OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT

NEWARK ROAD, SUTTON IN ASHFIELD

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ON BEHALF OF HALLAM LAND MANAGEMENT LTD

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1. INTRODUCTION

Terms of reference

1.1. Pegasus Group has been instructed by Hallam Land Management Ltd, to undertake a landscape and visual impact assessment (LVIA) in relation to the proposed development of land to the south of Newark Road and west of Coxmoor Road, Sutton-in-Ashfield (referred to as 'the site').

1.2. This LVIA will consider existing landscape and visual receptors in the study area, these include:

- Physical landscape resources;
- Landscape character, including physical landscape resources; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

1.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)[1]. The detailed methodology used is included at **Appendix A**.

1.4. This LVIA takes account of the response from the Council's Landscape Officer to the undetermined application for residential development on the site (ref V/2017/0565), and also more recent discussions held with the Landscape Officer at a recent site visit held on the 28th March 2022.

Site overview

1.5. The site is located on the south-eastern edge of Sutton-in-Ashfield and extends to c. 21.4 hectares (ha). The site comprises a medium scale arable field (situated between Newark Road, Coxmoor Road and the Round Hill Estate and, connected to this, a smaller arable field situated immediately to the south of the Round Hill estate; both parcels are located immediately adjacent to the existing settlement edge of Sutton-in-Ashfield and are influenced by the existing residential and industrial land uses which characterise this edge of the town. The landform across

[1] Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

the site has some variation but consistent with the wider undulating topographical pattern across the landscape. Localised ridgelines are present at Coxmoor Road (to the north-east) and adjacent to the existing industrial area to the north-west; Windmill Hill is a localised high point to the south-east; between these high points the topography of the wider site area forms a contained 'bowl' formation, up to the urban edge at Round Hill.

1.6. The north-eastern and south-eastern boundaries are defined by mature hedgerow vegetation of varying quality; to the north a mature hedgerow separates the site from the Coxmoor Road; to the south the hedgerow is a well-managed, native field boundary hedgerow. The western boundary is formed by the public footpath and associated hedgerows which extend from Searby Road and provide access to the landscape to the south.

1.7. Additional information and a more detailed description of the physical components, landscape character and visual amenity of the site and study area are set out in later sections of this LVIA.

2. ASSESSMENT METHODOLOGY

2.1. The approach and methodology used for this LVIA has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- Natural England (2014) An Approach to Landscape Character Assessment; and
- Landscape Institute's Visual Representation of Development Proposals 06/19 (September 2019); and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

2.2. Reference has also been made to additional sources of data and information, such as published character assessments, aerial imagery (Google Earth), and Ordnance Survey (OS) base mapping. These are referenced in the relevant sections of the baseline information. Several drawings have also been produced as part of this LVIA and are included as **Figures 1 to 8**.

Level of assessment

2.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3).

2.4. The GLVIA3 acknowledges that landscape and visual impact assessment (LVIA) can be carried out either as a standalone assessment or as part of a broader EIA. GLVIA3 notes that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA that sits within an EIA must comply.

2.5. This assessment has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA also considers the interaction between landscape character and views in relation to physical components of the landscape. The LVIA draws on professional judgement in relation to sensitivity of receptors (both landscape and visual), the nature of impacts and consequential likely effects. This process informs judgements on a landscape mitigation strategy which will avoid, reduce, or remedy adverse impacts.

Approach

2.6. The overall approach to the identification, evaluation and assessment of landscape and visual effects is summarised as follows:

- Determine the scope of the assessment;
- Collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
- Review the type of development proposed and identify and describe the likely impacts (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- Establish the sensitivity of landscape and visual receptors (balancing judgments on value and susceptibility);
- Determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- The assessment of the significance of likely landscape and visual effects through a balanced approach and clear description of professional judgments on sensitivity and magnitude; and
- The identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

Scope of assessment

2.7. The spatial scope for the LVIA is initially determined by reference to the area of landscape that may be affected and from which the proposed development may be visible[2].

2.8. The preliminary study area for the LVIA has been set at an approximate radius of 1.5km from the site. This is considered sufficient to account for the likely impacts that will be generated by the proposed development. In some specific instances it has been necessary to vary this distance to consider the potential for impacts on specific landscape resources or from specific long-distance viewpoints.

[2] Para 3.15, Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

2.9. The professional judgements in this LVIA consider landscape and visual effects in the short term, at completion, but also in the longer term after fifteen years when mitigation measures (such as planting) will have matured, and the mitigation measures are likely to perform the intended function (for example, screening or enhancement of landscape infrastructure).

2.10. Supporting photographs used in this LVIA have been taken in spring when leaf cover and the density of vegetation is increasing. A likely reduction in screening during winter months is considered in the balance of impacts and professional experience and judgement.

2.11. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.

2.12. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present day landscape character, context and setting of an area. These aspects have been given consideration in the LVIA in terms of physical landscape resources (for example trees and hedgerows) and landscape character. However, this LVIA does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

Collating baseline information

2.13. Information has been collated using a process of desk study and field survey in order to capture a comprehensive description of the baseline position for landscape and visual receptors. The desk study includes reference to published landscape character studies.

2.14. Field survey work was completed between April 2017 and April 2022. A series of illustrative and representative photographs were taken during the field work. These photographs were taken with a digital camera with a 50mm lens (equivalent focal length) at approximately 1.7 metres in height. These are presented as a series of viewpoints and have been used to inform both the landscape and, separately, visual assessment (included as **Figure 5, Viewpoint Photographs 1 to 16**).

Assessment of effects

2.15. Having established the relevant baseline position, the assessment process then completes the following specific stages:

- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the nature of the proposed development (sensitivity is not standard and depends on the nature and type of development proposed and also the value and susceptibility of the receptor to that type of development);
- Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
- Combine judgments on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) to arrive at clear, professional judgments of significance.

2.16. For both landscape effects and visual effects, the final conclusions on significance are based on professional judgements combining the specific analysis of the sensitivity of receptors and detailed predictions on the magnitude of change (or impact). GLVIA3 advocates a balanced justification of these issues using professional judgement rather than formulaic matrices. The rationale for the overall judgement on significance is based on the application of professional analysis and judgement and the subsequent combination of each of the criteria to reach a conclusion.

2.17. The detailed thresholds and criteria for each of the stages of analysis and assessment of landscape and visual impacts are included in the detailed methodology (**Appendix A**).

3. LANDSCAPE POLICY BACKGROUND

3.1. This section sets out a review of national and local policy relevant to landscape and visual matters.

3.2. In the context of the relevant planning framework, this section also sets out a summary of those policies specific to the landscape and visual issues pertaining to the proposed development and which will have implications for the landscape strategy presented as part of this LVIA (refer to **Figure 1, Site Location and Planning Designations**).

European Landscape Convention

3.3. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The convention was adopted on 20 October 2000 and came into force on 1 March 2004. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes and organises cooperation on landscape issues. The convention defines landscape as:

3.4. *"…an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors)"*

3.5. The importance of this definition is that it focuses on landscape as a resource and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

3.6. The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in July 2021, setting out the Government's planning policies for England and providing a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions[3].

3.7. The NPPF sets out three dimensions to achieving sustainable development that includes economic, social and environmental considerations. It places an onus on the planning system to

[3] Para 2, MHCLG, NPPF (July 2021)

perform a role in relation to the environment that 'contributes to the protection and enhancement of our natural, built, and historic environment…' going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area and this underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

3.8. In relation to landscape and visual matters, achieving well-designed places (section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place[4].

3.9. Section 12 also makes specific reference to the use of tree planting, which it states, "make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change[5]."

3.10. Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and recognising the 'intrinsic character and beauty of the countryside'[6].

3.11. NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community[7].

Planning Practice Guidance Documents

3.12. The National Planning Practice Guidance (PPG) is a web-based resource prepared by the department for communities and local government (DCLG). The PPG sets out guidance across various topics and effectively supersedes previous guidance on many aspects of planning; topics are updated as required.

[4] Para 126, MHCLG, NPPF (July 2021)
[5] Para 131, MHCLG, NPPF (July 2021)
[6] Section 15 and para 174, MHCLG, NPPF (July 2021)
[7] Para 129, MHCLG, NPPF (July 2021)

3.13. The PPG for the 'natural environment' (updated July 2019) addresses agricultural land, green infrastructure, biodiversity and landscape.

3.14. In relation to green infrastructure (GI) the PPG acknowledges how a 'range of spaces and assets' can provide 'environmental and wider benefits'. The PPG states that GI can include[8]:

3.15. *"…parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies."*

3.16. The PPG goes on to recognise how GI can help achieve well designed spaces, and conservation and enhancement of the natural environment. The PPG also recognises the benefit of considering GI 'at the earliest stage of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets'.

3.17. In relation to landscape, the PPG reiterates the requirements of the NPPF in terms of 'recognising the intrinsic character and beauty of the countryside'. The PPG states that[9]:

3.18. *"Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary."*

3.19. The PPG also notes the relevance of landscape character assessment, landscape sensitivity/capacity assessment and landscape and visual impact assessment. However, whilst recognising these different aspects of landscape analysis, the PPG does not reflect the subtle variations in these and potential overlap between their different uses and requirements.

3.20. This LVIA includes reference to published landscape character assessments which have been prepared at a range of scales and detail. Reference has also been made to the local landscape character by reference to the key characteristics of the site and its immediate context, including

[8] NPPG, Paragraph: 004 Reference ID: 8-004-20190721 (21 July 2019)
[9] NPPG, Paragraph: 036 Reference ID: 8-036-20190721 (21 July 2019)

existing, enhanced and potentially new green infrastructure. Therefore, this LVIA responds fully to the requirement of the PPG.

Local planning policy

Adopted Local Plan

3.21. The following section sets out the local planning policy background relevant to the site. The site is located within the administrative area of Ashfield District Council (ADC). It is currently subject to policy 'EV2 Countryside' however there are several additional policies that are relevant to landscape and visual matters.

3.22. At the time of writing, planning policy comprises the saved policies of the adopted Ashfield District Local Plan (ADLP) (2002). ADC consulted on a Regulation 18 draft of the new Local Plan in October/November 2021. Following the consultation, the Council has paused the preparation of the plan until the Government's approach to greenfield land release is clarified. An overview of those adopted local plan policies relevant to landscape and visual matters is set out below.

Table 1: Summary of ADLP policies relevant to landscape and visual matters

Policy	Summary
Policy EV2: The Countryside	This policy states that in the countryside permission will only be given for appropriate development. Development must be located and designed so as not to adversely affect the character of the countryside, in particular its openness.
Policy EV4: Mature Landscape Areas	This policy states that development which does not adversely affect the character and quality of mature landscape areas will be permitted.
Policy EV8: Trees and Woodlands	This policy states that development which adversely affects trees worthy of retention, including woodland and individual trees, will not be permitted. Where trees are lost because of development, replacement or mitigating planting will be required.
Policy HG6: Public Open Space in New Residential Developments	This policy states that residential development will only be permitted where open space is provided to meet the following requirements: A. on sites of two hectares and above, a minimum of 10% of the gross housing area will be provided as open space, B. on sites of less than two hectares and more than five dwellings the amount of open space required will be assessed by considering the

	type of housing proposed and the extent of, and accessibility of the site to existing open space in the locality. Where it is not appropriate to provide open space within a site boundary, a planning obligation will be negotiated to allow a sum to be paid.

Other relevant planning documents

Sutton in Ashfield SHELAA Sites 2021

3.23. As part of the evidence base for the emerging Local Plan, the Council published an updated Strategic Housing and Employment Land Availability Assessment in 2021[10]. The site is assessed under reference SA024.

3.24. The SHELAA report summarised the suitability of the site as follows:

- The site is potentially suitable, although requires comprehensive masterplanning.
- There is the likely existence of contamination and ground stability issues which will require investigation. Furthermore, there are identified area(s) of surface water flooding, which will require mitigation.
- The potential harm to the significance of Roundhill's Farm (Locally Listed) would also need to be assessed.
- Severn Trent have identified that network improvements to the foul sewers is likely to be required.

3.25. In respect of landscape character the SHELA notes that the site is in S PZ 11 (SH 11) Lindhurst Wooded Farmlands, which defines the condition as 'Moderate' and 'Sensitivity' as 'Moderate'; the overall landscape strategy for S PZ 11 is to 'conserve and create'.

3.26. Recognising this, the SHELAA concludes that the site (SA024) is potentially suitable, although requires comprehensive masterplanning.

[10] *Strategic Housing and Employment Land Availability Assessment (SHELAA) Methodology and Site Assessments – Appendix G: Sutton SHELAA Reports updated 2021*

Ashfield Green Infrastructure and Biodiversity Technical Paper – Sept 2013

3.27. The Green Infrastructure and Biodiversity Technical Paper[11] reviews national and local planning policies and strategies with reference to both Green Infrastructure (GI) and biodiversity. It explains that the concept of 'Multifunctionality' is central to the GI approach, referring to the potential for GI to have a range of functions and to deliver multiple benefits.

3.28. The following 8 main themes have been identified as being of relevance and importance to GI development in Ashfield: Biodiversity; accessibility and sustainable transport; recreation; climate change and environmental quality; health and well-being; growth and investment; social; and landscape and culture.

3.29. The paper goes on to say;

3.30. *"The visual elements of Green Infrastructure are a fundamental element in defining the rich and varied character of landscape, as experienced by people. The effective use of Green Infrastructure can deliver landscape character enhancement, restoration and re-creation. This can contribute to creating a clear and distinctive sense of place which reinforces local identity and can help to foster belonging and attachment among communities. This can be of particular importance in areas such as Ashfield which have undergone significant change, as a result of coal mining and quarrying and subsequent restoration, which has not always been sympathetic to the surrounding landscape."*

Public Open Space Strategy 2016-2026

3.31. The Public Open Space Strategy 2016-2026[12] was published to replace and build on the implementation of the previous Green Space (2008) and Play (2008) strategies. The focus of the strategy is on publicly accessible open spaces, including parks and green spaces, town centre spaces such as squares and plazas, allotments, cemeteries and green links.

3.32. It provides a vision for Ashfield's public open spaces over the next 10 years which focuses on three key areas:

[11] Ashfield District Council Technical Paper – Green Infrastructure and Biodiversity – September 2013
[12] Ashfield District Council – Public Open Space Strategy 2016-2026

- Sustainable long-term management of public open spaces;
- Continued improvement of public spaces; and
- Provision of new public open space and associated facilities through the development process.

Landscape related designations

3.33. The site and study area are not subject to specific statutory or non-statutory landscape related planning designations.

3.34. In and around the site area there are several other environmental designations which have some relevance to landscape and visual matters. These include:

- Scheduled Monuments – Mound at Hamilton Hill, c. 540m to the north-east;
- Registered Park and Gardens – Mansfield Cemetery (Grade II), c. 2.1km to the east (separated by landform and vegetation) and Newstead Abbey (Grade II*), c. 3.5km to the south-east; and
- Conservation Areas - Sutton-in-Ashfield Conservation Area, located over 1.9km to the north-west.

3.35. Where relevant, these matters are considered in the analysis of constraints and opportunities.

3.36. As previously noted, the site is covered by the Countryside designation within the adopted local plan. No other landscape-related designations apply to the site. However, a small number of other related designations are present in the surrounding landscape.

4. LANDSCAPE AND VISUAL BASELINE

4.1. The following section describes the individual components of the physical landscape that are present in the study area. These have been described to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features which together contribute to landscape character.

Physical landscape resources

Topography and landform

4.2. The topography of the site is relatively complex, sitting across a transitional area between the localised ridgeline that sits coincidental with Coxmoor Road and the base of a shallow bowl located to the south of the Round Hill estate. In this context, the site falls from a high point in the south-eastern corner of the larger parcel ofc. +171m Above Ordnance Datum (AOD) down to the low points in the north-western corner of the larger parcel and western edge of the smaller, western parcel, at c. +150m AOD. This forms a relatively steep slope on the eastern and south-eastern edges of the site that falls to a shallower gradient closer to the settlement edge.

4.3. At a local level, the landform of the wider site area is characterised by a series of undulations and low-lying shallow ridgelines that are formed from topographical spurs off the higher ground (refer to **Figure 2, Topography**). The overarching characteristic of the topography in this part of the landscape is the formation of a broad 'bowl' feature within which the wider site area is situated. Slopes rise to the south-west (at the industrial estates of Kirkby-in-Ashfield), to the south-east (at Windmill Hill and Coxmoor Plantation), and to the north-east (aligned with Coxmoor Road). Together with the settlement edge to the north-west, these effectively create strong physical containment to the wider site area. In the wider landscape, topography varies with a series of undulating slopes across the wider extent of the sandstone forests and heaths.

Hydrology and water features

4.4. There is a drainage ditch along the western boundary of the site that falls toward the base of the 'bowl' landform. There are no waterbodies on the site itself.

4.5. In the wider agricultural context there is a network of ditches and small watercourses across the landscape to the east of Sutton-in-Ashfield. The largest being the Cauldwell Brook c. 1.7km to the north-east of the site. There are also several small field ponds across the study area. The most notable water body is the Kingsmill Reservoir c. 740m to the north of the site. The Boating Lake located at The Lawn Pleasure Grounds c. 900m to the north-west of the site is located within the residential area of Sutton-in-Ashfield.

Land use

4.6. The north-western part of the site is a former quarry that has since been used for landfill and subsequently restored to agriculture. The current land use of the whole site is now arable. Field patterns are geometric and medium to large scale with intensive arable practices leading to loss of hedgerows and increases in the scale of enclosures over time.

4.7. Land use across the wider landscape is predominantly arable and this is consistent with the landscape of the wider context of the settlement. Outside of the site there are some localised variations in land use including the amenity landscape of Coxmoor Golf Club (c. 530m to the west) and some smaller scale enclosures of pasture and equestrian paddocks. Land use within the urban edge includes commercial and industrial units, some informal areas of open space and residential estates; many of which are prominent from the adjacent landscape areas. On the western edge of the site is a recent residential development along what is now called Barnhill gardens. This is a development comprising a barn conversion and eight individual properties.

Vegetation patterns

4.8. The site is generally enclosed by vegetation along its boundaries. The north-eastern and south-eastern boundaries are defined by mature hedgerow vegetation of varying quality; to the north a more substantial hedgerow and tree belt runs along Coxmoor Road which coincides with the localised ridgeline and further promotes containment of the landscape to the south of this road; to the south the hedgerow is a well-managed, native field boundary hedgerow. The northern extent of the western boundary is defined by the vegetation and mixed fence lines of properties on Searby Road. A native hedgerow divides the larger, eastern parcel from the western field, which itself is bound to the west by a further well-managed, native field boundary hedgerow.

4.9. In the wider landscape the vegetation structure is characterised by the pattern of agricultural hedgerows with some limited hedgerow trees; these tend to define a medium to large scale field pattern. Hedgerows are generally continuous but intensively managed with some gaps. The smaller scale, historic field patterns appear to have been eroded through agricultural intensification. Coxmoor Plantation is located c. 1km to the south of the site and forms a substantial woodland block that sits at a relative high point in the landscape and, where present in views, forms a wooded horizon. Several plantations and mixed woodland blocks lie further to the east, including Stonehills Plantation and Cauldwell Wood. To the north of Coxmoor Road, c. 700m to the south of the site, Coxmoor Golf Club forms a larger area landscape influenced by the amenity management practices of this land use and with narrow, linear tree belts dividing the area internally. To the west of the site, the urban area includes a mix of street trees, garden planting and occasional areas of open space and parkland.

Public access

4.10. No public rights of way (PROW) cross the site itself. Public access across the landscape in the immediate context of the site is limited to the two public footpaths that provide a link between the settlement edge of Sutton-in-Ashfield and Coxmoor Road; one route leaves Searby Road and passes along the south-western boundary of the site for some of its length, the second leaving Low Moor Road, further south. These routes converge at a point to the north of Windmill Hill with the single route then continuing to connect to Coxmoor Road (refer to **Figure 4, Viewpoint Locations and Public Rights of Way**).

4.11. In the wider rural landscape, the network of PROWs is limited. To the south-east of the site (c. 2.7km), the Robin Hood Way recreational route loops through the southern extent of Harlow Wood. Several short formal PROW routes provide access through the settlement edge, this includes links through the residential and industrial areas toward the formal open space and The Lawn Playing Fields. To the south-west of Sutton Parkway Station, a number of tracks cross a, small localised hill that forms an informal open space.

Development and transport patterns

4.12. The site is located directly adjacent to the existing residential and industrial edges of the settlement at Searby Road (to the west) and Newark Road (to the north) respectively. The large

commercial and warehouse buildings are a prominent feature in views from higher ground. Some post-war ribbon development is situated along Coxmoor Road; these tend to be more significant properties set within generous curtilages. And often include substantial cover from garden vegetation.

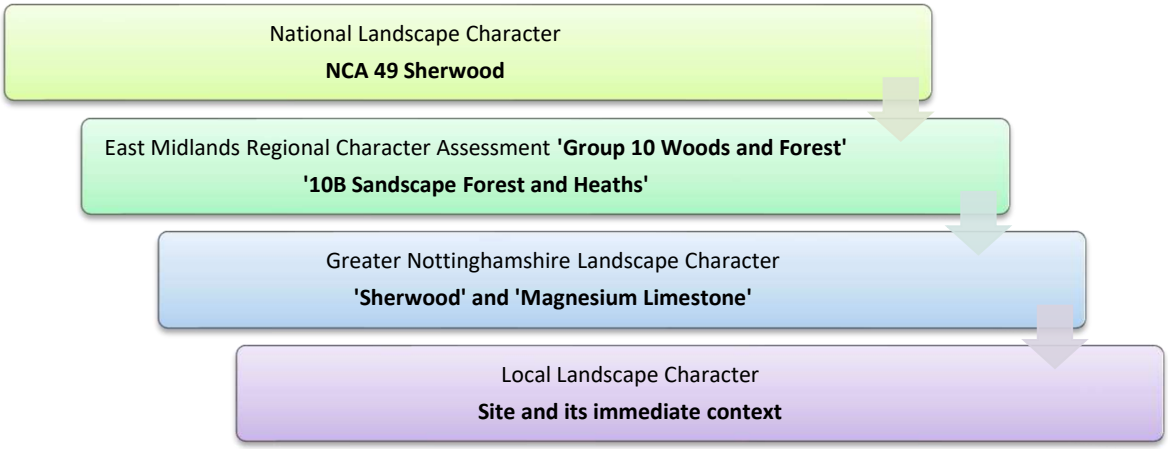
4.13. In the wider landscape the settlement pattern across the study area is dominated by the urban fringes of Sutton-in-Ashfield to the west, Kirkby in Ashfield to the south and Mansfield to the north-east. A number of major transport routes cross the wider study area, including the A38 (to the west and north), the A617 (to the north) and A611 (Derby Road) which connects Hucknall and Mansfield. More locally, the B6021 and B6139 form major routes through the area. The Robin Hood line railway passes through this part of the settlement edge, with Sutton Parkway Station located c. 900m to the west of the site.

Landscape character

4.14. Reference has been made to published guidance on landscape character for the area. The site is located in the following landscape character types/areas (refer to **Figure 3, Landscape Character**):

- National level – NCA 49 Sherwood;
- Regional Level – East Midlands Regional Character Assessment 'Group 10 - Woods and Forest'; and
- Country Level - Greater Nottinghamshire Landscape Character Assessment – 'Sherwood' and 'Magnesium Limestone'.

Plate 1: Summary of landscape character hierarchy



4.15. The following sections set out a summary of the characteristics contained in published guidance, relevant to the site and study area.

National landscape character

4.1. The site is in National Character Area (NCA) Profile 49 Sherwood[13]. Where relevant to the site and its landscape context, the key characteristics of NCA 49 are summarised as follows:

- A gently rolling landform of low rounded sandstone hills, which principally coincide with an outcrop of the Permo-Triassic Sherwood Sandstone Group. The sandstone gives rise to well drained, acidic, sandy soils;
- Woodland is a distinctive feature of the area with a mosaic of broadleaved, mixed and coniferous woodlands, including ancient oak wood pasture and parkland, and pine plantations;
- Wooded horizons frame extensive areas of open arable farmland with large, geometric fields contained by low, often treeless, hawthorn hedges;
- Commercial agriculture, especially in the north of the character area, is focused on root crops, although pig and poultry units are also characteristic;

[13] NCA Profile: 49 Sherwood (NE333) Natural England, October 2014.

- The free draining geology and acidic soils support many areas of unenclosed lowland heathland and acid grassland often associated with the wood pasture areas, but also found on marginal agricultural land, on rail and roadsides and on restored colliery sites;
- A dispersed settlement pattern of small villages and farmsteads is common in the agricultural areas, with larger settlements surrounding the perimeter of the area. Characteristic building materials are local red sandstone, and red brick and pantiles;
- Large country houses, their associated parklands and, in some cases, their narrow engineered lakes, are a distinctive feature of this character area;
- Coal Measures beneath the sandstone have been extensively mined and the industrial heritage is visible in the landscape. Disused sites are progressively being restored; and
- The area, especially Sherwood Forest, is intrinsically linked to the internationally renowned legend of Robin Hood.

4.2. The NCA has several 'Statements of Environmental Opportunity' notes, several which relate to the site and its surroundings.

4.3. SEO1 looks to protect, enhance and promote Sherwood as a landscape of international environmental and cultural significance by securing and expanding the iconic mosaic of woods, heaths and parklands, and enhancing sustainable recreation and cultural opportunities. It aims to achieve this by maintaining the condition of the valued landscapes, including woodland, SSSI's, SAC's, NNR, and acidic grasslands and heathland. It also aims to create new heathland and areas of resilient woodland and encourage dispersal of visitor pressure by investment in high quality infrastructure designed to meet the different needs and levels of use of a range of visitors, including local communities, recreational day visitors and tourists, without being the cause of damage or degradation of these unique assets.

4.4. SEO3 looks to Integrate new green infrastructure and conservation of historic features into the redevelopment of derelict land to establish high quality characteristic local environments. It aims to achieve this through the following objectives:

- Promoting the appropriate restoration and interpretation of the conspicuous reminders of the coal mining industry;

- Creating new landscapes, including woodland, heathland and amenity land, which is open to the public, on previously derelict land and spoil heaps;
- Promoting the industrial heritage of the area by retaining some heritage features, including old mining buildings and mining machinery, to offer educational and cultural history resources; and
- Promoting geodiversity in key sites.

4.5. The NCA also outlines some additional opportunities that include 'consideration of the location and design of new development to retain local distinctiveness', suggesting that this be achieved by:

- Ensuring new development enhances settlement character and integrates into the landscape / townscape by ensuring it is sensitively located and designed, using local materials such as sandstone, red brick and pantiles and limestone;
- Ensuring high-quality design and implementation of infrastructure, which complements and contributes to the strategic network of green spaces and routes and avoids route severance.

4.6. Whilst it is likely that many of the key characteristics found in the vicinity of the site will be represented across the wider context of the NCA, the site is one of the last colliery sites to be restored and as such its regeneration will remove one of the area's industrial heritage sites from the NCA. The site is relatively large in scale and so the proposed development will have some influence on the landscape character at a NCA level, however, within the broad scale of the NCA this will not be significant.

4.7. The NCA descriptions and guidelines provide a useful overview and context for the landscape and visual baseline and highlight the nature of existing pressures on the landscape at a regional scale. In order to complete a more detailed appraisal of potential landscape and visual matters, reference has been made to the published landscape character assessment prepared at a finer grain and at a local scale.

Regional landscape character

4.8. At a regional level, the East Midlands Landscape Character Assessment[14] was published to provide a strategic context and framework for more detailed landscape assessments at the county, district and local scales that nest within the larger scale assessments.

4.9. The assessment identifies regional landscape character types (RLCT) of broadly similar landscape character at a strategic scale. The study notes that these are generic descriptions and that the RLCT described may describe areas of landscape character in more than one location.

Sandstone Forests and Heaths

4.10. The site is located in an area identified as '10 - Woods and Forests' and a sub area of '10b - Sandstone Forests & Heaths'. The key characteristics relevant to the site and surrounding context are defined as:

- Undulating landform of low rounded hills on sandstone geology with numerous dry valleys;
- Mosaic of broadleaved, mixed and coniferous woodlands creating wooded skylines and enclosing extensive tracts of open arable farmland with large scale geometric fields and neatly trimmed and often treeless hedges;
- Free draining acid soils supporting many areas of unenclosed heathland vegetation often associated with woodland areas and also on marginal land and roadsides;
- Numerous large estates and associated parkland;
- Frequent evidence of remains of coal mining industry with mining settlements and associated spoil heaps, disused mines and old railway lines, and areas associated with reclaimed pit heaps; and
- Sandstone quarries for aggregates are locally conspicuous.

4.11. The assessment notes that forces for change include villages within easy reach of major towns which are particularly vulnerable to development, eroding the architectural and historic character and creating visual intrusion. Guidance includes the management of growth of settlements, ensuring development is appropriate in terms of design and scale, and protecting the pattern of a sparsely settled landscape. The assessment sets out a number of aims for Sandstone Forests

[14] East Midlands Regional Landscape Character Assessment, LDA on behalf of Natural England, 2010.

and Heaths RCLT including the creation of new woodlands to screen and contain settlement edges, to manage the expansion of the transport network, to protect existing rural landscape features, whilst encouraging positive management of those features lost or under threat, and to protect the distinctive character of the landscape and consider the visual and environmental impact of any new or extended visitor facilities.

4.12. Where relevant, these matters are considered in the analysis of constraints and opportunities.

County landscape character

Greater Nottinghamshire Landscape Character Assessment, 2009

4.13. The Greater Nottinghamshire Landscape Character Assessment covers the countryside of several Authorities around Nottingham. The LCA categorises features and characteristics of the landscape and has divided the study area into broad landscape types and more detailed landscape character areas. The LCA sets out a series of 'draft policy zones' and accompanying landscape guidelines (refer to **Appendix C**).

4.14. The wider site area is located in the Sherwood Regional Character Area and the 'Lindhurst Wooded Farmlands' 'Sherwood Policy Zone' (S PZ 11). The key characteristics of S PZ 11 are described as:

- Gently undulating topography;
- Coniferous forestry plantations with deciduous margins to road edges;
- Deciduous woodlands with Oak, Sweet Chestnut dominant;
- Intensive arable farming in large geometric fields;
- Mixed species hedgerows with mature trees to farm tracks;
- Mansfield Ashfield Regeneration Route (MARR) crosses the north of the area;
- Built edge of Mansfield and Kirkby in Ashfield to the north and west;
- Isolated farms and limited settlement; and
- Heath land character, particularly to road verges, heath land species present on woodland rides.

4.15. Matters identified in the landscape character assessment which can influence the design are considered in the landscape strategy for the site, as described later in this assessment.

Landscape character summary

4.16. The benefit of the more local level assessment over the broader NCA guidance (from Natural England) is that it undertakes the assessment of landscape character at a more detailed level. Therefore, the finer grain of analysis accounts for the context of the wider landscape and places the site in a more specifically defined area of character. The characteristics and guidance can be used to inform proposals for development.

4.17. From the detailed evaluation undertaken for this LVIA, the site and its immediate context exhibit some of the characteristics identified in the various landscape character assessments described above. Aspects of the local character which are consistent with published guidance include:

- The undulating landform of rounded sandstone hills;
- Mosaic of plantation, broadleaved and mixed woodlands, including some wooded horizons and the contrast with the arable farmlands;
- Large scale agricultural landscape of geometric field patterns, often contained by low, often treeless, hawthorn hedges; and
- Prominent built edges of settlements, including Sutton, Kirkby and Mansfield.

4.18. Matters identified in the landscape character assessment which can influence the design are considered in the landscape strategy for the proposed development, as described later in this LVIA.

Visual baseline

4.19. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes references to specific locations that will potentially be subject to impacts arising from the proposed development.

4.20. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors. The identification of key sensitive receptors and links to the representative viewpoint are carried forward to the assessment process (refer to **Figure 4, Viewpoint Locations and PROW** and **Figure 5, Viewpoint photographs 1 to 16**).

Overview/Visual Envelope

4.21. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as hedgerows, woodlands or buildings and can also be influenced by distance from a site.

4.22. The broad visual envelope for the wider site area is defined as follows:

- To the north, the visibility is restricted to the residential areas, roads and industrial estates immediately adjacent to the site;
- To the east the visibility is restricted to the alignment of Coxmoor Road (including a small number of residential properties) where the ridgeline and associated vegetation screen views from further afield;
- To the south, landform and vegetation form a screen to views from the wider countryside, this is limited to Windmill Hill; and
- To the west, visibility is restricted by the urban fringe.

4.23. Overall, views of the site are limited to the limited number of public footpaths which are in the immediate context of the site and from residential properties immediately adjacent to, or close to, the site.

4.24. For much of the site, potential residential development will be relatively discreet, situated within the 'bowl' formation of the landform (avoiding high ground and ridgelines) and set against a dominant backdrop of the urban edges of Sutton-in-Ashfield and Kirkby-in-Ashfield; this reduces the potential degree of change arising from the development proposals and the nature of the proposals is consistent with much of the adjacent context.

4.25. The more sensitive locations in terms of potential visibility (and not nature of receptor) include the public footpaths through the wider site area and the adjacent residential properties on relatively elevated positions in the landscape.

4.26. Within this overall visual envelope there are variations in the degree of inter-visibility between areas and in the nature and extent of views. Overall these are tested further through the detailed field work and the subsequent assessment of visual impacts.

Representative viewpoints and visual receptors

4.27. The visual assessment references a series of viewpoints that are representative of visual receptors in the area. These illustrate views towards the site in the context of the surrounding landscape and are used to inform judgements on impacts for specific receptors (refer to **Figure 4, Viewpoint Locations and PROW, Figure 5, Viewpoint photographs 1 to 16**).

4.28. A detailed description for each of the locations identified as receptors for this LVIA, including judgements on the overall sensitivity of visual receptors, is included in later sections of this report under the assessment of visual effects.

5. DEVELOPMENT PROPOSALS AND LANDSCAPE STRATEGY

5.1. This section considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape.

5.2. In summary the proposed development comprises:

- Residential development of up to 300 dwellings;
- Site access and internal road layout; and
- Green infrastructure and open space incorporating informal recreation areas, equipped children's play area, along with attenuation and drainage.

5.3. The proposed 'Concept Masterplan' for the site is included at **Appendix E**.

Likely causes of impact

5.4. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of development that is proposed. Therefore, to inform the analysis of impacts, judgements should be made with reference to the specific changes which arise from the type of development being considered.

5.5. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential-led development).

Causes of temporary impact during construction

5.6. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- site clearance and accommodation works (including vegetation clearance where required);
- movement and presence of associated construction vehicles and plant;
- presence of construction compounds, site offices and welfare facilities;
- earthworks and construction of internal road infrastructure and practical development platforms;
- phased implementation and emerging built form of residential units;

- Temporary construction lighting; and
- alterations to the existing road network for access improvements.

Causes of impacts at completion

5.7. The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:

- the built form of residential development (incorporating access and internal road infrastructure); and
- mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.

Constraints and opportunities

5.8. Having considered the likely impacts, the following key constraints and opportunities have been identified during the landscape and visual analysis (including reference to fieldwork and to landscape character guidance).

Constraints

5.9. Constraints for the site are:

- Existing landscape components and vegetation structure across the site including drainage, hedgerows and hedgerow trees. These need to be considered to avoid and/or minimise losses, and will require appropriate stand offs where retained;
- Areas of landform that are prominent, subject to context, including the high ground and ridgelines that contain the site to the east (and north/south) and the 'bowl' of topography that sits closer to the settlement edge; and
- The routes of the PROW's that are located immediately adjacent to the site, providing a recreational resource and with near distance views to the site, views toward the urban edge of Sutton-in-Ashfield and the more extensive panoramas which are available across the wider settlement.

Opportunities

5.10. Opportunities for the site are:

- The lack of any overriding designations specific to landscape on-site and in the surrounding landscape context;
- Aside from locations immediately adjacent to the site, the relative containment and screening of the site by landform and by existing vegetation which limits views from the wider landscape to the north, east and south and increases the capacity of the site to accommodate residential development;
- Potential improvements to accessibility through the network of existing PROW and new connections through public open space across and around the site;
- The existing settlement pattern and the ability to proceed with a development area that is consistent with the existing settlement edge and which would not unduly intrude into the wider countryside to the south;
- The existing framework of green infrastructure can be retained and enhanced through a strategy for the creation of new vegetation (tree belts, native hedgerows etc.) to promote new green infrastructure links as well as reinforcement and enhancement of the existing hedgerow network.

Landscape and visual analysis

5.11. This section sets out a brief analysis of the landscape and visual constraints and opportunities in relation to capacity and sensitivity (refer to **Figure 5, Landscape and Visual Analysis**).

5.12. The landscape and visual analysis has identified that the landscape in this part of the settlement fringe is influenced strongly by the urban edge. This will form a backdrop to potential development on the site and will also add to the containment and screening of the proposed development. Together this will reduce magnitude of any impacts.

5.13. Topography in the local landscape forms a shallow bowl within which most of the site and its immediate context is situated. With appropriate consideration given to high ground and ridgelines, development proposals can come forward that sit low within the landscape, consistent

with the existing settlement edge, and therefore will not be prominent or overly visible in the wider landscape to the east and south-east.

5.14. Field patterns of the arable landscape are medium to large scale and agricultural intensification has weakened the hedgerow patterns over time. Retained hedgerows continue to be intensively managed and are generally species poor. These provide a framework along which a network of enhanced green infrastructure links can be implemented. Limited losses of hedgerows for access are not likely to be significant.

5.15. Overall there is potential to retain a rural context to the settlement edge, situated on the higher ground. This can be augmented through tree and woodland planting; the new landscape structure will, to a degree, be an improvement to the existing settlement edge which is currently more exposed.

Summary

5.16. Based on the analysis of landscape and visual constraints and opportunities, it is considered that the site has a good capacity to accommodate a residentially led master planned development. Whilst there are constraints to take into account, these can be addressed through an appropriately considered masterplan that responds to such issues.

5.17. To achieve this there are two important issues in respect of strategic development potential for the site: firstly, the need to identify the extent of an appropriate 'development envelope' that can accommodate built form and infrastructure – this sets the spatial extent of built form on the site; and secondly, the need to establish a robust and enduring green infrastructure framework to balance with that.

5.18. Both elements can develop in response to the local landscape context which will in turn help to avoid or reduce impacts. These two aspects have largely defined the preliminary development and landscape strategy, as set out in the following section.

Preliminary development and landscape strategy

Overview

5.19. The preliminary development and landscape strategy for the site has considered landscape components, landscape character and visual amenity from the outset. This has drawn on the baseline analysis of the L&V analysis and the early identification of constraints and opportunities identified for the site and study area.

5.20. This puts the 'landscape-led' approach at the heart of the masterplanning and design process by:

- Considering the relationship between this edge of Sutton-in-Ashfield, Kirkby-in-Ashfield and the adjacent countryside;
- Ensuring that landscape is the integrating framework for new development; and
- Applying an overarching green infrastructure strategy at the outset.

Primary aims and principles

5.21. Adopting this approach ensures that the preliminary development and landscape strategy incorporates mitigation as an inherent component of the proposals, intending to avoid or reduce the adverse effects of a development proposal from the outset.

5.22. The principles for mitigation measures aim to:

- Retain and make the best use of existing landscape elements and features;
- Avoid loss or damage to retained landscape elements and features (consequently also conserving and enhancing ecological fabric);
- Thereby conserving and enhancing the local landscape character; and
- Optimise protection and screening for visual amenity receptors.

5.23. Together these place a particular emphasis on existing and proposed green infrastructure across the site (including strategic landscape planting and open spaces) and the role that landscape characteristics and green infrastructure have in terms of mitigation (refer to **Figure 7, Landscape and Green Infrastructure Strategy**).

Strategy components

5.24. The components of the preliminary development and landscape strategy incorporated into the proposed development are summarised in the following table.

Table 3: Summary of landscape and visual mitigation

Strategy component	Key points
Development envelope	• Development is excluded from the highest parts of the site, including the eastern boundary (close to the upper slope and ridgeline along Coxmoor Road) and the south-eastern edge (adjacent to the existing residential properties off Coxmoor Road) – this will avoid placing built form in the more prominent areas of the site and reduces/avoids potential impacts; • Avoiding the area in the south-eastern corner also provides a physical break (and buffer) between the proposed development and existing properties off Coxmoor Road; • Generally built form is pulled back from the south-eastern boundary of the site to facilitate a c. 15m landscape buffer (see later sections, below); • Set back from the north-western edge of the site, adjacent to Newark Road, to ensure existing vegetation is successfully retained and also to facilitate a landscape buffer; and • Inclusion of a set back from the existing residential areas of Round Hill to provide a landscape buffer to existing properties and also accommodate a diverse range of green infrastructure and open space associated with drainage strategies.
Existing vegetation strategy	• Retain and enhance existing vegetation across the site wherever possible, particularly existing substantial hedgerows along Newark Road and Coxmoor Road, vegetation to the rear of existing properties off Searby Road (Round Hill estate), the dense hedgerow field boundary to the public footpath south-west of the site, the mature tree in the southern part of the site and the hedgerow field boundary on the south-eastern edge of the site; • Enhancement proposals to include appropriate management (such as hedge laying) and new planting as appropriate to reinforce boundaries, improve species diversity and ensure succession; • Provide new tree and woodland planting to improve diversity of vegetation structure and complement the Sherwood character area; and • In response to any required losses, proposed replacement and additional planting to ensure a net gain for the respective vegetation type (e.g. hedgerow and/or hedgerow trees).
Green infrastructure and open space	• Inclusion of green corridors throughout the site, focussed on existing field boundaries, trees and woodland and the existing public footpath network;

Strategy component	Key points
	• Inclusion of open space between the high ground at Coxmoor Road and Searby Road – this ensures retention of an open, long distance view across the site and toward the wider panoramas of Sutton-in-Ashfield; • Provision of new recreational access in the form of green links and public open spaces, particularly with connectivity along the linear open space along the southern and eastern edges of the site and in relation to more elevated areas of the site; • A particular focus on green infrastructure creation on the south-eastern part of the site to deliver a robust physical green edge to the settlement; and • A strategy for landscape planting that will complement and enhance the existing green infrastructure network, including substantial hedgerows, tree belts and woodlands to provide green infrastructure connectivity.
Environmental considerations	• Where appropriate, utilising existing landscape features to inform and guide the drainage strategy and develop sustainable drainage patterns that can, in turn, complement strategic landscape proposals; • Approaches to existing vegetation and proposed green infrastructure/open space include potential compatibility with ecological and biodiversity objectives through retaining and enhancing habitats as appropriate.

5.25. In the context of the overall need for greenfield development, a degree of landscape and/or visual impact is an inevitable consequence for most, if not all, sites. This is accepted by the inclusion of the site (in part) as an emerging allocation to the local plan).

5.26. In relation to landscape and visual matters, for the sites to come forward it is necessary to consider those where impacts are limited and where mitigation can be incorporated that can successfully minimise residual impacts.

5.27. It is considered that, with an appropriate approach to mitigation and the implementation of a robust landscape and green infrastructure strategy, as described above, a residential masterplan for the site will be physically and visually well contained, show clear defensible boundaries and consequently, will be acceptable in landscape and visual terms.

5.28. The measures described above are considered integral to the proposed development and have been developed as part of an iterative assessment process. Therefore, mitigation measures are

considered in the balance of judgements when determining the magnitude of impacts and significance of effect.

6. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape effects

6.1. Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape to the specific type of change proposed. Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

6.2. As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.

6.3. The landscape character of the study area is documented at national, regional and county level. The findings of these studies represent a thorough and generally consistent analysis of landscape character and this has been supported by an analysis of the local landscape character of the site in the context of its position in a transitional area at the eastern settlement edge of Sutton-in-Ashfield.

6.4. This assessment of landscape effects focuses on the areas of landscape character which are defined at a district level as 'Sherwood Policy Zone' 11 (S PZ 11) the 'Lindhurst Wooded Farmlands'. As previously noted in the baseline section of this LVIA, this area presents guidance at an appropriate scale and detail for the area.

6.5. The assessment is then also applied at a more refined level to consider the potential landscape effects on the local landscape character (i.e. the site and its landscape context)

Landscape sensitivity

6.6. In order to inform judgements on value and susceptibility the following section refers to the baseline information (Section 3) and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

Landscape value

6.7. In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process. These include issues related to the condition (of features and elements), seclusion and presence of detracting influences, rarity and the degree of representativeness. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.

6.8. The GLVIA3 sets out a range of factors that can help in the identification of landscape value and these concepts have been expanded in the later LI TGN 02/21.

6.9. Whilst these have become commonly accepted, it is important to place them in the relevant context that the GLVIA3 is guidance and that its principles have to be adopted into a formal methodology by practitioners. The criteria for determining landscape value as set out in the methodology (Appendix A) accord with those presented in the GLVIA3 and LI TGN 02/21.

6.10. This section determines the value of the defined LCAs (and local landscape context) relevant to the site and study area. The considerations and professional judgements used in determining value are summarised in the following tables (with reference to GLVIA3, page 84, Box 5.1 and to LI TGN 02/21).

6.11. The considerations and professional judgements used in determining value are summarised in the following table.

Table 4: Determining landscape value

Considerations	'SPZ11 – Lindhurst Wooded Farmlands'	Site and Local Landscape Context
Formal landscape or landscape related designations	There are no statutory landscape designations that apply and other designations that have some associated relevance to landscape are also infrequent. The Robin Hood Way is a promoted recreational route that passes through the area.	No statutory landscape designations apply. A PROW passes adjacent to the south-west boundary of the site.
Natural and cultural heritage interests (i.e. ecological, geological or heritage matters)	Various in the wider landscape, including ancient woodlands further east, close to the A60.	Scheduled monument at Hamilton Hill and various listed buildings, however separated from the site.
Landscape condition of individual elements or overall structure	Condition of this SPZ is defined by the Greater Nottinghamshire Landscape Character Assessment as 'moderate' noting that it is visually and functionally coherent.	Parts of the site are former quarry and landfill, since restored to agriculture. Hedgerow field boundaries are intensively managed and gappy in parts with few hedgerow trees present. The exception being boundary hedgerows, particularly along highways, where hedgerows are taller and dense but still lack positive management. The condition of the site and its context are also influenced by land uses on the urban fringe, including the sections of exposed residential edge (noting that this is often single storey) but more prominent are the commercial and industrial buildings which front onto this part of the countryside.
Landscape associations	Some local associations with named hills and features such as the observatory. Also larger tracts of woodland around Portland College.	No known associations in respect of the local context.

Distinctiveness and sense of place	There are few features that are prominent in the landscape, however in parts woodland areas form distinctive landmarks. The components of the SPZ are also considered to be characteristic of the wider Sherwood LCA.	There are no rare or distinctive features on the site, however the ridgeline to the north-east of the site does create a steeper slope profile which is more distinctive in the local landscape. Windmill Hill is a localised high point which separates the local landscape context on the site from the wider extent of the SPZ; consistent with the higher topography, Coxmoor Plantation is also a feature of the local landscape.
Recreational opportunities in the landscape context	PROW through the agricultural landscape are relatively sparse, however there is extensive opportunity through the woodland and forest landscapes in the area, including the woodland areas around Portland College.	There is no public access to the site. Recreational access to the local landscape context is limited to the two public footpaths which pass through the landscape to the south-west of the site. Informal open space.
Perceptual aspects (in respect of scenic/visual quality)	Away from the edges of the main urban areas, there is limited influence from settlement with patterns being reflected by the isolated farmsteads. Major roads through the SPZ include the A60, A611 and A617. Urban edges are prominent, and their influence extends deep into the SPZ where topography and vegetation do not fully enclose these.	The site and its local landscape context are not secluded or tranquil, being near, and within permanent sight of, the urban edge (characterised by road infrastructure, residential areas, and industrial/commercial areas). There is some increase in tranquillity further from the urban edge.
Perceptual aspects (in respect of wildness and tranquillity)	Further from the settlement areas sense of tranquillity increases, however suburban edges are often prominent.	Suburban edges, including wider reaching views across the urban area from elevated vantage points, generally reduce tranquillity, however local rights of way further to the south-east retain some sense of separation and distance from the urban areas.

Landscape Function	Broad tract of countryside which represents physical separation and a rural area between Sutton in Ashfield, Mansfield and Ravenhead.	Local area of landscape providing green edge the settlement but with nearby areas of more rural countryside. Topography is key in enclosing parts of the local landscape context and there is a transition between suburban edges, developed countryside edge and wider more rural areas.

6.12. On balance the wider landscape context of 'SPZ 11 - Lindhurst Wooded Farmlands' is of **medium value** in landscape terms.

6.13. The local landscape character of the site and its immediate context is of **low to medium value** in landscape terms.

Landscape susceptibility

6.14. In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. Different types of development can affect landscapes in different ways, therefore landscape susceptibility is specific to the type of development proposed (i.e. residential).

6.15. This section determines the susceptibility of the SPZ relevant to the site and the local landscape character. The considerations and professional judgements used in determining susceptibility are summarised in the following table.

Table 5: Determining landscape susceptibility

Considerations	**'SPZ11 - Lindhurst Wooded Farmlands'**	**Local landscape character**
Scale of enclosure	Generally a landscape enclosed by the tree and woodland structure in combination with the surrounding areas of settlement that contributes to a medium capacity to accommodate development. Landform varies considerably and the series of localised hills and ridgelines further enclose medium scale pockets of open agricultural land.	The site and local landscape context has a medium to high capacity to accommodate residential development due to the context of the enclosure created by the combined influence of the settlement edge and the considerable rise in landform up to Windmill Hill and Coxmoor plantation which together effectively separate the area from the

	Woodland areas are medium to large scale; the arable landscape characterised by medium to large scale field enclosures (many having been enlarged through agricultural intensification). Components of the settlement edge are also larger scale commercial and industrial buildings.	wider landscape to the south and east.
Nature of land use	Internally, the settlement pattern and influence/context of existing residential development) is relatively sparse. However, the SPZ shares borders to the north and west with the urban edges of Mansfield, Sutton-in-Ashfield and Kirkby-in-Ashfield and, in many parts, the urban edge has a strong influence of the adjacent landscape and its character.	The site and its local landscape context is influenced strongly by the settlement edge of Sutton-in-Ashfield. Ribbon development along Coxmoor Road is situated in an elevated position and visible across the local landscape. Residential estates at Round Hill are more prominent from the site and its immediate context. Industrial areas that are situated around Sutton Parkway Station, and also further upslope on the northern edge of Kirkby-in-Ashfield, are also prominent. From the higher ground, close to Windmill Hill and from Coxmoor Road, the wider settlement area of Sutton-in-Ashfield is also evident.
Nature of existing elements	Arable practices have led to some intensification of field patterns and loss of hedgerows over time; poor/intensive management of these maintains pressure on this landscape component. Woodland areas are extensive and a characteristic of the area and these are not readily substituted, however the pattern of woodlands can be augmented through new green infrastructure proposals.	Vegetation on site is limited to the site boundary hedgerows and a mature tree within the southern part of the site. These can be accommodated in the relatively permeable nature of a residential masterplan.
Nature of existing features	Mix of features that reflect both positively and negatively on the landscape, including the rolling pattern of arable land set within the framework of forest and woodland. Settlement edges and urbanising features are also prominent.	Detracting features in the local landscape include the industrial and commercial buildings located on the edge of Sutton-in-Ashfield and Kirkby-in-Ashfield. Features such as Windmill Hill and Coxmoor Plantation are positive in the local landscape.

6.16. On balance the wider landscape context of 'SPZ11 - Lindhurst Wooded Farmlands' considered to be of **medium susceptibility** in landscape terms.

6.17. The local landscape character of the site and its immediate context is considered to be of **low to medium susceptibility** in landscape terms.

Landscape sensitivity

6.18. The following conclusions on sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility. Following a review of the types of impact on physical landscape resources, the conclusions on landscape sensitivity are then taken forward to address the impact and effect on landscape character.

6.19. Overall, the landscape analysis has determined 'SPZ11 - Lindhurst Wooded Farmlands' to be of *medium value* and *medium susceptibility*. Therefore, the LCA within the study area is considered to be of **medium sensitivity** in landscape terms.

6.20. At the local level, the landscape analysis has determined the character of the site and its immediate context to be of *low to medium value* and *low to medium susceptibility*. Therefore, the site and its local landscape context is considered to be **low to medium sensitivity**.

Landscape impacts

Impacts on physical landscape resources

6.21. The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.

6.22. Construction impacts will include initial ground clearance, earthworks, demolition and, where necessary, clearance of existing vegetation (largely limited to the western boundary hedgerow). This process will also include the implementation of temporary measures such as site hoardings, temporary fencing, and vegetation/tree protection measures. These impacts will be temporary. During construction there will also be localised works and grading to the landform; whilst this

component is more permanent, it will not be perceptible once the built form of the proposed development is in place and therefore is also considered to be a temporary impact, based on its duration.

6.23. Impacts at completion are concerned with the long-term alteration in the landscape from the current undeveloped context of the site to the future scenario of the proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape.

6.24. In the long term, impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character because of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.

6.25. In terms of physical landscape resources, the direct changes will be restricted to the site. These will include the changes to landform required for the creation of practical development platforms and impacts generated by the change in land use from the current arable enclosures to that of a residentially led development.

6.26. Areas of existing green infrastructure will be retained and enhanced, and new areas of open space created (including proposed landscape planting) will be implemented. The exception to this is some limited loss of hedgerows at the site access (to Newark Road) and the internal hedgerow where a short section of hedge will be removed to facilitate the access road.

6.27. Overall, the physical landscape impacts are considered to be direct and will be limited to the extent of the site (and therefore the settlement edge of Sutton-in-Ashfield). There will be no additional direct impacts on the wider areas around Sutton-in-Ashfield or to the wider landscape context of the 'SPZ11 - Lindhurst Wooded Farmlands'.

6.28. In the context of the impacts considered above, the following sections set out an assessment of the likely landscape effects on the SPZ and on the local landscape character.

'SPZ11 - Lindhurst Wooded Farmlands'

6.29. The 'Lindhurst Wooded Farmlands' is a medium to large scale area of character that extends between the settlement edges of Kirkby-in-Ashfield, Sutton-in-Ashfield and Mansfield, forming a transitional area toward the wider countryside as it extends to the south and east.

6.30. The site forms only a small-scale parcel of land within the wider SPZ and is located tight against the existing settlement edge at a point where the urban fringe incorporates a mix of influences from both residential development and industrial/commercial uses. Given the lack of distinctive features on the site and the ability of boundary vegetation to be incorporated into the layout (notwithstanding some losses, and considering potential enhancements), the main impacts are likely to arise from the change in land use, from arable to a residentially led development. In the scale and context of the SPZ this will form a discreet extension to the settlement pattern to this part of Sutton-in-Ashfield; infilling a discreet parcel of the landscape that is currently contained by the residential edge to the west, the industrial edge to the north and the combined containment provided by the ridgeline and by Coxmoor Road to the east.

6.31. Therefore, the degree of change to the 'SPZ11 - Lindhurst Wooded Farmlands' is likely to be very limited. Overall the magnitude of impact to these areas will be **low**; assessed alongside the **medium** sensitivity, this will result in a **minor adverse** effect.

Local landscape character

6.32. Effects on the local landscape character are defined as those occurring on site and in the immediate landscape context of the site.

6.33. In the context of the site and local landscape character the proposed development will result in the direct loss of the arable land. A short section of the roadside hedgerow along Newark Road will be removed to facilitate the main site access, as will a short section of hedgerow in the southern part of the site to facilitate the internal access road. Across the site the landscape proposals include for additional hedgerow planting, including gapping up of retained hedgerows, planting of hedgerow trees and planting of new hedgerows. Hedgerow vegetation is likely to be established in a relatively short period of time (c. 3 to 5 years) reaching a more mature stage and

forming a dense hedgerow in the short to medium term (c. 8 years). This change is also considered in the context of the current and emerging urban fringe.

6.34. The topography of the site is variable. Development is excluded from the steeper and higher slopes of the site, these areas being subject to extensive areas of native woodland planting. Landform within areas of the development envelope will be altered however the subsequent built form of residential units will mask this change, the settlement pattern reflecting the overall topographical patterns. To the east and south of the site the landform rises to a series of ridgelines and highpoints which will contain the influence of new built form on the character of the wider landscape.

6.35. In relation to land use, the loss of arable land occurs because of the proposed development envelope. However other changes to the arable land use will be more positive and relate to proposals for the extensive areas of green infrastructure and open space. This will result in a change from the existing arable land use characteristic, however, will retain a partially open character throughout the site, particularly in parts of the site where it has an interface with the adjacent landscape (i.e., the western, southern, and eastern boundaries where substantial landscape buffers are included).

6.36. In terms of settlement pattern, the proposed development will represent a discreet 'infill' between the Round Hill estate and Coxmoor Road. Although the southern extent of the site extends further south than the immediate context of the Round Hill estate (Searby Road), it is consistent with the spatial extent of the industrial estates on the edge of Kirkby-in-Ashfield; this characteristic is very apparent when experiencing the landscape.

6.37. Vegetation and green infrastructure of the site will generally be enhanced through the retention and enhancement of existing hedgerows and the implementation of a comprehensive landscape strategy across the site. Notwithstanding the potential losses of hedgerow, the impact on vegetation as a whole is considered to be beneficial in terms of landscape character as the programme of planting, maintenance and management will positively influence both the existing green infrastructure network and also the existing landscape components.

6.38. The public footpaths which run outside of the south-western boundary of the site will be retained and a stand-off is applied to the development envelope along this edge. The physical route of

the PROW will be unaffected and whilst its context will alter along a short section, it retains a sense of transition to the countryside to the south-east. Furthermore, access will be enhanced through the provision of pedestrian connections into and through the site (and through the series of open spaces) and these will provide the opportunity for a series of circular walks through the area. PROW immediately east of the site.

6.39. Visual impacts of the proposed development are addressed separately in this LVIA; this considers the impact on specific visual receptors. However, in landscape character terms, the principle that the proposed development will have a limited influence due to the restricted inter-visibility with the wider landscape on this edge of Sutton-in-Ashfield, reduces the overall level of impact.

6.40. Notwithstanding that the magnitude of impact on the site itself would be high (which is generally expected of any greenfield site), in the context of the site and the local landscape on this part of the settlement edge, the magnitude of impact on the local landscape character is considered to be **low to medium**. Assessed alongside the **low to medium** sensitivity, this will result in a **minor to moderate adverse** effect.

7. ASSESSMENT OF VISUAL EFFECTS

Visual sensitivity

7.1. The sensitivity of a visual receptor is a function of the value attached to a particular view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity. The criteria for the sensitivity of visual receptors are set out in the detailed methodology (Appendix A)

Visual impacts

7.2. Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.

7.3. However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Therefore, the causes of impact are considered based on individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

Visual effects

7.4. The following section summarises the main visual impacts which are likely to be generated by the proposed development. This includes reference to the likely significance of effects on specific visual receptors.

7.5. Representative viewpoints were captured during the field work, and these are presented as a series of panoramic photos (refer to **Figure 5, Viewpoint Photographs)**. A detailed analysis has been completed for each of the representative viewpoints and this is presented on Figure 5 alongside the viewpoint photograph. This includes reference to the sensitivity of the visual receptors a description of the baseline view, and the nature and degree of the likely changes to the view.

The following table sets out a brief summary of the visual effects (refer to Figure 5 for the detailed assessment).

Table 6: Summary of the assessment of visual effects

Viewpoint	**Sensitivity**	**Magnitude and significance of effects** **Completion**	**Magnitude and significance of effects** **Year 15**
1. View from Coxmoor Road, South of Redhouse Farm, looking west. This view is taken from the highway corridor at a single point where the field gate provides a break in the existing hedgerow; however, the view is considered representative of receptors in the adjacent residential properties.	High	Mag. Medium *Sig. Moderate to major adverse*	Mag. Low to medium *Sig. Moderate adverse*
2. View from Coxmoor Road, looking west.	Medium	Mag. Low *Sig. Minor adverse*	Mag. Negligible to low *Sig. Negligible to minor adverse*
3. View looking south-west from the junction of Newark Road, Cauldwell Road and Coxmoor Road.	Medium	Mag. Negligible *Sig. Negligible adverse*	Mag. Negligible *Sig. Neutral*
4. View from Newark Road, looking south-east.	Medium	Mag. Low *Sig. Minor adverse*	Mag. Negligible to low *Sig. Negligible to minor adverse*
5. View from Searby Road, looking north-east. This view is taken from the highway corridor of Searby Road, however is representative of receptors in the adjacent residential properties.	High	Mag. Low to medium *Sig. Moderate adverse*	Mag. Low *Sig. Minor to moderate adverse*
6. View from public footpath, looking east.	High	Mag. Medium *Sig. Moderate to major adverse*	Mag. Low to medium *Sig. Moderate adverse*
7. View looking south-east from the public footpath, on the residential edge of Round Hill at Searby Road.	High	Mag. Medium *Sig. Moderate to major adverse*	Mag. Low to medium *Sig. Moderate adverse*

Viewpoint	**Sensitivity**	**Magnitude and significance of effects** **Completion**	**Magnitude and significance of effects** **Year 15**
8. View looking north-east from an area of informal open space to the west of Low Moor Road.	High	Mag. Low to medium *Sig. Moderate adverse*	Mag. Low *Sig. Minor to moderate adverse*
9. View looking north-west, from the public footpath toward the residential edge at Round Hill.	High	Mag. Medium *Sig. Moderate to major adverse*	Mag. Low to medium *Sig. Moderate adverse*
10. View looking north-west, from the public footpath back toward the settlement of Sutton-in-Ashfield.	High	Mag. Low *Sig. Minor to moderate adverse*	Mag. Negligible to low *Sig. Minor adverse*
11. View looking north-west, from the public footpath close to the high point of Windmill Hill looking across the wider settlement area of Sutton-in-Ashfield.	High	Mag. Low *Sig. Minor to moderate adverse*	Mag. Negligible to low *Sig. Minor adverse*
12. View looking west from Coxmoor Road across the wider settlement of Sutton-in-Ashfield. This view is taken from the highway corridor at a single point where the field gate provides a break in the existing hedgerow; however, the view is considered representative of receptors in the adjacent residential properties	High	Mag. Negligible to low *Sig. Minor adverse*	Mag. Negligible *Sig. Negligible to minor adverse*
13. View from Derby Road, looking north-east.	Medium	Mag. Nil *Sig. Nil*	Mag. Nil *Sig. Nil*
14. View looking north, from an area of informal open space off Coniston Road.	High	Mag. Low *Sig. Minor to moderate adverse*	Mag. Negligible to low *Sig. Minor adverse*

Viewpoint	**Sensitivity**	**Magnitude and significance of effects** **Completion**	**Magnitude and significance of effects** **Year 15**
15. View looking south-east from Newark Road	Medium	Mag. Low *Sig. Minor adverse.*	Mag. Low *Sig. Negligible to minor adverse*
16.View from Searby road adjacent to No79 looking south-east	Medium	Mag. Medium *Sig. Minor adverse*	Mag. Negligible to low *Sig. Minor adverse*

Summary

7.6. Overall, visual effects arising from the proposed development are highly localised with the highest significance of effect identified for those locations that are of the highest sensitivity (i.e. residential and recreational users) located immediately adjacent to the site.

7.7. The proposed development will clearly result in views of built form and development where there are currently none and these would permanently alter the character of the landscape in this location. However, the significance of effect reduces substantially when views include the existing urban context and/or when they are from more elevated locations that look at wider reaching panoramas, including across the settlement as a whole. In short, the proposed development will be well related to the existing settlement edge of Sutton in Ashfield at this point, and will not appear out of place given the existing influence of urban development.

7.8. While landscape and layout are reserved for future consideration, there would be the potential to create a softer landscape edge, which would also reduce the landscape and visual effects. The parameters plans indicates that a considerable amount of public open space could be accommodated, including leaving a substantial area of the western portion of the site to be retained as managed grassland.

7.9. For the existing residential properties located to the west (and partly to the north) of the site, there would be a considerable change in the aspect for views which look directly into the site. However, there is no right to a view or an open outlook and, furthermore, the proposed development incorporates a strong framework of landscape mitigation which will avoid such impacts on the outlook of adjacent residential dwellings being unacceptable overall.

7.10. The visual assessment also demonstrates impacts in respect of road users. These assessments are from specific vantage points to demonstrate a worst-case scenario, however it is important to note that in many instances such a view is experienced for a very short duration or is highly transient.

7.11. In general, the mitigation that forms an inherent part of the proposed development will have a positive influence on the identified effects, reducing significance in the longer term.

7.12. Whilst there remain some limited instances of effects that are identified as 'moderate to major adverse', these are from specific locations and in themselves are not considered to be unacceptable. Taking visual effects in the round, and drawing together the range of views, receptors types and geographical locations, then visual effects are not considered to be significant overall.

8. SUMMARY AND CONCLUSIONS

Overview

8.1. This landscape and visual impact assessment (LVIA) has been prepared to determine the likely effects of the proposed development of land off Newark Road, Sutton-in-Ashfield, Nottinghamshire. The LVIA has addressed the following landscape resources and visual receptors:

- Landscape character, including physical landscape elements and features; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

8.2. The LVIA identifies the key constraints and opportunities present in the site and surrounding landscape, and the nature of the likely impacts that may arise from the proposed development. The LVIA has analysed the baseline information in the context of the proposed development and has informed the proposals for landscape mitigation.

Landscape character

8.3. Effects on landscape character will occur at a site level and its immediate landscape context and have little influence on the wider character of the wider landscape context of the Sherwood LCA; the existing character of the settlement edge is partially degraded by the existing characteristics of the urban fringe and the proposals, whilst a greenfield location, can incorporate mitigation that will create a robust landscaped edge to the settlement that sits within the enduring physical limit that is set by the topography of the area. As such, the proposals would not be unduly prominent in the wider landscape.

8.4. The LVIA has considered landscape character at a District and local level, determining that the sensitivity of the 'SPZ11 - Lindhurst Wooded Farmlands' is medium and that at the more local level of the site in its local context, the sensitivity is 'low to medium'.

8.5. The significance of effect on the 'SPZ11 - Lindhurst Wooded Farmlands' is judged to be minor adverse and on the site in its local landscape context the significance of effect will be minor to moderate adverse.

8.6. Neither of these conclusions are considered to be 'significant' overall.

Views and visual amenity

8.7. The nature of visual effects is such that the greatest degree of effect will be from locations on, or directly adjacent to the site; from the wider countryside, the effects will be much reduced due to the limited visibility, existing context of the settlement edge and mitigation inherent in the proposed development which, over time, will help to integrate the proposed development into the landscape.

8.8. A selection of viewpoints have been tested, including consideration of residential and recreational receptors that are considered to be 'high' sensitivity. Of the representative receptors considered in the LVIA, five have been identified as a 'moderate to major adverse' effect and two a 'moderate adverse' effect at completion (Year 1) and each of these reduce to 'moderate adverse', or 'minor to moderate' adverse at Year 15, respectively, once mitigation is established. These locations are all located directly adjacent to the site, with the exception of a view from the public footpath located on the high ground approaching Windmill Hill.

8.9. Considering these visual effects on balance with the overall visibility of the site, the number of locations where the significance of effect is judged to be lower, and the overall context of the prominent urban edge, then visual effects are not considered to be significant overall.

Mitigation

8.10. Based on the LVIA, it is considered that the site has capacity to hold a residentially led masterplan. There are constraints to this, however these can be addressed through an appropriately considered masterplan that responds to such issues. The development consequently incorporates a landscape mitigation strategy which will avoid, reduce or remedy adverse impacts.

8.11. These over-arching principles set the framework for the areas which are proposed for development. Each of these can be subject to a greater level of detail regarding masterplanning to identify additional detailed considerations through the planning process.

8.12. Given the scale of development required, any location for growth in the district is likely to result in some impact in relation to landscape and visual matters.

8.13. However, the LVIA shows that the site can accommodate a sensitively designed residentially led masterplan where landscape and visual effects are limited to the localised level and that such impacts can successfully be avoided or reduced through effective mitigation.

8.14. The early Concept Masterplan aims to maintain and enhance the existing green infrastructure network and provide a series of proposals for existing and green infrastructure and open space that respond to local landscape characteristics such as landform, field boundaries, ridgelines etc; which are all physical and enduring features in the landscape.

Conclusion

8.15. Overall, the proposed development will result in some limited impact at a localised level. The scale and form of proposed development is likely to result in impacts which are limited to the site area and its immediate context only. Such proposals are seen in the context of the existing settlement edge.

8.16. A range of landscape and visual receptors have been tested and impacts have been identified for both landscape character and for visual receptors. This includes an iterative process whereby potential impacts have informed the landscape strategy for the site and mitigation has become ingrained in the proposed development. The residual impacts identified as part of this process highlight that the greater degree of impact relates to the site and to a very localised immediately adjacent to the site; the effect on potential receptor groups in the wider landscape context is generally very limited. Furthermore, the proposals for green infrastructure and landscaping will deliver some enhancements in terms of the physical landscape resources.

8.17. Given the limited adverse landscape and visual effects and the context of the site, the proposed development and likely landscape and visual effects are considered to be acceptable in landscape and visual terms.

Appendix A

Methodology

A. Appendix A: Landscape and visual effects detailed methodology (GLVIA3)

A.1. INTRODUCTION

A.1.1 This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

A.1.2 This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

A.2. APPROACH

A.2.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals; and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

A.2.2 The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- determining the scope of the assessment;
- collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;

- review the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

A.2.3 The following sections provide further detail on this approach.

Determining the Scope of Assessment

Spatial Scope

A.2.4 The spatial scope for the assessment has been determined by a two-staged approach. Firstly, a 'preliminary study area' is identified. This is based on the wider setting and context of the site and sets the broad parameters for collation of baseline information; this scope also accounts for the potential effects that will be generated by the proposed development.

A.2.5 In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work).

A.2.6 The visual envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

Collating Baseline Information

A.2.7 In order to capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using desk study and field survey work. These processes include reference to published landscape character studies and a range of views and visual receptor types.

Desk Study

A.2.8 The desk study has identified potentially sensitive landscape resources by reference to OS maps and existing published landscape character studies, relevant planning policy guidance and/or designated or protected views. This stage has also enabled the identification of potential visual receptors such as public rights of way (PROW), residential properties or designated areas.

Field Survey

A.2.9 Detailed field survey work for this LVIA has further identified landscape elements and features that contribute to the landscape character of the area and visual receptors that will have potential views of the site.

A.2.10 A series of representative photographs were taken during the field work. The photographs were taken with a digital camera with a 50mm lens (equivalent focal length). These are presented as both a series of contextual panoramic photographs with a 60° horizontal field of view (HFoV), supplemented by a full-size single image centred on the site, with a 39.6° HFoV and a 27° vertical field of view (VFoV), as advised by the Landscape Institute Technical Guidance Note 06/19. These have been used to inform the assessment of both landscape and visual impacts.

Assessment of Effects

A.2.11 Having established the relevant baseline position the assessment process then completes the following specific stages:

- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
- Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
- Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.

A.2.12 For both landscape and visual effects, the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.

A.2.13 To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However, it is necessary to remember that landscapes and interactions in the landscape are both complex and subtle; as such an element of subjectivity remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

A.2.14 Consequently, professional judgements draw in conclusions in respect of sensitivity, magnitude and significance are fully and clearly described by the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

A.3. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape sensitivity

A.3.1 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types.

A.3.2 To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape value

A.3.3 Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

A.3.4 Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process.

A.3.5 These include issues related natural and cultural heritage (for example ecological, geological or heritage matters), landscape condition, associations (in terms of connections with people, arts or events), distinctiveness (i.e. a sense of unique identity in the landscape), recreational opportunities, perceptual aspects (including scenic quality, wildness and tranquillity) and landscapes with a clearly identifiable role or function.

A.3.6 Even where a landscape is included in the boundaries of a formal designation, landscape value will vary in response to the specific landscape that is being considered based on its condition, sense of seclusion or isolation, the presence or absence of detracting features, the presence or absence of rare or distinctive elements and features, and, the degree to which these form key characteristics.

A.3.7 Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPOs or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

A.3.8 The following table sets out the criteria that have been considered for determining landscape value. These are informed by the factors identified the LI TGN 02/21[1].

Table A.1: Factors used for determining landscape value

Value	Factors
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent. Landscape condition in respect of the physical state of individual elements or overall structure is good. Landscape associations might be understood in the national. The distinctiveness of the landscape reflects a strong sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are extensive. Perceptual scenic/visual qualities are objectively considered as good. Perceptual qualities of wildness, tranquillity and/or dark skies are elevated. Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.

[1] Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

Value	Factors
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent. Landscape condition in respect of the physical state of individual elements or overall structure is fair. Landscape associations might be understood in the local context. The distinctiveness of the landscape reflects a common sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are available. Perceptual scenic/visual qualities are objectively considered as ordinary. Perceptual qualities of wildness, tranquillity and/or dark skies are fair. Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet. Landscape condition in respect of the physical state of individual elements or overall structure is poor. Landscape associations which might be understood are highly localised or esoteric. The distinctiveness of the landscape reflect a generic sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are limited. Perceptual scenic/visual qualities are objectively considered as poor. Perceptual qualities of wildness, tranquillity and/or dark skies are degraded. Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.

Landscape susceptibility

A.3.9 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.

A.3.10 The following table sets out the criteria that have been considered for determining landscape susceptibility.

Table A.2: Criteria for landscape susceptibility

Susceptibility	Criteria
High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are not easily retained, replaced or substituted. Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.

Susceptibility	Criteria
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted, or where there are few/no existing elements present. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.

Landscape sensitivity

A.3.11 Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

A.3.12 Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

A.3.13 As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment. Overall judgements on landscape sensitivity are subsequently described as; 'very high', 'high', 'medium', 'low' or 'negligible'.

Magnitude of landscape impacts

A.3.14 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape impacts has been assessed in accordance with the criteria set out in the following table.

Table A.3: Criteria for determining magnitude of landscape impacts

Magnitude	Criteria
Very high	The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered very large. Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
High	The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered large. Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
Medium	The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered moderate. Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.

Magnitude	Criteria
Low	The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered small Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved
Negligible	The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered very small Where the geographical extent would substantially influence the landscape of the site only Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no perceived change to the landscape

A.3.15 These judgements are then taken forward to an assessment of the significance of landscape effects.

A.4. ASSESSMENT OF VISUAL EFFECTS

A.4.1 Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

Visual sensitivity

A.4.2 Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.

A.4.3 The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by

visitors (for example inclusion on maps/guidebooks, provision of facilities, presence of interpretation).

A.4.4 For example, views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

A.4.5 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.

A.4.6 For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.

A.4.7 The following table sets out the definitions of sensitivity for different visual receptors.

Table A.4: Criteria for visual sensitivity

Sensitivity	Definition
Very high	Designated or protected views or views from publicly accessible locations in protected landscapes Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit
High	Occupiers of residential properties People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity

Sensitivity	Definition
Medium	People travelling more generally through the landscape on roads, rail or other transport routes People staying in hotels and healthcare institutions People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life People engaged in formal sports where the visual setting may play a role, but attention is focused on the activity Views from publicly accessible locations in degraded landscapes

A.4.8 It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

Magnitude of visual impacts

A.4.9 The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

Table A.5: Criteria for determining magnitude of visual impacts

Magnitude	Criteria
Very High	The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable Alteration in very close proximity

Magnitude	Criteria
High	The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve Alteration in close proximity
Medium	The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve
Low	The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no view of the proposed development in the view

A.4.10 These judgements are then taken forward to an assessment of the significance of visual effects.

A.5. DEFINING SIGNIFICANCE OF EFFECTS

A.5.1 For both landscape and visual effects, the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

A.5.2 Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

A.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

A.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform decision making of the effects and help to determine the acceptability of a proposal in landscape and visual terms.

A.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

Table A.6: Criteria for determining significance of landscape effects

Significance of Effect	Description The proposed development would:
Major Adverse (Negative) Effect	Be at substantial variance with the character of the receiving landscape. Result in the total loss of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Be at variance or inconsistency with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Detract from the sense of place.

Significance of Effect	Description The proposed development would:
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Have some variance with characteristic elements and features. Have a limited influence on sense of place.
Neutral/Negligible Effect	Maintain the character of the receiving landscape. Blend in with characteristic elements and features. Enable the sense of place to be retained.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.
Moderate Beneficial (Positive) Effect	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from previous inappropriate management or development. Enable the sense of place to be restored.
Major Beneficial (Positive) Effect	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from previous inappropriate management or development. Enable the sense of place to be enhanced.

Table A.7: Criteria for determining significance of visual effects

Significance of Effect	Description
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.

Significance of Effect	Description
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

A.5.6 For both landscape and visual effects, interim categories of 'negligible to minor', 'minor to moderate' and 'moderate to major' are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.

Assessment of Significance

A.5.7 Significance can only be defined in relation to each development and its specific location, and in landscape and visual terms there are no definitive rules as to what constitutes a significant effect.

A.5.8 The GLVIA3 state that, in relation to the EIA Regulations:

A.5.9 *"emphasis is on the identification of likely significant environmental effects. This should embrace all types of effect and includes for example those that are positive/beneficial and negative/adverse… Identifying significant effects stresses the need for an approach that is in proportion to the scale of the project and the nature of its likely effects."*

A.5.10 For the purposes of this LVIA, in relation to the Site and Proposed Development, effects are considered to be 'significant' where these are judged to be 'moderate to major' or 'major' (either adverse or beneficial).

A.5.11 However, it is important to note that there remains an element of professional judgement when drawing together an 'overall judgment' on effects and that one single 'significant effect' might not lead to landscape and visual effects being significant on balance (for example, one viewpoint subject of a significant effect may not equate to visual effects being significant overall).

Appendix B

Extract from the ADC Residential Design Brief (Site SKA3e)

Residential Development Brief - Land at Newark Road, Sutton-in-Ashfield (SKA3e)

Introduction

This development brief provides additional guidance for the development of land at Newark Road / Coxmoor Road, Sutton-in-Ashfield (site SKA3e). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area

A greenfield site located to the west of Coxmoor Road, comprising a large area of arable farmland with no internal field boundaries.

The site is undulating, sloping down towards Searby Road. Boundaries largely comprise of hedgerows, some of which would benefit from enhancement. The south east corner of the

site rises steeply up to Coxmoor Road and is the highest point of the site. A power line crosses the site towards the southern boundary. There is a mature tree within the field towards the south-western corner.

Size - approximately 16.9 hectares / 266 dwellings

Access – primary vehicular access should be taken from Newark Road. Secondary access may be possible from Coxmoor Road. It is recommended consultation with the Highways Authority is undertaken at the early design stages

Known constraints – the site contains an historic landfill site. Surface water runoff and flooding occurs within and adjacent to the site.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

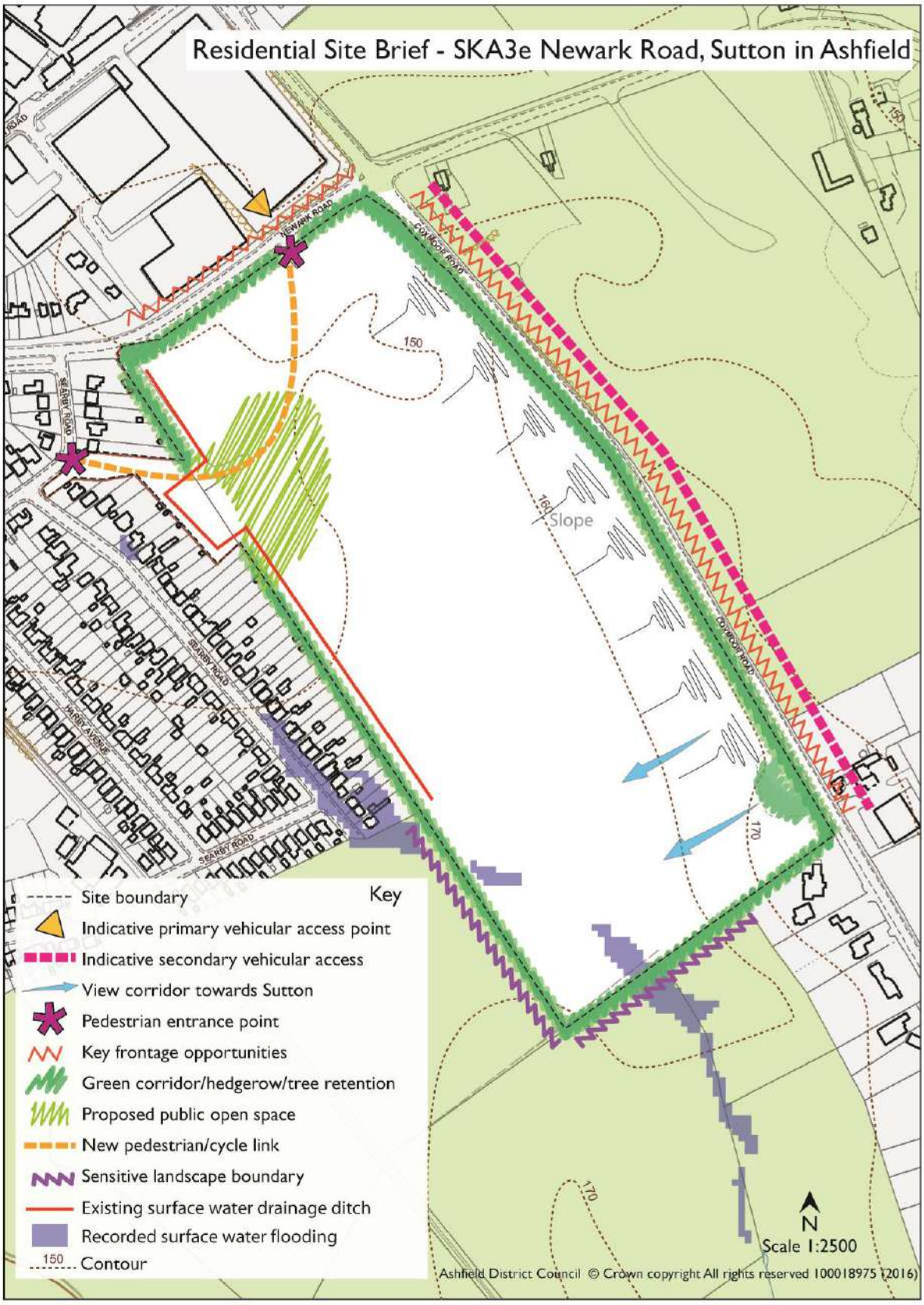
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	**Development Opportunities**
Existing residential properties bound the site to the west at Searby Road. The majority of properties at Searby Road are single storey dwellings.	• Ensure minimum privacy distances are applied between existing and new properties. Particular consideration needs to be given to the topography of the site and the scale of the existing properties at Searby Road. • Create a development set within a quality landscape framework, to help reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, via Searby Road where possible. • Seek links to Green Infrastructure network corridor S13 • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Surface water runoff and subsequent flooding occurs in the south and west of the site, which has resulted in the flooding of properties at Searby Road in the past. A drainage ditch runs along the west boundary of the site, to the rear of Searby Road properties, but has not been sufficiently maintained.	Development must incorporate an appropriate Sustainable Urban Drainage scheme (SUDs) to effectively manage and mitigate onsite surface water. Detailed designs and investigation works should be undertaken at the early design stages, in consultation with the Lead Flood Authority.

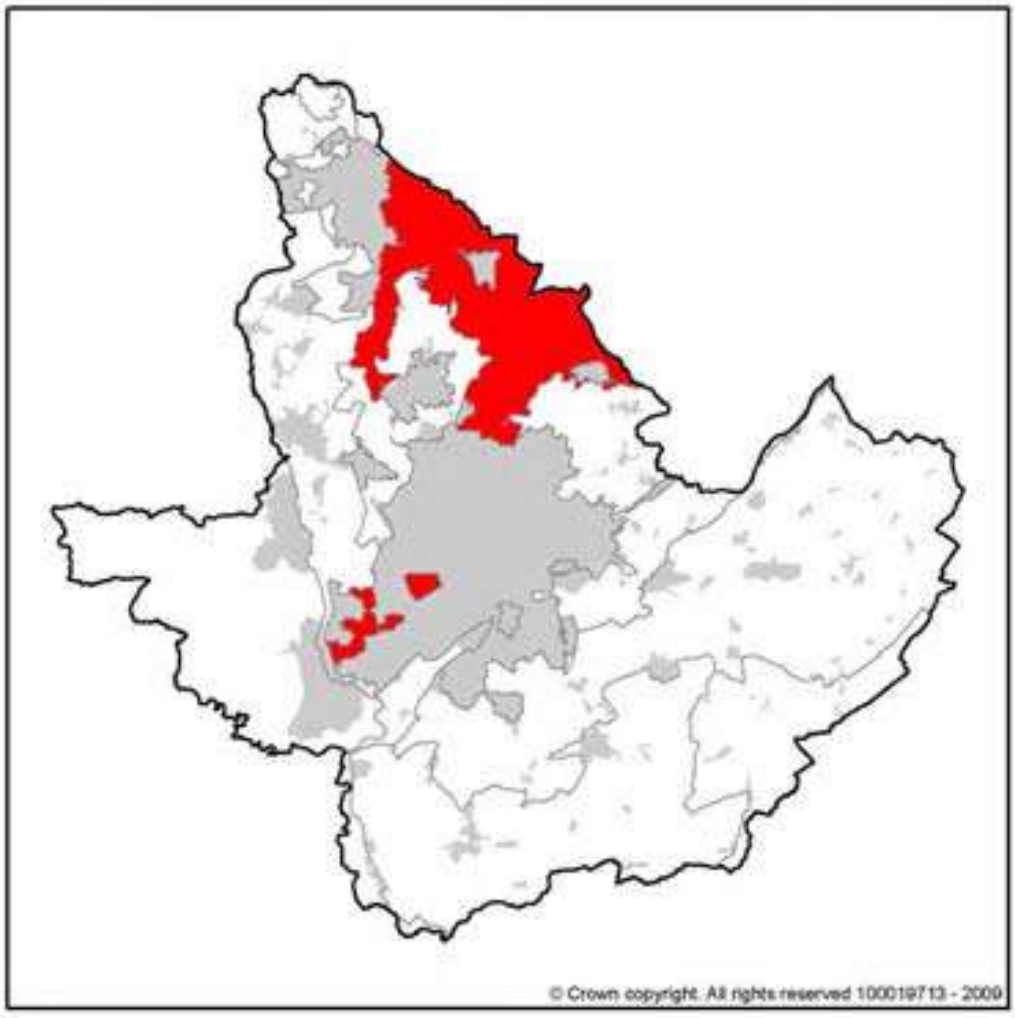
	Any scheme must take into account the potential increase of water entering the River Maun.
The site is believed to contain springs which may enhance the potential for flooding.	Onsite investigation works must be undertaken to establish the location and course of springs within the site. Designs must appropriately address and incorporate these springs and ensure that development will not result in unmanaged redirection and subsequent flooding.
Site contains an historic landfill site	Ground investigation works need to be undertaken to establish stability and contamination constraints, in consultation with the Council's Environmental Health Department.
Mature hedgerows are an important characteristic of the site and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.
A mature tree is located in the south of the site	The tree should be retained and incorporated into any future development
A power line crosses the site towards the southern boundary.	Ensure that utility guidelines are complied with and appropriate easements created.
South east corner of site benefits from long distance views westwards towards Sutton.	Ensure views are successfully utilised and retained
Green Space policy requirements	**On site provision**
Accommodate a minimum of **10%** recreational space for community use, approximately **1.69 ha** from all phases of development.	On site park/recreation ground with a neighbourhood play area and neighbourhood young people's area. Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme. A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.

Development Principles & Design Considerations



Appendix C

Greater Nottinghamshire LCA extract – 'SPZ 11 – Lindhurst Wooded Farmlands'



DPZ within this Regional Character Area:

SH060	**Beeston and Stapleford Urban Fringe**
SH061	**Bramcote Wooded Hills**
SH062	**Wollaton Park**

Key Characteristics

- This Regional Character Area has a wide and diverse range of landscapes including the heartland of the historic Sherwood Forest and extensive parklands and large estates;
- It is associated with a broad belt of Permo-Triassic sandstones although this narrows and is faulted to the south along the Trent Valley around Stapleford;
- The Permo-Triassic sandstone contains two formations: Lenton Formation (bright red, fine-grained sandstone with local clayey bands) and Sherwood Sandstone (brownish-red, coarse grained sandstones with extensive quartzite pebble beds).
- Pebble beds and red sandstones are frequently exposed in cuttings, sandpits and natural bluffs;
- The loose-textured nature of sandstones gives rise to a highly porous dry ground surface;
- Markedly undulating landform;
- Few rivers and landscape characterised by a general absence of surface drainage
- River valleys where present include alluvial corridors which open out to marshy flats in some places;
- Where present wetland and water features contrast strongly with the dryness of the plateaus which separate the river valleys;
- Past coal mining operations have had a significant influence on character through the presence of mining settlements and former pits;
- Ravenshead is a distinctive settlement built on former 'waste' (heathy woodland); it is now a large commuter settlement characterised by large houses set within well-wooded grounds;
- Restored pit heaps are notable in the landscape often having an engineered landform and establishing woodland. As planting matures the woodland content of the area will increase;
- Mostly arable farming with a regular geometric field pattern. Boundaries are low regularly trimmed hedgerows. There is a general absence of hedgerow trees within these landscapes;
- Bracken, gorse and broom in hedgerows contributes to the impression of a dry and sometimes arid landscape;
- Extensive plantations of Corsican and Scots pine are a feature. In places broadleaved woodland belts have been planted to soften the edges;
- Along woodland fringes acidic grassland, bracken, gorse, broom and small amounts of heather have established;
- Woodland and heath reflect the formerly extensive forest and 'waste;
- Broadleaved woodlands are generally smaller in size and regularly distributed across the landscape. The largest concentration is to the east of Newstead Abbey and around Birklands and Billhaugh;
- Ancient stag oaks are particular features within this landscape;
- The undulating landform allows views of varying distance, with long views from the highest ground and contained views along the dry valleys;
- A strong sense of wooded enclosure and frequent views of wooded skylines; and
- A contrasting pattern of open farmland and more enclosed woodland areas.

Guidelines and Recommendations

- Conserve and strengthen the distinctive and well wooded character of the landscape;
- Restore and conserve areas of heathland and semi-natural woodland;
- Provide woodland planting to soften urban edges;
- Conserve the patchwork of more enclosed woodland and more open farmland;
- Encourage the planting of hedgerow trees within open farmland areas;
- Conserve hedgerows as the main form of enclosure around fields;
- Strengthen the broadleaved character of plantation fringes, ensuring any alterations or new plantation woodlands contain broadleaved species along their fringes;
- Conserve the views of wooded skylines;
- Ensure restoration of any remaining pits or industrial land includes woodland planting to integrate into the surrounding landscape;
- New woodland planting should contain oak-birch woodland species; and
- Conserve the landscape features such as acidic woodland, gorse, broom and heathland, where present, along the fringe of woodlands.

S PZ 11 Lindhurst Wooded Farmlands

PHOTOGRAPH

CONTEXT

NCC Landscape Type: Sherwood
Policy Zone: S PZ 11
Landscape Character Parcel: S74,S75,S77,S78,S79,S80

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESORE & CREATE	RESTORE
	Low	Moderate	High

Sensitivity

CHARACTERISTIC VISUAL FEATURES

- Gently undulating topography
- Coniferous forestry plantations with deciduous margins to road edges
- Deciduous woodlands with Oak, Sweet Chestnut dominant
- Intensive arable farming in large geometric fields
- Mixed species hedgerows with mature trees to farm tracks
- MARR route crosses the north of the area
- Built edge of Mansfield and Kirkby in Ashfield to the north and west
- Isolated farms and limited settlement.
- Heath land character, particularly to road verges ,heath land species present on woodland rides.

LANDSCAPE ANALYSIS

Landscape Condition

The Landscape Condition is defined as **Moderate**

The area has a **coherent** pattern of elements mainly large geometric arable fields and blocks of plantation woodland, there are **some** detracting features these include telecommunications masts on high points, busy roads including the A60 and MARR route and the built edge of nearby urban areas. Overall this gives a **visually coherent** area. There are a number of SINCs and heath land sites in the area. Overall this is a **moderate** habitat for wildlife although connectivity is reduced by poor hedgerows and busy roads. Cultural integrity is **variable** in that the land use pattern is still recognisable to the west from Sanderson's plan of 1835 but many hedgerows have been removed. Many of the woodlands existed at the time of this Plan but they have been more infilled with conifer planting in recent times so that only their boundary shape remains .

A **visually coherent** area with a **coherent** functional integrity gives a **moderate** landscape condition

Landscape Sensitivity

The Landscape Sensitivity is defined as **Moderate**

The components of the landscape are **characteristic** of the Sherwood LCA. The time depth is **historic** (post 1600) giving a **moderate** sense of place overall. There is evidence of the pre enclosure heath land character in the presence of heath land species to road edges and woodland rides.

The undulating landform is **apparent** with **intermittent** areas of woodland giving a **moderate** visibility of features in and out of the PZ. There are dominant views of the urban edges of Mansfield and Kirby in Ashfield.

A **moderate** sense of place and a **moderate** visibility leads to a **moderate** landscape sensitivity overall.

SUMMARY OF ANALYSIS

Condition	**Moderate**
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity	**Moderate**
Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

ACTIONS – Conserve and Create

Landscape Features

- **Conserve** the ecological diversity of small deciduous woodlands throughout the area
- **Conserve** farm track hedgerows with mature trees including Holly
- **Create** and reinforce field boundary and road hedgerows where these have become degraded or lost
- **Create** opportunities for restoring areas of heath land where appropriate
- **Create** small deciduous woodlands where appropriate

Built Features

- **Conserve** the sparsely settled character of the landscape by concentrating new developments around the existing urban fringe of Mansfield and Kirkby in Ashfield to the north and west.
- **Create** small scale woodland/tree planting to soften new development, preferably in advance of development
- **Conserve** the existing field pattern by locating new small scale development within the existing field boundaries
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of new agricultural buildings

S PZ 11 Lindhurst Wooded Farmlands

Policy: Conserve and Create

This Policy Zone is a gently undulating area which extends from the valley of Rainworth Water at 110 metres in the south to the built edge of Mansfield in the north at 167 metres; and from the edge of Kirkby in Ashfield in the west to the village of Rainworth in the east. The highest point is at Coxmoor Plantation which is at 190 metres.

Land use in the area includes intensive arable production of cereals and oil seed rape as well as coniferous plantation woodland with smaller areas of deciduous woodland. There is some horse grazing on improved pasture to the southern fringes of Mansfield. There is also intensive pig production in the area around Rushley Farm. The recently built Mansfield and Ashfield Regeneration Route (MARR) cuts through the north of the Policy Zone, commercial and industrial development is beginning to be located along this route.

The main concentration of woodland is in the centre of the area and consists of Normanshill Wood and Thieves Wood to the west of the A60, and Harlow Wood is to the east of the A60. Both of these areas are commercial forestry plantations with wide margins of broad leaved trees particularly where they abut transport corridors. Caudwell Wood to the north of MARR is a deciduous woodland with Oak, Sweet Chestnut as the dominant species, also with Ash, Birch, and Sycamore and a shrubby under storey with a heathland species field layer. The smaller Stone Hills Plantation and Coxmoor Plantations are also coniferous woodlands with broad leaved margins. There is a small section of riparian woodland to Foul Evil Brook to the east of the area which includes Alder, Birch and Willow. The area as a whole has a distinct heath land character and there are several heath land register sites in the area.

Field boundaries vary in quality through out the area. Road hedgerows are also variable but very good in places such as on Caudwell Road where there are mature trees including Ash, Oak and Sycamore within the hedgerows. The most mature and species rich hedgerows are along farm tracks, such as those to Lindhurst Farm and Black Scotch Farm, these also contain mature trees including sections of Holly.

Historical maps of the area show that the whole of the eastern section was unclosed heath land except for the area around the present day Lindhurst Farm and the western area was enclosed fields. This pattern is still recognisable in the modern day landscape although there has been much removal of intervening boundaries due to agricultural intensification.

There is limited residential settlement within the area, there is small housing estate within Harlow Wood and a section of ribbon development along Coxmoor Road. There are also many isolated farms which tend to have a vernacular core of red brick and pantiled roofs but with modern agricultural buildings surrounding them. There is built development at Portland Training College within Harlow Wood and Fountaindale School within Thieves wood.

Threats to the area include uncontrolled expansion of industrial and commercial buildings along the MARR route and expansion around the West Nottiinghamshire College site, as well as extension of industrial and residential areas to the edge of Kirkby in Ashfield and Mansfield.

Appendix D

Concept Masterplan (EMS2254_102 REV G)

Key

- **Site Boundary**
- **Public Open Space**
  Existing contours, 1m increments
- **Development Area**
  10.62Ha - Up to 300 dwellings
- **Primary Street**
  Illustrative location dependent on RM application
- **Secondary Street**
  Illustrative location dependent on RM application
- **Street & Lanes**
  Illustrative location dependent on RM application
- **Shared Private Drive**
  Illustrative location dependent on RM application
- **Feature Road Infrastructure**
  Potential road narrowing, surface change, raised table etc.
- **Existing Trees & Vegetation**
- **Proposed Buffer Planting**
- **Proposed Street Trees**
- **Drainage Areas**
- **Swales**
- **LEAP**
  Play Space with 20m buffer
- **Pedestrian Connectivity**
- **Pedestrian links**
- **Public right of way**
- **Potential Wildlife Pond**

B6022 Newark Road

Newark Road

Searby Road

B6139 Coxmoor Road

Searby Road

Sotherby Avenue

Harby Avenue

John Whetton Park
Play area and recreation field

CENTRAL GREEN

LEAP

N 0 50 100 m

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Newark Road, Sutton-in-Ashfield, Nottinghamshire - **Illustrative Masterplan**

| Drawn by: JF | Approved by: GLO | Date: 18/07/22 | Scale: 1:1000 @ A0 | DRG: EMS2254_102 Sheet No: 01 Rev: G | Client: Hallam Land Management |

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