14. **Landscape and Visual**

<table>
<thead>
<tr>
<th>Potential/Predicted Significant Environmental Effects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential change in local landscape character, including the landscape character of the Site from greenfield to urban form.</td>
</tr>
<tr>
<td>Potential change in the existing tree and hedgerow resource within the site.</td>
</tr>
<tr>
<td>Potential change to the character and setting of surrounding Conservation Areas.</td>
</tr>
<tr>
<td>Potential change in visual amenity from Robin Hood Way and local public rights of way.</td>
</tr>
<tr>
<td>Potential change in views from within Broxtowe Country Park and adjacent Business Park.</td>
</tr>
<tr>
<td>Potential change in views from surrounding topographical high points.</td>
</tr>
<tr>
<td>Potential change in views from surrounding residential areas.</td>
</tr>
</tbody>
</table>

**Introduction**

14.1 This Chapter evaluates the likely effects of the Proposed Development on the existing townscape and visual amenity within the Site and the surrounding area. This Chapter evaluates the significance and nature of the townscape and visual effects of the Proposed Development upon the surrounding local character, urban setting and visual amenity.

14.2 The location of the Site is illustrated in **Figure 14.1** and is centred on grid reference SK 5145 4346.

14.3 This Chapter (and its associated Figures) is not intended to be read as a standalone assessment and reference should be made to the front end of this ES (Chapters 1 - 5) as well as **Chapter 18 Cumulative Effects and Interaction of Factors**.

14.4 It should also be noted that significant effects on heritage assets and the contribution of the Site to their setting and significance are assessed within **Chapter 7 - Archaeology and Heritage Assets**. This Chapter assesses the effects of the Proposed Development on current landscape setting and views to/from the heritage assets.
## Methodology

### Method of Assessment

### Scope of the Assessment

14.5 An EIA Scoping Report was submitted to Broxtowe Borough Council (BBC) in 2012. The following potentially significant effects were identified, with comments on where each effect is assessed or reasons for exclusion:

### Table 14.1 Effects Assessed within this Chapter

<table>
<thead>
<tr>
<th>Effect Identified within the Scoping Report</th>
<th>Included within chapter?</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change in local landscape character, including the landscape character of the Site from greenfield to construction</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.91 – 14.110; and Assessment section Appendix 14.3 Table 1 items 8 - 14</td>
</tr>
<tr>
<td>Change in the existing tree and hedgerow resource within the site in terms of quality and numbers in relation to their contribution to local visual amenity and character</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.69 – 14.73; and Assessment section Appendix 14.3 Table 1 item 2</td>
</tr>
<tr>
<td>Change to the character and setting of surrounding Conservation Areas located within 1km of the nearest site boundary</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.81 – 14.82; and Assessment section Appendix 14.3 Table 1 items 5 and 6</td>
</tr>
<tr>
<td>Changes in visual amenity from Robin Hood Way and local public rights of way within 1km of the nearest site boundary</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.75 – 14.76; and Assessment section Appendix 14.3 Table 1 item 3; Covered within Visual Assessment baseline section 14.111; Table 14.8; and Assessment section Appendix 14.3 Table 2 viewpoints 8, 9, 10, 13 and 16</td>
</tr>
<tr>
<td>Changes in views from within Broxtowe Country Park and from Woodhouse Way Business Park and hotel</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.77 – 14.78; and Assessment section Appendix 14.3 Table 1 item 4; Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.3 Table 2 viewpoints 4 and 7</td>
</tr>
<tr>
<td>Changes in views from surrounding topographical high points such as Robin Hood Way, Hempshill Vale, Strelley; and Nuthall and High wood Cemeteries</td>
<td>Yes</td>
<td>Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.3 Table 2 viewpoints 8, 10, 11, 14, 15 and 17,</td>
</tr>
<tr>
<td>Changes in views from surrounding residential areas such as Broxtowe, Nuthall and Swingate</td>
<td>Yes</td>
<td>Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.3 Table 2 viewpoints 1, 2, 3, 5 and 12</td>
</tr>
<tr>
<td>Change in views from users of the M1 motorway</td>
<td>No</td>
<td>Following review of visual receptors, site visits, Zone of Theoretical Visibility (ZTV) and consultation with the BBC, it was felt that views from the motorway would not be significant, given that the visual receptors would be of low sensitivity.</td>
</tr>
<tr>
<td>Changes to night time views with the</td>
<td>Yes</td>
<td>Covered within Landscape Character baseline section 14.91 – 14.92;</td>
</tr>
</tbody>
</table>
Effect Identified within the Scoping Report | Included within chapter? | Comment
---|---|---
Lighting of the Proposed Development | | Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.3 Table 2

**Operational Phase**

Change in local landscape character to urban form, including urban grain, height and mass and changes in public realm | Yes | Covered within Landscape Character baseline section 14.91 – 14.110; and Assessment section Appendix 14.4 Table 1 Item 8 (Landscape Character Area 1: the Site)

Change in the tree and hedgerow resource within the site | Yes | Covered within Landscape Character baseline section 14.69 – 14.73; and Assessment section Appendix 14.4 Table 1 Item 2.

Change to the character and setting of surrounding Conservation Areas located within 1km of the nearest site boundary | Yes | Covered within Landscape Character baseline section 14.81 – 14.82; and Assessment section Appendix 14.4 Table 1 Items 5 and 6

Changes in visual amenity from Robin Hood Way and local public rights of way within 1km of the nearest site boundary | Yes | Covered within Landscape Character baseline section 14.75 – 14.76; and Assessment section Appendix 14.4 Table 1 Item 3; Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.4 Table 2 viewpoints 8, 9, 10, 13 and 16

Changes in views from within Broxtowe Country Park and from Woodhouse Way Business Park and hotel | Yes | Covered within Landscape Character baseline section 14.77 – 14.78; and Assessment section Appendix 14.3 Table 1 Item 4; Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.4 Table 2 viewpoints 4 and 7

Changes in views from surrounding topographical high points such as Robin Hood Way, Hempshill Vale, Strelley; and Nuthall and High wood Cemeteries | Yes | Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.4 Table 2 viewpoints 8, 10, 11, 14, 15 and 17

Changes in views from surrounding residential areas such as Broxtowe, Nuthall and Swingate | Yes | Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.4 Table 2 viewpoints 1, 2, 3, 5 and 12

Change in views from users of the M1 motorway | No | Following review of visual receptors, site visits, ZTV and consultation with the Local Authority, it was felt that views from the motorway would not be significant, given that the visual receptors would be of low sensitivity.

Changes to night time views with the lighting of the Proposed Development | Yes | Covered within Landscape Character baseline section 14.91 – 14.92; Covered within Visual Assessment baseline section 14.111; Table 14.9; and Assessment section Appendix 14.4 Table 2

**Proposed Methodology and Surveys**

14.6 An assessment of the effects of the Proposed Development on local landscape character and visual amenity has been undertaken through a combination of a desk study and site visit. The desk study and site visit determined the following:
Existing baseline landscape resources (presence and setting of statutory designated heritage assets; presence of statutory designated nature conservation sites; presence of key areas of public open space (parks); identification of local landscape character and quality);

Existing visual amenity (Zone of Theoretical Visibility (ZTV) production; identification of viewpoint locations for consideration in the visual assessment);

An assessment of the effect of the construction and operation phases on landscape character and visual amenity; and

Opportunities for mitigation and enhancement.

14.7 Landscape resources include local landscape character areas and the setting of statutory designated heritage assets such as Listed Buildings and Conservation Areas whilst visual amenity includes consideration of changes in views for residents, visitors, workers, pedestrians and travellers along key paths and trails.

Extent of the Study Area

14.8 The extent of the study area will depend on the extent of direct effects to the landscape as a result of the proposals and the extent of indirect effects to the landscape (i.e. wider changes in character and setting); the extent and sensitivity of distinctive townscape character areas within or adjacent to the Site; and the effects on people with views of the temporary works or permanent development.

14.9 For the purposes of this Chapter the following search areas have been used:

- World Heritage Sites, National Parks and Areas of Outstanding Natural Beauty (AONBs) - 5km radius from the centre of the Site;
- Scheduled Ancient Monuments (SAMs) and Conservation Areas - 1km radius from the nearest Site boundary;
- Listed Buildings: Grade I and II* - 2km radius from the centre of the Site;
- Listed Buildings: Grade II - 1km radius from the centre of the Site;
- Statutory nature conservation and wildlife sites (Sites of Special Scientific Importance [SSSIs]; National Nature Reserves [NNRs] and similar) and Ancient woodland - 1km radius from the centre of the Site; and
- Registered parks and gardens, National Parks or similar - 2km radius from the centre of the Site.
Consideration of Local nature conservation and wildlife sites (such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs)) are detailed further within Chapter 8 - Ecology and Biodiversity. Within this Chapter they will only be considered as part of their contribution to existing landscape character and visual amenity, not as separate entities.

14.11 Lighting (including night time views) is considered as part of the visual assessment and in terms of contribution to local landscape character. Further consideration of lighting as a statutory nuisance is detailed with Chapter - 17 Artificial Lighting.

Establishing the Baseline

14.12 The methods used to establish the existing baseline for the Site and surrounding area are outlined below.

Desk Study

14.13 A desk-based review of relevant websites, OS maps, and aerial photographs was undertaken in order to determine street patterns, urban grain, existing landscape features and landscape character. This included a review of existing information such as planning documents, landscape character assessments, aerial photographs and Ordnance Survey maps and built on the information already identified within the EIA Scoping Report.

Site Visit / Other Assessment

14.14 The study area was surveyed in December 2012, in clear conditions. All the significant viewpoints were noted and photographs of each view taken. The photographs were combined into panoramas automatically using ‘Adobe Photoshop CS5.5’ software and for each viewpoint the key features of the existing view are described.

View studies - assessment method

14.15 The process of Visual Assessment is undertaken through analysis of the Site from strategic viewpoints. This is done by determining the geographical area from which the Site is visible (known as the Visual Envelope or Zone of Theoretical Visibility). Once determined, a series of key representative viewpoints are chosen i.e. areas within the visual envelope from where it may be possible to see an aspect of the Proposed Development from publicly accessible viewpoints, such as roads, public rights of way and areas of public open space.
14.16 The visual analysis aims to determine from which points the Site can be seen in the surrounding landscape primarily up to 1km away, but potentially extending up to 5km away or more. Visual effects relate solely to changes in available views of the townscape and the effect of those changes on people, including:

- The direct effects of the development upon views of the landscape through intrusion or obstruction;
- The overall effect on visual amenity, be it degradation or enhancement; and
- The reaction of viewers who may be affected.

14.17 A list of selected view locations was determined with the aim of providing a broad range of viewpoints from all points of the compass. The view locations have been agreed in consultation with the BBC.

14.18 Three broad categories of viewing location are considered for establishing viewpoints:

- ‘Typical’ landscape locations, taken from north, south, east and west and in locations where the Proposed Development will be visible;
- Locations of particular sensitivity, including those viewpoints in which the Proposed Development may affect the settings of the World Heritage Site, listed buildings and conservation areas; and
- Locations where there is extensive open space between the viewer and the Proposed Development so that it will be prominent rather than obscured by foreground buildings.

**Landscape character areas - assessment method**

14.19 Landscape is characterised by dividing the study area into geographical areas which have readily identifiable characteristics in common. These characteristics may include topography; other natural characteristics such as waterways; patterns of land use; urban grain; and building form. Where there are major elements of infrastructure such as roads and railways, these often serve to divide one area from another.

14.20 Landscape effects can be defined as the changes in the fabric, character and quality of the landscape as a result of a development through:

- Direct effects upon specific landscape elements;
- Subtler effects upon the overall patterns of elements that give rise to landscape character and regional and local distinctiveness; and,
Effect upon special interests or values such as designated landscapes, conservation sites and cultural associations.

Methodology for Listed Building Assessments

14.21 By reviewing the assessment of visual effects, it is possible to interpolate the indirect effect of the Proposed Development on the settings of Listed Buildings and views of them. The existing settings have been identified through site visits and Listed Building descriptions. Given the size of the Proposed Development, its effects will not be limited to the Listed Buildings in proximity to the Site and therefore, a range of Listed Buildings that are potentially affected have been considered.

Methodology for Conservation Area Assessments

14.22 The effect on surrounding Conservation Areas has been considered through a review of the Character Areas Assessments, site visits and assessing how the Proposed Development will affect each one. Although the Site is not located within a Conservation Area, the Proposed Development may indirectly affect the character and appearance of surrounding Conservation Areas through altering its setting or views. The Conservation Areas included in the study are those which are potentially affected by the Proposed Development.

14.23 It should be noted that consideration of Listed Buildings and Conservation Areas is provided here in the context of their current landscape settings. Consideration of them as built heritage assets is provided in Chapter 7 – Archaeology and Heritage Assets.

Assessment of Potential Effects

Receptors

14.24 The assessment of likely significant effects as a result of the Proposed Development has taken into account both the site preparation and construction phase and the operational phase. The significance level attributed to each effect has been assessed based on the magnitude of change due to the Proposed Development, and the sensitivity of the affected receptor/receiving environment to change.

14.25 Magnitude of change and the sensitivity of the affected receptor/receiving environment are both assessed on a scale of high, medium, low and negligible as shown in Tables 14.2 - 14.4. These criteria follow those set out by the Landscape Institute and the Institute of Environmental Management and Assessment in

Table 14.2: Criteria Determining the Sensitivity of Townscape Elements

<table>
<thead>
<tr>
<th>Landscape element</th>
<th>Sensitivity</th>
<th>Recognition</th>
<th>Features/Value</th>
<th>Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Negligible</td>
<td>Undesignated areas with little or no recognition granted.</td>
<td>No townscape elements or features worthy of conservation. Frequent or dominant detracting features.</td>
<td>Poor quality townscape; disturbed or derelict land requires treatment.</td>
</tr>
<tr>
<td></td>
<td>Low</td>
<td>Typically undesigned areas of district or local recognition or areas of designated local recognition.</td>
<td>Few landscape features worthy of conservation, evidence of degradation with many detracting features. Certain townscape elements/ features may be worthy of conservation but would benefit from restoration or enhancement.</td>
<td>Ordinary townscape quality that is typically commonplace and unremarkable. Limited variety or distinctiveness.</td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td>Typically of designated regional or district recognition or undesigned but value expressed through consensus, literature and cultural associations or through demonstrable use.</td>
<td>Typically some distinguishing features worthy of conservation. Some distinctive features and elements. Scope to improve management; Sense of place; Occasional detracting features.</td>
<td>A reasonably attractive townscape that is typical and commonplace or in part unusual; Ordinary to good quality with the potential for substitution.</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>Typically of national or regional recognition such as Archaeological Important Areas (AIA)s, Listed Buildings; SSSIs; Scheduled Monuments (SAMs); Conservation Areas, and Registered Parks and Gardens.</td>
<td>Typically strong townscape with many features worthy of conservation; Infrequent detracting features; Appropriate management for land use with limited scope to improve; Strong sense of place.</td>
<td>High quality townscape with limited potential for substitution.</td>
</tr>
</tbody>
</table>
Table 14.3: Criteria Determining the Sensitivity of a Viewpoint

<table>
<thead>
<tr>
<th>Viewpoint Characteristic</th>
<th>Negligible</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of potential viewers and duration and type of the viewing experience</strong></td>
<td>Few viewers, quick transient views such as from vehicles</td>
<td>Several viewers, longer transient views such as from public open space, footpaths and recreational areas</td>
<td>Many viewers, static viewpoint e.g. from residential property</td>
<td>Many viewers, extensive portrayal of the view in the media and of noted tourism value</td>
</tr>
<tr>
<td><strong>Land use at the viewpoint</strong></td>
<td>Industrial area, land awaiting re-development</td>
<td>Retail area, offices, formal sports facilities where the townscape is secondary to enjoyment of the sport</td>
<td>Residential area, public open space, recreational, historical or cultural Site where townscape is a significant factor in its enjoyment</td>
<td>Nationally important public open space or historical/cultural Site</td>
</tr>
<tr>
<td><strong>Townscape quality of the view</strong></td>
<td>Poor quality townscape</td>
<td>Moderately valued townscape</td>
<td>Regionally or nationally highly valued townscape or features (such as Conservation Areas, Grade II Historic Parks and Gardens)</td>
<td>Nationally highly valued townscape (such as AONB, Conservation Areas, Grade I Historic Parks and Gardens)</td>
</tr>
</tbody>
</table>

Assessing Magnitude

14.26 The magnitude of change depends upon a combination of factors, such as the size of change, the nature of change and the ability to appreciate the change, as summarised in Table 14.4 below.
Table 14.4: Criteria Determining Magnitude of Change

<table>
<thead>
<tr>
<th></th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size of Change</strong></td>
<td></td>
</tr>
<tr>
<td>Development occupies little or no portion of the view / townscape</td>
<td>Negligible</td>
</tr>
<tr>
<td>Development occupies a small portion of the view / townscape</td>
<td>Low</td>
</tr>
<tr>
<td>Development occupies a significant portion of the view / landscape</td>
<td>Medium</td>
</tr>
<tr>
<td>Development occupies the majority of the view and may even obstruct a significant portion of the view / townscape</td>
<td>High</td>
</tr>
<tr>
<td><strong>Nature of Change</strong></td>
<td></td>
</tr>
<tr>
<td>No change discernible</td>
<td>Not noticeable</td>
</tr>
<tr>
<td>Development similar to the other main components of the view / townscape; virtually imperceptible change in components or townscape</td>
<td>Not readily noticeable</td>
</tr>
<tr>
<td>Development dissimilar to the main component of the view / townscape but similar to other components; Moderate changes in a localised area</td>
<td>Readily noticeable</td>
</tr>
<tr>
<td>Development a new component within the view / townscape ranging from notable change in townscape characteristics over extensive area to intensive change over a more limited area</td>
<td>Very noticeable</td>
</tr>
<tr>
<td><strong>Appreciation</strong></td>
<td></td>
</tr>
<tr>
<td>Not noticeable</td>
<td></td>
</tr>
<tr>
<td>Not readily noticeable</td>
<td></td>
</tr>
<tr>
<td>Readily noticeable</td>
<td></td>
</tr>
<tr>
<td>Very noticeable</td>
<td></td>
</tr>
</tbody>
</table>

Assessing Significance

14.27 The combined sensitivity and magnitude used to determine significance is summarised within **Table 14.5** below
Table 14.5: Combined Effect of Sensitivity and Magnitude

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>Negligible/ neutral effect/ significance</td>
<td>Where the development would cause an insignificant improvement or deterioration to the existing view.</td>
</tr>
<tr>
<td></td>
<td>Negligible/ neutral effect/ significance</td>
<td>Where the development would cause an insignificant improvement or deterioration to the existing view.</td>
</tr>
<tr>
<td></td>
<td>Minor effect/ significance</td>
<td>Where the development would result in a minor positive or negative visual effect.</td>
</tr>
<tr>
<td></td>
<td>Minor effect/ significance</td>
<td>Where the development would result in a minor positive or negative visual effect.</td>
</tr>
<tr>
<td></td>
<td>Moderate effect/ significance</td>
<td>Where the development would result in a moderate positive or negative visual effect.</td>
</tr>
<tr>
<td></td>
<td>Major effect/ significance</td>
<td>Where the development would result in a major positive or negative visual effect.</td>
</tr>
</tbody>
</table>

14.28 Those cells shaded in dark grey are generally considered to be significant in terms of the requirements of the Town and Country Planning (Environmental Impact Assessment Regulations 2011. Those effects that are assessed within the light grey boxes may be significant, or not significant, depending on the specific factors and effect that is assessed in respect of a particular landscape or visual receptor. In accordance with the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment (GLVIA) (paragraph 2.12) (Ref. 14.1), experienced professional judgement is applied to the assessment of all effects and reasoned argument is presented in respect of the findings in each case.

14.29 A significant effect occurs where the Proposed Development will provide a defining influence on a landscape element, landscape character receptor or view.
Consultations

14.30 A Consultation Letter to the BBC on viewpoint locations was undertaken in November 2012 to inform the visual assessment section of this Chapter, and the viewpoint locations and number were agreed. A record of the correspondence is provided in Appendix 14.1.

Legislation / Policy Framework

Legislative Framework

14.31 The European Landscape Convention (ELC, 2000) (Ref. 14.2) provides a basis for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21st November 2006 and became binding on 1st March 2007. The Convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

14.32 The ELC defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development.

14.33 The UK is recognised as already putting many of the principles of the ELC into practice. The importance of landscapes in contributing to local identity and in reflecting local cultural influences and ecological diversity is shown through the Joint Character Area Map of England (former Countryside Commission and English Nature, 1996) (Ref. 14.3), through the use of Landscape Character assessments and to inform

National Planning Policy

14.34 The National Planning Policy Framework (NPPF) (Ref. 14.4) was published by Central Government on 27th March 2012 and replaces all previous National Policy Documents including all Planning Policy Statements (PPSs) and Planning Policy Guidance Notes.
(PPGs), as well as selected circulars. The NPPF represents the overarching document for National Planning Policy.

14.35 The NPPF provides a commitment to the achievement of sustainable development through appropriate planning, with paragraph 14 explicitly stating: ‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both planning and decision-taking’.

14.36 The NPPF therefore reflects a significant change in the direction of planning policy, establishing a clear shift towards a positive planning system: ‘All plans should be based upon and reflect the presumption in favour of sustainable development...’ (Paragraph 15, NPPF).

14.37 Of particular interest in relation to landscape and visual issues is Section 7: Requiring Good Design notably paragraphs 56-68. The Government attaches great importance to the design of the built environment and states that, ‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.’ Developments should seek to:

- ‘establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- be visually attractive as a result of good architecture and appropriate landscaping’.

14.38 In relation to heritage assets and townscape, the Government’s objective is for Local Authorities to create policies that promote conservation and enjoyment of the historic environment, taking into account, ‘the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place’.

14.39 In determining applications, the NPPF states that local planning authorities should, ‘require an applicant to describe the significance of any heritage assets affected,
including any contribution made by their setting’ and, ‘where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity’.

Local Planning Policy

Broxtowe Local Plan (September, 2004) (Ref. 14.5)

14.40 The following ‘saved’ policies within the Broxtowe Local Plan (2004) (Ref. 14.5) are of relevance to the landscape and visual assessment Chapter:

- Policy K6 The Environment (character and amenity). This policy states that, ‘planning permission will not be granted where the character and quality of the environment and the level of amenity currently enjoyed would be unreasonably harmed’.

- Policy E3 Development within conservation areas. This policy states that, ‘Planning permission will only be granted for development within or in the vicinity of a conservation area which preserves or enhances the character and appearance of the area having regard to its location, scale, design and materials’. The qualifying text also states that, ‘the development should respect open spaces, road and footpath patterns, important viewpoints, trees and other features which contribute to the character of the area’.

- Policy E6 Setting of listed buildings. This policy states that, ‘Planning permission will not be granted for development which would adversely affect the setting of a listed building in terms of the scale, form, siting or design of the proposals’.

- Policy E9 Visual impact of development on Green Belt. This policy states that, ‘Development in the Green Belt…and development which is outside the Green Belt but conspicuous from within it, will not be permitted if the development, by reason of its siting, design or materials, would harm the open character…or visual amenities of the Green Belt…’.

- Policy E24 Trees, hedgerows and tree preservation orders. This policy states that, ‘Development that would adversely affect important trees and hedgerows will not be permitted’.

- Policy RC6 Open space: requirements for new developments. This policy states that, ‘Permission will not be granted…unless… Local landscape, ecological and amenity features are retained or enhanced through the provision of the open
space and children's play areas; and the design of any open space provision will take into account possible provision of features beneficial to wildlife.

- Policy RC14 Footpaths, bridleways and cycle routes. This policy states that, ‘The Council will protect, maintain and where appropriate seek to extend the network of footpaths, bridleways and cycle routes in the borough’.

**Guidance**

14.41 The assessment of landscape, townscape and visual effects has been based on the following good practice guidelines:

- ‘Guidelines for Landscape and Visual Impact Assessment’. (GLVIA) The Landscape Institute with the Institute of Environmental Management and Assessment, 2002 (Ref. 14.1); and


14.42 These guidelines are primarily written for countryside or rural sites therefore the guidelines are broadly followed but have also been tailored appropriately to a town based assessment of townscape issues and visual amenity.

14.43 It should also be noted that the GLVIA is currently being revised for a 3rd Edition, which is out in Draft for consultation. The draft document, Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition (2012) (Ref. 14.7) have also been considered in relation to this Chapter.

14.44 The following guidance documents have also been considered:


**Existing Baseline Conditions**

**Context**

14.45 The following context section provides an overview of the existing site and immediate surroundings, along with an historical summary to provide an overview of the current Site context.
Historical and Cultural Context

14.46 The Site is located just to the south-east of Nuthall, the name of which a thousand years ago denoted a "healh" - a nook or corer, where nuts grew. Trees and undergrowth marked it for centuries and the area is therefore generally regarded as forest land and heath, which the Saxons cleared and tilled with such success that its soil became known for its fertility. The lands surrounding Nuthall, including those within the Site, have been primarily used for agriculture almost up until the present day.

14.47 The estates of Nuthall passed through various families, including the the Cokefields in the 13th century, the Stelles in the 15th century, and the Ayscoughs (Askews) in the 16th century. The Ayscoughs retained possession in some form throughout the 17th and early 18th centuries, by which time it came into possession of the Sedleys. The Sedleys created the Nuthall Temple and parklands between 1754 and 1757 and Sir Charles Sedley converted the original Manor House into a farm and stables in 1755 and renamed them Home Farm.

14.48 In 1927, the "Temple" with its estate of 600 acres was sold, and the temple was demolished in 1929. Remnants of the Temple as well as Home Farm and remnants of the Temple parklands now form part of the Nuthall Conservation Area. Part of the parklands also form the northern fringes of the Site itself.

14.49 The rest of the Site is understood to have an industrial heritage, forming part of the Nottingham Coal Fields (including shallow mineshafts).

14.50 Mining developed towards the end of the 15th century with the Strelley family beginning mining around their manor of Strelley c.1540, located to the south-east of the Site. Following the closure of many of the Derbyshire and Nottingham coal mines in the 20th Century, the Site has once again been given over to agriculture.

14.51 Further information on historical and cultural context is contained within Chapter 7 Archaeology and Heritage Assets.

Existing Land Use of the Site

14.52 The Site comprises c.32ha of Green Belt land which is currently used for agricultural purposes.

14.53 The majority of the Site comprises grass/pasture land used for grazing, although there is an area of woodland to the south-west (which is designated as a SINC) and there are trees and hedgerows in certain areas within the Site and on the boundaries.

14.54 The Site is accessed on its south-eastern boundary off the A6002 Woodhouse Way.

Land Use of the surrounding area, including Urban Grain, Height and Massing

14.55 Private and commercial properties lie to the south of the Site within the Nottingham Business Park, which include office buildings and a hotel. To the east of the Site is the Nottingham residential area with agricultural land to the north and west containing scattered farmsteads. To the north-west, beyond the agricultural land lie the residential areas of Nuthall, Larkfields and Swingate.

14.56 These areas contain typically 2-storey terraced and detached houses, comprised of former mine-workers terraced cottages with larger detached pubs as well as single-storey chapels.

14.57 Nuthall is split by the M1 motorway into two areas: Old Nuthall and New Nuthall. Old Nuthall still retains much of the original village charm and centres on the Manor House, Old Rectory, church and pub. Along Nottingham Road, which was once the main road into Nottingham, there is a distinctive row of stone built terraced cottages. Mature trees flank the street frontage which has reverted to a much quieter suburban road since the motorway link roads were built. The area contains larger detached houses as well as terraced and semi-detached dwellings set in gardens. The area contains numerous street trees and wooded gardens creating a sense of enclosure and relative tranquillity. This is also heightened by the enclosure of the settlement by woodlands, rural countryside and Temple Lake to the south.

14.58 New Nuthall includes the Mornington Crescent Estate, a late 1980s/early 1990s development which borders Strelley and the Hempshill Vale estate, and the 1960s/70s Cedarlands/Horsendale estate. These estates typically contain well maintained detached dwellings, sometimes separated from the street by low walls, hedges or gates. The area typically contains wider streets with numerous trees within front and back gardens.

14.59 Bordering the above estates to the east is the Broxtowe estate, begun in the late 1930s and containing typically 2-storey terraced and semi-detached dwelling. Streets are generally narrower, more linear, less well maintained and with boundaries of low
fences and gates. There are fewer trees within the area giving it a slightly more contained, tight, urban grain, although still low-rise.

14.60 To the north and south-west is agricultural land containing a mixture of built form, from large detached farmhouses and agricultural buildings to smaller workers cottages.

**Topography and Drainage**

14.61 The Site slopes up from the north-eastern corner, lying at a level of around 90m Above Ordnance Datum (AOD) up to around 117m AOD at the south-western corner. This is therefore likely to concentrate views of the Site from the north and north-east rather than the south.

14.62 There is a distinctive ridgeline running to the west of the Site and extending northwards, with valleys further west, to the east and to the south. Views from the valley to the west towards the Site are therefore limited by the intervening ridgeline, with local topographical high points such as Robin Hood Way/Windmill Farm, lying at around 130 - 140m AOD located only 560 m to the west of the Site.

14.63 The ridgeline extends northwards, connecting with a further ridgeline extending to the east of the Site, beyond an intervening valley. Local topographical high points here include High Wood cemetery at around 85m AOD (c.1.1 km to the north of the Site); Hempshill Vale at 95m AOD (c.1.2 km to the north-east of the Site); New Nuthall Cemetery at around 90m AOD (c.1.27 km to the north of the Site); and 113m AOD at Strelley (Home Farm) c. 900 m to the south-west of the Site.

14.64 The nearest water body is Temple Lake, located within Nuthall Conservation Area. It is located approximately 250m to the north-west of the Site and was one of three original ponds created from quarrying stone for Home Farm and Nuthall Temple. The three ponds, of which only one remains, were naturally filled by the Nuthall Stream.

14.65 An attenuation pond is located approximately 320m to the south-east of the Site adjacent to the Nottingham Business Park.

**Site Vegetation Cover**

14.66 The majority of the Site comprises open arable fields and grazing pasture, although there is an area of woodland to the south-west (which is designated as a SINC). There are also mature trees and hedgerows across the Site and along the boundaries of the Site.
A BS 5837:2012 Tree Survey and Arboricultural Statement (Planning Reference: TP/OPA/DOC/09) has been undertaken to assess the quality of the trees and hedgerow provision across the Site.

The tree survey identified 20 individual trees, 14 tree groups and 5 hedges. Of these, it was found that they fell into the following quality and value grades:

Table 14.6: Quality and Value of Trees and hedges within the Site

<table>
<thead>
<tr>
<th>BS 5837 QV Category</th>
<th>Description</th>
<th>No. of trees</th>
<th>%</th>
<th>No. of groups</th>
<th>%</th>
<th>No. of hedges</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Trees of particularly high quality</td>
<td>4</td>
<td>20</td>
<td>5</td>
<td>36</td>
<td>2</td>
<td>40</td>
</tr>
<tr>
<td>B</td>
<td>Trees of moderate quality</td>
<td>8</td>
<td>40</td>
<td>8</td>
<td>57</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>C</td>
<td>Trees of low quality</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>7</td>
<td>1</td>
<td>20</td>
</tr>
<tr>
<td>U</td>
<td>Trees lost in the short term (&lt;10 yrs)</td>
<td>7</td>
<td>35</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>20</strong></td>
<td><strong>100</strong></td>
<td><strong>14</strong></td>
<td><strong>100</strong></td>
<td><strong>5</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

Category A trees are those of particularly high quality in arboricultural, landscape or cultural/conservation terms and should be retained wherever possible. Category B trees are of Moderate quality and downgraded from the high category because of significant defects, or represent groups of trees with a collective value through numbers rather than individual tree quality or trees with identifiable cultural or conservation values.

Category C Trees are of low value in arboricultural, landscape or cultural/conservation terms. It also includes young trees with a stem diameter of less than 150mm and which therefore are not able to make much visual contribution to the local landscape. Category U trees are those which will be lost within the short term for reasons of physiology or structural integrity.

Public Amenity

There are no Registered Parks and Gardens or Registered Battlefields within 1km of the Site. There are no World Heritage Sites, AONBs or National Parks within 5km of the nearest Site boundary.
Public Rights of Way

14.72 There are no public paths through the Site itself and there are no Sustrans National or Regional Routes or trails located within 2 km of the nearest Site boundary. There are, however, a number of public rights of way within 2 km of the nearest Site boundary as outlined below:

- Robin Hood Way Long Distance Path, located approximately 750 m to the west of the Site at its nearest point;
- Public footpath and cyclepath located adjacent to the southern boundary of the Site within the Nottingham Enterprise Park, connecting it to the cyclepath and footpath along the A6002 Woodhouse Way via a traffic-light controlled crossing;
- Public footpath between the motorway and Swingate, located approximately 250 m to the west of the Site at its nearest point; and
- Public path is located approximately 700 m to the north-east of the Site.

14.73 The limited connectivity across and immediately surrounding the Site except via pavements and the adjacent path to the south therefore creates a sensitivity to change of low as no existing paths will be directly affected.

Country Parks

14.74 Broxtowe Country Park is located approximately 50 m to the east of the Site at its nearest point and is publicly accessible during daylight hours.

14.75 The locations of the above key features are shown in Figure 14.1 Landscape Features.

Townscape Features and Designations

14.76 The effect on individual historic designated elements (such as listed buildings) is covered in detail within Chapter 7 Archaeology and Heritage Assets but their importance in terms of townscape is defined in terms of their setting.

14.77 There are no Scheduled Ancient Monuments located within 1 km of the Site. There are no World Heritage Sites within 5 km of the nearest Site boundary.

Conservation Areas

14.78 The Site is not located within a conservation area but there are two located within 1 km of the nearest Site boundary, as outlined below:
• Nuthall Conservation Area. This Conservation Area incorporates Temple Lake and is located approximately 210m to the north-west of the nearest Site boundary; and

• The Strelley Conservation Area is located approximately 370m to the south-west of the Site at its nearest boundary.

14.79 The Conservation Areas are of national importance but are only designated locally. However, both Conservation Areas contain a number of listed buildings, including Grade I and II* buildings. The sensitivity of the above conservation areas are therefore considered to be medium-high.

Listed Buildings

14.80 There are no listed buildings or scheduled ancient monuments located within the Site itself; however there are a number located within 1km and 2km of the centre of the Site, as outlined below. The centre of the Site is here taken to be grid reference SK 514 435):

Table 14.7: Grade I and II* listed buildings located within 2km of the centre of the Site

<table>
<thead>
<tr>
<th>Item</th>
<th>Title</th>
<th>Location</th>
<th>Distance from site centre</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Church Of All Saints</td>
<td>Main Street, Strelley, Broxtowe, Nottinghamshire (Grid Ref: SK 50650 42090)</td>
<td>1.6 km south-west</td>
<td>I</td>
</tr>
<tr>
<td>2</td>
<td>Gothic Summerhouse At Number 9 The Yews</td>
<td>9, Kimberley Road, Nuthall, Broxtowe, Nottinghamshire (Grid Ref: SK 51510 44343)</td>
<td>860m north</td>
<td>II*</td>
</tr>
<tr>
<td>3</td>
<td>Church Of St Patrick</td>
<td>Kimberley Road, Nuthall, Broxtowe, Nottinghamshire (Grid Ref: SK 51475 44473)</td>
<td>980m north</td>
<td>II*</td>
</tr>
<tr>
<td>4</td>
<td>Church Of St Martin</td>
<td>St Martins Road, Bilborough, City Of Nottingham (Grid Ref: SK 52020 41811)</td>
<td>1.75km south-east</td>
<td>II*</td>
</tr>
<tr>
<td>Item</td>
<td>Title</td>
<td>Location</td>
<td>Grade</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>-------</td>
<td>----------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>The Cottage</td>
<td>8, Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>The Lake Bridge</td>
<td>Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2 Headstones</td>
<td>1 metre south of chancel at Church of St Patrick, Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Farm buildings to rear of Home Farm</td>
<td>Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Home Farmhouse and attached Coach House</td>
<td>Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>The Old Rectory and adjoining Rectory Grange</td>
<td>Kimberley Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Gatepier from former Nuthall Temple</td>
<td>Nottingham Road, Nuthall, Broxtowe, Nottinghamshire</td>
<td>II</td>
<td></td>
</tr>
</tbody>
</table>

14.81 The Gothic summerhouse at Number 9 The Yews, Kimberley Road and the Church of St Patrick, Kimberley Road as well as all 7 of the Grade II listed buildings are separated from the Site by Junction 26 of the M1 motorway and are located within the Nuthall Conservation Area. The immediate settings of each of these listed buildings are formed by the landscape of the Conservation Area. They will therefore not be considered as separate entities within this landscape and visual Chapter but as part of the character and setting of the Nuthall Conservation Area.

14.82 The listed Church Of All Saints in Main Street, Strelley, is located in the heart of the Strelley Conservation Area. Its immediate setting is created by the village of Strelley, Strelley Hall and the surrounding parkland estate. For the remainder of this Chapter, the Church of All Saints will be considered as part of the Strelley Conservation Area.

14.83 The Church of St Martin in Bilborough is not located within a Conservation Area and will therefore be considered separately. Its setting is currently defined by an adjacent Industrial estate and the Broxtowe Housing estate. Its original medieval setting has been severely eroded with its modern extensions being created and connected to the Broxtowe housing estates adjacent. Given its Grade II* listing but contained urban setting, its sensitivity to change is considered to be **medium-high**.

14.84 The locations of the above key features are shown in Figure 14.1 Landscape Features.
Statutory Wildlife Designations

There are no statutory nature conservation or wildlife sites within 1km of the Site and there are no areas of designated ancient woodland within 1km of the nearest Site boundary.

The nearest statutory nature conservation or wildlife site is Sellers Wood SSSI, located some 1.4km north of the Site. The majority of the woodland is characterised by the predominance of ash (Fraxinus excelsior) and wych-elm (Ulmus glabra) with Hazel (Corylus avellana) and hawthorn (Crataegus monogyna) being the most abundant understorey species.

Further details of the ecology of the area can be found in Chapter 8 Ecology and Biodiversity.

Lighting

As outlined in Chapter 17 Artificial Lighting, the Site is currently unlit. However, it is bounded by the M1 to the west, the A610 to the north, the A6002 (Woodhouse Way) and Assart Farm estate to the east, and Nottingham Business Park lies to the south. Due to the surrounding light installations, the Site is affected to a certain extent by light spill and glare and is therefore not considered to be intrinsically dark. The Site and its immediate surroundings typically fall into ‘low’ or ‘medium’ district brightness levels.

Direct effects of artificial lighting on the Site and visual receptors adjacent to the Site are outlined in Chapter 17 Artificial Lighting. Effects of artificial lighting on night-time views is here considered as part of the overall visual assessment of each viewpoint.

Landscape Character

National, Regional and Area

National Character Areas were created in 2005 by Natural England with support from English Heritage and are an update to the 1996 Joint Character Areas Map (Ref. 14.3). They subdivide England into 159 National Character Areas and each is described within one of 8 regional volumes. The Site falls within Countryside Character Volume 4 – East Midlands. BBC’s Scoping Opinion dated 6th December 2012 notes that the Site is located within NCA 30 – Southern Magnesian Limestone, although on inspection of the NCA boundaries, the Site appears to be more closely located within...
NCA 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of NCA 38 are as follows:

- Widespread evidence of industrial activity including mine buildings, former spoil tips and iron and steel plants;
- Complex mix of built-up areas, industrial land, dereliction and farmed open country;
- Many areas affected by urban fringe pressures creating fragmented and downgraded landscapes;
- Substantial areas of intact agricultural land in both arable and pastoral use;
- Small, fragmented remnants of pre-industrial landscape and semi-natural vegetation, including many areas of woodland, river valley habitats, subsidence flashes and other relict habitats;
- Ever-present urban influences from major cities, smaller industrial towns and mining villages;
- Widespread influence of transport routes, including canal, road (M1, M62) and rail, with ribbon developments emphasising the urban influence in the landscape;
- Rolling landforms with hills, escarpments and broad valleys;
- Local variation in landscape character reflecting variations in underlying geology; and
- Strong cultural identity arising from history of coal mining and other heavy industry.

14.91 The key characteristics of NCA 30 are as follows:

- Elevated ridge with smoothly rolling landform dissected by dry valleys;
- Predominantly Magnesian Limestone geology which influences soils and ecological character;
- Long views over surrounding lowland;
- Fertile, intensively-farmed arable land;
- Large fields bounded by low-cut thorn hedges creating a generally large-scale, open landscape;
- Large number of country houses and estates with parkland, estate woodlands, plantations and game coverts;
Woodlands combining with open arable land to create a wooded farmland landscape in some parts;

Unifying influence of creamy white Magnesian Limestone as a building material often combined with red clay pantile roofing;

River valleys and gorges cutting through the ridge exposing the underlying rock;

Main transport corridor of the A1 which is often apparent in areas of otherwise undisturbed rural landscape; and

Archaeological remains reflecting the long-standing importance of the area for settlement and transport.

The above character descriptions suggest the Site is also located within NCA 38 rather than NCA 30. The map boundaries of NCA 30 and 38 are shown in Appendix 14.2: Character Areas.

East Midlands Regional Character Assessment

At a slightly more detailed level, the Site falls within East Midlands regional character area 6D: Limestone Farmland (Derbyshire), the key characteristics of which are as follows:

- West facing escarpment and gently rolling limestone dipslope with areas of subdued relief and rolling summits;
- Series of deeply incised valleys and gorges;
- Fertile soils supporting productive arable farmland, set within a regular pattern of large hedged fields;
- Well wooded dipslope with large and medium woodlands and belts of trees;
- Nucleated pattern of small stone villages and large industrial age towns;
- Consistency in the use of ‘Magnesian Limestone’ for simple cottages, workers houses, industrial premises and grand country houses up until the widespread use of brick in the later Victorian period;
- Widespread evidence of past mining operations, with localised evidence of continued quarrying activity; and
- Long distance views from the scarp slope westwards over the neighbouring Settled Coalfield Farmlands.
Greater Nottinghamshire Character Assessment

The Greater Nottinghamshire Character Assessment was completed in 2009 (Ref. 14.10), and identifies the Site as lying within the Magnesian Limestone Ridge regional character area and subdivided into Policy Zone ML016: Nuthall Lowland, Wooded Farmland. Characteristic features of the ML016 area include the following:

- Low-lying, gently undulating landform;
- There are small ponds scattered throughout the area and a lake to the south of Nuthall, but other than this there are few hydrological features;
- The area has an urban fringe character as it is influenced by the M1 and the urban fringes of Nottingham, Nuthall, Watnall and Hucknall, however, pockets of land with an uninterrupted rural character also exist;
- Land use is agricultural, predominantly arable farming with fields generally large and irregular;
- The historic field pattern has been modernised and largely lost;
- Hedgerows are mostly in good condition although in places severe management has led to fragmentation. There are few hedgerow trees which, in combination with large fields, gives the farmland an open character;
- Medium sized blocks of woodland are common through the area including ancient woodland such as Sellers Wood;
- Dense, scrubby vegetation and tree planting marks the line of the M1 and although it is audible, the passing traffic is not often visible;
- Large, isolated farms with large outbuildings are dotted through the area;
- Industrial development on the urban edges have an urbanising influence on the rural character, although views are often filtered by woodland and tree planting;
- Views are open over the large arable fields but are restricted by the woodland blocks and planting along the M1;
- There are some longer distance views to the wooded slopes of the rising land to the north; and
- Infrastructure routes are a common feature through the area with the M1 passing through the length of the DPZ, and the A610, B600 and B6009 also pass through the area.
The assessment identifies both the condition of the landscape and the landscape strength as moderate. The overall landscape strategy for this character area is therefore identified as Enhance. This is to be achieved through the following:

- Conserve and enhance the woodland through management of maturing trees and new planting where appropriate;
- Conserve the valuable quality of the mature and ancient woodland for its landscape value;
- Enhance the distribution of hedgerow trees; replace hedgerows which have been lost and enhance the condition of hedgerows through less intensive management and replacement planting where they are fragmenting;
- Conserve and enhance the planting along the M1 and restore any woodland lost through works associated with the M1 to ensure views are filtered; and
- Enhance the hedgerow and woodland planting surrounding the urban edges, including industrial areas and business parks, to strengthen the rural character and filter view to these urban elements.

Local

To assess the effect of a new development it is important to understand both the townscape character of the existing Site and its surroundings, and the quality of those character areas.

Following a review of the existing national, regional and area character assessments, a finer grained assessment of the overall character and quality of the Site and immediate surroundings has been undertaken and seven character areas have been identified. These character areas are shown in Figure 14.2 Landscape Character Areas and are described below.

Landscape Character Area 1: The Site

The Site gently slopes up towards the south—west boundary and is partially enclosed by tall hedgerows along the eastern boundary. However, longer-distance views across the Site towards the north, coupled with the large open fields of the Site create a fairly expansive, open, exposed feel. This is partially counteracted by the medium-distance enclosure from woodland blocks, contributing to a treed skyline to the west and south.
The presence of the M1 motorway is intrusive both visually and audibly across the site, and the lighting columns along the M1, A6002 Woodhouse Way and A610 create a much more suburban feel than would otherwise have been felt at this location.

**Landscape Character Area 2: Pre and early 20th century residential**

14.100 This character area contains a varied mix of residential ages and styles, although all predominantly 2 storey dwellings. Some bungalows and 3-storey dwellings are interspersed, along with a mix of detached, semi-detached and Victorian terraces. The character area generally contains a good number of trees and well-maintained vegetated gardens to create a more intimate feel. The area includes modern dwellings interspersed with listed buildings and sections of Conservation Areas.

14.101 The character area, whilst containing a varied mix of architectural styles and ages, is largely set within a rural landscape, often with a wooded background, limiting its ability to accommodate change. The overall sensitivity of the landscape is therefore considered to be **medium-high**.

**Landscape Character Area 3: Parkland estates**

14.102 Historic parkland landscapes which still retain a parkland feel of scattered trees and grassland with occasional woodland blocks, hedgerows and scattered dwellings which are often listed. The character area is typically tranquil, calm and with limited public access.

14.103 The character area contains remnants of historic parklands which have a very limited ability to accommodate change. The areas are adversely influenced by adjacent highways and are under pressure from surrounding development. The overall sensitivity of the landscape is therefore considered to be **high**.

**Landscape Character Area 4: Mid and post war residential**

14.104 Characterised by large estates, often geometric or curvilinear. Houses typically are characterised by 2-storey terraced houses or semi-detached dwellings with small front and back gardens and some communal areas of open space. Community facilities including schools, community centres and parks are spread throughout the residential estates. Street trees are generally limited in number and small in stature except in open space areas.

14.105 The character area has a slightly run-down neglected feel although largely free of litter and graffiti. The area is quite noisy through traffic, people and surrounding
highways. The overall sensitivity of the landscape is therefore considered to be medium-low.

**Landscape Character Area 5: Regeneration**

14.106 This area is characterised by building plots in transition, from derelict brownfield land awaiting development to newly constructed office blocks and facilities. The area lacks a distinctive sense of place due to the juxtaposition of modern built form with derelict plots.

14.107 Regenerated plots include some areas of soft landscaping and trees but the character area overall has a good capacity to accommodate change. The overall sensitivity of the landscape is therefore considered to be low.

**Landscape Character Area 6: Agricultural**

14.108 Agricultural fields reflected past enclosure and field patterns and connecting Nuthall Conservation Area to the Site, albeit interrupted by the M1 motorway. The character area generally contains numerous trees and hedgerow field boundaries, along with hedgerow trees to create a partially enclosed character. The largely flat landscape generally contains views to short and medium-distance views within this character area. The proximity of large highways and residential developments creates pressure on the tranquillity and use of the character area, reducing its ability to accommodate changes. The overall sensitivity of the landscape is therefore considered to be medium.

**Landscape Character Area 7: Major Highway**

14.109 A generally noisy, lit, busy character area that lacks any sense of place and is functional rather than aesthetic. Views are varied, from longer distance, open elevated views to enclosed lineage views limited by embankment planting. Any views from the main highways are typically transitory and oblique to the surrounding landscape. This character area has a high ability to accommodate changes and is therefore considered to have a sensitivity of low.

**Visual Assessment**

14.110 The process of townscape appraisal is undertaken not only through a review of the existing site conditions to determine local character but through a visual analysis of the Site from strategic viewpoints. A total of 19 representative photo viewpoints of the Site from the surrounding area have been identified and their locations are shown on
Table 14.9: Summary of Visual Sensitivity to Change

<table>
<thead>
<tr>
<th>Viewpoint Receptor</th>
<th>View description</th>
<th>Sensitivity to change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Viewpoint 1</strong></td>
<td>Mornington Crescent, junction with the A6002 Woodhouse Way Looking across a road junction with street lighting, traffic lights and traffic islands towards a grass verge containing trees and edged by a timber fence. Beyond the timber fence the Site is clearly visible, currently agricultural fields. Traffic along the M1/A610 is also clearly visible through the trees. In summer, views across the Site would be more filtered.</td>
<td>Medium</td>
</tr>
<tr>
<td><strong>Viewpoint 2</strong></td>
<td>Assarts Road A foreground of mown grass falls steeply away into the valley in the middle distance. Tree canopies in the valley and opposite hillside block longer distance views towards the Site.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 3</strong></td>
<td>Amesbury Circus/Eltham Drive Two storey semi-detached red brick buildings along wide streets form the foreground and middle distance of the view. Streetlights, telegraph wires and tree canopies form the skyline in the largely flat, semi-enclosed view. The Site is not visible.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 4</strong></td>
<td>Broxtowe Country Park A wide, open view across mown grass and scrub towards a wooded skyline in the middle and far distance. Glimpses of buildings and rooftops are visible to the left of the view amongst the trees, which includes buildings within the Nottingham Business Park. Two storey houses are visible in the middle distance behind existing trees, with the Site currently hidden beyond. In summer, the buildings would be largely hidden.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 5</strong></td>
<td>Denton Green/Alwyn Road junction Two storey semi-detached and terraced red brick buildings along fairly wide streets occupy the view and stretch back into the distance, where the view is terminated by a belt of trees (Broxtowe Country Park). Lighting columns, telegraph wires and occasional tree canopies break up the skyline in the largely flat, semi-enclosed view. The Site is not visible.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 6</strong></td>
<td>Woodfield Road Playing fields A view across largely flat mown grass with occasional young trees edged by 2-storey semi-detached red brick dwellings, fences and hedges. Tall hedges and trees edge the right of the view and form part of the skyline. The Site is not visible.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 7</strong></td>
<td>Nottingham Largely open views across a roundabout junction with mown grass verge and footpaths. The road is further</td>
<td>Low</td>
</tr>
<tr>
<td>Viewpoint Receptor</td>
<td>View description</td>
<td>Sensitivity to change</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Business Park/ Orchard Place roundabout</td>
<td>edged by low hedgerow which forms the boundary to modern 2-3 storey detached office buildings set within well managed landscaped grounds. Lighting columns, signage and trees also contribute to the skyline. There are clear views between the buildings and young vegetation towards the Site.</td>
<td>Low - medium</td>
</tr>
<tr>
<td>Viewpoint 8 Robins Hood's Way - M1 Overpass</td>
<td>An elevated view across the M1 motorway looking towards the Site. The Site is currently hidden from view by the motorway embankment and the curve and topography of the road. The trees and vegetation along the embankment help to further block longer distance views.</td>
<td>Low - medium</td>
</tr>
<tr>
<td>Viewpoint 9 Footpath near Windmill Farm</td>
<td>An agricultural field forms the foreground of the view, edged by a low hedgerow. Trees in the middle distance to the left and right of the view largely block longer distance views. Lighting columns are clearly visible on the skyline of the view behind the hedgerow, demarcating the line of the M1 motorway which is clearly audible. Buildings within the Nottingham Business Park are just visible through a slight gap in the hedgerow and tree canopies.</td>
<td>Low - medium</td>
</tr>
<tr>
<td>Viewpoint 10 Robin Hood's Way, Swingate, near Windmill Farm</td>
<td>The foreground of the view is taken up with a single track lanes edged by low timber fences and hedgerows. A grass field is visible to the right of the view beyond which are farm out-buildings and trees. Fields and trees are discernible to the centre and left of the view with a tall mast adjacent to Swingate allotments to the centre of the view. The Site is not readily discernible.</td>
<td>Low - medium</td>
</tr>
<tr>
<td>Viewpoint 11 Knowle Park playing fields</td>
<td>A short mown grass playing area occupies the foreground and middle distance of the view, edged by houses to the right of the view and trees to the left. The park slopes away beyond the middle distance to further agricultural fields, hedgerows and trees. The buildings within Nottingham Business Park are just discernible in the far distance</td>
<td>Low</td>
</tr>
<tr>
<td>Viewpoint 12 Kimberley Road (north side)/ The Paddocks junction</td>
<td>The foreground shows a wide tarmac road, with further road (The Paddocks) leading back to the middle distance in the centre of the view and terminated by a rising bank of trees. Houses edge the road to the left and right of the view behind low hedges and lighting columns, telegraph poles and trees form the skyline. The Site is not visible.</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint 13 Public footpath off Low Wood Road</td>
<td>Looking along a tarmac road with pavement either side, views are largely channelled to the road corridor. Grass verges and trees line the road, largely blocking long distance views beyond. Glimpses of fields are discernible through the trees in winter. The Site is not readily discernible beyond existing vegetation.</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint Receptor</td>
<td>View description</td>
<td>Sensitivity to change</td>
</tr>
<tr>
<td>--------------------</td>
<td>------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td><strong>Viewpoint 14</strong> Hempshill Vale, off Willow Hill Close</td>
<td>An open, elevated, panoramic view across rough grassland and occasional scattered trees. Buildings of Nottingham Business Park are discernible to the centre left of the view backed by trees. The Swingate water tower and Windmill Farm mast are clearly visible on the skyline to the right of the view with the line of the M1 in front. The Site is just visible in glimpsed views beyond the trees.</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Viewpoint 15</strong> Nuthall Playing fields</td>
<td>The foreground is occupied by mown grass playing fields, edged with hedgerow, trees and low-rise buildings, visible in front of and between the trees. The Site is not visible.</td>
<td>Medium - high</td>
</tr>
<tr>
<td><strong>Viewpoint 16</strong> Robins Hood’s Way, off B600 Main Road, Watnall</td>
<td>A large agricultural field occupies the foreground and middle distance of the view. Scattered mature trees cross the view mapping former hedge lines. A distant hedgeline with some trees and buildings beyond is visible in the distance along with a large stockpile of material. The Site is not readily discernible in the view.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 17</strong> High Wood Cemetery</td>
<td>The foreground of tarmac access road, mown grass and tree and hedgerow boundary largely block long distance, lower level views beyond. Distant hills are visible over the top of the trees and hedgerow. The Swingate water tower and Windmill Farm mast are clearly visible on the skyline to the right of the view with the line of the M1 just discernible by the lighting columns. The Site is visible in the distance.</td>
<td>Low – medium</td>
</tr>
<tr>
<td><strong>Viewpoint 18</strong> Bulwell Forest Playground, off Hucknell Road</td>
<td>A large area of mown grass occupies the foreground and middle distance of the view, edged by a low hedgerow with low of detached and semi-detached 2-storey dwellings beyond. Distant hills form a backdrop to the view which is interspersed by middle distance poplar trees.</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Viewpoint 19</strong> Bestwood Country Park</td>
<td>A large, open expanse of rough grassland and young trees. The largely open vista allows panoramic views across to distant hills, which look down on low-rise houses and suburbs of Nottingham. The Swingate water tower and Windmill Farm mast are visible on the skyline. Buildings within Nottingham Business Park form part of the wider suburban view. The Site is not readily discernible in the view.</td>
<td>Low – medium</td>
</tr>
</tbody>
</table>
Predicted Effects

Site Preparation and Construction Phase

Site Preparation and Construction Phase Introduction

14.111 The site preparation and construction phase is likely to be considerably more intrusive than the completed scheme, due to the presence of plant and machinery. It is anticipated that the following activities will be undertaken during this phase which will may have effects upon landscape, townscape character and visual amenity:

- Site storage units, stored materials and material stockpiles e.g. of construction materials;
- Site signage, traffic control (pedestrian, vehicular and plant), fencing, and hoarding;
- Noise and visual intrusion from construction traffic and working machinery;
- Visual intrusion from artificial lighting including floodlighting, security lighting and internal lighting associated with site access, temporary car parking areas, within the construction compounds, within working areas, in temporary office units and to allow safe working during the late afternoon in the winter period; and
- Change in landscape character from a currently open, agricultural site to one of predominantly built, modern, urban form.

14.112 The site preparation and construction phase is anticipated to take around 7 years and is therefore considered to be of medium-term duration.

Effect of Change on Local Landscape Receptors during the Site Preparation and Construction Phase

14.113 During the site preparation and construction phase, cranes, hoardings, site traffic and machinery will be visible, which will impinge on the character and quality of the local landscape.

14.114 The effects of the construction activities are shown in Appendix 14.3 Table 1. The sensitivity of the landscape receptors ranges from low to medium-high with a magnitude of change ranging from minor to major. Therefore, there is likely to be a predominantly indirect, temporary, medium-term effect on landscape receptors ranging from minor negative to major negative (worst-case scenario) significance, with the exception of topography, which will be a direct, permanent effect. There will
also be direct effects on Site vegetation and Landscape Character Area 1: the Site during site preparation and construction phase.

**Effect of Changes on Visual Receptors during the Site Preparation and Construction Phase**

14.115 No special visual effects are anticipated to be generated as a result of the construction process beyond those that are inherent in constructing buildings of the type and scale that are proposed.

14.116 The most significant medium and long range visual effect associated with the construction process will be the presence of any cranes. Their presence may be required in relation to the construction of the 3-storey buildings and arguably they are a common site within the townscape and are seen as distinctly temporary.

14.117 The effects of the construction activities on the identified viewpoints are shown in Appendix 14.3 Table 2. The sensitivity of the visual receptors ranges from low to medium-high with a magnitude of change ranging from negligible to major. Therefore, there is likely to be an indirect, temporary, medium-term effect on visual receptors ranging from negligible to major negative (worst-case scenario) significance during site preparation and construction phase.

**Cumulative Effects during the Site Preparation and Construction Phase**

14.118 The following schemes have been considered in the assessment of cumulative effects:

- Old Moor Lodge Public House, Mornington Crescent, Nuthall. (Planning Application Ref: 08/00162/FUL and 11/00140/FUL);
- Land To The East Of The A610/Land To The West Of Eastwood Hall/North Of Mushroom Farm Mansfield Road Eastwood (Planning Application Ref: 07/00516/OUT (Extended via planning permission 11/00503/OUT));
- Land adjacent to Hempshill Hall, Low Wood Road, Nuthall. (Planning Application Ref: 12/00539/FUL); and
- Land south west at Junction 26 of the M1. (Planning Application Ref: 12/00644/OUT).

**Old Moor Lodge, Mornington Crescent**

14.119 Located approximately 35m to the east of the Site across the A6002 Woodhouse Way, this development will primarily effect the local landscape character and local views,
Due to the close proximity of this site to the Proposed Development, the construction works for both sites from the west, north-west, south-west and east will be viewed as a single entity. From the north-east and south east, the extent of construction will be slightly extended in the view. However, the small scale nature of the Old Moor Lodge application (2-storeys in height); similarity to the existing scale, height and mass (currently a 2-storey Brewer’s Fayre); and retention and enhancement of vegetation will result in very limited intervisibility or cumulative effects during the Site preparation and construction phase.

14.120 The overall cumulative effect on landscape character and visual amenity is therefore likely to be a predominantly indirect, temporary, short to medium-term effect of negligible significance during the site preparation and construction phase.

**Land to the East of the A610**

14.121 This site is located approximately 6.4km to the north-west of the Proposed Development. Given the distance between the two sites, the intervening topography, vegetation and built form, there are not anticipated to be any cumulative effects during the Site preparation and construction phase.

**Land adjacent to Hempshill Hall**

14.122 Located approximately 480m to the north-east of the Site, the Hempshill Hall development of 125 dwellings will primarily affect the local landscape character, local views, and the setting of Hempshill Hall listed buildings. It is separated from the Site by the M1 Junction 26/ A610 roundabout. Although located in relatively close proximity, the Hempshill Hall site and the Proposed Development are unlikely to be visible concurrently within local views due to local topography and vegetation, including the artificial landforms and highway plantings around the M1 and A610.

14.123 The overall cumulative effect on landscape character and visual amenity of the two sites is therefore likely to be a predominantly indirect, temporary, short to medium-term effect of minor to moderate negative significance during the Site preparation and construction phase.

**Land south west at Junction 26 of the M1**

14.124 This site is located almost adjacent to the Site, approximately 100m to the west, across the M1 motorway. This development consists primarily of sports activities, including outdoor turf pitches, cycle circuits and play areas. The two sites are likely to be visible concurrently in views from the north-east and south-west particularly, where the
extent of construction activities could be wide. From the west and east, the two sites are likely to be seen as a single entity.

14.125 The overall cumulative effect on landscape character and visual amenity of the two sites is therefore likely to be a predominantly indirect, temporary, short to medium-term effect of **moderate negative** significance during the Site preparation and construction phase.

**Operational Phase**

14.126 Design iterations have been undertaken in response to discussions and comments such that potentially negative effects have been designed out wherever possible. The final design therefore includes mitigation measures which are built into the design. There are, however, occasions when the Proposed Development will result in negative visual effects as outlined in the visual assessment below, but high quality architecture and materials, including varied roof heights and density, as well as designing in soft landscaping including trees, public open space and retention of the SINC, all help to reduce the magnitude of the negative effects as far as possible. A summary is provided below, with further details in **Appendix 14.4**.

**Effect of Change on Local Landscape Receptors during the Operational Phase**

14.127 The effects of the Proposed Development on landscape receptors at operation are generally less significant than during the construction phase as the Site’s character becomes more similar to surrounding land uses and local character. Existing retained trees will continue to provide structure and maturity to the Site, softening its built form and providing a transition between the built form to the east and agricultural land to the west of the motorway.

14.128 The effects of the operational activities are shown in **Appendix 14.4 Table 1**. The sensitivity of the landscape receptors range from low to medium-high with a magnitude of change ranging from negligible to minor-moderate. There is therefore likely to be a predominantly indirect, permanent, long-term effect on landscape receptors ranging from **negligible to moderate negative** significance (worst-case scenario) prior to mitigation, with the exception of effects on Site vegetation, Public Rights of Way, and Landscape Character Area 1: the Site, which will be direct effects.

**Effect of Changes to Visual Receptors during the Operational Phase**

14.129 The effects of the operational phase on visual receptors are shown in **Table 2 of Appendix 14.4**. Generally the effects are of lower magnitude than at construction as
the character of the Site becomes more similar to existing components in the view and tall and visually intrusive elements such as the cranes are removed.

14.130 The sensitivity of the visual receptors ranges from low to medium-high with a magnitude of change ranging from negligible to moderate. There is therefore likely to be a predominantly indirect, permanent, long-term effect on visual receptors ranging from negligible to moderate negative significance (worst-case scenario) during the operational phase prior to mitigation.

**Cumulative Effects during the Operational Phase**

**Old Moor Lodge, Mornington Crescent**

14.131 The Old Moor Lodge development will be seen in the context of the modern architectural form and landscaping within the Proposed Development. It is unlikely that the two developments will be visible concurrently within the same view from most locations due to intervening vegetation and the scale of the Old Moor Lodge development.

14.132 The enhancement of the built form in the immediate vicinity and retention and creation of new areas of public open space and soft landscaping will contribute to the creation of a regenerated area of high quality developments and public realm. The Old Moor Lodge development is therefore not anticipated to have any cumulative operational effects and therefore no additional mitigation is required.

14.133 The overall cumulative residual effect on landscape character and visual amenity is considered to be of negligible significance and of permanent, long term duration.

**Land to the East of the A610**

14.134 There are not anticipated to be any cumulative effects during the operational phase due to the considerable distance between the two sites and the intervening topography, vegetation and built form.

**Land adjacent to Hempshill Hall**

14.135 This relatively small scale nature of this development site, in conjunction with the Proposed Development is likely to result in some permanent cumulative residual effects on local landscape character and visual amenity.
The overall cumulative residual effect at operation on landscape character and visual amenity of the two sites is considered to be of negligible to minor negative significance during the operational phase.

**Land south west at Junction 26 of the M1**

The large scale nature of this development site in conjunction with the Proposed Development is likely to result in permanent cumulative residual effects on local landscape character and visual amenity.

The overall cumulative residual effect on landscape character and visual amenity at operation of the two sites is considered to be of minor to moderate negative significance and of permanent, long term duration.

**Mitigation and Enhancement Measures**

**Site Preparation and Construction Phase**

The tops of cranes and scaffolding are likely to be higher than the top of the Proposed Development, so will be slightly more visible than the finished buildings. Hoarding, stockpiles and accommodation offices will be a temporary and are a common consequence of building activity. Therefore the primary mitigation measure will be the completion of the construction works.

However, the following mitigation measures may help to slightly reduce negative effects of the site preparation and construction phase on identified local landscape receptors and to reduce the negative effects on visual receptors:

- Tidy Site management will reduce the uncharacteristic visual clutter associated with building works;
- Consideration of artwork on any hoardings or scaffolding covers should be given, to minimise visual intrusion of the construction works on local views and character. Uniformity of hoarding or fencing around the Site would also provide consistency within views;
- Retention of any existing trees or hedgerows to BS5837: 2012 standards; and
- Advance planting where possible, such as the open space areas, would allow trees to provide structure and maturity during the 7-year site preparation and construction phase.
14.141 In order to mitigate any temporary lighting effects on surrounding sensitive receptors, the lighting requirements at the Site should be managed as part a Construction Environmental Management Plan (CEMP) or similar. This should identify locations for the contractor’s compound, material storage areas and temporary security/health and safety lighting required throughout the construction programme. This will ensure that the siting of such features considers surrounding sensitive receptors and that any disturbance effects from lighting are reduced to a minimum and in accordance with current best practice standards.

**Operational Phase**

14.142 Tree planting should include large-sized tree species, both within and on the boundaries of the Site. Inclusion of evergreen species would contribute to winter screening. Inclusion of avenue planting along key visual access points will also provide visual enhancement of the key access routes looking into the Site. Consideration of the use of ‘green’ acoustic barriers would provide additional screening and habitat creation on the Site. This would help to further soften the effects of artificial lighting on surrounding visual receptors.

14.143 A suitable management and maintenance plan for the soft landscape planting of the Site should be produced to ensure the short, medium and long-term establishment, growth and maintenance of the planting.

**Cumulative Effects**

14.144 No additional mitigation measures are considered to be necessary during the site preparation and construction phase.

14.145 At operation, the maintenance and management of soft landscape planting, notably trees, should be monitored, to help ensure minimal visual intrusion.
Residual Effects

Site Preparation and Construction Phase

Residual Effect of Change on Local Landscape Receptors during the Site Preparation and Construction Phase

14.146 The effects of the construction activities following mitigation are shown in Appendix 14.3 Table 1. Overall, the magnitude of the effects will be slightly reduced as a result of the mitigation measures identified.

14.147 The sensitivity of the landscape receptors range from low to medium-high with a magnitude of change ranging from minor to major. This is therefore likely to result in a predominantly indirect, temporary, medium-term effect on local landscape receptors ranging from negligible - minor to major negative significance (worst-case scenario) during Site preparation and construction, with the exception of Site topography, which will be a permanent effect and Site vegetation and Landscape Character Area 1: the Site which will experience direct effects during the site preparation and construction phase.

Residual Effect of Changes to Visual Receptors during Construction

14.148 The effects of the construction activities following mitigation are shown in Appendix 14.3 Table 2. The sensitivity of the visual receptors ranges from negligible-low to medium-high with a magnitude of change ranging from negligible to moderate - major. This is therefore likely to produce an indirect, temporary, medium-term residual effect on visual receptors ranging from negligible - minor negative to moderate - major negative significance (worst-case scenario) during the site preparation and construction phase.

Cumulative Residual Effect during the Site Preparation and Construction Phase

14.149 No changes to the identified cumulative effects during the Site preparation and construction phase have been identified and therefore the cumulative residual effects remain the same as those identified at pre-mitigation stage, with a worst-case scenario cumulative residual effect of moderate negative significance in conjunction with Land south west at Junction 26 of the M1. These cumulative effects will be temporary in nature and of short to medium-term duration.
Operational Phase

Residual Effects on Local Landscape Receptors during the Operational Phase

14.150 The effects of the operational phase following mitigation are shown in Appendix 14.4 Table 1. Overall, the magnitude of the effects will be slightly reduced as a result of the mitigation measures identified and will continue to reduce overtime as the proposed vegetation matures.

14.151 The sensitivity of the landscape receptors ranges from low to medium-high with a magnitude of change ranging from negligible to minor – moderate. This is therefore likely to produce a predominantly indirect, permanent, long-term residual effect on local landscape receptors ranging from minor positive to minor – moderate negative significance (worst-case scenario) at operation, with the exception of Site vegetation, Public Rights of Way and Landscape Character Area 1: the Site, which will experience direct effects.

Residual Effects on Visual Receptors during the Operational Phase

14.152 The effects of the operational phase following mitigation are shown in Appendix 14.4 Table 2. The sensitivity of the visual receptors ranges from negligible – low to medium – high with a magnitude of change ranging from negligible to minor – moderate. There is therefore likely to be an indirect, permanent, long-term residual effect on visual receptors ranging from negligible to minor – moderate negative significance (worst-case scenario) at operation.

Cumulative Residual Effect during the Operational Phase

14.153 No changes to the identified cumulative residual effects during the operational phase have been identified and therefore the cumulative residual effects remain the same as those identified at pre-mitigation stage, with a worst-case scenario resulting in a cumulative residual effect of minor to moderate negative significance in conjunction with Land south west at Junction 26 of the M1. These cumulative effects are considered to be permanent and of long term duration.

In-combination Effects

14.154 The overall cumulative residual effect on landscape character and visual amenity at operation of all the above schemes being operational concurrently is considered to result in a residual cumulative effect of moderate negative significance and of permanent, long term duration.
Limitations

14.155 For the purposes of this assessment it has been assumed that the replacement of greenfield land with built form is generally perceived by the majority of the local community as a negative visual effect.

14.156 The proposed planting needs to be monitored to ensure its appropriate establishment and growth in line with suitable long-term management of the planting. As a minimum, planting establishment and growth should be monitored for 5 years with a suitable landscape management and maintenance plan identified for both the short-term and longer term management of the Site.

14.157 In addition, the appropriateness of the lighting scheme should be monitored to ensure light spill and glare is minimised wherever possible.
**Summary and Statement of Significance**

- The assessment of landscape and visual effects has shown that the overall effect of the Proposed Development varies from a minor positive effect to a minor – moderate negative effect on local landscape character and viewpoints. Positive effects occur due to the replacement of some isolated and disconnected fields with high quality built form set within a mature landscape of retained and enhanced trees, woodland and open space. Negative effects largely occur due to the loss of green fields and replacement with urban built form, particularly in relation to local views. This is generally perceived as a negative effect on both local views and local character.

- The design of the Proposed Development has carefully considered the landscape setting and context and has been designed to maximise the existing landscape structure of the Site, including retention of trees and hedgerows and minimising building heights to 3 storeys (in keeping with the adjacent business park). These measures help to reduce negative effects of the built form on local visual amenity and local character and contribute to reducing the level of negative effects on identified sensitive receptors.
References

- 14.2 The European Landscape Convention Council of Europe (2000). The European Landscape Convention (ELC)
- 14.5 Broxtowe Local Plan (September, 2004)

On-line sources

- TownTalk local history [online]. Available at: http://www.colindale.towntalk.co.uk/about/
- Multi-Agency Geographic Information for the Countryside for statutory designated Sites [online]. Available at: http://www.magic.gov.uk/
- English Heritage On-line Register of historic sites and buildings [online]. Available at: http://www.heritagegateway.org.uk/Gateway/