



**Viewpoint 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.

**JWA-04 Updated Viewpoint Photographs (TGN single frame)**





Viewpoint 12: View looking west from Coxmoor Road across the wider settlement of Sutton-in-Ashfield.





Viewpoint 13: View from Derby Road, looking north-east.

JWA-04 Updated Viewpoint Photographs (TGN single frame)





Viewpoint 14: View looking north, from an area of informal open space off Coniston Road.





Viewpoint 15: View looking south-west from Newark Road.

JWA-04 Updated Viewpoint Photographs (TGN single frame)





Viewpoint 16: View looking south-west from Searby Road, adjacent to No.79.

JWA-04 Updated Viewpoint Photographs (TGN single frame)

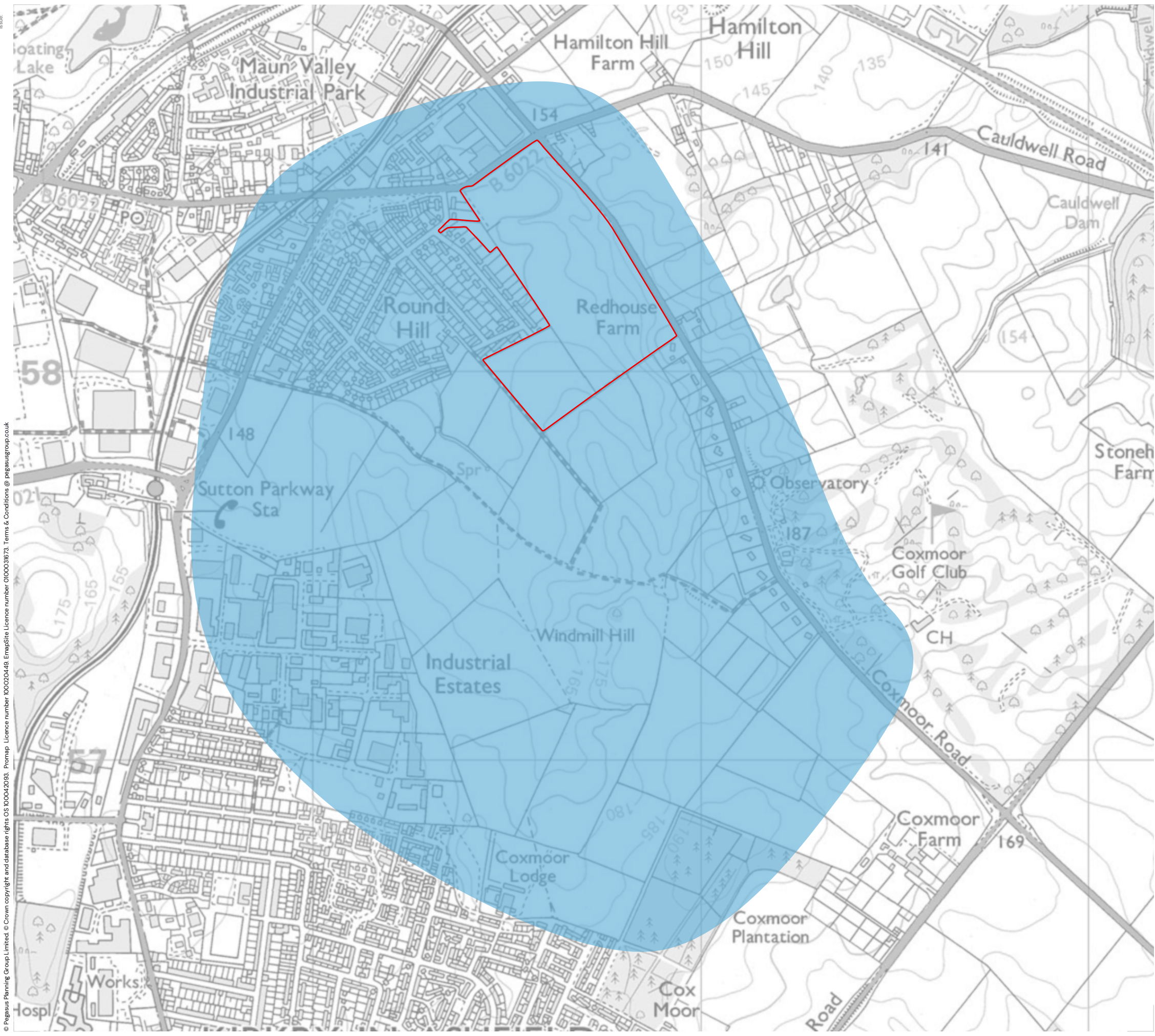




## **Appendix JWA-05.**

### **Indicative 'Local Landscape Context' Diagram**





**Key**

Local Landscape Context

16/12/2024	-	First Issue
DATE	NO	REVISION NOTE

## JWA-05 Indicative Local Landscape Context

Newark Road, Sutton-in-Ashfield

CLIENT  
Hallam Land Management

DATE	SCALE	TEAM	APPRVD
16/12/2024	1:10000@A3	SK	JWA

DRAWING NUMBER

EMS-2254\_EN\_0028\_-\_0001 LLC

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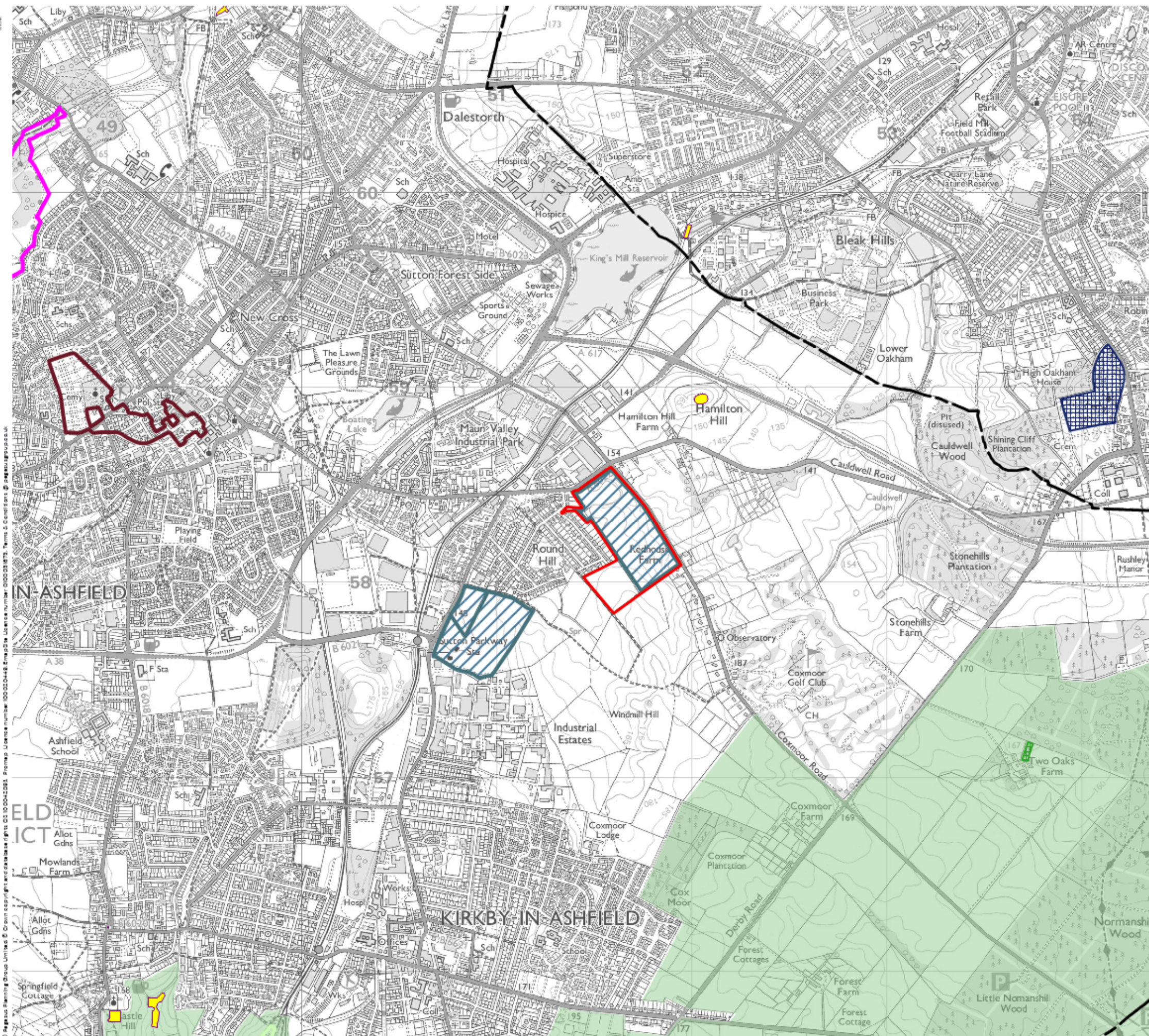




## **Appendix JWA-06.**

### **Submitted LVIA Figure 1 – Site Location and Planning Designations**





**KEY**

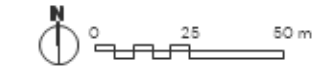
-  Site boundary
-  LPA boundary\*\*
-  Green Belt\*\*
-  Scheduled Monument\*\*
-  Conservation Area boundary\*
-  Country Park\*\*
-  Historic Park and Garden\*\*
-  Ancient Woodland\*\*
-  SHLAA sites\*

\*Ashfield District Council Local Plan (November 2002)  
 \*\*www.magic.gov.uk

13/06/2022	B	Updated sheets to reflect new layout
21.09.2017	A	First issue
DATE	NO	REVISION NOTE

**Figure 1: Site Location and Planning Designations**  
 Newark Road, Sutton in Ashfield

CLIENT  
 HALLAM LAND MANAGEMENT



DATE	SCALE	TEAM	APPRVD
21.09.2017	1:20000@A3	CW	JWA

REVISION DATE	REVISION No.
13/06/2022	B

DRAWING NUMBER  
 EMS.2254\_EN\_012\_B\_01Loc

**PEGASUS GROUP**

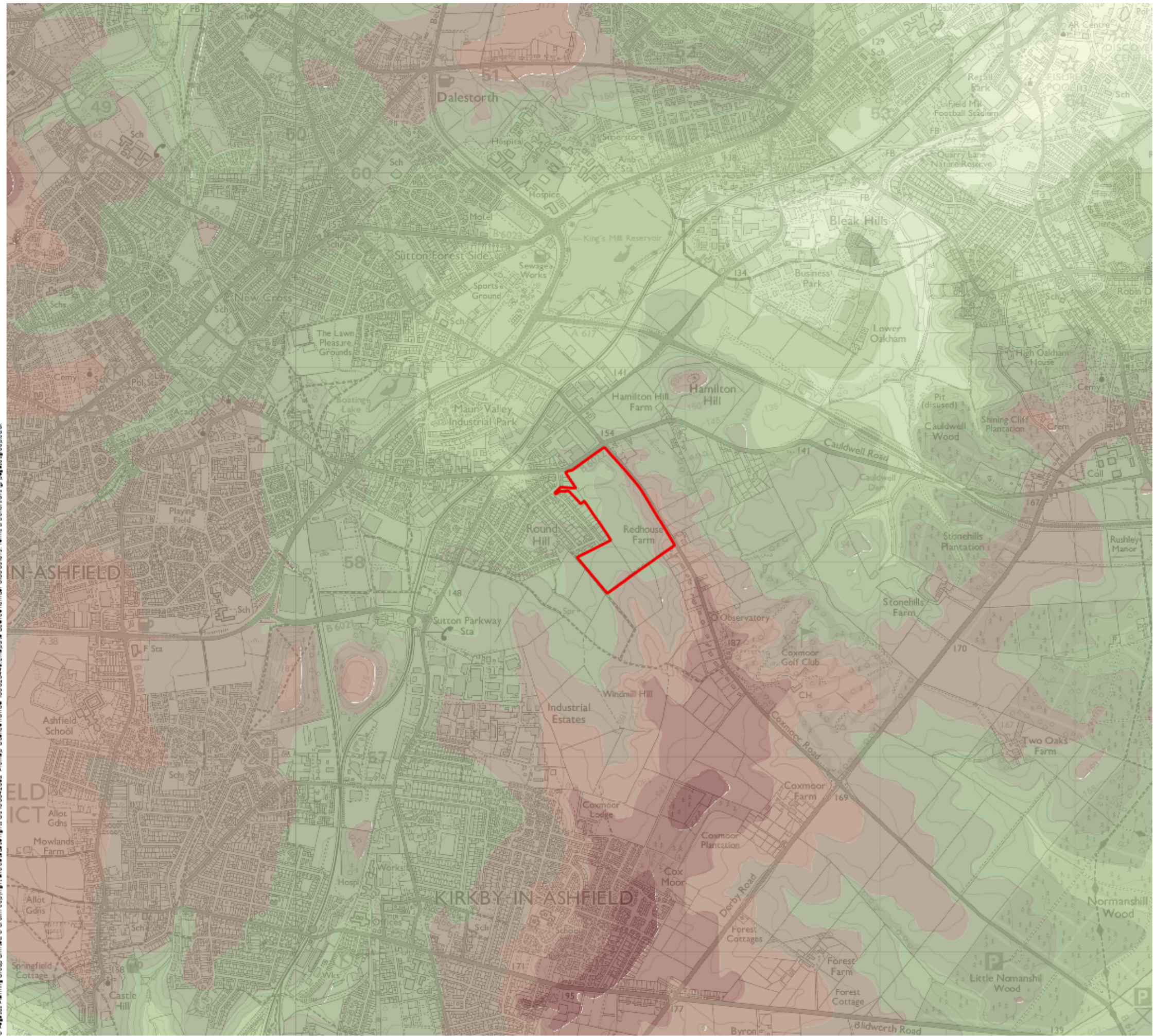




## **Appendix JWA-07.**

### **Submitted LVIA Figure 2 – Topography**





13/06/2022	B	Updates to sheet layout
21/09/2017	A	First issue
DATE	NO	REVISION NOTE

**Figure 2: Topography**  
Newark Road, Sutton in Ashfield

CLIENT  
HALLAM LAND MANAGEMENT

DATE	SCALE	TEAM	APPRVD
21.09.2017	1:20000@A3	JT	JWA

REVISION DATE	REVISION No.
13/06/2022	B

DRAWING NUMBER  
EMS.2254\_EN\_012\_B\_01 Topo

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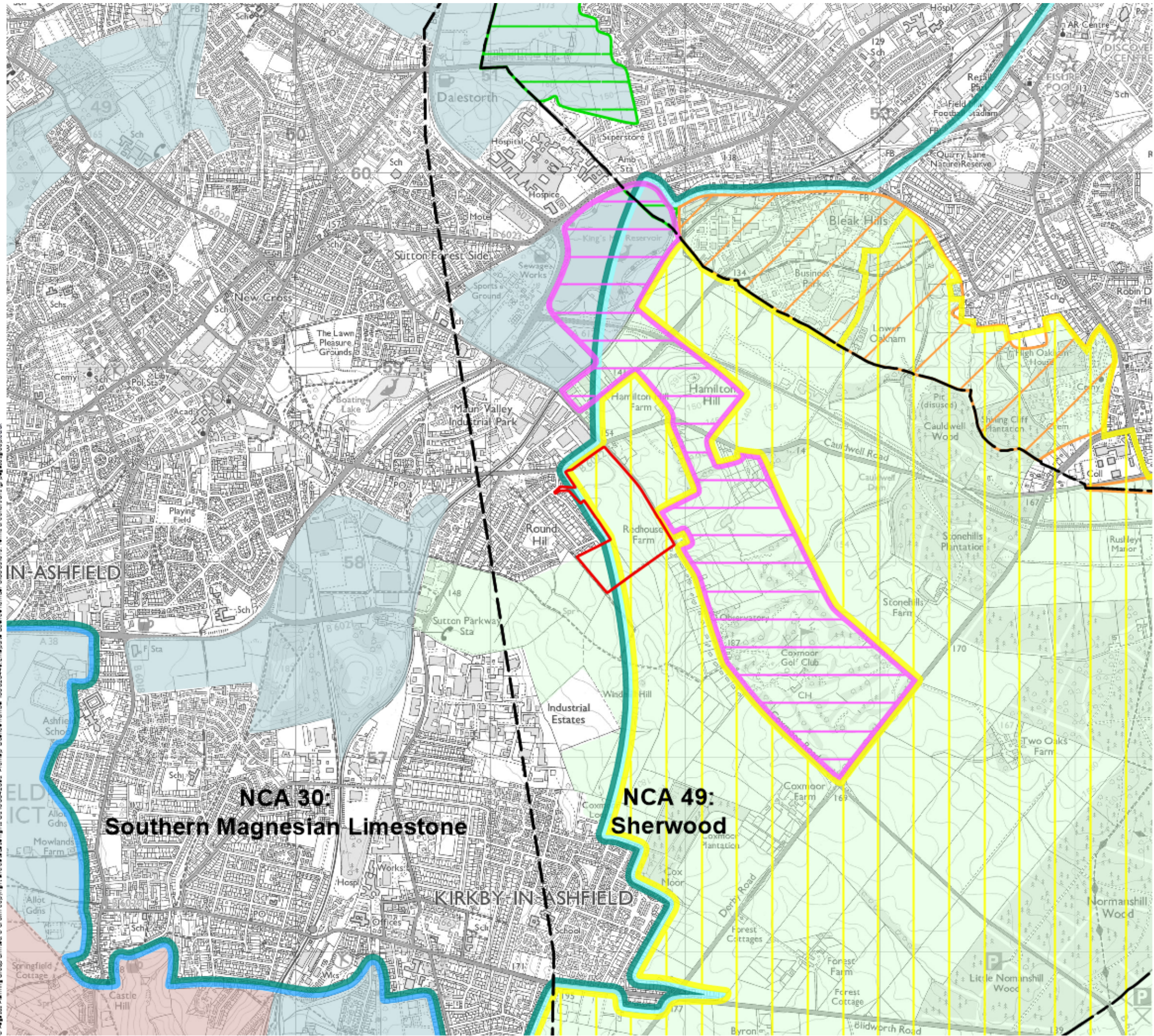




## **Appendix JWA-08.**

### **Submitted LVIA Figure 3 – Landscape Character**





**KEY**

- Site boundary
- National Character Area
  - NCA 30: Southern Magnesian Limestone
  - NCA 49: Sherwood

**East Midlands Regional Character Assessment: Regional Character Areas**

- Group 6: Limestone Farmlands
  - 6D: Limestone Farmlands
- Group 9: Coalfields
  - 9A: Settled Coalfield Farmlands
- Group 10: Woods and Forests
  - 10B: Sandstone Forests and Heaths

**Greater Nottingham Landscape Character Assessment: Landscape Character Areas**

- Sherwood
- Magnesian Limestone
- Derbyshire Coalfields

**Sherwood Policy Zones:**

- SPZ47 Coxmoor Wooded Farmlands
- SPZ11 Lindhurst Wooded Farmlands

**Mansfield District Landscape Character Assessment: Landscape Character Areas**

- Sandstone Forests and Heaths
- Limestone Farmland

13/06/2022	B	Update to sheet layout
21/09/2017	A	First Issue
DATE	NO	REVISION NOTE

### Figure 3: Landscape Character

Newark Road, Sutton in Ashfield

CLIENT  
HALLAM LAND MANAGEMENT

DATE	SCALE	TEAM	APPRVD
21/09/2017	1:20000@A3	JT	JWA

REVISION DATE	REVISION No.
13/06/2022	B





## **Appendix JWA-09.**

### **Submitted LVIA Figure 5 – Viewpoint Photographs**





**Viewpoint details:**

*Approx. grid reference:*

SK 51936 58108

*Approx. elevation:*

+171m AOD

*Distance to site:*

At south east corner

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

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.

Sensitivity:

High

**Description of change:**

From this location there will be views to the south-eastern corner of the site, including proposed built form located to the south and east of the Round Hill estate. Built form will be seen to the left and right of the view, partially screened by existing vegetation. Centrally within the view, proposed open space retains longer distance views across Sutton-in-Ashfield. These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The nature of the landform, and the containment it provides, is apparent by the rising slopes to the left of the view and in the background of the view. In the longer term, mitigation would be established and proposed planting close to the viewpoints would further screen views of the built form to the left and right of the views; mitigation planting within the development envelope will also break down the density and massing of the overall development. Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background, extending the settlement edge.

**Magnitude of impact:**

*Construction*

Medium

*Operation*

Medium

*Year 15*

Low to medium

**Significance of effect:**

*Construction*

Moderate to major adverse

*Operation*

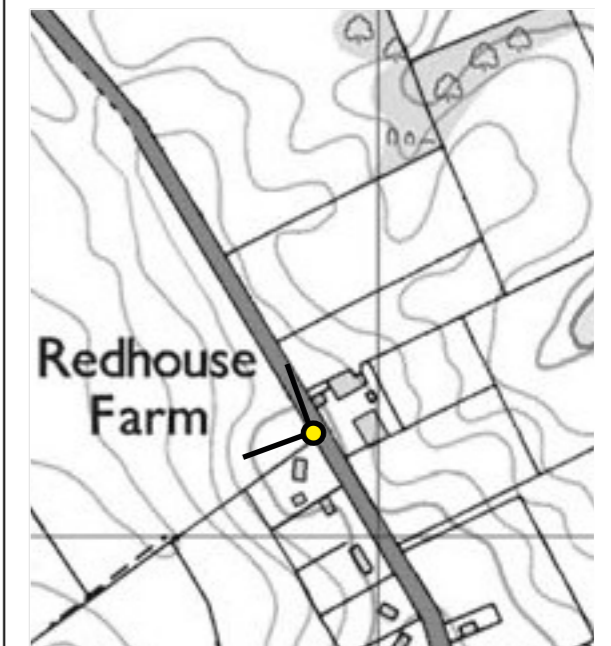
Moderate to major adverse

*Year 15*

Moderate adverse

\*reducing to minor adverse in the context of the future baseline

Viewpoint 1: View from Coxmoor Road, South of Redhouse Farm, looking west.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51855 58261

*Approx. elevation:*

+170m AOD

*Distance to site:*

c. 12m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This view is taken from the highway corridor through the roadside hedgerow. The view is considered representative of receptors using the highway.

Sensitivity:

Medium

**Description of change:**

From this location there will be views to the eastern edge of the site, largely screened by the existing roadside hedgerow. This will include partial views to the proposed built form, set back from the road and down slope, consequently views are likely to be limited to the roofline and upper storeys of these parts of the proposals. These will be more visible during winter. The eastern most extent of the new built form will largely screen views to other parts of the development.

In the longer term, mitigation would be established and will include extensive native woodland planting on the upper slopes of the site. This will reinforce the existing hedgerow and form an effective screen to the proposed development.

Consideration of the future baseline includes the allocated residential development to the east of Low Moor Road however this will also be screened by the mitigation planting.

**Magnitude of impact:**

*Construction*

Low

*Operation*

Low

*Year 15*

Negligible to low

**Significance of effect:**

*Construction*

Minor adverse

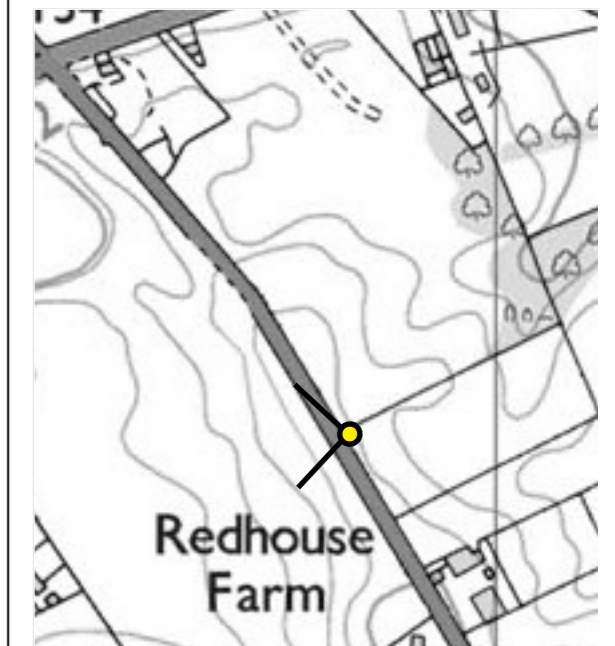
*Operation*

Low

*Year 15*

Negligible to minor adverse

Viewpoint 2: View from Coxmoor Road, looking west.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51603 58598

*Approx. elevation:*

+154m AOD

*Distance to site:*

c29m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This view is taken from the opposite side of the road adjacent to the junction and is looking directly as the north-eastern corner of the site. The view is taken from the perspective of a pedestrian it is deemed representative of vehicle drivers using the road.

**Sensitivity:**

Medium

**Description of change:**

From this location there will be partial views of the north-eastern corner of the site, including heavily screened views of proposed built form. The built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter.

This is viewed in the context of the road junction and the nearby context of existing residential and industrial/commercial areas. In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form an effective screen to views in the longer term.

**Magnitude of impact:**

*Construction*

Negligible

*Operation*

Negligible

*Year 15*

Negligible

**Significance of effect:**

*Construction*

Negligible adverse

*Operation*

Negligible adverse

*Year 15*

Neutral

Viewpoint 3: View looking south-west from the junction of Newark Road, Cauldwell Road and Coxmoor Road.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022





North-western site boundary

Site

Newark Road



**Viewpoint details:**

*Approx. grid reference:*

SK 51490 58545

*Approx. elevation:*

+152m AOD

*Distance to site:*

17m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This view is taken from the footpath on the opposite side of the road looking directly at the northern extent of the site.

**Sensitivity:**

Medium

**Description of change:**

From this location there will be partial views of the northern edge of the site, including heavily screened views of built form. Built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter. At this location, there will also be oblique views of the proposed site access, associated hedgerow loss and partial views into the site area.

In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form a screen to views in the longer term.

**Magnitude of impact:**

*Construction*

Low

*Operation*

Low

*Year 15*

Negligible to low

**Significance of effect:**

*Construction*

Minor adverse

*Operation*

Minor adverse

*Year 15*

Negligible to minor adverse

**Viewpoint 4: View from Newark Road, looking south-east.**



**Newark Road, Sutton in Ashfield**  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51436 58066

*Approx. elevation:*

+150m AOD

*Distance to site:*

c43m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This view is taken from the highway corridor of Searby Road, however is representative of receptors in the adjacent residential properties.

Sensitivity:

High

**Description of change:**

From this location there will be direct views to the proposed development located in the south-western parcel of the site. This will include proposed built form located on the lower slopes that are adjacent to the settlement edge. This is viewed in the context of the existing residential estate and the vista which is channelled between the existing built form. In the longer term, mitigation would be established. This includes a substantial area of open space (including SUDS provision) located immediately adjacent to the existing settlement edge. Proposed landscape planting in this area will help to filter views in the longer term however some degree of visibility will remain.

**Magnitude of impact:**

*Construction*

Low to medium

*Operation*

Low to medium

*Year 15*

Low

**Significance of effect:**

*Construction*

Moderate adverse

*Operation*

Moderate adverse

*Year 15*

Minor to moderate adverse

Viewpoint 5: View from Searby Road, looking north-east.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51441 58019

*Approx. elevation:*

+151m AOD

*Distance to site:*

At western corner of site

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

View taken from the public footpath that leaves the residential development of Round Hill, and heads south-east.

Sensitivity:

High

**Description of change:**

From this location there will be views into the south-western part of the site, including the extensive open space that is proposed along the existing residential edge. Built form will be visible in the foreground, to the right of the view, and in the background, to the left of the view. However from this location the majority of built form will be screened by the existing urban edge. There will be visual connectivity, provided by the extensive open space, between the viewpoint and the south-eastern corner of the site and the viewpoint at Coxmoor Road.

This is viewed in the context of the existing settlement edge and the containment that is provided by the rising landform to the south (partially apparent to the right of the view).

In the longer term, mitigation would be established and will soften views of the built form, partially screening some views.

**Magnitude of impact:**

*Construction*

Medium

*Operation*

Medium

*Year 15*

Low to medium

**Significance of effect:**

*Construction*

Moderate to major adverse

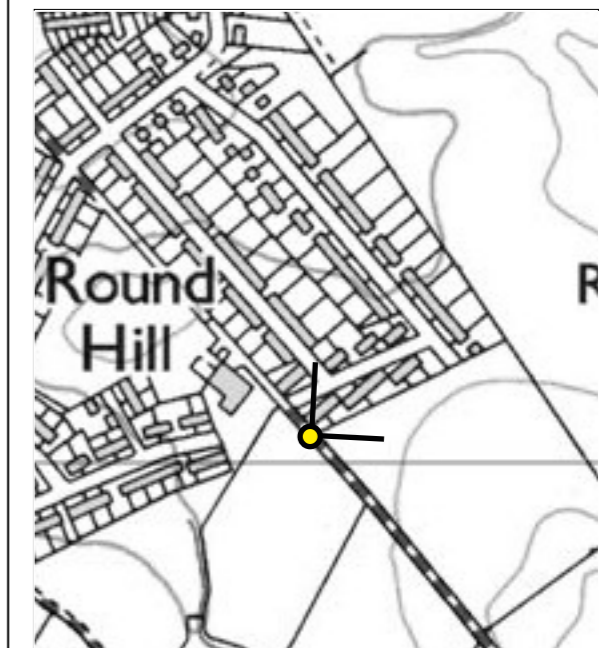
*Operation*

Moderate to major adverse

*Year 15*

Moderate adverse

Viewpoint 6. View from public footpath, looking east.

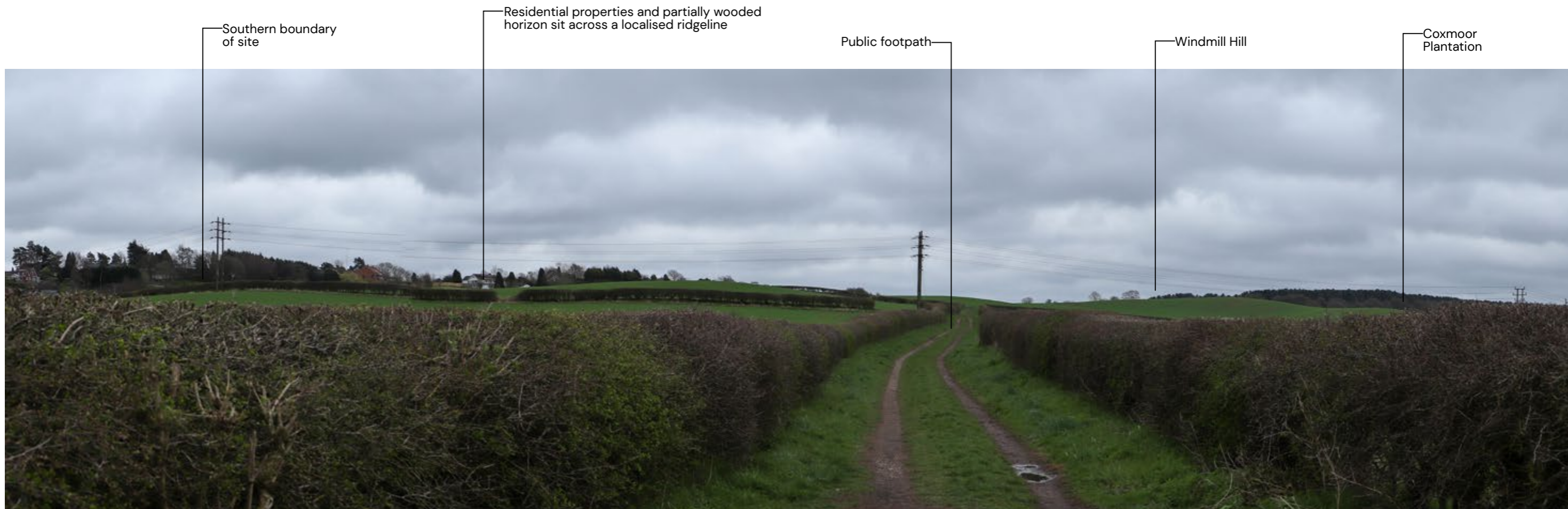


Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51443 58022

*Approx. elevation:*

+151m AOD

*Distance to site:*

On site boundary

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

View taken from the public footpath that leaves the residential development of Round Hill, and heads south-east. The footpath follows a farm track and is enclosed by well managed headgerows.

Sensitivity:

High

**Description of change:**

From this location there will be views into the south-western part of the site, including the built form located in the middle ground, to the left of the view. From this location most of the built form will be screened by the existing urban edge. Visual connectivity will be retained between the viewpoint and the south-eastern corner of the site (and the viewpoint at Coxmoor Road).

This is viewed in the context of the existing settlement edge and the containment that is provided by the rising landform and vegetation to the south (apparent across the view), including Windmill Hill and Coxmoor Plantation.

In the longer term, mitigation would be established and will soften views of the built form, partially screening some views. Consideration of the future baseline includes the allocated residential development to the east of Low Moor Road, to which there will be oblique views from the public footpath.

**Magnitude of impact:**

*Construction*

Medium

*Operation*

Medium

*Year 15*

Low to Medium

**Significance of effect:**

*Construction*

Moderate to major adverse

*Operation*

Moderate to major adverse

*Year 15*

Moderate adverse

Viewpoint 7: View looking south-east from the public footpath, on the residential edge of Round Hill at Searby Road.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022





**Viewpoint details:**

*Approx. grid reference:*

SK 50449 57469

*Approx. elevation:*

+162m AOD

*Distance to site:*

1460m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

The view point is located on an area of informal public open space at approximately 162M ( AOD) . This vantage point provides views across the industrial estates accessed from Low Moor road towards the site which features in the middle distance.

Sensitivity:

High

**Description of change:**

From this location there will be views across the settlement edge of Sutton-in-Ashfield toward the site, seen in the background of the view. Proposed built form will be partially visible, seen below the localised ridgeline (at Coxmoor Road). Proposed open space and native woodland planting located along the more elevated eastern and south-eastern parts of the site will further contain the built form.

This is viewed in the context of the existing residential and industrial/commercial built form that is present in this part of the settlement edge.

In the longer term, mitigation would be established and will further integrate the proposals into the landscape context. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

**Magnitude of impact:**

*Construction*

Low to medium

*Operation*

Low to medium

*Year 15*

Low

**Significance of effect:**

*Construction*

Moderate adverse

*Operation*

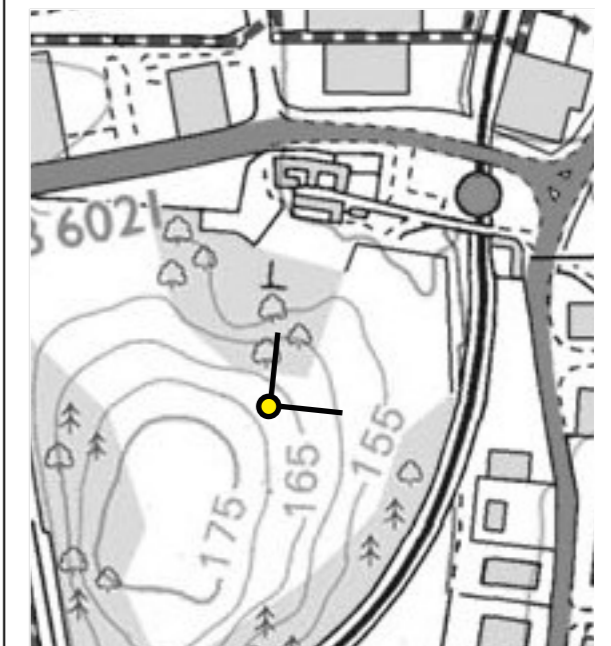
Moderate adverse

*Year 15*

Minor to moderate adverse

\*reducing to minor adverse in the context of the future baseline

Viewpoint 8: View looking north-east from an area of informal open space to the west of Low Moor Road.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51476 57619

*Approx. elevation:*

+156m AOD

*Distance to site:*

270m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This viewpoint is taken from a footpath 270m from site running along a field boundary.

Sensitivity:

High

**Description of change:**

From this location views of the site are screened by intervening landform. There are likely to be partial views to the upper extent of built form where this is located on the western edge of the site. In this part of the site a landscape buffer is proposed to ensure that development is set back from the site boundary and landscape planting can be implemented.

This is viewed in the context of the existing settlement edge (including views of the residential edge at Weston Close and Searby Road).

In the longer term, mitigation would be established and at mature height will form a partial screen to the built form however some limited views of the upper storeys are likely to remain. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

**Magnitude of impact:**

*Construction*

Medium

*Operation*

Medium

*Year 15*

Low to medium

**Significance of effect:**

*Construction*

Moderate to major adverse

*Operation*

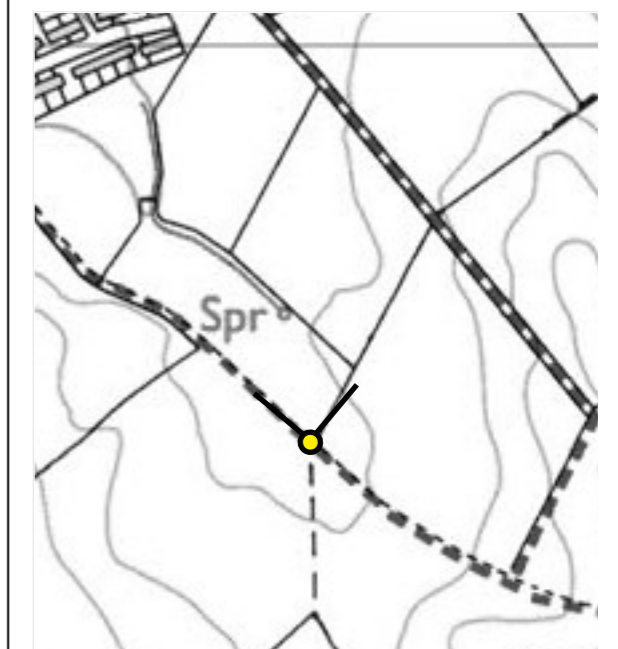
Moderate to major adverse

*Year 15*

Moderate adverse

\*reducing to moderate to minor adverse in the context of the future baseline

Viewpoint 9: View looking north-west, from the public footpath toward the residential edge at Round Hill.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51902 57706

*Approx. elevation:*

+165m AOD

*Distance to site:*

adjacent to site

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

View taken looking north-west from the public footpath that leaves the residential development of Round Hill, and heads south-east.

Sensitivity:

High

**Description of change:**

From this location views to the majority of site are screened by intervening landform. The western part of the site, directly adjacent to the public footpath, is visible and built form on this edge is likely to be visible. There are likely to be partial views to the upper extent of built form where this is located on the western edge of the site. In this part of the site a landscape buffer is proposed to ensure that development is set back from the site boundary (on the western edge and on the south-western corner) and landscape planting can be implemented. This is viewed in the context of the existing settlement edge (including views of the residential edge at Weston Close and Searby Road) and also industrial/commercial buildings which are prominent in the view. In the longer term, mitigation would be established and at mature height will form a partial screen to the built form however some limited views of the upper storeys are likely to remain. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

**Magnitude of impact:**

*Construction*

Low

*Operation*

Low

*Year 15*

Negligible to low

**Significance of effect:**

*Construction*

Minor to moderate adverse

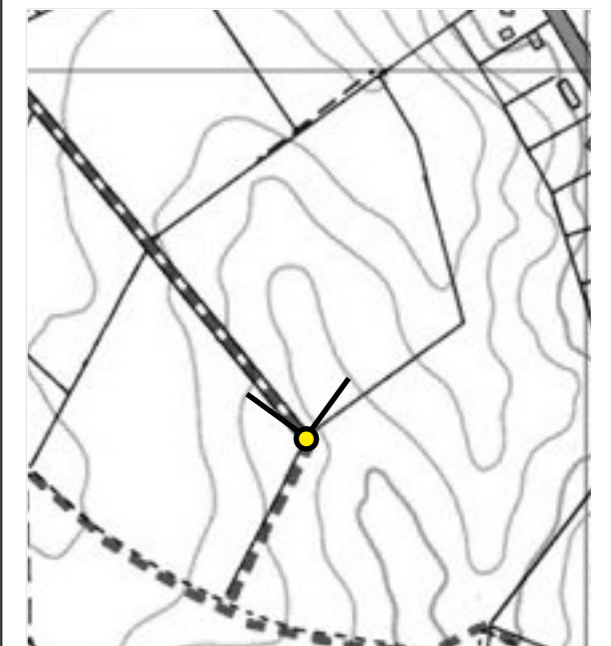
*Operation*

Minor to moderate adverse

*Year 15*

Minor adverse

Viewpoint 10: View looking north-west, from the public footpath back toward the settlement of Sutton-in-Ashfield.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
 Drawing no. : EMS.2254\_EN\_013\_B\_1  
 Drawn by : JC  
 Checked by : JWA  
 Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51867 57440

*Approx. elevation:*

+177m AOD

*Distance to site:*

600m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

Viewpoint taken from Windmill Hill looking across agricultural land with the the settlement of Sutton-in-Ashfield dominating the horizon.

Sensitivity:

High

**Description of change:**

From this more elevated location there are views across the very western part of the site, with the southern-central part screened by landform, and south-eastern and northern parts more visible. Built form will be apparent in those parts of the site which are visible, seen against the backdrop of the wider settlement of Sutton-in-Ashfield. These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The nature of the landform, and the containment it provides, is apparent by the rising slopes as they rise toward the viewpoint. In the longer term, mitigation would be established and proposed planting on the southern and western boundaries will partially screen views of the built form; mitigation planting within the development envelope will also break down the density and massing of the overall development. The extensive woodland planting on the eastern edge of the site (and on the higher slopes) will help to integrate the proposals within the landscape. Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

**Magnitude of impact:**

*Construction*

Low

*Operation*

Low

*Year 15*

Negligible to low

**Significance of effect:**

*Construction*

Negligible to low

*Operation*

Negligible to low

*Year 15*

Minor adverse

Viewpoint 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.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022



Fencing erected since the viewpoints were selected in 2017, which now obscures the view

Commercial/industrial built form dominates the urban edge

Coxmoor Road



**Viewpoint details:**

*Approx. grid reference:*

SK 52125 57672

*Approx. elevation:*

+182m AOD

*Distance to site:*

84m

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This viewpoint is representative of views experienced by users of Coxmoor Road. Since the previous viewpoint photographs were taken in 2017, this wooden fence has been added, obscuring views from the road into the site.

Sensitivity:

Low/Medium/High

**Description of change:**

From this location there will be partial views to the proposed development, limited to the areas located in the western parts of the site; the majority of the site area being screened by the intervening landform and vegetation, including mature trees in the foreground of the view. Existing residential properties on Coxmoor Road also provide some screening to the eastern and northern parts of the site.

Where visible, the built form is viewed in the context of the existing settlement edge

In the longer term, mitigation would be established, and proposed landscape planting located on the western and south-western boundaries will contribute to screening.

Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

**Magnitude of impact:**

*Construction*

Negligible to low

*Operation*

Negligible to low

*Year 15*

Negligible

**Significance of effect:**

*Construction*

Minor adverse

*Operation*

Minor adverse

*Year 15*

Negligible to minor adverse

\*reducing to negligible adverse in the context of the future baseline

Viewpoint 12: View looking west from Coxmoor Road across the wider settlement of Sutton-in-Ashfield.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022





Approximate extent of site (not visible)



**Viewpoint details:**

*Approx. grid reference:*

SK 53345 57572

*Approx. elevation:*

+164m AOD

*Distance to site:*

c1.5km

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

View looking across extensive field systems towards a prominent tree line that runs across the horizon line.

Sensitivity:

Medium

**Description of change:**

From this location views of the proposed development will be screened by the landform and associated vegetation that is situated between Derby Road and Coxmoor Road, including the extensive tree cover of the Coxmoor Golf Course.

**Magnitude of impact:**

*Construction*

Nil

*Operation*

Nil

*Year 15*

Nil

**Significance of effect:**

*Construction*

Nil

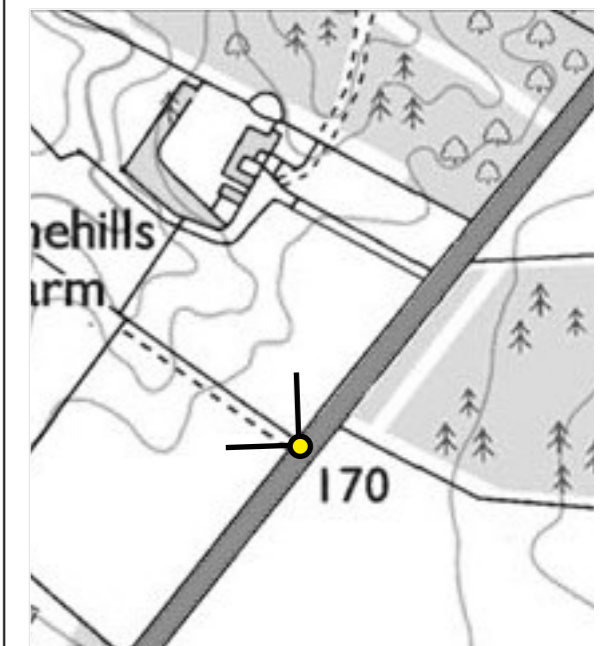
*Operation*

Nil

*Year 15*

Nil

Viewpoint 13: View from Derby Road, looking north-east.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022







**Viewpoint details:**

*Approx. grid reference:*

SK 51427 56831

*Approx. elevation:*

+180m AOD

*Distance to site:*

1.1km

*Camera type:*

Canon EOS 5D (50mm lens)

*Date:*

4th April 2022

*Approx. H FoV:*

60°

**Baseline description:**

This view taken from an area of informal public open space at the northern edge of Kirby-in-Ashfield.

Sensitivity:  
High

**Description of change:**

From this more elevated location there will be views of the proposed development, across the site, but seen in the background of the view; central parts of the site are screened more by landform but the south-eastern, eastern and northern parts are more visible due to their relative elevation. Built form will be apparent in those parts of the site which are visible, seen against the backdrop of the wider settlement of Sutton-in-Ashfield.

These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The wider context of the landform and associated containment to the site are apparent.

In the longer term, mitigation would be established and proposed planting on the southern and western boundaries will partially screen views of the built form; mitigation planting within the development envelope will also break down the density and massing of the overall development. The extensive woodland planting on the eastern edge of the site (and on the higher slopes) will help to integrate the proposals within the landscape.

Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

**Magnitude of impact:**

*Construction*  
Low  
*Operation*  
Low  
*Year 15*  
Negligible to low

**Significance of effect:**

*Construction*  
Minor to moderate adverse  
*Operation*  
Minor to moderate adverse  
*Year 15*  
Minor adverse

\*reducing to negligible to minor adverse in the context of the future baseline

Viewpoint 14: View looking north, from an area of informal open space off Coniston Road.



Newark Road, Sutton in Ashfield  
**Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022





North-western site boundary  
Newark Road  
Site



**Viewpoint details:**

*Approx. grid reference:*  
SK 51406 58485  
*Approx. elevation:*  
+150m AOD  
*Distance to site:*  
Adjacent to site boundary  
*Camera type:*  
Canon EOS 5D (50mm lens)  
*Date:*  
4th April 2022  
*Approx. H FoV:*  
60°

**Baseline description:**

This view is taken from the footpath on the opposite side of the road in the north-western corner of the site.

Sensitivity:  
Medium

**Description of change:**

From this location there will be partial views of the northern edge of the site, including heavily screened views of built form. Built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter. At this location, there will also be oblique views of the proposed site access, associated hedgerow loss and partial views into the site area.  
In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form a screen to views in the longer term.

**Magnitude of impact:**

*Construction*  
Low  
*Operation*  
Low  
*Year 15*  
Negligible to low

**Significance of effect:**

*Construction*  
Minor adverse  
*Operation*  
Minor adverse  
*Year 15*  
Negligible to minor adverse

**Viewpoint 15: View looking south-west from Newark Road.**



**Newark Road, Sutton in Ashfield  
Figure 5: Viewpoint Photographs**

Client: Hallam Land Management LTD  
Drawing no. : EMS.2254\_EN\_013\_B\_1  
Drawn by : JC  
Checked by : JWA  
Date : 13/06/2022

