



Keepmoat Homes

Eakring Road, Bilsthorpe

LANDSCAPE AND VISUAL APPRAISAL

May 2020

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1.0 INTRODUCTION

1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the residential development at Eakring Road, Bilsthorpe by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Drawing Refs Keepmoat Homes, Planning Layout P-01 and PDP Associates Landscape Proposals) and also in the Design and Access Statement (DAS).

1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 60 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

1.3 The site is situated on the north-eastern settlement edge of Bilsthorpe Village, within the Newark and Sherwood district of Nottinghamshire. It is approximately 7km south of Ollerton and Broughton, and 11km east of Mansfield Town Centre.

1.4 Figures 1 and 2 show the location and context of the site.

Proposed Development

1.5 The proposed development is a high-quality residential scheme for approximately 103 dwellings and associated infrastructure, with vehicular access off Eakring Road. It will be set within a robust network of green infrastructure including the retention and enhancement of existing vegetation where possible, the creation of attenuation basins for Sustainable urban Drainage Systems (SuDS) and the provision of informal public open space within a central 'green'.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)*

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)*

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

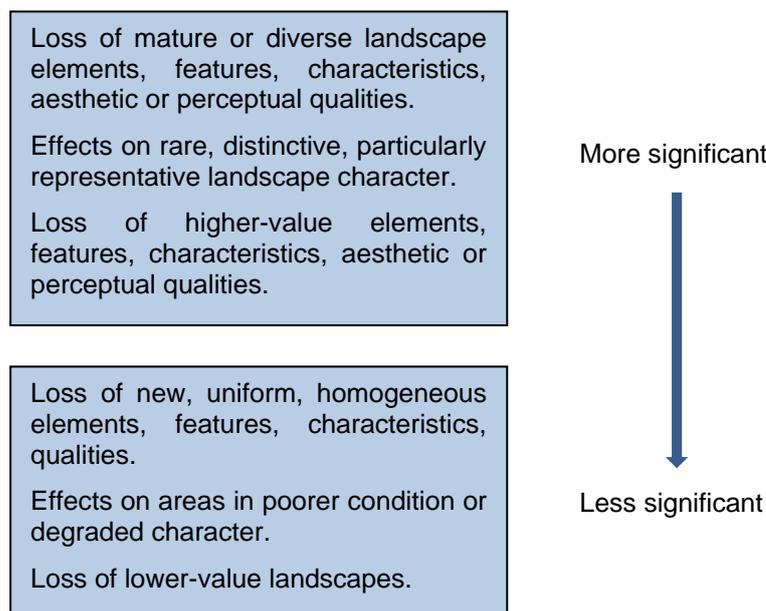
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource” (GLVIA3 paragraph 5.1).*

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;

- Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- "The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)*
- "Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the to the quality of working life)." (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes will be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, February 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 171 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 172 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues".
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Newark and Sherwood Amended Core Strategy (March 2019)

- 3.8 The 2011 Core Strategy produced by Newark and Sherwood District Council has been replaced by an amended Core Strategy in March 2019. It identifies some 'Spatial Policies' which aim to guide the spatial distribution of housing and employment growth throughout the district. Policies relevant to landscape and visual matters in respect of the proposed development are outlined below:
- 3.9 **Core Policy 9 – Sustainable Design** illustrates the approach of the District Council in securing development which reflects principles of sustainable development. With regards to landscape and visual considerations, the policy states:
- “The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:*
- *Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments...”*
- 3.10 **Core Policy 12 – Biodiversity and Green Infrastructure** aims to conserve and enhance biodiversity of the district, by supporting the development of a 'Green Infrastructure Network'. This shows Bilsthorpe set within an area identified as 'Biodiversity Protection & Enhancement' and partially covered by an area labelled 'Tourism Support', with 'Strategic Routes' dissecting the village, adjacent to the site as illustrated at Figure 3.
- 3.11 The site is also set within proximity to two 'Sites of Interest in Nature Conservation'. These include land to the north east on the site of the former colliery, which has in recent years been partially developed into Bilsthorpe Business Park, and a tract of land to the north west along the dismantled railway line which formerly serviced the colliery.
- 3.12 The policy states:
- “The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of...the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:*
- *Expect proposals to take into account the need for continued protection of the District's ecological, biological and geological assets...*
 - *Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District... Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;*
 - *Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported...”*
- 3.13 **Core Policy 13 – Landscape Character** relates to the Sherwood Landscape Character Assessment Supplementary Planning Document, adopted in 2013. The findings of this assessment

are said to have helped to inform the work of the Local Development Framework and help to determine planning applications. The policy states:

“Based on the comprehensive assessment of the District’s landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:

- *New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced.”*

3.14 Bilsthorpe falls within an area identified on the Local Development Framework Policies Map as ‘Sherwood Forest Regional Park’ which is being proposed by the Sherwood Forest Trust.

3.15 **ShAP1 – Sherwood Area and Sherwood Forest Regional Park** policy states that:

“The District Council will work with its partners to maintain and enhance the ecological, heritage and landscape value of the Sherwood Area whilst promoting sustainable and appropriate leisure, tourism and economic regeneration...”

Newark and Sherwood Local Development Framework - Allocations & Development Management Development Plan Document (July 2013)

3.16 This document aims to allocate land for housing, employment, and retail to meet the needs of the district until 2026. It also sets out Development Management Policies to guide the delivery of site allocations.

3.1 Bilsthorpe has been identified as a Principle Village within the Sherwood area and as a location where the Council will seek to: *“...secure new employment opportunities, the regeneration of vacant land and the provision of new housing in order to support the regeneration of the village”.*

3.2 The development plan highlights a residual requirement for Bilsthorpe to deliver an additional 147 new dwellings on top of the previous completions and committed developments.

3.3 **Policy Bi/MU/1 – Bilsthorpe Mixed Use Site 1** highlights an area covering the site as being allocated for mixed-use development. The policy states:

“...development on the site will be subject to... Appropriate design which addresses the site’s gateway location and manages the transition into the main built up area...”

3.4 All of the Development Management Policies are relevant to all development proposals; however, the following specifically address landscape and visual matters.

3.5 **Policy DM1 – Development within Settlements Central to Delivering the Spatial Strategy** states that: *“Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages...proposals will be supported for housing...development appropriate to the size and location of the settlement, its status in the settlement hierarchy...”*

3.6 **Policy DM5 – Design** highlights the criteria against which new developments will be assessed, including:

“...3. Amenity: ...Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact...”

... 4. Local Distinctiveness and Character: The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development...

...all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.

Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

Inappropriate backland and other uncharacteristic forms of development will be resisted. Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5. Trees, Woodlands, Biodiversity & Green Infrastructure: ...natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits."

- 3.7 **Policy DM8 – Biodiversity and Green Infrastructure** aims to facilitate the districts strategic aims for biodiversity and green infrastructure, stating:

"New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision..."

A Green Infrastructure Strategy for Newark & Sherwood (2010)

- 3.8 The Green Infrastructure Strategy illustrates several broad strategies that apply to Bilsthorpe as indicated on Figure 4, which is situated within the 'Western Newark and Sherwood' area. It states that this area *"has the greatest concentration of green infrastructure assets in the District but also has the highest concentrations of poor health and deprivation"*. The majority of green infrastructure interventions highlighted are aimed at responding to increased tourism due to intended creation of the Sherwood Forest Regional Park, however one key issue also states that interventions should provide: *"quality of place with multiple options for exercise and recreation, close to communities"*.

- 3.9 The strategy indicates a 'Strategic Route', which approximately follows the route of Eakring Road, running through the centre of the village. It also illustrates a potential new route along the dismantled railway line adjacent to the northern boundary of the site. The strategy states:

"...a network of low-traffic/no traffic routes that will contribute towards the District's sustainable transport needs and support the visitor economy. Many of the routes shown are already in existence and being used as multi-user routes and will require little change, perhaps no more that increased and appropriate directional signage. Others are rights of way that currently support only pedestrian access and will require some physical works and investment to enable them to support cycling. Several sections of the network are disused railway lines that should be considered for dismantling and converted to multiuser routes similar to the Southwell Trail. The spatial layout of the network has been designed to connect to the District's settlements and key visitor attractions."

- 3.10 The village is bordered by an area defined as 'Biodiversity Protection and Enhancement Zone'. To this end, the strategy suggests specific recommendations, including:

"...Creating accessible natural areas close to settlements and increasing wildlife value of urban green spaces through increasing multifunctionality of existing spaces..."

- 3.11 The strategy also suggests several key action areas for biodiversity interventions within these areas, and those which relate to the site and proposals include:

- *"...Street tree planting in high need urban areas,*
- *Promote Sustainable Drainage System (SuDs) use and more natural planting around employment areas..."*

- 3.12 The northernmost section of the village, including the site itself, is covered by an area labelled 'Tourism Support'. With regards to Bilsthorpe, the strategy states:

"In the Sherwood Forest area there are already several initiatives planned or in operation, each of which bears a direct relationship to the tourism economy of the area and rely often to a large degree on the District's green infrastructure resource, including ..., Centre Parcs, Sherwood Pines Forest Park...and at the wider scale the proposed Sherwood Forest Regional Park..."

Enabling the towns of Ollerton and Boughton, Edwinstowe and Bilsthorpe to align themselves better with the tourism economy will be essential to improve these areas of high deprivation. Businesses that seek to enhance the green infrastructure resource with a mind to expanding the visitor economy should be encouraged."

Policy Summary

- 3.13 The broader context of Bilsthorpe associated with Sherwood Forest and the proposed Sherwood Forest Regional Park is subject to local policy which relate to the aims of the council to maintain the tourism economy, which is also reflected within the Green Infrastructure Strategy.
- 3.14 Bilsthorpe village itself has been highlighted within spatial policy as having a good range of facilities and being suitable for employment and housing development opportunities. It is also subject to a requirement to deliver additional dwellings on top of previous completions and committed developments.
- 3.15 Several the more general planning core policies frequently refer to the importance of landscape and visual considerations within development proposals. One policy also relates specifically to landscape character. It indicates the importance of development proposals which address the findings of the Sherwood Landscape Character Assessment in terms of landscape conservation and enhancement aims for the relevant Policy Zones.
- 3.16 The site itself is located on land which has been allocated for mixed-use development, however that particular policy and a number of others also reiterate the importance of proposals which are appropriate to their surrounding context in terms of scale, location and character.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4 illustrates the NCAs and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within NCA 49: 'Sherwood'. This NCA stretches from the village of Oldcotes in the north to Stapleford on the outskirts of Nottingham city, and therefore covers an extensive landscape area. The Key Characteristics for the NCA are described as:
- *"A gently rolling landform of low rounded sandstone hills, which principally coincide with an outcrop of the Permo-Triassic Sherwood Sandstone Group. The sandstone gives rise to well drained, acidic, sandy soils;*
 - *Magnesian limestone and marl are exposed to the west of the area and underlie the sandstone, forming the base of a major aquifer;*
 - *Woodland is a distinctive feature of the area with a mosaic of broadleaved, mixed and coniferous woodlands, including ancient oak wood pasture and parkland, and pine plantations;*
 - *Wooded horizons frame extensive areas of open arable farmland with large, geometric fields contained by low, often treeless, hawthorn hedges;*
 - *Commercial agriculture, especially in the north of the character area, is focused on root crops, although pig and poultry units are also characteristic;*
 - *The free draining geology and acidic soils support many areas of unenclosed lowland heathland and acid grassland often associated with the wood pasture areas, but also found on marginal agricultural land, on rail and roadsides and on restored colliery sites;*
 - *Narrow river corridors, associated with marshy flats and flood meadows, drain the area and dry valleys are characteristic because of the permeable geology;*
 - *A dispersed settlement pattern of small villages and farmsteads is common in the agricultural areas, with larger settlements surrounding the perimeter of the area. Characteristic building materials are local red sandstone, and red brick and pantiles;*
 - *Large country houses, their associated parklands and, in some cases, their narrow engineered lakes, are a distinctive feature of this character area;*
 - *Coal Measures beneath the sandstone have been extensively mined and the industrial heritage is visible in the landscape. Disused sites are progressively being restored; and*
 - *The area, especially Sherwood Forest, is intrinsically linked to the internationally renowned legend of Robin Hood."*

- 4.3 The description also states that this NCA:
- “...was managed as woodland and remains a well wooded area. The oak and birch wood pasture in the heartland of Sherwood Forest and more recent pine plantations, contribute strongly to the sense of place. Large estate parklands, heathland, open arable land and a strong mining heritage also characterise the area...”*
- 4.4 The document describes a number of Statements of Environmental Opportunity (SEO), however these do not relate to the site or the proposals and are therefore not considered further in this assessment. It also highlights some ‘Additional Opportunities’, the following of which are determined to be of relevance to the proposals:
- *“...Consider the location and design of new development to retain local distinctiveness...”* by: *“...Ensuring cultural heritage, protection of local vernacular, and sense of place are considered in the process of planning for likely settlement expansion...”*, and: *“...Ensuring new development enhances settlement character and integrates into the landscape / townscape by ensuring it is sensitively located and designed, using local materials such as sandstone, red brick and pantiles and limestone...”*
- 4.5 Natural England indicates that the NCA boundaries are not precisely mapped, and the document states that the boundary: *“...should be considered as a zone of transition between NCAs”*. For this reason, the adjacent NCA 48: ‘Trent & Belvoir Vales’ to the east is also relevant due to its proximity to the site, as illustrated by Figure 4. The description of which includes:
- “...To the west, the escarpment of a broad ridge of rolling landscape defines the boundary with the neighbouring Sherwood and Humberhead Levels NCAs...”*
- 4.6 The ‘Trent & Belvoir Vales’ extends from Gainsborough in the north, to Grantham and West Bridgford on the outskirts of Nottingham City to the south, and so also covers a very extensive area.
- 4.7 The key characteristics for this NCA are:
- *“A gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains. The mature, powerful River Trent flows north through the full length of the area, meandering across its broad flood plain and continuing to influence the physical and human geography of the area as it has done for thousands of years;*
 - *The bedrock geology of Triassic and Jurassic mudstones has given rise to fertile clayey soils across much of the area, while extensive deposits of alluvium and sand and gravel have given rise to a wider variety of soils, especially in the flood plains and over much of the eastern part of the NCA;*
 - *Agriculture is the dominant land use, with most farmland being used for growing cereals, oilseeds and other arable crops. While much pasture has been converted to arable use over the years, grazing is still significant in places, such as along the Trent and around settlements;*
 - *A regular pattern of medium to large fields enclosed by hawthorn hedgerows, and ditches in low-lying areas, dominates the landscape;*
 - *Very little semi-natural habitat remains across the area; however, areas of flood plain grazing marsh are still found in places along the Trent;*

- *Extraction of sand and gravel deposits continues within the Trent flood plain and the area to the west of Lincoln. Many former sites of extraction have been flooded, introducing new waterbodies and new wetland habitats to the landscape;*
- *Extensive use of red bricks and pantiles in the 19th century has contributed to the consistent character of traditional architecture within villages and farmsteads across the area. Stone hewn from harder courses within the mudstones, along with stone from neighbouring areas, also feature as building materials, especially in the churches;*
- *A predominantly rural and sparsely settled area with small villages and dispersed farms linked by quiet lanes, contrasting with the busy market towns of Newark and Grantham, the cities of Nottingham and Lincoln, the major roads connecting them and the cross-country dual carriageways of the A1 and A46; and*
- *Immense coal-fired power stations in the north exert a visual influence over a wide area, not just because of their structures but also the plumes that rise from them and the pylons and power lines that are linked to them. The same applies to the gas-fired power station and sugar beet factory near Newark, albeit on a slightly smaller scale.”*

East Midlands Regional Landscape Character Assessment (2010).

- 4.8 The East Midlands Regional Landscape Character Assessment has been undertaken at a Regional level by LDA Design Consulting LLP. It subdivides the landscape into 10 groups and a total of 31 Regional Landscape Character Types (RLCTs). It provides a review of the ‘Forces for Change’ which are acting to change the landscape within each of the RLCTs, and suggests mechanisms to counter the effects of those changes, under ‘Shaping the Future Landscape’.
- 4.9 The site falls within the ‘Wooded Village Farmlands’ RLCT, (which is part of group 5: ‘Village Farmlands’). This RLCT covers an extensive area in two separate locations, to the north east of Nottingham and to the south of Derby. While the RLCT areas generally exclude settlements, the ‘Wooded Village Farmlands’ boundary follows the south and eastern settlement edge of the village and includes the site itself.
- 4.10 Key Characteristics for ‘Wooded Village Farmlands’ include:
- *“Varied topography, ranging from gently undulating farmlands to rolling hills, becks and steep sided valleys, locally known as ‘Dumbles’;*
 - *Scattered farm woodlands, ancient woodlands on prominent hills and tree lined valleys contribute to a well wooded character;*
 - *Well maintained pattern of hedged fields enclosing pasture and arable fields, with evidence of decline close to urban areas;*
 - *Sparsely settled, with traditional pattern of farms and small rural villages linked by quiet country lanes; and*
 - *Strong sense of landscape history.”*
- 4.11 The following description of ‘Landscape Character’ which relates to the site and its context includes:
- “...productive and well wooded rolling farmlands and valleys... a relatively intact historic character, with sinuous hedgerow patterns and winding rural lanes evocative of medieval land management...”*

whilst not particularly tranquil, retains a quiet, rural character that appears to have changed little over recent decades.”

4.12 Certain ‘Aesthetic and Perceptual Qualities’ which relate to the site and its context include:

“Undulating landform and woodlands generally combine to create visual containment and sense of enclosure. Despite this, some panoramic and extensive views are possible from elevated locations where views are uninterrupted by intervening vegetation.”

4.13 Very few elements within the ‘Landscape Change and Management’ section relate to the site and proposals, such as ‘Infrastructure’, ‘Agriculture and Land Management’, ‘Forestry and Woodland’ and ‘Tourism and Leisure’. Regarding ‘Built Development’, however, it states that:

“Villages within the Wooded Village Farmlands have seen limited growth and development.”

4.14 Regarding ‘Shaping the Future Landscape’, the following suggestions relate to the development proposals, including:

“...ensuring development is appropriate in terms of design and scale, and consider the visual impact of any new development...innovative architectural designs and planning solutions, and planting of trees, helping to integrate new development into the landscape...prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements.”

4.15 The boundary of the adjacent RLCT, ‘Sandstone Forests and Heaths’ (part of the ‘Woods and Forests’ group 10) follows the northern edge of the village and along the route of Eakring Road. Due to the close proximity to the site, this RLCT is also considered below.

4.16 Key Characteristics for ‘Sandstone Forests and Heaths’ include:

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

4.17 The following description of ‘Landscape Character’ which relates to the site and its context includes:

“...strong pattern of coniferous and broadleaved woodlands and areas of heathland that extend across an undulating landscape of low hills and dry valleys...influence of the coal mining industry is much in evidence across this Landscape Character Type...former mining settlements with their

conspicuous spoil heaps and settling lagoons, disused pit gear and railway lines that served the coal mines. Reclaimed sites are also a characteristic feature...

- 4.18 Certain 'Aesthetic and Perceptual Qualities' which relate to the site and its context include:

"...rolling landform of the low hills across which are strongly defined horizons of large areas of woodland... the legacy of the mining industry and the influences of adjacent larger urban areas are indicative of a more dynamic and emerging landscape. The restoration of derelict colliery land together with the regeneration of former mining settlements is introducing an evolving landscape structure and character as new urban and amenity land uses are integrated within areas of young woodland plantations and emerging heathlands."

- 4.19 Regarding 'Landscape Change and Management', 'Forces for Change' affecting 'Built Development' experienced by 'Sandstone Forests and Heaths' which relate to the site include:

"...a sparsely settled landscape, with main urban areas located on the fringes of the Landscape Character Type...villages within easy reach of major towns are particularly vulnerable to development, eroding the architectural and historic character and creating visual intrusion."

- 4.20 The following suggestions from 'Shaping the Future Landscape' which relate to the proposals include:

"...ensuring development is appropriate in terms of design and scale...ensuring new development is located close to existing buildings and structures...using tree planting to screen and contain settlement edges...innovative architectural and planning solutions that take inspiration from local distinctiveness and character...helping to integrate new development into the landscape."

Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013)

- 4.21 The Newark and Sherwood Landscape Character Assessment has been undertaken at a district level. It subdivides the landscape into five 'Regional Character Areas' (RCAs), which are divided into 'Landscape Types'. 'Policy Zones' are then defined based on the Landscape Condition and Sensitivity within each Landscape Type, and for each of these zones are a series of recommended 'Landscape Actions'.

- 4.22 Bilsthorpe lies on the western edge of the 'Mid-Nottinghamshire Farmlands' RCA, which is the largest of the five RCAs and covers an extensive area of approximately 1/3 of the total land within the Newark and Sherwood District. It is described as:

"...Small nucleated villages, isolated farmsteads and quiet country lanes are important components of the region's character, along with undulating landform, hedged fields and woodland. These features, and the fact that the area is dominated by agriculture, ensure that the region has a traditional rural character. This is reflected in the pattern of settlement and enclosure..."

- 4.23 The 'Visual Character of the Landscape' for the Mid-Nottinghamshire Farmlands which relates to the site and its context includes:

"...undulating landscape with a distinctively rural, agricultural character...relatively remote from major population centres...typically roads are narrow country lanes linking the scattered nucleated settlements. The villages are well integrated into the surrounding countryside with small-scale field patterns, unimproved pastures, species-rich hedgerows...forming common features along their edges."

...strong sense of enclosure which exists over most of the region. Field patterns have remained largely intact although they have become somewhat eroded in the most intensively farmed areas, especially to the north and east...

...generally well-wooded character...Woodlands tend to be mainly deciduous or mixed and are typically small to medium in size. A special feature of the area is the many ancient woodlands, often prominently sited on hilltops and rising ground. Scattered pockets of parkland add to this well-wooded character...

4.24 Within the 'Mid-Nottinghamshire Farmlands' are six 'Landscape Types' (LT)'s, four of which occur within Newark and Sherwood. The site itself falls within the 'Estate Farmlands with Plantations' LT, which encompasses two small parcels of land along the north western edge of the Mid-Nottinghamshire Farmlands. The LT is generally associated with the land adjacent to the northern settlement edge of Bilsthorpe, and spreads northwards approximately 6km to adjoin the western edge of the village of Wellow.

4.25 Estate Farmlands with Plantations are generally described as:

"A heavily wooded and sparsely settled landscape characterised by ornamental parklands, lakes and large fields framed by woodland edges. Only a small part of this landscape type lies within Newark and Sherwood District boundary, which is focussed around the Rufford Park Estate."

4.26 They are described as having the following characteristic features:

- *"Undulating landform,*
- *Sparsely settled and largely inaccessible views framed by woodland edges,*
- *Extensive broad-leaved, mixed and coniferous woodlands,*
- *Country houses set in ornamental parklands,*
- *Narrow man-made lakes along river valleys,*
- *Extensive areas of unenclosed heath,*
- *Unfenced minor roads"*

4.27 The Landscape Description for the 'Estate Farmlands with Plantations' includes:

"...a unified and intact character composed of a number of landscape elements, including extensive coniferous and broad-leaved woodland, ornamental parklands...an undulating landform..."

...an undeveloped character with few roads and a very low resident population. The only built developments include a number of scattered farm buildings and lodge houses. The area has escaped the impact of the coal industry and other major forms of development and as a result, has a unified and intact character...

...widespread occurrence of acidic grassland, bracken, broom and gorse along woodland edges, rides and roadside verges...unfenced character of minor roads...

...Where broadleaved woodlands occur, these areas often have medium to large-scale arable fields defined by long sinuous and irregular broad-leaved woodland edges; views are generally of medium distance with frequent wooded skylines with a sense of wooded enclosure.

...Fields are generally defined by woodland edges although there are areas with enclosed rectilinear field patterns to be found locally. The rolling landform enhances the strong sense of wooded enclosure in these areas...

- 4.28 The assessment identifies 28 different 'Policy Zones' within the Mid Nottinghamshire Farmlands. Each Policy Zone is assigned an overarching policy for the series of 'Landscape Actions' based on the overall condition and sensitivity for each zone.
- 4.29 Within the 'Estate Farmlands and Plantations' Landscape Type, Policy Zone MN24 (Rufford Park Estate Farmlands with Plantations) has been identified for the area in which the site is situated. Characteristic Visual Features for this policy zone include:
- *"Gently undulating rounded topography*
 - *Connecting belts of mixed woodland and plantations*
 - *Highly intensive arable land*
 - *Numerous agricultural buildings (chicken sheds etc.)*
 - *Industrial units, sewage works, electricity substation."*
- 4.30 Due to an identified 'Poor' Landscape Condition and 'Very Low' Landscape Sensitivity, the overarching policy for this Policy Zone is identified as being to 'Create'; recommended landscape actions are described as:
- "Actions that create new features or areas where existing elements are lost or are in poor condition."*
- 4.31 The 'Poor' landscape condition is said to be characterised broadly by an *"incoherent pattern of elements"* such as *"Industrial estates, chicken sheds, woodland, disused workings and arable fields..."* and *"detracting features"*, such as *"...pylons and power lines, chicken sheds, electricity substations, disused workings, sewage works and industrial units"*. These are said to create a landscape that is *"visually interrupted"*. There is also said to be a 'moderate' amount of wildlife habitat, and 'variable' cultural integrity.
- 4.32 The 'Very Low' landscape sensitivity is said to be due to the landscape components being *"indistinct to the Mid-Nottinghamshire LCA"* and the *"recent time depth giving a very weak sense of place"*. It also relates to the visibility across the landscape, in that the landform and areas of woodland offer a 'moderate' visibility, stating that *"Views are intermittent and often enclosed due to the numerous blocks and linear sections of woodland"*.
- 4.33 The Policy Zone description relating to the site and its context includes:
- "...Towards the south, it is also predominantly arable farmland with cattle and sheep grazing on restored mine areas. A business park development on the former colliery site. Deciduous woodland planting on reclaimed pit slopes. Some horsiculture on reclaimed areas. Sports pitches on fingers of Bilsthorpe...*
- ... no settlements in the area itself – Bilsthorpe forms the southern boundary to the Policy Zone and Eakring lies to the east. This may contribute to the lack of a sense of place in the area."*

- 4.34 The recommended 'Landscape Actions' for the 'Rufford Park Estate Farmlands with Plantations' Policy Zone include:

"Landscape Features

- *Maintain management of existing woodlands, plantations and pit planting...*
- *Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where feasible.*
- *Enhance tree cover and landscape planting generally, in particular, towards the north within Rufford Park and around the industrial estate to the south, to create increased visual unity and habitat across the Policy Zone..."*

- 4.35 The adjacent LT, 'Village Farmlands' is also considered due to the proximity to the site. This LT is more widespread, found in multiple areas across much of the southern section of the Mid-Nottinghamshire Farmlands. It is found in many areas around the main settlements and encompasses the land adjacent to the southern and eastern edges of Bilsthorpe village. It is generally described as:

"...a gently rolling agricultural landscape with a simple pattern of large arable fields and village settlements..."

- 4.36 It has the following characteristic features:

- *"Gently rolling topography,*
- *Simple pattern of large arable fields,*
- *Nucleated settlement pattern of villages and isolated farmsteads,*
- *Small-scale pastoral landscapes and remnant orchards around settlements,*
- *Lines of willow and other riparian trees along streams,*
- *Open views to the Trent Valley, power stations and pylons"*

- 4.37 Policy Zone MN27 (Kirklington Village Farmlands) has been identified for the area immediately adjacent to the site's eastern boundary, within the 'Village Farmlands' Landscape Type. Due to an identified 'Very Poor' Landscape Condition and 'Moderate' Landscape Sensitivity, the overarching policy for this Policy Zone is also identified as being to 'Create'.

- 4.38 The recommended 'Landscape Actions' for the 'Kirklington Village Farmlands' Policy Zone include:

"Landscape Features

- *Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where feasible, contain new development within historic boundaries.*
- *Maintain management of existing woodlands, plantations and pit planting, whilst enhancing tree cover and planting generally to create increased visual unity and habitat across the Policy Zone...*

Built Features...

- *Create new areas of planting in order to minimise impact of industry on character of Policy Zone."*

Designations

- 4.39 Neither the site nor the immediate surroundings of Bilsthorpe are covered by any statutory or non-statutory designations for landscape value. Designated sites in the vicinity of the village are shown on Figure 3.
- 4.40 While not a landscape designation, several spatial policies within the Newark and Sherwood Local Development Framework apply to Bilsthorpe village, and to the site itself.
- 4.41 The ShAP1 responds to the 'Sherwood Forest Regional Park' non-statutory designation being proposed by the Sherwood Forest Regional Park Board and Sherwood Forest Trust by 2025. This proposed designation aims to formally recognise the area for its *"outstanding natural significance and cultural heritage"*.
- 4.42 'Mixed Use Allocation' policy Bi/MU/1 applies to the site itself, stating the site could provide: *"around 75 dwellings and retail development"*.
- 4.43 The Green Infrastructure Strategy for Newark and Sherwood also illustrates the site as being adjacent to a 'Strategic Route', and part of wider areas dedicated to both 'Biodiversity Protection & Enhancement' and 'Tourism Support'.
- 4.44 Bilsthorpe Conservation Area is associated with the oldest part of the village, located approximately 660m south of the site's boundary. A limited number of listed buildings are situated within the conservation area, including features associated with the Church of St Margaret and Manor Farmhouse adjacent to the church. There is no inter-visibility between the site and these buildings due to the built form associated with Bilsthorpe Village and intervening vegetation.
- 4.45 Rufford Abbey Registered Park and Garden is situated approximately 1.5km to the north of the site's boundary. Belts of woodland are situated along the park north, south and western boundaries, resulting in a lack of inter-visibility between the park and the site.
- 4.46 Rufford Abbey also supports the only Scheduled Monument within the local area, the 'Rufford Abbey Cistercian monastery: monastic precinct, water-management works, pre-monastic open-field system and post-medieval building', located approximately 3.5km north of the site's boundary.
- 4.47 Open access land in the locality is generally associated with woodlands which support informal footpath routes throughout. The boundary of Sherwood Pines Forest Park is located approximately 1.7km to the west of the site, however due to the distance, intervening vegetation and built form, there is no visibility with the site from any point within or on the outer edges of the forest. Some smaller pockets of woodland in the local vicinity include Cutt's Wood 820m to the north and Eakring Brail Wood 850m to the east, and again there is no visibility of the site from these areas.

Topography

- 4.48 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.49 The local landscape comprises a localised valley associated with Rainworth Water, a tributary of the River Maun to the north. To the west of the watercourse, the land rises steadily towards Mansfield with the landform reaching around 110m AOD (Above Ordnance Datum) within Sherwood Pines Forest Park on the eastern edge of the town, while Bilsthorpe is located on

relatively low-lying land on the eastern valley side at around 70m AOD. The landform to the east of the village rises to a moderate high point of 99m AOD at Mill Hill west of Eakring, with a longer ridgeline reaching 115m AOD between Eakring and Kirklington.

- 4.50 Within Bilsthorpe village, the land reaches a high point to the west of the site where land rises to a plateau of 75m AOD before falling again towards the watercourse. In the southern section of the village, land reaches 80m AOD at its easternmost point.
- 4.51 In the immediate context of the site, localised hills associated with the former colliery lay to the east and north east, where the land rises prominently to approximately 90m AOD. Beyond the dismantled railway line, the land rises more gently across the agricultural fields to the north.

Site - Landform

- 4.52 The internal landform is broadly level, with a difference of approximately 3m across the length of the site. The ground at the southernmost boundary lays at around 70m AOD and rises to approximately 73m AOD in the north western corner. Adjacent to the site's north western corner, a bank of landform rises to the road where it crosses the dismantled railway, at approximately 77.5m AOD.

Site and Immediate Context

- 4.53 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.54 The site consists of the majority of a small, rectangular shaped field on the eastern settlement edge of Bilsthorpe, to the east of Eakring Road (the remaining section of the field is subject to a separate application for a retail development). Opposite the site to the west of Eakring Road is an existing residential area, with commercial units adjacent to the site's southern boundary influencing the settlement edge character experienced within the site.
- 4.55 A mature, well-maintained hedgerow defines part of the site's western boundary, with some broken sections, shrubs, and less-maintained hedgerow trees along some sections of the road. A bank of higher landform and mature broadleaved woodland encloses the site to the east. The northern boundary is shared with the route of an overgrown, dismantled railway line which previously serviced Bilsthorpe Colliery, formerly situated on the land to the east of the site.
- 4.56 Due to the adjacent built form, mature woodland and vegetation along Eakring Road, only short-distance views are possible from the site. The route of the dismantled railway is overgrown with vegetation and used as an informal footpath route which also allows for pedestrian access into the site.
- 4.57 At the time of the site assessment, various objects and materials including vehicles, caravans, temporary units and mounds of construction material were being stored within the field to the north of the site, and so the character of views to the north were influenced by this.

Landscape Value

- 4.58 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations:

- 4.59 Neither the site nor the wider landscape context including the Visual Envelope (VE) as indicated on Figure 6, are subject to any national, local, or other landscape designations. The whole village falls within the area highlighted as part of the potential future 'Sherwood Forest Regional Park' which is represented by policy 'ShAP1' within the Newark and Sherwood Amended Core Strategy (2019), however at the time of this assessment this has not been made a formal designation.

Landscape Quality (Condition):

- 4.60 The impression of the site landscape quality is moderate overall. The field consists of rough agricultural grassland with no internal trees or shrubs. Most of the hedgerow along the site's western boundary is well maintained, however it has some wide gaps in places and the northernmost section of vegetation adjacent to the site boundary appears to be less maintained and more overgrown. The site's southern boundary is mostly mesh wire fencing, with some informal scattered shrubs adjacent to the fence. Along the site's northern boundary some sections of the mesh wire fencing are missing or damaged, allowing pedestrian access into the site from the informal footpath route along the railway.

Scenic Quality:

- 4.61 Scenic quality varies due to the restricted visibility from within the site. The mature woodland adjacent to the site to the east which extends further north restricts long distance views, however, contributes to the natural scenic quality of the site. The line of trees along the access road to Bilsthorpe Business Park also enclose views from the site to the north. Wind turbines are also visible above the trees; however, this does not generally detract from the scenic quality offered by the woodland setting.
- 4.62 Views of adjacent residential properties and commercial units with the mild sound of traffic along Eakring Road are typical of a settlement edge character, however the damaged wire mesh fencing and barbed wire somewhat detracts from the scenic quality of the site. Views to the north are also moderately affected by the presence of stored vehicles, caravans, construction material / spoil heaps and temporary units being stored within the adjacent field at the time of the site assessment.

Rarity and Representativeness:

- 4.63 There are no features of particular rarity within the site or its immediate context. The site itself is typical of a settlement edge location and does not broadly reflect characteristics of its respective higher-level character areas. However, the immediate landscape context contains some features which are generally representative of some key characteristics, in that it reflects a well-wooded character with undulating landform and a strong sense of wooded enclosure which is evident within the site.

Conservation Interest:

- 4.64 The conservation interest of the site itself is generally associated with ecological features, such as the boundary hedgerows and shrubs. An ecological appraisal of the site has been carried out which included an extended Phase 1 habitat survey and protected species surveys. This has identified that the hedgerow along Eakring Road is not identified as 'important' under Hedgerow Regulations (1997), however is listed as a 'Habitat of Principle Importance' under the NERC Act (2006). Most

of the site is formed of grassland, scrub, and tall ruderal habitat, which are said to be composed of “*common and widespread species / plant communities*”.

- 4.65 There is one non-statutory designated ‘Local Wildlife Site’ (LWS) within the vicinity of the site on the site of the former Bilsthorpe Colliery to the north east, said to comprise “*a variety of habitats including: grassland; bare ground; ponds; scrub and developing woodland; and marsh adjacent to a stream. The site is noted for its importance to breeding waders.*”
- 4.66 In terms of heritage conservation interest, there are no archaeological features such as Scheduled Monuments within the context of the site, nor Bilsthorpe in general. There are 4 listed buildings within the village, generally associated with the conservation area, including: Grade I listed Church of St Margaret, Grade II listed Boundary Wall and Steps at the Church of St Margaret, the Grade II listed Manor Farmhouse, along with the Grade II house at 56, Kirklington Road to the south west. The closest of the Listed Buildings is approximately 780m from the site’s southern boundary.

Recreational Value:

- 4.67 National Cycle Network Route 645 runs adjacent to the site’s western boundary along Eakring Road from the route of the dismantled railway line to the west, however there are no formal recreation activities associated with the site itself. While it does appear to be used as an informal walking area, there is no Public Right of Way within the site, nor along the section of the dismantled railway adjacent to the northern boundary which was also being used at the time of the site assessment as an informal footpath route.
- 4.68 Perceptual Aspects and Associations:
- 4.69 The mature woodland to the east of the site offers a sense of enclosure and provides an element of perceived tranquillity. The perceptual aspect of the site is not “wild”, nor considered to be particularly tranquil due to its settlement edge location. Residential properties and commercial units along Eakring Road overlook the site from the west and south, and mild road noise from traffic on Eakring Road can be heard from most points across the site.
- 4.70 As far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history which contribute to the perceptions of the area’s natural beauty.
- 4.71 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium/Low** landscape value.

Summary of Landscape Baseline

- The site is not covered by any statutory or non-statutory designation for landscape value at a national or local level.
- Within the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document, the site is described as being located within the ‘Rufford Park Estate Farmlands with Plantations’ Policy Zone, which is said to have a ‘Poor’ landscape condition, ‘Very Low’ landscape sensitivity, and assigned an overall policy of ‘Create’.
- Due to the settlement edge location and the prevalent urban character influencing the site, it does not contain many features which reflect key characteristics of either regional or district character areas.

- At a local level the site is not considered to be particularly distinctive or noteworthy and does not contain any rare or unusual landscape features. However, the nature of the village context and the existing woodland to the east creates an attractive overall setting.
- The wooded character of the site context creates visual enclosure of the site in the overall landscape context, and the dismantled railway line offers a logical boundary to the extension of the settlement edge.

Visual Baseline

- 4.72 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.73 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short- and long-range views. The photographs were taken on the 17th of October 2019. As hedgerows and trees were in leaf at the time of the assessment, it is appropriate to consider that the photo viewpoints taken do not necessarily represent worst-case visual effects likely to be experienced in winter. As such, photographs taken are for reference only, and seasonal differences have been taken into account when determining the visual effects on these receptors.”

Photo Viewpoints

- 4.74 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-13 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.75 This viewpoint illustrates the view north east from the pavement along Eakring Road, adjacent to the commercial units south of the site. Views are relatively enclosed due to residential properties and commercial buildings being visible along the road, hedgerows adjacent to the site's boundary and mature woodland in the distance to the east.

Viewpoint 2

- 4.76 The view from the pavement along Mickledale Lane is enclosed by fencing along the front gardens of residential properties along both Mickledale Lane and Eakring Road. On the opposite side of the road, the hedgerow along the site's western boundary partially screens views into the site. Woodland adjacent to the site's eastern boundary restricts longer distance views to the east, and wind turbines on higher ground associated with the old colliery are visible above the woodland.

Viewpoint 3

- 4.77 A gap in the hedgerow along the site's western field boundary at a field access point allows for partial views into the site. Residential properties are readily visible along the road and frequent

traffic passes along the road. Views east are enclosed by the woodland adjacent to the site's eastern boundary, with wind turbines on higher ground to the north east visible over the woodland.

Viewpoint 4

- 4.78 Along 'The Green', residential properties to the east closest to the site are mostly bungalows which back onto Eakring Road, with 2-storey properties further west. Fencing to the rear of the bungalows backing onto Eakring Road prevents views into the site itself. Views are mainly of residential properties, however the woodland adjacent to the site's eastern boundary and wind turbines on the higher ground east of the site are visible between and above the bungalows.

Viewpoint 5

- 4.79 Public Right of Way reference 'BilsthorpeFP14' meets Eakring Road at the top of a set of concrete steps which climb the bank of land as the road rises over the bridge of the old railway line. The view from this point allows for partial views into the site below, with screening effects provided by the mature hedgerow adjacent to the site's western field boundary. The route of the dismantled railway line adjacent to the northern boundary is visible through a gap in the vegetation in the north western corner of the site. This allows for glimpsed views of built form at Bilsthorpe Business Park through a gap in the woodland adjacent to the eastern site boundary.

Viewpoint 6

- 4.80 Vegetation along Eakring Road and within the intervening field enclose views to the south east and partially screens views into the site from the pavement adjacent to the entrance to Bilsthorpe Sports Ground. The rise in landform as the road crosses the bridge over the dismantled railway line screens views south along the road and so views into the site are restricted.

Viewpoint 7

- 4.81 The road which provides access to Bilsthorpe Business Park runs parallel to the northern site boundary. From the pavement along the road, the view south is relatively open due to a gap in the trees which line the road. Vehicles, temporary built structures and tall mounds of material (potentially coal) within a section of the intervening field offer some screening of the site beyond, and overgrown vegetation along the route of the dismantled railway line screen views into the site itself. Commercial buildings south of the site are visible over the intervening vegetation, and residential properties visible over the vegetation along Eakring Road and within the intervening field. Traffic along Eakring Road is visible from much of the road.

Viewpoint 8

- 4.82 The length of Public Right of Way Bridleway ref 'RuffordBW19' is lined by a mature hedgerow. The viewpoint illustrates the view south east from a short gap in this hedgerow adjacent to the end of the driveway for Letterbox Farm. Vegetation along Eakring Road and around the buildings at Bilsthorpe Sports Ground screen views into the site.

Viewpoint 9

- 4.83 Bilsthorpe Business Park is bound by mature woodland to the north, south and west, which is visible above commercial units throughout the park. Views into the site are not possible from this

viewpoint due to the screening effects offered by the commercial buildings and adjacent mature woodland to the south and west of the business park.

Viewpoint 10

- 4.84 Views south west from Public Rights of Way at high points in the landform are extensive, and the viewpoint illustrates the undulating and wooded character of the area. Wind turbines are prominent in the view, with little other built form visible. Glimpsed views of commercial buildings at Bilsthorpe Business Park are possible over patches of woodland, however the undulating landform at the site of the former colliery and mature vegetation adjacent to the site prevents any view of the site from this point.

Summary of Visual Baseline

- 4.85 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site is located within a settlement edge context and represents some aspects of the 'Estate Farmlands with Plantations' Landscape Type.
 - Urban influences on the site character include adjacent residential properties and commercial buildings along Eakring Road and Mickledale Lane;
 - The site is highly contained by built form to the west and south, with a strong wooded belt and rise in landform offering screening from views to the east;
 - The dismantled railway line adjacent to the site's northern boundary is overgrown with vegetation and offers moderate screening to views from areas to the immediate north, with longer distance views from areas further north screened by the mature trees along the access road to Bilsthorpe Business Park;
 - Views from points to the immediate north are partially screened due to overgrown vegetation associated with the former railway line running adjacent to the site's northern boundary and the rise in landform as the road crosses over the bridge at the north western section of the site;
 - Visibility of the site is mostly limited to residential and commercial properties immediately adjacent to the site or from Eakring and Mickledale Lane, with no views currently extending beyond 500m from the site's boundary; and
 - The visual envelope is limited, and only glimpsed or partial transient views are thought to be possible from the nearest Public Rights of Way, including footpath ref 'BilsthorpeFP14' and bridleway 'RuffordBW19'.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Retain and enhance existing landscape features where possible, incorporating them into the development green infrastructure proposals;
- Provide additional planting throughout the site and around the site's boundary to soften views of the proposed built form;
- Provide attractive open spaces with additional planting to offer opportunities for informal recreation and visual amenity for existing and new residents; and
- Increase vegetation cover and diversity through planting additional trees, hedgerows, and shrubs within open spaces and throughout the development.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of approximately 0.6 hectares of land dedicated to landscape, GI, public open space and habitat related proposals – representing approximately 17% of the total site area;
- An area of informal open space and naturalistic planting centred around a proposed attenuation basin in the site's south western corner, offering opportunities for informal recreation and biodiversity;
- A central green with additional tree planting, creating opportunities for informal recreation and enhanced views for new properties fronting onto the space, while breaking up views of built form from outside of the site;
- Additional planting around the boundary of the site, softening views of built form from surrounding areas and blending the new development with its context, including planting of new hedgerows and infill of existing hedgerows along the site boundary;
- Hedgerow and shrub planting within front gardens throughout the development.

- 5.4 The landscape and GI proposals will establish an attractive setting for the new development and blend it with the existing built context, to form an appropriate, well-integrated extension to the village within an attractive, enclosed setting.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This will be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that will arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

6.2 There will be an initial disruption to the site's landscape during the construction phase. This is anticipated to include:

- Removal of a section of hedgerow to facilitate the creation of new access from Eakring Road;
- The erection of protective fencing for retained hedgerows and trees;
- Earthworks to accommodate the attenuation pond and development plot foundations and provision of facilities, including creation of spoil heaps to temporarily store topsoil;
- Construction traffic and staff cars travelling to and from the site;
- Building works associated with the construction of the new internal road network and residential buildings.

6.3 All construction works will be carried out in accordance with best practice procedures to minimise potential effects on landscape character. Appropriate methods will be adopted to protect existing trees and vegetation during the construction phase, in accordance to guidance contained within BS 58376.

6.4 The landscape effects during the construction phase are assessed as being of a transient nature. Inevitably there will be some disruption to the site landscape and its immediate environs during this phase of works however it will be localised to the site and limited in extent. A **Major / Moderate Adverse** landscape effect is anticipated upon the site itself and its immediate context, while effects upon the wider landscape are considered to be indirect and will be **Minor Adverse to Negligible** (depending on the scale of character area), due to the well contained nature of the site.

Operation (following Completion)

6.5 The effects of the proposed development on the receiving landscape has been assessed. The following provides a summary of the landscape effects included within Appendix B.

National Character

6.1 The site forms a very small part of National Character Area (NCA) profile 49: 'Sherwood'. Some key characteristics of this NCA are reflected within the landscape around Bilsthorpe Village, including woodlands and wooded horizons, low, treeless hawthorn hedgerows and a recognisable industrial heritage. The site itself does not reflect the Key Characteristics associated with this NCA, and the Statements of Environmental Opportunity (SEO)s do not generally relate to the development proposals. The proposals do, however reflect some of the 'Additional opportunities' listed, including:

“...Consider the location and design of new development to retain local distinctiveness...” by: “...Ensuring cultural heritage, protection of local vernacular, and sense of place are considered in the process of planning for likely settlement expansion...”, and: “...Ensuring new development enhances settlement character and integrates into the landscape / townscape by ensuring it is sensitively located and designed, using local materials such as sandstone, red brick and pantiles and limestone...”

- 6.2 The site is more prominently influenced by the adjacent existing residential area, and is well visually contained due to both the adjacent woodland and built form. For these reasons, the proposals are judged to have **Negligible** effects on the broad-scale character area at both completion and year 15.
- 6.3 Similarly, despite the boundary of the adjacent NCA being within close proximity to the site, the ‘Trent and Belvoir Vales’ is judged to experience **Negligible** effects overall due to both the proportionately small scale of the development and its enclosed nature due to the adjacent landform and woodland allowing for little or no inter-visibility with the site.

Regional Character

- 6.4 The East Midlands Regional Landscape Character Assessment (2010) highlights 31 different Regional Landscape Character Types (RLCT)s, and the site is situated on the westernmost edge of the extensive ‘Wooded Village Farmlands’ RLCT. The site itself does not generally relate to the RLCT description due to the influence of its settlement edge location, however the immediate context of the site presents some features which are typical to the RLCT Key Characteristics, including:
- “Varied topography, ranging from gently undulating farmlands to rolling hills... ancient woodlands on prominent hills... Well maintained pattern of hedged fields enclosing pasture and arable fields, with evidence of decline close to urban areas”*

- 6.5 While the development proposals will result in the loss of an open field, they also reflect a number of suggested aims regarding ‘Shaping the Future Landscape’ and ‘Built Development’ where it states:

“...ensuring development is appropriate in terms of design and scale, and consider the visual impact of any new development...planting of trees, helping to integrate new development into the landscape...prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements.”

- 6.6 This is because the proposals generally reflect the built context of the residential area adjacent to the site in terms of design and scale, and the green infrastructure proposals include planting of hedgerows and trees within a central green within open space surrounding the site attenuation basin, around the site boundary and within new property front gardens.
- 6.7 Due to the topography and wooded character of the landscape context contributing to the visual containment of the site, the development proposals will have localised effects only and so landscape effects for the RLCT overall are judged to be **Negligible** at both completion and year 15.
- 6.8 The boundary with the adjacent ‘Sandstone Forests and Heaths’ RLCT is located immediately west of Eakring Road to the north west of the site’s boundary, and generally follows the north and western settlement edges. While the site itself does not contain features representative of this

RLCT, the dismantled railway adjacent to the site's northern boundary, the adjacent former colliery site to the east and the Bilsthorpe Colliery memorial to the north reflects the description and key characteristics of this RLCT where it states:

"...influence of the coal mining industry ... former mining settlements with their conspicuous spoil heaps ... and railway lines that served the coal mines."

- 6.9 The development proposals also align with a number of the suggested aims within the 'Shaping the Future Landscape' section, including:

"...ensuring development is appropriate in terms of design ... ensuring new development is located close to existing buildings and structures... using tree planting to screen and contain settlement edges... take inspiration from local distinctiveness... helping to integrate new development into the landscape."

- 6.10 The built form associated with the adjacent residential settlement separates the site from much of the 'Sandstone Forests and Heaths' RLCT, and so allows for very limited inter-visibility with the site, with the exception of the perimeter closest to the site's north western edge. For these reasons, the proposed development is unlikely to influence the character of this RLCT, therefore effects at both completion and year 15 are judged to be **Negligible**.

District Character

- 6.11 The Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013) identifies five 'Regional Character Areas' (RCA)s within the Newark and Sherwood district. Bilsthorpe lies on the westernmost edge of the 'Mid-Nottinghamshire Farmlands' RCA, which covers an extensive area through the centre of the district.

- 6.12 The immediate site context reflects some characteristics which are typical to the RCA, including:

"...undulating landscape... small-scale field patterns ... strong sense of enclosure... generally well-wooded character..."

- 6.13 Due to the settlement edge context and the woodland to the east influencing the sense of enclosure on the site, the proposals are judged to result in a **Negligible** effect on this broad character area overall.

- 6.14 The site itself is located within the more localised 'Estate Farmlands with Plantations' Landscape Type, within one of only two parcels of such occurring along the north western edge of the Mid-Nottinghamshire Farmlands. The LT boundary generally follows the northern settlement edge of Bilsthorpe village and does not contain any urban settlements, which is said to potentially contribute to the lack of sense of place within the LT.

- 6.15 As 'Estate Farmlands with Plantations' are associated with open countryside and the Rufford Park Estate, the site itself does not generally reflect common characteristic features or the landscape description. However, due to the southern boundary largely following the northern edge of Bilsthorpe, the site context does reflect some characteristics which are typical of the LT, including:

"...widespread occurrence of acidic grassland, bracken, broom and gorse along woodland edges, rides and roadside verges..." and *"...views are generally of medium distance with frequent wooded skylines with a sense of wooded enclosure..."* and *"...rolling landform enhances the strong sense of wooded enclosure in these areas."*

- 6.16 The assessment identifies 28 different 'Policy Zones' within the Mid Nottinghamshire Farmlands. Each Policy Zone is assigned an overarching policy for the series of 'Landscape Actions' based on the overall condition and sensitivity for each zone.
- 6.17 Within the 'Estate Farmlands and Plantations' Landscape Type, Policy Zone MN24 (Rufford Park Estate Farmlands with Plantations) has been identified for the area in which the site is situated. Due to the identified 'Poor' Landscape Condition and 'Very Low' Landscape Sensitivity, the overarching policy for 'Landscape Actions' within this Policy Zone is identified as being: 'Create', described as:
- "Actions that create new features or areas where existing elements are lost or are in poor condition."*
- 6.18 By increasing the overall tree cover of the site, the development's green infrastructure proposals comply with the recommended landscape action where it states:
- "Enhance tree cover and landscape planting generally, in particular... around the industrial estate to the south, to create increased visual unity and habitat..."*
- 6.19 Due to the existing urban influences on the site and its context, and the visual enclosure afforded to the site by the adjacent mature woodland combined with low visibility across the LT and Policy Zone respectively, there will be minimal change arising due to the development proposals. This will be predominantly associated with the construction period, with effects localised to the areas within the immediate site context. For these reasons, a **Negligible** effect on both the 'Estate Farmlands with Plantations' Landscape Type and corresponding 'Rufford Park Estate Farmlands with Plantations' Policy Zone is anticipated at both completion and year 15.
- 6.20 The 'Village Farmlands' LT is located directly adjacent to the site's eastern boundary. This LT is relatively widespread, encompassing multiple different areas predominantly within the southern half of the Mid-Nottinghamshire Farmlands. The site and its immediate context do not generally reflect typical characteristics for this LT.
- 6.21 Policy Zone MN27 (Kirklington Village Farmlands) has been identified for an area immediately adjacent to the site's eastern boundary within the 'Village Farmlands' Landscape Type. The overarching policy for Kirklington Village Farmlands is also identified as 'Create', due to an identified 'Very Poor' Landscape Condition and 'Moderate' Landscape Sensitivity.
- 6.22 The location of the development and increased tree cover within the green infrastructure proposals correspond to recommended 'Landscape Actions' described within the Policy where it states:
- "...contain new development within historic boundaries... enhancing tree cover and planting generally to create increased visual unity and habitat across the Policy Zone...."*
- 6.23 Due to the visual enclosure of the site afforded by the mature woodland to the eastern site's boundary and the built form of Bilsthorpe Village to the south, there is unlikely to be any noticeable visible change as a result of the proposals within either the 'Village Farmlands' LT or 'Kirklington Village Farmlands' Policy Zones respectively.
- 6.24 For these reasons, the development proposals are judged to have a **Negligible** effect on both areas overall.

Site and Immediate Context

- 6.25 The site lies adjacent to existing residential development to the north east of Bilsthorpe Village. It consists of a single small rectangular field containing improved grassland with tall ruderal vegetation around the field edges, bound by hedgerows, bracken, scrub and post and wire mesh fencing. To the east of the site lies a block of mature woodland, and to the north is the overgrown route of the dismantled railway line, formerly servicing the site of the old colliery. To the west of the site, residential properties along Eakring Road front onto the site where the road runs adjacent to the boundary, and a number of commercial units are situated to the immediate south. The internal landform is relatively flat, with a level change of approximately 3m north to south across the site. There is a dry field ditch outside of the site adjacent to the eastern boundary, otherwise it is devoid of ponds or watercourses.
- 6.26 During the construction phase, some localised changes to landform will occur to facilitate the construction of the access road and paved areas. The underlying direction and gradient of falls will generally remain as existing, and the formation of an attenuation basin within the south eastern corner of the site will constitute only a minor change.
- 6.27 A section of hedgerow along the western field boundary will need to be removed to facilitate construction of the vehicular access road, however the majority of the existing vegetation is due to be retained within the development proposals.
- 6.28 On completion, the overall vegetation cover and diversity of the site will be increased with the proposed tree planting along the new roads, along the site boundary and within the areas of open space. It will also include hedgerow and shrub planting within front gardens of the proposed new dwellings. The creation of an attenuation pond will also provide some additional habitat opportunity and vegetation diversity to the site. At completion, landscape effects for the site are therefore anticipated to be **Moderate / Minor Adverse**.
- 6.29 At year 15, the proposed planting will help the proposed development to fit within the context of the adjacent existing residential area and road frontage once established. The loss of the open field, with very few landscape features to the proposed residential development is therefore anticipated to reduce to a **Minor Adverse** effect overall.

Visual Effects

Visual Envelope (VE)

- 6.30 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.31 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.32 The VE of the proposed development is limited in its extent. The adjacent built form associated with the commercial units to the south, and the residential area to the west provides effective screening of the site from areas to the southern and western boundaries, however views into the

site are possible from points along Mickledale Lane due to the elevated landform and lack of built form along the road as it approaches the site from higher ground. The woodland block on the elevated landform to the east of the site's boundary effectively screens the site from areas to the east and with from points along various footpath routes on higher ground associated with Mill Hill.

- 6.33 The most open boundary is associated with the northern edge of the site, which is bound by the overgrown route of the dismantled railway line. This partially screens views into the site from areas to the north, with hedgerows along Eakring Road and a mature avenue of trees along the road which accesses Bilsthorpe Business Park offering effective screening of the site from areas further north.
- 6.34 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that will not experience any views to the resultant development.

Construction

- 6.35 All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse effects on visual amenity. It is assessed that the overall visual effects during the construction phase will be over a relatively short duration (c1-2 years) and consequently, there will be a short-term effect as a result.
- 6.36 During the construction phase, adverse effects upon the local visual resource will occur and this depends on the actual extent of visibility of the site for receptors. Inevitably the greatest visual effects are likely to be experienced by residential receptors in closest proximity e.g. residents of properties along Eakring Road and Mickledale Lane, whose properties front onto the site. These residents are likely to experience a 'High' magnitude of visual change, with full views of construction activity including vehicular movement and associated machinery, site compounds, and earthworks/ground modelling from both ground and first floors, and so are judged to likely experience **Major / Moderate Adverse** effects during the construction phase.
- 6.37 Users that are anticipated to experience **Moderate Adverse** effects at construction include less sensitive receptors of the immediate context of the site, including users of Mickledale Lane, users of Eakring Road and also of the National Cycle Network Route 645 as it passes alongside the site itself. These users are all likely to experience partial, transient views of the site, mostly limited to gaps in the site boundary hedgerow or above the hedgerow from higher points along Mickledale lane. While users already experience views of built form from most points along these routes, during the construction phase, construction machinery is likely to be visible above the boundary vegetation.
- 6.38 A number of other users within the vicinity of the site are likely to experience **Moderate / Minor Adverse** effects during the construction phase. Users of Public Right of Way Footpath ref 'Bilsthorpe FP14' currently experience very restricted views into the site as it passes through the residential properties along The Green and Metcalfe Close. As the route reaches the top of the steps to meet Eakring Road where it crosses the dismantled railway line, partial views into the site are possible which will likely allow for partial views of construction machinery beyond the boundary vegetation. People working within the commercial units to the south of the site have varying degrees of visibility of the site. Those within the units to the immediate south of the site along with people using the sports and play areas associated with the youth centre are likely to experience partial views of construction machinery due to the existing boundary post and wire fencing offering

little in terms of screening. People visiting Bilsthorpe Colliery Memorial may experience distant, glimpsed views of construction machinery over the overgrown vegetation along the route of the dismantled railway, however intervening vegetation and trees along the access route to Bilsthorpe Business Park may screen views into the site.

- 6.39 Receptors which are anticipated to experience **Minor Adverse** effects during construction are generally those at more of a distance from the site or those with only glimpsed views of the site. Residents at either The Green, Woodbank Close or the bungalow at the sports ground are likely to only experience glimpsed, distant views of construction machinery from ground or first floors, mostly screened by intervening vegetation or adjacent residential and commercial buildings.

People working within Bilsthorpe Business Park are anticipated to experience **Negligible** effects at the construction phase, with only those located within the southernmost part likely to experience any glimpsed views of construction machinery, well-screened by intervening vegetation and other commercial units associated with the business park.

Operation (following Completion)

- 6.40 The following provides a summary of the visual effects assessment included in Appendix C.

Residential Properties and Settlement

- 6.41 Properties along Eakring Road and at the easternmost part of Mickledale Lane adjacent to the junction with Eakring Road currently front onto the southern section of the site. Residents are likely to experience some full and partial views from both ground and first floors; however, views also include the traffic along Eakring Road and the commercial units adjacent to the site's southern boundary. Views into the site are also partially restricted due to the mature hedgerow along the western site boundary.
- 6.42 At completion, full and partial views of new buildings will likely be possible from both ground and first floors. However, the hedgerow along the site boundary will offer a degree of screening for some residents.
- 6.43 At year 15, the new planting proposed around the site boundary and adjacent to the attenuation pond will have established helping to soften views. Proposed planting within the central green will break up views of the built form, however partial views of new buildings are likely to be possible from both ground and first floors. Effects upon views at completion are therefore assessed as **Moderate Adverse**, reducing to **Moderate / Minor Adverse** at year 15.
- 6.44 Residents of the single-storey bungalow on the sports ground are likely to experience glimpsed views into the site, beyond the intervening hedgerows and traffic along Eakring Road, and the mature vegetation along the dismantled railway beyond. The rise in landform as the road crosses the old railway partially screens views of the westernmost parts of the site. Residents may already experience some glimpsed views of the commercial units south of the site.
- 6.45 At completion, glimpsed or partial views of new buildings may be possible, however views will be partially screened by intervening vegetation along Eakring Road and along the dismantled railway line. At year 15, new tree planting along the northern boundary adjacent to the dismantled railway line and within front gardens will have established to offer visual screening of the built form, however glimpsed views may still be possible. Effects are therefore anticipated to be **Minor Adverse** at completion, reducing to **Negligible** visual effects at year 15.

- 6.46 Properties along The Green currently back onto the northern section of the site, with some dwellings requiring access to their properties from PROW footpath ref 'Bilsthorpe FP15' which runs between the rows of bungalows. The dwellings closest to the site are single storey, with rear views restricted by garden fencing and a bank of landform and trees south of the old railway bridge along Eakring Road. Some properties along The Green are two-storey, and likely to experience partial views into the site through gaps and over the top of the bungalows closest to the site, mainly from first floors. From the route, views between the bungalows are restricted by the fencing along Eakring Road, however the woodland adjacent to the east of the site is visible over the fencing.
- 6.47 At completion, glimpsed views of new properties are likely to be possible above / between the bungalows and other properties already visible, however this will be mostly limited to upper storeys. Views of roof tops may be possible from gaps between the properties at certain points along the Right of Way 'Bilsthorpe FP15' as residents access their properties.
- 6.48 At year 15, planting along the site boundary will have established to soften views of the built form, however glimpsed views of new properties could still be possible at certain points but seen in the context of existing residential development, resulting in a **Negligible** visual effect at both completion and year 15.
- 6.49 Properties along Woodbank Close are likely to experience partial first floor level views into the site. Views currently include the commercial units to the south of the site, and residential properties along Eakring Road, which partially screen the site.
- 6.50 At completion, glimpsed views of roof tops may be possible from first floor windows, however this will mostly be screened by the commercial units south of the site. At year 15, tree planting adjacent to the attenuation basin will have established to offer additional screening. Overall effects are therefore considered to be **Negligible** at both completion and year 15.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.51 The site itself does not support any official Public Right of Way, however there are a number of routes that are in the general vicinity of the site. The closest of these is Footpath ref 'Bilsthorpe FP14', which is a short, paved access track between the rear of residential properties along The Green and providing access to properties along Metcalfe Close. The route leads up to Eakring Road at the site's north western corner, after climbing the bank of landform via steps where the road rises to meet the bridge crossing the dismantled railway line. For the majority of this route, there is no view of the site due to the bank of land, however as the steps reach the road there is a view of the site, although this is partially screened by scrub and trees along the site's western boundary.
- 6.52 At both completion and year 15, partial views of new housing will likely be possible beyond the intervening vegetation, however this is limited to the point where the footpath meets the road. The development will not be seen for most of the route, which itself already incorporates views of existing residential properties. Resultant visual effects are assessed as **Minor Adverse / Negligible** at both completion and year 15.
- 6.53 National Cycle Network route 645 utilises the route of the dismantled railway line which runs adjacent to the northern settlement edge of Bilsthorpe. The cycle route exits the dismantled railway route adjacent to the site's north western corner, and continues south along Eakring Road, adjacent to the site's western boundary. Users of the route are likely to experience no views of the site from

the route of the dismantled railway, and, as they exit the track and pass the rear of the bungalows on The Green, the bank of landform and vegetation rising up to the railway bridge screen views of the northern section of the site. The track merges with the pavement along Eakring Road and properties begin to front onto the road as the route passes the site. From this point, users experience partial views into the site, with full views possible at gaps in the hedgerow adjacent to the site's western boundary.

- 6.54 At completion, partial views of built form are likely to be possible for the section of the route adjacent to the site, with full views possible at gaps in the field boundary hedgerow, however these will be in the context of the existing residential edge of Bilsthorpe. At year 15, new tree planting along the site western boundary will have established to soften views of the built form for users along Eakring Road, resulting in a **Moderate / Minor Adverse** effect upon completion, reducing to **Minor Adverse** at year 15.
- 6.55 PRoW bridleway ref 'Rufford BW19' is situated to the north west of the site, beyond Bilsthorpe Sports Ground. A mature hedgerow along the route of the bridleway encloses the view from much of the route. Gaps in the hedgerow allow some views towards the site, however intervening vegetation along Eakring Road and around the buildings at the Sports Ground restricts views into the site itself.
- 6.56 At completion, there is a chance of some distant glimpsed views of roof tops possible over the intervening vegetation. At year 15, planting along the site's northern boundary and within front gardens of the new properties will have established to further soften glimpsed views of roof tops, resulting in a **Negligible** effect upon views where available at both completion and year 15.

Roads & Transport Users

- 6.57 Users of Eakring Road experience partial views as they travel along the section adjacent to the site, due to the mature hedgerow along the western boundary, with residential properties visible on the opposite side of the road. For sections of the road north of the railway bridge, views are mostly screened due to landform and intervening vegetation along the road. South of the site, views are screened due to the commercial units and new residential properties along Eakring Road.
- 6.58 At both completion and year 15, partial views of new dwellings are likely to be possible over the top of the intervening hedgerow, however views already consist of residential properties on one side of the road and of the commercial units south of the site. Furthermore, visibility will be limited to a relatively short section of the road when passing the site, resulting in a **Moderate / Minor Adverse** effect at completion, reducing to **Minor Adverse** effect at year 15.
- 6.59 Users of Mickledale Lane experience glimpsed views into the site over Eakring Road, with residential properties on either side of the road. For much of the road, views of the site are restricted due to the undulating landform. Views become possible adjacent to Valley Approach on the brow of the hill, and partial views are possible as the road approaches the junction with Eakring Road.
- 6.60 At both completion and year 15, partial views of new dwellings are likely to be possible over the top of the intervening hedgerow, however views already consist of built form on both sides of the road, resulting in a **Minor Adverse** effect upon completion, reducing to **Minor Adverse / Negligible** at year 15.

Other Visual Receptors

- 6.61 There is an outdoor sports and recreational space at the Youth Club along Eakring Road. Users of are likely to experience partial views into the site due to wire fencing and limited vegetation along the site's southern boundary. However, views are currently quite enclosed due to the built form of the commercial units and residential properties along Eakring Road, along with the mature woodland adjacent to the recreational area.
- 6.62 At completion, partial views of new residential properties are likely to be possible and views will be shortened, however some separation is offered by the lawn within the adjacent commercial plot.
- 6.63 At year 15, proposed tree planting adjacent to the attenuation basin will have established to soften views of the built form from the outdoor sports ground and play area. A **Minor Adverse** visual effect is anticipated at both completion and year 15.
- 6.64 People working at the commercial units on Eakring Road adjacent to the site's southern boundary are likely to experience partial views into the site, with views including other commercial units and residential properties along Eakring Road. Those working in the units adjacent to the site boundary are likely to experience full views into the site, as the wire fencing offers little in terms of screening effects.
- 6.65 At completion, full and partial views of new residential properties are likely, with those closest to the site experiencing fuller views. While views will be shortened, a degree of separation will be retained due to a proposed area of open space containing the site attenuation pond within the southern section of the site providing a landscape buffer.
- 6.66 At year 15, proposed planting within the area of open space around the attenuation basin and site boundary along with ornamental planting around the new residential properties will have established, softening views of the built form. Effects are anticipated to be **Minor Adverse** at completion and **Minor Adverse / Negligible** at year 15.
- 6.67 Bilsthorpe Colliery Memorial includes a small seating area off the access road to Bilsthorpe Business Park, approximately 340m to the north of the site. Visitors to the memorial currently experience glimpsed views into the site. Mature vegetation along the access road to Bilsthorpe Business Park partially enclose immediate views, with more distant views partially screened by vegetation along the dismantled railway line and temporary commercial / storage units and building material within the intervening field.
- 6.68 At completion, distant glimpsed views of new residential properties could be possible, however these will be partially screened by the intervening vegetation within the memorial area, along the access road and the dismantled railway. At year 15, planting along the site's northern boundary and within front gardens of the new properties will have established to further soften glimpsed views of new buildings. Visual effects are anticipated to be **Minor Adverse** at completion, reducing to **Negligible** at year 15.
- 6.69 Bilsthorpe Sports Ground is situated to the north west of the site, west of Eakring Road and north of the village's northern settlement edge. It consists of a number of football and bowls pitches, with small pavilion buildings. Users currently experience limited views of the site, due to the rise in landform as the road crosses the bridge over the dismantled railway line which screens the site from the southernmost sections of the sports ground. From the northern parts of the grounds, intervening vegetation along Eakring Road and buildings on the sports ground screen views into the site.

- 6.70 At completion, there is a small chance of some glimpsed views of roof tops from some points above or between the intervening vegetation, buildings, landform and the road. At year 15, planting along the site's northern boundary and within the central green will have established, which will soften and further screen glimpsed views of the built form, resulting in a **Negligible** effect at both completion and year 15.
- 6.71 Bilsthorpe Business Park is situated on the site of the former colliery, to the north east of the site. The majority of the Business Park is unlikely to experience any views into the site, due to the mature woodland adjacent to the site eastern boundary which extends north adjacent to the business park and the large commercial units within the business park screening views to the south. People using the southernmost section of the park may experience glimpsed views of the site through a gap in the woodland along the route of the old railway line.
- 6.72 At both completion and year 15, glimpsed views of new buildings may be possible through the gap in the woodland, however this is limited to the southernmost section of the business park. Visual effects are therefore judged to be **Negligible** at both completion and year 15

Night-time Visual Effects

- 6.73 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. It is expected that the proposed development will follow the latest best practice guidance on lighting installations to minimise light emissions and pollution on the surrounding landscape.

Overall, given the existing illumination of the local area including street lighting along Eakring Road and light emitted from the existing residential and commercial units adjacent to the site, it is considered that the proposed development will only result in a slight increase in lighting levels from that already provided by the settlement.

Cumulative Effects

- 6.74 In terms of cumulative effects, the small section of land adjacent to the site and Eakring Road is being considered for retail development being put forward by a separate applicant. In view of this, there is the potential for cumulative landscape and visual effects of the retail development when considered in the context of the proposed development immediately adjacent to the site.
- 6.75 In terms of landscape effects, the retail site is likely to require the removal of a section of the existing hedgerow along Eakring Road, however the proposals are anticipated to include hedgerow and ornamental planting with trees around the perimeter of the site. For this reason, cumulative landscape effects in relation to the retail site are judged to be no greater than those already incurred as a result of the proposed development.
- 6.76 When considering visual effects, the degree of cumulative effect is likely to be extremely contained and localised, with the majority of receptors identified through this appraisal not experiencing any cumulative effects at all.
- 6.77 Potential adverse cumulative effects will be mainly restricted to a small number of receptors situated within the immediate context of the site, including residents of properties along Eakring Road and Mickledale Lane fronting onto the site, and people working within the Commercial Units adjacent to the southern section of the site. The proposed retail unit is similar in scale and set within the same general location to that of the existing commercial units south of the site, and within

the context of existing residential properties along Eakring Road and Mickledale Lane. Furthermore, these receptors are unlikely to experience any increase in visual effects considering the proportionately small scale of retail development being proposed in relation to the residential development.

- 6.78 Of further consideration is the cumulative sequential effects of both developments on views and experiences of road users along Eakring Road and Mickledale Lane, including those using the National Cycle Network Route 645 where it joins Eakring Road adjacent to the site. Currently, for the users of both roads, the adjacent residential properties create a sense of enclosure and an urban influence to the character along the roads. A hedgerow along the site boundary adjacent to the road partially screens much of the field from sight for the majority of the road, with the exception of gaps in the hedgerow. Along Mickledale Lane, views above the hedgerow are possible from higher points in the landform, however these views are from points further west, where the site forms a smaller part of the view with fuller views of adjacent residential buildings on either side of the road. Longer distance views to the east are enclosed by the mature woodland adjacent to the eastern boundary. For the majority of both Eakring Road and the National Cycle Network Route 645, views of the site are restricted due to intervening landform, built form and vegetation along both the road and the dismantled railway line. Views are therefore limited to points immediately adjacent to the site.
- 6.79 The proposed development will result in shortened views however the composition and character of the proposed development reflects that of the built form adjacent to the site already visible from both roads. When considering the cumulative effects of the retail development in the context of the proposed residential development on users of both Eakring Road, Mickledale Lane and the National Cycle Network, the visible extent of built form is only slightly increased, however effects are judged to be no greater than those resulting from the proposed development.

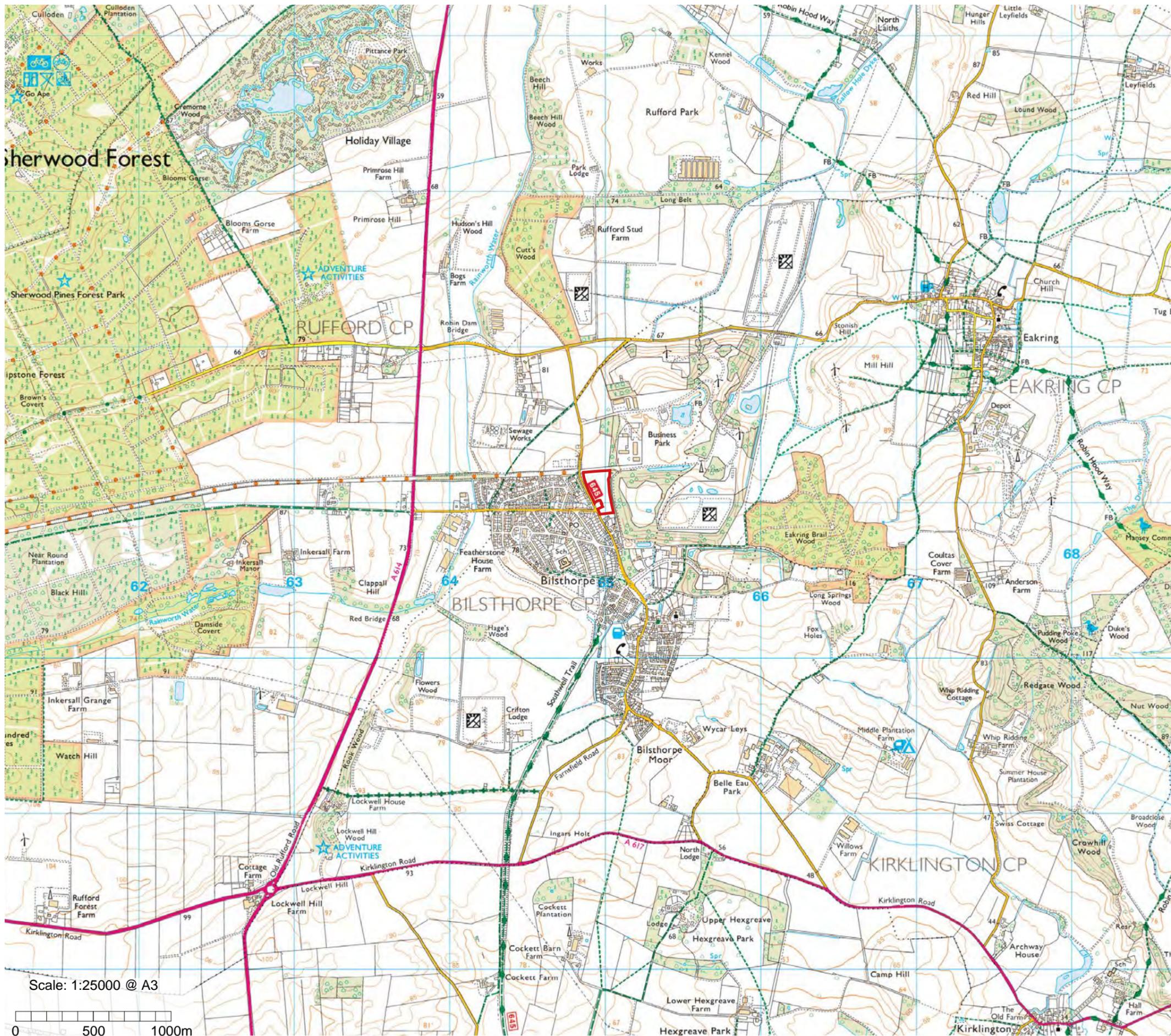
7.0 SUMMARY AND CONCLUSIONS

The proposed residential development site is located on the north-eastern settlement edge of Bilsthorpe Village, within the Newark and Sherwood district of Nottinghamshire. It is approximately 3.70ha and consists of the majority of a rectangular-shaped field of rough grassland bound by a mixture of hedgerows, bracken, dense scrub and post and wire fencing. It is situated adjacent to existing residential development along Eakring Road on its western boundary, with commercial units located immediately to the south. An established woodland is situated on the land immediately adjacent to the east of the site, with the route of an overgrown dismantled railway line located adjacent to the site's northern boundary.

- 7.1 Bilsthorpe Village is situated on the eastern side of a localised valley associated with the Rainworth Water, which is a tributary of the River Maun. The landform in the wider context of the village is undulating, with a ridge of higher landform including Mill Hill located approximately 2km to the east of the site and localised hills associated with the former colliery lay to the east and north east. Beyond the dismantled railway line, the land rises more gently across the agricultural fields to the north. The internal site landform is broadly level, with a difference of approximately 3m across the length of the site from north to south. Adjacent to the site's north western corner, a steep bank of landform rises to the road where a bridge crosses the dismantled railway.
- 7.2 Neither the site nor Bilsthorpe Village is subject to any statutory or non-statutory designations for landscape value. Bilsthorpe Conservation Area is located approximately 660m south of the site, which contains the majority of the Listed Buildings situated within the village. The closest Listed Building is approximately 780m from the site southern boundary.
- 7.3 While not a landscape designation, several spatial policies within the Newark and Sherwood Local Development Framework apply to Bilsthorpe village, and to the site itself. The 'ShAP1' policy responds to the 'Sherwood Forest Regional Park' non-statutory designation being proposed by the Sherwood Forest Regional Park Board and Sherwood Forest Trust by 2025. This proposed designation aims to formally recognise the area for *its "outstanding natural significance and cultural heritage"*. The 'Mixed Use Allocation' policy Bi/MU/1 applies to the site itself, stating the site could provide: *"around 75 dwellings and retail development"*.
- 7.4 The proposals are for a residential development of approximately 103 dwellings, including access and circulation routes, within a framework of green infrastructure. This includes the retention of existing vegetation where possible, save for a section of hedgerow needed to be removed to facilitate construction of the main vehicular access point. Green infrastructure proposals include additional tree planting around the site boundary, within new property frontages and areas of public open space. Public open space incorporates standard tree planting within a formal central green and an informal area along the southern boundary around a proposed attenuation basin, which will also provide opportunities for biodiversity enhancements and informal recreation. This will assist in the delivery of the objectives set out within the Newark and Sherwood District Green Infrastructure Strategy (2010) for green infrastructure interventions within 'Biodiversity Protection and Enhancement Zones'.
- 7.5 Landscape effects for larger-scale character areas are generally **Negligible**, including National Character Area 49: 'Sherwood' in which the site is located, and the adjacent NCA 48: 'Trent & Belvoir Vales' to the east. This is due to the proportionately small scale of the site in comparison to the extensive character areas, and the lack of inter-visibility due to the enclosed nature of the site.

- 7.6 At a regional scale, effects are also assessed as being **Negligible** for both Regional Landscape Character Types (RLCT)s highlighted in the East Midlands Regional Landscape Character Assessment. These include the 'Wooded Village Farmlands' in which the site is situated, and the 'Sandstone Forests and Heaths', the boundary of which is to the north west of the site. While the landscape context of the site does reflect some key characteristics of both RLCTs, the site itself is more reflective of a settlement edge context and so does not reflect key features. Further to this, the enclosed nature of the site again prevents any inter-visibility for all but the outermost parts of the character areas, limiting potential effects on the broad areas overall.
- 7.7 At the district scale, the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document identified the site as being located within the 'Mid-Nottinghamshire Farmlands Regional Character Area (RCA). While the surrounding landscape reflects some typical characteristics of the area, the settlement edge context and the lack of inter-visibility due to the enclosed nature of the site has led to a **Negligible** effect on the RCA.
- 7.8 Within the 'Mid-Nottinghamshire Farmlands', the site is set within the 'Estate Farmlands with Plantations' Landscape Types (LT) at the more local level. Again, the site does not generally reflect characteristics of the area due to the influence of the settlement edge context on the site character, however the site context does reflect some identified features. The Policy Zone MN24 – (Rufford Park Estate Farmlands with Plantations) identified for the section of the LT in which the site is located, is said to have a 'Very Low' Landscape Sensitivity, and a 'Poor' Landscape condition. Overall, the site landscape proposals comply with the recommended 'Landscape Actions' of the policy zone through increasing the overall tree cover of the site. Despite the relatively small scale of both the LT and Policy Zone, when considering the enclosed nature of the site, it is anticipated that the development will cause a **Negligible** effect on both areas overall. This is also the case for the adjacent 'Village Farmlands' LT and Policy Zone 'MN24 – (Kirklington Village Farmlands), which are more widespread than the LT and Policy Zone in which the site is located. These areas are directly adjacent to the site eastern boundary, however, due to the visual enclosure of the site afforded by the mature woodland to the east and the built form of Bilsthorpe Village to the south, there is unlikely to be any noticeable visible change as a result of the proposals.
- 7.9 With regard to the landscape of the site itself, the proposed development will inevitably alter the character of the site from settlement edge rough grassland to residential development with associated infrastructure, set within a new planted framework. The loss of the field will be permanent, and irreversible; however, the site currently supports little in terms of landscape features or diversity. The new landscape will include Green Infrastructure which extends to approximately 17% of the site area, including a formal central green, a new attenuation basin and surrounding informal open space with planting around the site boundary and throughout the built development. Long-term landscape effects are assessed as **Minor Adverse** once the associated GI establishes and allows the development to settle into the existing village edge context.
- 7.10 Due to the well-wooded nature of the site context, the surrounding undulating landform and the adjacent built form associated with the settlement edge location, the nature of the site is extremely well enclosed. Views out from the site are limited, with the most extensive views from the northern boundary. As such, the Visual Envelope (VE), which illustrates the general extent from which the site can be seen, is limited in its extent.
- 7.11 A number of visual receptors have been identified for the proposed development. Views for more sensitive residential receptors fronting onto the proposed development including residents of

- Eakring Road and Mickledale Lane will experience a change from a view over an open field, to views of a residential development. While the view will be changed, a degree of separation is retained through an area of public open space being situated in the southern section of the site and the retention of the existing hedgerow along the site's western boundary, and so effects are assessed as **Moderate / Minor Adverse** at year 15.
- 7.12 For residential receptors slightly further away or those backing onto the site are likely to experience much lower effects than those fronting onto the site. These include residents of bungalows and other properties along The Green, the new development along Woodbank Close and the single bungalow located on Bilsthorpe Sports Ground. For these residents, intervening built form and vegetation adjacent to the site boundary or along Eakring Road effectively screens views into the site, and so effects at year 15 are assessed as being **Negligible**.
- 7.13 There are no recreational uses or Public Rights of Way associated with the site itself, however there are a number of different routes within the wider context. Receptors using the National Cycle Network route 645 along Eakring Road, adjacent to the site's western boundary will experience a **Minor Adverse** visual effect at year 15. There will also be a **Minor Adverse / Negligible** effect upon views from the footpath which ceases at the adjacent to the north-western corner of the site. Effects will be localised to the point at which the footpath reaches Eakring Road. Effects upon views from other routes outside of the immediate context of the site were assessed as **Negligible** due to significant screening offered by intervening vegetation, built form and landform. Public Right of Way Footpath routes on higher ground to the east were disregarded from the assessment due to there being no available view of the site.
- 7.14 Other receptors include users of Bilsthorpe Sports Ground, visitors to Bilsthorpe Colliery Memorial and people working at Bilsthorpe Business Park. While moderately sensitive in nature, these receptors are likely to experience very limited or no views of the site. This is due to the well enclosed nature of the site and the presence of intervening vegetation screening views into the site, therefore effects at year 15 are assessed as **Negligible**.
- 7.15 Receptors associated with the commercial units south of the site include people at work and users of the sport and recreation area associated with the youth club. These receptors are assessed as experiencing **Minor** and **Minor Adverse / Negligible** effects at year 15, due to the existing post and wire or steel palisade fencing allowing for partial and full views into the site, however proposed planting within the open space to the south of the site will offer softening of views once established.
- 7.16 Less sensitive receptors such as road users of Eakring Road and Mickledale Lane are likely to experience partial, transient views into the site, and with the softening afforded with the establishment of the proposed planting, effects at year 15 are assessed as being **Minor Adverse** or **Minor Adverse / Negligible**.
- 7.17 In conclusion, it is assessed that the site's landscape character has the ability to absorb change through the introduction of high-quality residential development as presented by the development framework plan. The proposed development of up to 103 residential dwellings with proposed boundary planting, areas of open space, a new access and attenuation features will be appropriate within this settlement edge context and consequently effects resulting from the proposed development, will not give rise to any unacceptable landscape or visual harm.

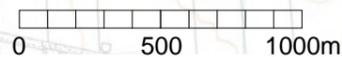


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Scale: 1:25000 @ A3



client
 Keepmoat Homes
 project
 Eakring Road,
 Bilsthorpe
 drawing title
SITE LOCATION



scale
 1:25000 @ A3
 drawing / figure number

drawn
 JES/EAF
Figure 1

issue date
 28 May 2020
 rev

A



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-  Site Boundary
-  Public Right of Way (With reference)
-  National Cycle Network route 645

client
Keepmoat Homes

project
Eaking Road,
Bilsthorpe

drawing title
AERIAL PHOTOGRAPH

scale
NTS @ A3

drawn
JES/EAF

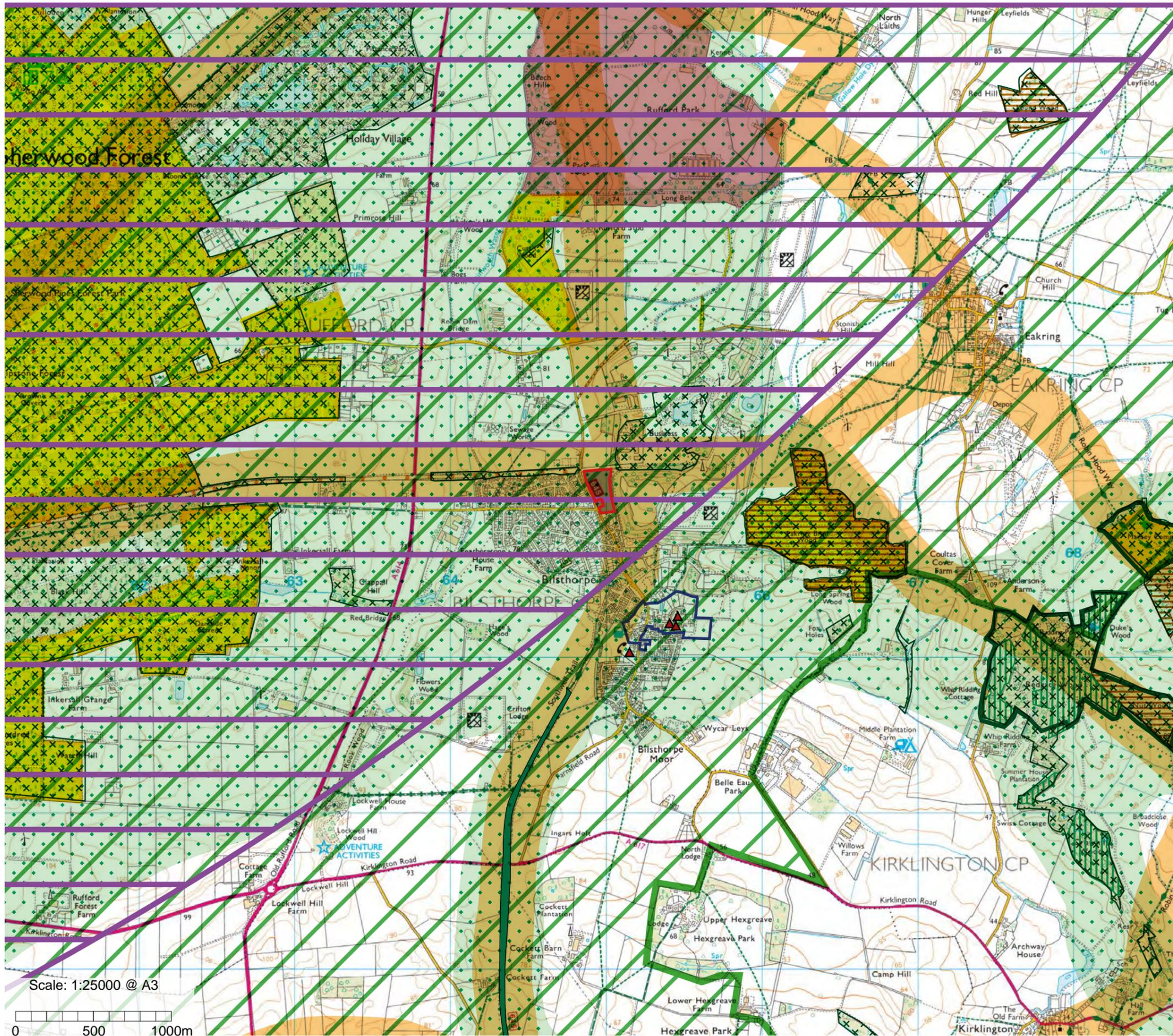
issue date
28 May 2020

rev
A





Figure 2



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-  Site Boundary
-  Bilsthorpe Conservation Area
-  Listed Building (Within 1km of site)
-  Site of Special Scientific Interest (SSSI)
-  Rufford Abbey Registered Park and Garden
-  Sthwell Trail Local Nature Reserves
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Open Access Land

Local Development Framework Spatial Policies

-  Site of Interest in Nature Conservation
(Core Policy 12 in Newark and Sherwood Amended Core Strategy 2019, and DM7 in Newark & Sherwood Local Development Framework Allocations & Development Management DPD 2013)
-  Sherwood Forest Regional Park
(ShAP1 in Newark and Sherwood Amended Core Strategy 2019)
-  Mixed Use Allocation (including housing)
(Policy BI/MU/1, Newark & Sherwood Local Development Framework Allocations & Development Management DPD 2013)
-  'Strategic Routes'
(A Green Infrastructure Strategy for Newark & Sherwood 2010)
-  'Biodiversity Protection & Enhancement'
(A Green Infrastructure Strategy for Newark & Sherwood 2010)
-  'Tourism Support'
(A Green Infrastructure Strategy for Newark & Sherwood 2010)

client
Keepmoat Homes

project
**Eakring Road,
Bilsthorpe**

drawing title
DESIGNATIONS

scale
1:25000 @ A3

drawn
JES/EAF

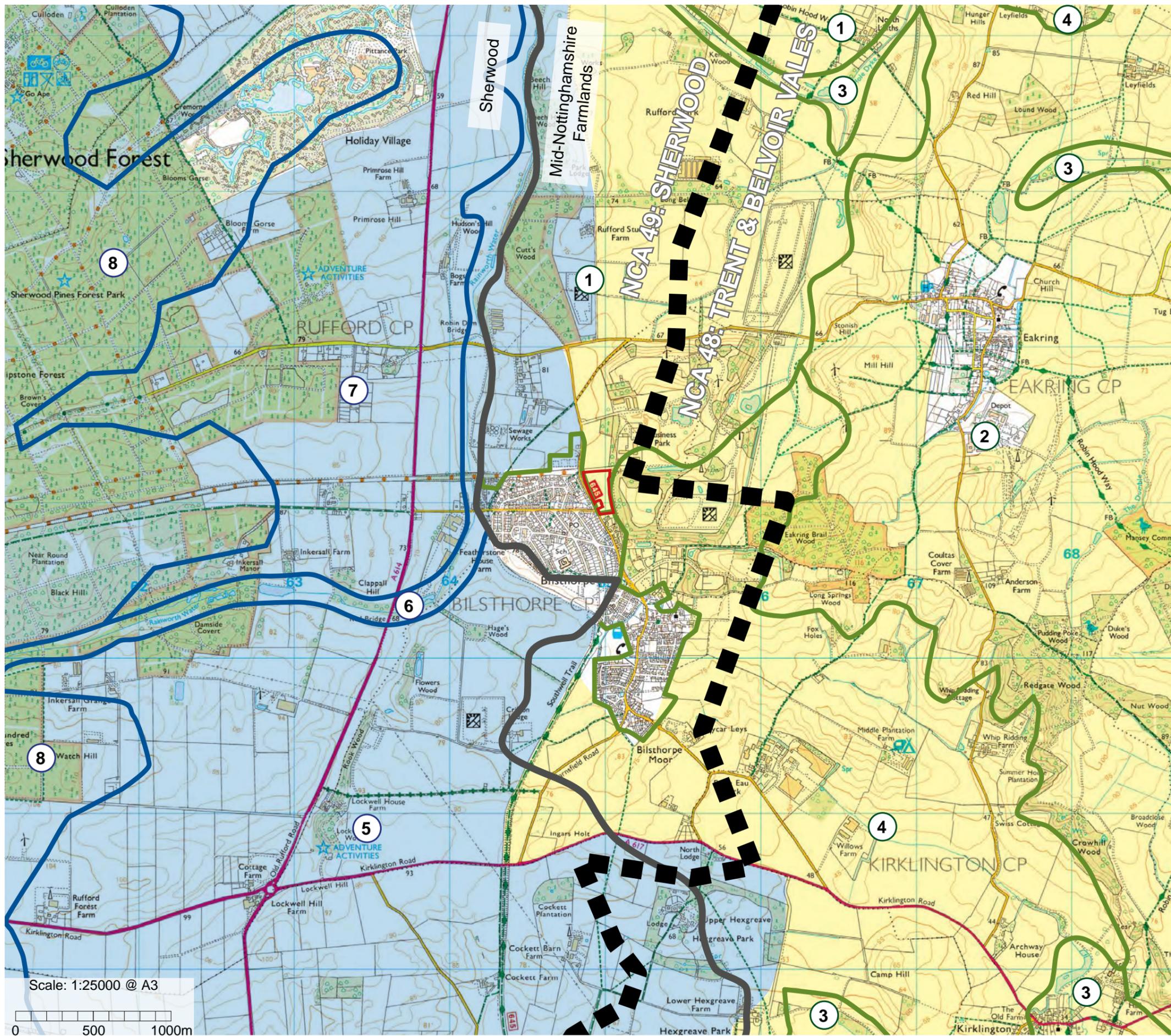
issue date
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-  Site Boundary
-  National Character Area (NCA) Boundary (Natural England)

East Midlands Regional Landscape Character Assessment (2010)

Regional Landscape Character Types - Group 5: Village Farmlands

-  5b: Wooded Village Farmlands

Group 10: Woods and Forests

-  10b: Sandstone Forests and Heaths

Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013)

-  Regional Landscape Character Area Boundary

Landscape Types (within Mid-Nottinghamshire Farmlands Regional Landscape Character Area)

-  1 Estate Farmlands with Plantations
-  2 Village Farmlands with Ancient Woodlands
-  3 Meadowlands
-  4 Village Farmlands

Landscape Types (within Sherwood Regional Landscape Character Area)

-  5 Village Farmlands
-  6 Meadowlands with Plantations
-  7 Estate Farmlands
-  8 Wooded Estatelands

client
Keepmoat Homes

project
Eaking Road,
Bilthorpe

drawing title
LANDSCAPE CHARACTER

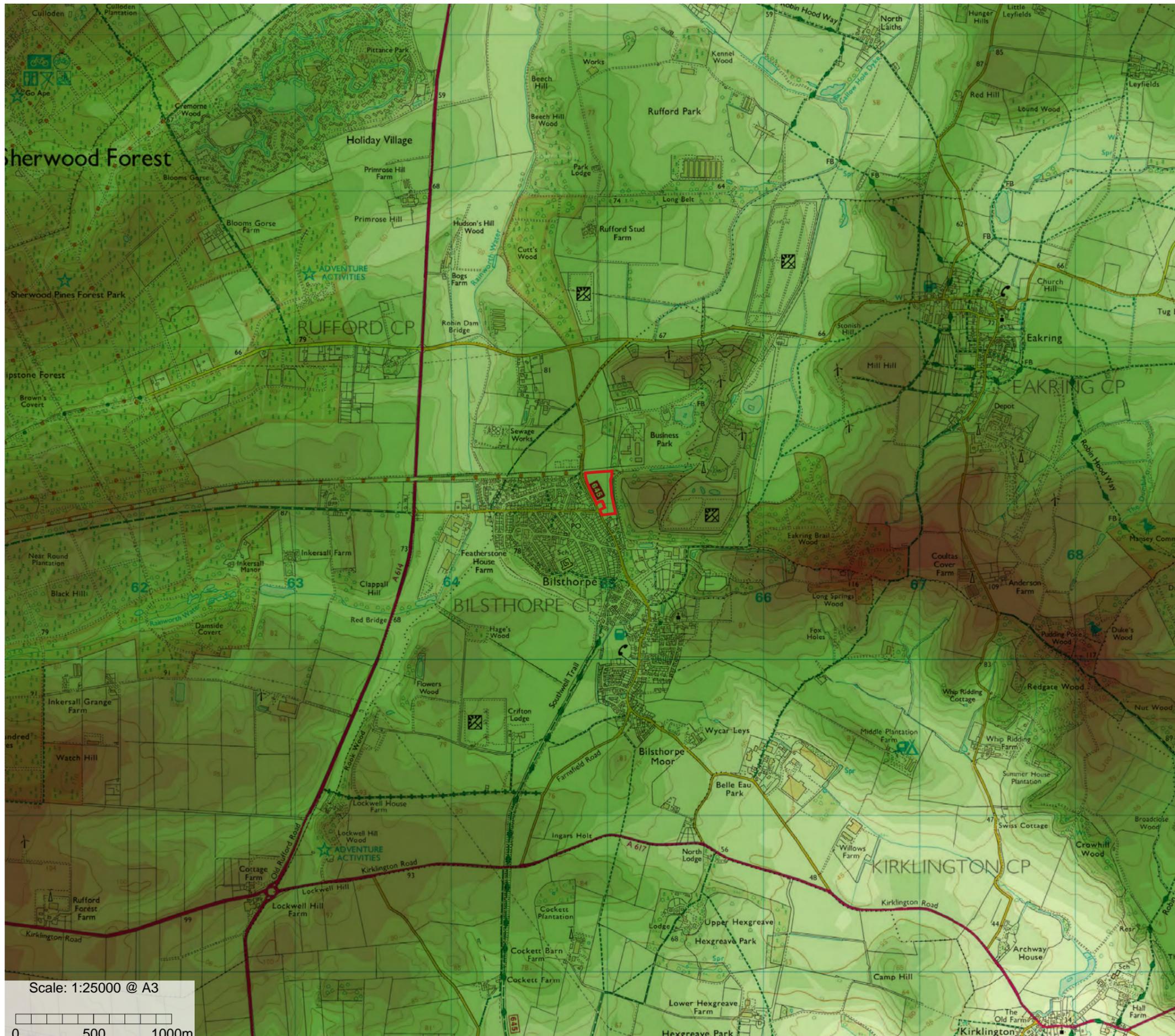
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drawn
JES/EAF

issue date
28 May 2020

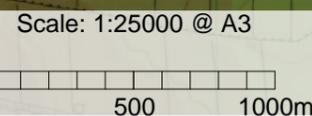
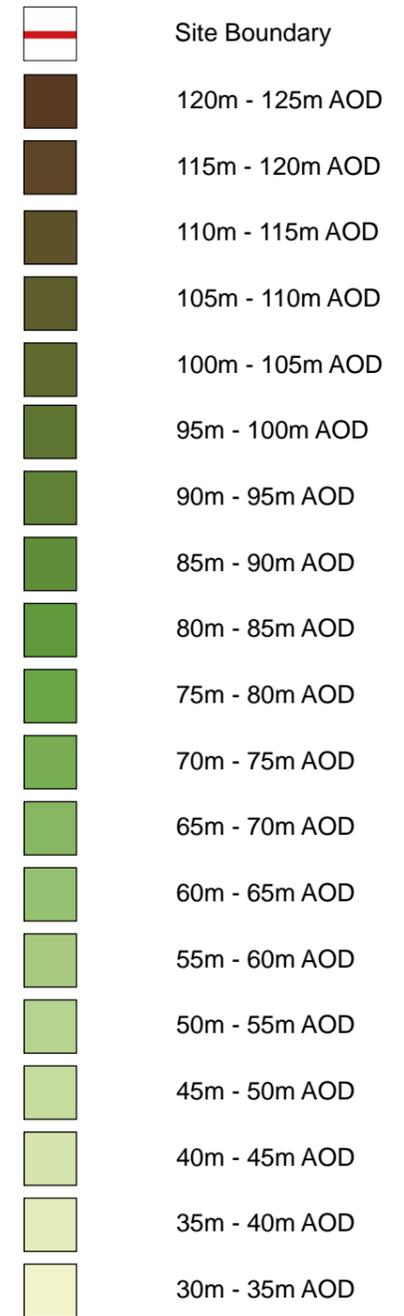
Figure 4

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client
Keepmoat Homes

project
Eakring Road,
Bilsthorpe

drawing title
TOPOGRAPHY

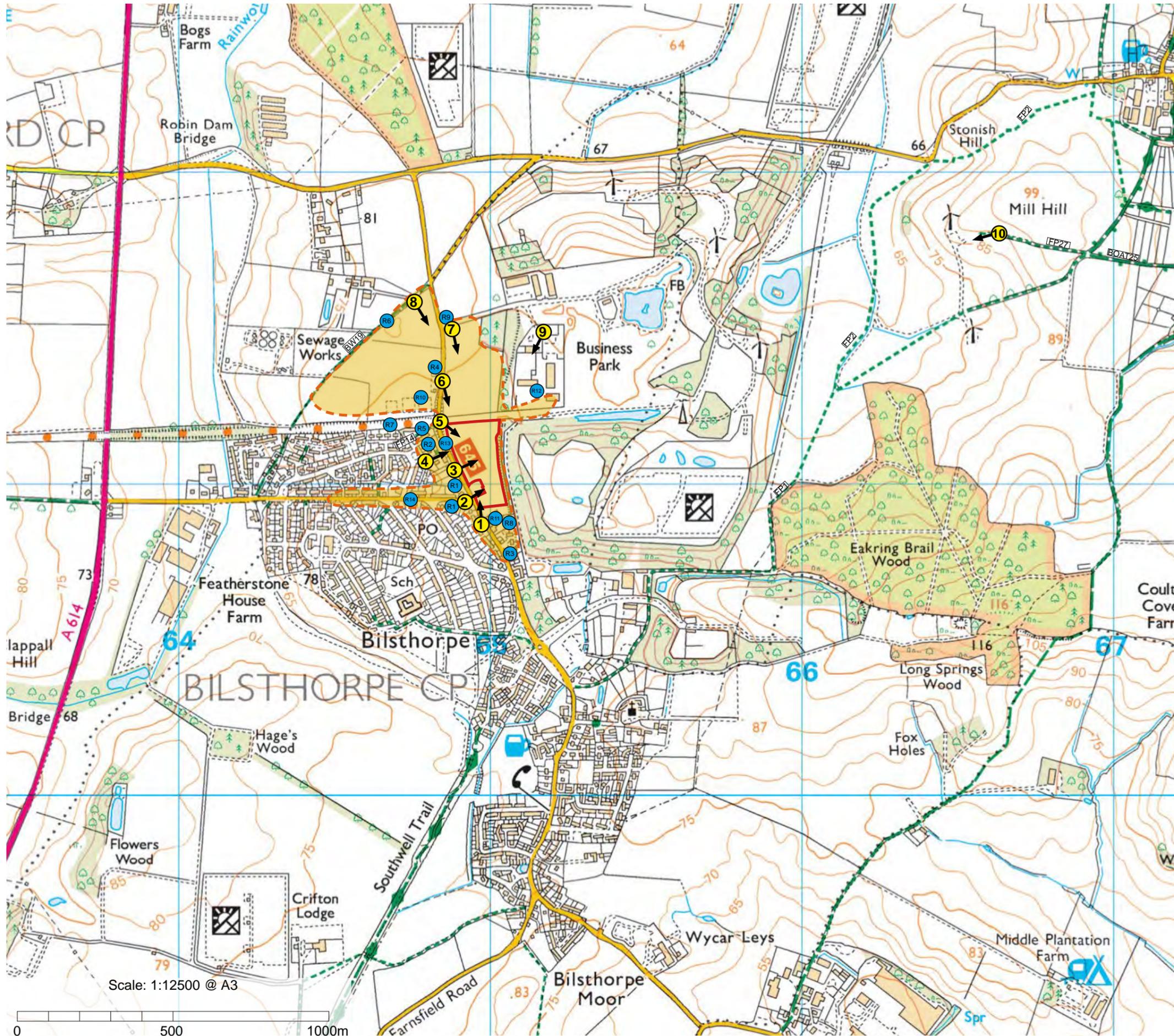
scale
1:25000 @ A3

drawn
JES/EAF

issue date
28 May 2020

rev
A

Figure 5



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-  Site Boundary
-  Public Right of Way Reference
-  Viewpoint Locations
-  Receptor Reference

- R1 Residents of properties to west of the site including Eaking Road and Mickledale Lane
- R2 Residents of properties along The Green
- R3 Residents of properties along Woodbank Close
- R4 Residents of property along Eaking Road at Bilsthorpe Sports Ground
- R5 Users of PRoW footpath ref 'BilsthorpeFP14'
- R6 Users of PRoW bridleway ref 'RuffordBW19'
- R7 Users of National Cycle Network route 645
- R8 Users of outdoor recreational space at Youth Club
- R9 Visitors to Bilsthorpe Colliery Memorial
- R10 Users of Bilsthorpe Sports Ground
- R11 People working at commercial units on Eaking Road
- R12 People working at Bilsthorpe Business Park
- R13 Users of Eaking Road
- R14 Users of Mickledale Lane

-  Visual Envelope (VE)

Note:
The VE provides a representative boundary and representative area of visual influence. Within the 'envelope', existing landscape and/or physical features provide localised screening effects. Further distant views may occur outside the envelope boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.

client
Keepmoat Homes

project
Eaking Road, Bilsthorpe

drawing title
fpcr VISUAL APPRAISAL

scale
1:25000 @ A3

drawn
JES/EAF

issue date
28 May 2020

rev
A

Figure 6



Photo Viewpoint 1: View north from pavement along Eakring Road, adjacent to commercial units.

K:\0000264\LANDS\VA\0264\Figure 7-13 Photo Viewpoints updated landscape.indd



Photo Viewpoint 1
 Date & time of photo: 17 Oct 2019, 10:39
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 84°
 Direction of View: 9°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 2: View north east from pavement along Mickledale Lane.



Photo Viewpoint 2: Continued.



Photo Viewpoint 2
 Date & time of photo: 17 Oct 2019, 10:36
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 163°
 Direction of View: 60°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 3: View east from pavement along Eakring Road, adjacent to field access point in to the site.



Photo Viewpoint 3: Continued.



Photo Viewpoint 3
 Date & time of photo: 17 Oct 2019, 10:33
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 163°
 Direction of View: 68°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate Site Extents

Properties along
The Green

PRoW Footpath ref
'Bilsthorpe FP15'

Woodland adjacent to
site eastern boundary



Photo Viewpoint 4: View north east from pavement along The Green.

Approximate Site Extents

Bilsthorpe Business Park

Dismantled railway /
informal footpath route

Woodland adjacent to
site eastern boundary

Mature hedgerow adjacent to site
western field boundary

Eakring Road



Photo Viewpoint 5: View south east from junction of pavement on Eakring Road and Public Right of Way Footpath ref 'BilsthorpeFP14' on bridge at site north western boundary.



Photo Viewpoint 4
Date & time of photo: 17 Oct 2019, 10:54
Camera make & model, & sensor format:
Canon EOS 1300D, APS-C
Horizontal Field of View: 84°
Direction of View: 58°, bearing from North



Photo Viewpoint 5
Date & time of photo: 17 Oct 2019, 09:56
Camera make & model, & sensor format:
Canon EOS 1300D, APS-C
Horizontal Field of View: 84°
Direction of View: 114°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 6: View south east from entrance to Bilsthorpe Sports Ground.



Photo Viewpoint 7: View south from pavement along access road to Bilsthorpe Business Park, adjacent to Bilsthorpe Colliery Memorial.



Photo Viewpoint 6
 Date & time of photo: 17 Oct 2019, 09:58
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 84°
 Direction of View: 150°, bearing from North



Photo Viewpoint 7
 Date & time of photo: 17 Oct 2019, 10:06
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 84°
 Direction of View: 171°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Eakring Road
(beyond hedgerow)

Trees along access road to
Bilsthorpe Business Park

Approximate Site Extents



Photo Viewpoint 8: View south east from Public Right of Way Bridleway ref 'RuffordBW19', adjacent to Letterbox Farm.

Approximate Site Extents



Photo Viewpoint 9: View south west from Bilsthorpe Business Park car park.



Photo Viewpoint 8
Date & time of photo: 17 Oct 2019, 10:10
Camera make & model, & sensor format:
Canon EOS 1300D, APS-C
Horizontal Field of View: 84°
Direction of View: 155°, bearing from North



Photo Viewpoint 9
Date & time of photo: 17 Oct 2019, 13:38
Camera make & model, & sensor format:
Canon EOS 1300D, APS-C
Horizontal Field of View: 84°
Direction of View: 205°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 10: View south west from Public Right of Way Footpath ref 'Eakring FP27'.



Photo Viewpoint 10
 Date & time of photo: 17 Oct 2019, 13:01
 Camera make & model, & sensor format:
 Canon EOS 1300D, APS-C
 Horizontal Field of View: 84°
 Direction of View: 247°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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K:\0000264\LANDS\VA\0264\Figure 7-13 Photo Viewpoints updated lengths.indd

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).
- Landscape quality (condition)
 - Scenic quality
 - Rarity
 - Representativeness
 - Conservation interest
 - Recreation value
 - Perceptual aspects
 - Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) 49: 'Sherwood'	Susceptibility varies across this extensive NCA, but mainly Medium at a local scale	Landscape Value varies across this extensive NCA, but mainly Medium at a local scale	Overall Sensitivity varies across this extensive NCA, but mainly Medium at a local scale	Construction: Negligible Completion: Negligible Year 15: Negligible	No	<p>The 'Sherwood' landscape is a distinctive and large-scale National Character Area (NCA) within which the site forms a proportionately small tract of land. The Statements of Environmental Opportunity (SEO) for this NCA do not generally relate to the site nor the proposals, however a number of the listed 'Additional Opportunities' are or relevance, including:</p> <ul style="list-style-type: none"> “...Consider the location and design of new development to retain local distinctiveness...” by: “...Ensuring cultural heritage, protection of local vernacular, and sense of place are considered in the process of planning for likely settlement expansion...”, and: “...Ensuring new development enhances settlement character and integrates into the landscape / townscape by ensuring it is sensitively located and designed, using local materials such as sandstone, red brick and pantiles and limestone...” <p>The location of the proposed development is set within an existing residential area that is well enclosed by adjacent landscape features such as woodland, undulating landform and an overgrown dismantled railway line. The site is very well enclosed and there is no visibility of the site outside of its immediate context. It is presumed that the development will incorporate locally occurring materials which reflect that of the adjacent residential buildings. The proposed development is therefore anticipated to have a Negligible effect on the character area overall.</p>	Negligible	Negligible	Negligible

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Natural England, National Character Area Profile (NCA) 48: 'Trent & Belvoir Vales'	Susceptibility varies across this extensive NCA, but mainly Medium at a local scale	Landscape Value varies across this extensive NCA, but mainly Medium at a local scale	Overall Sensitivity varies across this extensive NCA, but mainly Medium at a local scale	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Natural England's NCA boundaries are not precisely mapped, and there is a statement which indicates there is a "zone of transition between NCAs". Due to the close proximity of the site and the boundary of this NCA, potential effects upon 'Trent and Belvoir Vales' are also considered. While the proximity is close, the enclosed nature of the surrounding landscape allows for little or no inter-visibility between the site and this NCA. Effects upon the character area are therefore anticipated to be Negligible overall.	Negligible	Negligible	Negligible

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment (LCA): County/District									
<p>East Midlands Regional Landscape Character Assessment (2010)</p> <p>Regional Landscape Character Group 5 (Village Farmlands) Type B (RLCT): 'Wooded Village Farmlands'</p>	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The 'Wooded Village Farmlands' Regional Landscape Character Type (RLCT) cover an extensive landscape area, of which the site occupies a very small proportion on the westernmost edge. While the site itself does not generally relate to the RLCT description due to its settlement edge location, the immediate context of the site presents some features which are typical to the RLCT key characteristics, including: <i>"Varied topography, ranging from gently undulating farmlands to rolling hills... ancient woodlands on prominent hills... Well maintained pattern of hedged fields enclosing pasture and arable fields, with evidence of decline close to urban areas"</i> Certain 'Aesthetic and Perceptual Qualities' described also link to the site and its context, including: <i>"Undulating landform and woodlands generally combine to create visual containment and sense of enclosure..."</i> The adjacent high landform and mature woodland associated with the former colliery allows for minimal inter-visibility between the site and the majority of this RLCT, and the proposals will bear no effect on the RLCT key characteristics. The development proposals also comply with a number of suggested aims within the 'Shaping the Future Landscape' section regarding 'Built Development', including: <i>"...ensuring development is appropriate in terms of design and scale, and consider the visual impact of any new development...planting of trees, helping to integrate new development into the landscape...prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements."</i> For these reasons, effects at all stages of the project are anticipated to be Negligible .	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<p>East Midlands Regional Landscape Character Assessment (2010)</p> <p>Regional Landscape Character Group 10 (Woods and Forests) Type B (RLCT): 'Sandstone Forests and Heaths'</p>	Medium	Medium	Medium	<p>Construction: Negligible</p> <p>Completion: Negligible</p> <p>Year 15: Negligible</p>	No	<p>Due to the close proximity to the site to the boundary with 'Sandstone Forests and Heaths', effects of the proposed development on this RLCT are also considered.</p> <p>The site and its immediate context present some characteristics which are typical to the RLCT description and key characteristics, including:</p> <p><i>"...influence of the coal mining industry ... former mining settlements with their conspicuous spoil heaps ... and railway lines that served the coal mines."</i></p> <p>The development proposals comply with a number of suggested aims within the 'Shaping the Future Landscape' section regarding 'Built Development', including:</p> <p><i>"...ensuring development is appropriate in terms of design ... ensuring new development is located close to existing buildings and structures... using tree planting to screen and contain settlement edges... take inspiration from local distinctiveness... helping to integrate new development into the landscape."</i></p> <p>The built form associated with the village separates the site from much of the 'Sandstone Forests and Heaths' RLCT, and so allows for very limited inter-visibility with the site, with the exception of the perimeter closest to the sites north western edge.</p> <p>For these reasons, effects at all stages of the construction process are anticipated to be Negligible.</p>	Negligible	Negligible	Negligible
<p>Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013)</p> <p>Regional Character Area (RCA): 'Mid-Nottinghamshire Farmlands'</p>	Medium	Medium	Medium	<p>Construction: Negligible</p> <p>Completion: Negligible</p> <p>Year 15: Negligible</p>	No	<p>The 'Mid-Nottinghamshire Farmlands' Regional Character Area (RCA) covers an extensive area through the centre of Newark and Sherwood. The context of the site reflects some typical characteristics of the RCA, in particular:</p> <p><i>"...undulating landscape... small-scale field patterns ... strong sense of enclosure... generally well-wooded character..."</i></p> <p>Due to the settlement edge context and the woodland to the east influencing the sense of enclosure on the site, the proposals are anticipated to result in a Negligible effect on this broad character area at all stages of the project.</p>	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<p>Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013)</p> <p>Landscape Type (LT):</p> <p>1: 'Estate Farmlands with Plantations'</p>	Low (identified as 'Very Low' Landscape Sensitivity in assessment)	Low (identified as 'Poor' Landscape Condition in assessment)	Low	Construction: Low Completion: Negligible Year 15: Negligible	No	<p>The 'Estate Farmlands with Plantations' Landscape Type (LT) is one of four within the Mid-Nottinghamshire Farmlands. It occurs in two small parcels closely situated to each other and localised to the north western edge of the LCA.</p> <p>As 'Estate Farmlands with Plantations' are associated with open countryside and the Rufford Park Estate, the site itself does not generally reflect common characteristic features or the landscape description. However, due to the southern boundary largely following the northern edge of Bilsthorpe, the site context does reflect some characteristics, including:</p> <p><i>"...widespread occurrence of acidic grassland, bracken, broom and gorse along woodland edges, rides and roadside verges..."</i> and <i>"...views are generally of medium distance with frequent wooded skylines with a sense of wooded enclosure..."</i> and <i>"... rolling landform enhances the strong sense of wooded enclosure in these areas."</i></p> <p>Policy Zone MN24 – (Rufford Park Estate Farmlands with Plantations) has been identified for the area of this Landscape Type in which the site is situated.</p> <p>Due to the 'Poor' Landscape Condition and 'Very Low' Landscape Sensitivity, the overarching policy for this Policy Zone is identified as being to 'Create'. By increasing the overall tree cover of the site, the development's green infrastructure proposals comply with the recommended landscape action where it states:</p> <p><i>"Enhance tree cover and landscape planting generally, in particular... around the industrial estate to the south, to create increased visual unity and habitat..."</i></p> <p>Due to the existing urban influences on the site and its context, and the visual enclosure afforded to the site by the adjacent mature woodland combined with low visibility across the LT and Policy Zone respectively, there will be minimal change arising due to the development proposals. This will be predominantly associated with the construction period, with effects localised to the areas within the immediate site context.</p> <p>For these reasons, a Negligible effect on both the 'Estate Farmlands with Plantations' Landscape Type and corresponding 'Rufford Park Estate Farmlands with Plantations' Policy Zone is anticipated overall.</p>	Minor Adverse	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<p>Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013)</p> <p>Landscape Type (LT): 4: 'Village Farmlands'</p>	Medium (identified as 'Moderate' Landscape Sensitivity in assessment)	Low (identified as 'Very Poor' Landscape Condition in assessment)	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	<p>A section of the 'Village Farmlands' LT is located directly adjacent to the site eastern boundary. This LT is relatively widespread, encompassing multiple different areas predominantly within the southern half of the Mid-Nottinghamshire Farmlands. The site and its immediate context do not reflect typical characteristics for this LT.</p> <p>Policy Zone MN27 (Kirklington Village Farmlands) has been identified for an area immediately adjacent to the site eastern boundary within the 'Village Farmlands' Landscape Type. Due to an identified 'Very Poor' Landscape Condition and 'Moderate' Landscape Sensitivity, the associated overarching policy for this Policy Zone is identified as being to 'Create'.</p> <p>The location of the development and increased tree cover within the green infrastructure proposals correspond to recommended 'Landscape Actions' described within the Policy where it states: <i>"...contain new development within historic boundaries... enhancing tree cover and planting generally to create increased visual unity and habitat across the Policy Zone..."</i></p> <p>Due to the visual enclosure of the site afforded by the mature woodland to the eastern site boundary and the built form of Bilsthorpe Village to the south which abuts the LT, there is unlikely to be any noticeable visible change as a result of the proposals within either the 'Village Farmlands' LT or 'Kirklington Village Farmlands' Policy Zone respectively.</p> <p>For these reasons, the development proposals are anticipated to have a Negligible effect on both the LT and Policy Zone overall.</p>	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium Completion: Medium / Low Year 15: Low	No	<p>The site lies adjacent to existing residential development to the north east of Bilsthorpe Village. It consists of a single small rectangular field containing improved grassland with tall ruderal vegetation around the field edges, bound by hedgerows, bracken, scrub and post and wire mesh fencing. To the east of the site lies a block of mature woodland, and to the north is the overgrown route of the dismantled railway line. To the west of the site, residential properties along Eakring Road front onto the site where the road runs adjacent to the boundary, and a number of commercial units are situated to the immediate south. The internal landform is relatively flat, with a level change of approximately 3m north to south across the site. There is a dry field ditch outside of the site adjacent to the eastern boundary, otherwise it is devoid of ponds or watercourses.</p> <p>During the construction phase, some localised changes to landform will occur to facilitate the construction of the access road and paved areas. The underlying direction and gradient of falls will generally remain as existing, and the formation of an attenuation basin within the south eastern corner of the site will constitute only a minor change.</p> <p>A section of hedgerow along the western field boundary will need to be removed to facilitate construction of the vehicular access road, however the majority of the existing vegetation is due to be retained within the development proposals.</p> <p>On completion, the overall vegetation cover and diversity of the site will be increased with the proposed tree planting along the new roads, along the site boundary and within the areas of open space. It will also include hedgerows and shrub planting within front gardens of the proposed new dwellings. The creation of an attenuation pond will also provide some additional habitat opportunity and vegetation diversity to the site.</p> <p>At year 15, the proposed planting will help the proposed development to fit within the context of the adjacent existing residential area and road frontage once established. The loss of the open field, with very few landscape features, to the proposed residential development is therefore anticipated to have a Minor Adverse effect overall.</p>	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Adverse or Beneficial	Major Moderate Minor Negligible None
R1 VP2 VP3	Residents of properties fronting onto the site from the west including Eakring Road and Mickledale Lane Approx. 16 dwellings	High	Medium	High	Approx. 10-50m	Full	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium / Low	Properties along Eakring Road and at the easternmost part of Mickledale Lane adjacent to the junction with Eakring Road currently front onto the southern section of the site. Residents are likely to experience some full and partial views from both ground and first floors; however, views also include the traffic along Eakring Road and the commercial units adjacent to the site's southern boundary. Views into the site are also partially restricted due to the mature hedgerow along the western site boundary. During construction, full and partial views of construction machinery within the site and at the site access point will likely be possible from both ground and first floors, however the hedgerow along the site boundary will offer a degree of screening for some residents. At completion, full and partial views of new buildings will likely be possible from both ground and first floors. At year 15, the new planting proposed around the site boundary and adjacent to the attenuation pond will have established, helping to soften views. Proposed planting within the central green will break up views of the built form, however partial views of new buildings are likely to be possible from both ground and first floors. Effects upon views at year 15 are therefore assessed as Moderate / Minor Adverse .	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
R2 VP4	Residents of properties along The Green (including users of PRoW footpath ref 'Bilsthorpe FP15' which accesses property frontages)	High	Medium	High	Approx. 20-100m	Partial	Permanent	Construction: Low Completion: Negligible / None Year 15: Negligible / None	Properties along The Green currently back onto the northern section of the site, with some dwellings requiring access to their properties from PRoW footpath ref 'Bilsthorpe FP15' which runs between the rows of bungalows. The dwellings closest to the site are single storey, with rear views restricted by garden fencing and a bank of landform and trees south of the old railway bridge along Eakring Road. Some properties along The Green are 2 storey, and likely experience partial views	Minor Adverse	Negligible	Negligible

	Approx. 24 dwellings								<p>into the site through gaps and over the top of the bungalows closest to the site, mainly from upper storeys. From the route, views between the bungalows are restricted by the fencing along Eakring Road, however the woodland adjacent to the east of the site is visible over the fencing.</p> <p>During construction, machinery may be visible above and between the bungalows closest to the site, mostly limited to upper storeys or along the Public Right of Way 'Bilsthorpe FP15' at gaps between the properties.</p> <p>At completion, glimpsed views of new properties will likely be possible above / between the bungalows and other properties already visible, however this will be mostly limited to upper storeys. Views of roof tops may be possible from gaps between the properties at certain points along the Right of Way 'Bilsthorpe FP15' as residents access their properties.</p> <p>At year 15, planting along the site boundary will have established to soften views of the built form. Glimpsed views of new properties could still be possible at certain points, but seen in the context of existing residential development, resulting in a Negligible visual effect overall.</p>			
R3 VP1	Residents of properties along Woodbank Close Approx. 24 dwellings	High	Medium	High	Approx. 100m	Glimpse	Permanent	<p>Construction: Low Completion: Negligible / None Year 15: Negligible / None</p>	<p>Properties along Woodbank Close are likely to experience partial, first floor level views into the site. Views currently include the commercial units to the south of the site, and residential properties along Eakring Road, which partially screen the site.</p> <p>During construction, partial or glimpsed views of construction machinery may be possible, however this will be limited to first floor windows.</p> <p>At completion, glimpsed views of roof tops may be possible from first floor windows, however this will mostly be screened by the commercial units south of the site.</p> <p>At year 15, tree planting adjacent to the attenuation basin will have established to offer additional screening. Overall, long-term effects are considered to be Negligible.</p>	Minor Adverse	Negligible	Negligible
R4 VP6	Residents of property along Eakring Road at Bilsthorpe Sports Ground Approx. 1 dwelling	High	Medium	High	Approx. 180m	Glimpse / Partial	Permanent	<p>Construction: Low Completion: Negligible / None Year 15: Negligible / None</p>	<p>Residents of the single-storey bungalow on the sports ground are likely to experience glimpsed views into the site, beyond the intervening hedgerows and traffic along Eakring Road, and the mature vegetation along the dismantled railway beyond. The rise in landform as the road crosses the old railway partially screens views of the westernmost parts of the site. Residents may already experience some glimpsed views of the commercial units south of the site.</p> <p>During construction, partial views of construction machinery may be possible, however views will likely be partially screened by intervening vegetation along Eakring Road.</p> <p>At completion, glimpsed or partial views of new buildings may be possible, however views will be partially screened by intervening vegetation along Eakring Road and along the dismantled railway line.</p>	Minor Adverse	Minor Adverse	Negligible

									At year 15, new tree planting along the northern boundary adjacent to the dismantled railway line and within front gardens will have established to offer visual screening of the built form, however glimpsed views may still be possible, resulting in a Negligible visual effect overall.			
R5 VP5	Users of PRow footpath ref 'Bilsthorpe FP14'	High / Medium	Medium	High / Medium	Approx. 20-60m	Partial	Permanent	Construction: Medium / Low Completion: Low / Negligible Year 15: Low / Negligible	The short route provides access through properties along The Green and Metcalfe Close. It includes a hard-paved footway and steps up to Eakring Road as the landform rises to the old railway bridge. Users currently experience restricted views due to residential properties on both sides, with no view of the site until they have reached the top of the steps where the route reaches Eakring Road. At that point, partial views of the site are experienced due to screening afforded by the mature vegetation along the site western field boundary. During construction, partial views of construction machinery are likely beyond the field boundary vegetation, however this is limited to where the route meets Eakring Road. At both completion and year 15, partial views of new housing will likely be possible beyond the intervening vegetation, however this is limited to the point where the footpath meets the road. The development will not be seen for most of the route, which itself already incorporates views of existing residential properties. Resultant visual effects are assessed as Minor Adverse / Negligible overall.	Moderate / Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible
R6 VP8	Users of PRow bridleway ref 'Rufford BW19'	High / Medium	Medium	High / Medium	Approx. 350-450m	Glimpse	Permanent	Construction: Low Completion: Negligible / None Year 15: Negligible / None	A mature hedgerow along the route of the bridleway encloses the view from much of the route. Gaps in the hedgerow allow some views towards the site, however intervening vegetation along Eakring Road and around the buildings at Bilsthorpe Sports Ground restricts views into the site itself. During construction, there may be glimpsed views of construction machinery possible over intervening vegetation. At completion, there is a chance of some distant glimpsed views of roof tops possible over the intervening vegetation. At year 15, planting along the site's northern boundary and within front gardens of the new properties will have established to further soften glimpsed views of roof tops, resulting in a Negligible effect upon views where available.	Minor Adverse	Negligible	Negligible
R7 VP1 VP3	Users of National Cycle Network route 645	High / Medium	Medium	High / Medium	Approx. 10m	Partial / Full	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	Users of the National Cycle Network route 645 experience no views of the site along the route of the dismantled railway. As users exit the dismantled railway track and pass the rear of the bungalows on The Green, the bank of landform and vegetation rising up to the railway bridge screen views of the northern section of the site. The track merges with the pavement along Eakring Road and properties begin to front onto the road as the route passes the site. From this point, users experience partial views into the site with full views possible at gaps in the hedgerow adjacent to the site's western boundary.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

									<p>During construction, there may be some full and partial views possible of construction machinery at points of the route adjacent to the site.</p> <p>At completion, partial views of built form are likely to be possible for the section of the route adjacent to the site, with full views possible at gaps in the field boundary hedgerow, however these will be in the context of the existing residential edge of Bilsthorpe.</p> <p>At year 15, new tree planting along the site western boundary will have established to soften views of the built form for users along Eakring Road, resulting in a Minor Adverse visual effect overall.</p>			
R8 VP1	Users of outdoor recreational space at Youth Club along Eakring Road	Low	Medium	Low	Approx. 30-70m	Partial	Permanent	<p>Construction: Medium / Low</p> <p>Completion: Low</p> <p>Year 15: Low</p>	<p>Users of the outdoor play space and sports pitches at the youth club are likely to experience partial views into the site due to wire fencing and limited vegetation along the site's southern boundary. However, views are currently quite enclosed due to the built form of the commercial units and residential properties along Eakring Road, along with the mature woodland adjacent to the recreational area.</p> <p>During construction, partial views of construction machinery are likely to be possible through the wire fencing along the boundary.</p> <p>At completion, partial views of new residential properties will likely be possible and views will be shortened, however some separation is offered by the lawn within the adjacent commercial plot.</p> <p>At year 15, proposed tree planting adjacent to the attenuation basin will have established to soften views of the built form from the outdoor sports ground and play area. A Minor Adverse visual effect is anticipated overall.</p>	Moderate / Minor Adverse	Minor Adverse	Minor Adverse
R9 VP7	Visitors to Bilsthorpe Colliery Memorial	High	Medium	High	Approx. 340m	Glimpse	Permanent	<p>Construction: Medium / Low</p> <p>Completion: Low</p> <p>Year 15: Negligible / None</p>	<p>Visitors to Bilsthorpe Colliery Memorial currently experience glimpsed views into the site. Mature vegetation along the access road to Bilsthorpe Business Park partially enclose immediate views, with more distant views partially screened by vegetation along the dismantled railway line and temporary commercial / storage units and building material within the intervening field.</p> <p>During construction, distant glimpsed views of construction machinery may be possible however views will largely be screened by the intervening vegetation within the memorial area, along the access road and along the dismantled railway.</p> <p>At completion, distant glimpsed views of new residential properties could be possible, however these will be partially screened by the intervening vegetation.</p> <p>At year 15, planting along the site's northern boundary and within front gardens of the new properties will have established to further soften glimpsed views of new buildings. Overall effects upon local views are considered to be Negligible.</p>	Moderate / Minor Adverse	Minor Adverse	Negligible
R10	Users of Bilsthorpe Sports Ground	Low	Medium	Low	Approx. 50-300m	Glimpse	Permanent	Construction: Low	Users of Bilsthorpe Sports Ground currently experience limited views of the site. The rise in landform as the road crosses the bridge over the dismantled railway line screens the site from the	Minor Adverse	Negligible	Negligible

VP6								Completion: Negligible / None Year 15: Negligible / None	southernmost sections of the sports ground. From the northern parts of the grounds, intervening vegetation along Eakring Road and buildings on the sports ground screen views into the site. During construction, glimpsed views of construction machinery may be possible between or above the intervening vegetation, buildings, landform and road. At completion, there is a small chance of some glimpsed views of roof tops from some points above or between the intervening vegetation. At year 15, planting along the site's northern boundary and within the central green will have established, which will soften and further screen glimpsed views of the built form, resulting in a Negligible residual effect overall.			
R11 VP1	People working at commercial units on Eakring Road	Low	Medium	Low	Approx. 10-80m	Full / Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Low / Negligible	People working at the commercial units on Eakring Road are likely to experience partial views into the site, with views including other commercial units adjacent to the site and residential properties along Eakring Road. Those working in the units adjacent to the site boundary are likely to experience full views into the site, as the wire fencing offers little in terms of screening effects. During construction, people working within units closest to the site boundary are likely to experience full views of construction machinery, while units situated further south are likely to experience partial views which will be screened in part by adjacent units and intervening vegetation. At completion, full and partial views of new residential properties are likely, with those closest to the site experiencing fuller views. While views will be shortened, a degree of separation will be retained due to a proposed area of open space containing the site attenuation pond within the southern section of the site providing a landscape buffer. At year 15, proposed planting within the area of open space around the attenuation basin and site boundary along with ornamental planting around the new residential properties will have established, softening views of the built form. Overall, a Minor Adverse / Negligible visual effect is anticipated.	Moderate / Minor Adverse	Minor Adverse	Minor Adverse / Negligible
R12 VP9	People working at Bilsthorpe Business Park	Low	Medium / Low	Low	Approx. 60-500m	Glimpse	Permanent	Construction: Negligible / None Completion: Negligible / None Year 15: Negligible / None	The majority of Bilsthorpe Business Park is unlikely to experience any views into the site, due to the mature woodland adjacent to the site eastern boundary which extends north adjacent to the business park and the large commercial units within the business park screening views to the south. People using the southernmost section of the park may experience glimpsed views of the site through a gap in the woodland along the route of the old railway line. During construction, glimpsed views of construction machinery may be possible through the gap in the mature woodland. At both completion and year 15, glimpsed views of new buildings may be possible through the gap in the woodland, however this is limited to the southernmost	Negligible	Negligible	Negligible

									section of the business park. Visual effects are therefore judged to be Negligible overall.			
R13 VP1 VP3 VP5 VP6	Users of Eakring Road	Medium	Medium	Medium	Approx. 0m	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	Users of Eakring Road experience partial views as they travel along the section adjacent to the site, due to the mature hedgerow along the western boundary, with residential properties visible on the opposite side of the road. For sections of the road north of the railway bridge, views are mostly screened due to landform and intervening vegetation along the road. South of the site, views are screened due to the commercial units and new residential properties along Eakring Road. During the construction phase, machinery will likely be visible within the site over the existing hedgerow and as vehicles access the site from the road. At both completion and year 15, partial views of new dwellings are likely to be possible over the top of the intervening hedgerow, however views already consist of residential properties on one side of the road and of the commercial units south of the site. Furthermore, visibility will be limited to a relatively short section of the road when passing the site, resulting in a Minor Adverse effect overall.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse
R14 VP2	Users of Mickledale Lane	Medium	Medium	Medium	Approx. 10-230m	Partial	Permanent	Construction: Medium Completion: Low Year 15: Low / Negligible	Users of Mickledale Lane experience glimpsed views into the site over Eakring Road, with residential properties on either side of the road. For much of the road, views of the site are restricted due to the undulating landform. Views become possible adjacent to Valley Approach on the brow of the hill, and partial views are possible as the road approaches the junction with Eakring Road. During construction, partial views of construction machinery are likely to be possible over the intervening site boundary hedgerow for the easternmost part of the road. At both completion and year 15, partial views of new dwellings are likely to be possible over the top of the intervening hedgerow, however views already consist of built form on both sides of the road, resulting in a Minor Adverse / Negligible effect overall.	Moderate Adverse	Minor Adverse	Minor Adverse / Negligible