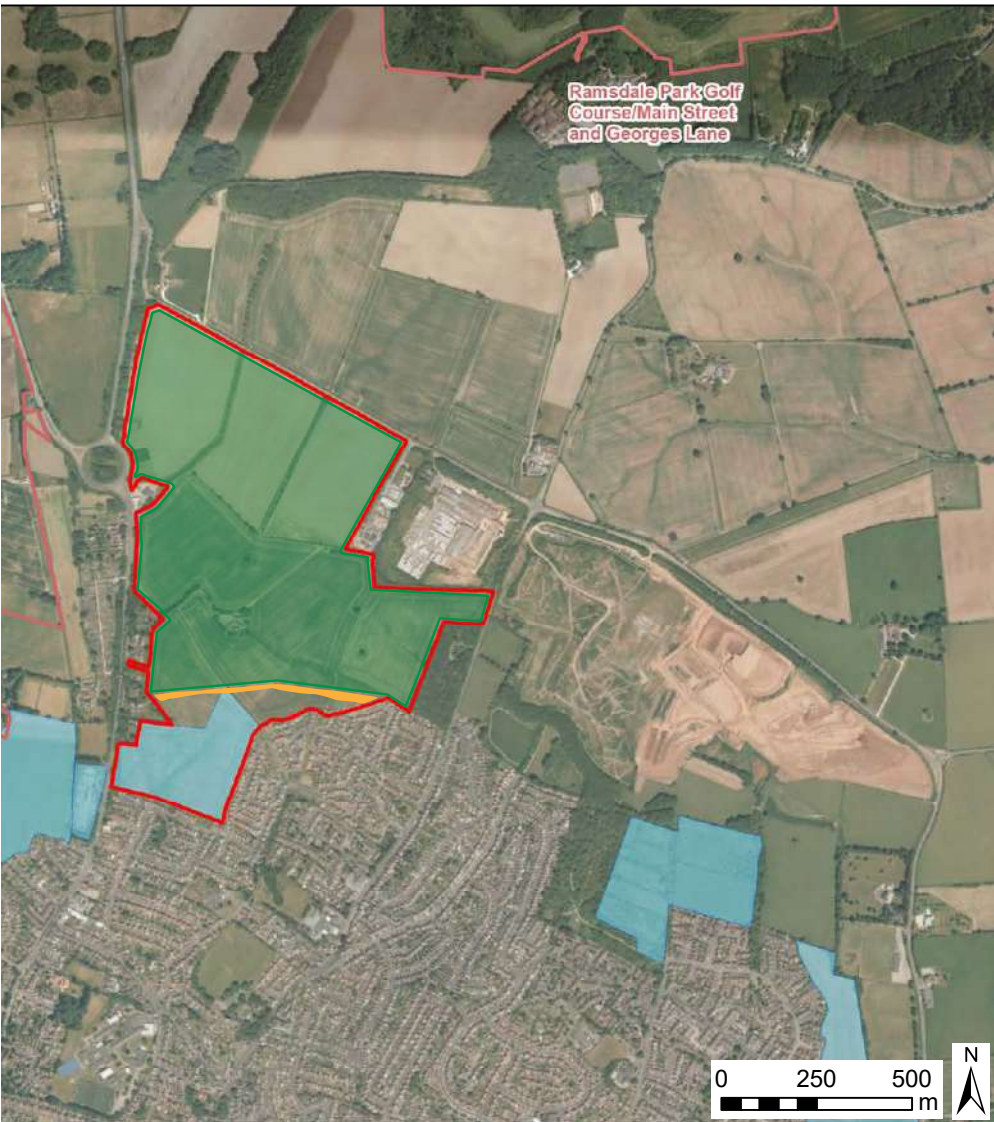
User Note

Based on 2m resolution DTM.
Woodland Modelled on 13m height and buildings at 7m height.
Terrain data created in 2014.



Photoviewpoint A -

Zone of Theoretical Visibility

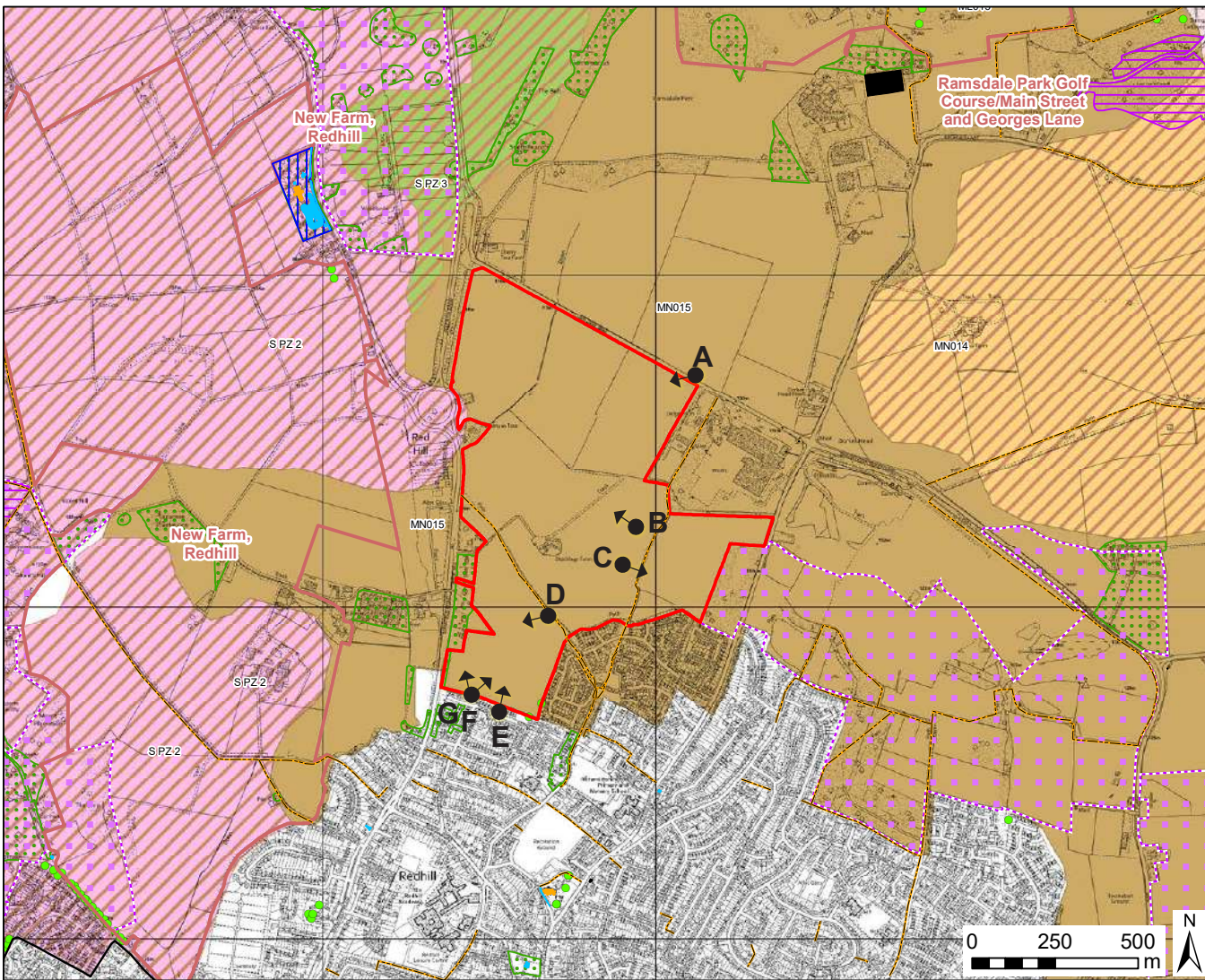


LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Housing Allocation
- Mitigation recommendations
- Structure planting
- Buffer
- Strengthen hedgerows

Copyright

© Crown copyright and database right 2022 Ordnance Survey (100021246).
© 2022 Microsoft Corporation © 2022 Maxar
©CNES (2022) Distribution Airbus DS



LEGEND

- Site Boundary
- Other Site Boundaries
- Gedling Borough Boundary
- Housing Allocation
- Mitigation recommendations
- Structure planting
- Buffer
- Strengthen hedgerows
- 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

Contains Ordnance Survey Data © 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).
PFRW: 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 10/02/2022. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.
© Crown copyright and database right 2022 Ordnance Survey (100021246).

Aerial view of the site

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 BOROUGH COUNCIL: LVIA IN ADVANCE OF ALLOCATION OF DEVELOPMENT SITES

Aggregate Score (/100): 61

SITE REFERENCE:G07.2 and G07.3 Land at Middlebeck Farm

DATE VISITED:16062022

PHOTO REFERENCES:

SURVEYED BY: NW

CHECKED BY: NA

EXISTING LANDSCAPE CHARACTER

NCC Policy zones within site * MN015

NCC Policy zones within study area * MN015, MN013.

Landform

PZ

Site

Study Area

Vales & valley bottoms

Rolling / undulating

Low plateau

Sloping (low hills)

Settlement Pattern

PZ

Study Area

Nucleated

Clustered

Settled

Dispersed

Waste ground / Derelict

Unsettled

Coalfields

Urban

Land Cover

PZ

Site

Study Area

Arable farms

Mixed farms

Pastoral farms

Woodland

Rough / wildland

Disturbed

Urban / brownfield

Tree Cover

PZ

Site

Study Area

Wooded - ancient

Wooded - recent

Trees & woods

Coverts & tree groups

Other trees

Open / unwooded

OTHER

Descriptive Attribute

Site

Study Area

Spatial Character

Exposed

Medium - open

Indicative Ground Vegetation

Farmland

Farmland

Field Boundaries

Hedges

Hedges

Enclosure Pattern

Planned

Planned

Tree Pattern

Variable

Variable

Other Characteristics / Features

Feels like an open high point/ridgeline.

Study area ZTV excludes distant zones, through site survey.

LANDSCAPE VALUE

Total Score (/25) 14

Factor

Assessment

Score**

Landscape Quality

A mature arable agricultural landscape with largely intact hedge and boundary vegetation. A mature landscape area (MLA).

Med (2)

Scenic Quality

Expansive long views of Lambley Dumble and distant wooded ridgelines with few detractors.

Med (2)

Rarity

Common landscape elements with Lambley Dumble of local rarity.

Low (1)

Representativeness

Study area and site contained key characteristic elements of the policy zone.

Med (2)

Conservation Interests

Mature landscape area and LWS of Lambley Dumble in study area.

Med (2)

Recreation value

None within site.

Low (1)

Perceptual Aspects

Site perceived as beyond the urban edge defined by Mapperley Plains. Middlebeck Farm derelict and a detractor.

High (3)

Associations

None identified within site or study area.

Low (1)

LANDSCAPE SUSCEPTIBILITY

Total Score (/25) 14

Factor

Assessment

Score**

Subtraction

Loss of arable land and hedgerows across multiple, medium scale, fields.

Med (4)

Addition

Increase in built form on the perceived edge of Arnold.

Med (4)

Perception

Beyond the perceived urban edge of Arnold.

Med (4)

Policy

Low (2)

OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Total Score (/50) 28

Medium to high value with medium susceptibility, resulting in overall medium landscape sensitivity.

Notes

Housing development will extend the urban edge of Arnold downslope beyond the ridgeline to open land beyond. Loss of landscape elements would predominantly be arable land and the predominant landscape element would be urban extension of built form.

MITIGATION OPPORTUNITIES / RECOMMENDATIONS

Landscape planting

Form of development

Strategic open space

Local vernacular

Site features

Other

Adjacent to Lambley Dumble to preserve character as far as possible.

Open areas in the northern part of the site to form a buffer, limiting the extent of visible housing and retaining open views from Mapperley.

CONSTRAINTS

On-site

Off-site

Development to respect the setting of Lambley Dumble.

Maintain a buffer of undeveloped land to the north and reinforce its southern boundary to limit wider visibility and views from the east.

CONCLUSION

Development of the northern section of the site would extend the perceived eastern edge of Arnold/Mapperley and would obstruct an open long range view from Mapperley Plains. The urban edge of Mapperley Plains is predominantly aligned to be set back from the natural ridgeline, and the road which runs along it. Development in the middle/northern section of the site would be highly visible from a wider area to the east. The far southern section of the site is less prominent, more enclosed and is influenced by the derelict farm buildings outside of the site. Overall there is medium visual value and susceptibility and sensitivity for the prominent areas of the site, with lower visual and landscape sensitivity for the southern section. Further analysis of extent of development in the south would be beneficial to define mitigation and the extent of the landscape/visual buffer required to mitigate visual and to a lesser extent landscape effects. A precautionary approach would indicate confining development to the southernmost field. Development into the adjacent field would be prominent and both obstruct and influence long views with mitigation of likely limited benefit.

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

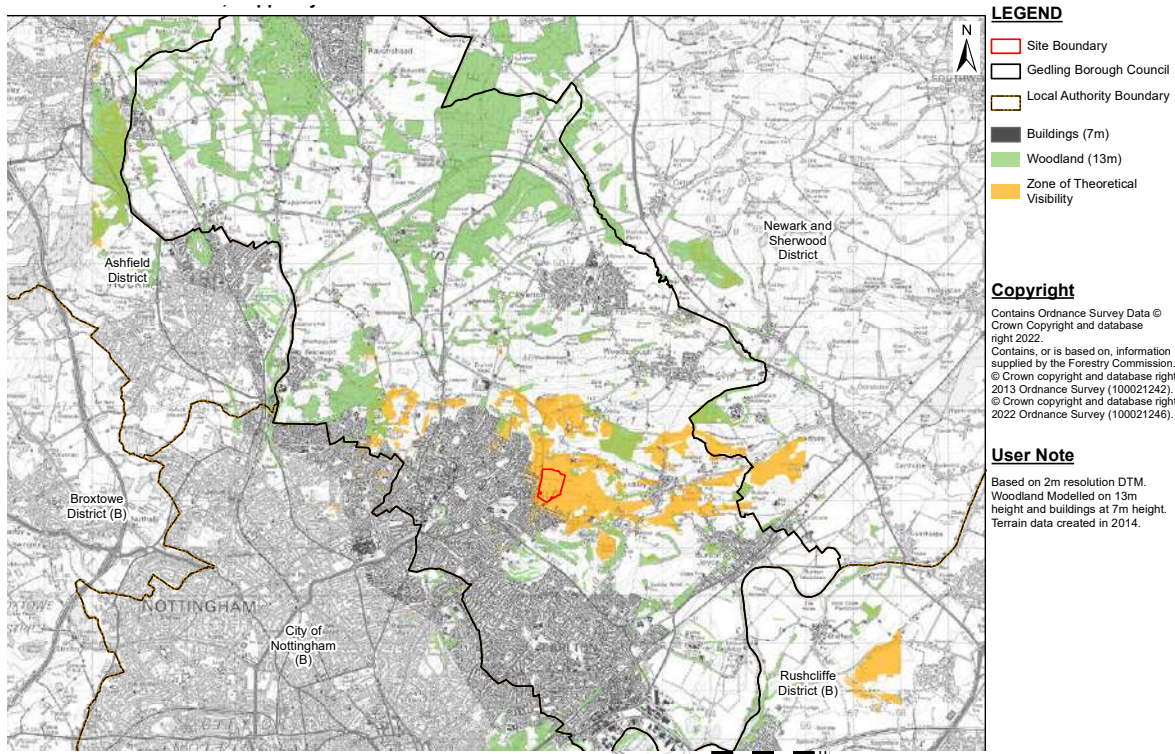
Visual Sensitivity

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

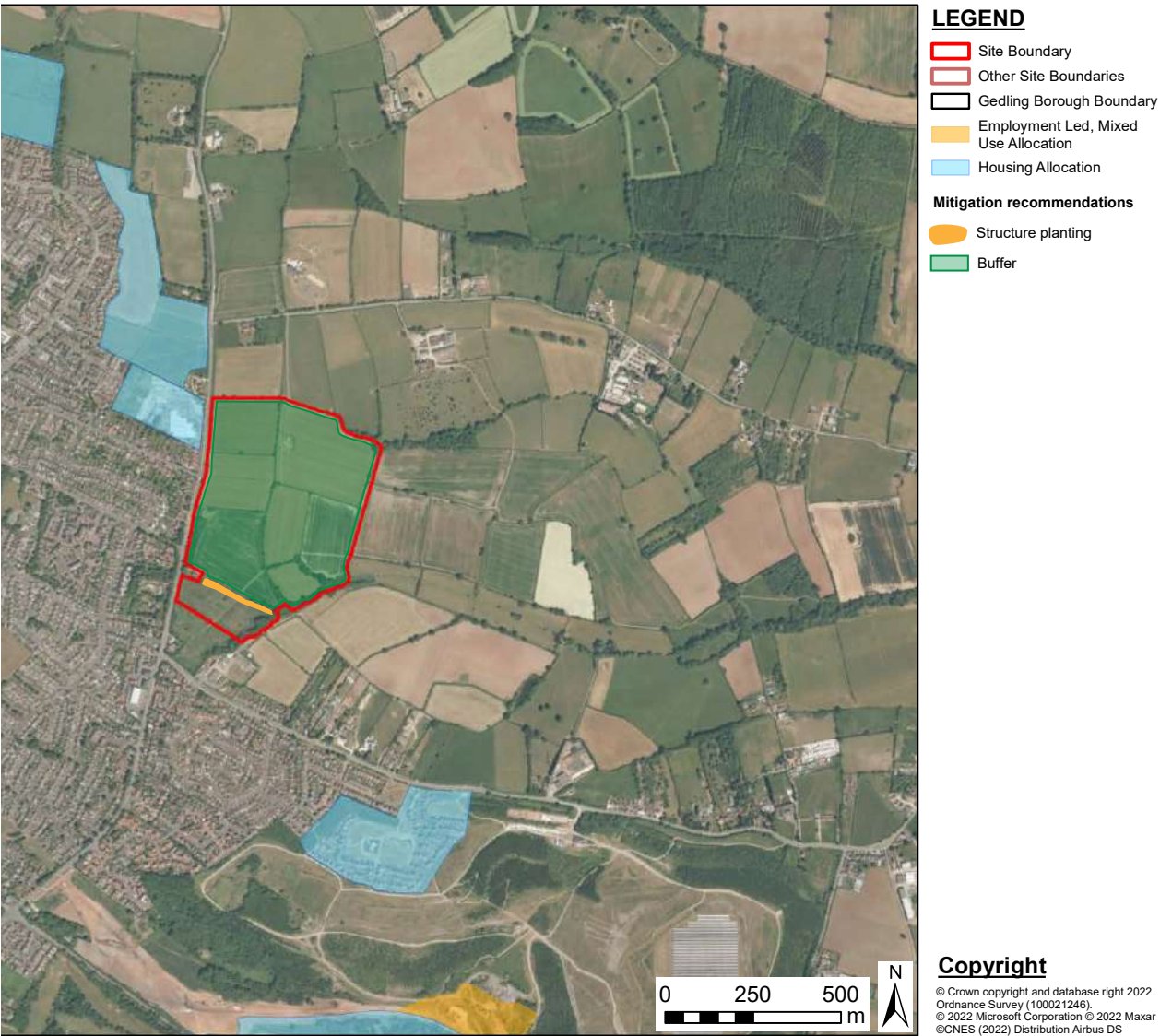
** Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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

49

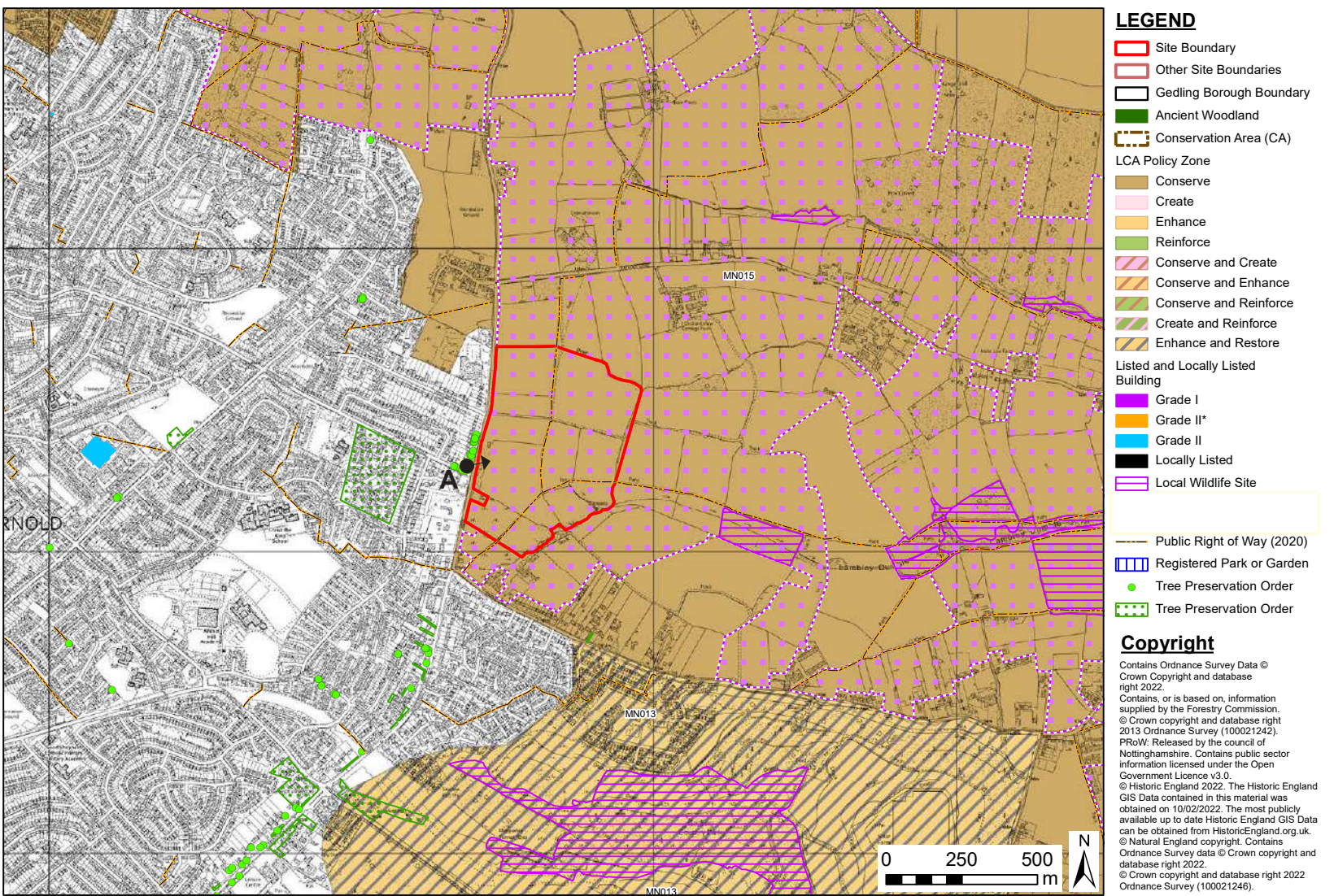
G07.2 / G07.3 Land at Middlebeck Farm



Photoviewpoint A -



Aerial view of the site



Landscape Designations / Potential development mitigation recommendations

GEDLING BOROUGH COUNCIL: LVIA TO INFORM ALLOCATION OF DEVELOPMENT SITES

Aggregate Score (/100): 66

SITE REFERENCE:

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

DATE VISITED:

16062022

PHOTO REFERENCES:

SURVEYED BY:

NW

CHECKED BY:

NA

EXISTING LANDSCAPE CHARACTER

NCC Policy zones within site * MN015

NCC Policy zones within study area * MN013, TW PZ 5

LIVING LANDSCAPES METHODOLOGY

Landform

PZ

Site

Study Area

Vales & valley bottoms

Rolling / undulating

Low plateau

Sloping (low hills)

Settlement Pattern

PZ

Study Area

Nucleated

Clustered

Settled

Dispersed

Waste ground / Derelict

Unsettled

Coalfields

Urban

Land Cover

PZ

Site

Study Area

Arable farms

Mixed farms

Pastoral farms

Woodland

Rough / wildland

Disturbed

Urban / brownfield

Tree Cover

PZ

Site

Study Area

Wooded - ancient

Wooded - recent

Trees & woods

Coverts & tree groups

Other trees

Open / unwooded

OTHER

Descriptive Attribute

Site

Study Area

Spatial Character

Medium - open

Large

Indicative Ground Vegetation

Farmland

Variable

Field Boundaries

Hedges

Variable

Enclosure Pattern

Planned

Planned

Tree Pattern

Linear

Variable

Other Characteristics / Features

Undulating landform, right of way, Mature Landscape Area and TPOs

LANDSCAPE VALUE

Total Score (/25) 16

Factor

Assessment

Score**

Landscape Quality

Intact rural landscape, well maintained in parts

Med (2)

Scenic Quality

Rural character, especially to north but poor settlement edge detracts from scenic quality

Med (2)

Rarity

N/A

Low (1)

Representativeness

Land cover and settlement pattern differs, everything else characteristic

Med (2)

Conservation Interests

TPOs, Local Interest building, Local Nature Reserve, ancient woodland in proximity.

High (3)

Recreation value

Network of rights of way

Med (2)

Perceptual Aspects

Rural landscape with some positive perceptual aspects, but poor settlement edge and degree of human influence detract

Med (2)

Associations

N/A

Low (1)

LANDSCAPE SUSCEPTIBILITY

Total Score (/25) 15

Factor

Assessment

Score**

Subtraction

Potential removal of TPO trees

Med (4)

Addition

Extension of settlement, but not following field boundaries

Med (4)

Perception

Some loss of perception of rurality to the north and northeast

Med (4)

Policy

N/A

Low (2)

OVERALL LANDSCAPE SENSITIVITY (Value + Susceptibility)

Total Score (/50) 31

Medium value and medium susceptibility; overall a medium landscape sensitivity

Notes

Site does not follow field boundaries but new bypass forms a defensible boundary.

Visual Value

Visual Susceptibility

Visual Sensitivity

VISUAL VALUE

Total Score (/25) 16

Factor

Assessment

Score**

Recognition of value

Openness/undeveloped land forming a buffer to the settlement edge.

Med (6)

Indicators of value

Landform/woodland/field boundaries.

Low (3)

Other value

Right of way, access to countryside from settlement

Med (6)

VISUAL SUSCEPTIBILITY

Total Score (/25) 19

Visual Receptors

Assessment

Score**

Primary receptors

Gedling bypass, recreational users.

High (6)

Secondary receptors

Residential - site is a part of the landscape setting/open land beyond

Med (4)

Number of receptors

Settlement edge, some rights of way receptors and Gedling bypass.

Med (4)

ZTV Analysis

Assessment

Score**

Extent of ZTV

Rolling landform and vegetation restrict views, sensitive ridgeline to the east

Med (4)

OVERALL VISUAL SENSITIVITY (Value + Susceptibility)

Total Score (/50) 35

Medium value and medium susceptibility; giving an overall medium visual sensitivity

Notes

Potential high visibility and visual extension to a largely screened and mature settlement edge, including views from the Gedling bypass.

Form of development

Local vernacular

Other

CONSTRAINTS

On-site

Landform, right of way

Off-site

CONCLUSION

The site crosses several rolling agricultural fields and has an irregular boundary, now formed by the recent Gedling bypass. It has a TPO in its north-west corner. The value of the study area is considered to be medium due to its high level of conservation interests and contributed to by its landscape and scenic qualities. There is a medium susceptibility to development - derived from the the value of landscape elements in an intact series of fields with a strongly rolling landform. Overall, a medium landscape sensitivity. In visual terms, the site has a medium value which is attributed to the role of the right of way as an access to the countryside. This also feeds in to the medium visual susceptibility - along with the high number of receptors - and gives an overall medium visual sensitivity.

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

Landscape Sensitivity

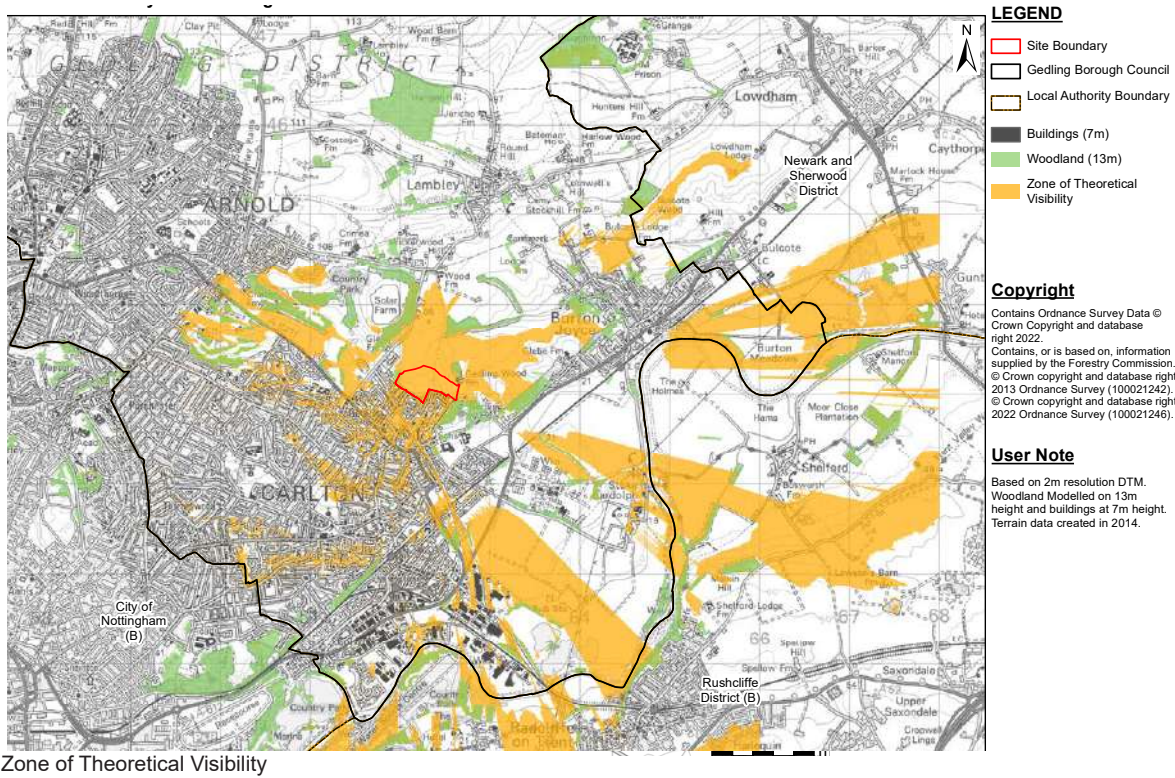
Visual Sensitivity

* 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.

51

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



Photoviewpoint A -



Photoviewpoint B -



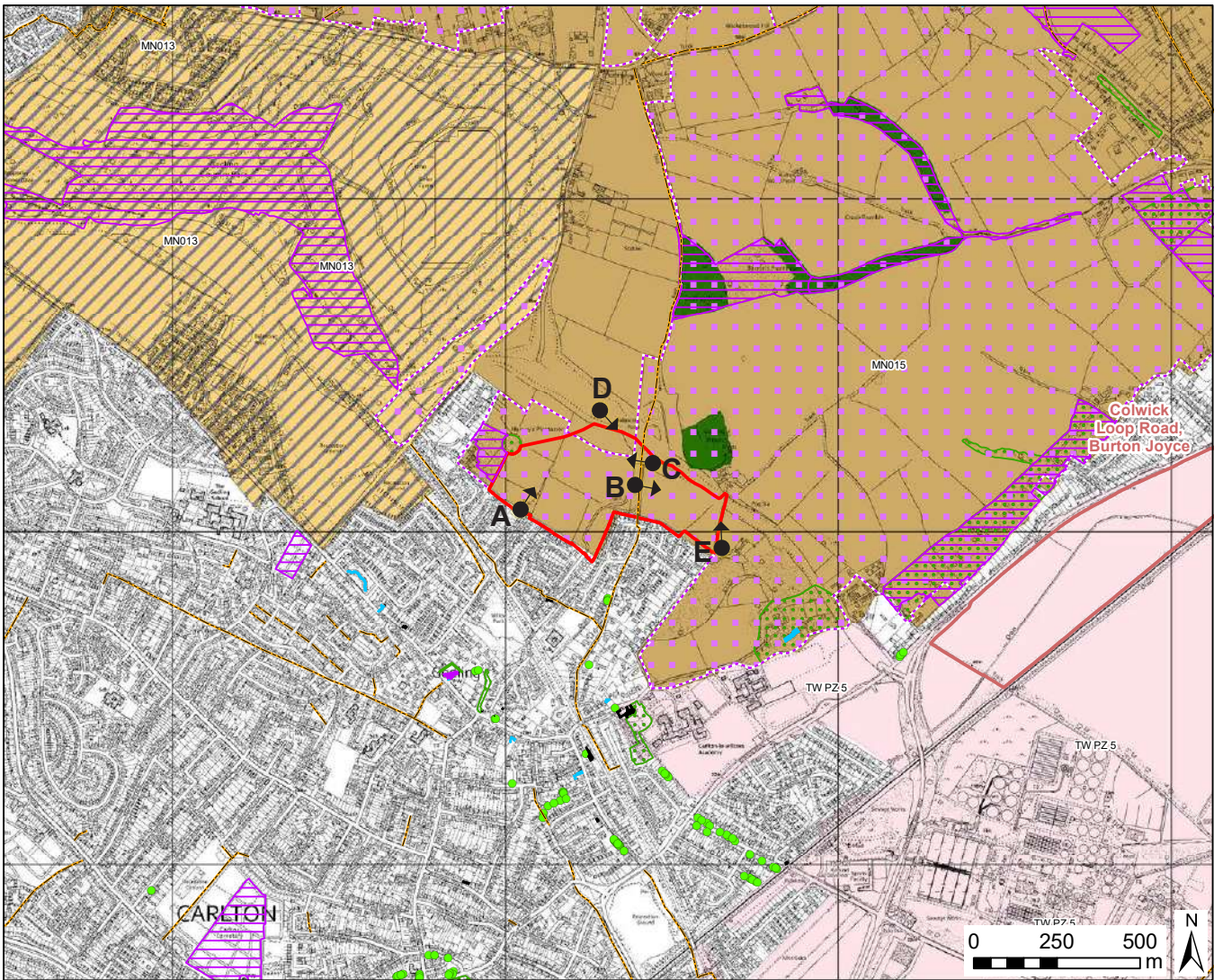
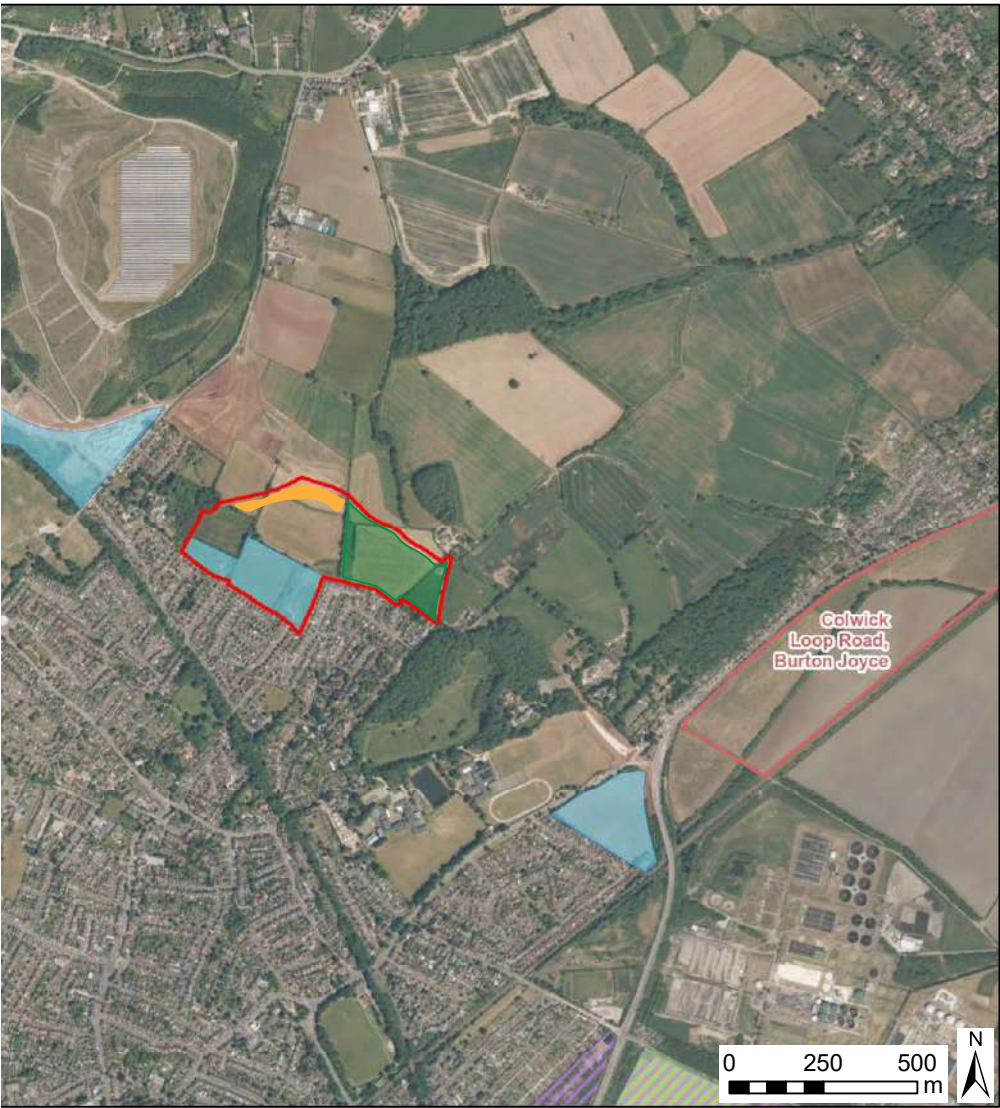
Photoviewpoint C -



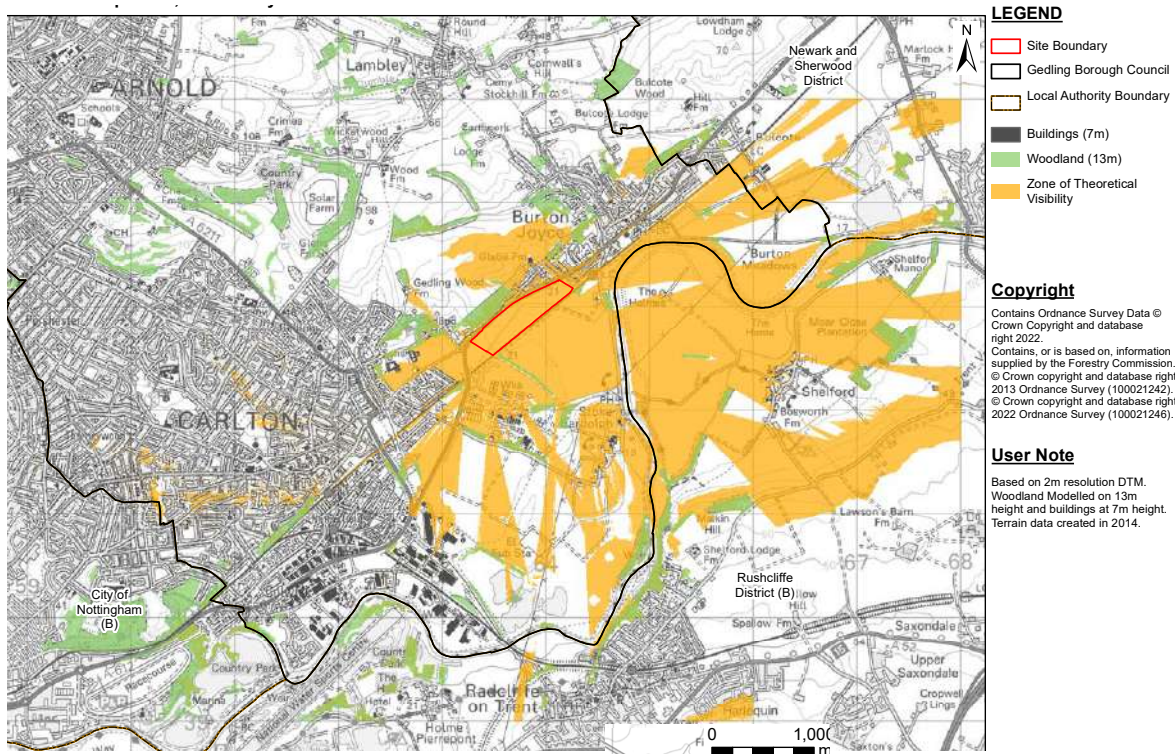
Photoviewpoint D -



Photoviewpoint E -



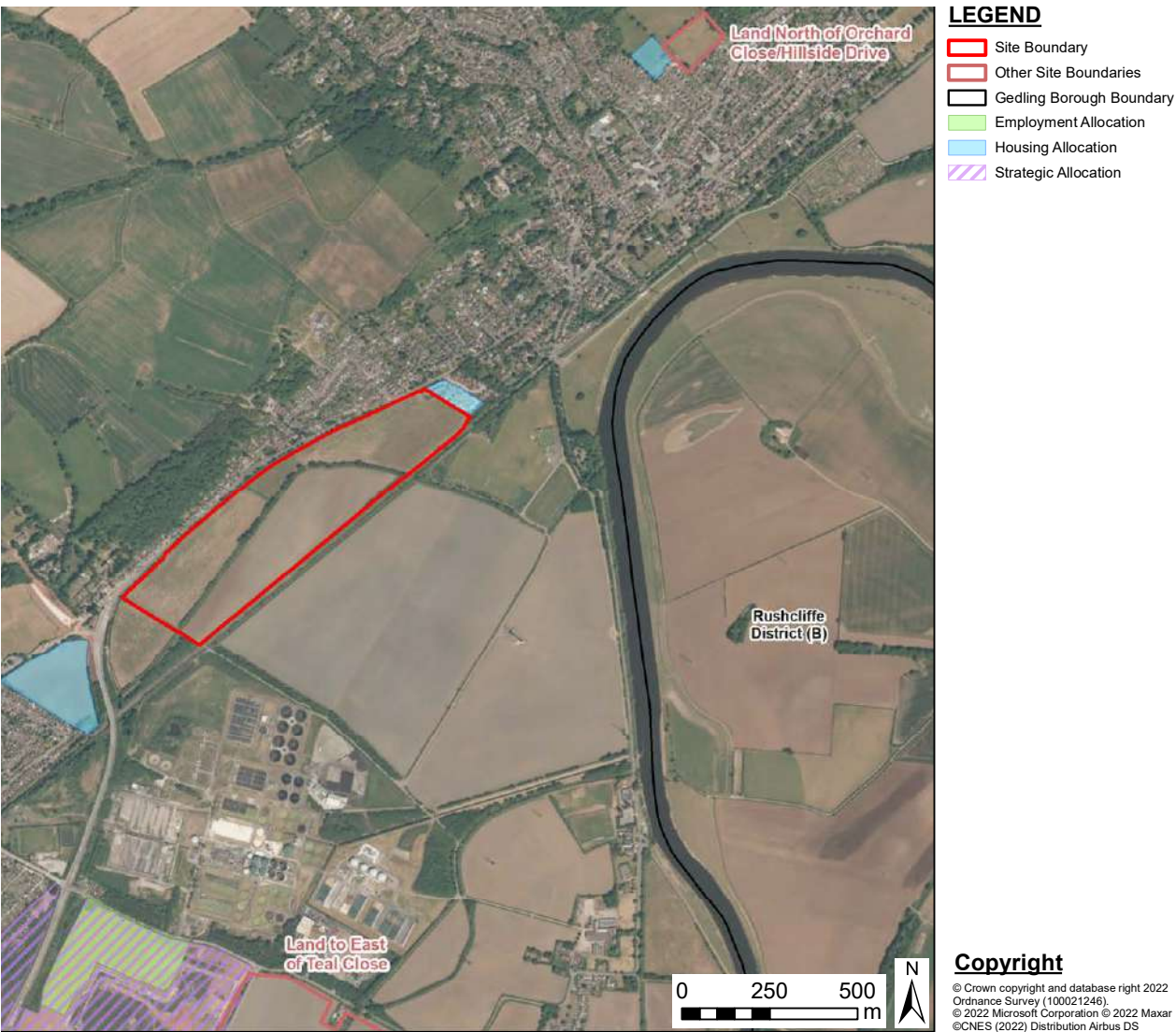
G10.1 Colwick Loop Road



Zone of Theoretical Visibility

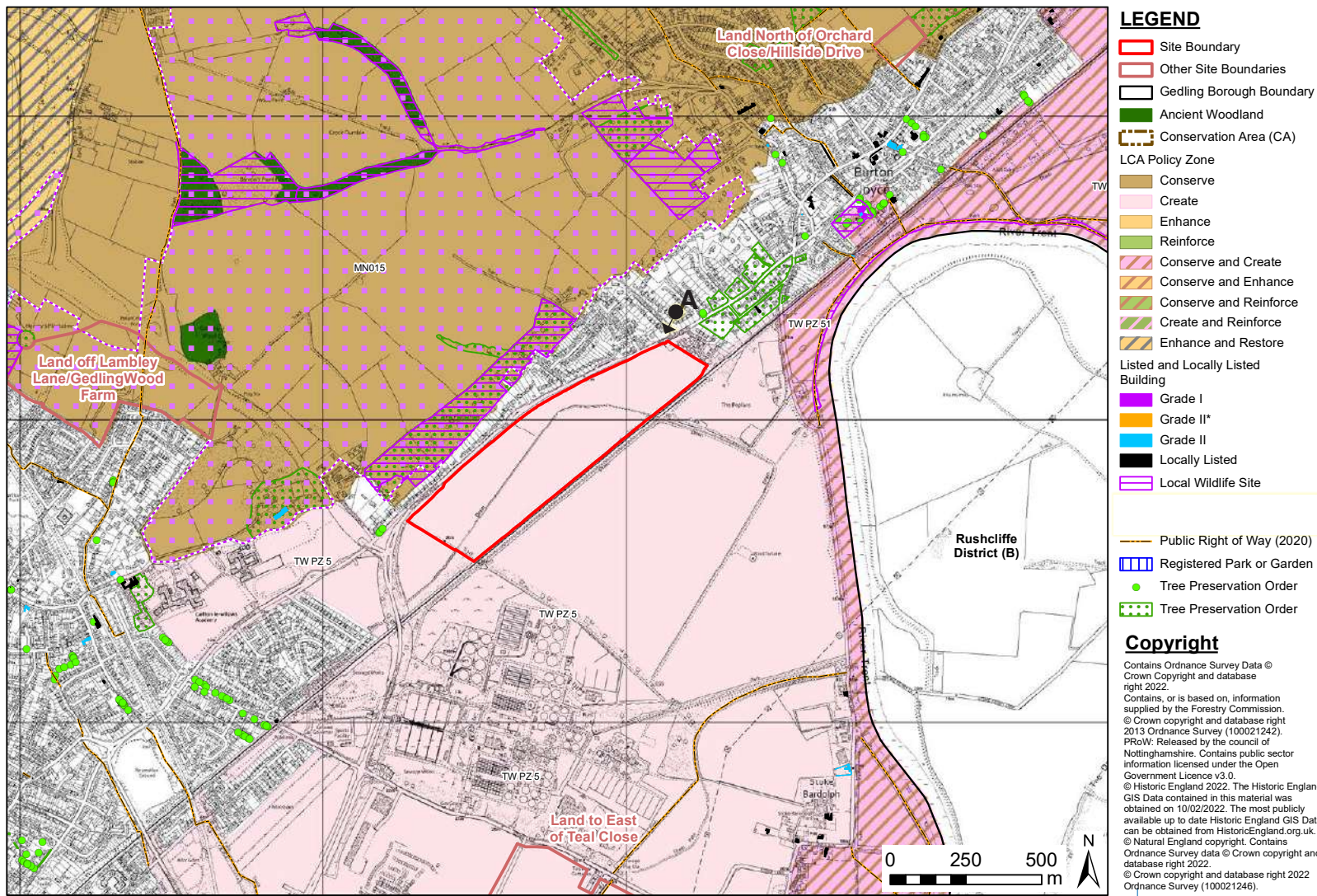


Photoviewpoint A -



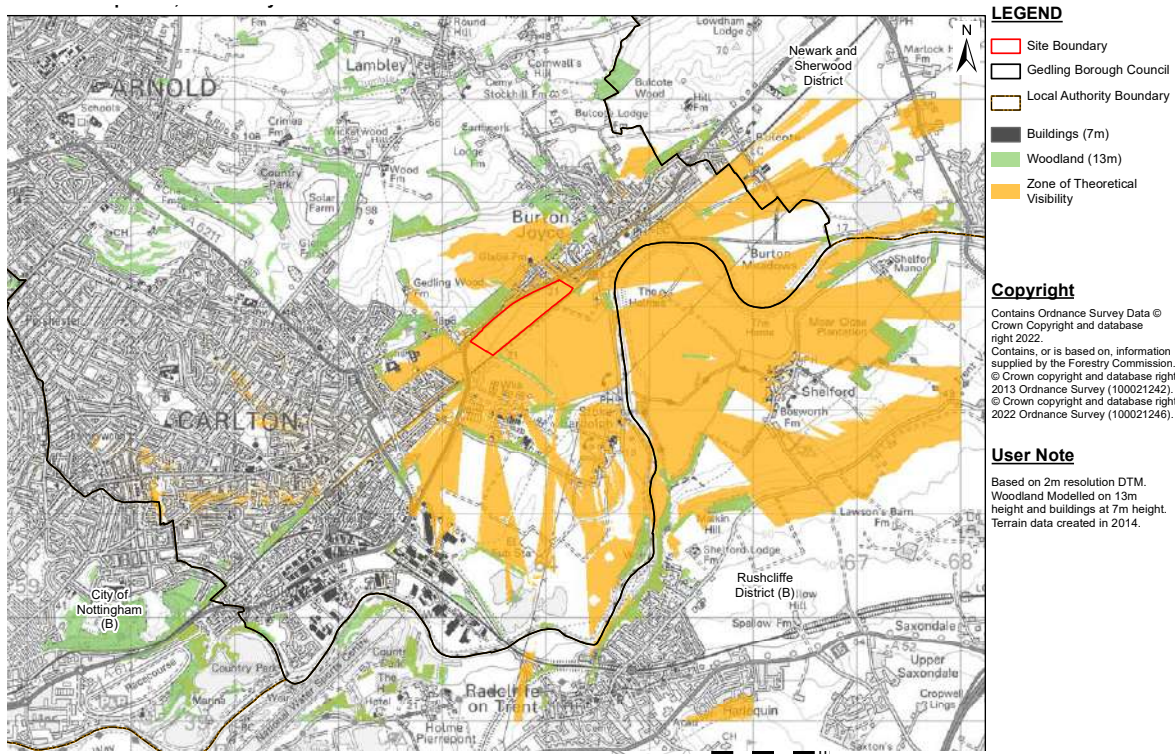
Aerial view of the site

G10.1PA: Colwick Loop Road, Burton Joyce



Landscape Designations / Potential development mitigation recommendations

G10.2 Land North of Orchard Close/Hillside Drive



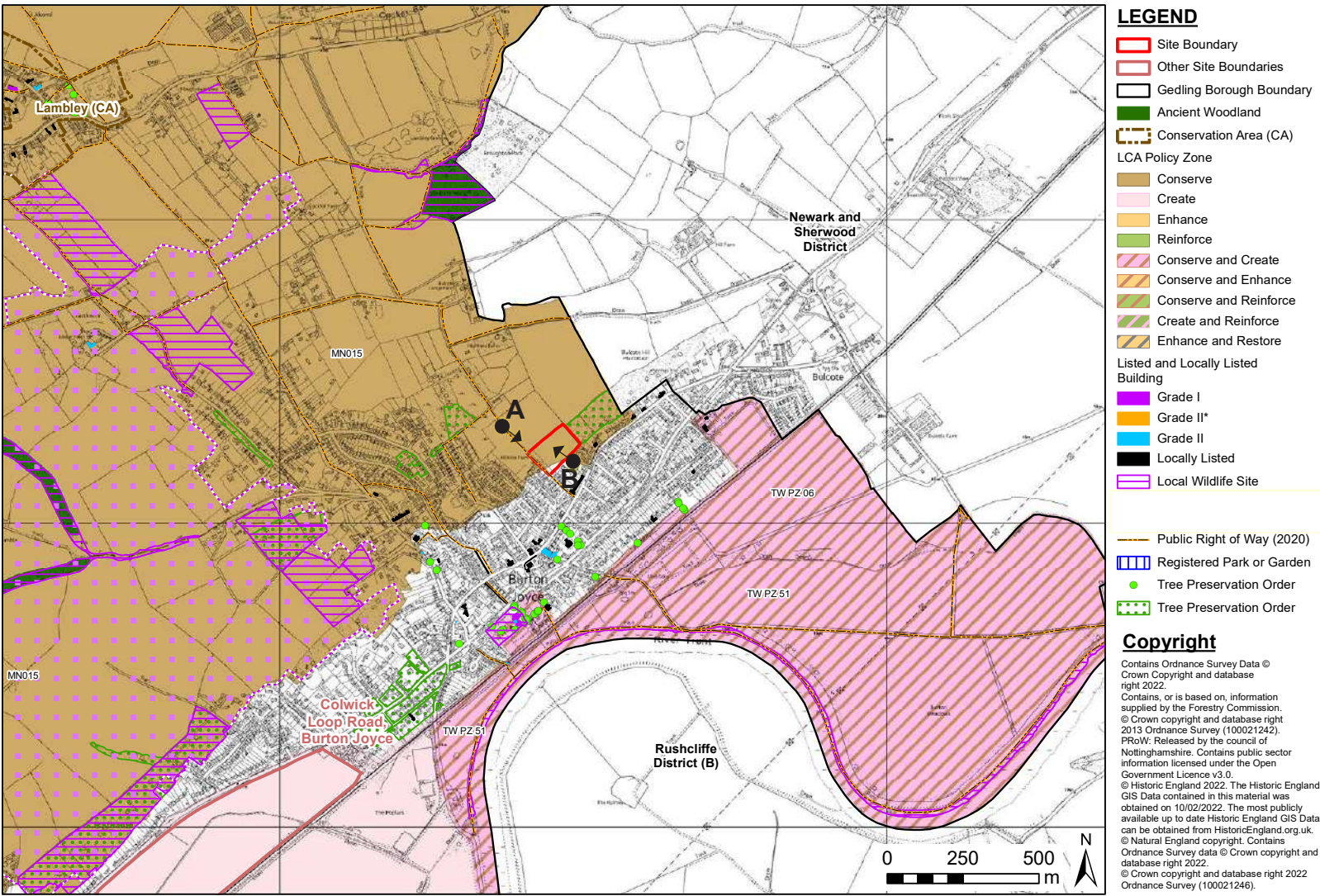
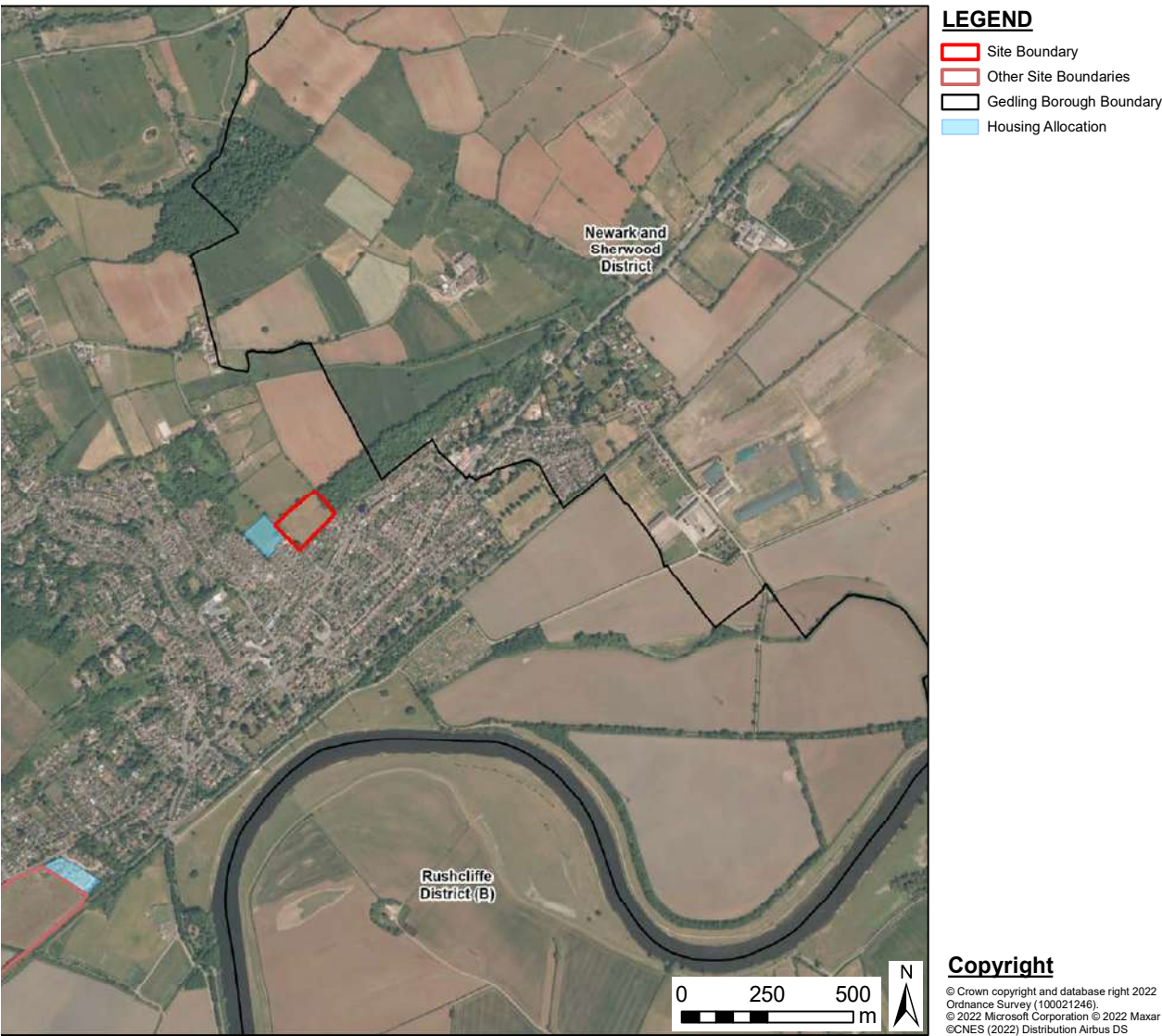
Zone of Theoretical Visibility



Photoviewpoint A -



Photoviewpoint B -



Appendices

Appendix B:

LVA Methodology





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 ($\geq 75\%$ 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 ($\geq 75\%$ 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. Linear

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.

Appendices

Appendix C: References





REFERENCES

Natural England. 2014. An Approach to Landscape Character Assessment. [ONLINE] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf. [Accessed 9/12/2016].

Nottinghamshire County Council. 2009. Landscape Character Assessment. [ONLINE] Gedling Borough Council extract available at: <https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/naturalenvironment/landscapecharacter/>. [Accessed 09/12/2016].

Herefordshire County Council. 2004. Landscape Character Assessment Supplementary Planning Guidance. [ONLINE] Available at: https://www.herefordshire.gov.uk/downloads/file/2069/landscape_character_assessment_for_herefordshire.pdf. [Accessed 09/12/2016].

Worcestershire County Council. 2013. Landscape Character Assessment Technical Handbook. [ONLINE] Available at: https://www.worcestershire.gov.uk/downloads/file/4789/landscape_character_assessment_technical_handbook. [Accessed 09/12/2016].

Landscape Institute and Institute of Environmental Management & Assessment, 2013. Guidelines for Landscape and Visual Impact Assessment. 3rd ed. Abingdon, Oxfordshire: Routledge.

ABOUT AECOM

In a complex and unpredictable world, where growing demands have to be met with finite resources, AECOM brings experience gained from improving quality of life in hundreds of places. We bring together economists, planners, engineers, designers and project managers to work on projects at every scale. We engineer energy efficient buildings and we build new links between cities. We design new communities and regenerate existing ones. We are the first whole environments business, going beyond buildings and infrastructure.

www.aecom.com

Follow us on Twitter: [@aecom](https://twitter.com/aecom)

AECOM

Royal Court, Basil Close

Chesterfield, S41 7SL

AECOM

