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Broxtowe  
Borough  
COUNCIL

# Landscape and Visual Analysis of Potential Development Sites

Broxtowe Borough Council

January 2017





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REVISION SCHEDULE			
Date	Details	Prepared by	Approved by
September 2016	First Draft	Rose Walker / Stephanie Crewe  Chartered Landscape Architects	Nigel Weir (Associate Chartered Landscape Architect)
January 2017	Final	Rose Walker / Stephanie Crewe  Chartered Landscape Architects	Nigel Weir (Associate Chartered Landscape Architect)





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# Executive Summary







In June 2016, Broxtowe 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 second part of the 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 44 sites which are considered 'reasonable alternatives' for allocation for both their impact on the landscape and their visual impact. This has resulted in a score being applied for both landscape and visual sensitivity; this is then 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. On a national scale, within Broxtowe there is a low landscape quality owing to the limited number of national designations. The landscape tends to be only of local significance within the borough, which implies that sites with the highest scores might not be considered to have such a high sensitivity in other parts of the country.

For each site, or groups of sites, 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, organised by settlement.

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

The relative ranking of sites, based on the sensitivity scoring, 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







Broxtowe Borough Council has worked with neighbouring authorities to prepare an aligned planning strategy. This plan, the Aligned Core Strategy, sets the overarching strategy and allocates a number of large strategic sites and was adopted by Broxtowe Borough Council in September 2014.

Following on from the Aligned Core Strategy, the Council is preparing the second part of its Local Plan. This document will include more detailed policies for use in assessing planning applications and will also allocate a number of non-strategic sites.

As part of the Aligned Core Strategy process a Landscape Character Assessment 2009 ('LCA') has been prepared for the county of Nottinghamshire 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 Broxtowe Borough Council to be 'reasonable alternatives' for allocation. In total 44 sites have been assessed. 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 pair of Chartered Landscape Architects 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 part 2 of the Local Plan.



# Methodology Outline







The methodology used to assess the impacts of development on landscape and visual amenity has been used with other Greater Nottingham Local Authorities, such as Gedling Borough Council. It uses current best practice and is set out as follows.

The assessment has therefore been undertaken using a combination of the 'Living Landscapes Project' methodology (2002), which formed the basis for the Nottinghamshire LCA; 'An Approach to Landscape Character Assessment' (2014); and 'Guidelines for Landscape and Visual Impact Assessment' (2013), referred to as GLVIA3. All of these 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.

Within the assessment for each site, a study area is defined which takes into account not only the site but its surroundings. 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). The elements within this study area are taken into account when assessing the sensitivity of the landscape and visual resource to development of the site.

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. For sites with an equal ranking, a sub-rank is assigned (a-z, where a is least sensitive) based on the assessors' judgment.

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, Broxtowe'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 44 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 Broxtowe Borough but also ranking by settlement. 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 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 ranking of all of the sites is presented in Figure 1 “Relative Ranking of Development Sites”. The sites are ranked from 1 to 42 with the top site, number 1, being the site which has fewest landscape and visual constraints to housing development. 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.

In addition to the overall relative ranking of sites in relation to each other, across Broxtowe Borough, the assessment also allows an understanding of relative sensitivities by settlement as set out in Figures 2 to 14.

In order to aid understanding of the location of the sites in relation to each other, an overview map of the sites is included in Figure 15.



Figure 1: Overall rankings

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Rank	Sub-rank
LS15	Land to the East of Trowell	Trowell	11	9	20	10	11	21	41	1	
LS25	Land between Nottingham Business Park and the A610 Nuthall	Nuthall	13	9	22	10	11	21	43	2	
LS08	Land West of Stapleford between land to the rear of Wellington Street & the M1	Stapleford	13	11	24	10	13	23	47	3	a
LS19	Land to the West of Awsworth / East of the Bypass	Awsworth	14	9	23	13	11	24	47	3	b
LS16	Land South of Trowell / West of the M1	Trowell	11	15	26	10	13	23	49	5	
LS17	Land to the West of the Railway line Trowell	Trowell	14	15	29	10	11	21	50	6	
LS32	Land off New Farm Lane south of the Disused Railway line Nuthall	Nuthall	13	9	22	16	13	29	51	7	
LS28	South of Church Hill and High Street Kimberley	Kimberley	14	11	25	16	11	27	52	8	
LS39	East of Mansfield Road Eastwood	Eastwood	14	11	25	13	15	28	53	9	
LS02	Toton Sidings	Toton	13	13	26	13	15	28	54	10	
LS05	East of Toton Lane - South of the Tram Line / Park & Ride	Toton	13	11	24	16	15	31	55	11	a
LS03	West of Toton Lane	Toton	13	11	24	16	15	31	55	11	b
LS11	Land between Nottingham Road & the Railway Line	Trowell	15	17	32	13	11	24	56	13	
LS26	Land between the A160 and Nottingham Road Nuthall	Nuthall	12	19	31	13	13	26	57	14	a
LS44	North East of Brinsley	Brinsley	14	15	29	13	15	28	57	14	b
LS29	Land North of Nottingham Road Nuthall / South of the Dismantled Railway Nuthall	Nuthall	13	17	30	13	15	28	58	16	a
LS37	North Northeast Eastwood	Eastwood	15	15	30	13	15	28	58	16	b
LS27	Land in the vicinity of Temple Lake	Nuthall	15	15	30	15	13	28	58	16	c
LS43	North West of Brinsley	Brinsley	16	13	29	16	15	31	60	19	
LS20	Land to the East of Awsworth	Awsworth	17	15	32	13	17	30	62	20	a
LS38	Land North West of Engine Lane Eastwood	Eastwood	17	17	34	13	15	28	62	20	b
LS33	East of Main Road / South of Long Lane	Watnall	15	17	32	16	15	31	63	22	
LS24	East of Park Avenue / Knowle Lane	Kimberley	14	17	31	16	17	33	64	23	a
LS41	South West of Brinsley	Brinsley	18	13	31	16	17	33	64	23	b
LS30	Land North of the Dismantled Railway / South of New Farm Lane	Bulwell	16	15	31	16	17	33	64	23	c
LS04	East of Toton Lane - North of the Tram Line / South of Common Lane	Toton	15	15	30	16	19	35	65	26	a
LS31	Land West of Hucknall	Bulwell	18	15	33	13	19	32	65	26	b
LS10	West of Coventry Lane	Stapleford	17	17	34	16	15	31	65	26	c
LS21	West of Swingate Kimberley	Kimberley	17	17	34	13	19	32	66	29	
LS12	Trowell Moor (between Strelley and Nottingham Road)	Trowell	18	21	39	13	15	28	67	30	
LS40	Land West of Mansfield Road Eastwood	Eastwood	16	19	35	16	17	33	68	31	
LS42	South East of Brinsley	Brinsley	18	17	35	19	15	34	69	32	a
LS22	West of the bypass Awsworth	Awsworth	15	21	36	16	17	33	69	32	b
LS09	Bramcote Hills and North up to the Railway Line	Bramcote	18	15	33	18	19	37	70	34	
LS34	East of Main Road / North of Long Lane	Watnall	18	21	39	13	19	32	71	35	
LS23	South of the A610 Eastwood	Eastwood	18	21	39	18	15	33	72	36	
LS07	Hill Top Farm Stapleford	Stapleford	16	21	37	16	21	37	74	37	
LS01	South of Beeston Rylands	Beeston	19	17	36	21	19	40	76	38	a
LS13	Land in the vicinity of Strelley Village	Strelley	19	25	44	15	17	32	76	38	b
LS36	East of Eastwood	Eastwood	21	19	40	16	21	37	77	40	a
LS35	West of Kimberley / North of Gilt Hill Kimberley	Kimberley	19	19	38	18	21	39	77	40	b
LS18	North West Trowell	Trowell	18	23	41	19	19	38	79	42	a
LS14	North East Trowell	Trowell	18	23	41	19	19	38	79	42	b
LS06	North of Common Lane	Bramcote	19	21	40	18	21	39	79	42	c



Figure 2: Beeston

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS01	South of Beeston Rylands	Beeston	19	17	36	21	19	40	76	1	38	a

Figure 3: Toton

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS02	Toton Sidings	Toton	13	13	26	13	15	28	54	1	10	
LS05	East of Toton Lane - South of the Tram Line / Park & Ride	Toton	13	11	24	16	15	31	55	2	11	a
LS03	West of Toton Lane	Toton	13	11	24	16	15	31	55	3	11	b
LS04	East of Toton Lane - North of the Tram Line / South of Common Lane	Toton	15	15	30	16	19	35	65	4	26	a

Figure 4: Bramcote

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS09	Bramcote Hills and North up to the Railway Line	Bramcote	18	15	33	18	19	37	70	1	34	
LS06	North of Common Lane	Bramcote	19	21	40	18	21	39	79	2	42	c

Figure 5: Stapleford

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS08	Land West of Stapleford between land to the rear of Wellington Street & the M1	Stapleford	13	11	24	10	13	23	47	1	3	a
LS10	West of Coventry Lane	Stapleford	17	17	34	16	15	31	65	2	26	c
LS07	Hill Top Farm Stapleford	Stapleford	16	21	37	16	21	37	74	3	37	

Figure 6: Strelley

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS13	Land in the vicinity of Strelley Village	Strelley	19	25	44	15	17	32	76	1	38	b

Figure 7: Trowell

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS15	Land to the East of Trowell	Trowell	11	9	20	10	11	21	41	1	1	
LS16	Land South of Trowell / West of the M1	Trowell	11	15	26	10	13	23	49	2	5	
LS17	Land to the West of the Railway line Trowell	Trowell	14	15	29	10	11	21	50	3	6	
LS11	Land between Nottingham Road & the Railway Line	Trowell	15	17	32	13	11	24	56	4	13	
LS12	Trowell Moor (between Strelley and Nottingham Road)	Trowell	18	21	39	13	15	28	67	5	30	
LS18	North West Trowell	Trowell	18	23	41	19	19	38	79	6	42	a
LS14	North East Trowell	Trowell	18	23	41	19	19	38	79	7	42	b

Figure 8: Awsworth

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS19	Land to the West of Awsworth / East of the Bypass	Awsworth	14	9	23	13	11	24	47	1	3	b
LS20	Land to the East of Awsworth	Awsworth	17	15	32	13	17	30	62	2	20	a
LS22	West of the bypass Awsworth	Awsworth	15	21	36	16	17	33	69	3	32	b



Figure 9: Kimberley

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS28	South of Church Hill and High Street Kimberley	Kimberley	14	11	25	16	11	27	52	1	8	
LS24	East of Park Avenue / Knowle Lane	Kimberley	14	17	31	16	17	33	64	2	23	a
LS21	West of Swingate Kimberley	Kimberley	17	17	34	13	19	32	66	3	29	
LS35	West of Kimberley / North of Gilt Hill Kimberley	Kimberley	19	19	38	18	21	39	77	4	40	b

Figure 10: Eastwood

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS39	East of Mansfield Road Eastwood	Eastwood	14	11	25	13	15	28	53	1	9	
LS37	North Northeast Eastwood	Eastwood	15	15	30	13	15	28	58	2	16	b
LS38	Land North West of Engine Lane Eastwood	Eastwood	17	17	34	13	15	28	62	3	20	b
LS40	Land West of Mansfield Road Eastwood	Eastwood	16	19	35	16	17	33	68	4	31	
LS23	South of the A610 Eastwood	Eastwood	18	21	39	18	15	33	72	5	36	
LS36	East of Eastwood	Eastwood	21	19	40	16	21	37	77	6	40	a

Figure 11: Nuthall

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS25	Land between Nottingham Business Park and the A610 Nuthall	Nuthall	13	9	22	10	11	21	43	1	2	
LS32	Land off New Farm Lane south of the Disused Railway line Nuthall	Nuthall	13	9	22	16	13	29	51	2	7	
LS26	Land between the A160 and Nottingham Road Nuthall	Nuthall	12	19	31	13	13	26	57	3	14	a
LS29	Land North of Nottingham Road Nuthall / South of the Dismantled Railway Nuthall	Nuthall	13	17	30	13	15	28	58	4	16	a
LS27	Land in the vicinity of Temple Lake	Nuthall	15	15	30	15	13	28	58	5	16	c

Figure 12: Bulwell

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS30	Land North of the Dismantled Railway / South of New Farm Lane	Bulwell	16	15	31	16	17	33	64	1	23	c
LS31	Land West of Hucknall	Bulwell	18	15	33	13	19	32	65	2	26	b

Figure 13: Watnall

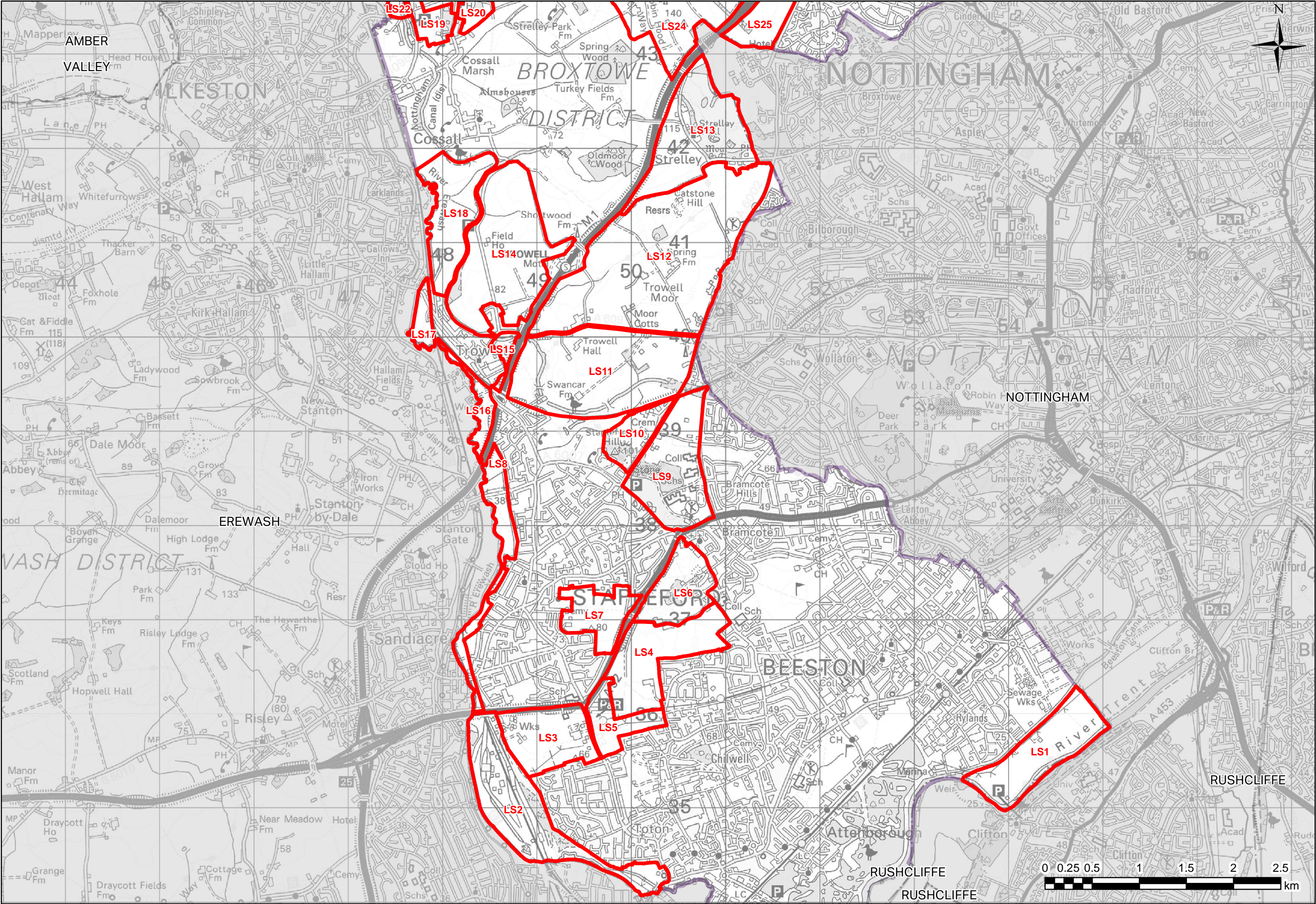
Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS33	East of Main Road / South of Long Lane	Watnall	15	17	32	16	15	31	63	1	22	
LS34	East of Main Road / North of Long Lane	Watnall	18	21	39	13	19	32	71	2	35	

Figure 14: Brinsley

Site No	Site name	Settlement	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Settlement Rank	Overall Rank	Sub-rank
LS44	North East of Brinsley	Brinsley	14	15	29	13	15	28	57	1	14	b
LS43	North West of Brinsley	Brinsley	16	13	29	16	15	31	60	2	19	
LS41	South West of Brinsley	Brinsley	18	13	31	16	17	33	64	3	23	b
LS42	South East of Brinsley	Brinsley	18	17	35	19	15	34	69	4	32	a

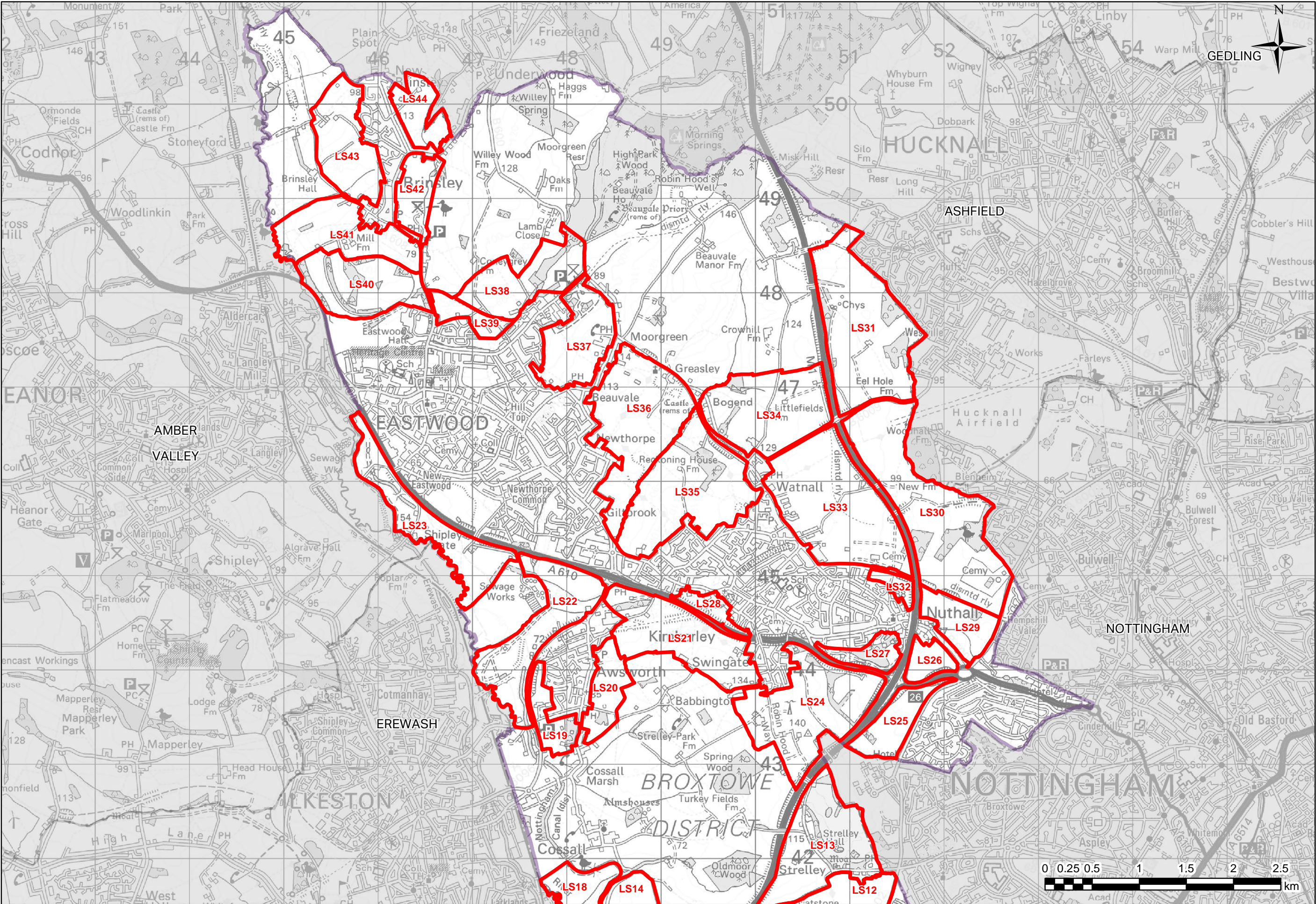


Overview Map - South





Overview Map - North





# Appendices

Appendix A:

Pro-Formas and  
Data Sheets





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# Beeston









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				76
SITE REFERENCE:		LS1				DATE VISITED:		15/07/2016						SURVEYED BY:		RW		CHECKED BY:		NW		
EXISTING LANDSCAPE CHARACTER						Landscape character within site				TV01 (Moderate)				Landscape character within study area				TV01 (Moderate)				
LIVING LANDSCAPES METHODOLOGY														OTHER								
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	✓	✓	✓		Nucleated	✓	✗		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Large	Variable	
Rolling / undulating	✗	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✗	✗	✗		Trees & woods	✓	✗	✗		Boundary treatments	Hedges	Variable	
Sloping (low hills)	✗	✗	✗		Dispersed	✗	✗		Woodland	✗	✗	✗		Coverts & tree groups	✗	✗	✓		Enclosure pattern	Planned	Variable	
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✗	✗		Other trees	✗	✓	✓		Tree pattern	Variable	Variable	
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Nottingham and Beeston Canal		
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✗										
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✓	✓										
LANDSCAPE VALUE														Total Score (/25)				19				
Factor	Assessment												Score*									
Landscape quality	Well-managed farmland, few degraded elements												High - 3									
Scenic quality	Interrupted by pylons, some positive aspects												Med - 2									
Rarity	Distinctive canal infrastructure												Med - 2									
Representativeness	Displays some characteristics of the LCA												Med - 2									
Conservation interests	Listed bridge, TPOs, registered park and garden runs parallel to the southern boundary												Med - 2									
Recreation value	Trent Valley Way, Several PROWs, Nottingham and Beeston Canal and River Trent												High - 3									
Perceptual aspects	Tranquil, canal has positive aesthetic quality, rural edge to settlement												High - 3									
Associations	A number of well known people are associated with Beeston, but little real relevance to the study area												Low - 1									
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				17				
Factor	Assessment												Score*									
Subtraction	Openness and field pattern would be lost												Med - 4									
Addition	Extension of existing urban edge												Low - 2									
Perception	Site is currently tranquil with a positive aesthetic value arising from its openness and canal heritage - this would be lost												High - 6									
Policy	Enhance field boundaries, restrict urban edge expansion, conserve and enhance the rural character												Med - 4									
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				36				
Medium landscape value and medium landscape susceptibility. Overall a medium landscape sensitivity																						
Notes																						
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																						
Landscape planting	✓	Conserve and enhance mature vegetation and field boundaries										Form of development	✗									
Landscape buffer	✗											Local vernacular	✓	Respecting canal vernacular								
Site features	✓	Retain and enhance canal heritage										Other	✗									
CONSTRAINTS																						
On-site	Several PRoW on site, access a particular issue over the canal. Flooding issues										Off-site	Listed bridge on northern boundary, adjacent TPO										
CONCLUSION																						
The site is a series of agricultural fields, with a playing field in the sites north-western extent. Recreation plays a crucial role in the study area, particularly through features such as the River Trent and Nottingham Canal. Overall there is a medium landscape sensitivity to development of the site and a high visual sensitivity owing to its intrinsic recreational value and value as the rural edge of Beeston Rylands.																						

Landscape Value  
Visual Value

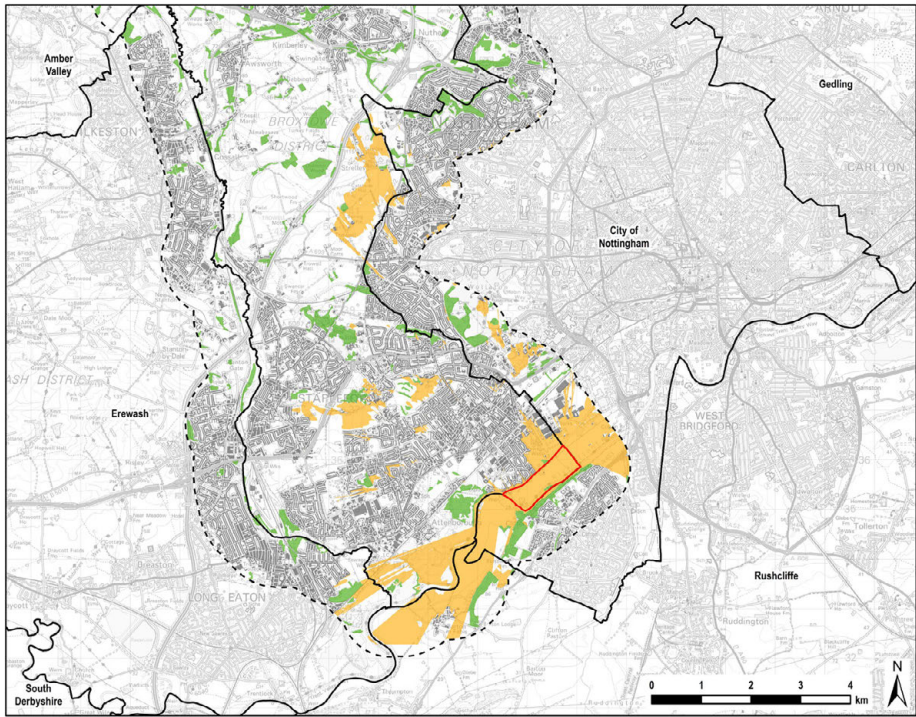
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS1 - South of Beeston Rylands



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



**Site Photograph A** - This viewpoint looks south-easterly from the Trent Valley Way on the north-western edge of the site. In this location, the site is primarily arable farmland. Pylons and electricity lines are key detractors in this view. The area appears popular for recreation such as dog-walking, cycling and use of the adjacent canal. The Trent Valley Way in this location is a key route into the centre of Nottingham.



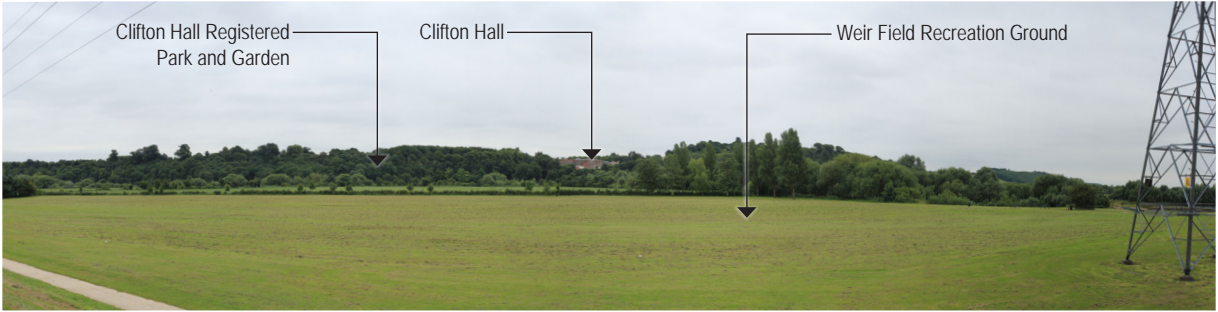
**Site Photograph B** - Artwork in the wall next to the canal on the Trent Valley Way.



**Site Photograph C** - The Beeston Canal as viewed from the listed Meadow Road Bridge.



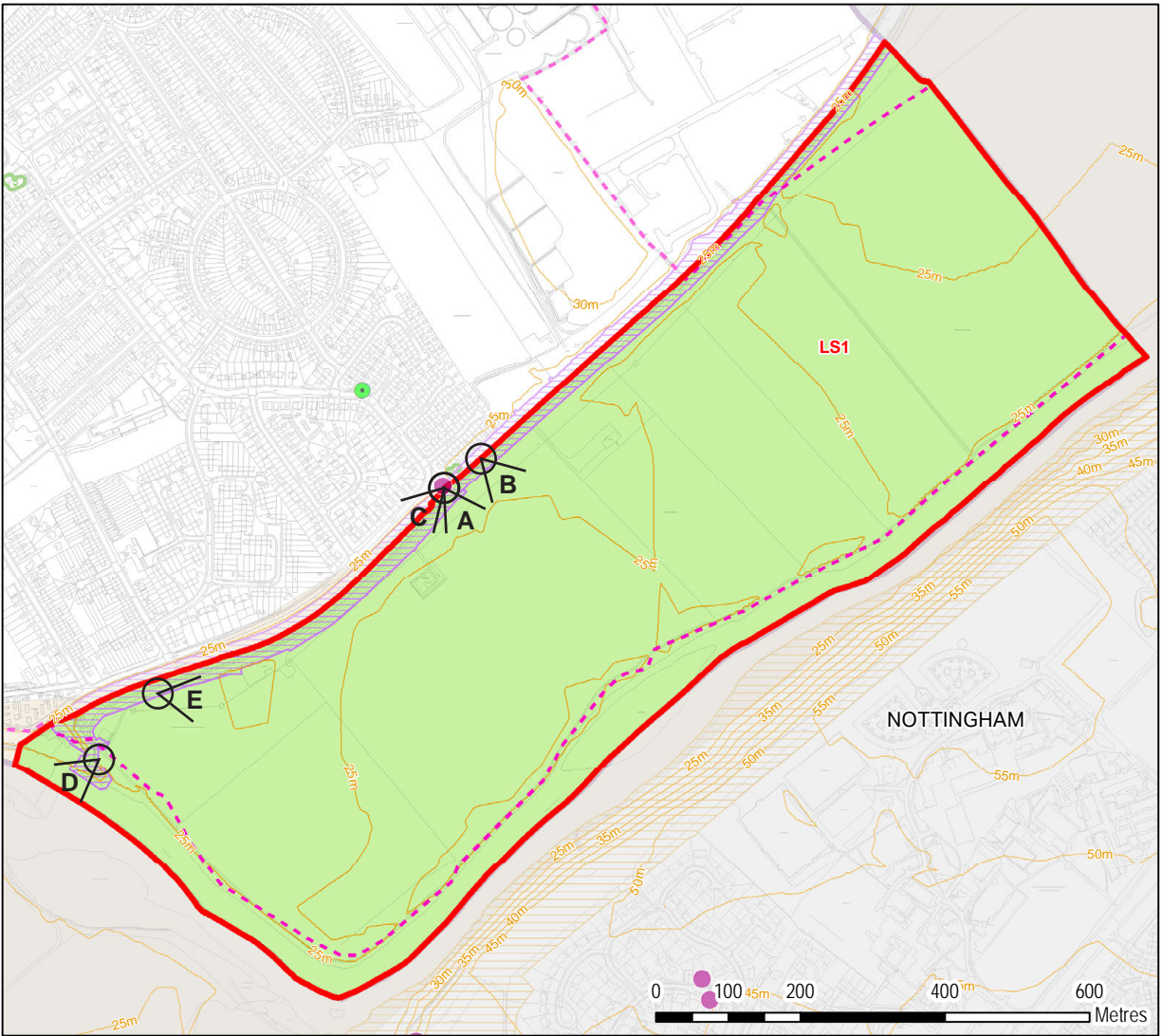
**Site Photograph D** - The River Trent at Beeston Weir. The river has a key influence over the south-eastern and south-western edges of the site.



**Site Photograph E** - From this location, views are obtained looking east across Weir Field Recreation Ground towards Clifton Hall Registered Park and Garden in the background. Between Clifton Hall and the site is the River Trent. Pylons are again a key detractor in the view. To the right of the view (not pictured) are changing rooms for the football pitches. These are raised on stilts, indicating the risk of flooding in this area.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Footpath
  - Registered Park and Garden
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones
  - TV01, Enhance

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# Toton









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT													CLIENT: Broxtowe Borough Council				Aggregate Score (/100):			54																					
SITE REFERENCE:		LS2					DATE VISITED:		15/07/2016								SURVEYED BY: RW		CHECKED BY: NW																						
EXISTING LANDSCAPE CHARACTER													Landscape character within site				NC01 (Moderate-Good), SH60 (Moderate)				Landscape character within study area				NC01 (Moderate-Good), SH60 (Moderate)																
LIVING LANDSCAPES METHODOLOGY																					OTHER																				
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area																				
Vales & valley bottoms	✓	✓	✓		Nucleated	✗	✗		Arable farms	✓	✗	✓		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable																				
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✓	✗		Indicative ground vegetation	Variable	Variable																				
Low plateau	✗	✗	✓		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✓	✓		Boundary treatments	Fences	Variable																				
Sloping (low hills)	✗	✓	✗		Dispersed	✗	✗		Woodland	✗	✓	✓		Coverts & tree groups	✗	✗	✓		Enclosure pattern	Variable	Variable																				
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✗	✓		Tree pattern	Linked	Variable																				
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✓	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Railway sidings - industrial usage, nature reserve	Edge of several settlements, transport infrastructure																				
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✓	✓																													
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✓	✓																													
LANDSCAPE VALUE													Total Score (/25)				13				VISUAL VALUE				Total Score (/25)				13												
Factor		Assessment										Score*		Factor		Assessment										Score*															
Landscape quality		Site is in poor condition containing several degraded elements. The study area is generally domestic and well managed										Med - 2		Recognition of value		Partial inclusion in the Sandiacre Lock Conservation Area, only small amount of site affected										Low - 3															
Scenic quality		Lots of human influence and detractors, urban context										Low - 1		Indicators of value		N/A										Low - 3															
Rarity		N/A										Low - 1		Other value		Recreational value, particularly in south of site, long views										Med - 6															
Representativeness													Some aspects of the study area are representative of the LCA				Med - 2				VISUAL SUSCEPTIBILITY													Total Score (/25)				15			
Conservation interests		Conservation area, a number of listed buildings and TPOs										Med - 2		Factor		Assessment										Score*															
Recreation value		Network of PRoW, with Public Open Space in the southernmost tip of the site. Canal is recreational resource										Med - 2		Primary receptors		Residential - site does not form a key part of visual amenity										Low - 2															
Perceptual aspects		Urban context with little perceived tranquillity, railway sidings and A52 have clear impact										Low - 1		Secondary receptors		Recreational - south-eastern half of site forms part of recreational amenity										Med - 4															
Associations		N/A										Low - 1		Number of receptors		Highly populated urban area										High - 6															
														Visibility of site		Views often blocked by built form, vegetation and landform										Low - 2															
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				26				OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				28			
Low landscape value and landscape susceptibility, overall a low landscape sensitivity																					Medium visual sensitivity derived from medium visual value and susceptibility																				
Notes																					Notes																				
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																									
Landscape planting		✓		Retain and enhance existing mature vegetation where possible									Form of development		✗																										
Landscape buffer		✓		Around conservation area and recreation ground									Local vernacular		✗																										
Site features		✓		Retain conservation area and recreation ground									Other		✗																										
CONSTRAINTS																																									
On-site		Nature reserve, recreation ground, PRoW, conservation area, TPO, site access, HS2												Off-site		PRoW																									
CONCLUSION																																									
Site LS02 sits between the settlements of Sandiacre and Stapleford and has a high degree of human influence through a combination of urban context and transport infrastructure. Two notable features of the site are the Sandiacre Lock Conservation Area and the Manor Farm Recreation Ground, and these add value to the study area. The landscape sensitivity of the study area is, however, low due to the degree of urban influence and industrial activity within it. There is medium visual sensitivity to development of the site, which is influenced by the high number of potential receptors, as well as the recreational value of the site.																																									

Landscape Value  
Visual Value

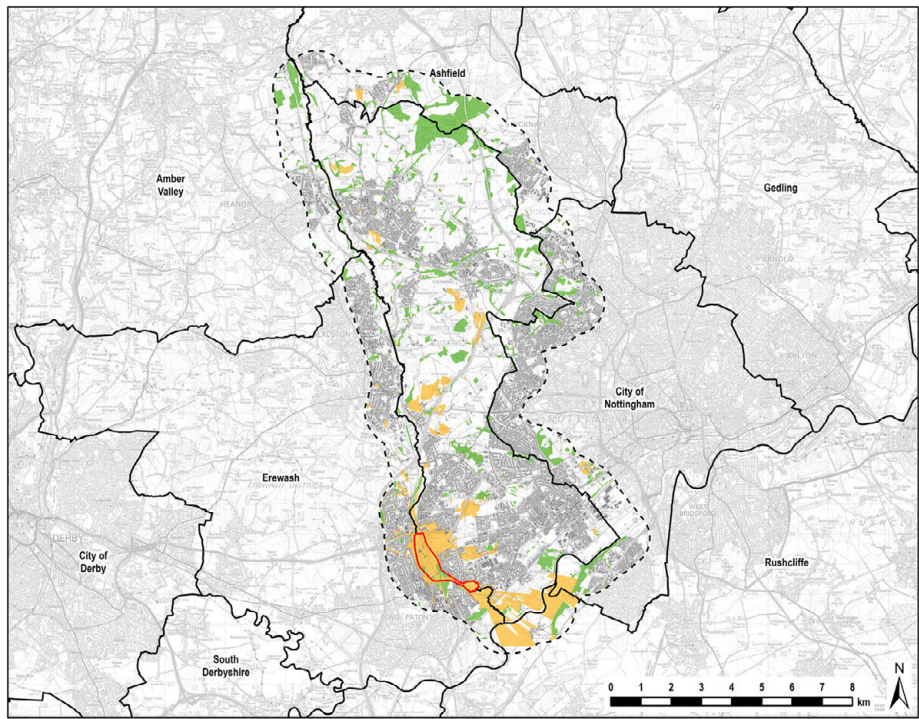
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS2 - Toton Sidings



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



**Site Photograph A** - From this location, an elevated view is obtained across Toton railway sidings. The view is obtained from Beeston BW127. In the foreground of the view is succession vegetation, whilst the middle ground is occupied with industrial activity at the sidings themselves. To the background of the view is the settlement of Long Eaton.



**Site Photograph B** - The viewpoint is situated to the west of the site's north-western corner. It is taken from the Grade II listed bridge at Sandiacre Lock and looks north along the Erewash Canal. The Sandiacre Lock itself is prominent within the view and is Grade II listed, along with the adjacent lock-keepers cottage.



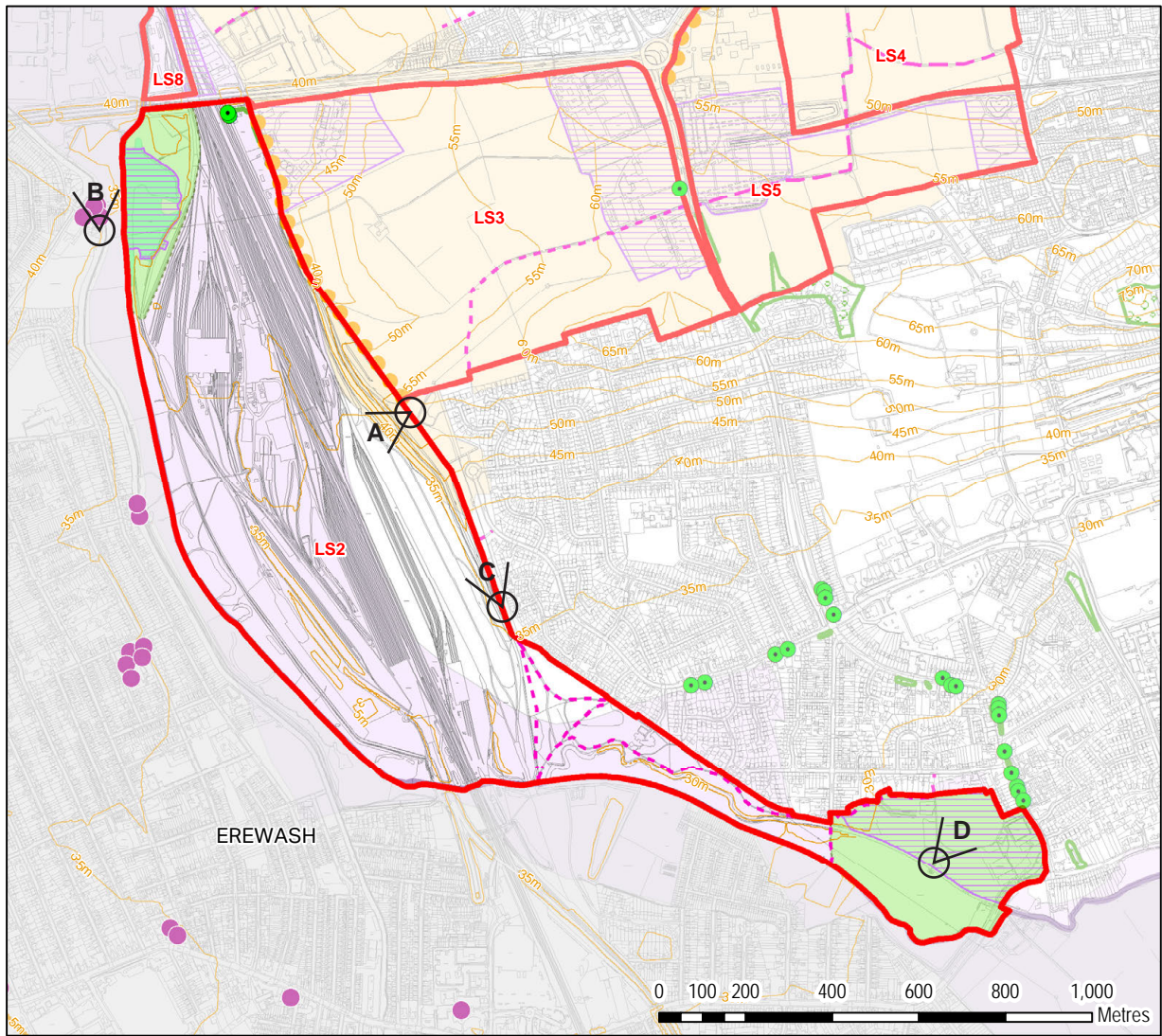
**Site Photograph C** - This view looks broadly northwards along Beeston FP17 on the eastern edge of the site. In this location, the site is predominantly scrub and rough ground. To the right of the view (not pictured) are houses on the edge of Toton.



**Site Photograph D** - From this location, views are obtained looking north-east within Manor Farm Recreation Ground, which incorporates Toton Fields Nature Reserve. The Recreation Ground appears popular, with children using the play area, people walking their dogs and generally exercising. To the rear of the view (glimpsed through the trees) are houses on High Road.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Conservation Area
  - Listed Building
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones
    - NC01, Conserve and Enhance
    - SH60, Enhance and Restore

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				55
SITE REFERENCE:		LS3				DATE VISITED:		15/07/2016						SURVEYED BY:		RW		CHECKED BY:		NW		
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC01 (Moderate-Good), SH60 (Moderate)				Landscape character within study area				NC01 (Moderate-Good), SH60 (Moderate)				
LIVING LANDSCAPES METHODOLOGY																		OTHER				
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	✓	✗	✓		Nucleated	✗	✗		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Medium - open	Variable	
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✓		Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	✗	✓	✓		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✗	✓		Boundary treatments	Variable	Variable	
Sloping (low hills)	✗	✗	✗		Dispersed	✗	✗		Woodland	✗	✓	✓		Coverts & tree groups	✗	✓	✗		Enclosure pattern	Sub-regular	Variable	
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✗	✓		Other trees	✗	✓	✓		Tree pattern	Variable	Variable	
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✓		Open / unwooded	✗	✗	✗		Other characteristics / features			
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓										
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✗										
LANDSCAPE VALUE														Total Score (/25)				13				
Factor	Assessment													Score*								
Landscape quality	Some well maintained areas, others a bit degraded													Med - 2								
Scenic quality	Long views but lots of human influence and urban edge vernacular													Low - 1								
Rarity	N/A													Low - 1								
Representativeness	Site is somewhat representative of LCA													Med - 2								
Conservation interests	Conservation area to west of study area, some TPOs, including a couple of the site boundary													Med - 2								
Recreation value	A number of PRoW across the study area and some recreational open space near site boundary													Med - 2								
Perceptual aspects	Human influence considerably reduces perceived tranquillity, lots of detractors													Low - 1								
Associations	N/A													Low - 1								
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				11				
Factor	Assessment													Score*								
Subtraction	Loss of setting mentioned in conservation area appraisal													Med - 4								
Addition	Extension of existing urban edge													Low - 2								
Perception	Perceived coalescence between Toton in south and Stapleford in north but continuous human influence already													Low - 2								
Policy	Ensure that built development is sensitively screened by vegetation where possible													Low - 2								
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				24				
Low landscape value and low landscape susceptibility. Overall a low landscape sensitivity.																						
Notes																						
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																						
Landscape planting	✓	Retain and enhance vegetation. New landscape planting to west of site screening western study area from the development												Form of development	✗							
Landscape buffer	✗													Local vernacular	✗							
Site features	✗													Other	✗							
CONSTRAINTS																						
On-site	PRoW, school, treatment plant and sub-station, potential access issues												Off-site									
CONCLUSION																						
The site is a series of arable fields and the site of a school on land lying between the settlements of Toton and Stapleford, it is mentioned as the agricultural setting of the nearby Sandiacre Lock Conservation Area in the conservation area appraisal. There is considerable human influence within the study area, which is reflected in the low landscape sensitivity to change. There is a medium visual sensitivity, which is partially as a result of the site's role as the setting to the Sandiacre Lock Conservation Area, but also stems from its role as part of the visual amenity for recreational receptors. The site is crossed by a PRoW, which, along with the large local population, also factors into the visual sensitivity.																						

Landscape Value  
Visual Value

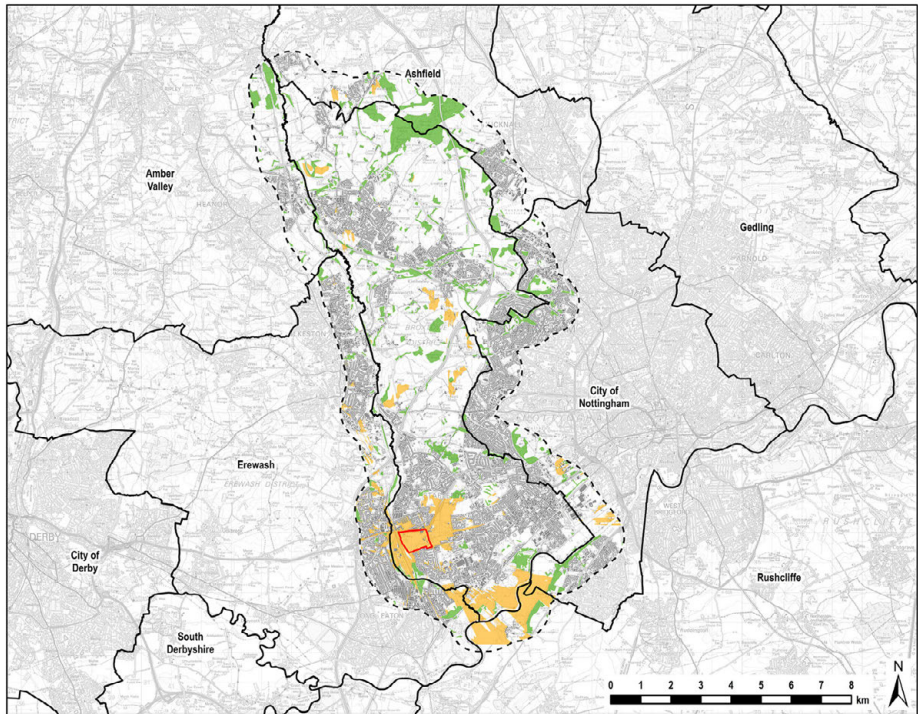
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS3 - West of Toton Lane



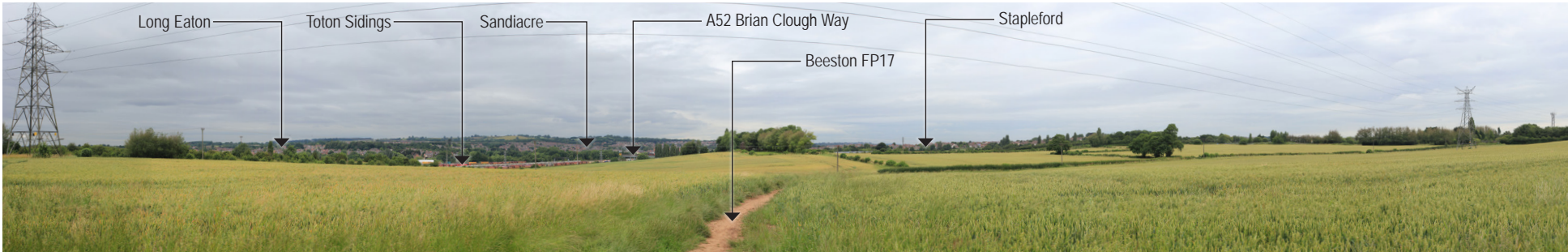
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



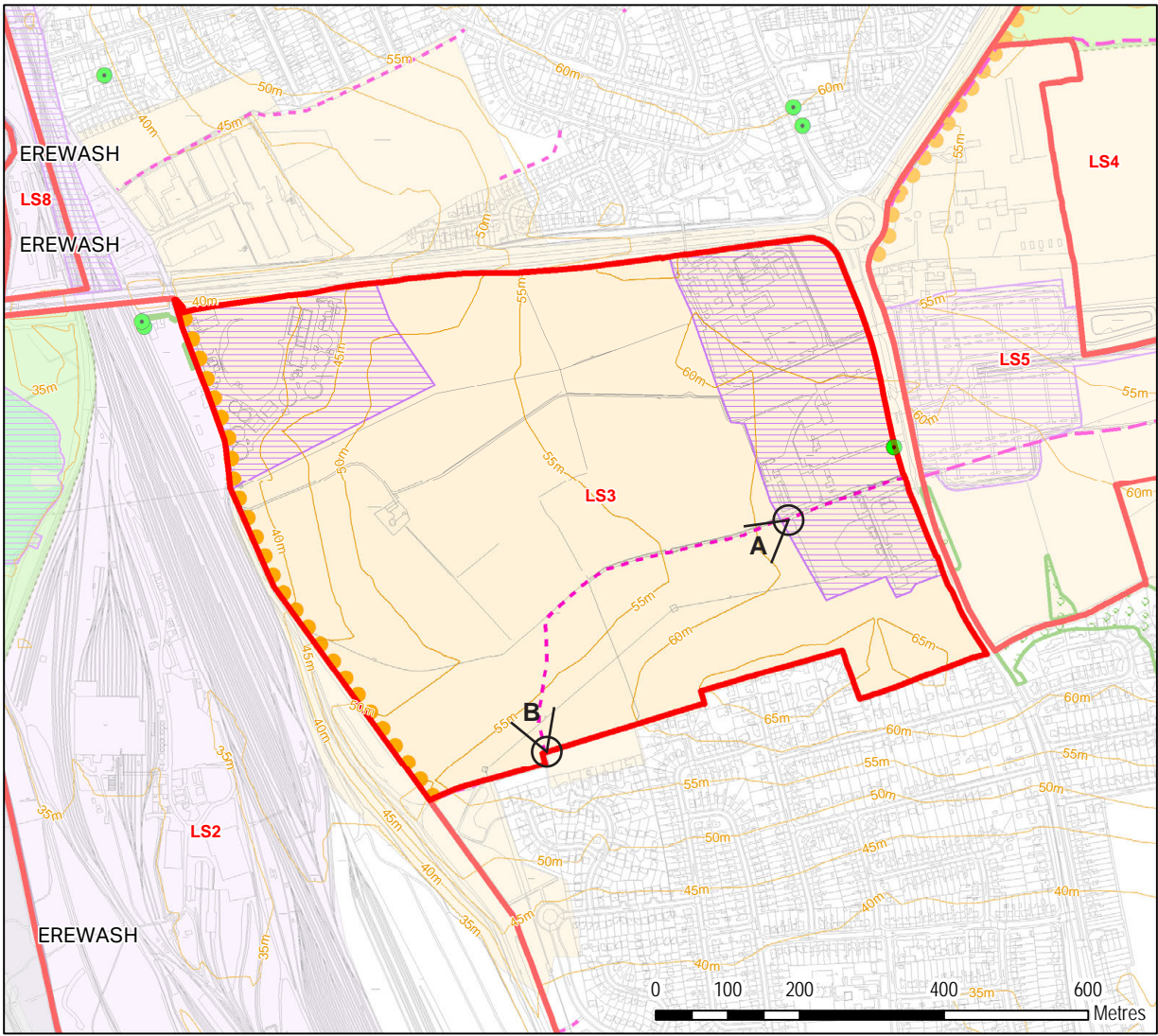
Aerial view of the site



**Site Photograph A** - This viewpoint looks westerly along Beeston FP17 across the southern half of the site, which is an arable field. In the background to the left of the view are houses in the northern part of Toton, whereas in the far distance in the centre of the view can be seen properties in Long Eaton. To the left of the panorama (not pictured) is land surrounding the substation just off Toton Lane.



**Site Photograph B** - From this location, views are obtained looking north-northeast across the southern edge of the site. The view follows the route of Beeston FP17 and the foreground and middleground of the view is dominated by arable farmland. Toton Sidings can be seen in the middleground to the left of the view; the background of the panorama is occupied by various residential areas such as Long Eaton, Sandiacre and Stapleford. The A52 dual carriageway (which bounds the northern edge of the site) is visible as it crosses the railway at Toton Sidings.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Conservation Area
  - Listed Building
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones**
  - NC01, Conserve and Enhance
  - SH60, Enhance and Restore

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				65															
SITE REFERENCE:		LS4				DATE VISITED:		15/07/2016								SURVEYED BY: RW		CHECKED BY: NW																			
EXISTING LANDSCAPE CHARACTER						Landscape character within site				SH60 (Moderate), SH61 (Moderate)				Landscape character within study area				SH60 (Moderate), SH61 (Moderate)																			
LIVING LANDSCAPES METHODOLOGY														OTHER																							
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area																	
Vales & valley bottoms	✓	✗	✗		Nucleated	✗	✓		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗	Spatial character	Medium - open	Variable																	
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗	Indicative ground vegetation	Farmland (arable)	Variable																	
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✗	✗	✗		Trees & woods	✓	✓	✓	Boundary treatments	Hedges	Variable																	
Sloping (low hills)	✗	✓	✓		Dispersed	✗	✗		Woodland	✗	✗	✓		Coverts & tree groups	✗	✗	✗	Enclosure pattern	Sub-regular	Variable																	
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✗	✗		Other trees	✗	✓	✓	Tree pattern	Linear	Variable																	
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗	Other characteristics / features																			
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓																									
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✗	✗																									
LANDSCAPE VALUE														Total Score (/25)				15	VISUAL VALUE						Total Score (/25)				16								
Factor	Assessment												Score*	Factor	Assessment												Score*										
Landscape quality	Mostly well-managed including domestic setting, however some areas of degradation												Med - 2	Recognition of value	Conservation area to immediate north of site												Med - 6										
Scenic quality	Some positive aspects, particularly in north of study area, high degree of human influence												Med - 2	Indicators of value	N/A												Low - 3										
Rarity	N/A												Low - 1	Other value	Residential amenity and some recreational value												Med - 6										
Representativeness	Partly representative of LCA												Med - 2	VISUAL SUSCEPTIBILITY														Total Score (/25)				19					
Conservation interests	Conservation area to north-east of site with multiple TPOs and listed buildings. Mature Landscape Area on northern edge												Med - 2	Factor	Assessment												Score*										
Recreation value	Network of PRoW, occasional public open space												Med - 2	Primary receptors	Residential - site forms part of the residential amenity, particularly from the south and east												Med - 4										
Perceptual aspects	Some good perceptual aspects, particularly in northern study area, but high degree of human influence detracts												Med - 2	Secondary receptors	Recreational - site is part of the experience for recreational receptors												Med - 4										
Associations	N/A												Low - 1	Number of receptors	Green finger between several settlements, highly populated area												High - 6										
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				15	Visibility of site	Views frequently restricted by built form and vegetation, some open views from south-west												Med - 4					
Factor	Assessment												Score*																								
Subtraction	No real loss of key characteristics												Low - 2																								
Addition	Extension of urban edge												Low - 2																								
Perception	Perceived infill between settlements and loss of green finger, potential loss of village vernacular for Bramcote												High - 6																								
Policy	Conserve historic core of Bramcote, ensure built development is screened												Med - 4																								
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				30	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				35
Medium landscape sensitivity derived from medium landscape value and susceptibility														Medium visual value and susceptibility, overall a medium visual sensitivity																							
Notes														Notes																							
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																					
Landscape planting	✓	Along A52, retain and enhance all mature vegetation on site										Form of development	✗																								
Landscape buffer	✓	To north and east to protect the conservation area at Bramcote and prevent coalescence										Local vernacular	✓	Respecting nearby conservation area particularly in east of site																							
Site features	✓	Retain TPO										Other	✗																								
CONSTRAINTS																																					
On-site	TPO, PRoW, potential access issues										Off-site	Conservation area																									
CONCLUSION																																					
The site is a series of arable fields bounded by the edge of Toton, Bramcote Conservation Area and the A52. It acts as a green finger between the settlements of Beeston (Toton) and Stapleford (Bramcote Hills) and as such has a medium landscape susceptibility and sensitivity; there is also potential for conflicts with the Bramcote Conservation Area and its village vernacular. Visually, there is a medium visual sensitivity to development on the site, which forms part of the overall visual amenity for residential and recreational receptors.																																					

Landscape Value  
Visual Value

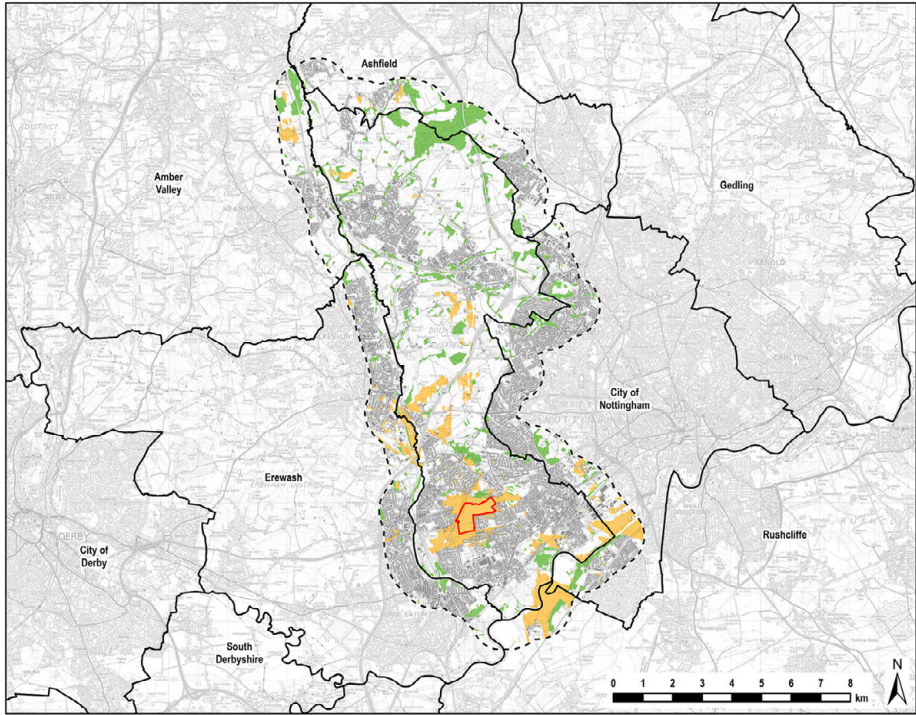
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS4 - East of Toton Lane - North of the Tram Line / South of Common Lane



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



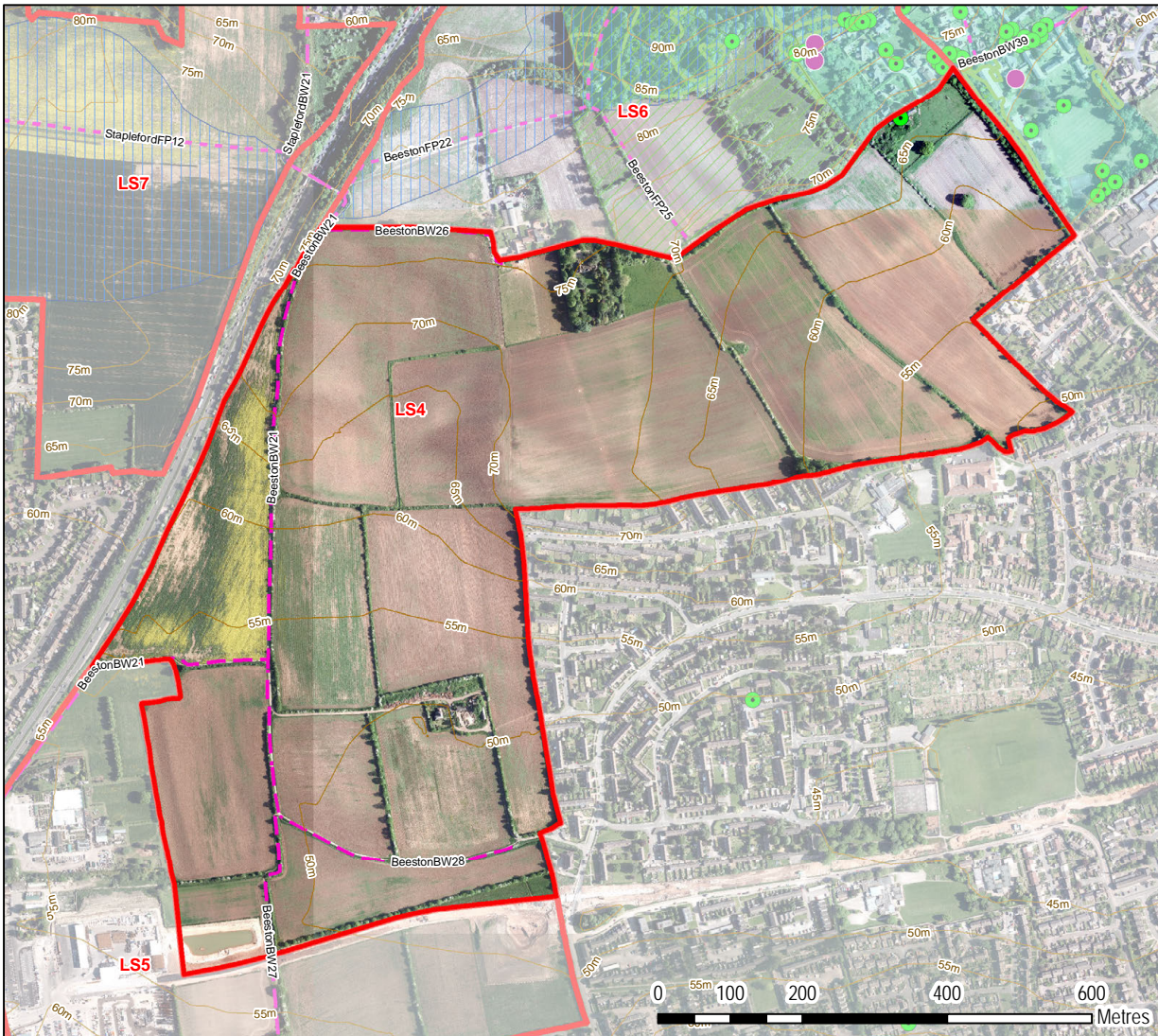
Site Photograph A - This viewpoint looks south-westerly along Beeston BW 28 at the southern edge of the site. At this point, the site is arable farmland, with mature vegetation on the boundaries - both hedges and hedgerow trees. In the distance can be seen Toton Lane Park and Ride tram stop, but there are few other discernable features in the view.



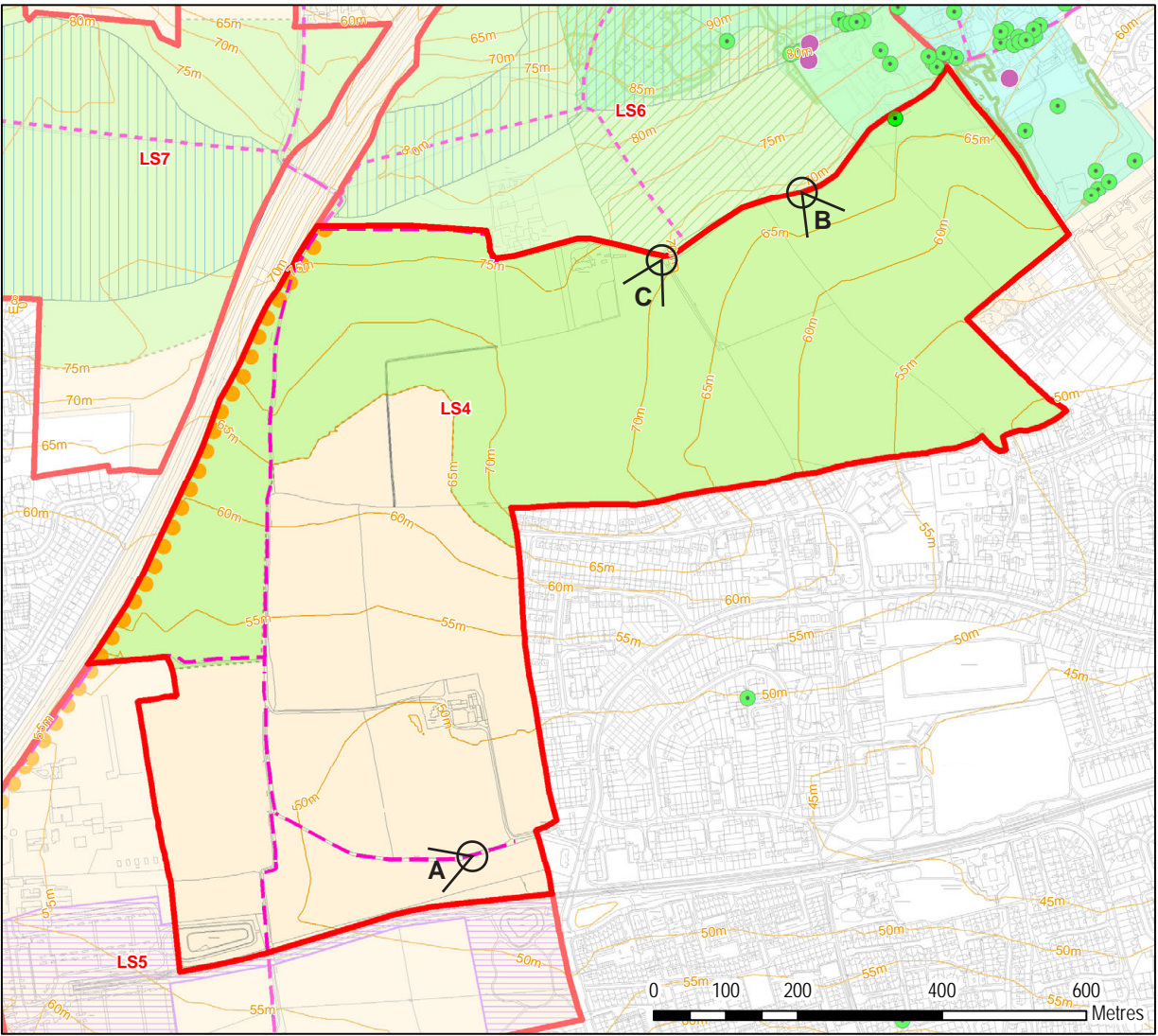
Site Photograph B - From this location, views are obtained from Beeston BW26 looking south-easterly across the site towards the northern edge of Chilwell. Within the background of the view can be seen houses on Orton Avenue, Great Hoggett Drive and other residential properties in Chilwell. The site itself at this location is arable farmland separated by hedges.



Site Photograph C - View from Beeston BW26 which illustrates the ridgeline that runs through the site. Houses on Great Hoggett Drive can be seen in the background of the view.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Broxtowe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Mature Landscape Area
- Prominent Area
- Bridleway
- Footpath
- Tree Preservation Order (Groups & Woodland)
- Tree Preservation Order (Single Tree)
- LCA Policy Zones**
- SH60, Enhance and Restore
- SH61, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				55		
SITE REFERENCE:		LS5				DATE VISITED:		15/07/2016						SURVEYED BY:		RW	CHECKED BY:		NW					
EXISTING LANDSCAPE CHARACTER						Landscape character within site				SH60 (Moderate), SH61 (Moderate)				Landscape character within study area				SH60 (Moderate), SH61 (Moderate)						
LIVING LANDSCAPES METHODOLOGY																		OTHER						
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area			
Vales & valley bottoms	✓	✗	✗		Nucleated	✗	✗		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Large	Variable			
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Variable			
Low plateau	✗	✓	✓		Settled	✗	✗		Pastoral farms	✗	✗	✗		Trees & woods	✓	✗	✗		Boundary treatments	Variable	Variable			
Sloping (low hills)	✗	✗	✗		Dispersed	✗	✗		Woodland	✗	✗	✗		Coverts & tree groups	✗	✓	✓		Enclosure pattern	Planned	Variable			
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✓	✗		Other trees	✗	✓	✓		Tree pattern	Linear	Variable			
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features		Bramcote Conservation Area just beyond north-eastern boundary of study area			
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✓	✓												
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✓	✓												
LANDSCAPE VALUE													Total Score (/25)		13									
Factor	Assessment											Score*												
Landscape quality	Large amount of domestic setting with relatively high levels of maintenance. Some areas of poorer quality											Med - 2												
Scenic quality	High degree of human influence and urbanising features, including the terminus of the NET tram line											Low - 1												
Rarity	N/A											Low - 1												
Representativeness	Some aspects are representative of LCA, others less so											Med - 2												
Conservation interests	Bramcote Conservation Area just beyond north-east of study area, site is part of setting. Some TPOs											Med - 2												
Recreation value	Network of PRoW across site and to west of study area, some Public Open Space within east of site											Med - 2												
Perceptual aspects	Little tranquillity in study area due to busy A52 and urban settlement, high degree of human influence											Low - 1												
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 settlement edge / infill development											Low - 2												
Perception	Potential for perceived coalescence between settlements of Beeston and Stapleford, but site is already partially urbanised											Med - 4												
Policy	Nothing of relevance											Low - 2												
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)		24									
Low landscape sensitivity derived from low landscape value and susceptibility																								
Notes																								
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																								
Landscape planting	✓	Retain and enhance existing mature vegetation including TPOs										Form of development	✗											
Landscape buffer	✗											Local vernacular	✗											
Site features	✓	Public Open Space to east of site, also tram infrastructure										Other	✗											
CONSTRAINTS																								
On-site	PRoW, TPOs, Public Open Space, tram line and infrastructure										Off-site													
CONCLUSION																								
The site is a series of arable fields sitting between Beeston (Toton) and Stapleford (Bramcote Hills); it also incorporates a terminus of the NET tram line - including associated infrastructure and open space - and Bardills Garden Centre. These aspects give the site an urbanised feel. The high degree of human influence across the study area means that there is little tranquillity and the landscape value is overall low. When taken into account with the low landscape susceptibility, this contributes to the overall low landscape sensitivity within the study area. Visually, the site is part of the setting for the Bramcote Conservation Area and contains indicators of value, giving an overall medium visual value. There is a high number of potential receptors and a number of open views, although others are constrained by vegetation and built form. Overall the visual susceptibility and sensitivity are both medium.																								

Landscape Value  
Visual Value

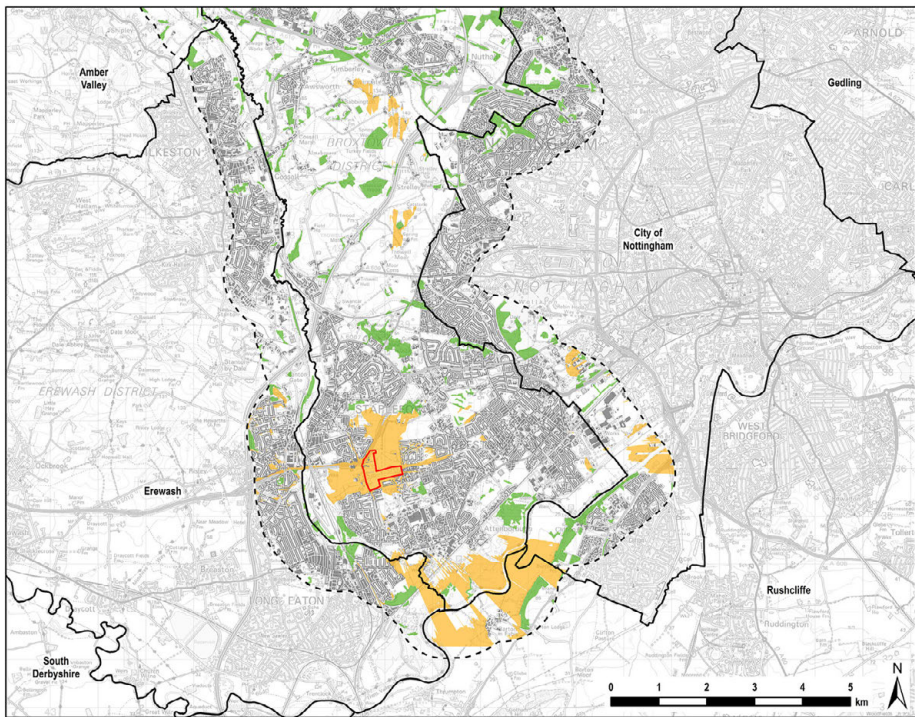
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



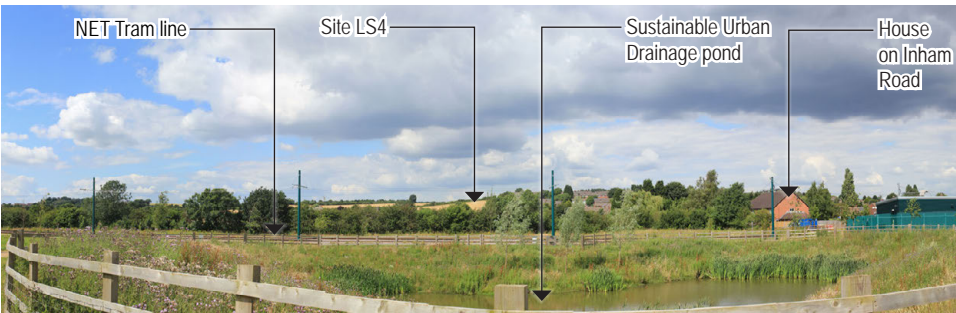
LS5 - East of Toton Lane - South of the Tram Line / Park & Ride



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



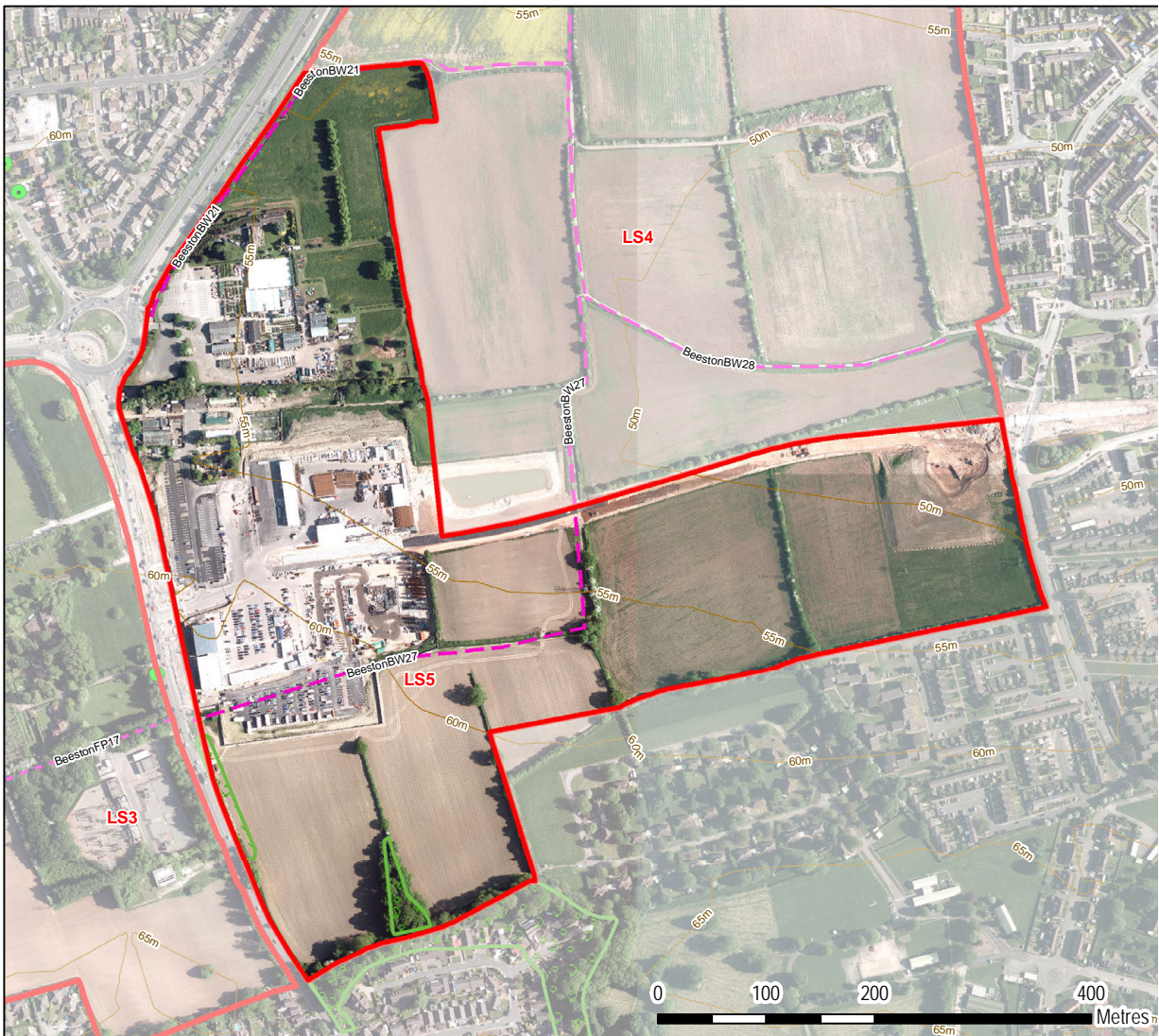
**Site Photograph A** - Looking northerly from Beeston BW27 within the site, this viewpoint illustrates the tram / park and ride infrastructure that occupies the south-western corner of the site. The planting in the foreground of the panorama is relatively new and once grown will partly screen the park and ride site from users of the brideway. In the centre of the view can be seen rising land which is part of adjacent site LS4, and the to left of the view can be seen signs on Toton Lane.



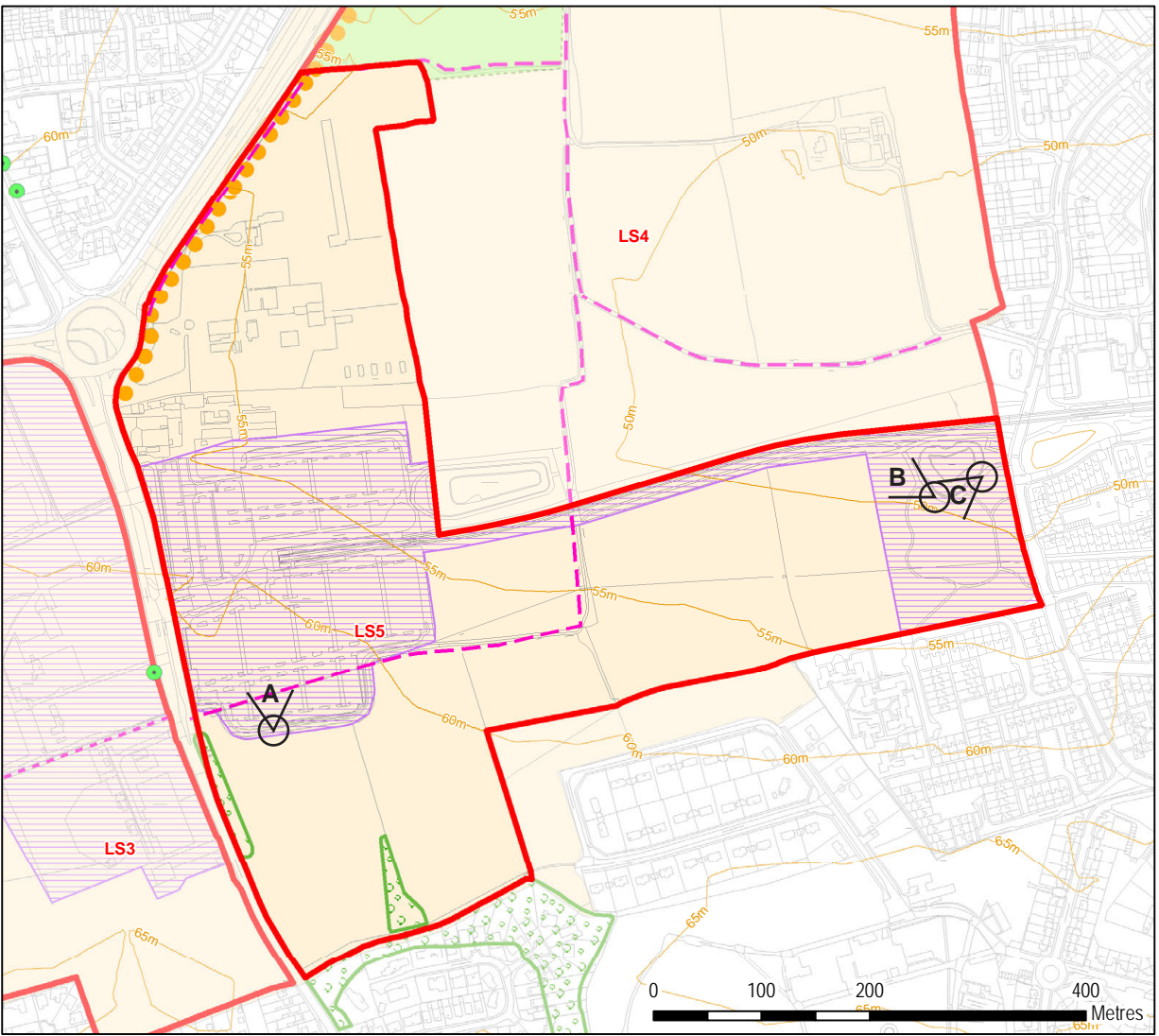
**Site Photograph B** - This view is located at the eastern extent of the site and looks across newly constructed SUDs towards the tram line on the site's north-eastern boundary. To the right of the view can be seen houses on Inham Road, and site LS4 can be seen in the rear of the view.



**Site Photograph C** - From this location, views are obtained looking south-westerly across the new landscape planting which was implemented as mitigation for the new tram route to Toton Lane. In the left-hand side of the view can be seen houses on Teesdale Court.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Broxtowe Borough boundary
  - Contours
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones
  - SH60, Enhance and Restore

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# Bramcote









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				79
SITE REFERENCE:		LS6				DATE VISITED:		15/07/2016						SURVEYED BY:		RW	CHECKED BY:		NW			
EXISTING LANDSCAPE CHARACTER						Landscape character within site				SH60 (Moderate), SH61 (Moderate)				Landscape character within study area				SH60 (Moderate), SH61 (Moderate)				
LIVING LANDSCAPES METHODOLOGY																		OTHER				
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area	
Vales & valley bottoms	✓	✗	✗		Nucleated	✗	✓		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable	
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Variable	
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✗	✗	✗		Trees & woods	✓	✓	✓		Boundary treatments	Hedges	Variable	
Sloping (low hills)	✗	✓	✓		Dispersed	✗	✗		Woodland	✗	✓	✗		Coverts & tree groups	✗	✗	✗		Enclosure pattern	Sub-regular	Variable	
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✗	✗		Other trees	✗	✗	✓		Tree pattern	Linked	Variable	
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features			
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓										
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✓	✓										
LANDSCAPE VALUE														Total Score (/25)				19				
Factor	Assessment													Score*								
Landscape quality	Very well maintained study area, partly domestic setting													High - 3								
Scenic quality	High level of scenic quality, much of the site and immediate study area designated due to it													High - 3								
Rarity	N/A													Low - 1								
Representativeness	Study area is somewhat representative of LCA													Med - 2								
Conservation interests	Conservation area and Mature Landscape area covering considerable portion of study area, listed buildings and TPOs													High - 3								
Recreation value	Network of PRoW and several public open spaces, including Bramcote Hills Park and a scout campsite													High - 3								
Perceptual aspects	Strong historic vernacular and village character despite proximity of urban development. Noise from A52													Med - 2								
Associations	N/A													Low - 1								
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				21				
Factor	Assessment													Score*								
Subtraction	Loss of conservation area character and Mature Landscape Area, loss of public open space													High - 6								
Addition	Infill which causes settlements of Beeston (Toton) and Stapleford (Bramcote Hills) to coalesce													Med - 4								
Perception	Loss of village vernacular, loss of perceived break in development, increased urbanisation													High - 6								
Policy	Conserve historic core of Bramcote, restrict urban edge expansion, enhance woodland and arable farmland character													Med - 4								
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				40				
Medium landscape value and high landscape susceptibility. Overall a high landscape sensitivity																						
Notes																						
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																						
Landscape planting	✗											Form of development	✗									
Landscape buffer	✓	Site unable to be mitigated due to high landscape sensitivity and loss of historic elements										Local vernacular	✗									
Site features	✗											Other	✗									
CONSTRAINTS																						
On-site	PRoW, Conservation Area, Mature Landscape Area, TPOs, Listed Buildings, access										Off-site	TPOs, listed buildings										
CONCLUSION																						
Site LS06 has considerable conservation value - the majority of the site is a Conservation Area or Mature Landscape Area and it contains several listed buildings and TPOs. The land cover of the site is a mixture of farmland, recreational land and residential properties. There is considerable potential for loss of historic character and village vernacular as a result of development on the site; in addition, the site forms part of a break in what is otherwise a heavily populated area. Overall, the site has a high landscape sensitivity and medium visual sensitivity.																						

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

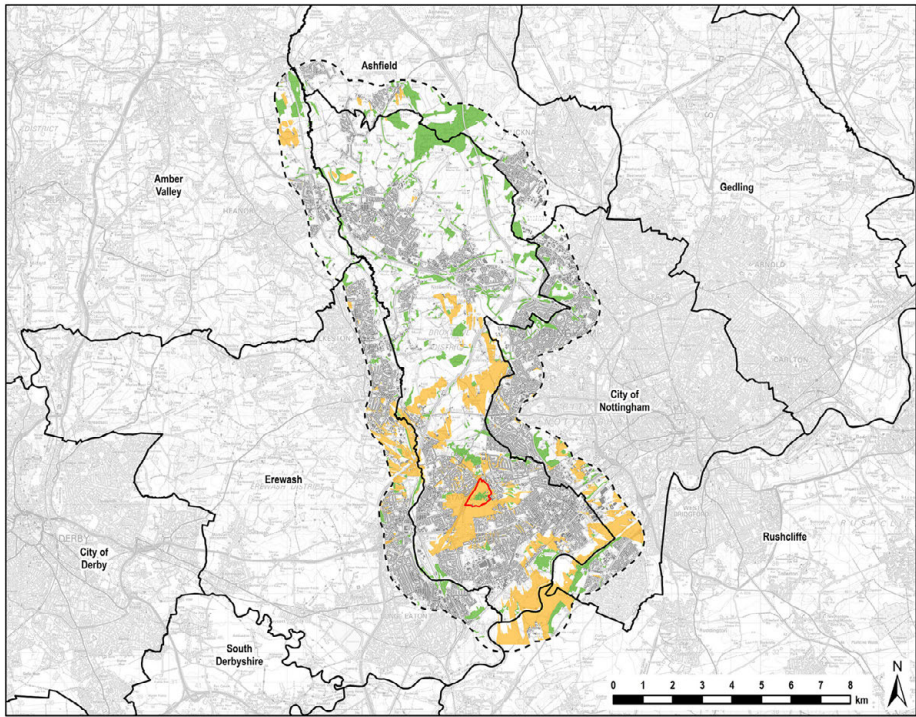
Landscape Sensitivity

Visual Sensitivity

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



LS6 - North of Common Lane (Bramcote)



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



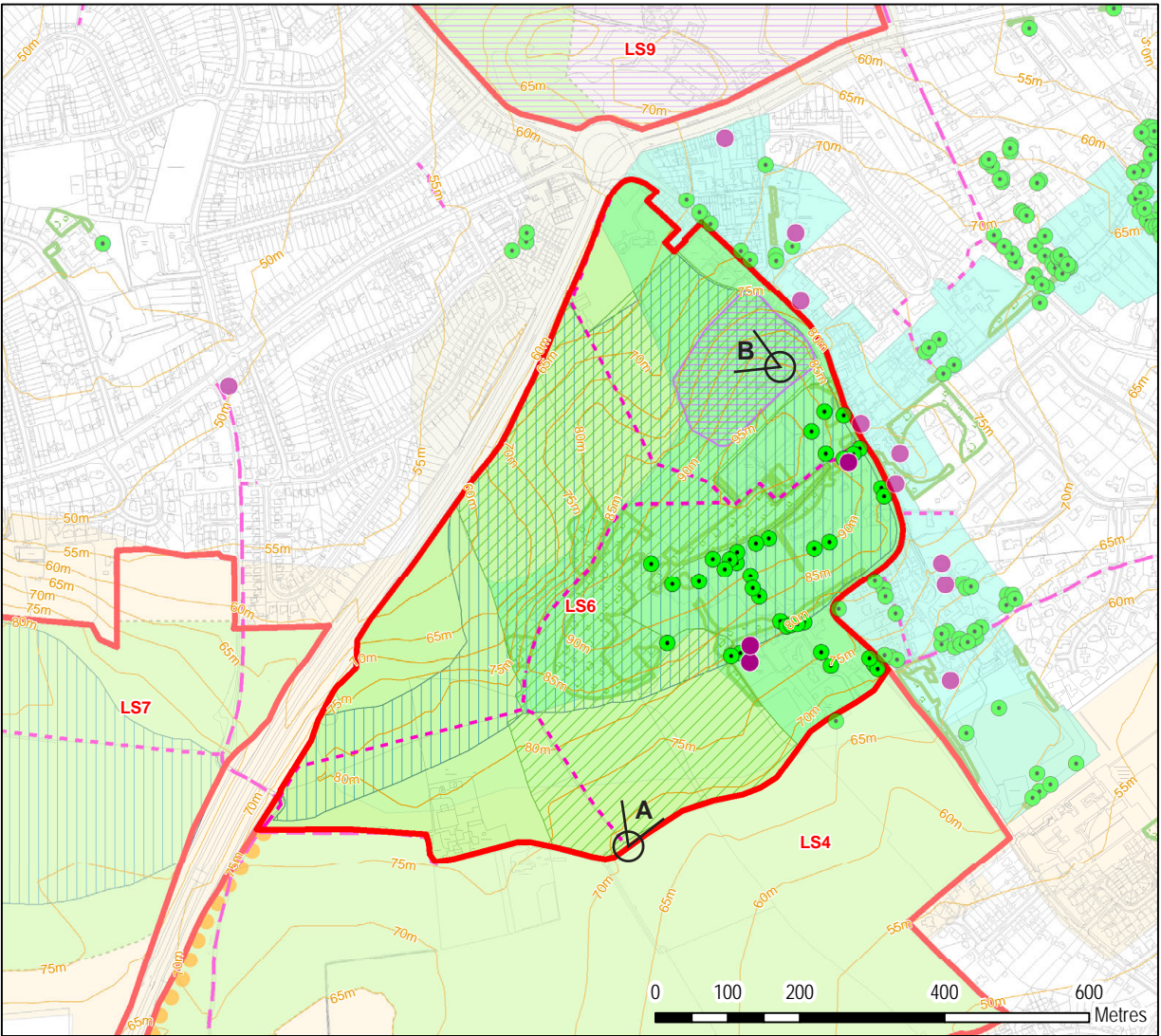
**Site Photograph A** - The view in this location looks north-easterly across arable farmland from the junction of Common Lane and Beeston FP25. Behind the vegetation to the right of the view is the Hemlock Scout Campsite. In the centre of the view is mature vegetation which marks the south-western boundary of the Bramcote Conservation Area.



**Site Photograph B** - This panorama is situated within King George's Park in Bramcote and looks north-westerly towards Stapleford and Sandiacre in the background of the view. To the right of the view is St Michael and All Angels Church in Bramcote village. Both King George's Park and St Michael and All Angels Church are situated within Bramcote Conservation Area.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Broxtowe Borough boundary
  - Contours
  - Conservation Area
  - Listed Building
  - Mature Landscape Area
  - Prominent Area
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
- LCA Policy Zones**
- SH60, Enhance and Restore
  - SH61, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):		70			
SITE REFERENCE:		LS9				DATE VISITED:		01/08/2016						SURVEYED BY: RW		CHECKED BY: NW							
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC02 (Moderate-Good), SH61(Moderate)				Landscape character within study area				NC02 (Moderate-Good), SH61(Moderate)					
LIVING LANDSCAPES METHODOLOGY														OTHER									
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area			
Vales & valley bottoms	✗	✗	✗		Nucleated	✓	✗		Arable farms	✓	✗	✓		Wooded - ancient	✗	✗	✗	Spatial character	Variable	Variable			
Rolling / undulating	✓		✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗	Indicative ground vegetation	Variable	Variable			
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✓	✓	Boundary treatments	Variable	Variable			
Sloping (low hills)	✓	✓	✓		Dispersed	✓	✓		Woodland	✗	✓	✓		Coverts & tree groups	✓	✗	✗	Enclosure pattern	Sub-regular	Variable			
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✓	✗		Other trees	✗	✓	✓	Tree pattern	Variable	Variable			
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗	Other characteristics / features	Bramcote Hills Park	Hemlock Stone			
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✓	✓											
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✓	✓											
LANDSCAPE VALUE														Total Score (/25)				18					
Factor	Assessment												Score*										
Landscape quality	Some areas of the study area are well maintained, others less so, particularly to either side of the A6002												Med - 2										
Scenic quality	Frequent human influence. Bramcote Hills Park and the Hemlock Stone are attractive features												Med - 2										
Rarity	Hemlock Stone is distinctive local feature												Med - 2										
Representativeness	Study area incorporates some characteristics of the LCA												Med - 2										
Conservation interests	Two conservation areas, a number of TPOs and listed buildings												Med - 2										
Recreation value	A network of PRoW, Bramcote Hills Park and area around Hemlock Stone are key recreational features												Med - 2										
Perceptual aspects	Some positive perceptual aspects, but limited sense of tranquillity due to settlement and busy A6002 / A52												Med - 2										
Associations	Hemlock Happening is an annual event in Bramcote Hills Park, the Hemlock Stone is the subject of local myth and legend												High - 3										
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				15					
Factor	Assessment												Score*										
Subtraction	Loss of Bramcote Hills Park is loss of a key recreational feature												Med - 4										
Addition	Infill development												Low - 2										
Perception	Extension of settlement beyond ridge which currently visually contains it. Perception of increased urbanisation in west												Med - 4										
Policy	Conserve woodland planting, restrict urban edge expansion - ensure any development is screened												Med - 4										
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				33					
Medium landscape sensitivity derived from medium landscape value and susceptibility																							
Notes																							
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																							
Landscape planting	✓	Retain strong network of mature vegetation										Form of development	✗										
Landscape buffer	✓	To south of site to protect Bramcote Hills Park and the adjacent ridgeline										Local vernacular	✓	Respecting vernacular of nearby Bramcote Conservation Area									
Site features	✓	Bramcote Hills Park, school and school playing fields										Other	✗										
CONSTRAINTS																							
On-site	PRoW, Bramcote Hills Park, school and school playing fields, potential access issues										Off-site												
CONCLUSION																							
A mixture of public open space, school grounds, farmland and rough ground, site LS09 forms a ridgeline to the north-east of Stapleford and south-west of Wollaton. There is plenty of recreational opportunity within the site and study area, such as the Bramcote Hills Park and this contributes to the medium landscape value of the study area. The site is visually valued locally particularly for its recreational value and for multiple indicators of value in Bramcote Hills Park. There is also a medium visual susceptibility arising from the increased perception of urbanisation as development breaches the ridgeline. Overall the visual sensitivity is medium.																							

Landscape Value  
Visual Value

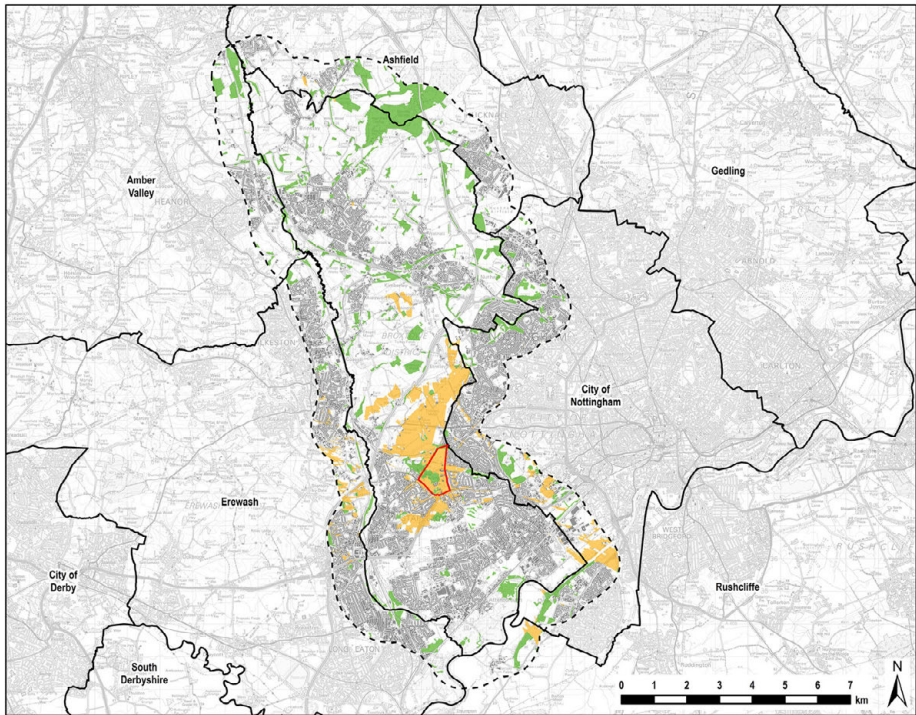
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

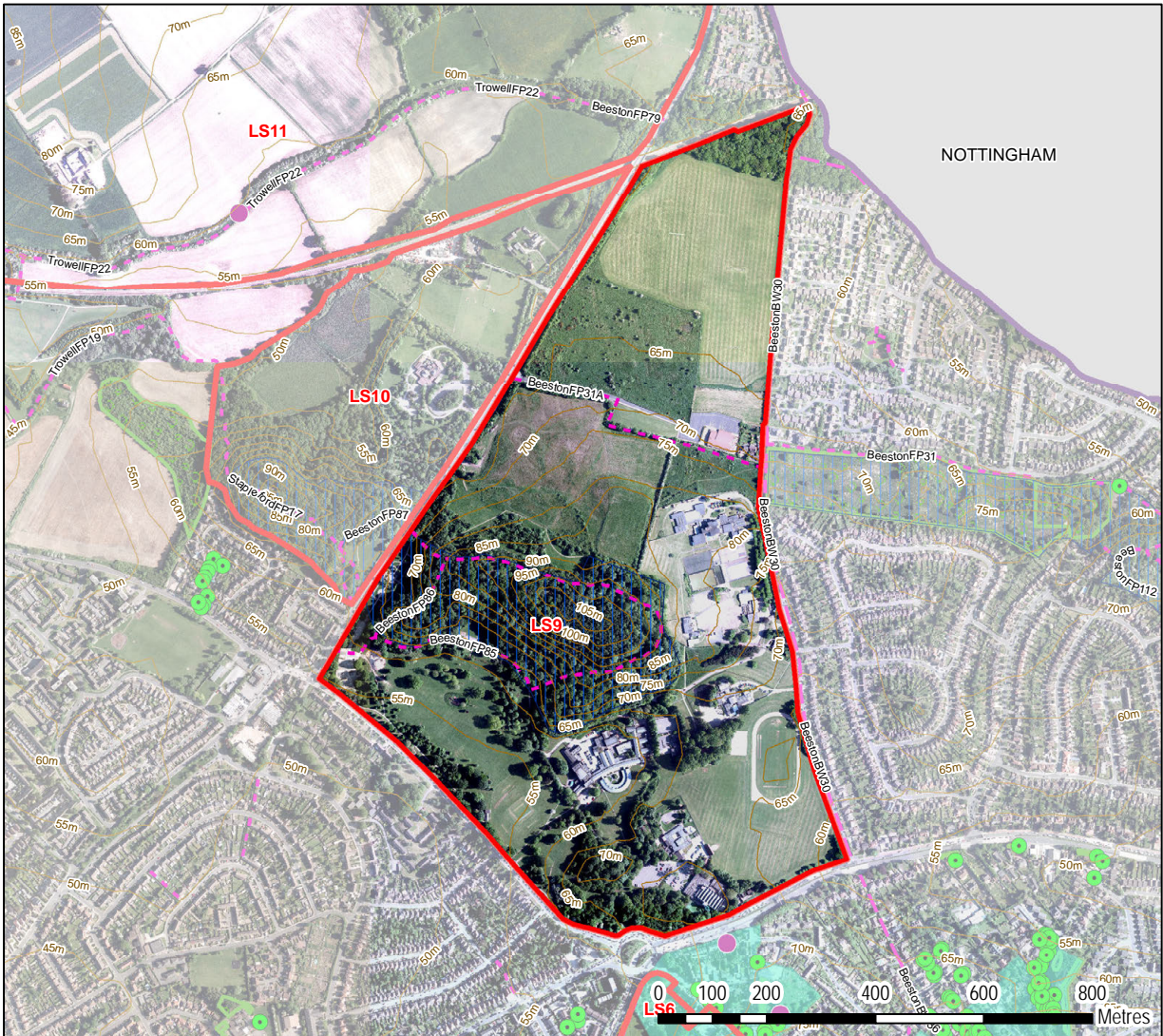
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



LS9 - Bramcote Hills and north up to the railway line



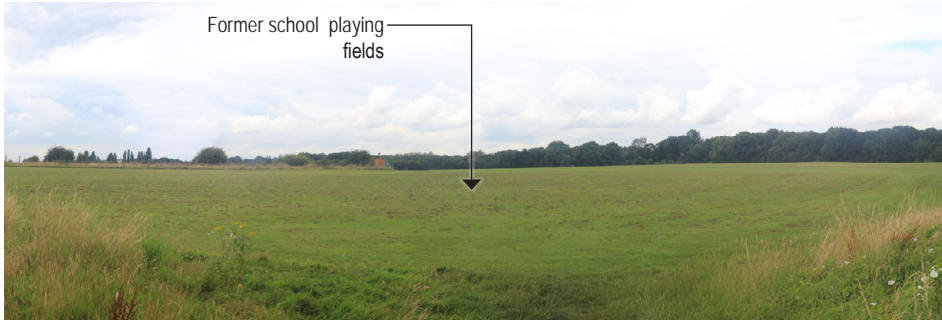
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



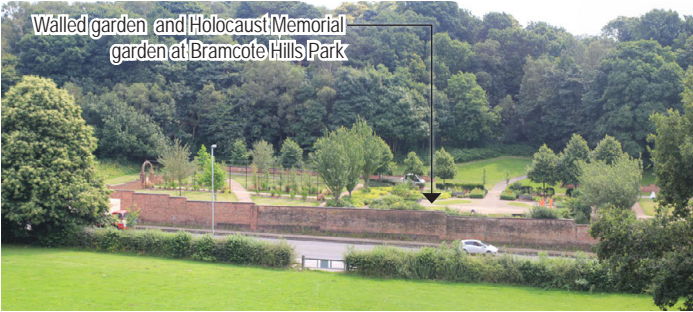
Aerial view of the site



**Site Photograph A** - This viewpoint looks northerly from Beeston FP31A, which is also the entrance drive for the Brethren's Meeting Room - an evangelical church. In this location, the site is rough unmanaged scrub.



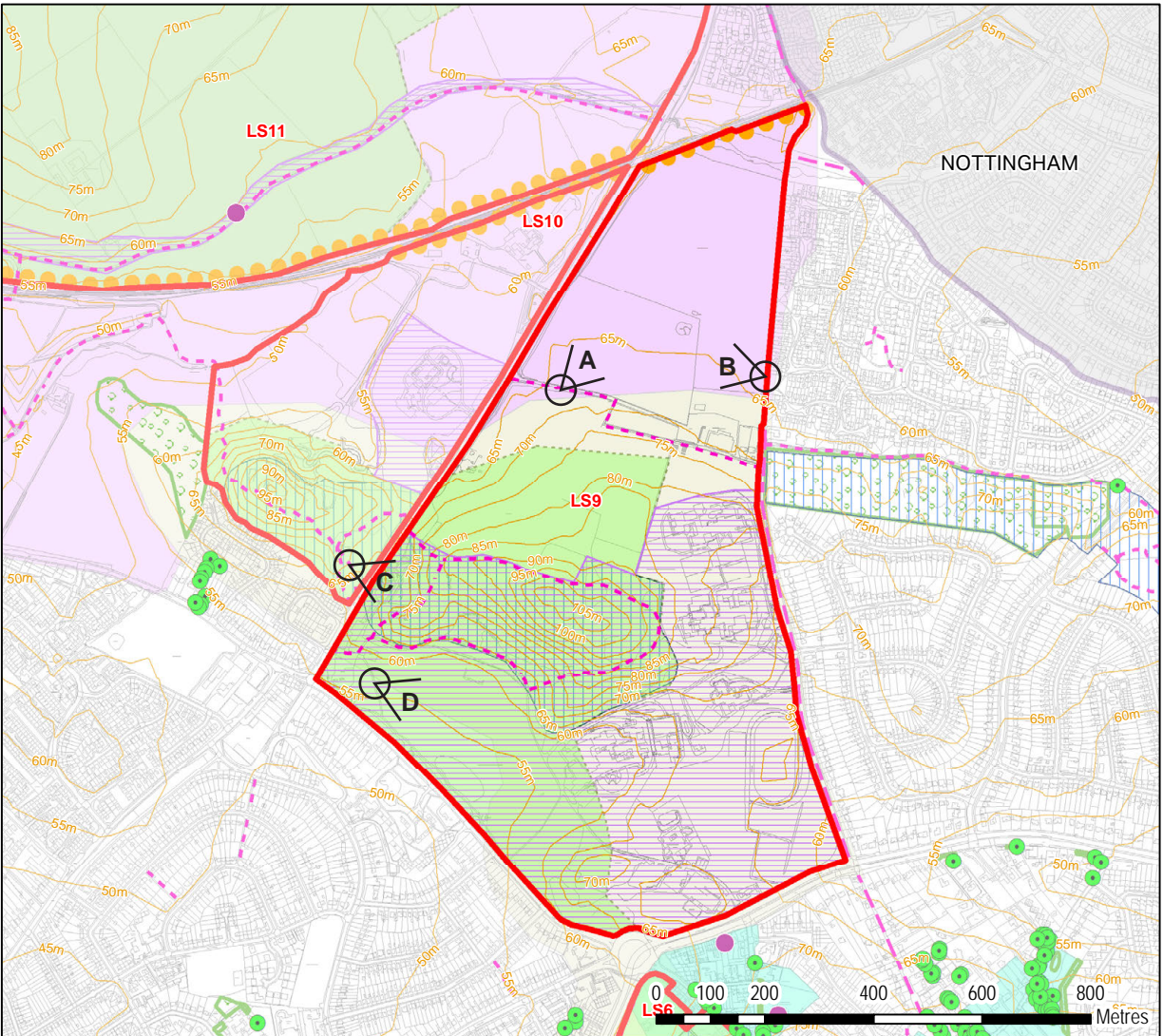
**Site Photograph B** - Looking west from Beeston BW30 into the former school playing fields on the eastern edge of the site. To the right of the view is an area of woodland which is located in the north-eastern corner of the site.



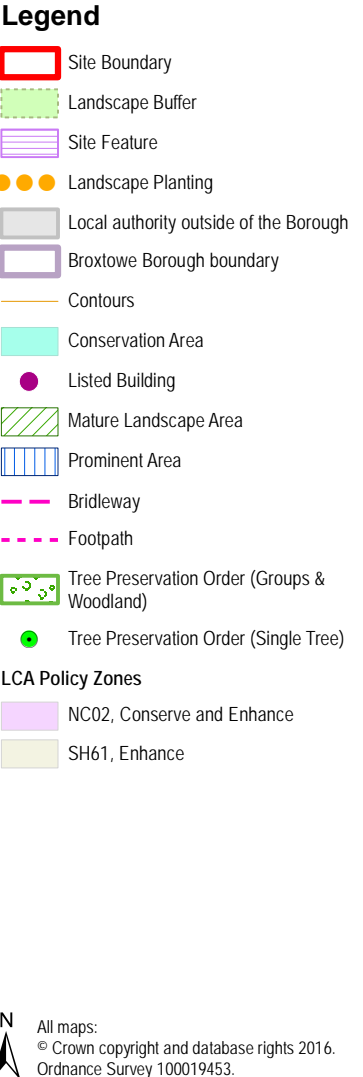
**Site Photograph C** - The walled garden at Bramcote Hills Park in the south-western corner of the site. The garden contains a Holocaust Memorial Garden, which was opened in 2001 and hosts an annual memorial service.



**Site Photograph D** - From this location, views are obtained looking south-east within Bramcote Hills Park. The area is popular for recreation and has a variety of characters ranging from parkland to woodland and formal to informal. To the right of the view (not pictured) is the A6007 Ilkeston Road.



Landscape designations / Potential development mitigation recommendations





# Stapleford









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				74		
SITE REFERENCE:		LS7				DATE VISITED:		01/08/2016						SURVEYED BY: RW		CHECKED BY: NW								
EXISTING LANDSCAPE CHARACTER						Landscape character within site				SH60 (Moderate)				Landscape character within study area				SH60 (Moderate), SH61 (Moderate)						
LIVING LANDSCAPES METHODOLOGY														OTHER										
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area			
Vales & valley bottoms	✓	✗	✗		Nucleated	✗	✗		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Large	Variable			
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Variable			
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✗	✗	✗		Trees & woods	✓	✗	✗		Boundary treatments	Hedges	Variable			
Sloping (low hills)	✗	✓	✓		Dispersed	✗	✗		Woodland	✗	✗	✗		Coverts & tree groups	✗	✓	✓		Enclosure pattern	Sub-regular	Variable			
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✓	✗		Other trees	✗	✗	✓		Tree pattern	Linear	Variable			
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Prominent hill				
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓												
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✗	✗												
LANDSCAPE VALUE														Total Score (/25)				16						
Factor	Assessment										Score*													
Landscape quality	Well managed and maintained farmland and domestic setting										High - 3													
Scenic quality	Attractive long views in places, human influence tends to detract										Med - 2													
Rarity	N/A										Low - 1													
Representativeness	Study area is not particularly representative of LCA										Low - 1													
Conservation interests	Conservation area to the north of site with several listed buildings - site is noted as contributing to the backdrop, two TPOs										High - 3													
Recreation value	Network of footpaths linking Beeston and Stapleford										Med - 2													
Perceptual aspects	Long views and conservation area add positive aspects, but a lot of human influence and road noise of A52 detract										Med - 2													
Associations	N/A										Low - 1													
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				21						
Factor	Assessment										Score*													
Subtraction	Loss of well-managed arable land, loss of semi-rural backdrop as described for conservation area										High - 6													
Addition	Infill development, but on prominent land										Med - 4													
Perception	Perception of change to backdrop of conservation area, localised increase of urbanisation, loss of settlement gap										High - 6													
Policy	Ensure the built development remains sensitively screened from view, enhance the character of remaining arable land										Med - 4													
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				37						
Medium landscape value and high susceptibility to change. Overall medium landscape sensitivity																								
Notes																								
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																								
Landscape planting	✓	Retain and enhance existing mature vegetation, particularly near the conservation area boundary								Form of development	✗													
Landscape buffer	✓	Across prominent section of site and adjacent to conservation area								Local vernacular	✓	Respecting Nottingham Road (Stapleford) Conservation Area												
Site features	✗									Other	✗													
CONSTRAINTS																								
On-site	PRoW, access								Off-site	Adjacent to conservation area														
CONCLUSION																								
This is a prominent site set in a break between settlement in Stapleford. The site is arable farmland, with residential properties adjacent on three sides and the A52 dual carriageway on the remaining side. It forms the semi-rural backdrop to the Nottingham Road (Stapleford) Conservation Area and is mentioned as such within the Conservation Area Appraisal. There is a high landscape susceptibility to change arising from the loss of this backdrop / context, as well as a high visual susceptibility which stems from the prominence of the site in the local area and its visibility.																								

Landscape Value  
Visual Value

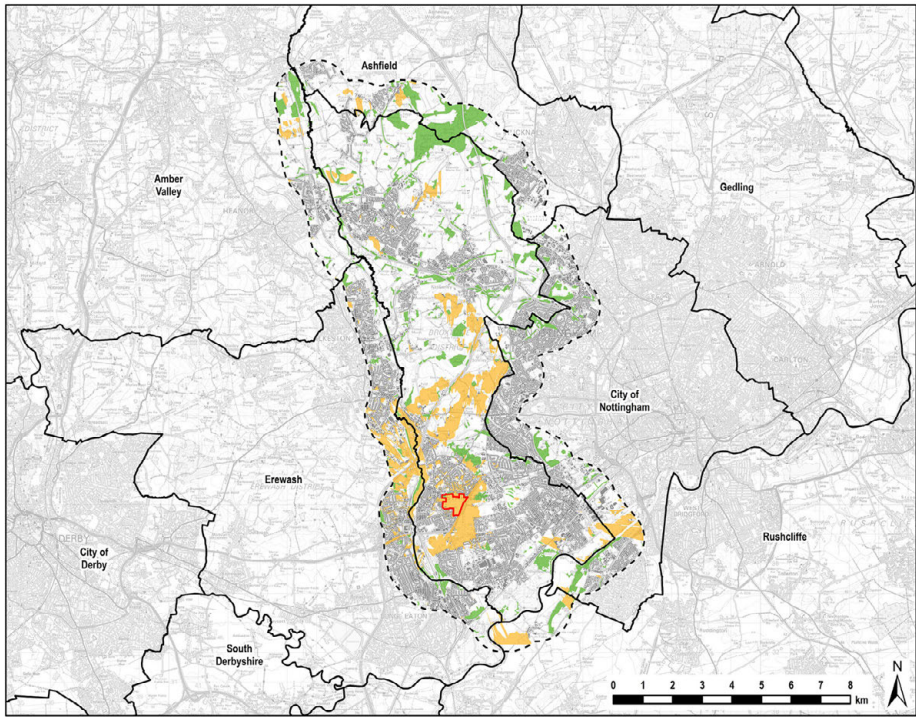
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS7 - Hill Top Farm (Stapleford)



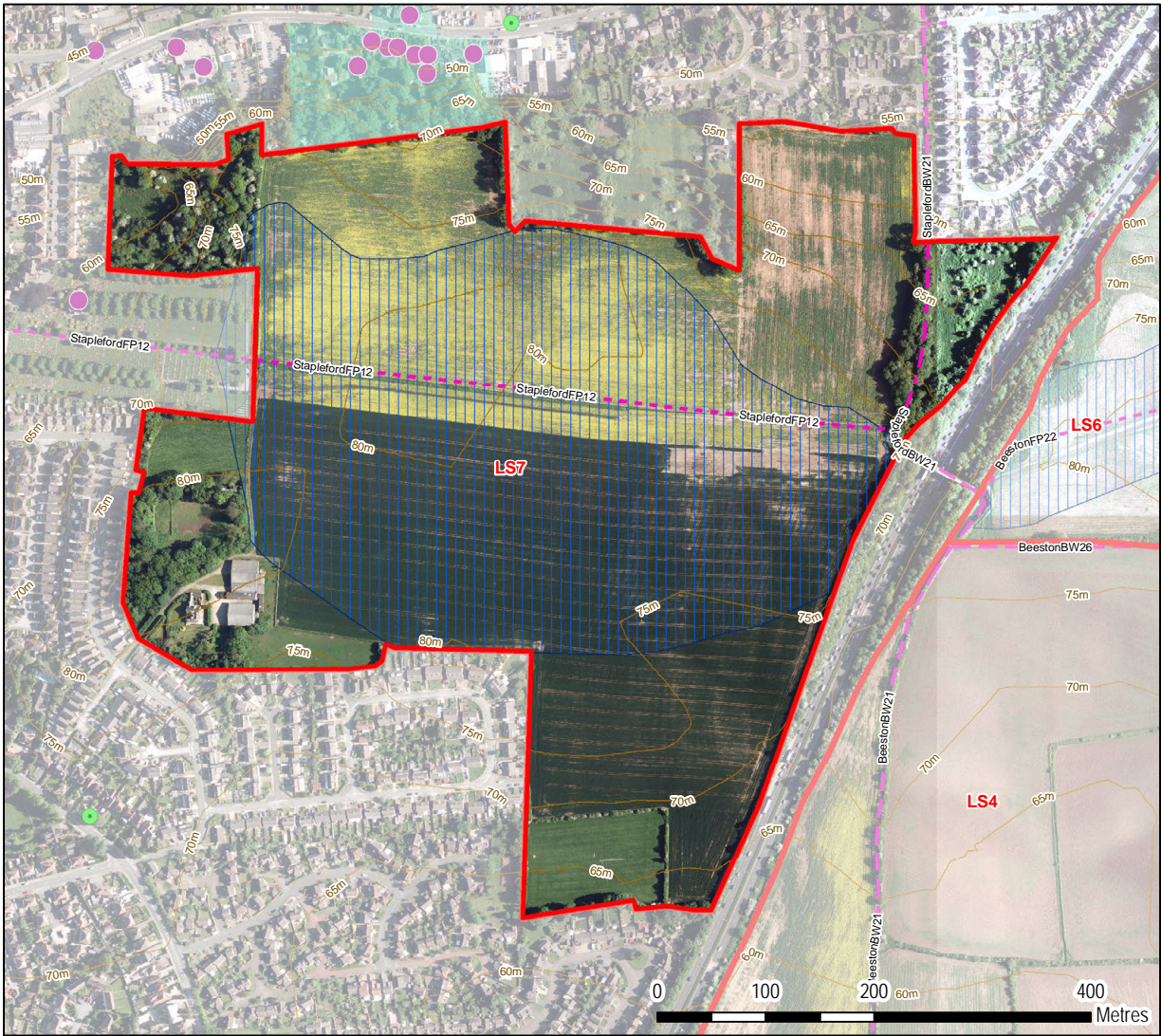
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



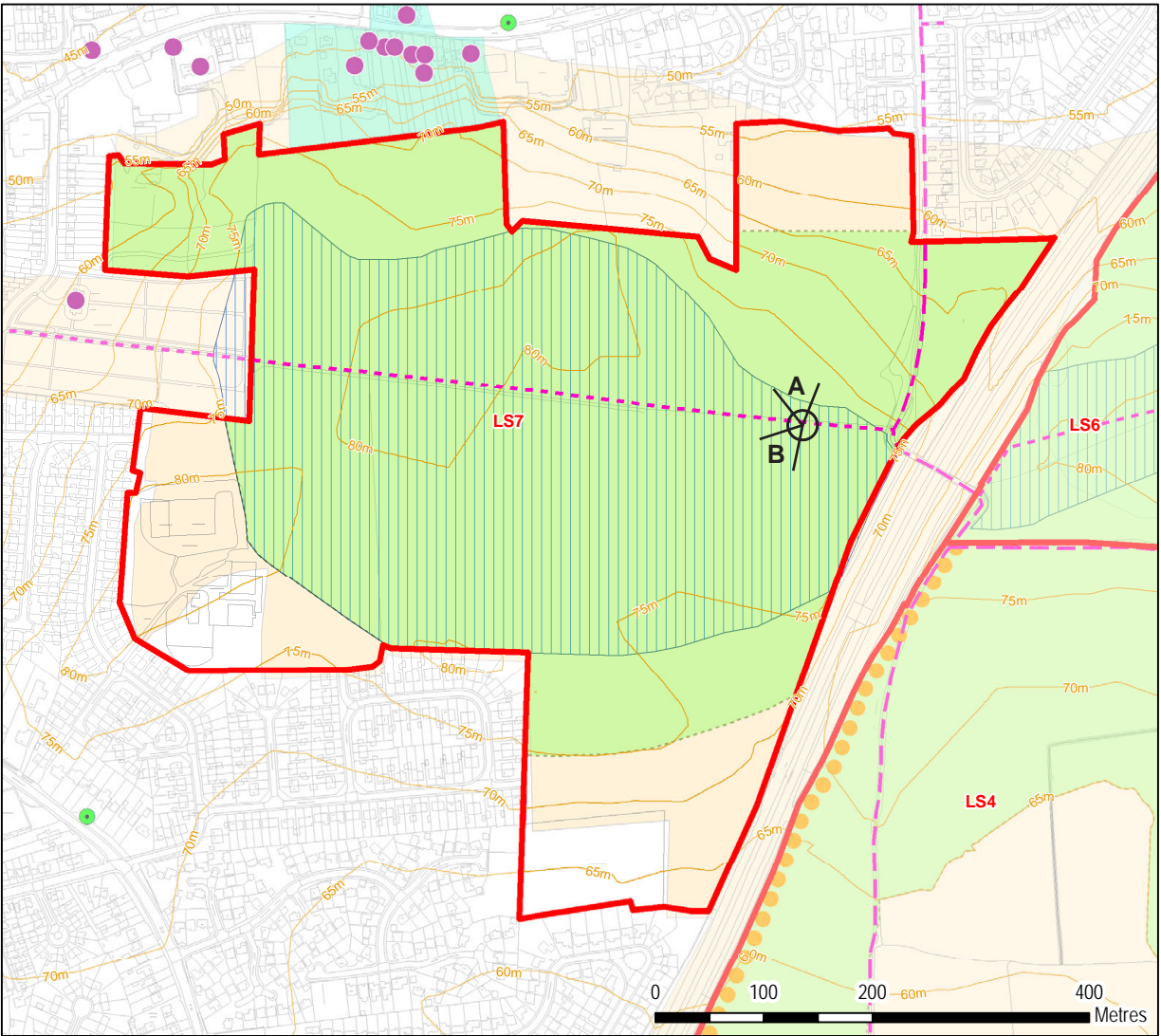
**Site Photograph A** - This viewpoint looks northerly from Stapleford FP12 as it crosses the plateau in the centre of the site. Long views are available across Stapleford towards the ridgeline at Bramcote Hills Park. To the right of the view are houses on Baulk Lane, which border the north-eastern corner of the site.



**Site Photograph B** - This viewpoint illustrates the plateau landform of the site. From this location, there are distant views to the south, although features are not easily discernable. Stapleford FP12 is a key feature of the view, crossing the site east-west, and in the middleground of the panorama can be seen Hill Top Farm and houses on Sisley Avenue. The site itself is currently arable farmland.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Landscape Planting
- Broxtowe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Prominent Area
- Bridleway
- Footpath
- Tree Preservation Order (Single Tree)

**LCA Policy Zones**

- SH60, Enhance and Restore
- SH61, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):			47								
SITE REFERENCE:		LS8				DATE VISITED:		01/08/2016							SURVEYED BY: RW		CHECKED BY: NW												
EXISTING LANDSCAPE CHARACTER														Landscape character within site				NC01 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), SH60 (Moderate), SH61 (Moderate)			
LIVING LANDSCAPES METHODOLOGY																						OTHER							
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area								
Vales & valley bottoms	✓	✓	✓		Nucleated	✗	✗		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗		Spatial character	Medium - open	Variable								
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Grassland / grazing	Variable								
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✓	✓		Trees & woods	✓	✗	✗		Boundary treatments	Hedges	Variable								
Sloping (low hills)	✗	✗	✗		Dispersed	✗	✗		Woodland	✗	✗	✗		Coverts & tree groups	✗	✗	✗		Enclosure pattern	Sub-regular	Variable								
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✗	✗		Other trees	✗	✓	✓		Tree pattern	Linear	Variable								
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features										
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓																	
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✗	✗																	
LANDSCAPE VALUE														Total Score (/25)				13											
Factor	Assessment												Score*																
Landscape quality	Several degraded areas and industrial influence												Low - 1																
Scenic quality	Lots of human detractors, urban fringe with industrial influences												Low - 1																
Rarity	N/A												Low - 1																
Representativeness	Mostly representative of the LCA												High - 3																
Conservation interests	Two conservation areas, several listed buildings and a number of TPOs												Med - 2																
Recreation value	Some recreational space, a number of PRoW, mainly linking parts of the settlement together												Med - 2																
Perceptual aspects	High degree of human influence, very low tranquillity levels												Low - 1																
Associations	Nothing of relevance to the site												Low - 1																
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				11											
Factor	Assessment												Score*																
Subtraction	No real loss of key characteristics												Low - 2																
Addition	Extension of urban edge												Low - 2																
Perception	Greater sense of coalescence between Stapleford and Sandiacre, but this is already an issue												Low - 2																
Policy	Conserve distinctive floodplain and ensure that new development does not affect its character												Med - 4																
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				24											
Low landscape value and susceptibility, overall a low landscape sensitivity																													
Notes																													
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																													
Landscape planting	✓	Along M1 embankment												Form of development	✗														
Landscape buffer	✗													Local vernacular	✗														
Site features	✓	Railway												Other	✗														
CONSTRAINTS																													
On-site	Railway, potential access issues, PRoW												Off-site																
CONCLUSION																													
The site is a series of pastoral fields and rough grazing along the River Erewash and sits between the settlements of Stapleford and Sandiacre. There is a high degree of human influence and degradation within both the site and the study area, which contributes to a low landscape value, as well as a low landscape susceptibility. There are a high number of potential receptors within the study area, but the site does not form a key part of the setting for receptors. Overall there is a low landscape and visual sensitivity in the study area to development of the site.																													

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

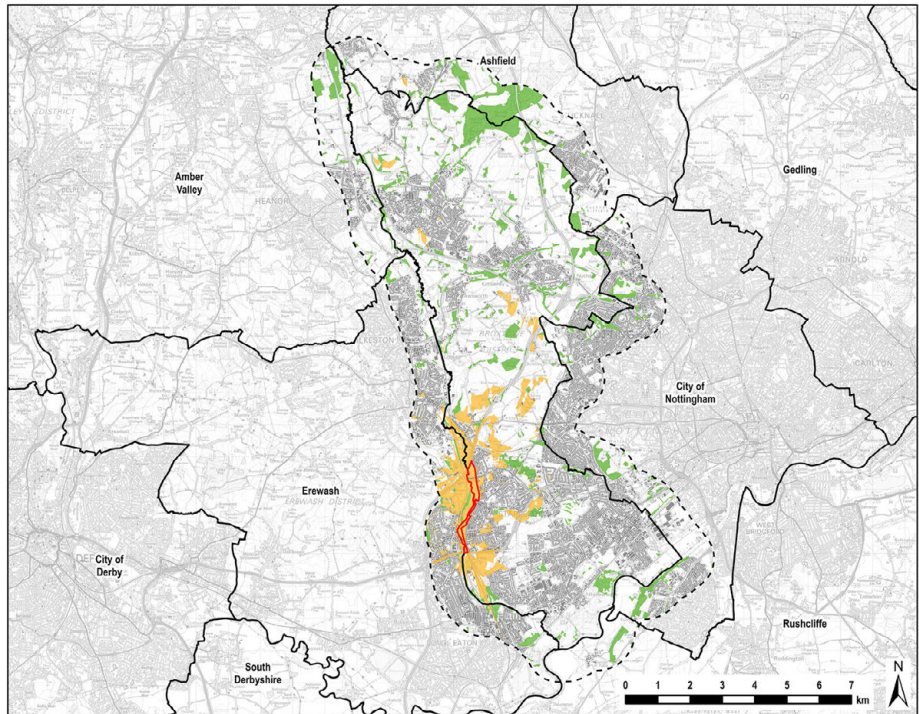
Landscape Sensitivity

Visual Sensitivity

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



**LS8 - Land west of Stapleford between land to the rear of Wellington Street & the M1**



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



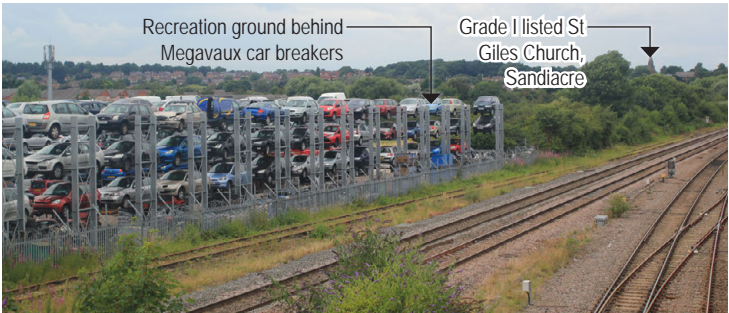
Aerial view of the site



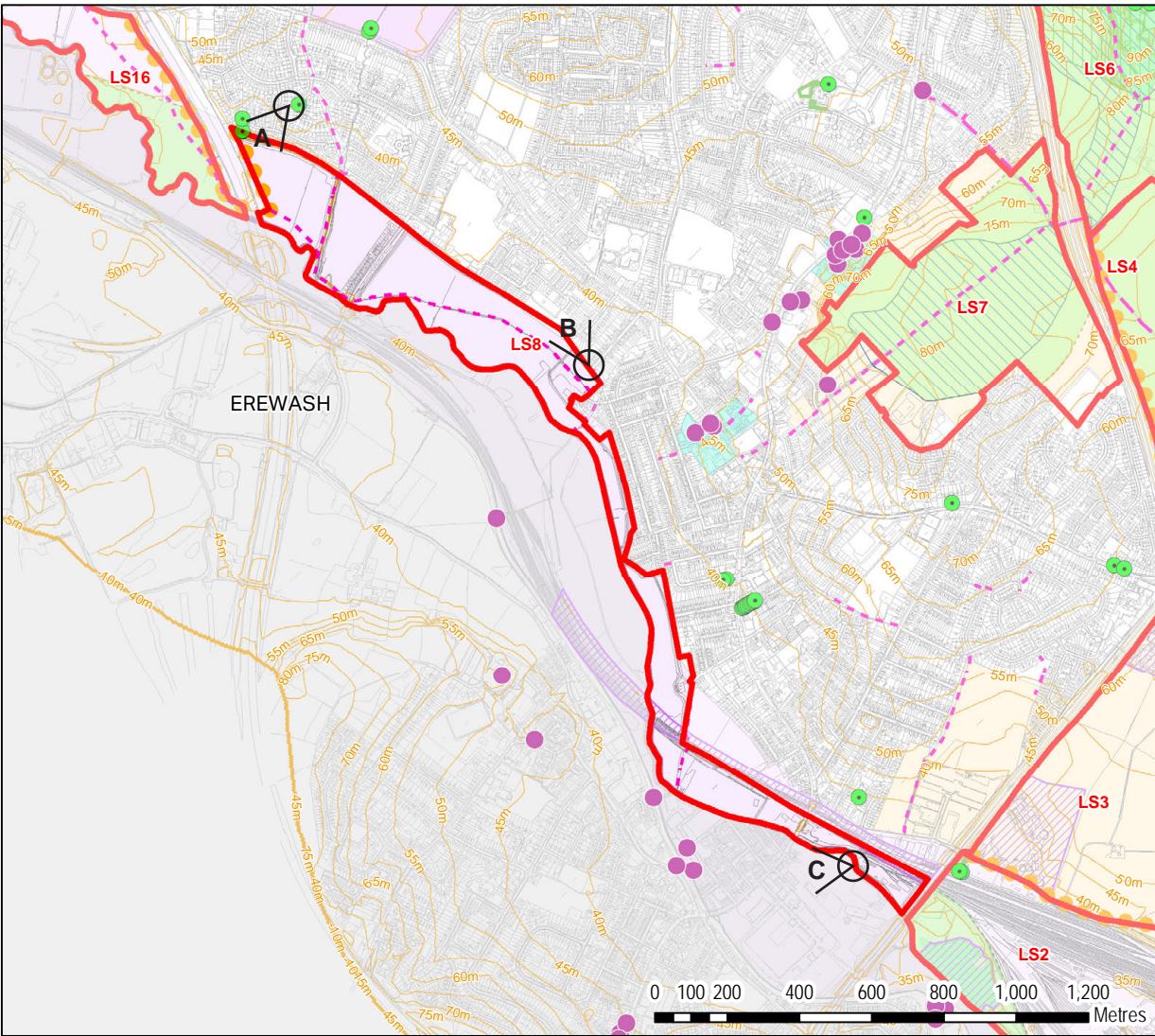
**Site Photograph A** - Looking north-west from Trowell FP20, just off Dawn View. This viewpoint looks across pastoral fields towards the M1, which stretches across the entire background of the panorama. Road noise has an impact on the perception of the area. To the right of the view can be seen houses on Roehampton Drive and, in the far right of the view, on Dawn View.



**Site Photograph D** - This panorama is situated on Stapleford FP2 and looks north-easterly directly into the site. To the right of the view (not pictured) can be seen houses on Northwood Street. The site itself at this point is grazing land for cattle.



**Site Photograph D** - Looking from the B5010 Derby Road above the railway line which runs through Toton Sidings. Here, the site is adjacent to the railway and includes a recreation ground behind Megavaux car breakers. To the rear of the view is the Grade I listed St Giles Church in Sandiacre.



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Local authority outside of the Borough
- Broxtowe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Mature Landscape Area
- Prominent Area
- Bridleway
- Footpath
- Scheduled Monument
- Tree Preservation Order (Groups & Woodland)
- Tree Preservation Order (Single Tree)

**LCA Policy Zones**

- NC01, Conserve and Enhance
- NC02, Conserve and Enhance
- SH60, Enhance and Restore
- SH61, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				65	
SITE REFERENCE:		LS10				DATE VISITED:		20/07/2016						SURVEYED BY:		RW	CHECKED BY:		NW				
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC02 (Moderate-Good), SH61(Moderate)				Landscape character within study area				NC02 (Moderate-Good), SH61(Moderate)					
LIVING LANDSCAPES METHODOLOGY																		OTHER					
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area			
Vales & valley bottoms	✗	✗	✗		Nucleated	✓	✗		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗	Spatial character	Variable	Variable			
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✓		Wooded - recent	✓	✗	✓	Indicative ground vegetation	Variable	Variable			
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✓	✗		Trees & woods	✓	✓	✓	Boundary treatments	Variable	Variable			
Sloping (low hills)	✓	✓	✓		Dispersed	✓	✗		Woodland	✗	✓	✓		Coverts & tree groups	✓	✗	✗	Enclosure pattern	Sub-regular	Variable			
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✗	✓	✓		Other trees	✗	✗	✗	Tree pattern	Variable	Variable			
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗	Other characteristics / features	Crematorium and Hemlock Stone				
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✓	✓											
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✗	✓											
LANDSCAPE VALUE														Total Score (/25)				17					
Factor	Assessment												Score*										
Landscape quality	Some areas of the study area are well maintained, particularly to the south. The north is less well so												Med - 2										
Scenic quality	Degraded areas and a frequent human influence, however Bramcote Hills Park and the Hemlock Stone are attractive												Med - 2										
Rarity	Hemlock Stone is distinctive local feature												Med - 2										
Representativeness	Some aspects of LCA found in the study area												Med - 2										
Conservation interests	A number of TPOs, little else												Low - 1										
Recreation value	Bramcote Hills Park and area around Hemlock Stone are key recreational features, network of PRoW												Med - 2										
Perceptual aspects	Some positive perceptual aspects, but limited sense of tranquillity due to busy A6002 and other human influence												Med - 2										
Associations	The Hemlock Stone is the subject of local myth and legend, Hemlock Happening is an annual event in Bramcote Hills Park												High - 3										
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				17					
Factor	Assessment												Score*										
Subtraction	Loss of recreational feature and visitor attraction in the Hemlock Stone, as well as attractive woodland												Med - 4										
Addition	Extension of existing urban edge into finger of development												Low - 2										
Perception	Extension of settlement beyond ridge which currently visually contains it. Perception of increased urbanisation in north												High - 6										
Policy	Conserve woodland planting, restrict urban edge expansion - ensure any development is screened												Med - 4										
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				34					
Medium landscape sensitivity derived from medium landscape value and susceptibility																							
Notes																							
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																							
Landscape planting	✓	Retain strong network of mature vegetation										Form of development	✗										
Landscape buffer	✓	To south of site to protect Hemlock Stone and its immediate surroundings										Local vernacular	✗										
Site features	✗											Other	✓	To be brought forward only with LS9 or LS11 to minimise perception of new settlement									
CONSTRAINTS																							
On-site	PRoW, Hemlock Stone, Crematorium										Off-site	Adjacent TPO and railway line											
CONCLUSION																							
Site LS10 is a mixture of farmland, woodland and the grounds of a crematorium, situated to the north-west of Bramcote Hills Park. The site contains the Hemlock Stone, which is a local landmark subject to various myths and legends, as well as inspiring authors such as DH Lawrence. There is a potential for a high degree of perceptual change following development of the site, as the ridgeline in the south of the site currently visually contains the settlement of Stapleford and development of the site will result in increased urbanisation. It also forms part of the backdrop and setting for recreational and residential receptors. Overall the site has a medium landscape sensitivity and medium visual sensitivity.																							

Landscape Value  
Visual Value

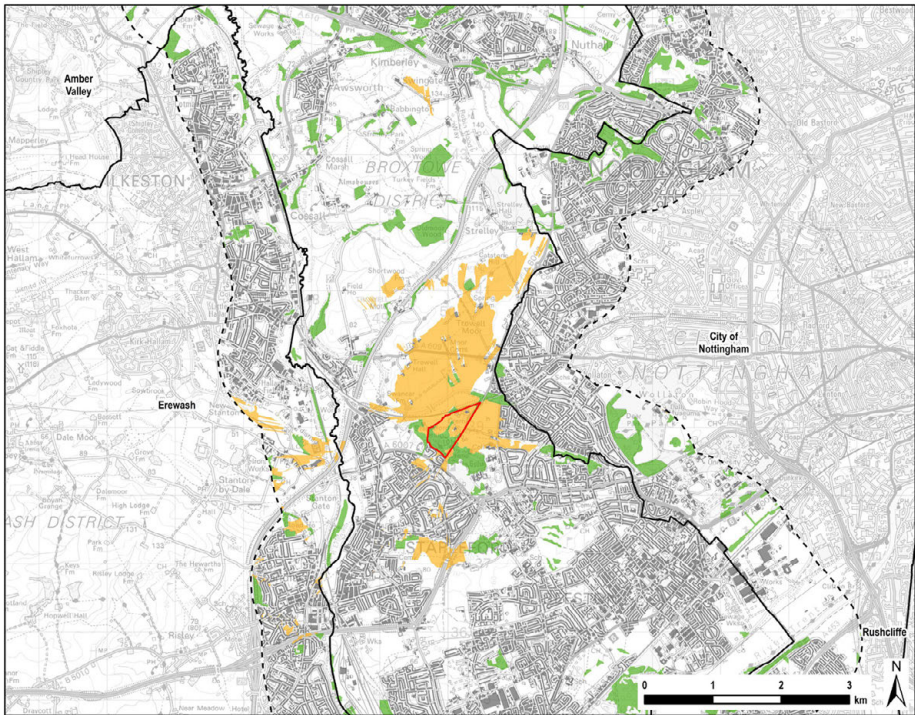
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS10 - West of Coventry Lane (Bramcote)



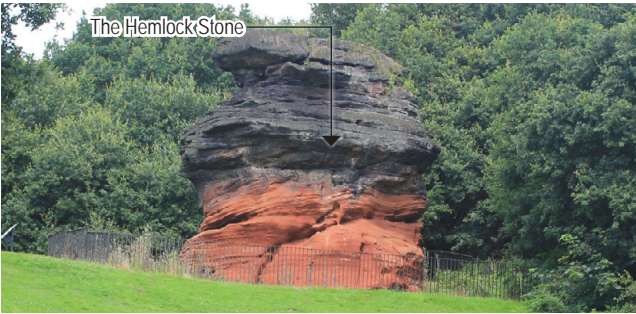
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



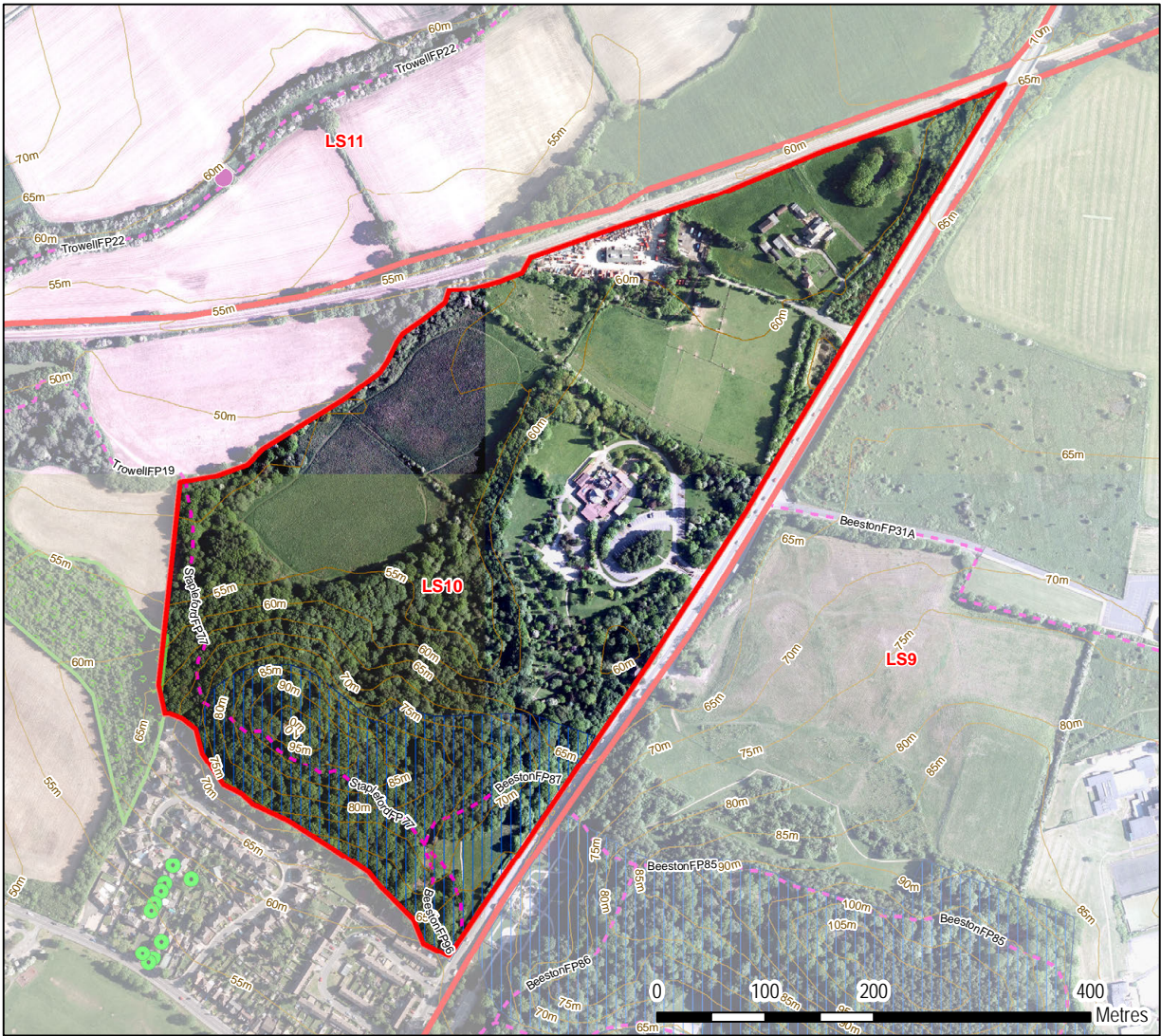
**Site Photograph A** - Looking southerly from Sidings Lane within the northern end of the site. This viewpoint illustrates the rough ground in this part of the site and the semi-private character - Sidings Lane is a private road. To the left of the view is the A6002 Coventry Lane - a busy road linking Stapleford with Nuthall and Bulwell - but there are few other discernable features within the view.



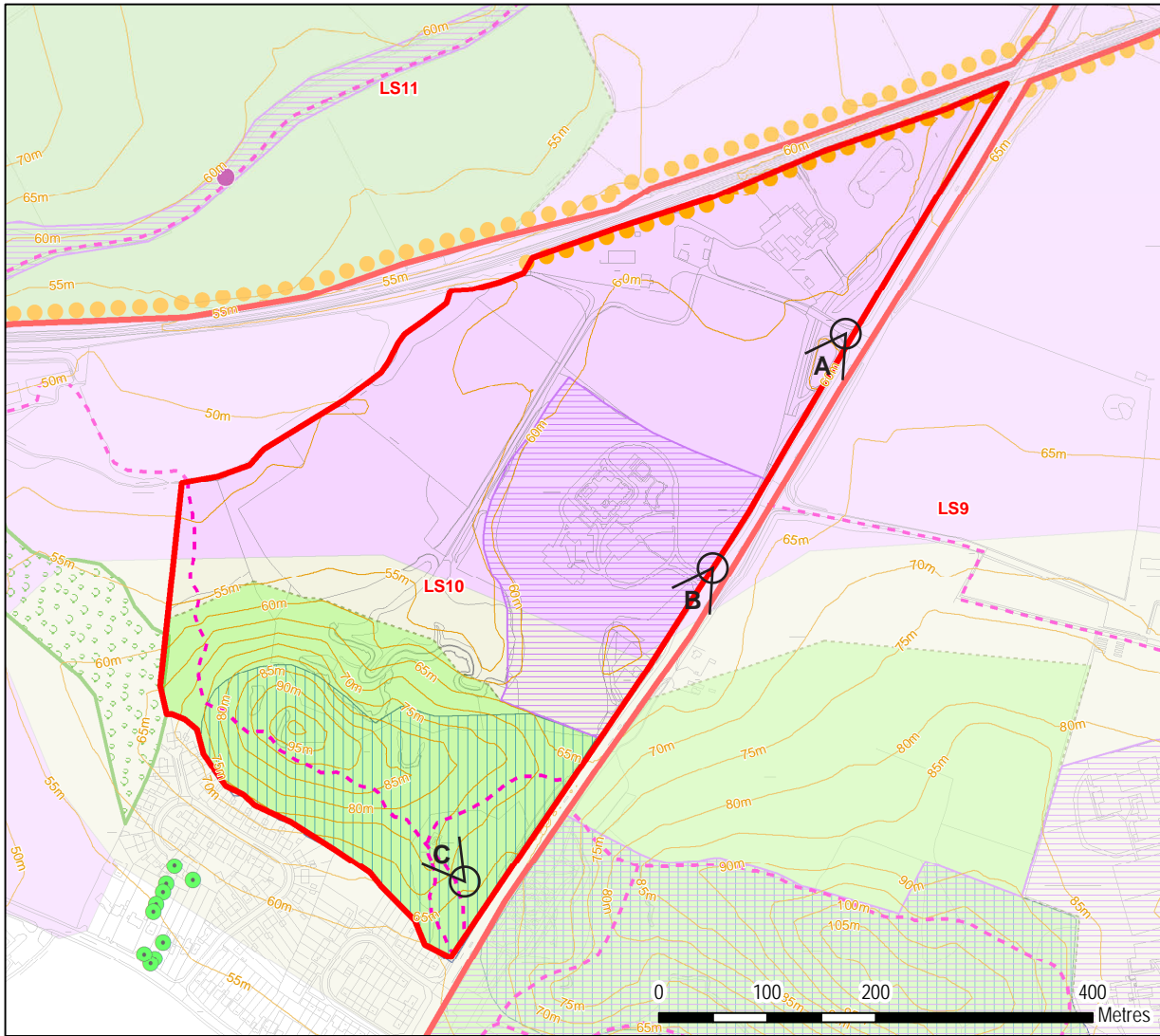
**Site Photograph B** - Taken at the entrance to Bramcote Crematorium on the eastern edge of the site. The view again looks southerly, along A6002 Coventry Lane. The boundary of the site is heavily vegetated in this location and vegetation within the crematorium and in the immediate vicinity of the entrance is very well maintained.



**Site Photograph C** - This view shows the Hemlock Stone - a pillar of sandstone which has been a distinctive feature of the area for years. It has been enshrined in folklore and also written about by authors such as D.H. Lawrence.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Prominent Area
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones**
  - NC02, Conserve and Enhance
  - SH61, Enhance

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# Strelley









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT													CLIENT: Broxtowe Borough Council				Aggregate Score (/100):			76													
SITE REFERENCE:		LS13					DATE VISITED:		01/08/2016								SURVEYED BY:		RW	CHECKED BY:		NW											
EXISTING LANDSCAPE CHARACTER													Landscape character within site				ML15 (Moderate-Good)				Landscape character within study area				ML15 (Moderate-Good), ML16 (Moderate), NC02 (Moderate)								
LIVING LANDSCAPES METHODOLOGY																					OTHER												
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area												
Vales & valley bottoms	✗	✗	✗		Nucleated	✓	✓		Arable farms	✓	✓	✓		Wooded - ancient	✓	✗	✗		Spatial character	Medium - open	Variable												
Rolling / undulating	✓	✓	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Grassland / grazing	Farmland (arable)												
Low plateau	✓	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✗	✓		Boundary treatments	Variable	Variable												
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✓		Woodland	✓	✓	✓		Coverts & tree groups	✗	✓	✗		Enclosure pattern	Sub-regular	Sub-regular												
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✓	✓	✓		Tree pattern	Discrete	Variable												
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Conservation area, Strelley Hall and adjacent parkland													
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✗		Urban / brownfield	✓	✗	✓																					
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✓	✓																					
LANDSCAPE VALUE													Total Score (/25)		19		VISUAL VALUE													Total Score (/25)		15	
Factor		Assessment										Score*		Factor		Assessment										Score*							
Landscape quality		Some degraded elements on east of study area but overall well-managed, which is reflected in the designations										Med - 2		Recognition of value		Site is mostly conservation area, two landscape features are scheduled monuments										High - 8							
Scenic quality		Generally scenic and attractive study area, particularly site with its conservation area and mature landscape										High - 3		Indicators of value		N/A										Low - 3							
Rarity		Historic Monks Way path, also remains of a moat and shaftmounds from coal mining activity										Med - 2		Other value		N/A										Low - 3							
Representativeness		Study area is representative of LCA										High - 3		VISUAL SUSCEPTIBILITY													Total Score (/25)		17				
Conservation interests		Conservation area in much of site, two scheduled monuments, Mature Landscape Area, listed buildings and TPOs										High - 3		Factor		Assessment										Score*							
Recreation value		Network of PRoW, lacking in Public Open Space										Med - 2		Primary receptors		Residential - site has important role as visual amenity of the area										High - 6							
Perceptual aspects		Edge of Nottingham City and M1 detract from otherwise tranquil and pleasant village setting										Med - 2		Secondary receptors		Recreational - site forms part of the landscape setting for recreational receptors										Med - 4							
Associations		N/A										Low - 1		Number of receptors		Village setting, some limited residential and recreational receptors										Low - 2							
														Visibility of site		Some long views from west, more constrained from east by vegetation and landform										Med - 4							
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)		44		OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)		32	
Medium landscape value along with a high landscape susceptibility. Overall a high landscape sensitivity															Medium visual sensitivity derived from medium visual value and susceptibility																		
Notes															Notes																		
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																	
Landscape planting		✗												Form of development		✗																	
Landscape buffer		✓		Unable to mitigate development on the site due to high landscape sensitivity and potential effects on heritage designations										Local vernacular		✗																	
Site features		✗												Other		✗																	
CONSTRAINTS																																	
On-site		PRoW, Conservation Area, Scheduled Monument, Listed Buildings, TPOs, Mature Landscape Area										Off-site																					
CONCLUSION																																	
This is a heavily designated site situated in and around Strelley village on the edge of Nottingham. The historic Strelley Hall is a key feature of the site, and, with its surrounding parkland, lends a historic vernacular to the study area, particularly in the site and its immediate context. There are multiple designations which include two scheduled monuments, a conservation area and a large number of TPOs within the site. Overall there is a very high landscape susceptibility to change and a high landscape sensitivity. Visual amenity is less sensitive within the study area, but the recognition of visual value arising from the conservation area designations and the residential amenity that the site lends to the people living in Strelley factors into a medium visual sensitivity.																																	

Landscape Value  
Visual Value

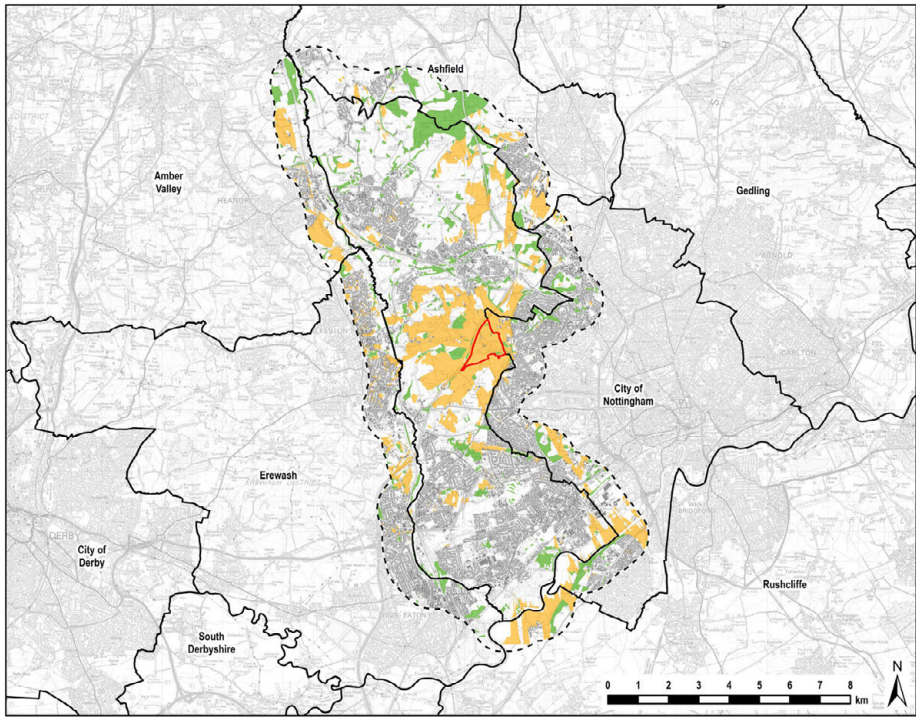
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

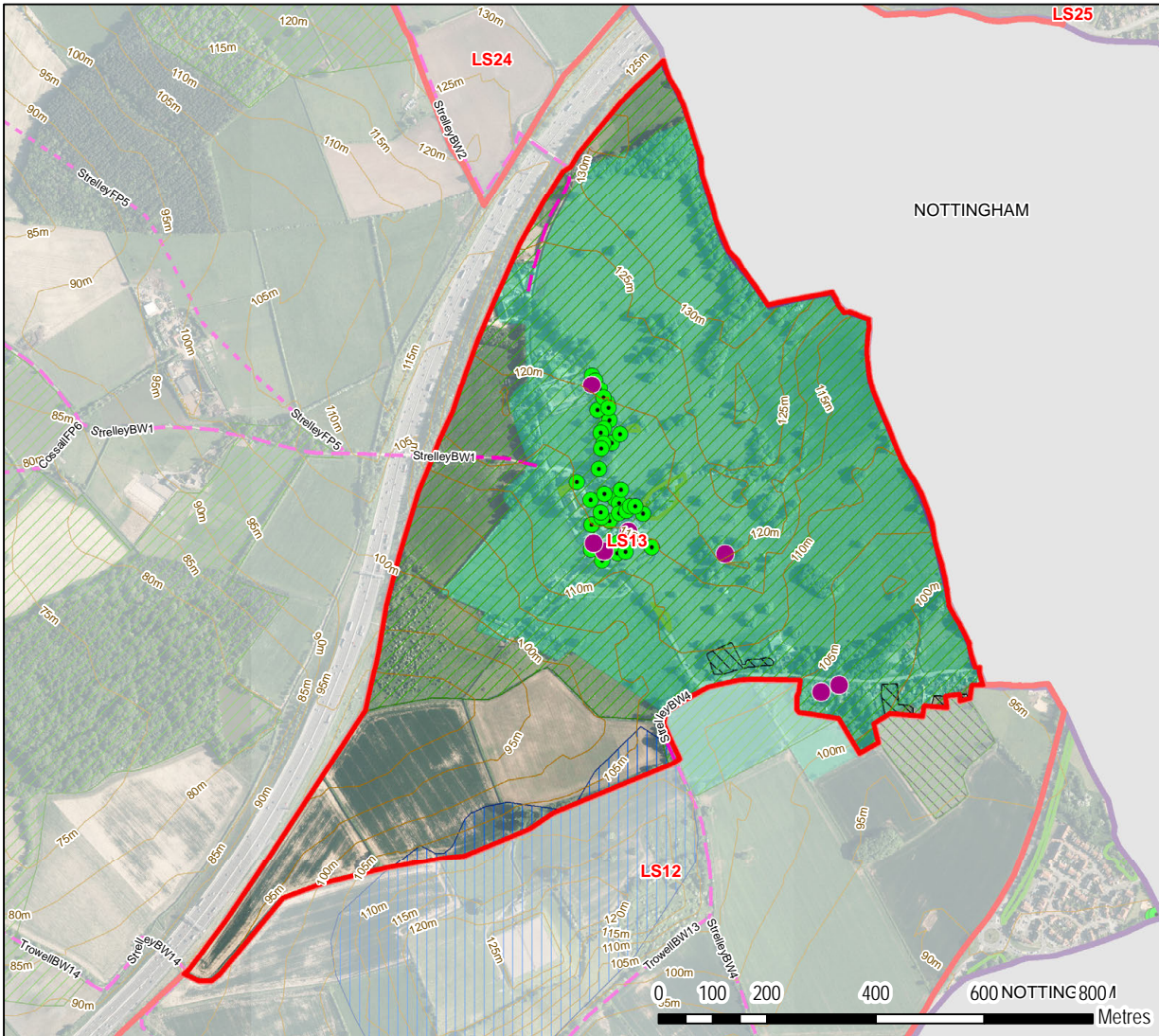
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



LS13 - Land in the vicinity of Strelley Village



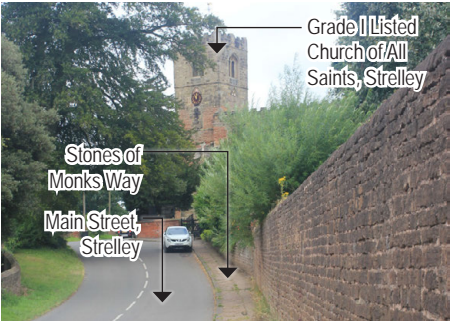
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



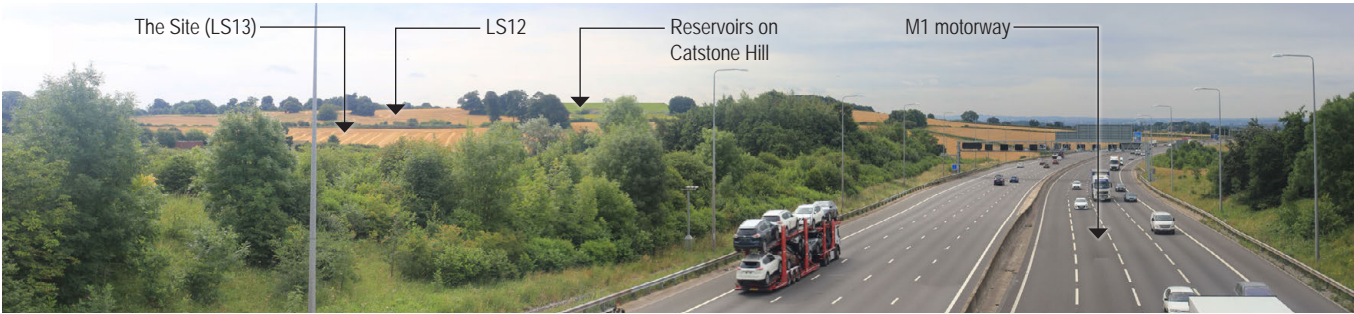
**Site Photograph A** - Looking westerly from Main Street in Strelley, within the Conservation Area. This viewpoint illustrates the predominantly rural character surrounding Strelley village, as well as some of the positive historic features within the site - for example the stone wall which bounds the road. In the background of the view can be seen the reservoirs on Catstone Hill, which as a part of site LS12. Signs on the M1 motorway can also be glimpsed within the panorama.



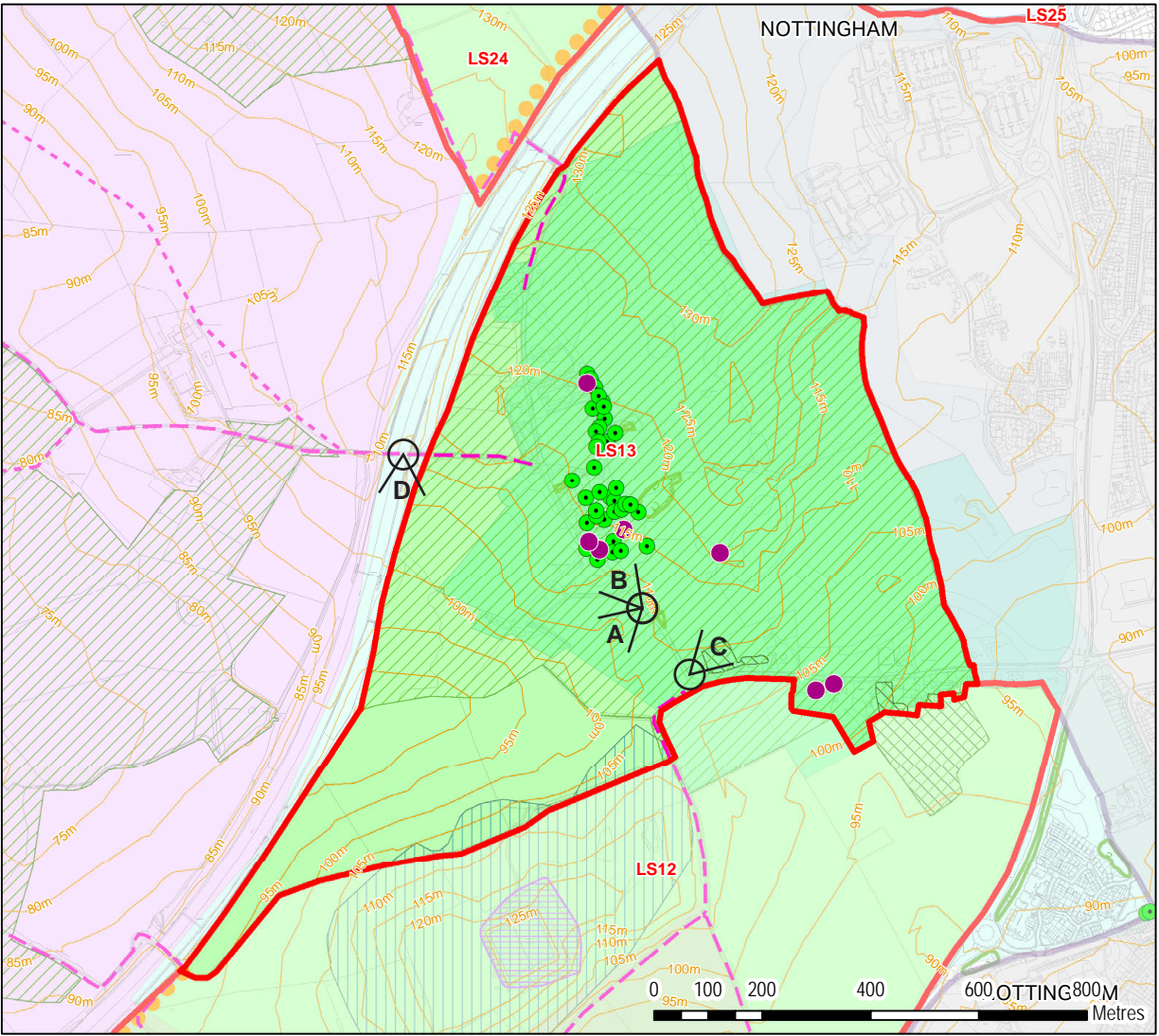
**Site Photograph B** - Looking north-west along Main Street towards the Grade I Listed Church of All Saints. The pavement in the view contains ancient paving stones and marks Monks Way - a 14th century route.



**Site Photograph C** - The characteristic parkland landscape associated with Strelley Hall. The parkland occupies a considerable portion of both the Strelley Conservation Area and the site itself.



**Site Photograph D** - This viewpoint looks south from the bridge across the M1 motorway (on Strelley BW1). From this location, relatively long views are obtained looking south towards the site, Site LS12 and the reservoirs on Catstone Hill. Noise and movement on the M1 itself has an effect on this edge of the site, but this lessens towards the centre of Strelley.



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Local authority outside of the Borough
- Broxtowe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Mature Landscape Area
- Prominent Area
- Bridleway
- Footpath
- Scheduled Monument
- Tree Preservation Order (Groups & Woodland)
- Tree Preservation Order (Single Tree)

**LCA Policy Zones**

- ML15, Conserve and Enhance
- ML16, Enhance
- NC02, Conserve and Enhance

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# Trowell









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				56															
SITE REFERENCE:		LS11				DATE VISITED:		01/08/2016						SURVEYED BY:		RW	CHECKED BY:		NW																		
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC02 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)																			
LIVING LANDSCAPES METHODOLOGY																		OTHER																			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area																
Vales & valley bottoms	✓	✗	✗		Nucleated	✓	✓		Arable farms	✓	✗	✓		Wooded - ancient	✗	✗	✗		Spatial character	Medium - framed	Variable																
Rolling / undulating	✓	✓	✓		Clustered	✗	✗		Mixed farms	✗	✓	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Variable	Variable																
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✗	✓		Boundary treatments	Variable	Variable																
Sloping (low hills)	✗	✓	✗		Dispersed	✓	✓		Woodland	✓	✗	✗		Coverts & tree groups	✓	✓	✓		Enclosure pattern	Sub-regular	Sub-regular																
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✗		Other trees	✗	✓	✗		Tree pattern	Linear	Variable																
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features																		
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓																									
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✗																									
LANDSCAPE VALUE														Total Score (/25)				15	VISUAL VALUE														Total Score (/25)				13
Factor	Assessment													Score*		Factor	Assessment													Score*							
Landscape quality	Some degraded elements, particularly to west of study area, but other areas of well managed agricultural land use													Med - 2		Recognition of value	N/A													Low - 3							
Scenic quality	Some positive aesthetic aspects, but the factors of degradation do detract in several parts of the study area													Med - 2		Indicators of value	N/A													Low - 3							
Rarity	N/A													Low - 1		Other value	Recreational value, particularly the disused Nottingham Canal													Med - 6							
Representativeness	Study area is representative of LCAs													High - 3		VISUAL SUSCEPTIBILITY														Total Score (/25)				11			
Conservation interests	A couple of listed buildings and TPOs, little else													Low - 1		Factor	Assessment													Score*							
Recreation value	Network of footpaths including disused Nottingham Canal													Med - 2		Primary receptors	Recreational - site forms part of the visual amenity for recreational receptors													Med - 4							
Perceptual aspects	Rural edge to the city, but several detractors and some loss of tranquillity in parts													Med - 2		Secondary receptors	Residential - site is rural setting to houses on its northern boundary but is not part of the visual amenity for others													Low - 2							
Associations	N/A													Low - 1		Number of receptors	Limited number of receptors on most sides, some busy roads													Low - 2							
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				17	Visibility of site	Views into site often restricted by vegetation or landform													Low - 2				
Factor	Assessment													Score*																							
Subtraction	Loss of low-medium quality agricultural land and Mature Landscape Area													Low - 2																							
Addition	Large extension of settlement into open countryside including more prominent land													Med - 4																							
Perception	Perceived coalescence between Trowell, Stapleford and Wollaton, exacerbated by localised high ground													High - 6																							
Policy	Protect the rural character of the area, minimising the effect of urban expansion by replicating dispersed settlement edges													Med - 4																							
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				32	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				24
Medium landscape sensitivity derived from medium value and susceptibility																		Low visual value and susceptibility. Overall a low visual sensitivity																			
Notes																		Notes																			
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																					
Landscape planting	✓	Retain and enhance mature vegetation, including along M1 and railway corridor										Form of development	✗																								
Landscape buffer	✓	Majority of central portion of site to avoid coalescence and to keep development off higher ground										Local vernacular	✓	Respecting listed buildings on site																							
Site features	✓	Retain disused Nottingham Canal										Other	✗																								
CONSTRAINTS																																					
On-site	Listed buildings, PRoW including disused Nottingham Canal, Mature Landscape Area, lack of access from west and south										Off-site																										
CONCLUSION																																					
This site is a series of mixed agricultural fields with elements of equestrian grazing; it is crossed by the disused Nottingham Canal and various other PRoW, all of which contribute to a medium landscape value. There are concerns that development of the site could result in a perceived coalescence between the settlements of Trowell, Stapleford and Wollaton, as well as increased visibility of the urban edge by virtue of new settlement being built on localised high ground. There is an overall medium landscape susceptibility to change and sensitivity. Visually, the site has value as a recreational resource and forms part of the visual amenity for recreational receptors. However, there is a low visual sensitivity overall.																																					

Landscape Value  
Visual Value

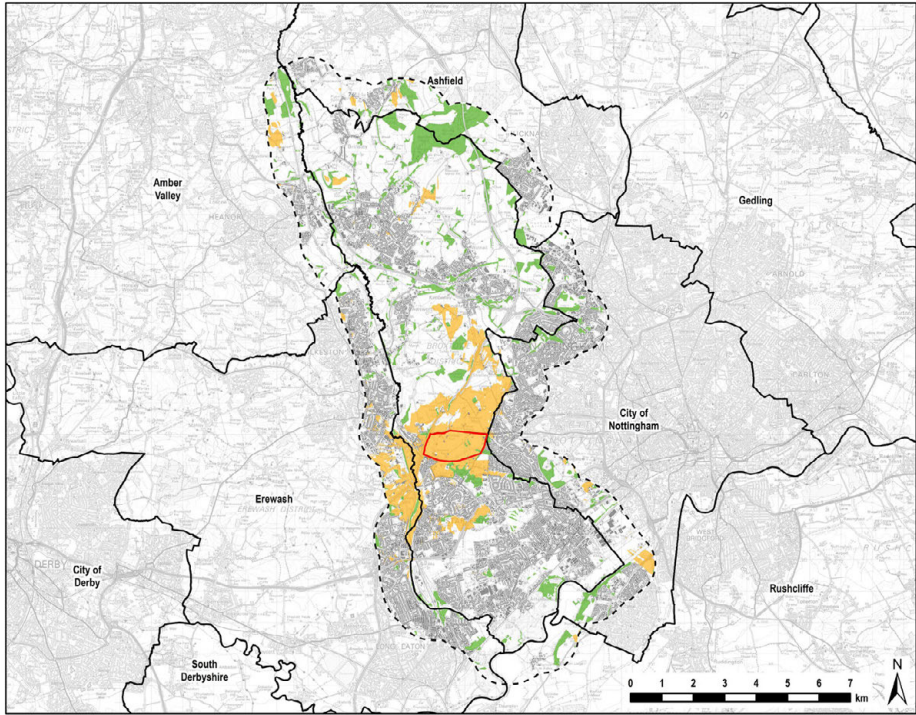
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS11 - Land between Nottingham Road & the railway line (Trowell)



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



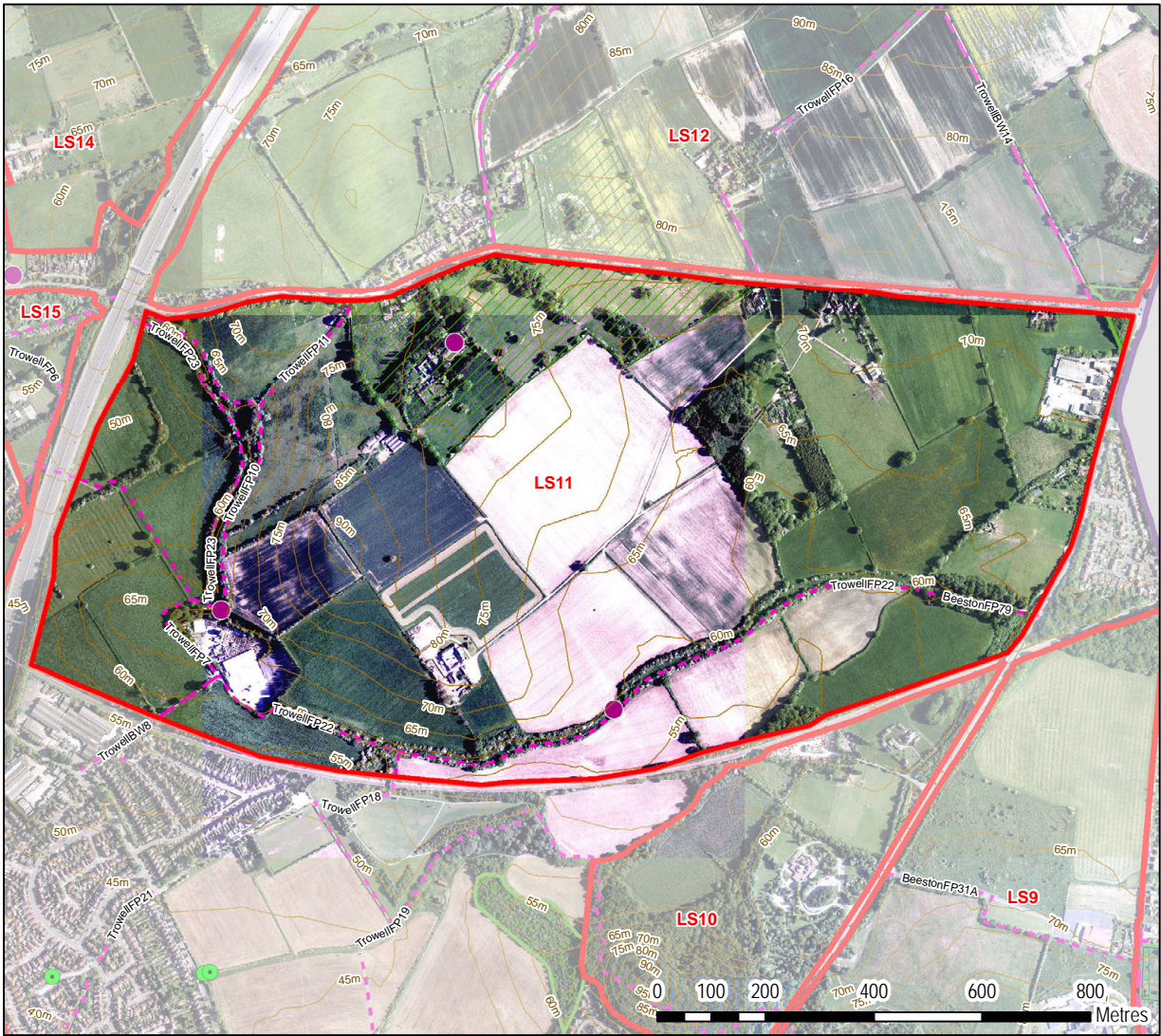
**Site Photograph A** - From this location, views are available south-westerly into the site along Trowell FP11. The site is pastoral agriculture in this location. Views are available towards the edge of Ilkeston, and Quarry Hill Industrial Estate is visible in the background of the panorama.



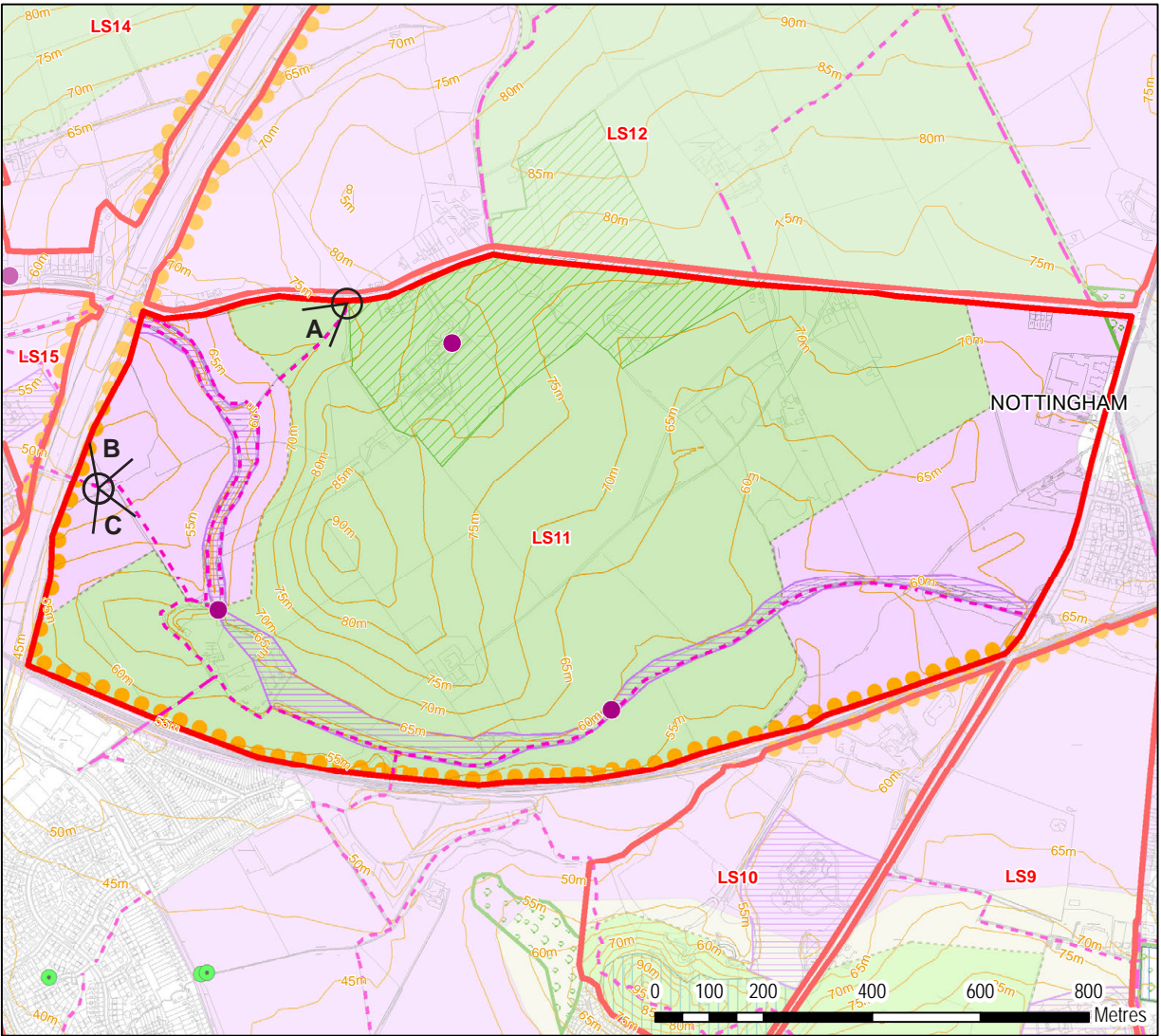
**Site Photograph B** - This view from Trowell FP5 has very few discernable features. It looks south -easterly within the site and demonstrates the pastoral land use and undulating topography.



**Site Photograph C** - From this location, views are obtained looking north towards the M1, which delineates the site's western boundary. Here, the land use of the site is arable and fields are bounded by mature vegetation. Road noise from the M1 is a factor affecting perception of the site in this location.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Mature Landscape Area
  - Prominent Area
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones
    - NC01, Conserve and Enhance
    - NC02, Conserve and Enhance
    - SH61, Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):		67				
SITE REFERENCE:		LS12				DATE VISITED:		01/08/2016						SURVEYED BY: RW		CHECKED BY: NW								
EXISTING LANDSCAPE CHARACTER						Landscape character within site				ML15 (Mod-Good), ML16 (Moderate), NC02 (Moderate)				Landscape character within study area				ML15 (Moderate-Good), ML16 (Moderate), NC02 (Moderate)						
LIVING LANDSCAPES METHODOLOGY														OTHER										
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area			
Vales & valley bottoms	✗	✗	✗		Nucleated	✓	✓		Arable farms	✓	✓	✓		Wooded - ancient	✓	✗	✗		Spatial character	Variable	Variable			
Rolling / undulating	✓	✓	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Farmland (arable)			
Low plateau	✓	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✗	✓		Boundary treatments	Hedges	Variable			
Sloping (low hills)	✗	✓	✗		Dispersed	✓	✓		Woodland	✓	✗	✓		Coverts & tree groups	✗	✓	✗		Enclosure pattern	Sub-regular	Sub-regular			
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✗	✗		Other trees	✓	✓	✓		Tree pattern	Linear	Variable			
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✗	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Robin Hood Way				
High plateau (>300m)	✗	✗	✗		Coalfields	✗	✓		Urban / brownfield	✓	✗	✓												
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✓	✗	✓												
LANDSCAPE VALUE														Total Score (/25)				18						
Factor	Assessment													Score*										
Landscape quality	Some areas of well-managed agricultural land, other less well managed and degraded													Med - 2										
Scenic quality	Some attractive features, particularly to north and west away from settlement. Degree of human influence													Med - 2										
Rarity	Scheduled monuments in Strelley village													Med - 2										
Representativeness	Study area is mostly representative of LCA													High - 3										
Conservation interests	Conservation area and a scheduled monument in north of site, 2nd scheduled monument in study area, LBs and TPOs													High - 3										
Recreation value	Network of PRoW, some public open space in east													Med - 2										
Perceptual aspects	Edge of settlement, noise from the M1 and various human detractors. Sense of tranquillity towards the village of Strelley													Med - 2										
Associations	N/A													Low - 1										
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				21						
Factor	Assessment													Score*										
Subtraction	Loss of Scheduled Monument, part of conservation area, and Mature Landscape Area													High - 6										
Addition	Large extension of settlement into open countryside including prominent land													Med - 4										
Perception	Perceived coalescence between settlements, perception of increased urbanisation, especially around Strelley													High - 6										
Policy	Protect the rural character of the area, minimising the effect of urban expansion by replicating dispersed settlement edges													Med - 4										
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				39						
Medium landscape value and high landscape susceptibility. Overall a medium landscape sensitivity																								
Notes																								
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																								
Landscape planting	✓	Retain and enhance existing mature vegetation, new planting along M1 corridor										Form of development	✗											
Landscape buffer	✓	Centre and north of site to avoid coalescence between Trowell, Strelley and Bilborough										Local vernacular	✓	Respecting vernacular of Conservation Area										
Site features	✓	Retain Scheduled Monument and Conservation Area, as well as the rural setting to the Conservation Area										Other	✗											
CONSTRAINTS																								
On-site	PRoW, Scheduled Monument, Conservation Area, covered reservoir										Off-site	M1 along western boundary												
CONCLUSION																								
The site is a series of arable fields and equestrian grazing situated in a triangle of land between the M1, A6002 and A609. At its northern extent it contains a scheduled monument and part of the Strelley village conservation area, which contribute - along with the network of PRoW and representativeness of the study area - to a medium landscape value. The landscape susceptibility is high owing to the potential for damage to the historic features, as well as the potential for perceived coalescence between settlements. Overall there is a medium landscape sensitivity. The site is recognised as having low visual value despite the conservation area designation. There is, however a medium visual susceptibility to change arising from the recreational value of the visual amenity and the medium number of potential receptors. Overall the visual sensitivity is low.																								

Landscape Value  
Visual Value

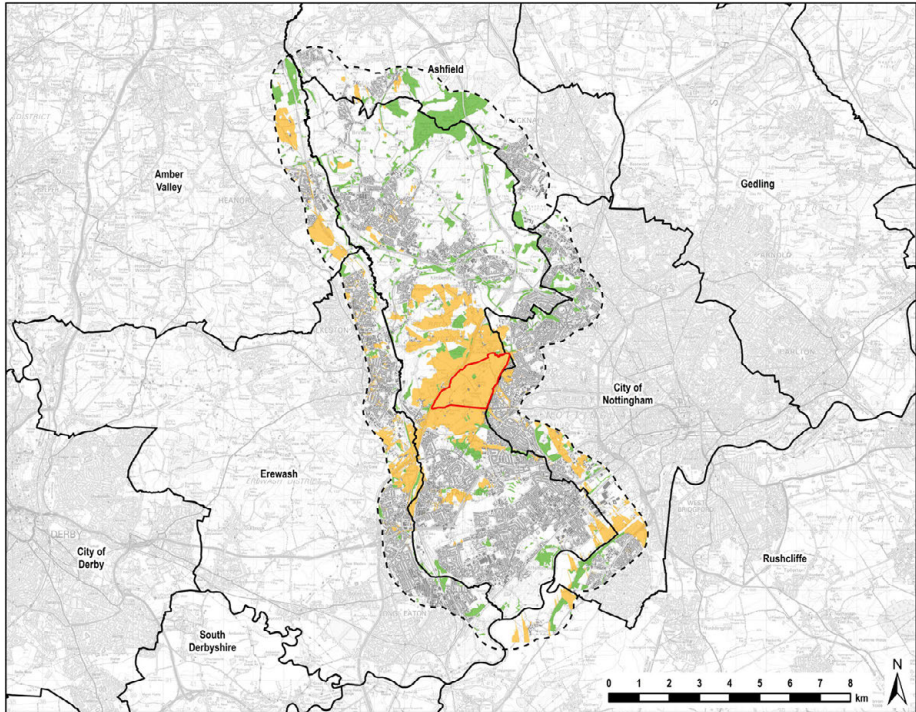
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS12 - Trowell Moor (between Strelley and Nottingham Road)



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



**Site Photograph A** - This viewpoint looks easterly from Strelley BW4 across the Mature Landscape Area within the site, which is also part of Strelley Conservation Area. The site in this location is well-managed arable farmland, with parkland in the background of the view beyond the site boundary. Houses in the village can be glimpsed in the panorama, nestled in mature vegetation.



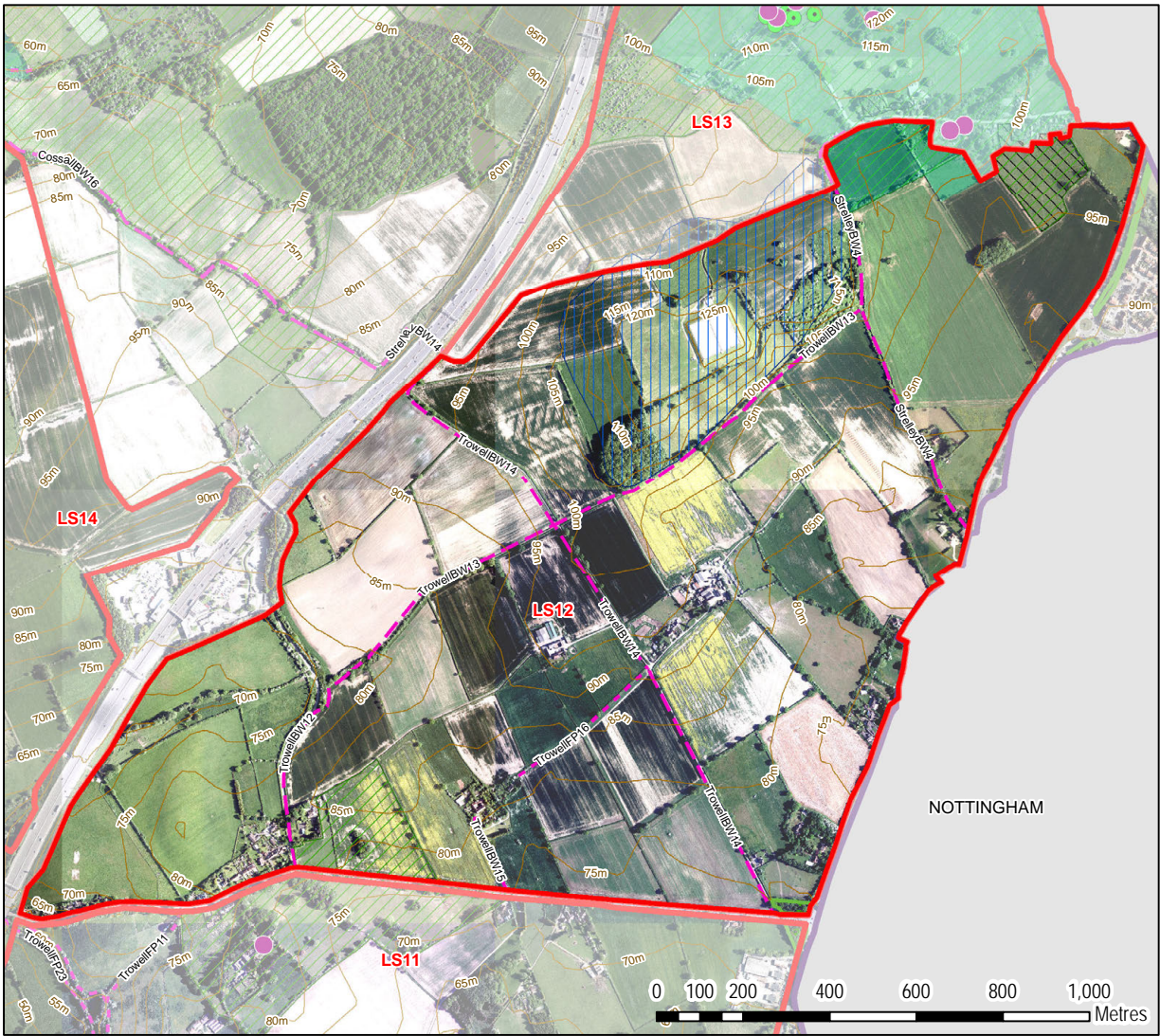
**Site Photograph B** - Looking easterly from a little further south along Strelley BW4 directly into the site. This part of the site is not designated as Mature Landscape Area or Strelley Conservation Area, but is still of a relatively high landscape quality. Other than agricultural land, the only discernable feature in the view is a house on Main Road in Strelley.



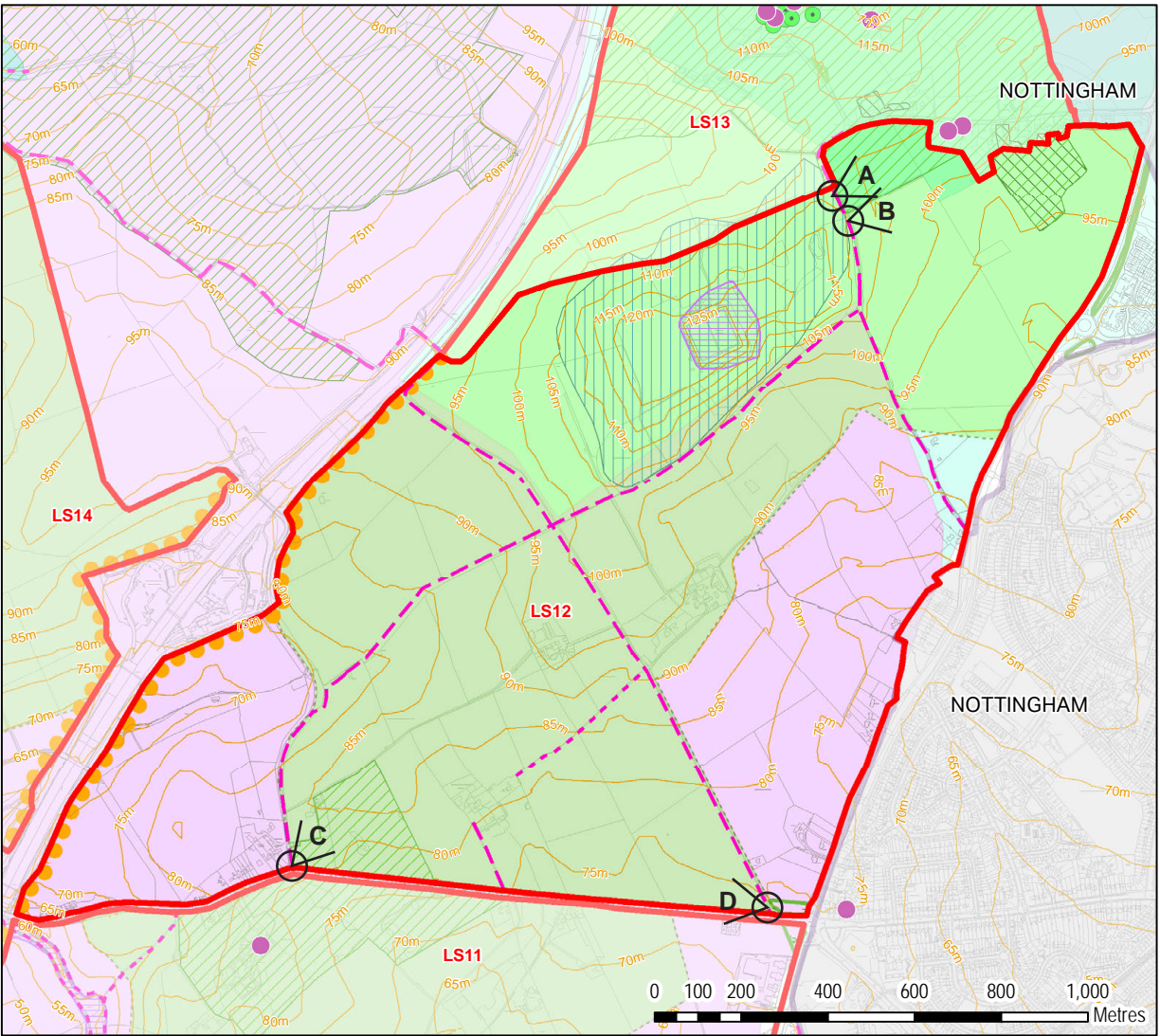
**Site Photograph C** - At this location, views are available directly into the site from the junction of A609 Nottingham Road and Waterloo Lane. The site at this location is part of a Mature Landscape Area and is in equestrian use.



**Site Photograph D** - This panorama demonstrates the arable land use of the south of the site. The viewpoint is located on Trowell BW14, close to its end point at its junction with the A609 Nottingham Road. In the middle of the view can be seen buildings on the site of the former Trowell Moor workhouse.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Local authority outside of the Borough
- Broxtowe Borough boundary
- Contours
- Conservation Area
- Listed Building
- Mature Landscape Area
- Prominent Area
- Bridleway
- Footpath
- Scheduled Monument
- Tree Preservation Order (Groups & Woodland)
- Tree Preservation Order (Single Tree)
- LCA Policy Zones**
- ML15, Conserve and Enhance
- ML16, Enhance
- NC02, Conserve and Enhance

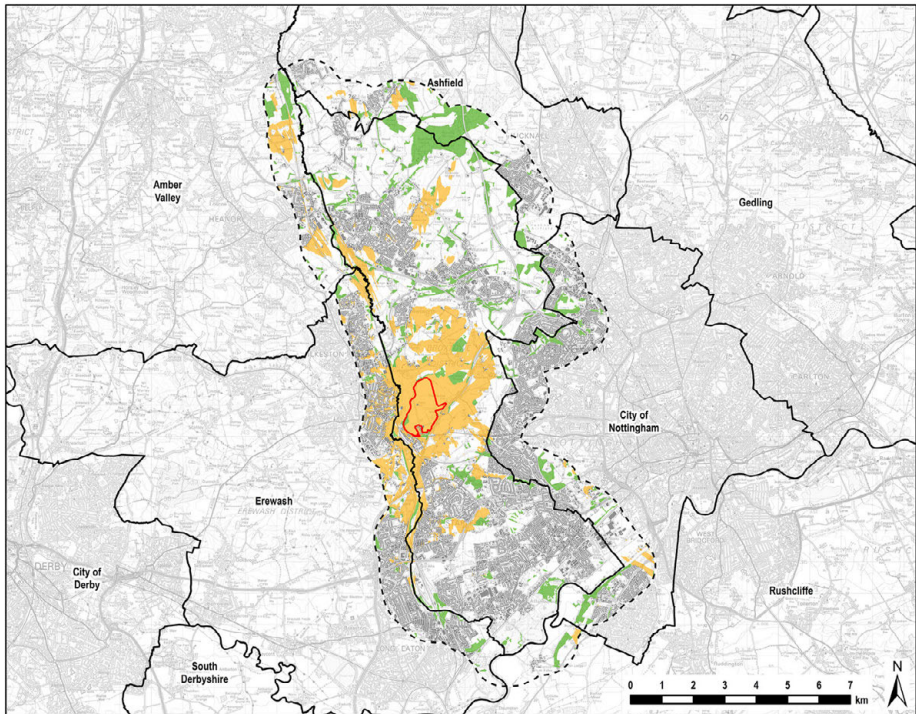
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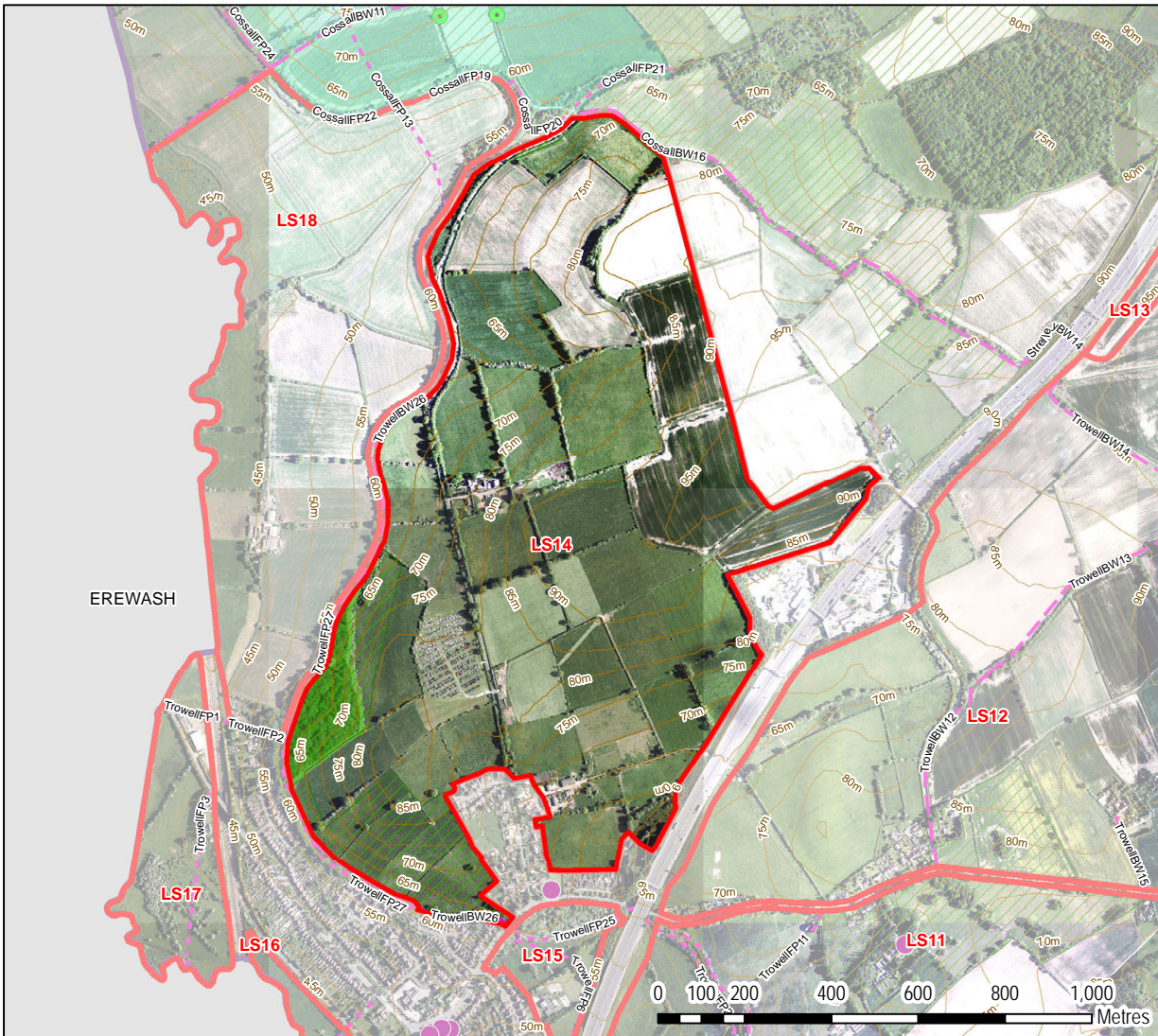




LS14 - North east Trowell



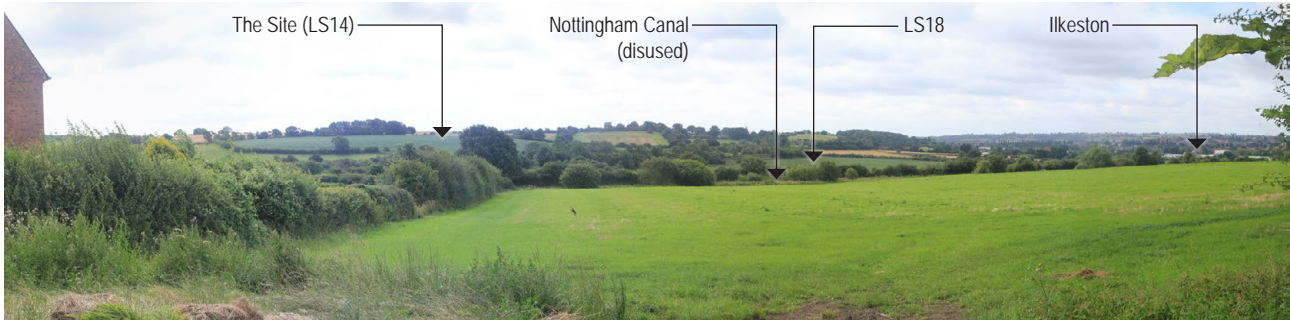
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



Aerial view of the site



**Site Photograph A** - This viewpoint looks south-easterly from the junction of Mill Lane, Dead Lane and Robinettes Lane in Cossall. In this location, the site forms a small part of the rising land in the background of this agricultural view. There are few other discernable features in the panorama.



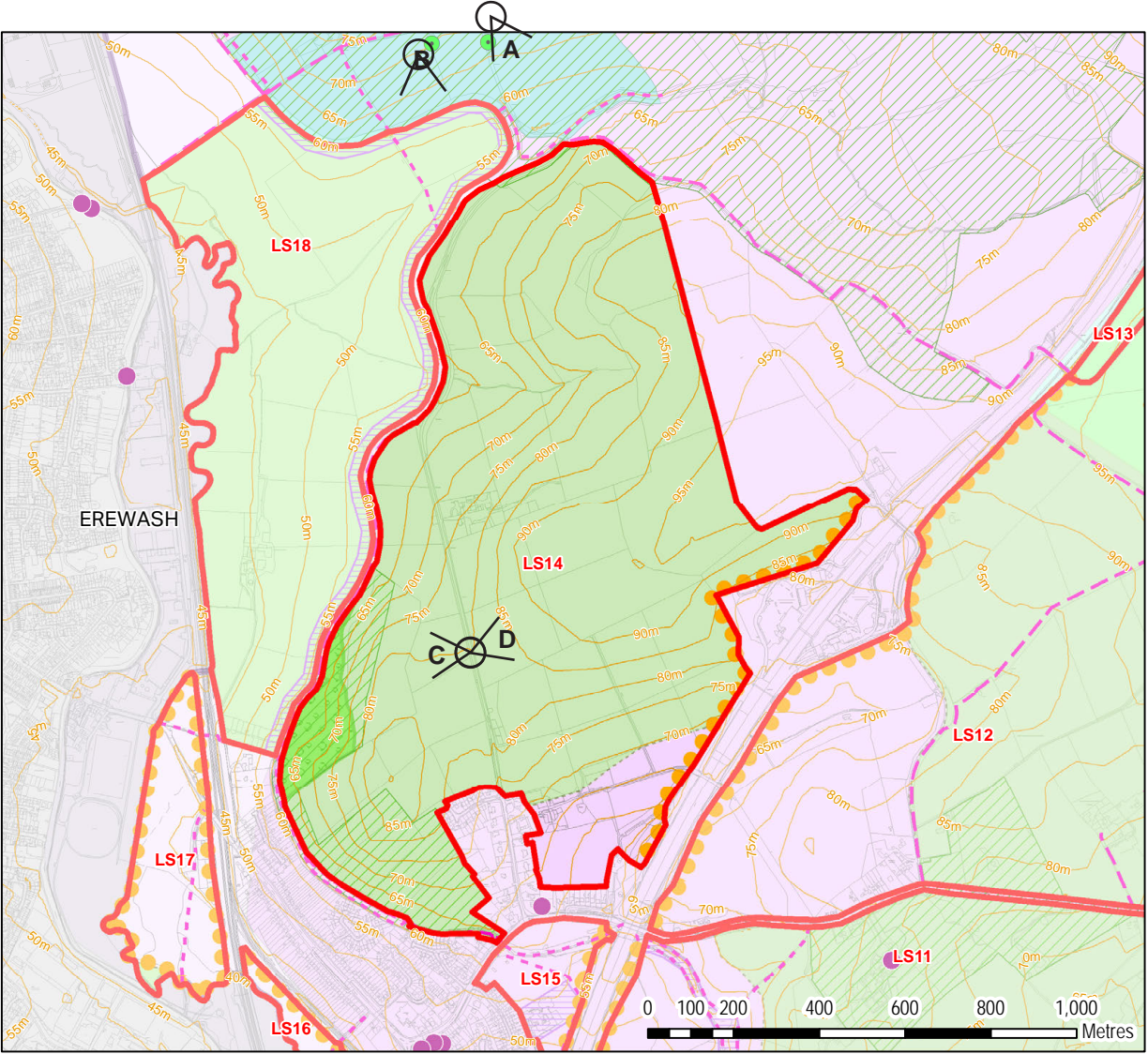
**Site Photograph B** - Looking south from Cossall BW11, also known as Mill Lane. This panorama looks across agricultural land towards the site, which forms the rising ground in the rear of the view. In the middle-ground of the panorama can be seen the disused Nottingham Canal, with site LS18 lying immediately beyond. The town of Ilkeston can be seen in the right-hand side of the background of the view.



**Site Photograph C** - Situated towards the south western corner of the site on Cossall Road, this viewpoint demonstrates the elevated nature of this section of the site. Long views are available to the edge of Ilkeston, in the background of the panorama. The site itself in this location is slightly degraded pasture, with a Mature Landscape Area in the field beyond.



**Site Photograph D** - Views in this location illustrate the arable land use and rising nature of the site. The panorama is taken from Cossall Road and looks towards the north-east. There are few discernable features in the view due to the rising topography.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Ancient Woodland
  - Conservation Area
  - Listed Building
  - Mature Landscape Area
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones**
  - ML15, Conserve and Enhance
  - NC01, Conserve and Enhance
  - NC02, Conserve and Enhance

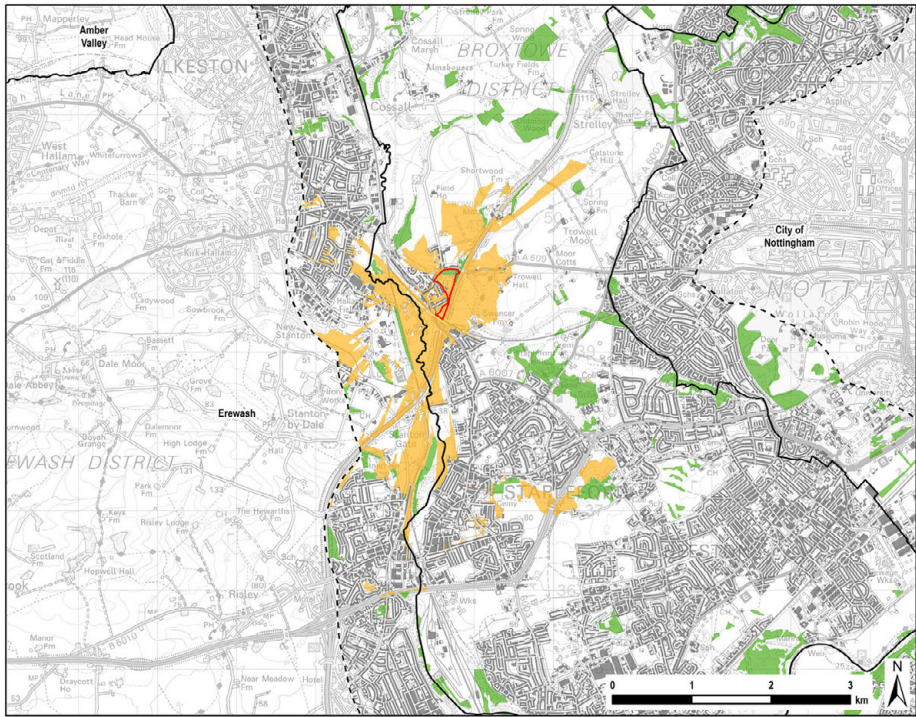
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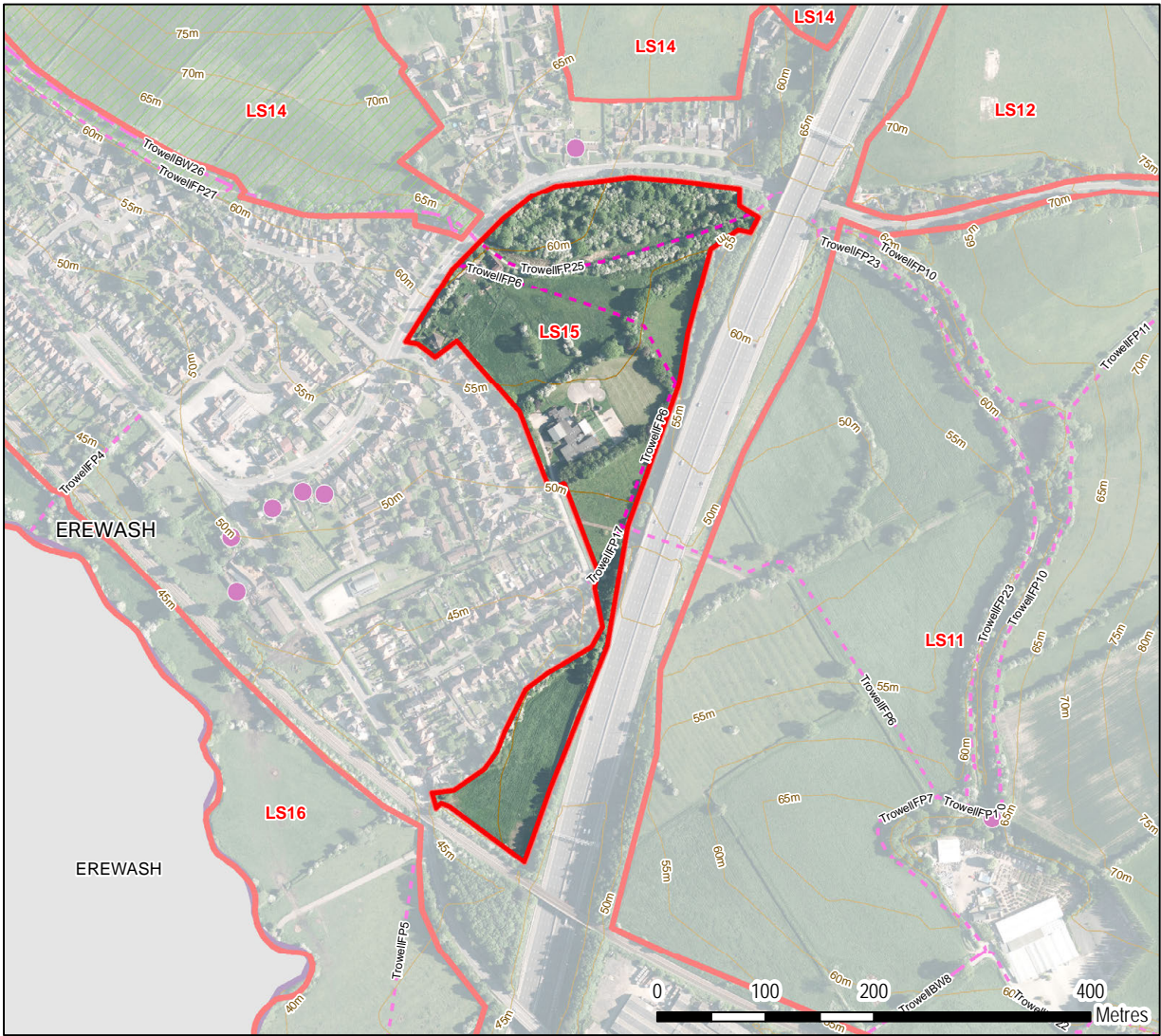




LS15 - Land to the east of Trowell



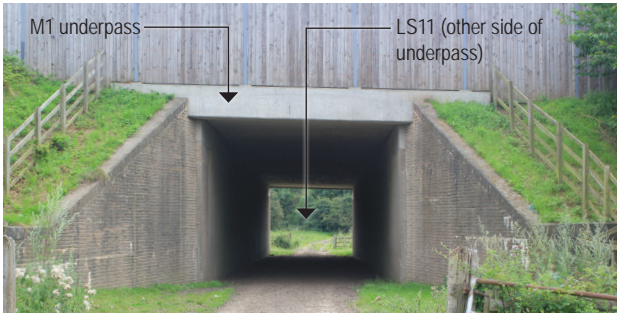
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



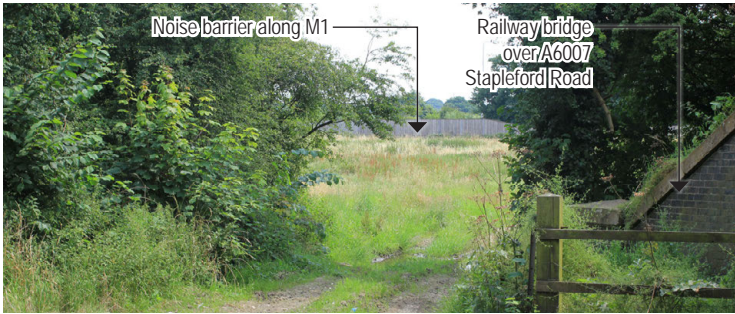
Aerial view of the site



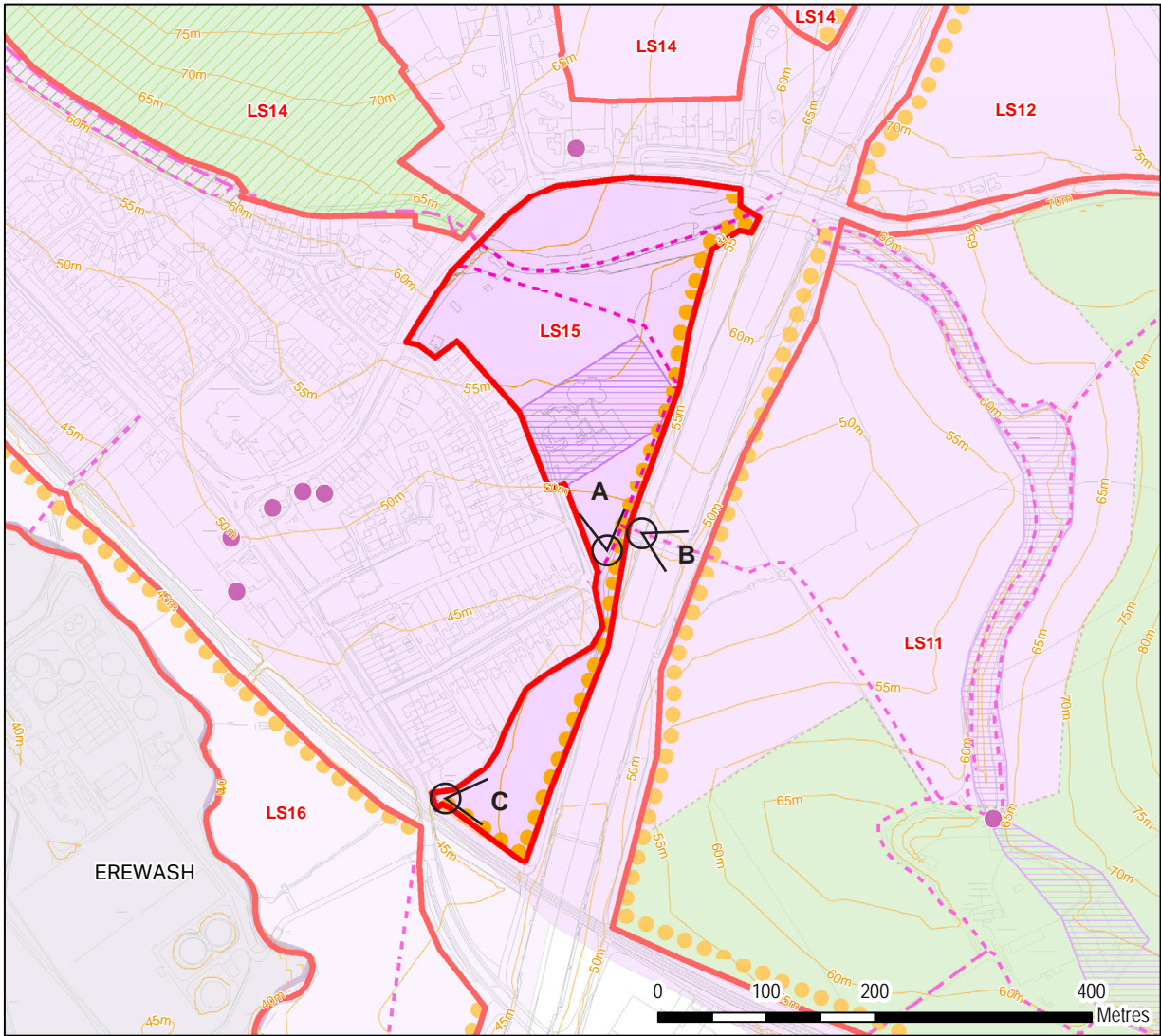
**Site Photograph A** - This viewpoint looks easterly from Kimberley FP19 to the north-west of the site. In this location, the site is semi-natural wildflower meadow bounded by mature vegetation. The area appears popular for recreation such as dog-walking, being easily accessible from the western end of Kimberley.



**Site Photograph B** - Looking easterly through the M1 underpass towards LS11. Trowell FP6 cuts through the northern half of the site and then follows this underpass into LS11.



**Site Photograph C** - From this location, views are obtained looking north-east into the southern corner of the site. Noise barriers along the M1 are visible in the rear of the view, and the railway bridge over A6007 Stapleford Road is visible to the right of the view.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Mature Landscape Area
  - Bridleway
  - Footpath
  - LCA Policy Zones**
  - NC01, Conserve and Enhance
  - NC02, Conserve and Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				49											
SITE REFERENCE:		LS16				DATE VISITED:		20/07/2016						SURVEYED BY:		RW		CHECKED BY:		NW													
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC01 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)															
LIVING LANDSCAPES METHODOLOGY														OTHER																			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area													
Vales & valley bottoms	✓	✓	✗		Nucleated	✓	✗		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗	Spatial character	Medium - open	Variable													
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✗	✗	✓		Wooded - recent	✓	✗	✗	Indicative ground vegetation	Grassland / grazing	Variable													
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✓	✗		Trees & woods	✓	✗	✗	Boundary treatments	Hedges	Variable													
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✗		Woodland	✓	✗	✗		Coverts & tree groups	✓	✗	✗	Enclosure pattern	Sub-regular	Variable													
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✗		Other trees	✗	✓	✓	Tree pattern	Linear	Variable													
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗	Other characteristics / features															
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓																					
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✗																					
LANDSCAPE VALUE												Total Score (/25)		11		VISUAL VALUE												Total Score (/25)		10			
Factor	Assessment										Score*		Factor	Assessment										Score*									
Landscape quality	Generally poor landscape quality, particularly in non-residential areas										Low - 1		Recognition of value	N/A										Low - 3									
Scenic quality	Multiple industrial human influences, several detractors										Low - 1		Indicators of value	N/A										Low - 3									
Rarity	N/A										Low - 1		Other value	N/A										Low - 3									
Representativeness	Some aspects of the study area are representative of the LCA										Med - 2		VISUAL SUSCEPTIBILITY												Total Score (/25)		13						
Conservation interests	A number of listed buildings and TPOs, all separately visually from site by transport infrastructure										Low - 1		Factor	Assessment										Score*									
Recreation value	Network of PRoW, including footpath through the site										Med - 2		Primary receptors	Recreational - site forms part of the overall recreational experience										Med - 4									
Perceptual aspects	No real sense of tranquillity due to degraded elements and transport infrastructure										Low - 1		Secondary receptors	Transport - site is not an important part of the experience for these receptors										Low - 2									
Associations	N/A										Low - 1		Number of receptors	Edge of settlement, number of transport corridors bordering the site										Med - 4									
LANDSCAPE SUSCEPTIBILITY												Total Score (/25)		15		Visibility of site	Site mostly contained by vegetation and transport infrastructure										Low - 2						
Factor	Assessment										Score*																						
Subtraction	No real loss of key characteristics										Low - 2																						
Addition	Extension of settlement edge										Low - 2																						
Perception	Perceived coalescence of Trowell and Stapleford when travelling along A6007										High - 6																						
Policy	Conserve flood plain character and pastoral grazing on the valley floor, ensure development does not affect character										Med - 4																						
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)												Total Score (/50)		26		OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)												Total Score (/50)		23			
Low landscape sensitivity derived from low landscape value and medium landscape susceptibility																						Low visual value and susceptibility. Overall low visual sensitivity											
Notes																						Notes											
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																	
Landscape planting	✓	Along M1 and railway line, as well as River Erewash								Form of development	✗																						
Landscape buffer	✓	To south in order to contain settlement line and retain floodplain character								Local vernacular	✗																						
Site features	✗									Other	✗																						
CONSTRAINTS																																	
On-site	PRoW, potential flooding issues, potential access issues								Off-site	Site is access to sewage treatment works																							
CONCLUSION																																	
Overall, site LS16 is a degraded strip of floodplain falling between the M1, A6007, a railway line and the River Erewash. It is an area of rough ground and pasture which sits between Trowell and Stapleford - one of the key roles that the site performs is the prevention of coalescence between the two settlements. There is a low landscape value within the study area, but a medium susceptibility to change, overall this equates to a low landscape sensitivity. The site is visually contained and has little visual value or relevance to surrounding receptors, therefore the visual sensitivity is low.																																	

Landscape Value  
Visual Value

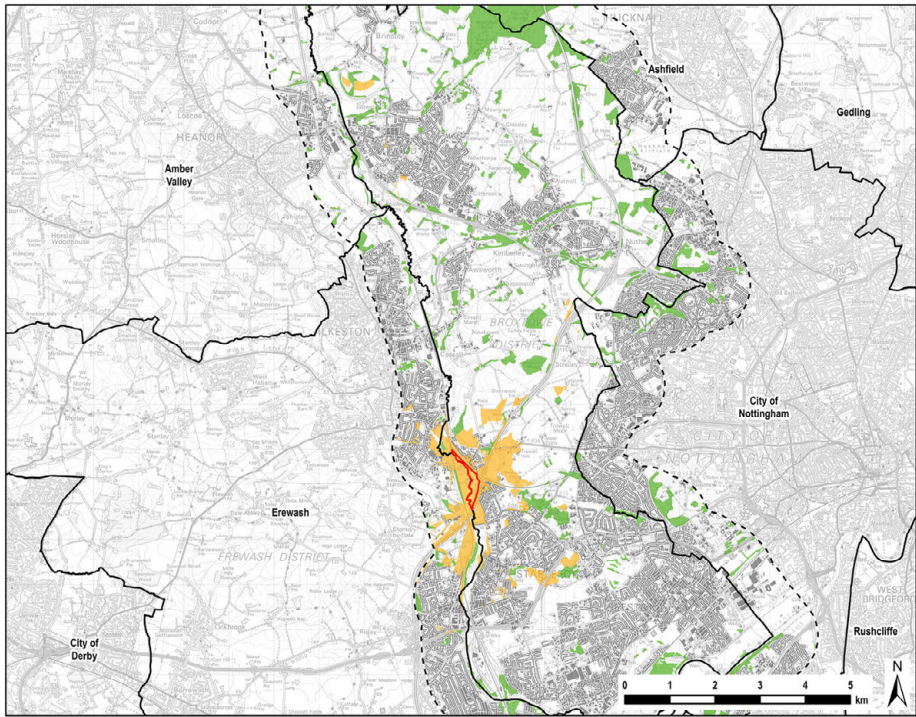
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

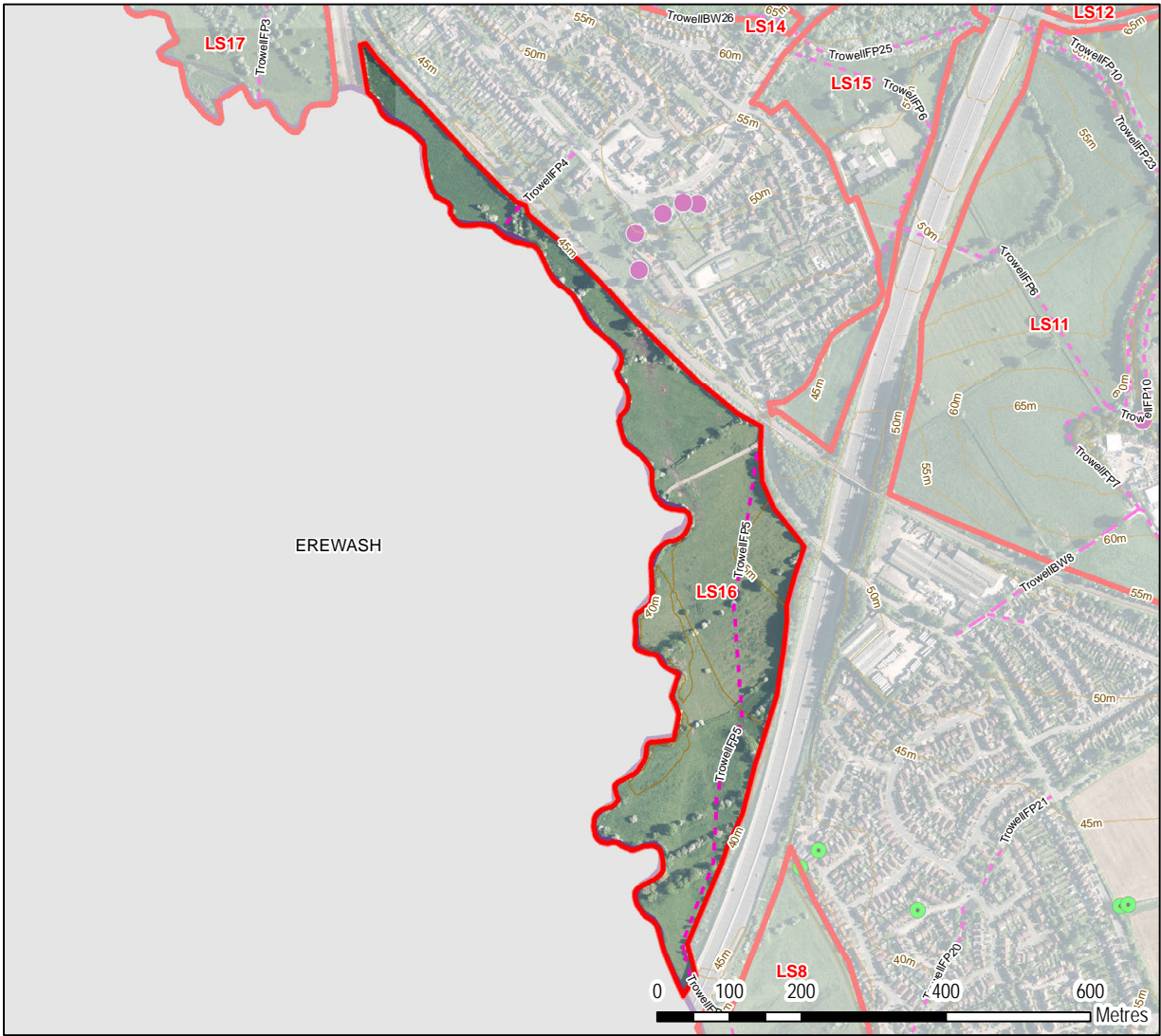
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



LS16 - Land south of Trowell / West of the M1



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



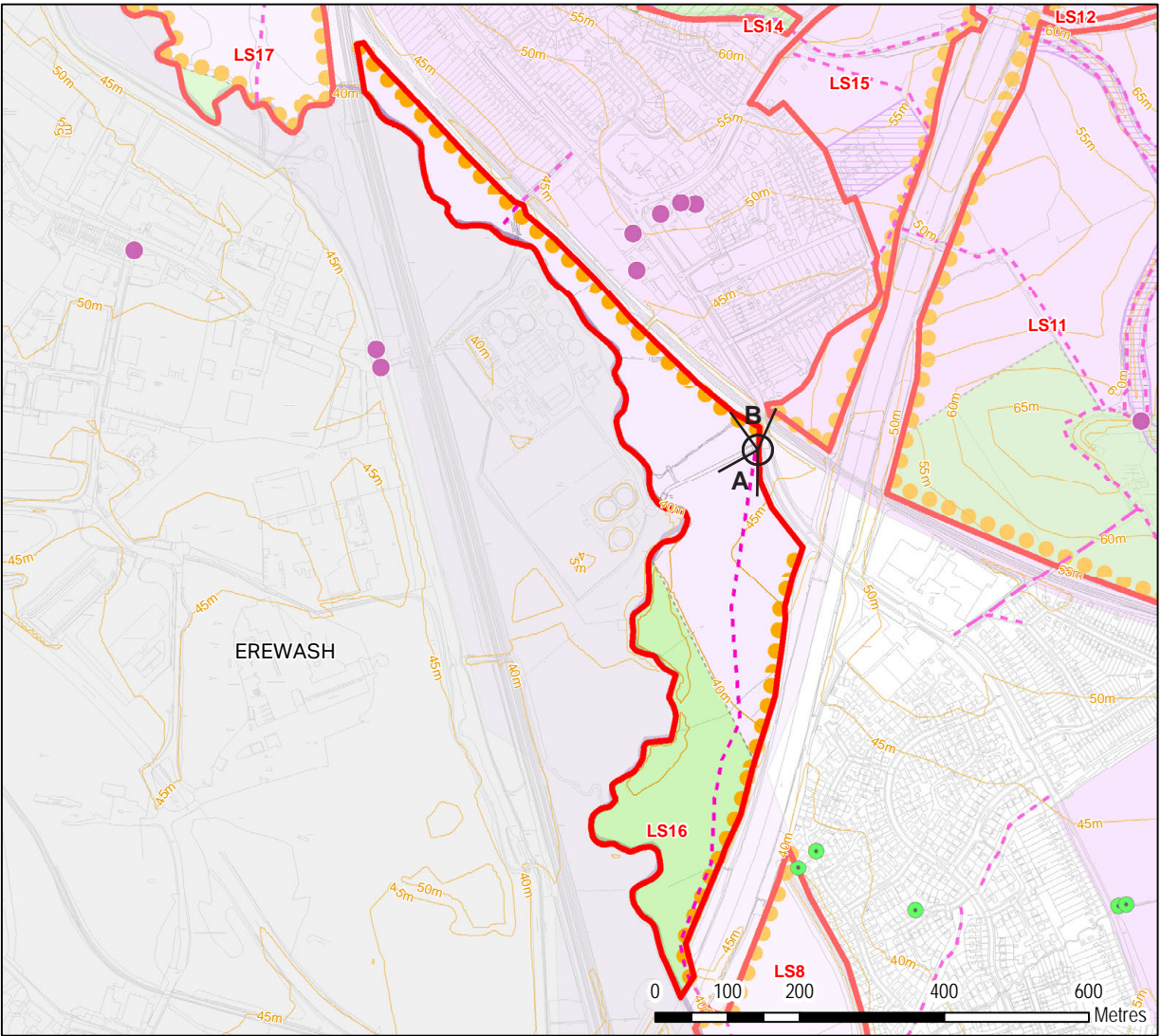
Aerial view of the site



Site Photograph A - This viewpoint looks southerly from Trowell FP5 where the footpath meets the A6007 Stapleford Road. The site in this location is rough ground and not very well managed, with Ragwort (*Senecio Jacobaea*) taking over much of the site. To the rear of the view can be seen industrial buildings on Lows Lane near Stanton-by-Dale.



Site Photograph B - Looking north from the junction of A6007 Stapleford Road with Trowell FP5 along the site boundary. This view demonstrates the close proximity of the Nottingham-Langley Mill railway branch and the restrictive properties of the railway embankment to views from adjacent residential properties.



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Local authority outside of the Borough
- Broxtowe Borough boundary
- Contours
- Listed Building
- Mature Landscape Area
- Bridleway
- Footpath
- Tree Preservation Order (Single Tree)

**LCA Policy Zones**

- NC01, Conserve and Enhance
- NC02, Conserve and Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT													CLIENT: Broxtowe Borough Council				Aggregate Score (/100):			50															
SITE REFERENCE:		LS17					DATE VISITED:		08/08/2016								SURVEYED BY: RW		CHECKED BY: NW																
EXISTING LANDSCAPE CHARACTER													Landscape character within site				NC01 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)										
LIVING LANDSCAPES METHODOLOGY																					OTHER														
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area	Descriptive Attribute	Site	Study Area															
Vales & valley bottoms	✓	✓	✓		Nucleated	✓	✓		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗	Spatial character	Small	Variable															
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✓		Wooded - recent	✓	✗	✗	Indicative ground vegetation	Grassland / grazing	Variable															
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✓	✗		Trees & woods	✓	✓	✓	Boundary treatments	Hedges	Variable															
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✗		Woodland	✓	✗	✗		Coverts & tree groups	✓	✗	✗	Enclosure pattern	Variable	Variable															
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✗	✗	Tree pattern	Linked	Variable															
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗	Other characteristics / features																	
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓																							
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✓																							
LANDSCAPE VALUE													Total Score (/25)				14	VISUAL VALUE													Total Score (/25)				10
Factor	Assessment												Score*		Factor	Assessment												Score*							
Landscape quality	Degraded landscape in places, some areas domestic and well managed												Med - 2		Recognition of value	N/A												Low - 3							
Scenic quality	Lots of detractors such as industry, settlement and transport infrastructure												Low - 1		Indicators of value	N/A												Low - 3							
Rarity	N/A												Low - 1		Other value	N/A												Low - 3							
LANDSCAPE SUSCEPTIBILITY													Total Score (/25)				15	VISUAL SUSCEPTIBILITY													Total Score (/25)				11
Factor	Assessment												Score*		Factor	Assessment												Score*							
Subtraction	No real loss of key characteristics												Low - 2		Primary receptors	Transport - site is not a key part of the experience for these receptors												Low - 2							
Addition	Extension to settlement of Trowell												Low - 2		Secondary receptors	Recreational - degraded nature of the site means that it does not contribute to the experience of receptors												Low - 2							
Perception	Shape of extension of Trowell does not follow existing settlement line. Potential for perceived settlement coalescence												High - 6		Number of receptors	Busy road and railway line, near to settlement edges of Trowell and Ilkeston												Med - 4							
Policy	Conserve distinctive flood plain character												Med - 4		Visibility of site	Constrained by vegetation												Low - 2							
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				29	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				21
Low value and medium susceptibility to change resulting in a low landscape sensitivity																	Low visual sensitivity resulting from low visual value and low visual susceptibility																		
Notes																	Notes																		
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																			
Landscape planting	✓	To railway line and to River Erewash. Retain mature vegetation												Form of development	✗																				
Landscape buffer	✗													Local vernacular	✗																				
Site features	✗													Other	✗																				
CONSTRAINTS																																			
On-site		PRoW, potential flooding issues												Off-site		Railway line																			
CONCLUSION																																			
LS17 is a series of arable fields and rough ground within the floodplain of the River Erewash. It is bounded to the west by the River Erewash and the town of Ilkeston and to the west by a railway line and the village of Trowell. The study area is relatively degraded and has been influenced by industrial and residential development. Overall there is a low landscape sensitivity and visual sensitivity to development of the site.																																			

Landscape Value  
Visual Value

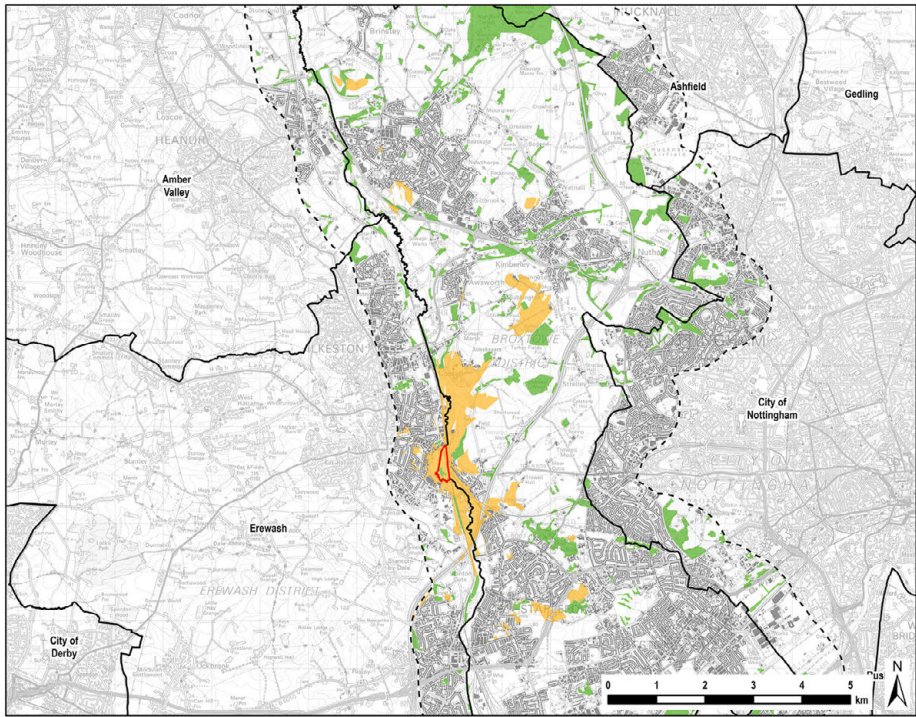
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS17 - Land to the west of the Railway Line (Trowell)



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



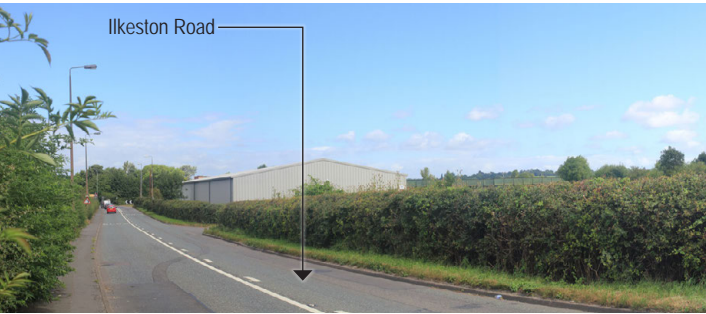
**Site Photograph A** - This viewpoint looks southerly from Ilkeston Road on the north-western edge of the site. In this location, the site is predominantly rough pasture bounded by the River Erewash on its western extent. There are some strong vegetated boundaries in this view, particularly along Ilkeston Road. To the left of the view is visible an industrial building near the eastern site boundary.



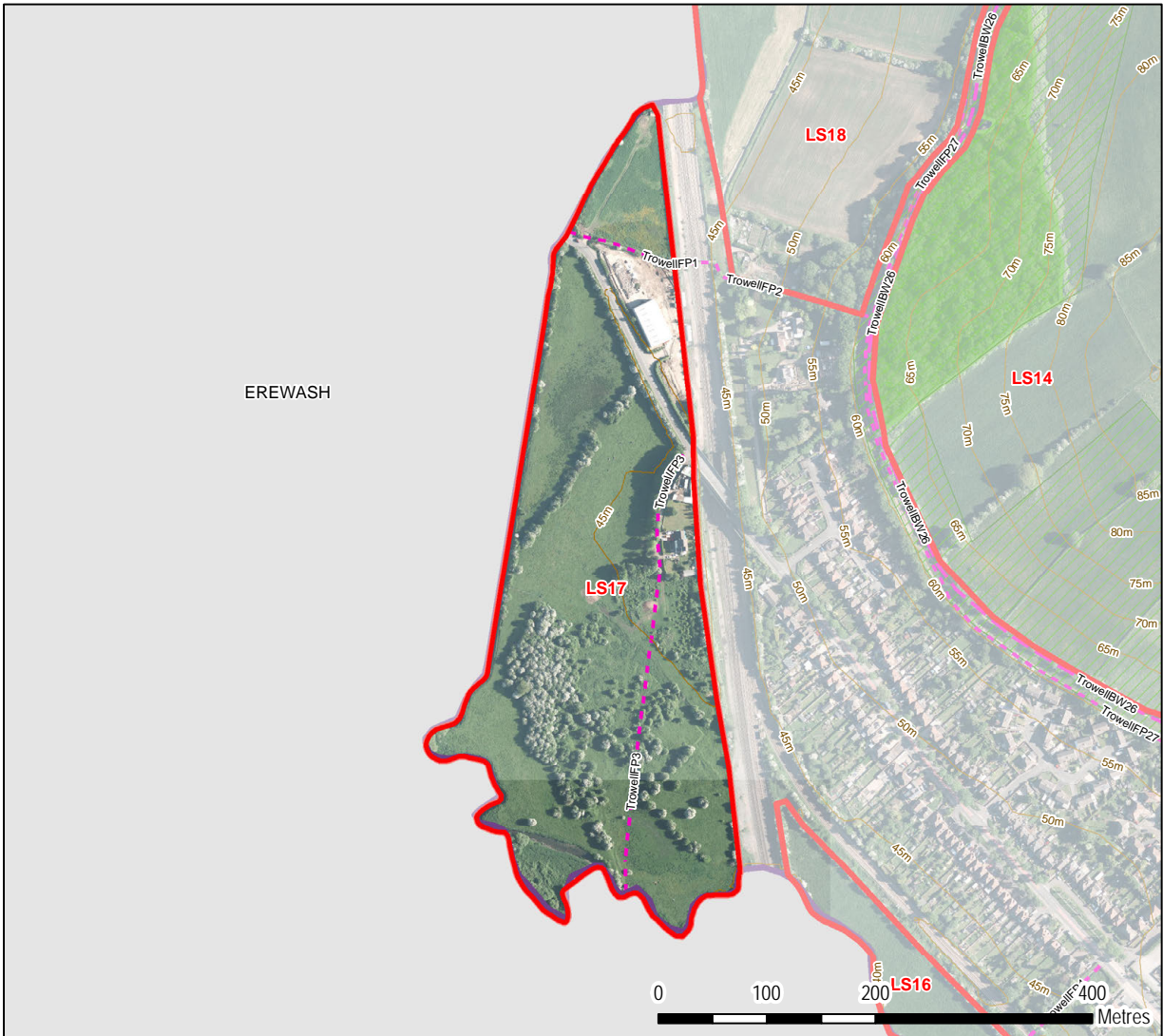
**Site Photograph B** - Taken a little further to the west of Photograph A, this viewpoint demonstrates the pastoral nature of the site, as well as the groups of trees within the south of the site.



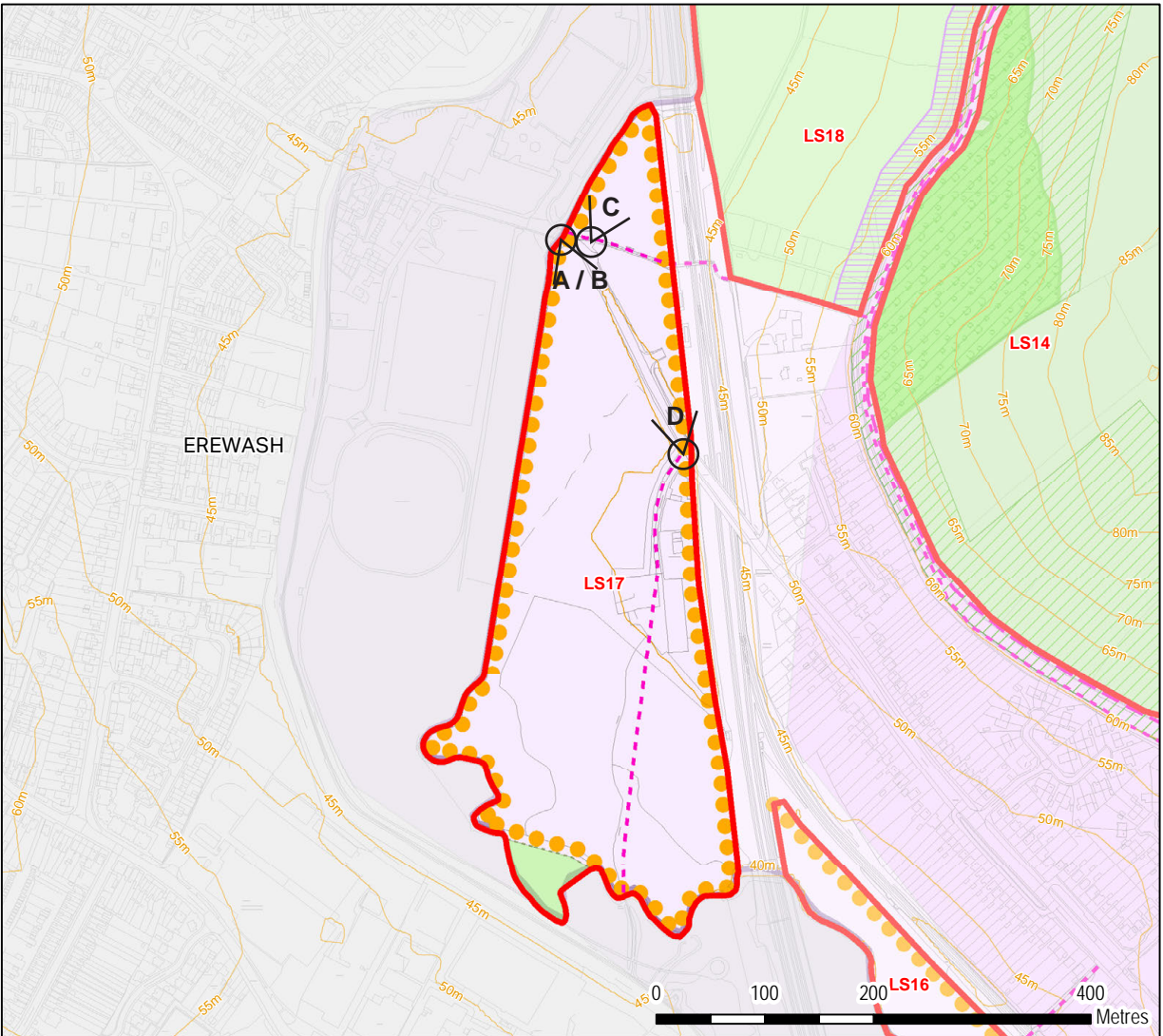
**Site Photograph C** - Looking into the northern corner of the site into a field which is currently rough ground. In the left of the view is the building belonging to Belfield Furnishings, which is situated on Furnace Road, just to the north of the site boundary. To the left of the view can be seen trees which are part of the woodland TPO on site LS14.



**Site Photograph D** - From this location, views are obtained looking north-west along Ilkeston Road towards the industrial buildings seen in Photograph A. Either side of Ilkeston Road are mature hedgerows. To the south-west of the viewpoint is Trowell FP3.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Ancient Woodland
  - Mature Landscape Area
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - LCA Policy Zones
    - NC01, Conserve and Enhance
    - NC02, Conserve and Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				79																			
SITE REFERENCE:		LS18				DATE VISITED:		08/08/2016						SURVEYED BY: RW		CHECKED BY: NW																									
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC01 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)																							
LIVING LANDSCAPES METHODOLOGY																		OTHER																							
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area																				
Vales & valley bottoms	✓	✓	✓		Nucleated	✓	✗		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable																				
Rolling / undulating	✓	✗	✗		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Farmland (arable)	Variable																				
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✗		Trees & woods	✓	✗	✓		Boundary treatments	Hedges	Variable																				
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✓		Woodland	✓	✗	✗		Coverts & tree groups	✓	✗	✗		Enclosure pattern	Sub-regular	Variable																				
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✓	✗		Tree pattern	Linear	Variable																				
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Disused Nottingham Canal																					
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓																													
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✗																													
LANDSCAPE VALUE														Total Score (/25)				18		VISUAL VALUE				Total Score (/25)				19													
Factor		Assessment												Score*		Factor		Assessment												Score*											
Landscape quality		Some well managed areas, others more degraded												Med - 2		Recognition of value		Site forms setting for the Cossall Conservation Area												Med - 6											
Scenic quality		Town of Ilkeston is a detractor, but the Nottingham canal and rural farmland, particularly towards Cossall is attractive												Med - 2		Indicators of value		Several features along the canal, such as interpretation boards												Med - 6											
Rarity		N/A												Low - 1		Other value		Recreational value, particularly along canal												Med - 6											
Representativeness		Most of the characteristics of the LCA represented in the study area												High - 3		VISUAL SUSCEPTIBILITY				Total Score (/25)				19																	
Conservation interests		Conservation area to immediate north of site, TPO, Ancient Woodland and Mature Landscape Area to south												Med - 2		Factor		Assessment												Score*											
Recreation value		Network of PRoW including the Erewash Valley Trail, Public Open Space to south-west of study area												High - 3		Primary receptors		Recreational - site is a key part of the receptors' experience												High - 6											
Perceptual aspects		Sense of tranquillity, especially next to the canal and the northern half of the site. Ilkeston detracts in places												Med - 2		Secondary receptors		Residential - site forms part of the rural setting to Ilkeston and Cossall												Med - 4											
Associations		Cossall (to north of site) is the village that DH Lawrence based the village of Cossethay on in his novel 'The Rainbow'												Med - 2		Number of receptors		Populated area of Ilkeston on western side of valley, fewer receptors to east												Med - 4											
Visibility of site		Some long views available, others restricted by vegetation												Med - 4																											
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				41		OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				38			
Medium landscape value and high landscape susceptibility. Overall a high landscape sensitivity														Medium visual sensitivity derived from medium value and medium susceptibility																											
Notes														Notes																											
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																									
Landscape planting		✗												Form of development		✗																									
Landscape buffer		✓		Unable to mitigate development on site										Local vernacular		✗																									
Site features		✗												Other		✗																									
CONSTRAINTS																																									
On-site		PRoW, disused canal, access												Off-site		Conservation area and TPO adjacent																									
CONCLUSION																																									
As site LS14, this site is a series of arable fields situated immediately to the south of Cossall Conservation Area. It contains a section of the disused Nottingham Canal and is well used for recreational purposes. The site is situated away from any obvious urban edge and development on the site would result in distinct loss of tranquillity as well as an increase in urbanisation. There is a high landscape susceptibility on the site. Visually, the site forms a key part of the recreational experience and has indicators of value such as interpretation. Overall, there is a high landscape sensitivity and medium visual sensitivity to development of the site.																																									

Landscape Value  
Visual Value

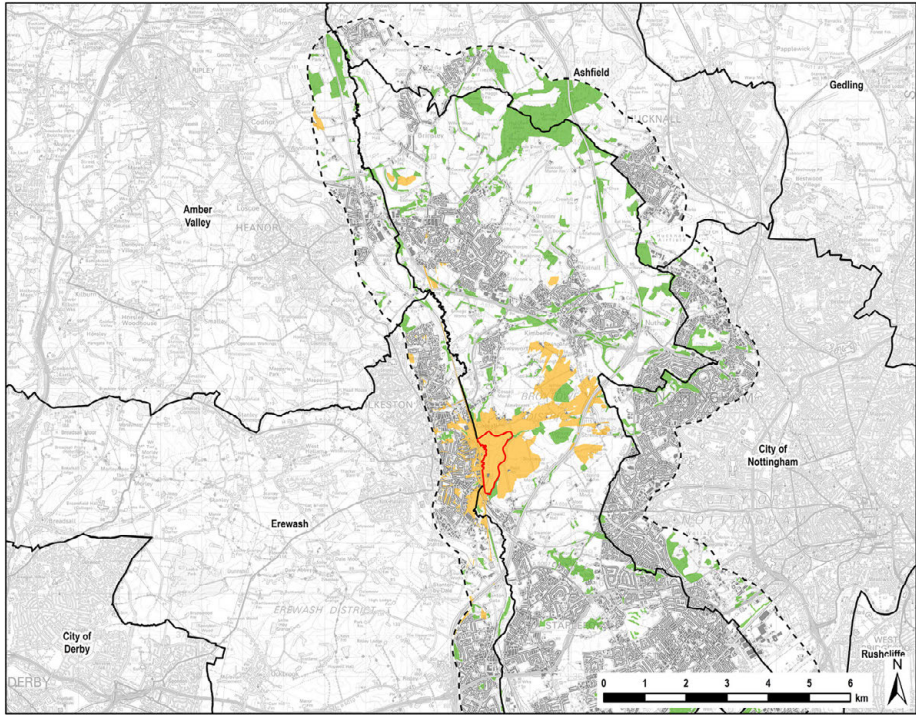
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

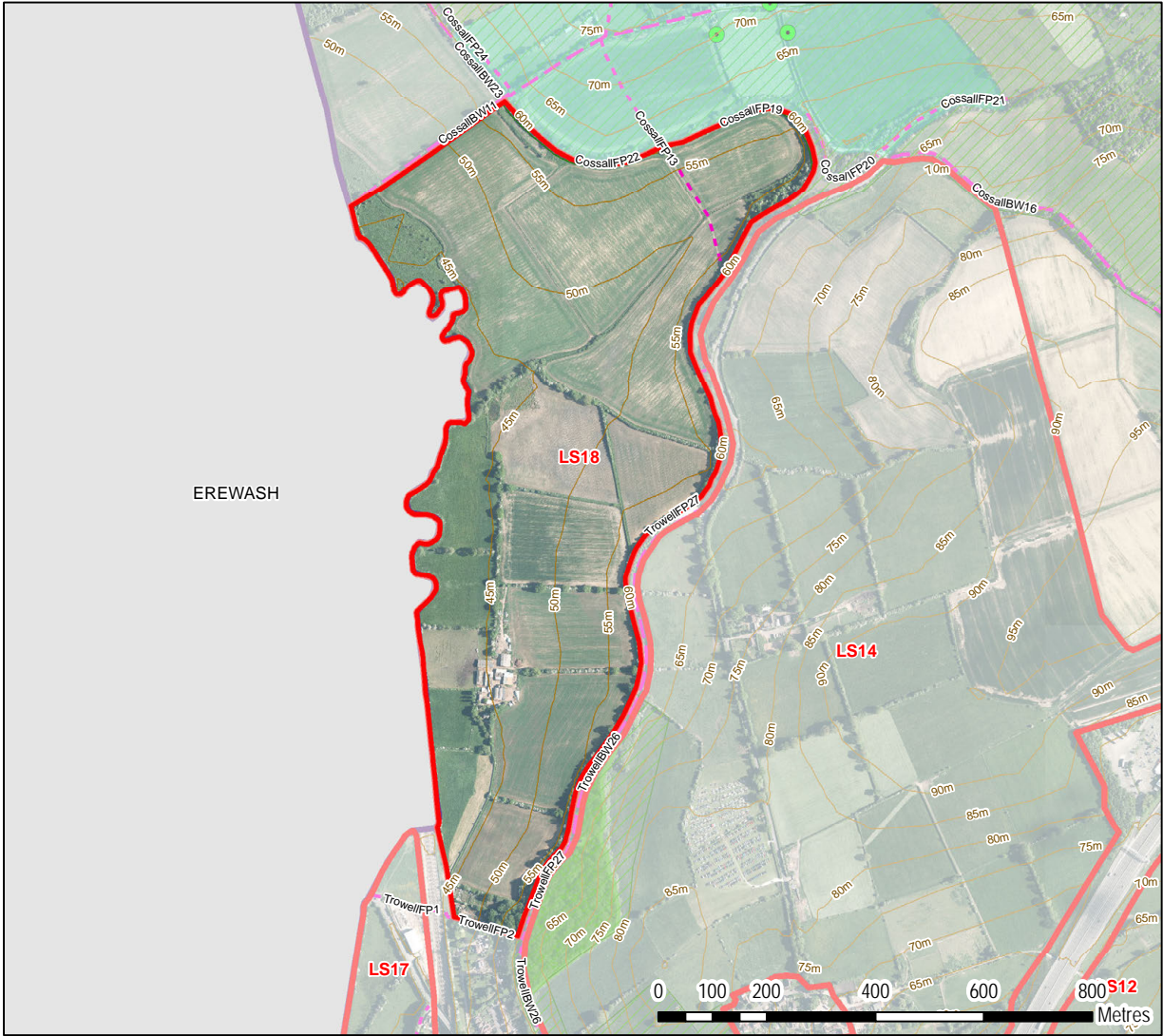
\* Scoring is applied on a description system of High / Medium / Low. Each of these descriptions is assigned a number for the categories of Landscape Value, Landscape Susceptibility, Visual Value, and Visual Susceptibility. This number enables each category to be weighted equally when feeding through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



LS18 - North west Trowell



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



Aerial view of the site



**Site Photograph A** - This viewpoint looks southerly from the junction of Mill Lane, Dead Lane and Robinettes Lane across a rural agricultural landscape. To the rear of the view can be seen the site, as well as site LS14. To the right hand side of the view can be seen the town of Ilkeston.



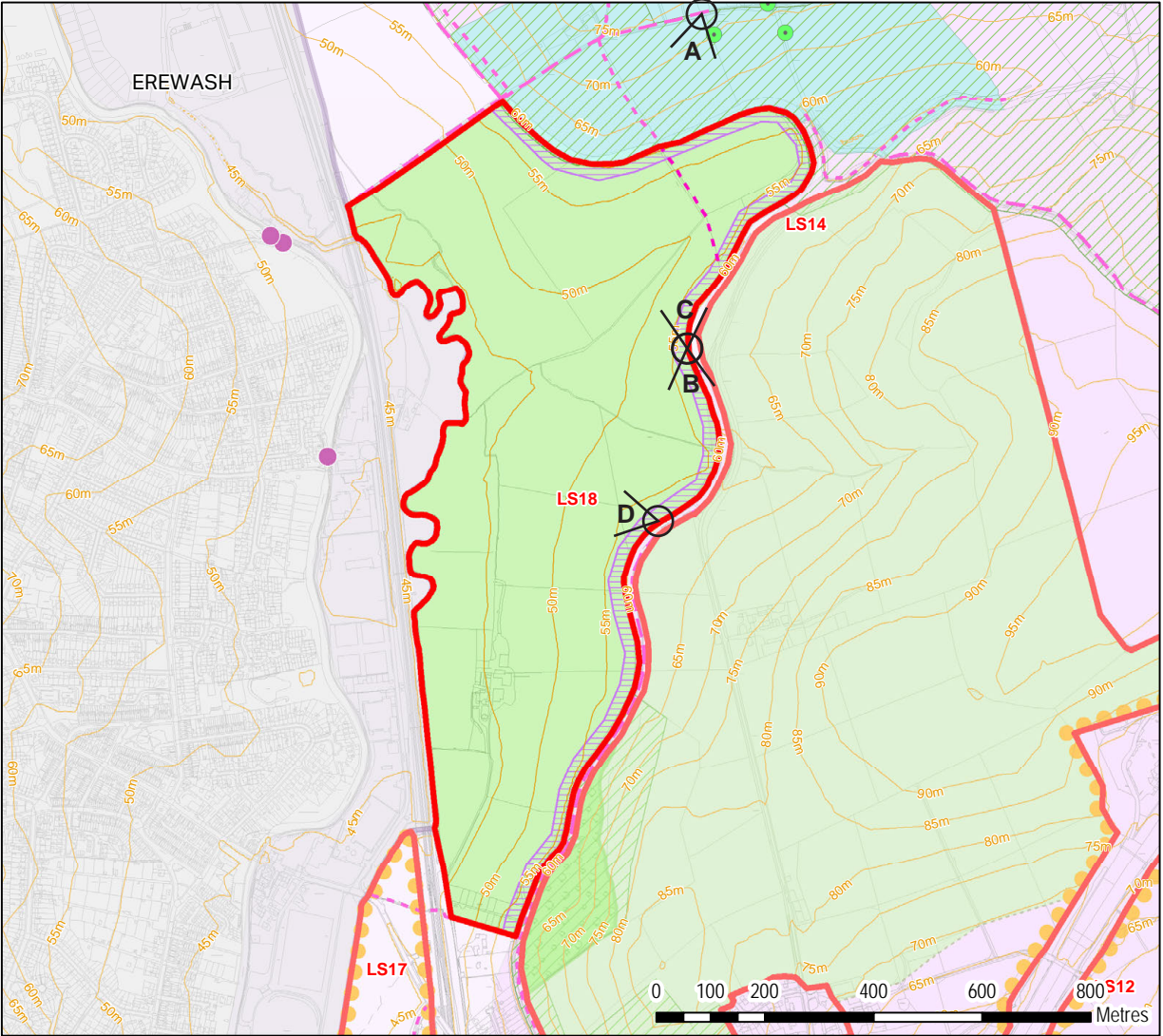
**Site Photograph C** - The disused Nottingham Canal forms the eastern boundary of the site, as well as a key recreational feature.



**Site Photograph B** - Looking south along the disused Nottingham Canal. To the rear of the view can be seen site LS14. Mature vegetation features quite heavily in the photograph and screens the adjacent Cossall Road from view.



**Site Photograph D** - From this location, views are obtained through vegetation looking west across the site towards the edge of Ilkeston. The site in this location is mostly arable farmland, with the Furnace Road Industrial Estate visible beyond the site boundary.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Ancient Woodland
  - Conservation Area
  - Listed Building
  - Mature Landscape Area
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones
    - NC01, Conserve and Enhance
    - NC02, Conserve and Enhance

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# Awsorth









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):		47	
SITE REFERENCE:		LS19				DATE VISITED:		08/08/2016						SURVEYED BY: RW		CHECKED BY: NW					
EXISTING LANDSCAPE CHARACTER						Landscape character within site				NC02 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)			
LIVING LANDSCAPES METHODOLOGY																		OTHER			
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area
Vales & valley bottoms	✓	✗	✓		Nucleated	✓	✓		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable
Rolling / undulating	✓	✓	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Variable	Variable
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✓		Trees & woods	✓	✓	✓		Boundary treatments	Hedges	Variable
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✓		Woodland	✓	✗	✗		Coverts & tree groups	✓	✗	✗		Enclosure pattern	Sub-regular	Sub-regular
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✗	✗		Tree pattern	Variable	Variable
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features		Disused Nottingham Canal to west of site
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓									
High hills (>600m)	✗	✗	✗		Urban	✓	✗		Parkland / leisure	✗	✗	✓									
LANDSCAPE VALUE														Total Score (/25)				14			
Factor	Assessment													Score*							
Landscape quality	Some degraded areas, particularly west of the study area. Elsewhere, some good management and domestic settings													Med - 2							
Scenic quality	Large amount of human influence and few attractive features. Slightly better in east of study area but unrelated to the site													Low - 1							
Rarity	N/A													Low - 1							
Representativeness	Mostly representative of LCA													High - 3							
Conservation interests	Mature Landscape Area in east of study area, one TPO, couple of listed buildings including the Bennerley Viaduct													Low - 1							
Recreation value	Good network of PRoW, including the disused Nottingham Canal. Recreation ground to east of village													High - 3							
Perceptual aspects	Relatively high degree of human influence with industrialising factors. Limited tranquillity, particularly due to busy A6096													Low - 1							
Associations	N/A													Low - 1							
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				9			
Factor	Assessment													Score*							
Subtraction	No real loss of key characteristics													Low - 2							
Addition	Extension of urban edge with logical boundary													Low - 2							
Perception	No loss of tranquillity or threat of perceived coalescence													Low - 2							
Policy	Ensure that further built development does not affect the character of the valley													Low - 2							
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				23			
Low landscape sensitivity arising from low landscape value and susceptibility																					
Notes																					
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																					
Landscape planting	✓	Along A6096. retain and enhance existing mature vegetation										Form of development	✗								
Landscape buffer	✗											Local vernacular	✗								
Site features	✗											Other	✗								
CONSTRAINTS																					
On-site	PRoW, potential access issues from west										Off-site										
CONCLUSION																					
The site is a series of fields on the western edge of Awsworth, currently used for equestrian grazing as well as arable farming. It has a strong network of PRoW within the study area, as well as a Mature Landscape Area, but the high degree of human influence and various areas of degradation gives a low landscape value. Development of the site would result in a perceived urban extension with minimal effect on the key characteristics of the study area and therefore a low landscape susceptibility. Visually, there is a limited amount of value as a recreational resource, but little else. Overall there is a low landscape and visual sensitivity.																					

Landscape Value

Visual Value

Landscape Susceptibility

Visual Susceptibility

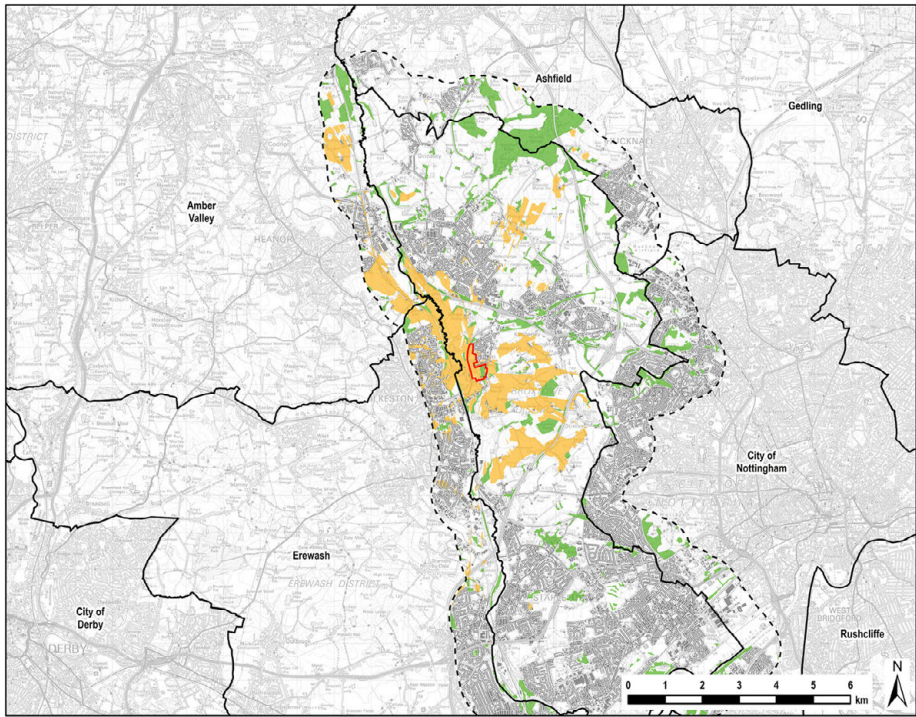
Landscape Sensitivity

Visual Sensitivity

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



LS19 - Land to the west of Awsworth / East of the bypass



**Site Photograph A** - Looking south from Newton's Lane on the western edge of the site. This panorama shows the equestrian use of this section of the site, as well as the hedgerow field boundaries. To the right of the view is vegetation that denotes the edge of the Awsworth Bypass. The poplar trees in the rear of the view are approximately 150m beyond the southern site boundary.

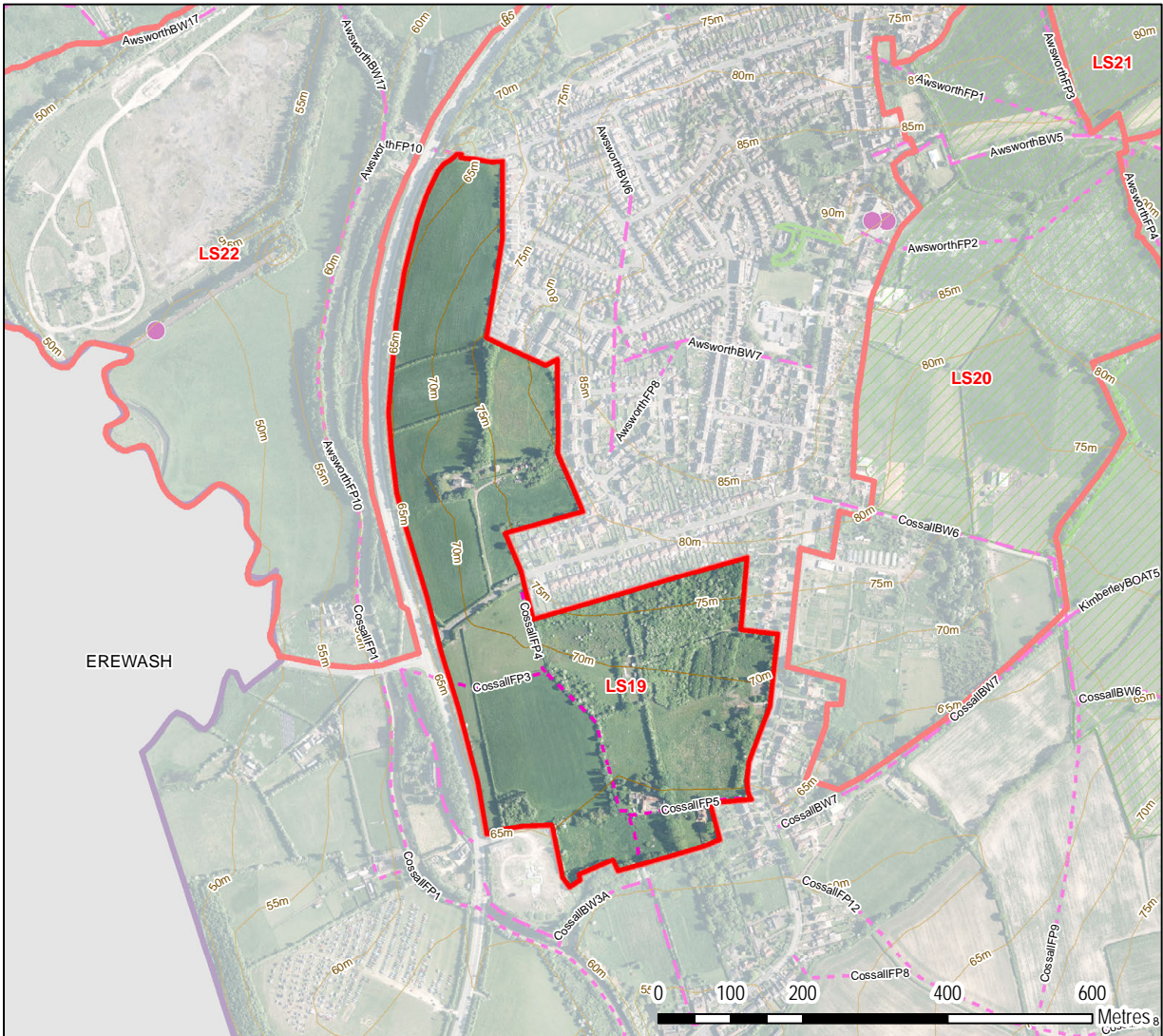


**Site Photograph B** - This view looks north from Newton's Lane towards White House Farm. To the right of the viewpoint (not pictured) are houses on the edge of Awsworth.

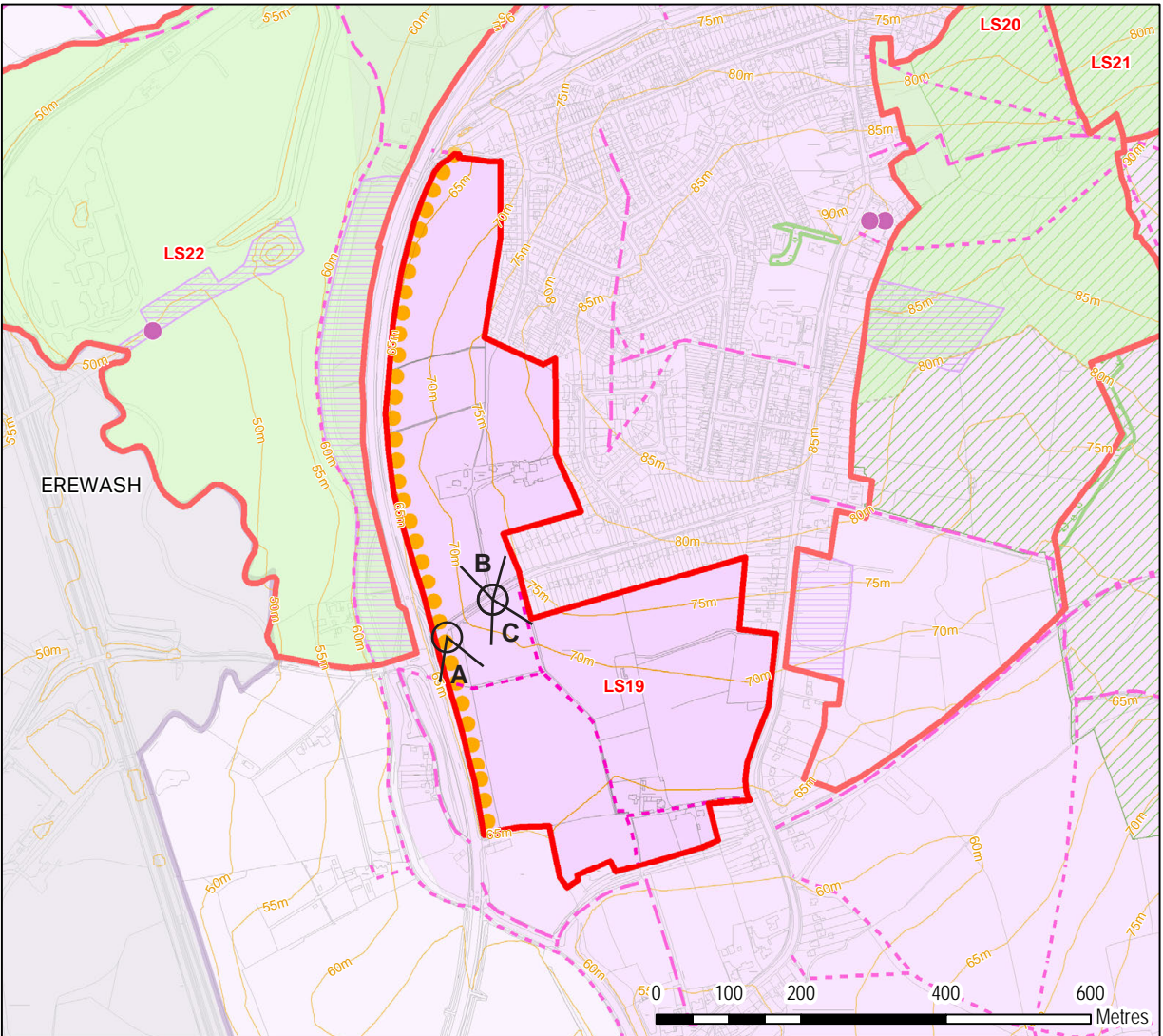


**Site Photograph C** - From this location, views are obtained directly into the site and look south across pastoral fields. Cossall FP4 crosses the site towards the left hand side of the view and to the right of the view can be seen vegetation which screens the Awsworth Bypass.

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



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Mature Landscape Area
  - Byway Open to All Traffic
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - LCA Policy Zones
    - NC01, Conserve and Enhance
    - NC02, Conserve and Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT													CLIENT: Broxtowe Borough Council				Aggregate Score (/100):			62															
SITE REFERENCE:		LS20					DATE VISITED:		08/08/2016								SURVEYED BY: RW		CHECKED BY: NW																
EXISTING LANDSCAPE CHARACTER													Landscape character within site				NC02 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good)										
LIVING LANDSCAPES METHODOLOGY																					OTHER														
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area														
Vales & valley bottoms	✓	✗	✗		Nucleated	✓	✓		Arable farms	✓	✓	✓		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable														
Rolling / undulating	✓	✓	✓		Clustered	✗	✗		Mixed farms	✗	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Variable	Variable														
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✗	✓		Trees & woods	✓	✓	✓		Boundary treatments	Variable	Variable														
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✗		Woodland	✓	✗	✗		Coverts & tree groups	✓	✗	✓		Enclosure pattern	Sub-regular	Sub-regular														
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✗	✗		Tree pattern	Variable	Variable														
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗																		
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✗							Other characteristics / features	Mature Landscape Area, allotments															
High hills (>600m)	✗	✗	✗		Urban	✓	✗		Parkland / leisure	✗	✓	✓																							
LANDSCAPE VALUE													Total Score (/25)				17	VISUAL VALUE													Total Score (/25)				13
Factor	Assessment												Score*				Factor	Assessment												Score*					
Landscape quality	Varied landscape condition, some well managed and domesticated areas, others more degraded												Med - 2				Recognition of value	N/A												Low - 3					
Scenic quality	Some detractors, especially to west of study area, but east is generally attractive with pleasant views												Med - 2				Indicators of value	N/A												Low - 3					
Rarity	N/A												Low - 1				Other value	Recreational value, long views - especially to north of site												Med - 6					
LANDSCAPE SUSCEPTIBILITY													Total Score (/25)				15	VISUAL SUSCEPTIBILITY													Total Score (/25)				17
Factor	Assessment												Score*				Factor	Assessment												Score*					
Subtraction	Loss of Mature Landscape Area and attractive countryside												Med - 4				Primary receptors	Residential - site forms part of the rural setting for both Awsworth and neighbouring Kimberley												Med - 4					
Addition	Extension of urban edge												Low - 2				Secondary receptors	Recreational - site forms part of the rural setting, particularly for PRoW users												Med - 4					
Perception	Pushing of settlement towards higher ground, particularly in north and east of site												Med - 4				Number of receptors	Edge of settlement, busy A610 nearby												Med - 4					
Policy	Protect the rural character of the area by minimising the visual effect of urban expansion												Med - 4				Visibility of site	Northern edge visible from Kimberley, views of site sometimes constrained by vegetation, landform and built form												Med - 4					
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				32	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)				30
Medium landscape value and susceptibility, overall medium landscape sensitivity																	Low visual value and medium visual susceptibility. Overall a medium visual sensitivity																		
Notes																	Notes																		
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																			
Landscape planting	✓	Retain and enhance mature vegetation											Form of development	✗																					
Landscape buffer	✓	To north of site to keep development off prominent hill											Local vernacular	✗																					
Site features	✓	Retain allotments and Public Open Space											Other	✗																					
CONSTRAINTS																																			
On-site		PRoW, allotments, public open space											Off-site		TPO on eastern site boundary																				
CONCLUSION																																			
Site LS20 is a series of arable fields, equestrian grazing, allotments and a recreation ground on the eastern edge of Awsworth. The study area is representative of the LCA and displays a high degree of recreational value. Development of the site would result in the loss of both a Mature Landscape Area and attractive rural setting to the village, as well as pushing the settlement towards higher ground in the north and east of the site. Within the study area, there is a medium sensitivity to development of the site; this arises from the medium landscape value and susceptibility.																																			

Landscape Value  
Visual Value

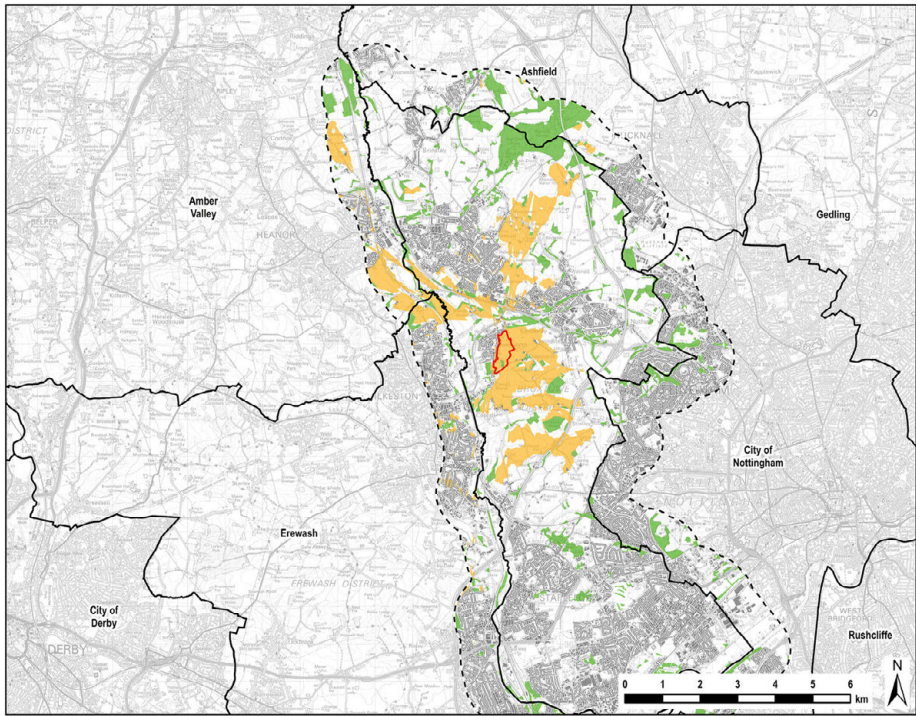
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS20 - Land to the east of Awsworth



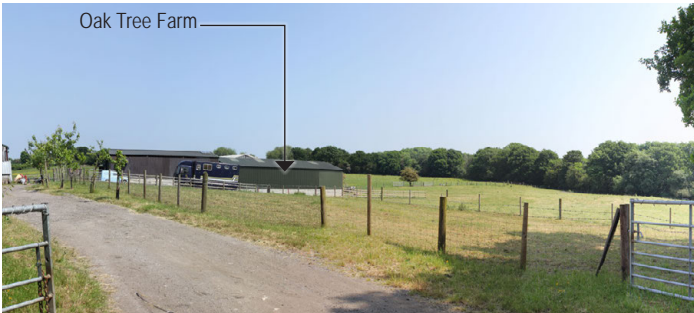
Zone of Theoretical Visibility of the site - Yellow denotes potential visibility



**Site Photograph A** - This sweeping panorama looks north from Awsworth BW5 on the eastern edge of Awsworth. Within the view can be seen the settlements of Awsworth, Giltbrook and Kimberley, with Giltbrook Retail Park forming a key feature of the left hand side of the view. St Mary's Church in Greasley can be seen in the background of the middle of the panorama.



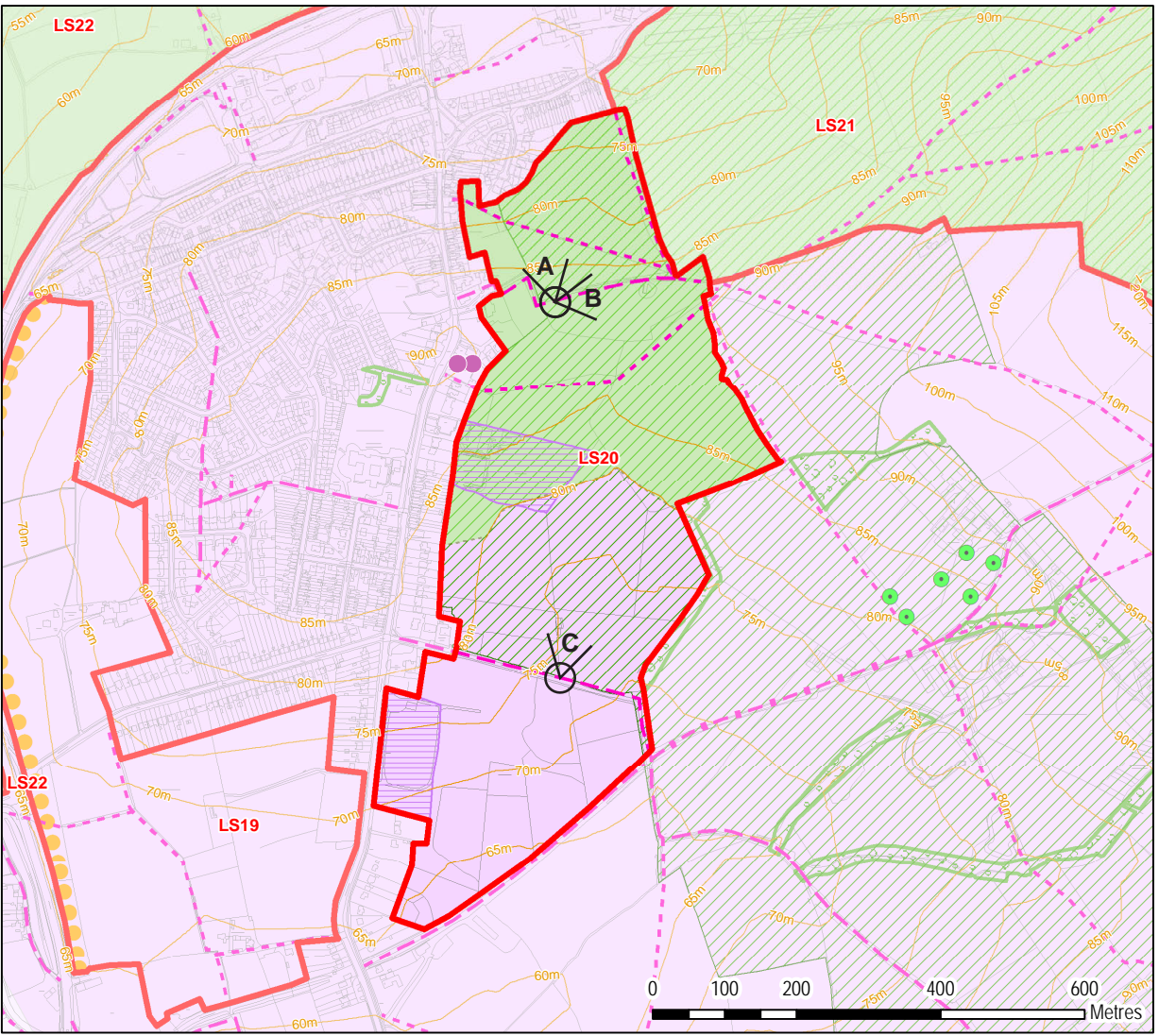
**Site Photograph B** - Looking east along Awsworth BW5, this view demonstrates the character of the Mature Landscape Area within the site. To the rear of the view can be seen Grasscroft Farm, which is located on Babbington Lane between Awsworth and Swingate in Kimberley.



**Site Photograph C** - This view looks north from Westby Lane towards Oak Tree Farm. To the left of the viewpoint (not pictured) are houses on the edge of Awsworth.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

**Legend**

- Site Boundary
- Landscape Buffer
- Site Feature
- Landscape Planting
- Broxtowe Borough boundary
- Contours
- Listed Building
- Mature Landscape Area
- Byway Open to All Traffic
- Bridleway
- Footpath
- Tree Preservation Order (Groups & Woodland)
- Tree Preservation Order (Single Tree)
- LCA Policy Zones
  - NC01, Conserve and Enhance
  - NC02, Conserve and Enhance

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LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				69															
SITE REFERENCE:		LS22						DATE VISITED:		08/08/2016				SURVEYED BY: SC				CHECKED BY: NW																			
EXISTING LANDSCAPE CHARACTER														Landscape character within site				NC01 (Moderate-Good), NC02 (Moderate-Good)				Landscape character within study area				NC01 (Moderate-Good), NC02 (Moderate-Good), NC03 (Moderate)											
LIVING LANDSCAPES METHODOLOGY																						OTHER															
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area																
Vales & valley bottoms	✓	✓	✓		Nucleated	✓	✓		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable																
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✓	✗	✗		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Grassland / grazing	Variable																
Low plateau	✗	✗	✗		Settled	✗	✗		Pastoral farms	✓	✓	✓		Trees & woods	✓	✗	✗		Boundary treatments	Variable	Variable																
Sloping (low hills)	✗	✗	✗		Dispersed	✓	✗		Woodland	✓	✗	✗		Coverts & tree groups	✓	✓	✓		Enclosure pattern	Sub-regular	Sub-regular																
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✗	✗	✗		Tree pattern	Linked	Variable																
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Bennerley Viaduct - listed Victorian viaduct, disused Nottingham Canal																	
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✗	✓																									
High hills (>600m)	✗	✗	✗		Urban	✓	✓		Parkland / leisure	✗	✗	✓																									
LANDSCAPE VALUE														Total Score (/25)				15	VISUAL VALUE														Total Score (/25)				16
Factor	Assessment													Score*		Factor	Assessment													Score*							
Landscape quality	Degraded land use with gappy boundary treatments													Low - 1		Recognition of value	Landscape setting of Grade II listed railway viaduct													Low - 3							
Scenic quality	Some positive scenic qualities arising from disused Nottingham Canal, other areas with high degree of human influence													Med - 2		Indicators of value	Presence of interpretation boards associated with the Nottingham Canal.													Med - 6							
Rarity	Presence of Bennerley Viaduct - one of only two surviving wrought-iron viaducts in the UK													High - 3		Other value	Recreational value, particularly along disused Nottingham Canal													Med - 6							
Representativeness	Study area is mostly representative of LCA													High - 3		VISUAL SUSCEPTIBILITY														Total Score (/25)				17			
Conservation interests	Other than the viaduct, few features of conservation interest, limited to a Mature Landscape Area and TPOs													Low - 1		Factor	Assessment													Score*							
Recreation value	Network of PRoW in Study Area, the Nottingham Canal affords recreational opportunities. Some Public Open Space													Med - 2		Primary receptors	Recreational - Views contribute to the landscape setting enjoyed by receptors													Med - 4							
Perceptual aspects	Tranquillity is affected by proximity to the A610. The Site is also bordered by the Severn Trent Water Treatment facility													Low - 1		Secondary receptors	Residential - Views contribute to the landscape setting enjoyed by receptors													Med - 4							
Associations	N/A													Low - 1		Number of receptors	Moderate size of population - settlement edge parallel the A6096 with recreational receptors													Med - 4							
LANDSCAPE SUSCEPTIBILITY														Total Score (/25)				21	Visibility of site	Portions of visual enclosure combined with other areas of openness, particularly across flood plain													Med - 4				
Factor	Assessment													Score*																							
Subtraction	Loss of a rare Grade II listed railway viaduct and disused canal network													High - 6																							
Addition	Extension of Awsworth to the north and west beyond the corridor of the A6096 carriageway													Low - 2																							
Perception	Urbanisation within Erewash flood plain, coalescence between Awsworth, Giltbrook and Cotmanhay													High - 6																							
Policy	Conserve the flood plain character and grazing in the valley, ensure new development does not affect valley character													High - 6																							
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				36	OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)														Total Score (/50)				33
Medium landscape sensitivity derived from medium value and high susceptibility to change																		Medium visual value and susceptibility. Overall medium visual sensitivity																			
Notes																		Notes																			
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																					
Landscape planting	✗													Form of development	✗																						
Landscape buffer	✓	Site unable to be mitigated due to loss of distinctive flood plain character and rare historic feature												Local vernacular	✗																						
Site features	✗													Other	✗																						
CONSTRAINTS																																					
On-site	Grade II listed Bennerley Viaduct, PRoW including disused Nottingham Canal, potential for flooding and potential access issues													Off-site																							
CONCLUSION																																					
The site forms part of the floodplain of the River Erewash and incorporates a rare feature - the Bennerley Viaduct, which is one of only two surviving wrought-iron viaducts in the UK. There are a network of PRoW crossing the site, including the disused Nottingham Canal, which is also well used by anglers. The study area has a medium landscape value, but loss of the distinctive flood plain enshrined in the LCA description, as well as loss of the rare viaduct, perceived urbanisation and coalescence of settlements gives the study area a high susceptibility to change. The landscape sensitivity of the study area is medium. Visually, there is a medium value arising from the recreational value of the site and the indicators of value along the Nottingham Canal. The susceptibility to change is also medium, with a moderate population of potential receptors and some open views. The visual sensitivity is medium.																																					

Landscape Value  
Visual Value

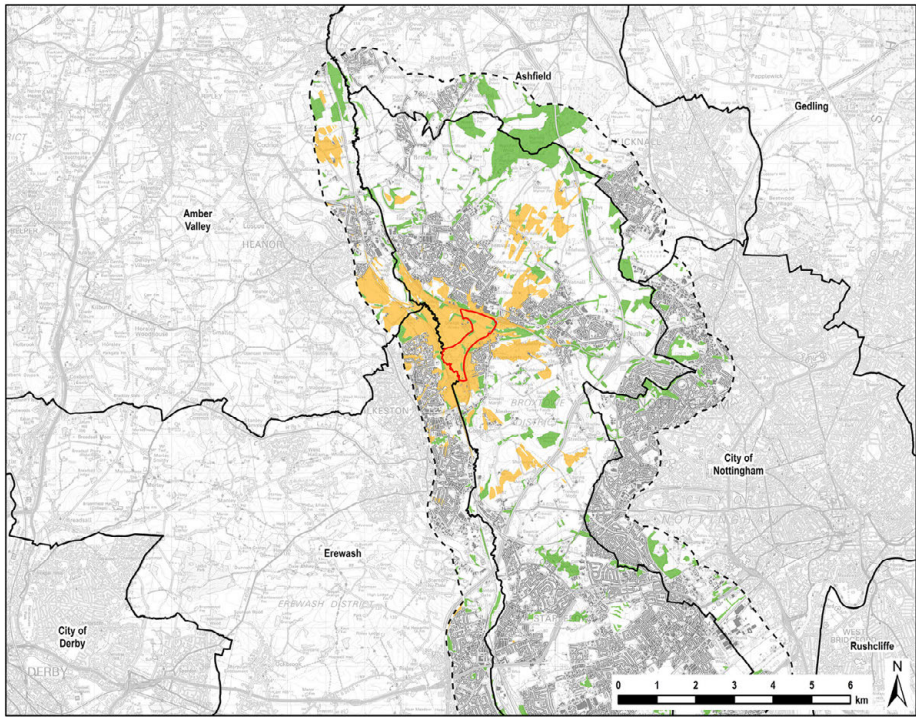
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS22 - West of the bypass (Awsorth)



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



Aerial view of the site



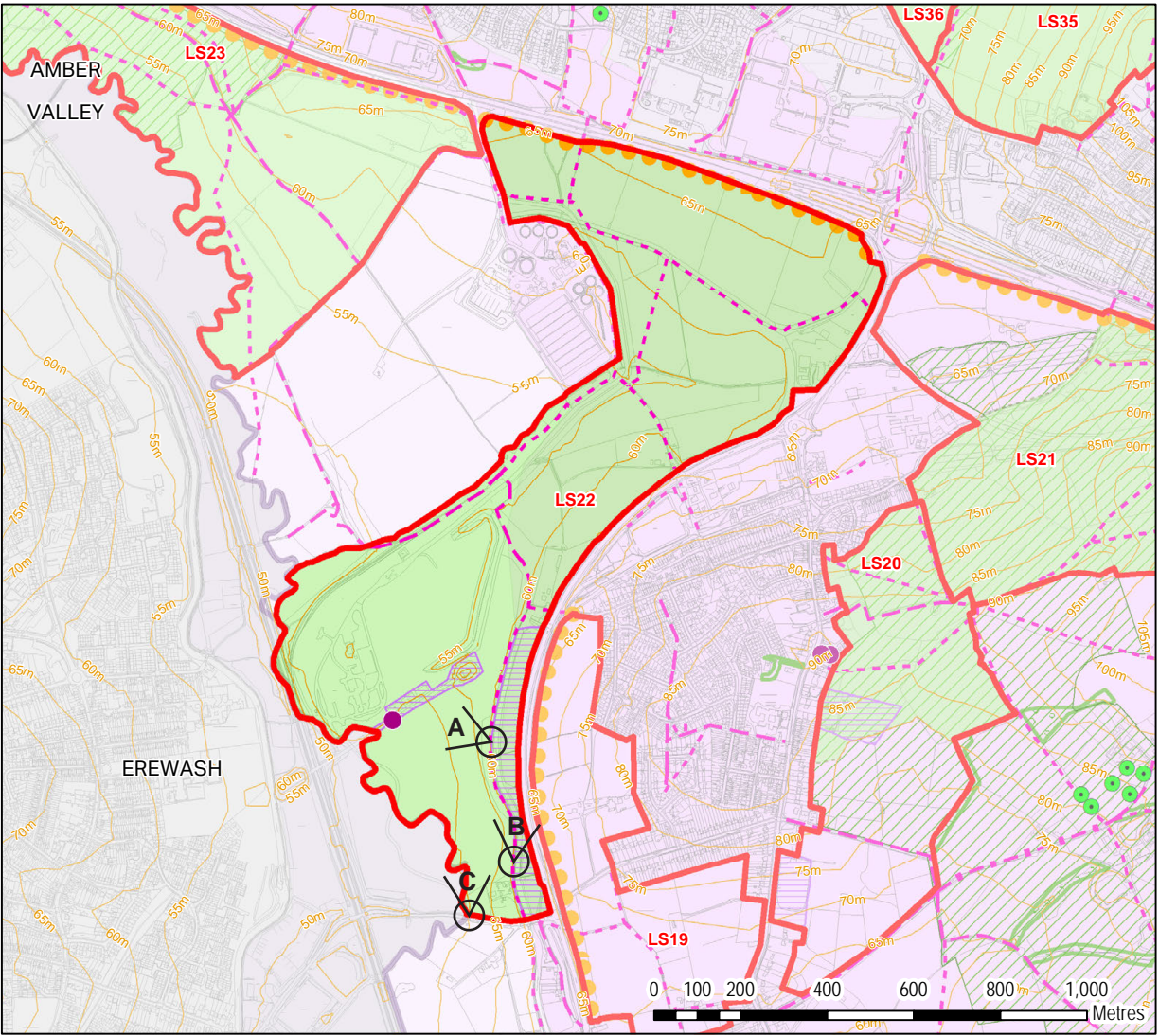
**Site Photograph A** - Looking west, the view illustrates the large scale of the site. The main feature in the panorama is the Bennerley Viaduct, which is a Grade II\* listed railway viaduct built in 1877. In the background of the view can be seen Cotmanhay, a village which has become a suburb of the town of Ilkeston. To the right of the view is the wind turbine at the Severn Trent Water site at the site's north-western boundary.



**Site Photograph B** - This view looks north along the disused Nottingham Canal which runs through the site, close to its eastern boundary. The canal offers several recreational opportunities such as walking, running, cycling and fishing.



**Site Photograph C** - The panorama looks directly into the site at its south-western corner and demonstrates the low landscape quality of the site in this location. The River Erewash forms the western site boundary and is notable in the view - other key features include the Grade II\* listed Bennerley Viaduct and Bridge Farm.



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Local authority outside of the Borough
  - Broxtowe Borough boundary
  - Contours
  - Listed Building
  - Mature Landscape Area
  - Byway Open to All Traffic
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones**
  - NC01, Conserve and Enhance
  - NC02, Conserve and Enhance
  - NC03, Enhance

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# Kimberley









LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT														CLIENT: Broxtowe Borough Council				Aggregate Score (/100):				66											
SITE REFERENCE:		LS21					DATE VISITED:		08/08/2016							SURVEYED BY:		SC	CHECKED BY:		NW												
EXISTING LANDSCAPE CHARACTER														Landscape character within site				NC02 (Moderate-Good)				Landscape character within study area				ML15 (Mod-Good), NC02 (Mod-Good), NC03 (Moderate)							
LIVING LANDSCAPES METHODOLOGY																						OTHER											
Landform	LCA	Site	Study Area		Settlement Pattern	LCA	Study Area		Land Cover	LCA	Site	Study Area		Tree Cover	PZ	Site	Study Area		Descriptive Attribute	Site	Study Area												
Vales & valley bottoms	✓	✗	✗		Nucleated	✓	✗		Arable farms	✓	✗	✗		Wooded - ancient	✗	✗	✗		Spatial character	Variable	Variable												
Rolling / undulating	✓	✗	✓		Clustered	✗	✗		Mixed farms	✓	✓	✓		Wooded - recent	✓	✗	✗		Indicative ground vegetation	Variable	Variable												
Low plateau	✓	✗	✓		Settled	✓	✓		Pastoral farms	✗	✗	✗		Trees & woods	✗	✗	✗		Boundary treatments	Hedges	Variable												
Sloping (low hills)	✗	✓	✗		Dispersed	✓	✗		Woodland	✓	✗	✗		Coverts & tree groups	✓	✓	✓		Enclosure pattern	Sub-regular	Variable												
Coastal dunes / shingle	✗	✗	✗		Waste ground / derelict	✗	✗		Rough / wild / equestrian	✓	✓	✓		Other trees	✓	✓	✓		Tree pattern	Linked	Variable												
Marine levels	✗	✗	✗		Unsettled	✗	✗		Disturbed	✓	✗	✗		Open / unwooded	✗	✗	✗		Other characteristics / features	Babbington Lane Water Tower is prominent feature within site													
High plateau (>300m)	✗	✗	✗		Coalfields	✓	✗		Urban / brownfield	✓	✓	✓																					
High hills (>600m)	✗	✗	✗		Urban	✓	✗		Parkland / leisure	✗	✗	✓																					
LANDSCAPE VALUE													Total Score (/25)		17		VISUAL VALUE													Total Score (/25)		13	
Factor		Assessment											Score*		Factor		Assessment											Score*					
Landscape quality		Some degraded elements within the study area, well managed farmland to south											Med - 2		Recognition of value		N / A											Low - 3					
Scenic quality		Landform offers a long views. High degree of human influence but some attractive features											Med - 2		Indicators of value		N / A											Low - 3					
Rarity		N/A											Low - 1		Other value		Presence of ridgeline which currently separates existing settlements, recreational value											Med - 6					
Representativeness													Study area is mostly representative of LCA		High - 3		VISUAL SUSCEPTIBILITY													Total Score (/25)		19	
Factor		Assessment											Score*		Factor		Assessment											Score*					
Conservation interests		Mature Landscape Area, TPOs and Listed Buildings. Conservation Area in Kimberley to the north-east of the site											Med - 2		Primary receptors		Recreational - Views contribute to the landscape setting enjoyed by receptors											Med - 4					
Recreation value		Good network of PRoW with local recreation grounds											High - 3		Secondary receptors		Residential - Views contribute to the rural setting experienced by receptors											Med - 4					
Perceptual aspects		Noise intrusion apparent from carriageway of A610, considerable human influence. Long views enhance rural setting											Med - 2		Number of receptors		Views available from A610, Kimberley and Awsworth											High - 6					
Associations		None of relevance											Low - 1		Visibility of site		Site is visible from several angles											Med - 4					
LANDSCAPE SUSCEPTIBILITY													Total Score (/25)		17																		
Factor		Assessment											Score*																				
Subtraction		Loss of Mature Landscape Area, and landmark in the Babbington Lane water tower											Med - 4																				
Addition		Extension of settlement and urban edge in prominent location											Low - 2																				
Perception		Coalescence of settlements (Awsworth and Kimberley), perceived urbanisation, particularly due to prominence of site											High - 6																				
Policy		Protect the rural character of the area by minimising the visual effect of urban expansion											Med - 4																				
OVERALL LANDSCAPE SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)		34		OVERALL VISUAL SENSITIVITY (Combined Value and Susceptibility)													Total Score (/50)		32	
Medium landscape value and susceptibility, overall medium landscape sensitivity															Low visual value and medium visual susceptibility. Overall medium visual sensitivity																		
Notes															Notes																		
MITIGATION OPPORTUNITIES / RECOMMENDATIONS																																	
Landscape planting		✓		Retain and enhance mature vegetation. New planting along A610								Form of development		✗																			
Landscape buffer		✓		Majority of site to reduce prominence of new development and minimise sense of coalescence between settlements								Local vernacular		✗																			
Site features		✓		Retain landmark water tower on Babbington Lane								Other		✗																			
CONSTRAINTS																																	
On-site		Water tower, PRoW, Mature Landscape Area								Off-site																							
CONCLUSION																																	
Site LS21 is a series of arable and pastoral fields which separate the settlements of Kimberley, Swingate (Kimberley) and Awsworth. The site is a prominent hill, rising from west to east and within the south-east of the site is the Babbington Lane Water Tower, which is visible for miles around. There is a medium landscape value, derived from the close representativeness to the prevailing landscape character, as well as the good recreational opportunities. The landscape susceptibility is also medium, with the potential for development of the site to cause increased visibility of urban development and coalescence between Kimberley and Awsworth. Overall the landscape sensitivity is medium. Visually, the site has value as separation between settlements, as well as a recreational resource. There is a medium visual susceptibility related to loss of this resource and the relatively high population who could potentially be visually affected. The visual sensitivity is medium.																																	

Landscape Value  
Visual Value

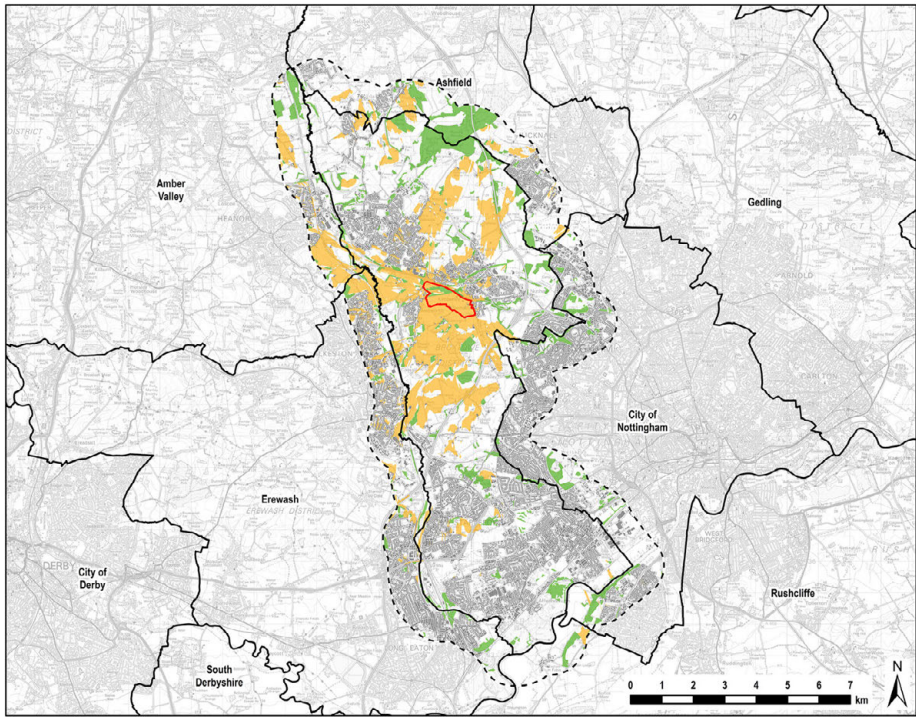
Landscape Susceptibility  
Visual Susceptibility

Landscape Sensitivity  
Visual Sensitivity

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



LS21 - West of Swingate (Kimberley)



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



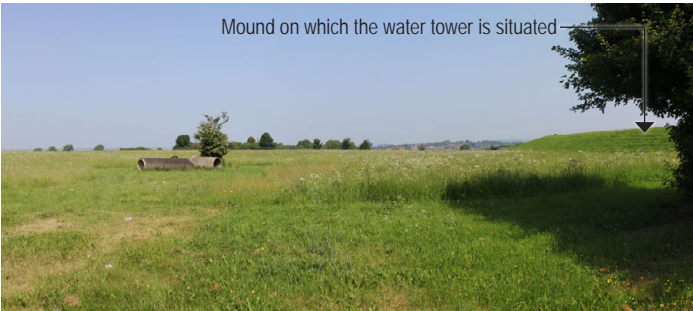
**Site Photograph A** - This viewpoint looks easterly from Kimberley FP19 to the north-west of the site. In this location, the site is semi-natural wildflower meadow bounded by mature vegetation. The area appears popular for recreation such as dog-walking, being easily accessible from the western end of Kimberley.



**Site Photograph B** - Looking south-west along Aysworth Lane in the north-western corner of the site. This area of the site appears more degraded than the rest of it.



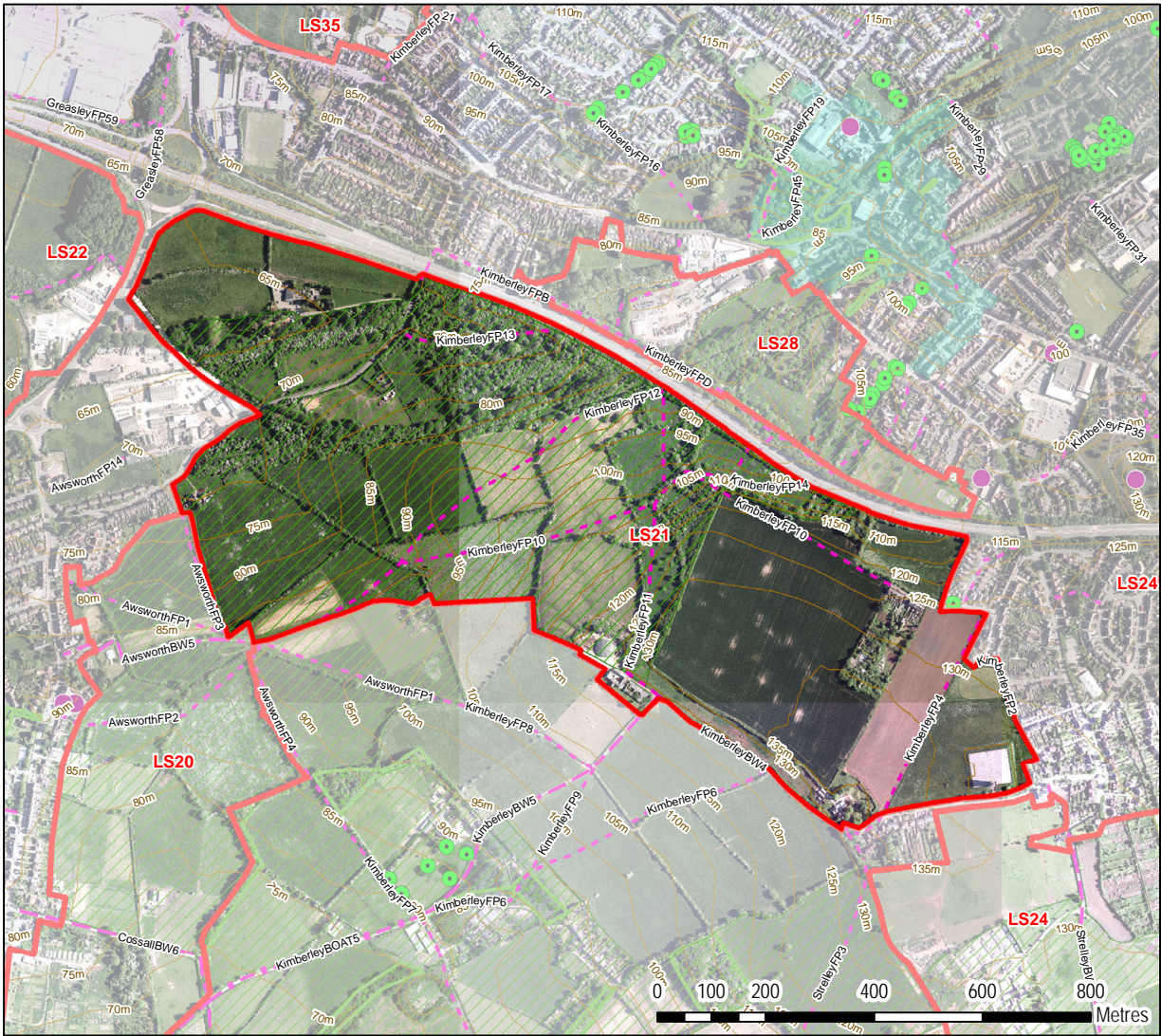
**Site Photograph C** - The water tower at Swingate is a distinctive feature seen for miles around.



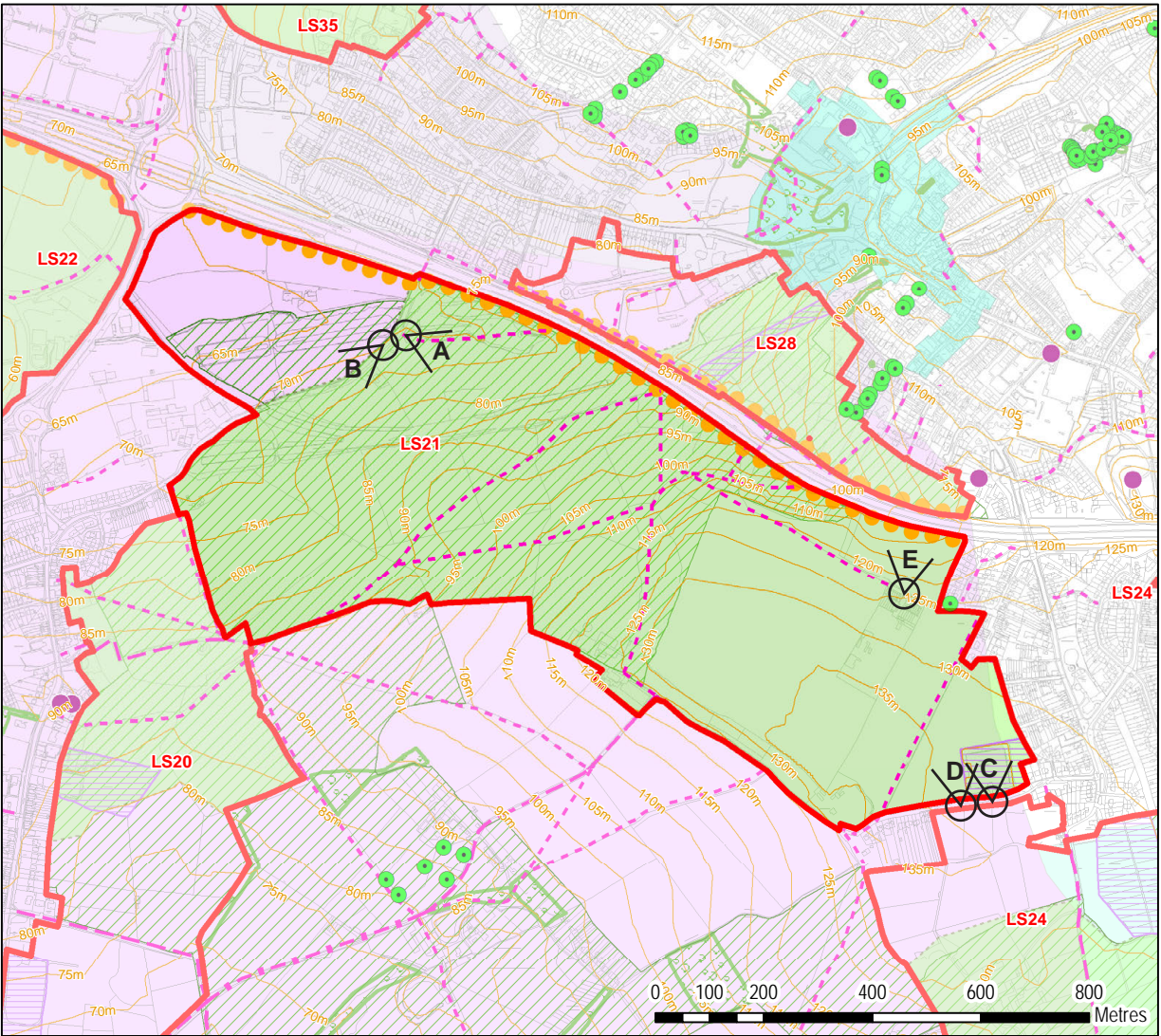
**Site Photograph D** - The south-eastern corner of the site is a localised plateau at a high point of 130-135m. From this point, wider views are limited in comparison to those on the slopes and the viewpoint looks across grassland towards rooftops in Kimberley.



**Site Photograph E** - From this location, views are obtained looking north across the A610 towards Kimberley. To the right of the view are houses on Kimberley Close on the edge of the Swingate area of Kimberley; in the background are houses in the town of Kimberley. In the middle ground of the view is a linear belt of vegetation which screens the A610 from view.



Aerial view of the site



Landscape designations / Potential development mitigation recommendations

- Legend**
- Site Boundary
  - Landscape Buffer
  - Site Feature
  - Landscape Planting
  - Broxtowe Borough boundary
  - Contours
  - Conservation Area
  - Listed Building
  - Mature Landscape Area
  - Byway Open to All Traffic
  - Bridleway
  - Footpath
  - Tree Preservation Order (Groups & Woodland)
  - Tree Preservation Order (Single Tree)
  - LCA Policy Zones**
  - ML15, Conserve and Enhance
  - NC02, Conserve and Enhance
  - NC03, Enhance

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