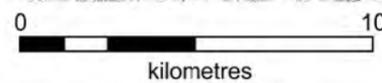


- 1 Bawtry Road
- 2 Scrooby Top North
- 3 Scrooby North
- 4 Scrooby Thompson Land
- 5 Barnby Moor (Hanson)
- 6 Barnby Moor (Rotherham Sand and Gravel)
- 7 Botany Bay
- 8 Besthorpe East
- 9 Cromwell
- 10 Langford North
- 11 Landford South & West
- 12 Burrige Farm
- 13 Coddington
- 14 Great North Road North
- 15 Great North Road South
- 16 Bantycok
- 17 Bestwood II North
- 18 Bestwood II East
- 19 Woodborough Lane
- 20 Shelford
- 21 Barton in Fabis (London Rock)
- 22 Barton in Fabis (West)
- 23 Redhill
- 24 East Leake
- 25 Carlton Meadows
- 26 Cromwell Triangle



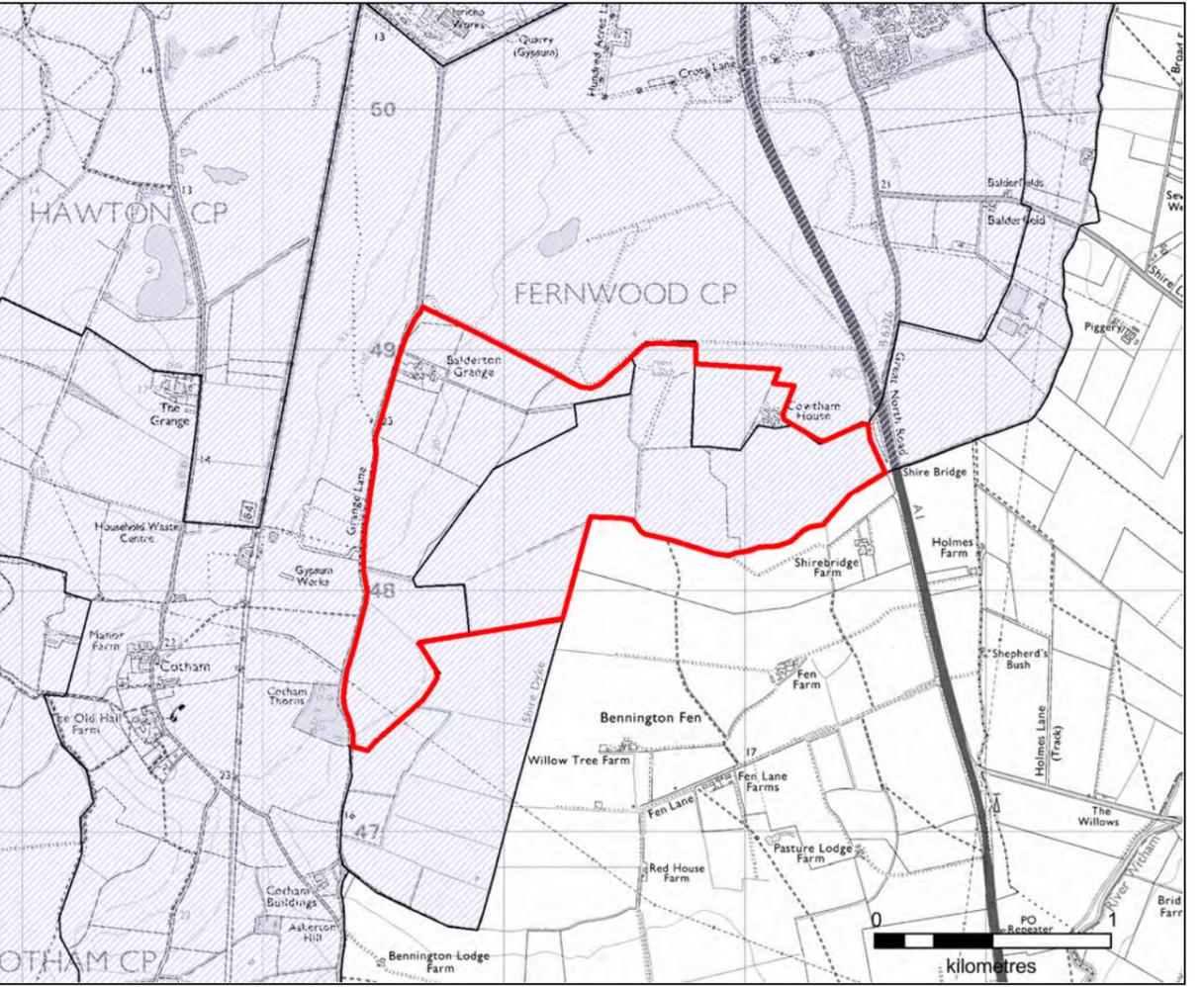
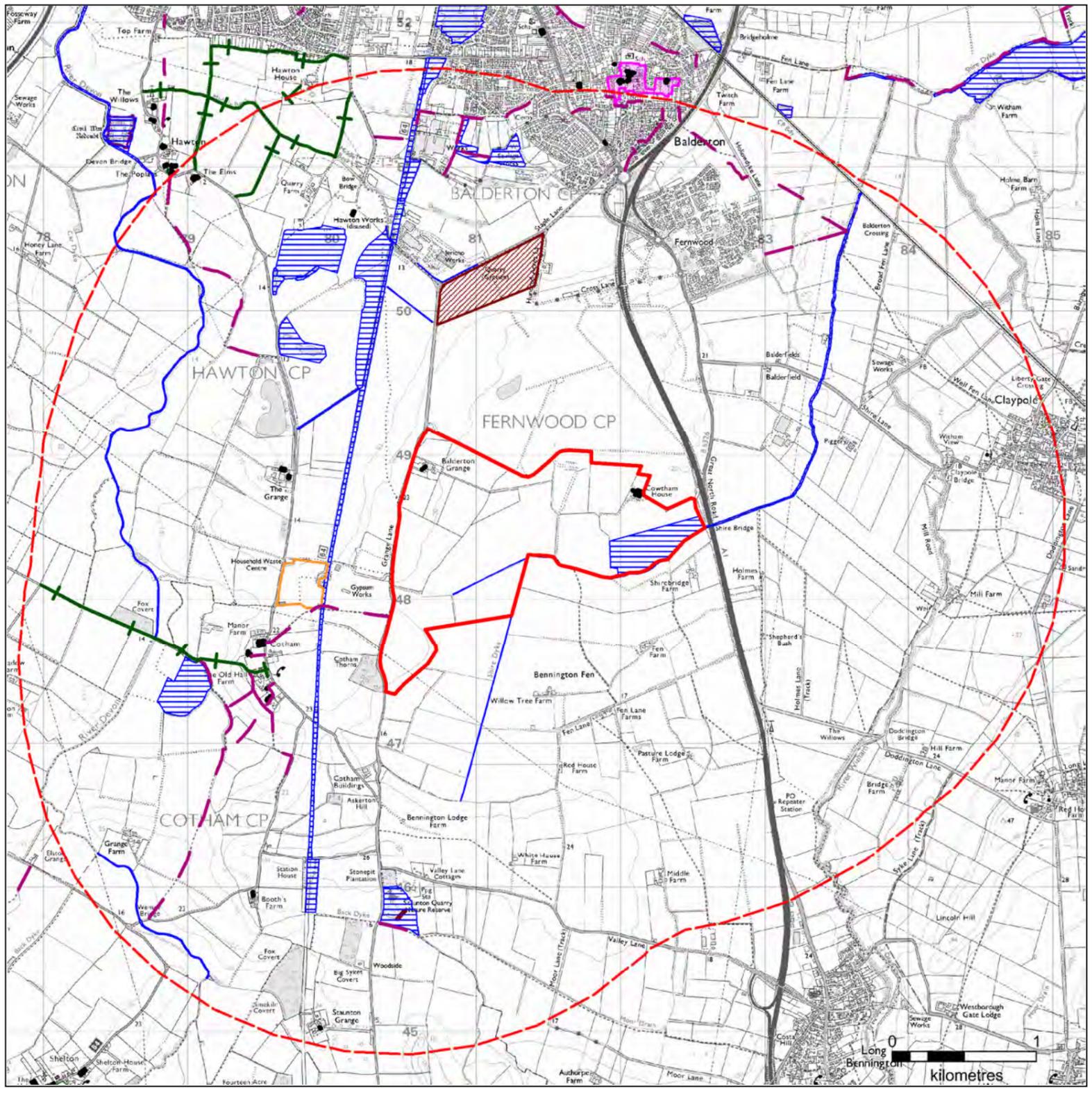
| Date | Auth | Ch'kd | Drawn | Description | Rev Status |
|--------|------|-------|-------|---------------|----------------|
| | | | | | |
| Drawn | BC | | | Date 28/03/18 | Scale As shown |
| Ch'kd | CG | | | Date 29/03/18 | |
| Traced | | | | Auth | |

| | |
|-------------|----------|
| Project No. | HW00935 |
| Drawing No. | HW00935/ |

| | |
|---------|---------------------|
| Project | Minerals Local Plan |
| Title | Overall Plan |


 In partnership with 

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

 South Notts Farlands

Designation Key

-  Site Boundary
-  2.5km Buffer Zone
-  RoW - Bridleway
-  Row - Footpath
-  RoW - Restricted Byway
-  RoW - BOAT
-  Regional Parks Gardens
-  NCC Parks Gardens
-  Green Estates
-  Local Wildlife Sites
-  SINCSGeo
-  Local Nature Reserves
-  National Nature Reserves
-  Historic And Listed Buildings
-  Scheduled Ancient Monuments
-  Conservation Areas

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|----------|------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | | |
| Project No. | | HW00935 | | | | |
| Title | | Bantycock | | | | |
| Scale | As shown | Drawn | CG | Date | 30/05/18 | |
| | | Chkd | Initials | Date | | |
| | | Auth | Initials | Traced | | |
| Drawing No. | | HW00935/ | | | | |

In partnership with




www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View north from Cotham buildings, with active site in background, in front of which is proposed site



View across site from Grange Lane



View west from A1, across site, active quarry spoil visible to right of view

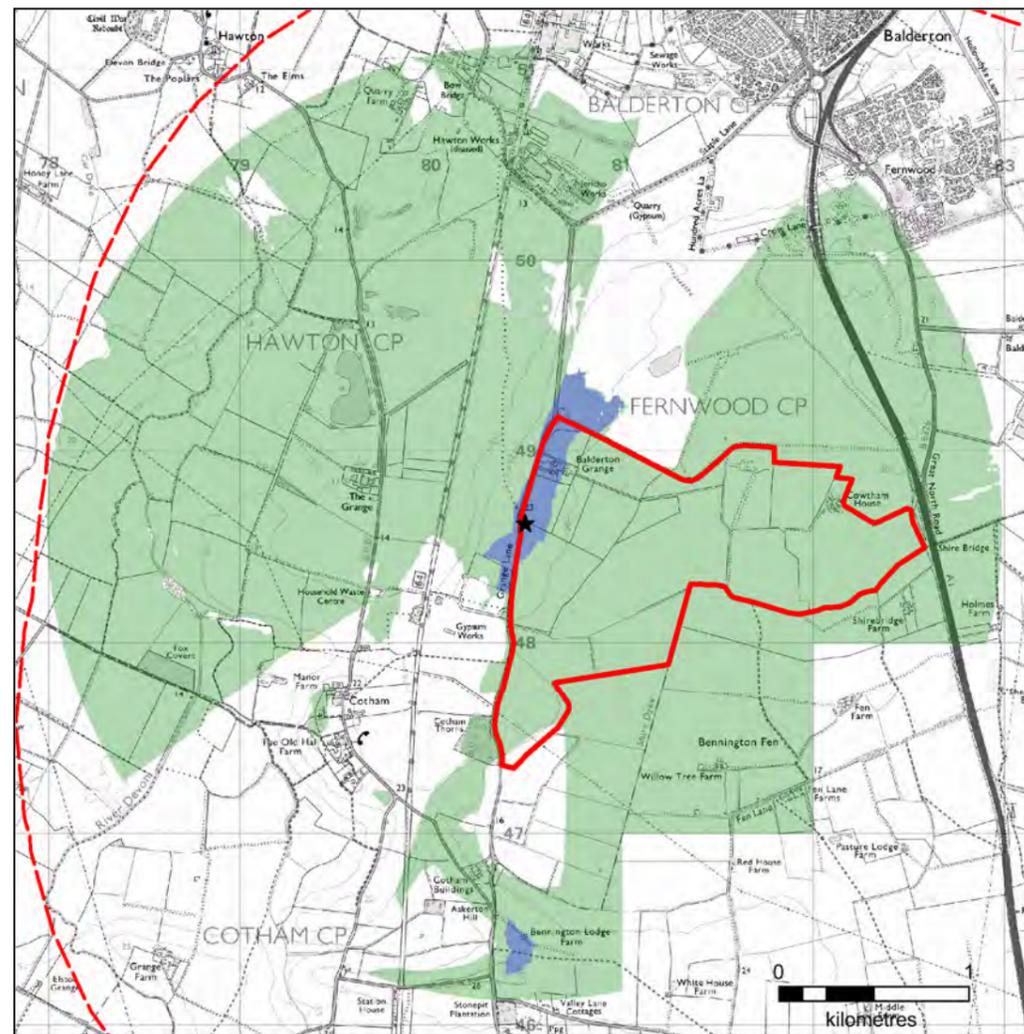


LANDSCAPE SUMMARY

Open rolling arable landscape which would undergo significant change if developed as active quarry. Post restoration impact would be dependent on restoration proposals, but loss of continuity and maturity would nonetheless remain.

VISUAL SUMMARY

Site includes 2 farms and is overlooked by road users on A1 and Grange Lane, both of which immediately abut. Introduction of vertical elements in form of boundary bunding would result in significant change to views during operation



KEY

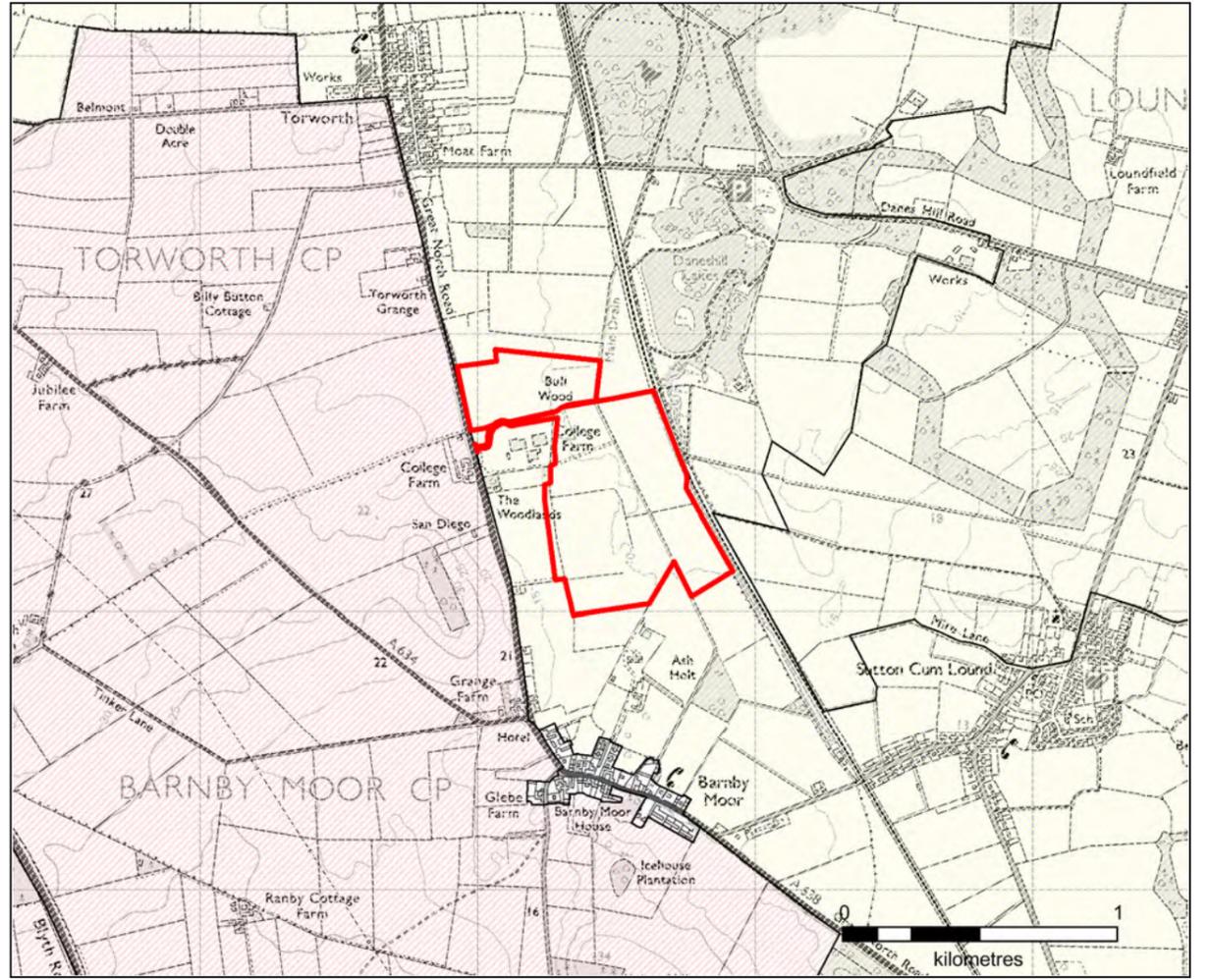
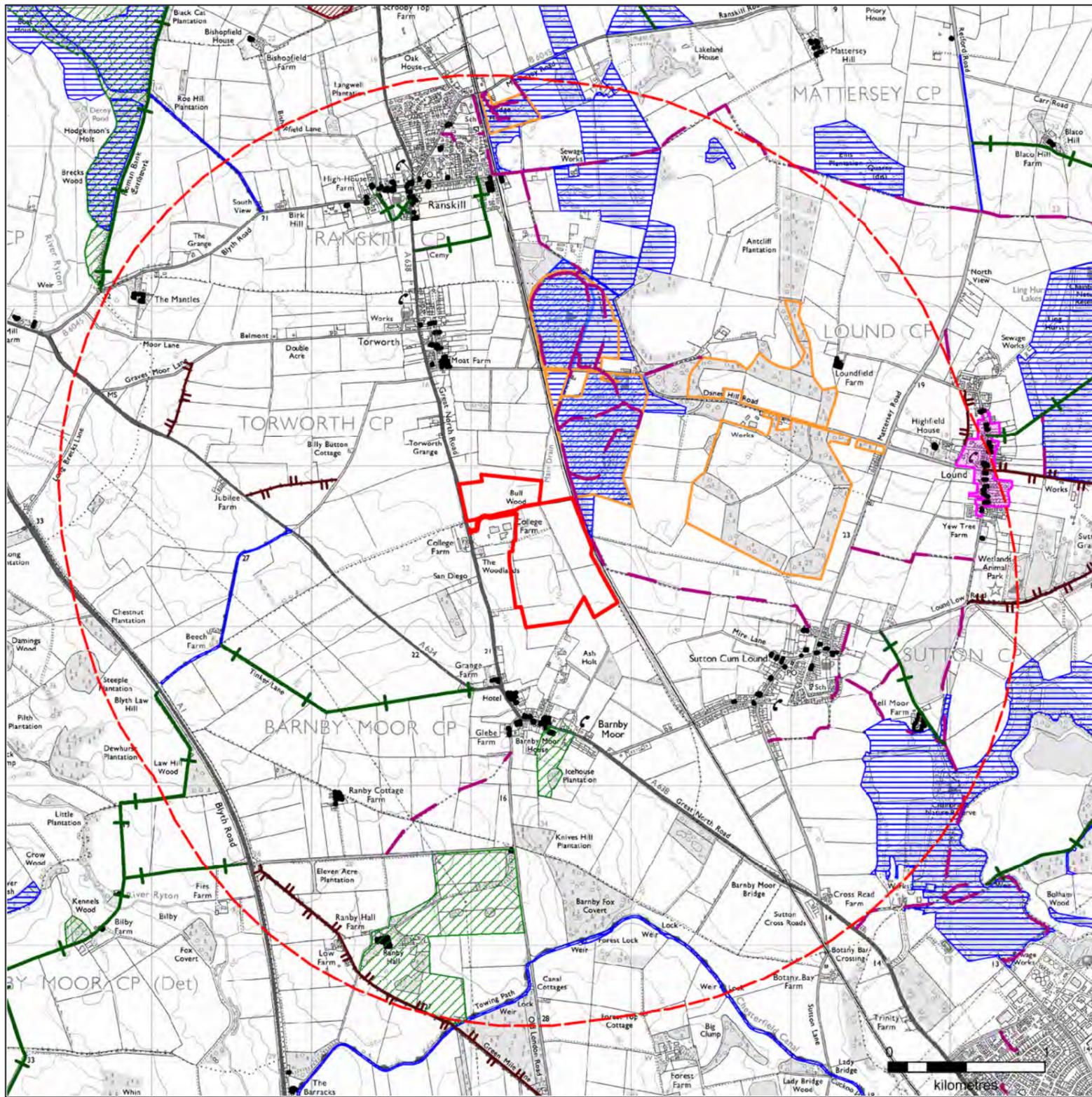
- ★ High Point
- ▭ Site Boundary
- - - 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|----------|--------|----------|------|
| | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Bantycok | | | | | |
| Scale | Drawn | CG | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | Rev | | | | |
| HW00935/ | | | | | |

in partnership with




www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

-  Humberhead Levels
-  Sherwood

Designation Key

-  Site Boundary
-  2.5km Buffer Zone
-  RoW - Bridleway
-  Row - Footpath
-  RoW - Restricted Byway
-  RoW - BOAT
-  Regional Parks Gardens
-  NCC Parks Gardens
-  Green Estates
-  Local Wildlife Sites
-  SINCSGeo
-  Local Nature Reserves
-  National Nature Reserves
-  Historic And Listed Buildings
-  Scheduled Ancient Monuments
-  Conservation Areas

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|---|--------|-----------------------------|----------------|------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| | | Property No. HW00935 | | | | |
| | | Barnby Moor (Hanson) | | | | |
| Scale | | | | | | |
| As shown | | Drawn: HJ | Date: 23/03/18 | | | |
| | | Chkd: Initials | Date: 23/03/18 | | | |
| | | Auth: Initials | Traced | | | |
| Drawing No. HW00935 | | | | | | |
|   | | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | | |



View looking east across application area, from A638 Retford Road



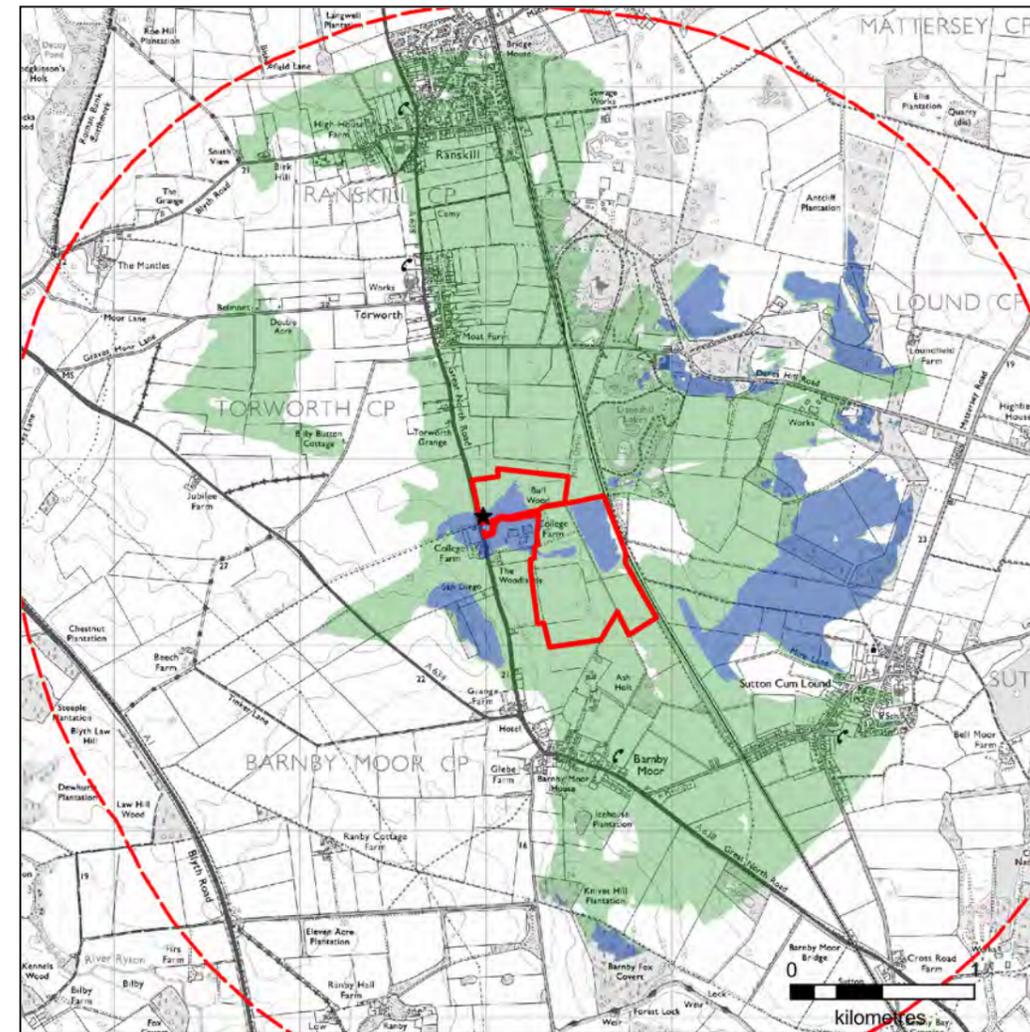
View looking south across the application area, towards Torworth café and adjacent bungalows overlooking the site. from A638 Retford Road

LANDSCAPE SUMMARY

Loss of landscape with characteristic features of IL 10 including hedgerows and isolated trees

VISUAL SUMMARY

The main visual impact will be on vehicular users of A638 and on the ECML. A small group of properties off A638, including Torworth café will have open views to the rear. There will be no impact on any adjacent PROWs. Distant views are screened by rising landform and intervening vegetation.



KEY

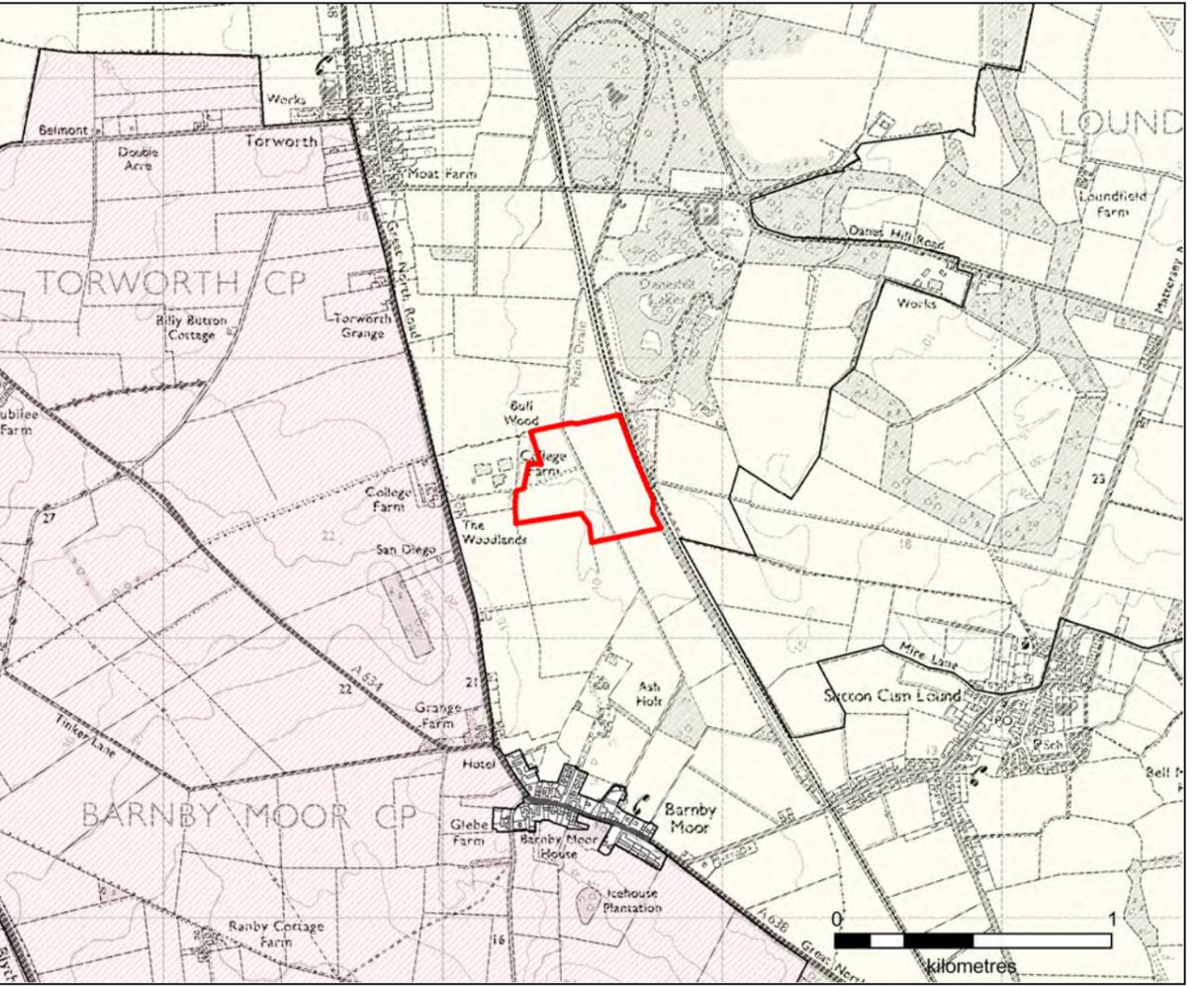
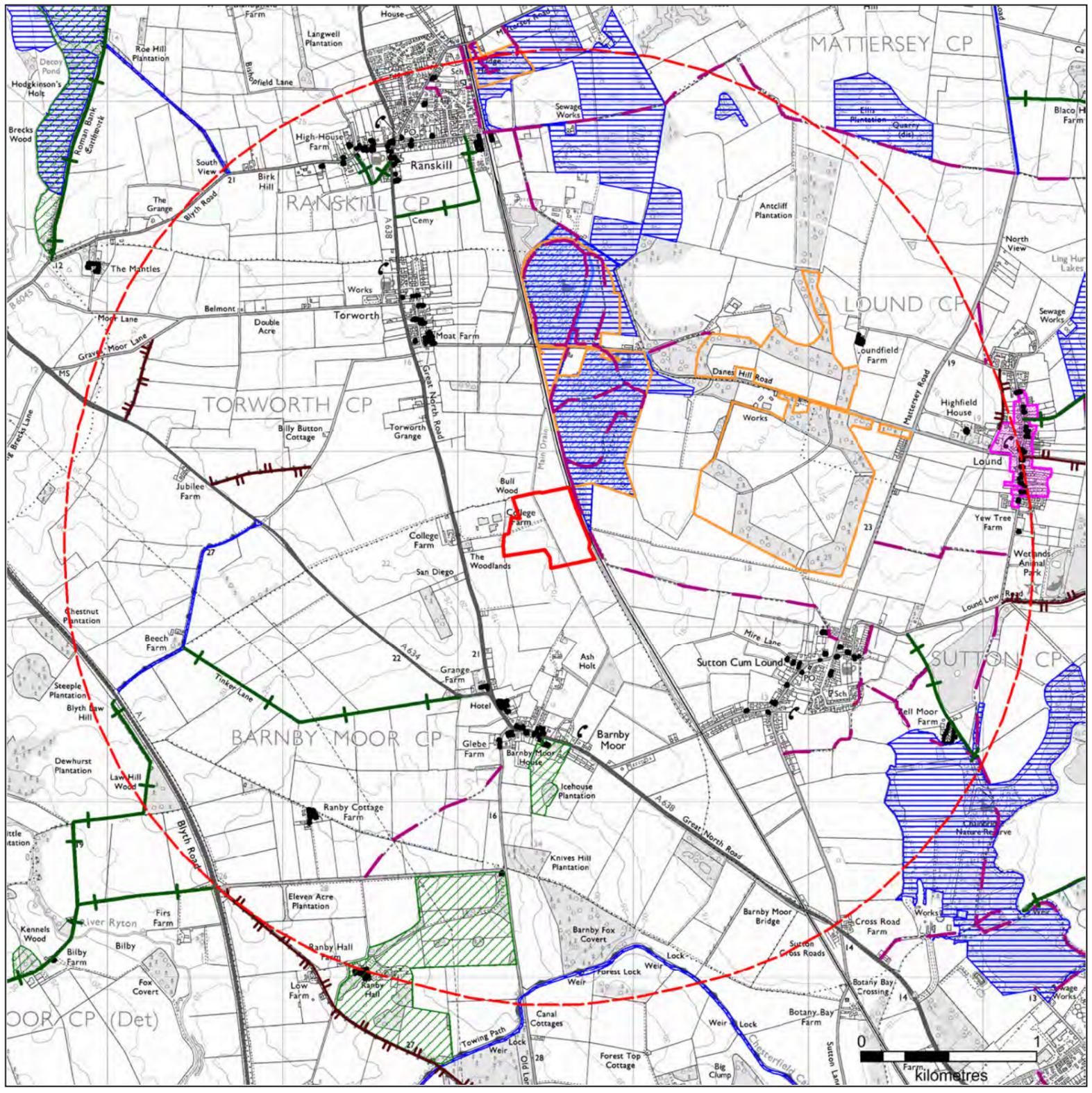
- ★ High Point
- Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-----------------------------|---------------------|-------------|--------|----------|------|------|
| | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | Project No. HW00935 | | | | | |
| Barnby Moor (Hanson) | | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | HW00935 | | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

-  Humberhead Levels
-  Sherwood

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|---|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Project No. | Project No. HW00935 | | | | |
| Barnby Moor (Rotherham Sand and Gravel) | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935 | | | | |
|   | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



View looking east across application area, from A638 Retford Road, adjacent 'Field side' and 'Woodholme' residential properties



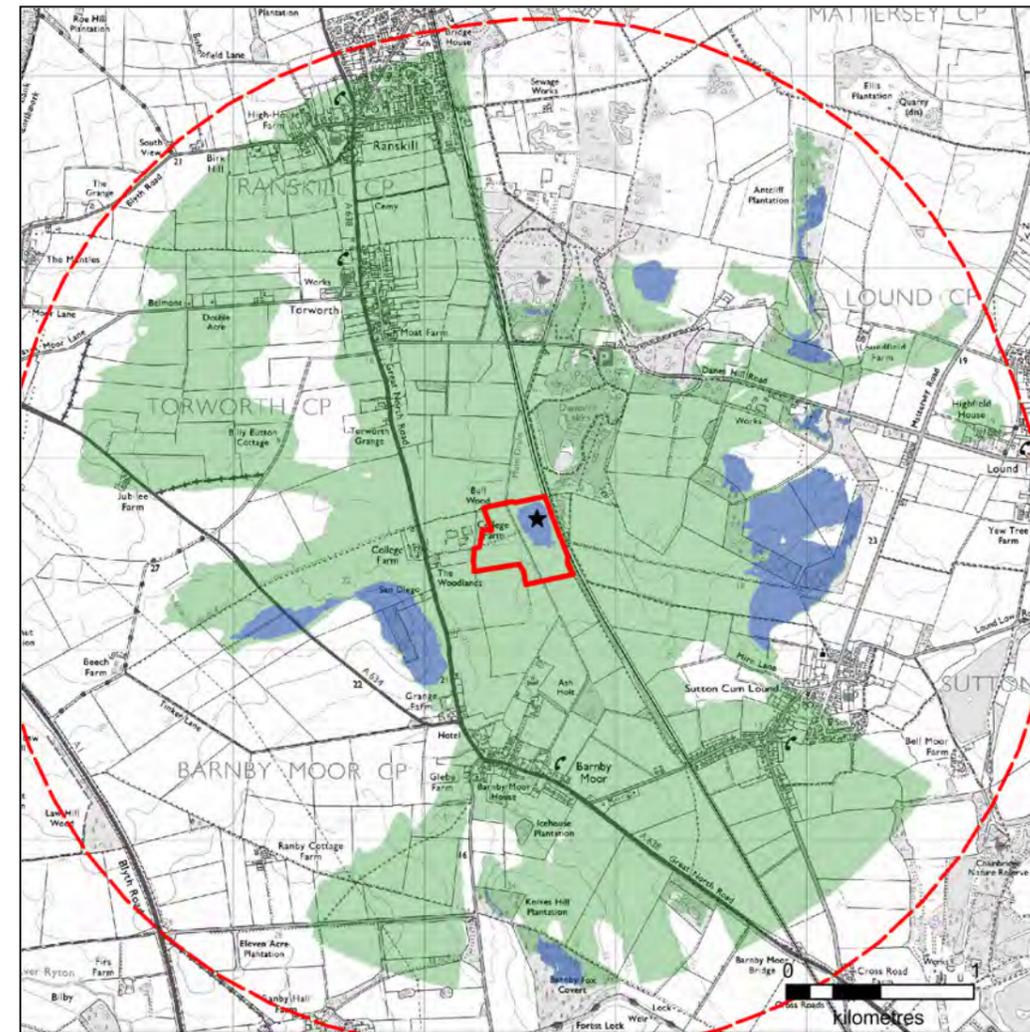
View looking north east across application area, from A638 Retford Road, adjacent 'Field side' and 'Woodholme' residential properties

LANDSCAPE SUMMARY

Loss of landscape with characteristic features of IL 10 including hedgerows with isolated trees

VISUAL SUMMARY

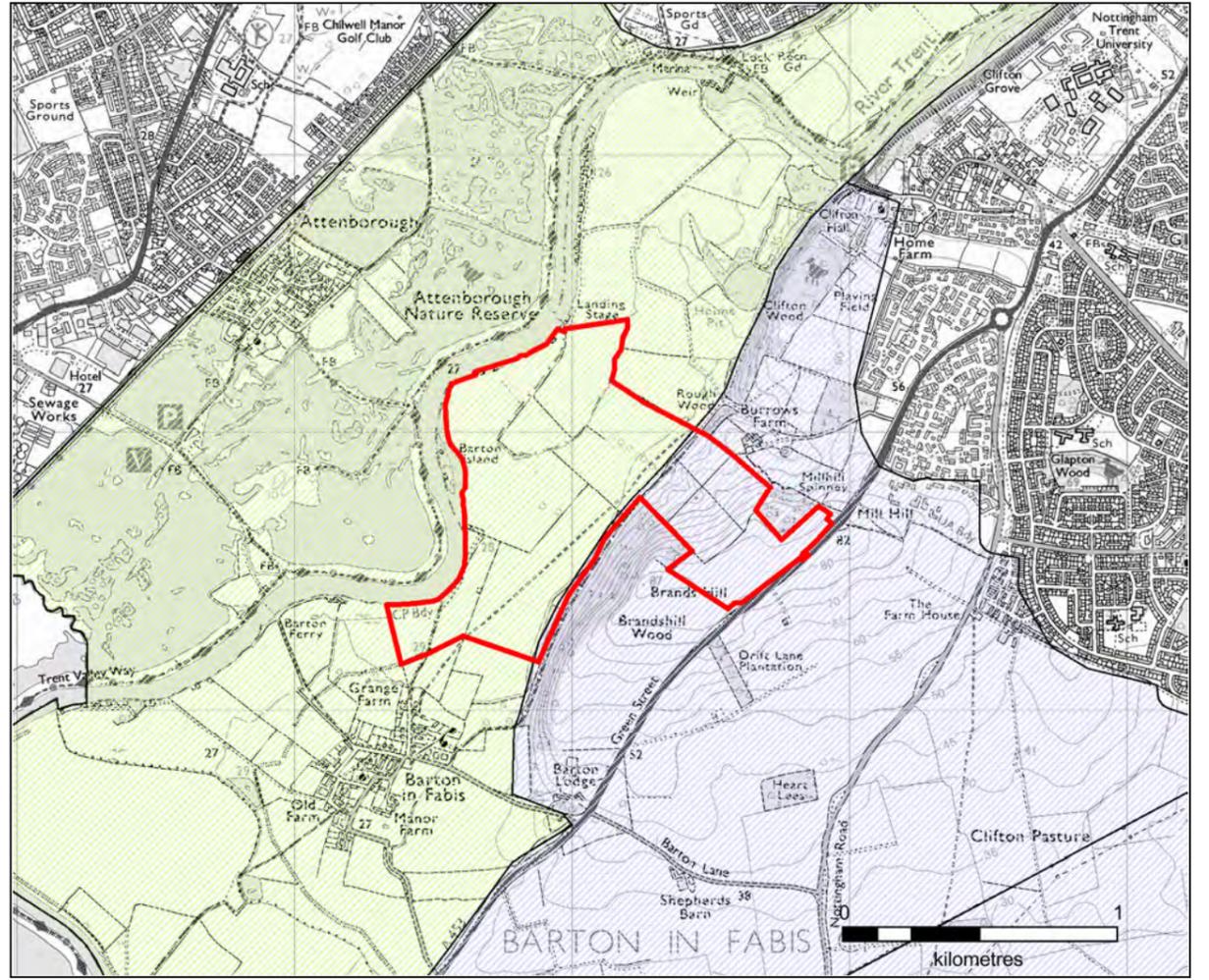
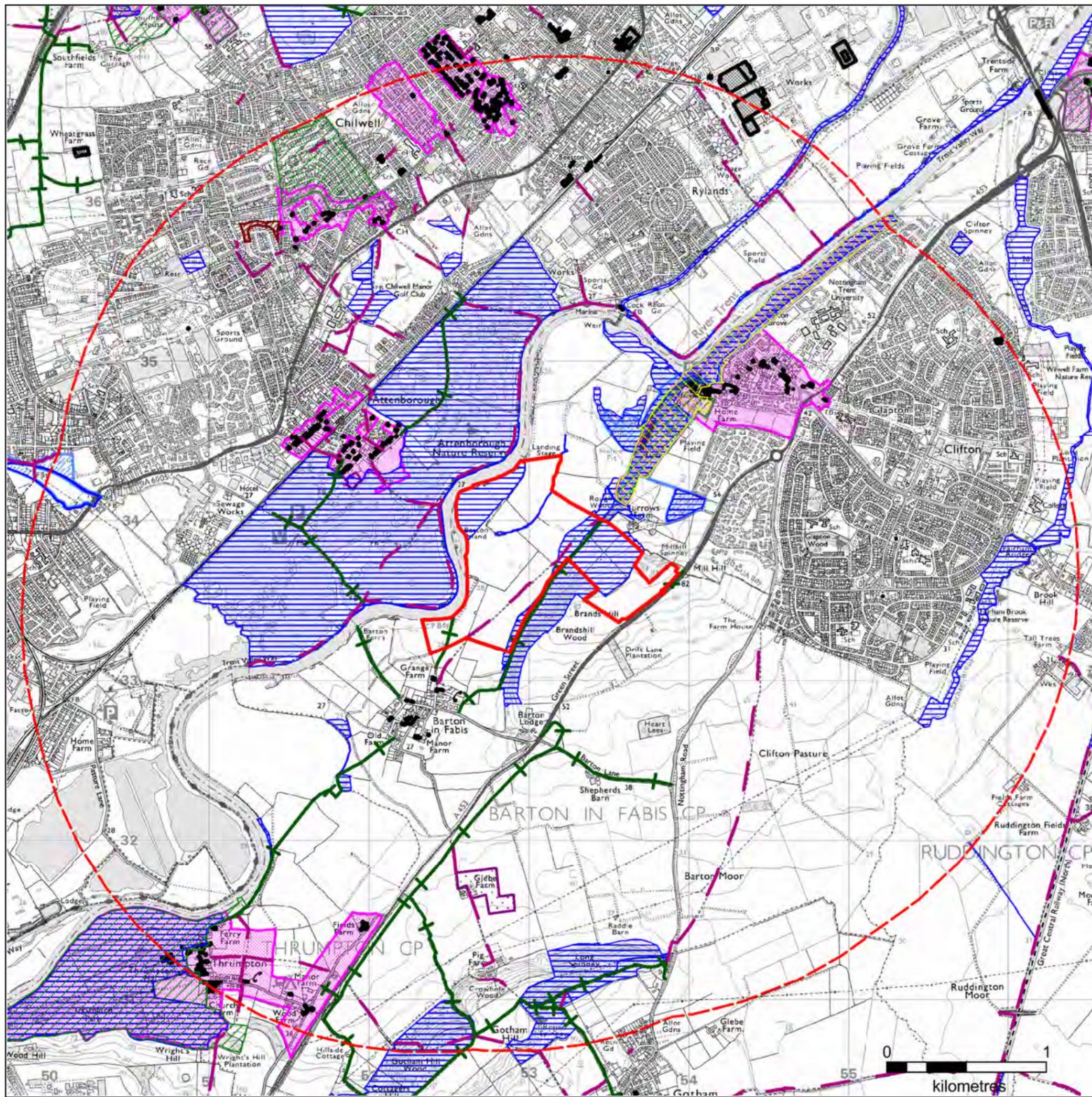
The main visual impact will be on vehicular users of A638 and on the ECML; A small group of properties on the eastern side of A638 will have open views, generally from the rear. There will be no impact on adjacent PROWs. Distant views are screened by rising landform and intervening vegetation



KEY

- ★ High Point
- ▭ Site Boundary
- ⊖ 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|--|---------------------|----------|--------|----------|------|
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Barnby Moor (Rotherham Sand and Gravel) | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935 | | | | | |
| in partnership with | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



Landscape Character Key

- South Notts Farlands
- Trent Valley

Designation Key

- | | | | | |
|-------------------|------------------------|------------------------|--------------------------|-------------------------------|
| Site Boundary | RoW - Bridleway | Regional Parks Gardens | SINCSGeo | Historic And Listed Buildings |
| 2.5km Buffer Zone | Row - Footpath | NCC Parks Gardens | Local Nature Reserves | Scheduled Ancient Monuments |
| | RoW - Restricted Byway | Green Estates | National Nature Reserves | Conservation Areas |
| | RoW - BOAT | Local Wildlife Sites | | |

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------------------------------|----------|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Barton in Fabis (London Rock) | | | | | | |
| Scale | As shown | Drawn | NA | Date | 23/03/18 | |
| | | Chkd | Initials | Date | 23/03/18 | |
| | | Auth | Initials | Traced | | |
| Drawing No. | | HW00935 | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View of river meadow from the southern boundary of the site



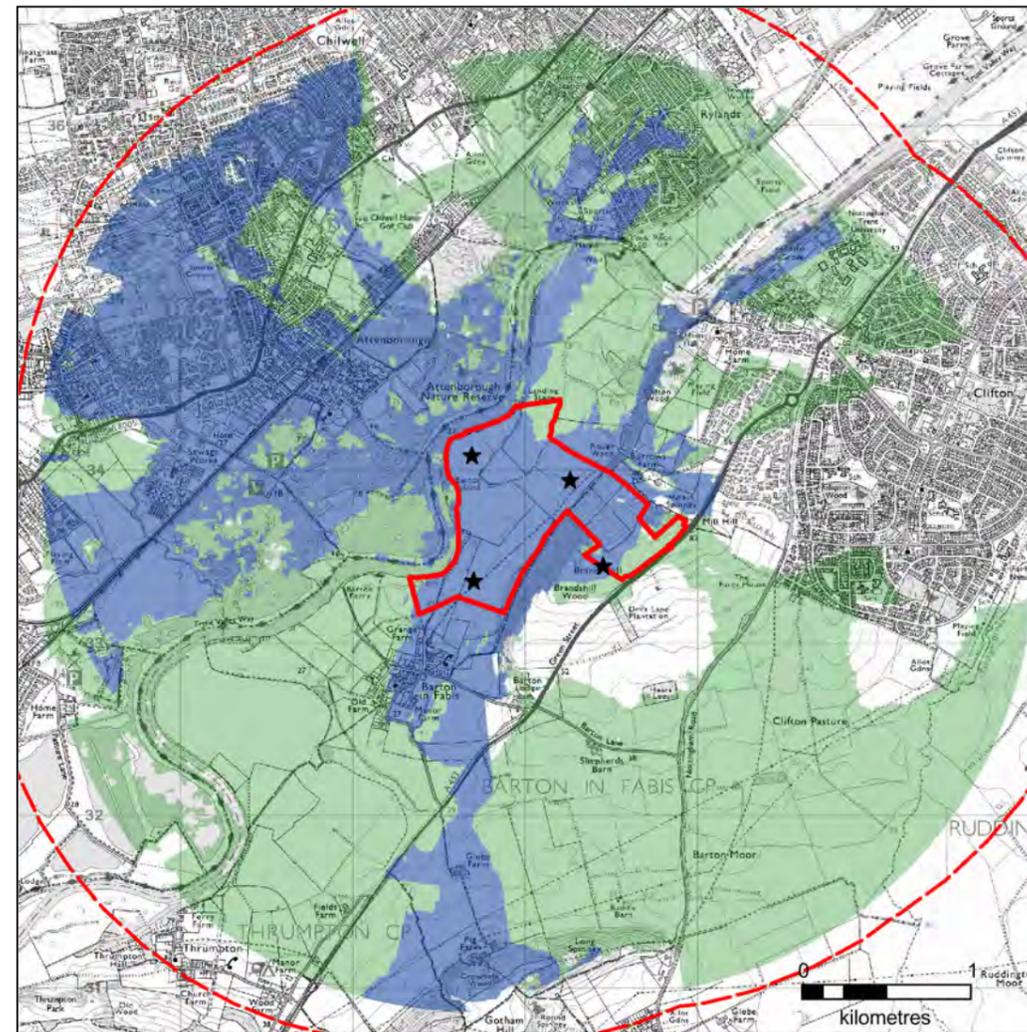
Ridge and furrow landscape

LANDSCAPE SUMMARY

The floodplain pasture enclosed by the steep wooded escarpment to the east forms a distinctive, relatively undisturbed landscape. The site lies within the green belt and there are several ecological designations within the site and adjacent to it. Clifton Hall Registered Park and Garden lies to the north east and there are several Listed buildings in Barton in Fabis.

VISUAL SUMMARY

Main visual impact would be on residents to the northern edge of Barton in Fabis with windows facing the site; rights of way across and adjacent to the site are well used and have historic associations with Clifton Hall. Attenborough Nature Reserve is a popular destination and there would be views of the development from the Trent Valley Way.

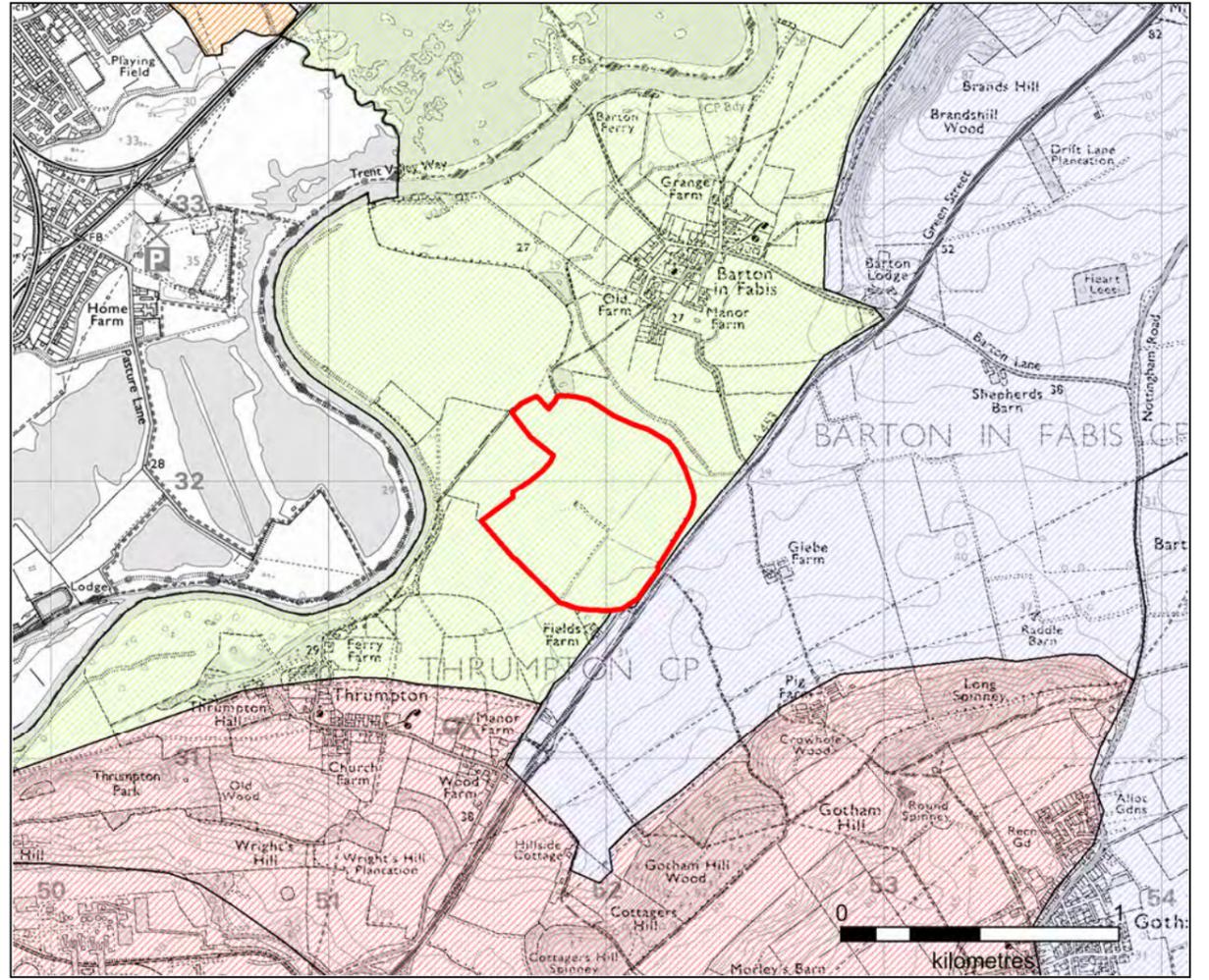
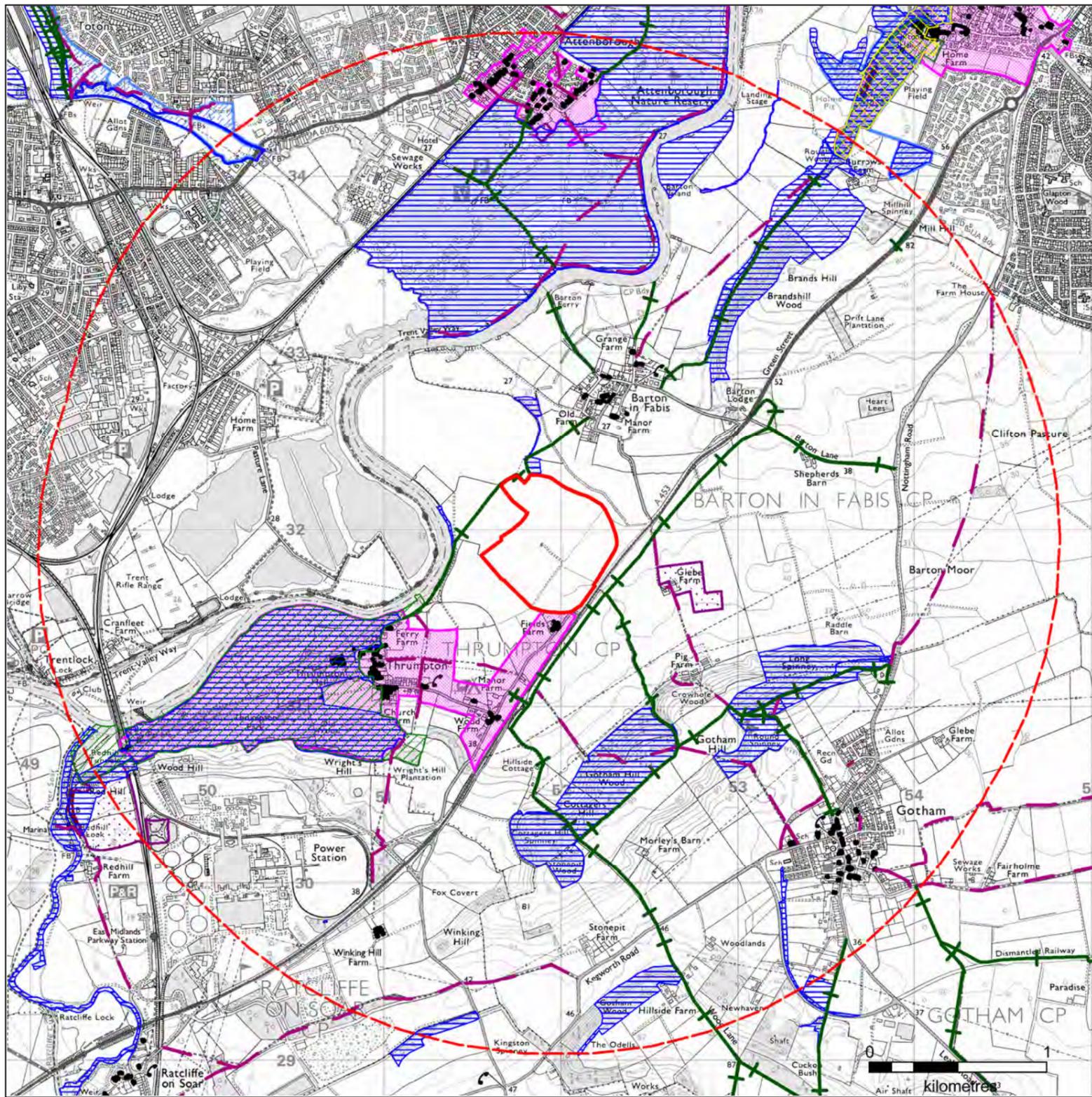


- KEY**
- ★ High Point
 - ▭ Site Boundary
 - - - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------------------------------|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Barton in Fabis (London Rock) | | | | | | |
| Scale | | Drawn NA | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |


 in partnership with


www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Historic And Listed Buildings
- RoW - BOAT
- Local Wildlife Sites
- Scheduled Ancient Monuments
- Conservation Areas

Landscape Character Key

- South Notts Farmlands
- Trent Valley
- Nottinghamshire Wolds

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|-------------------------------|-------------------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Project | Barton in Fabis (West) | | | | |
| Property No. | Project No. | HW00935 | | | |
| Barton in Fabis (West) | | | | | |
| Scale | Drawn | NA | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935 | | | | |

In partnership with Nottinghamshire County Council
www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View of site in the middle distance from the flood defence embankment to the west of Barton in Fabis



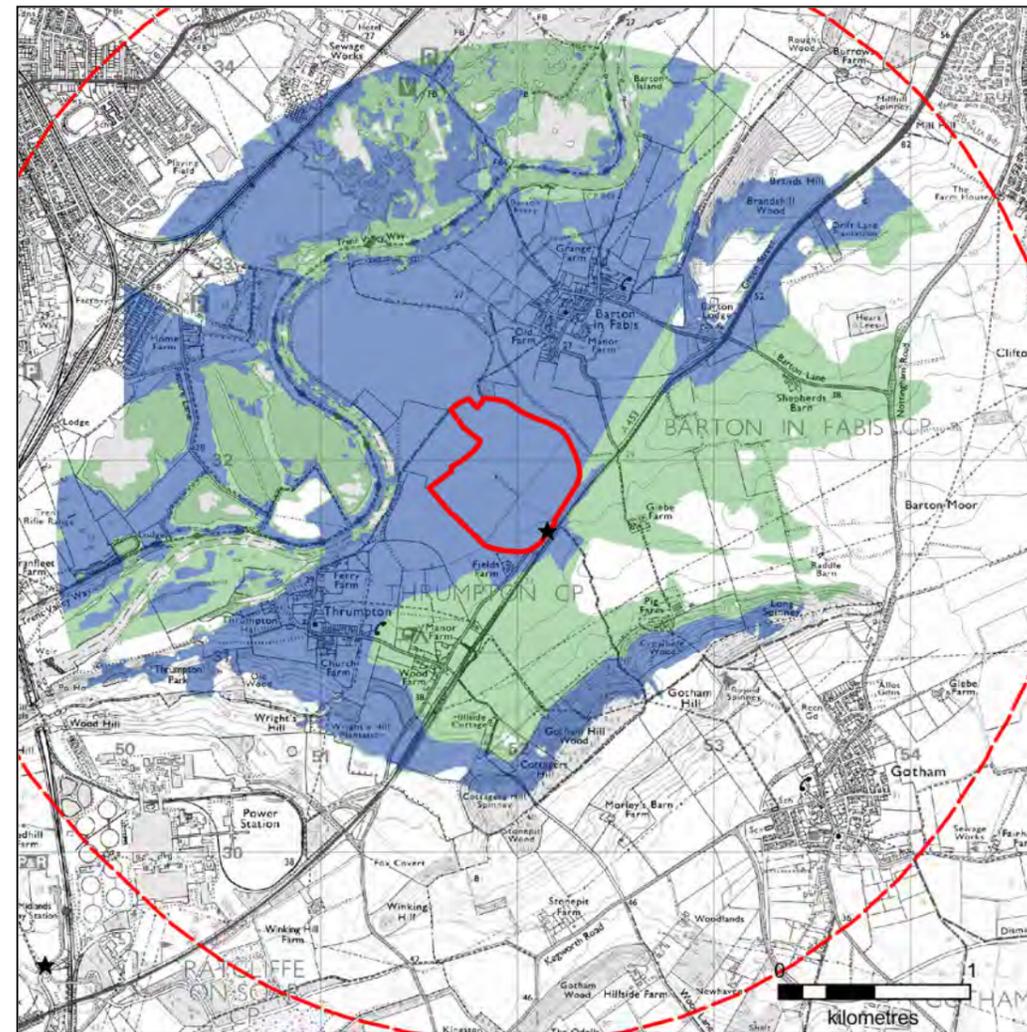
View from the north west corner of the site on Trent Valley Way

LANDSCAPE SUMMARY

The site itself does not have a very strong character or sense of place but lies within the Trent river valley which is relatively tranquil. The site lies within the greenbelt. Thrumpton Hall and Garden and SINC designation lie to the west. Thrumpton Conservation area lies to the southern corner. The power station is a prominent feature to the south.

VISUAL SUMMARY

The main visual impact would be on residents to the southern edge of Barton in Fabis and on users of the Trent Valley Way to the north of the site. There would be more distant views from residential properties on the northern edge of Thumpton.



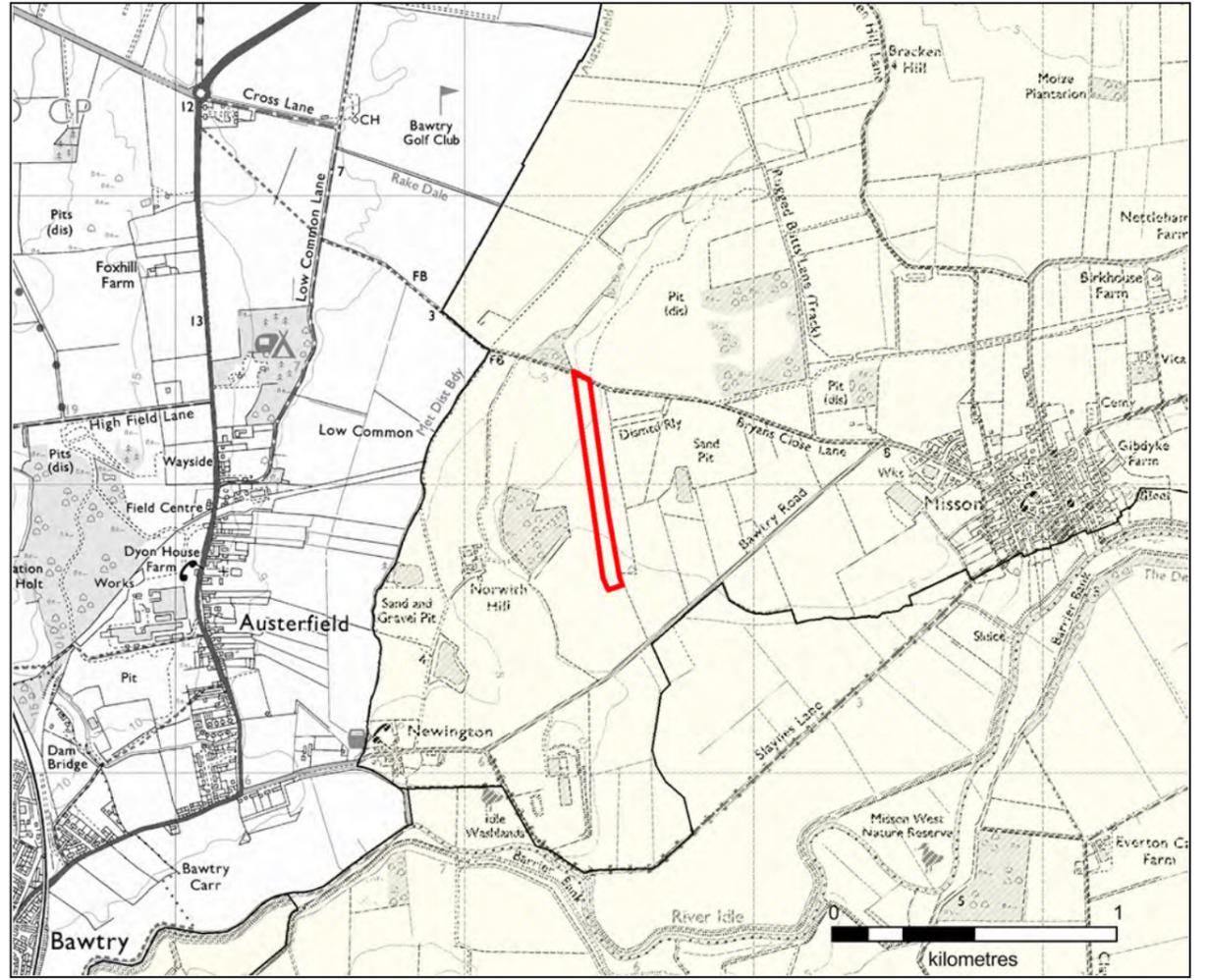
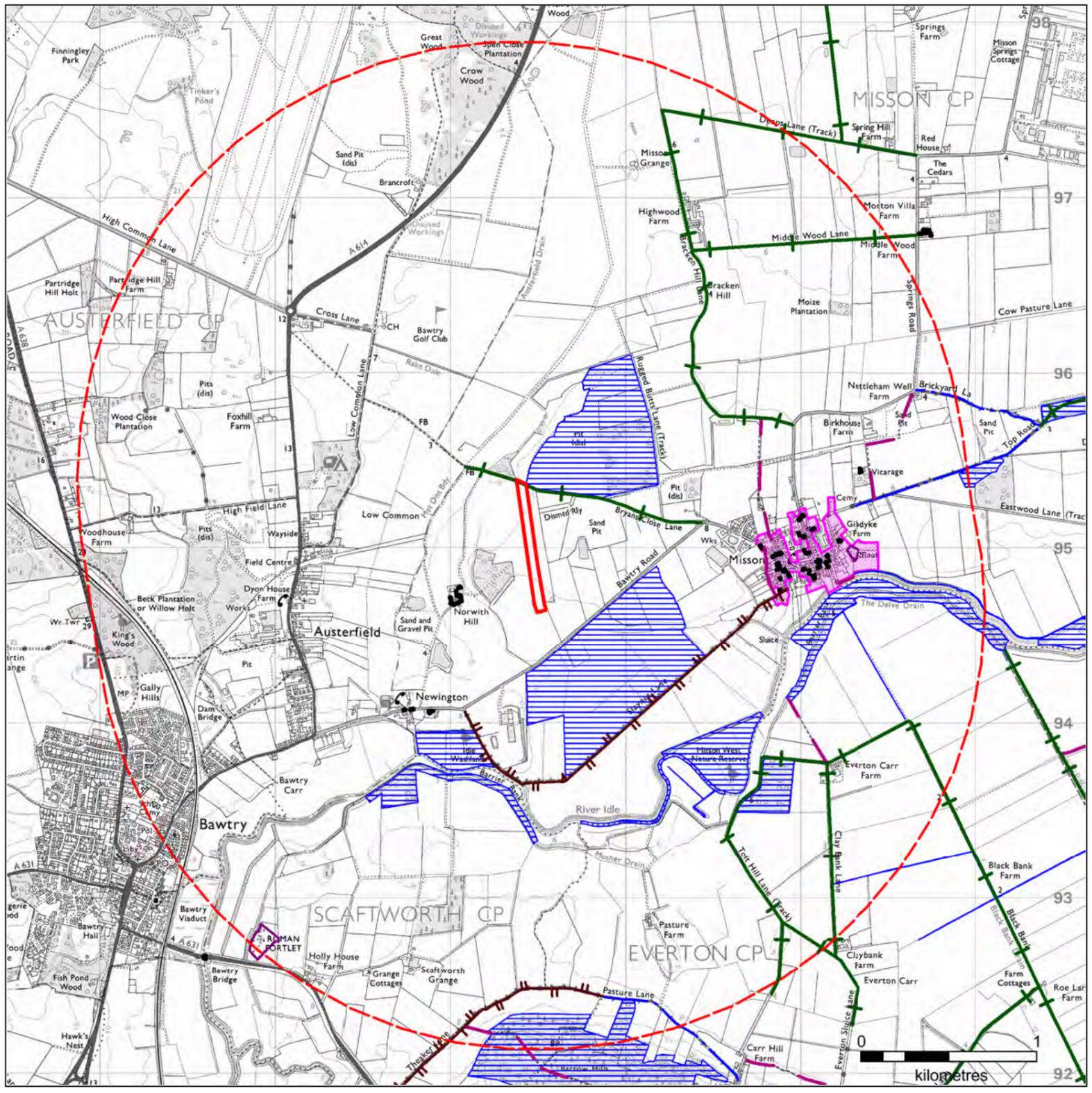
KEY

- ★ High Point
- ▭ Site Boundary
- - - 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-------------------------------|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Barton in Fabis (West) | | | | | | |
| Scale | | Drawn NA | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |


 in partnership with


www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Humberhead Levels
- Regional Parks Gardens
- SINCsgEO
- Historic And Listed Buildings
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- Green Estates
- National Nature Reserves
- Conservation Areas
- Local Wildlife Sites

Designation Key

- Site Boundary
- 2.5km Buffer Zone
- RoW - Bridleway
- Row - Footpath
- RoW - Restricted Byway
- RoW - BOAT
- Regional Parks Gardens
- NCC Parks Gardens
- Green Estates
- Local Wildlife Sites
- SINCsgEO
- Local Nature Reserves
- National Nature Reserves
- Scheduled Ancient Monuments
- Conservation Areas

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|-------------|-------|----------|------|------|
| Minerals Local Plan | | | | | | |
| Property No. | Project No. HW00935 | | | | | |
| Bawtry Road | | | | | | |
| Scale | As shown | | Drawn | HJ | | Date |
| | | | Chkd | Initials | | Date |
| | | | Auth | Initials | | Date |
| Drawing No. | HW00935 | | | | | |

In partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



View looking south along proposed application area, from the Bridleway towards Bawtry to Misson Road



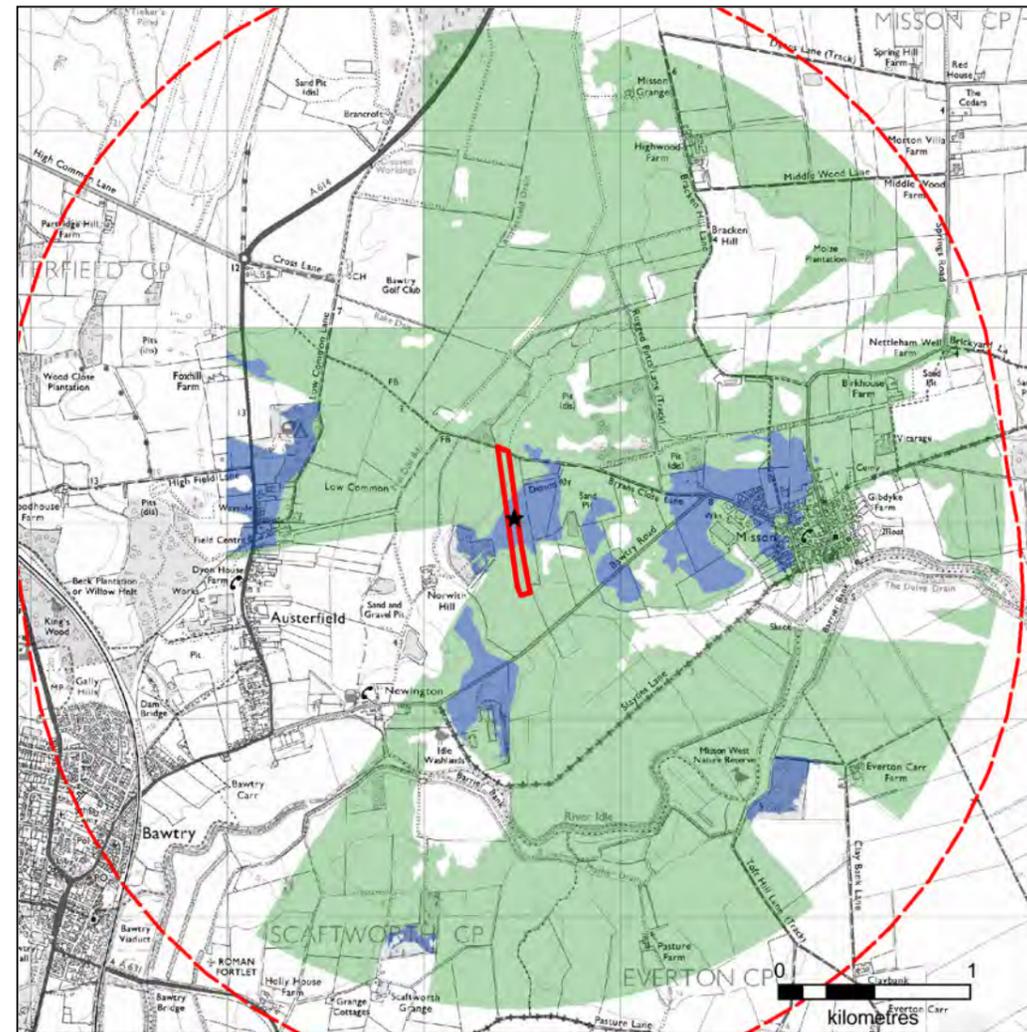
View looking NW along the Bridleway, showing gappy hedgerow boundary to the southern side of the PROW

LANDSCAPE SUMMARY

This is a remote and tranquil site, only accessible on foot, or by 4x4. The site is an extension of an existing sand and gravel quarry, and the development will have a minor adverse landscape impact on the surrounding landscape.

VISUAL SUMMARY

The site is enclosed by the restored quarry to the north, there are open long distance views to the south west, south and south east from Bryans Close Lane (Bridleway), from which there are also open views of the site. Travellers have intermittent views from the adjacent road, and there are limited residential views which are also partially screened



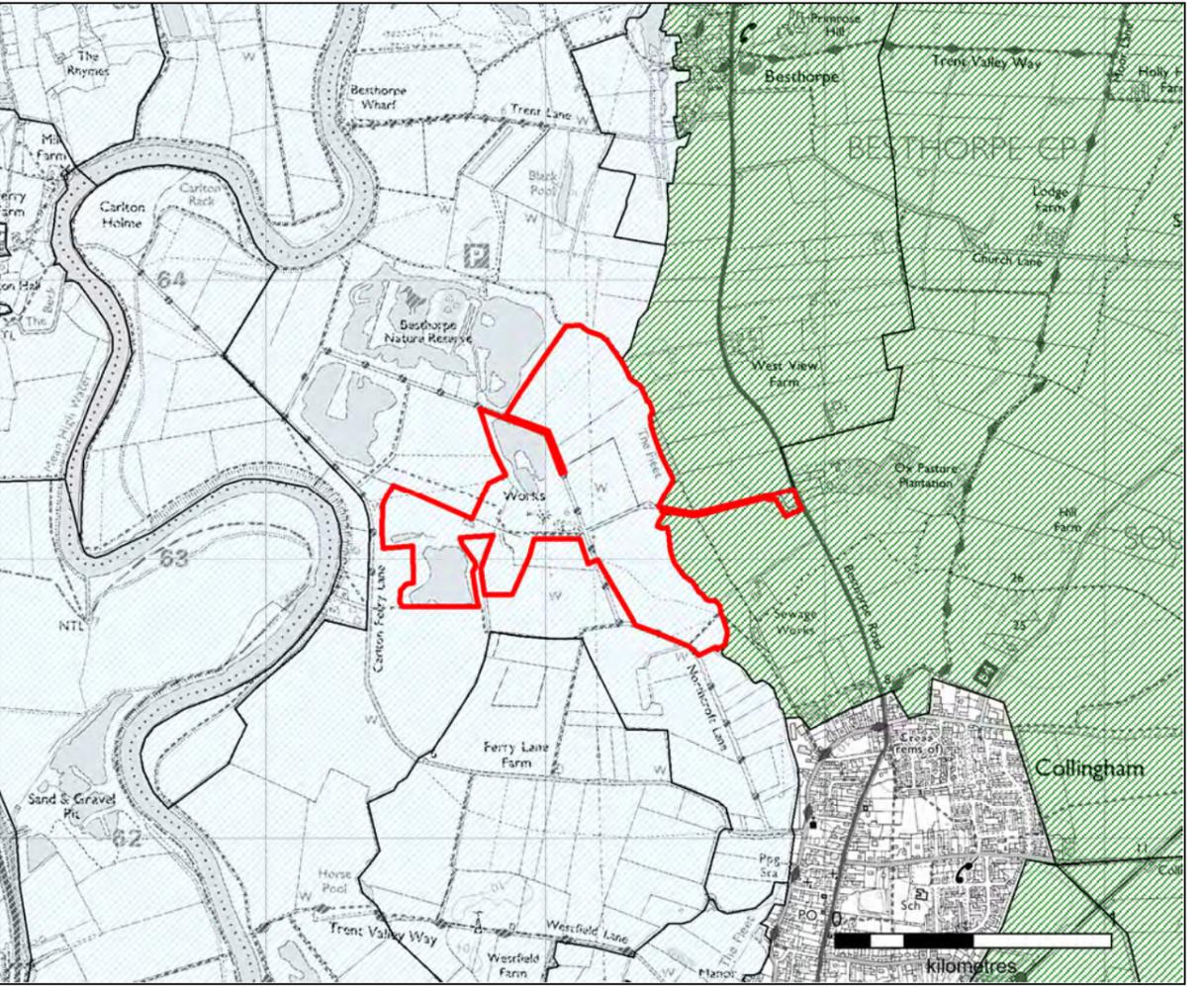
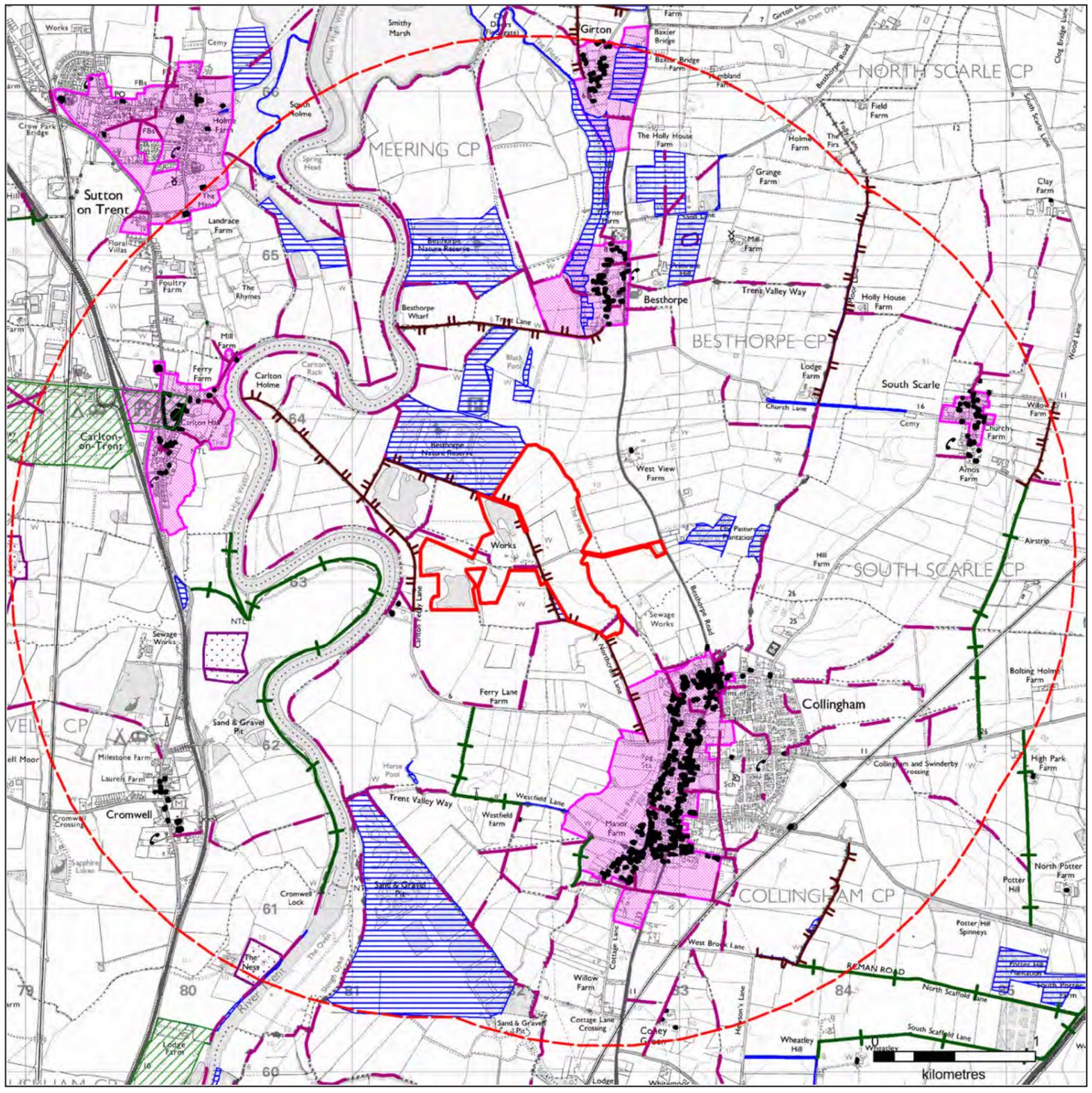
KEY

- ★ High Point
- ▭ Site Boundary
- ▭ 2.5km Buffer Zone
- ▭ ZTV - 0m height
- ▭ ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|-------------|--------|----------|------|------|
| | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | Project No. HW00935 | | | | | |
| Bawtry Road | | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. HW00935 | | | | | | |


 in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Trent Washlands
- East Notts Sandlands

Designation Key

| | | | | |
|------------------------|----------------------|--------------------------|-----------------------|-------------------------------|
| Site Boundary | RoW - Bridleway | Regional Parks Gardens | SINCSGeo | Historic And Listed Buildings |
| 2.5km Buffer Zone | Row - Footpath | NCC Parks Gardens | Local Nature Reserves | Scheduled Ancient Monuments |
| RoW - Restricted Byway | Green Estates | National Nature Reserves | Conservation Areas | |
| RoW - BOAT | Local Wildlife Sites | | | |

| | | | | | |
|--|---------------------|----------|--------|----------|------|
| Rev Status | Description | Drawn | Chkd | Auth | Date |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Besthorpe East | | | | | |
| Scale | Drawn | AS | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935/ | | | | | |
| In partnership with | | | | | |
| www.viaem.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |

LANDSCAPE SUMMARY

A flat intensively farmed landscape with a working quarry and processing plant within the centre of the site and restored areas of open water to the west. The Fleet runs along the eastern boundary, a small water course lined with poplar trees. Several single track green lanes cuts across the site from the A1133 west towards the Trent providing access to the River.

VISUAL SUMMARY

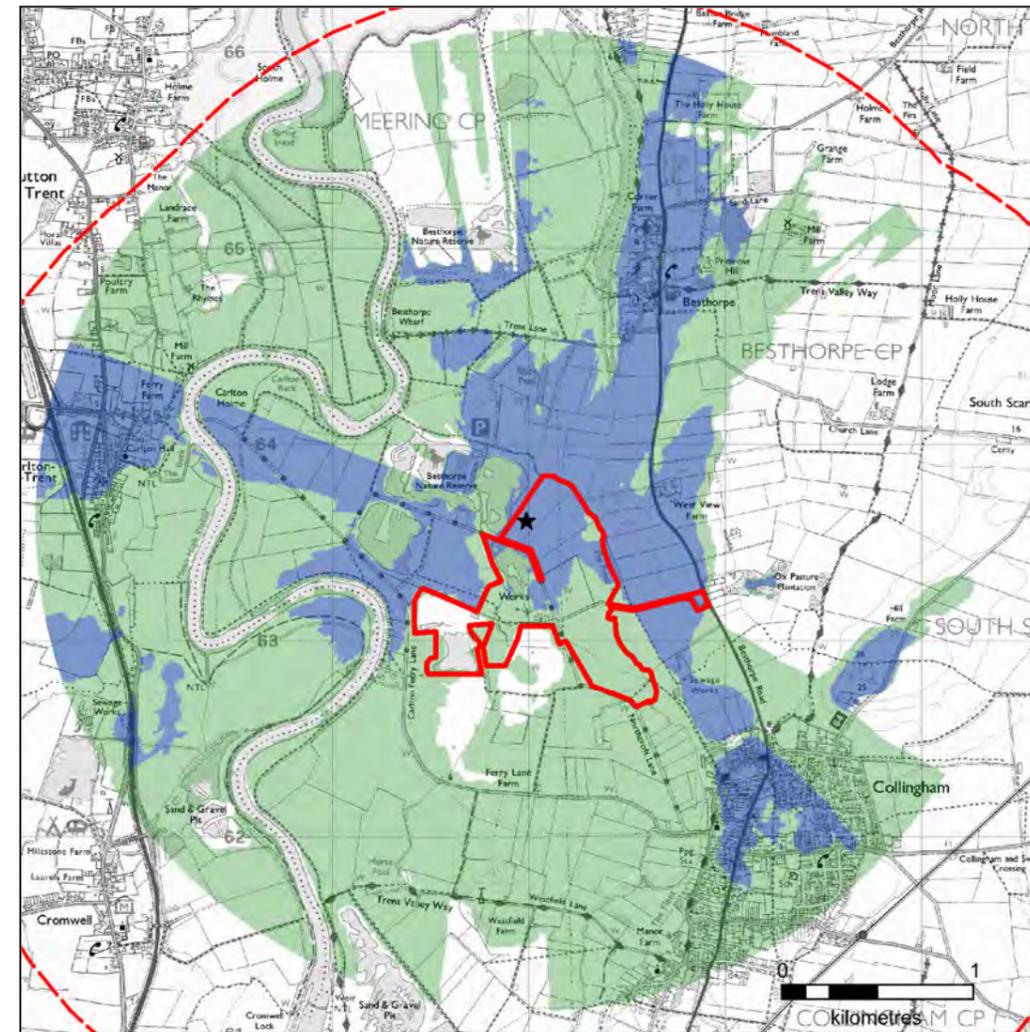
Fields visible from sections of the Public Right of Way that runs through the centre of the site. Isolated farms have limited medium to long distance views across the fields mainly during the winter months. Besthorpe Nature Reserve lies along the northern boundary and may have some direct views into the site.



View east from footpath with site to the left consisting of open water bodies, wetlands and grasslands. Site is within the Besthorpe River Meadowlands



View north east across flat low lying arable land from single track lane to Besthorpe Nature Reserve. Poplar trees along water course "The Fleet" mark the eastern site boundary. Pylon lines are evident in the landscape.



- KEY**
- ★ High Point
 - ▭ Site Boundary
 - - - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

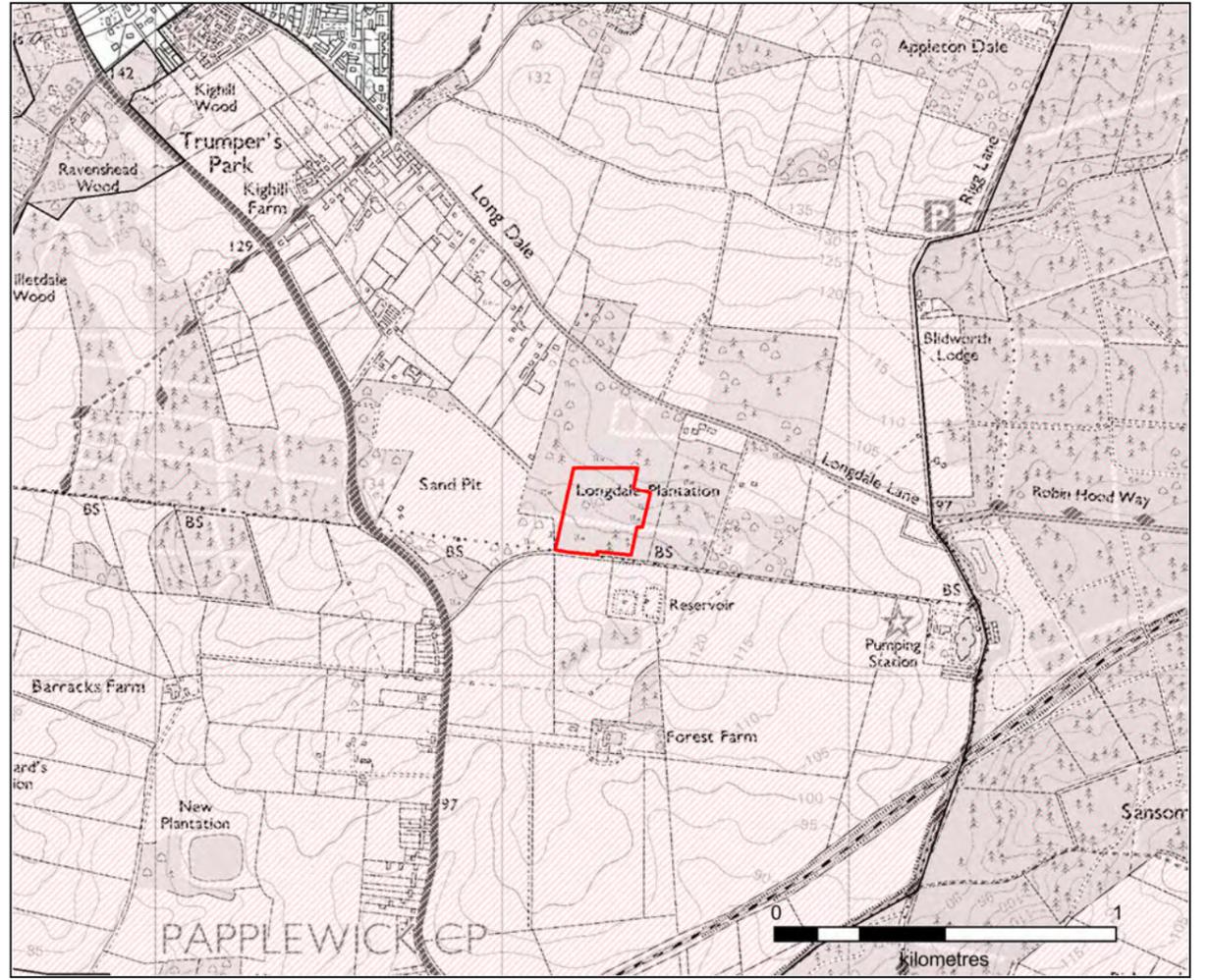
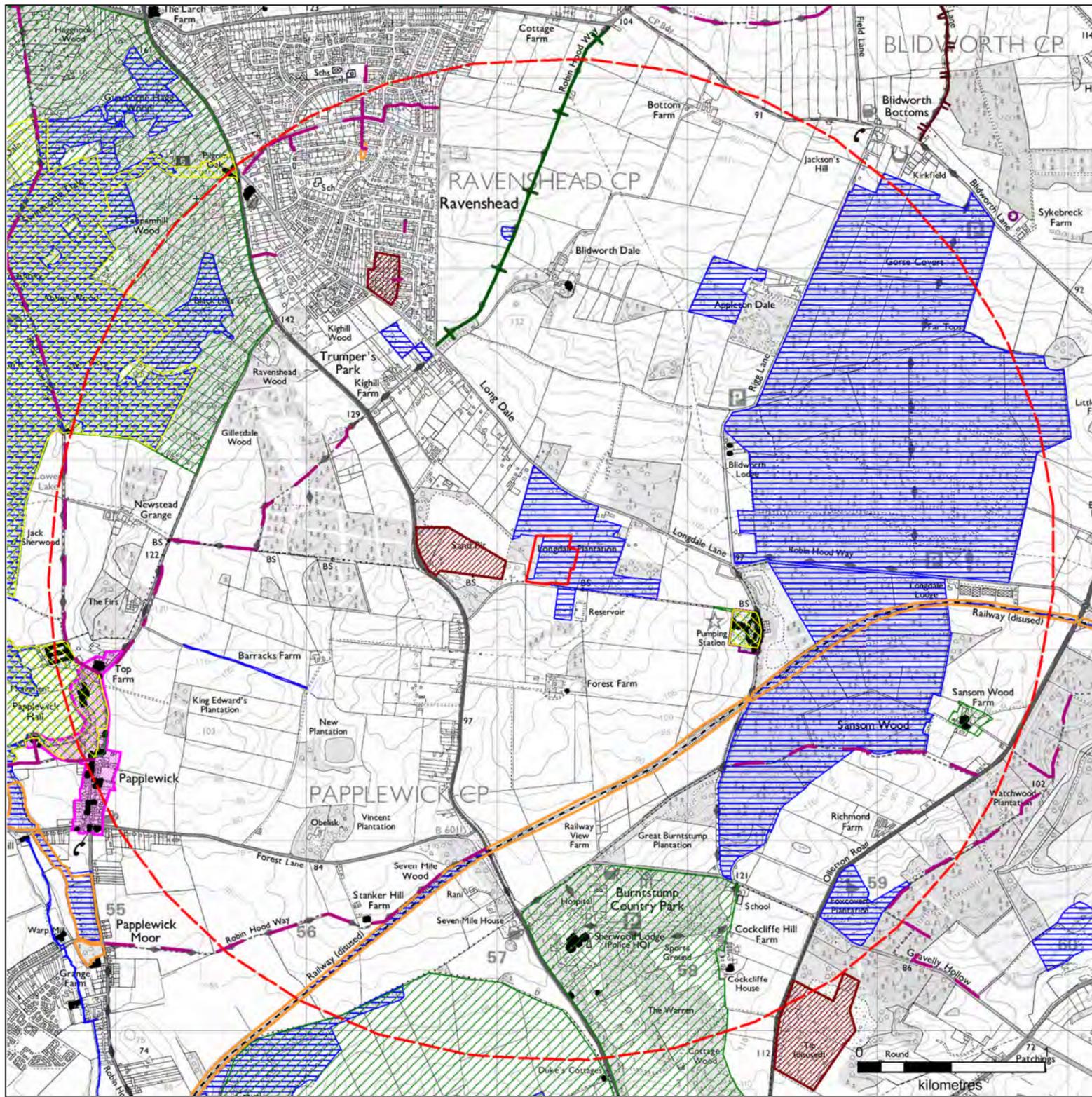
| Rev | Status | Description | Drawn | Ch'd | Auth | Date |
|----------------------------|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Besthorpe East | | | | | | |
| Scale | | Drawn AS | | Date 23/03/18 | | |
| As shown | | Ch'd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. HW00935/ | | | | | | |

in partnership with

via **Nottinghamshire County Council**

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- Sherwood
- Historic And Listed Buildings
- Regional Parks Gardens
- Local Nature Reserves
- NCC Parks Gardens
- National Nature Reserves
- SINCsgo
- Local Wildlife Sites
- Scheduled Ancient Monuments
- Conservation Areas

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCsgo
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Local Wildlife Sites
- RoW - BOAT

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|-------------------------|-------|----------|------|----------|
| Minerals Local Plan | | | | | | |
| Project | | | | | | |
| Property No. | | HW00935 | | | | |
| Title | | Bestwood II East | | | | |
| Scale | | As shown | | NA | | Date |
| | | | | 23/03/18 | | |
| | | | | Initials | | Date |
| | | | | Initials | | 23/03/18 |
| Drawing No. | | HW00935 | | Traced | | Rev |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View of site from the A60 showing the existing wooded skyline. The sky can be seen through the narrow band of trees retained to the edge of the existing quarry



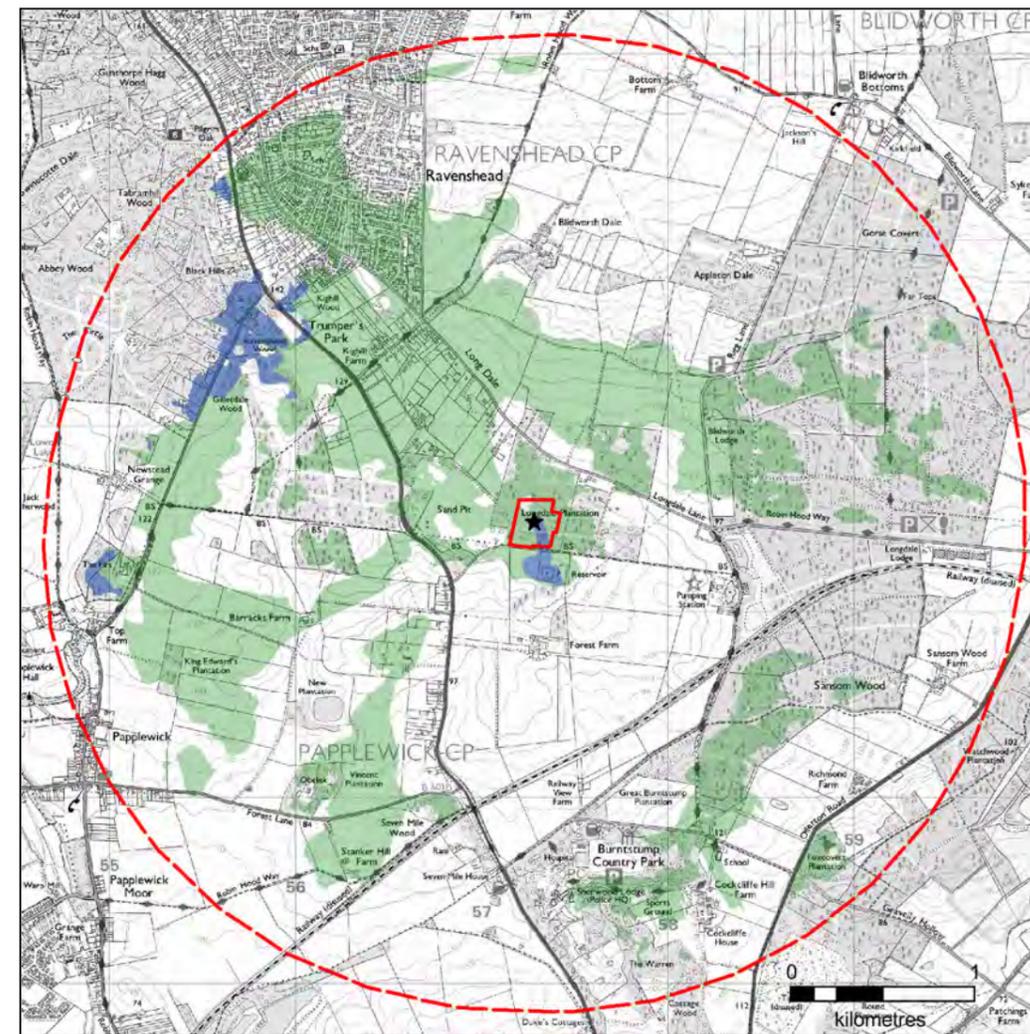
View of the existing wooded skyline from residential property on the A60

LANDSCAPE SUMMARY

The site is currently part of Longdale Plantation which is a mature deciduous woodland located on a high point in the landscape. It is designated as a SINC and identified as requiring action in the UK Biodiversity Action Plan. Although there is an existing quarry to the west, the loss of additional woodland would be detrimental to the landscape character of the area.

VISUAL SUMMARY

The main visual impact would be on residents of properties along the A60 - views of the wooded skyline would be altered. There are no public rights of way in the vicinity, although there may be distant, filtered views from the Robin Hood Way to the north.



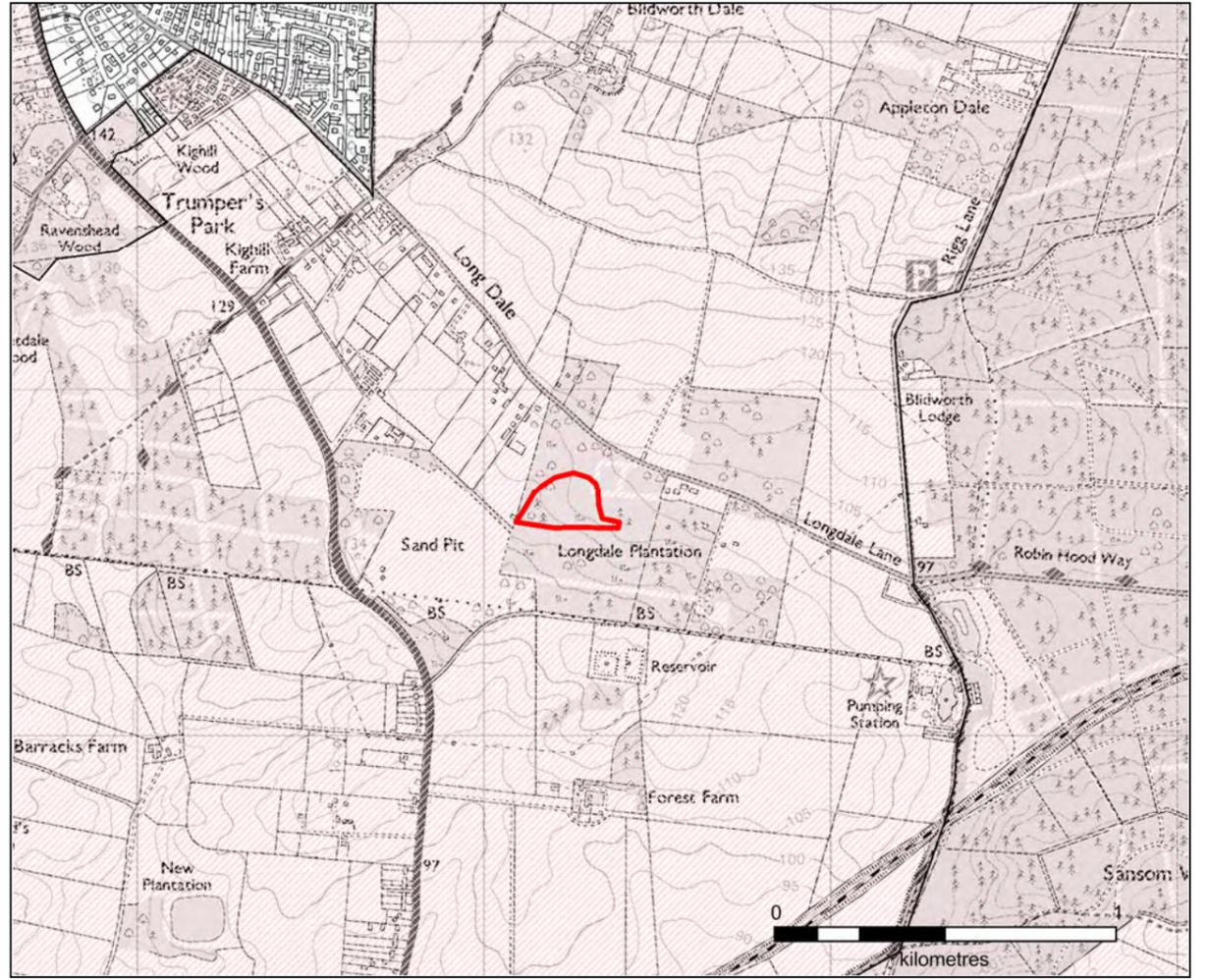
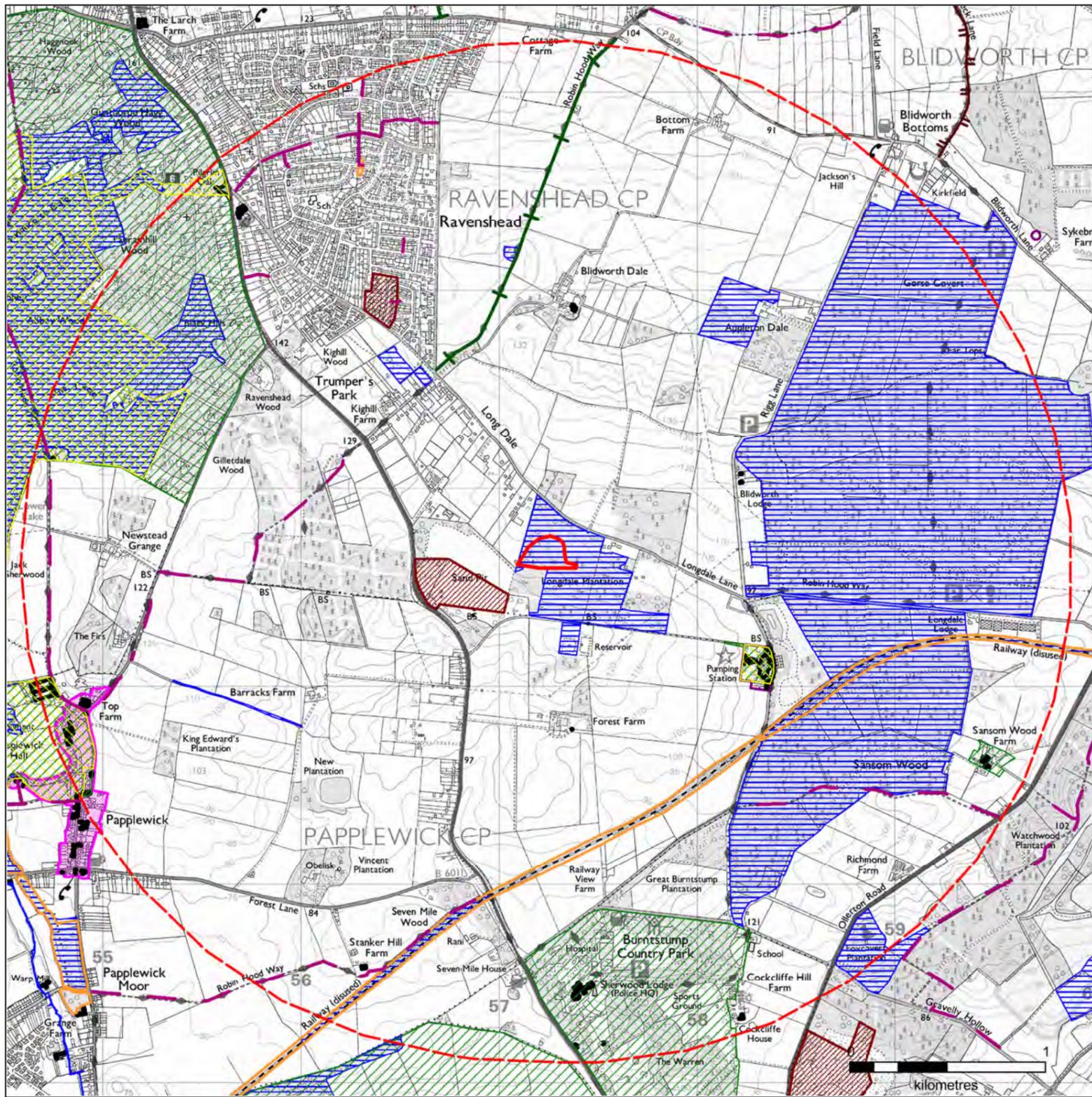
KEY

- ★ High Point
- ▭ Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Bestwood II East | | | | | | |
| Scale | | Drawn NA | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |

 in partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Sherwood
- Historic And Listed Buildings
- Local Nature Reserves
- Scheduled Ancient Monuments
- National Nature Reserves
- Conservation Areas

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Scheduled Ancient Monuments
- RoW - BOAT
- Local Wildlife Sites
- Conservation Areas

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|--------------------------|--------|----------|------|------|
| Minerals Local Plan | | | | | | |
| Project | | Bestwood II North | | | | |
| Property No. | | HW00935 | | | | |
| Title | | Bestwood II North | | | | |
| Scale | Drawn | NA | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | | HW00935 | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



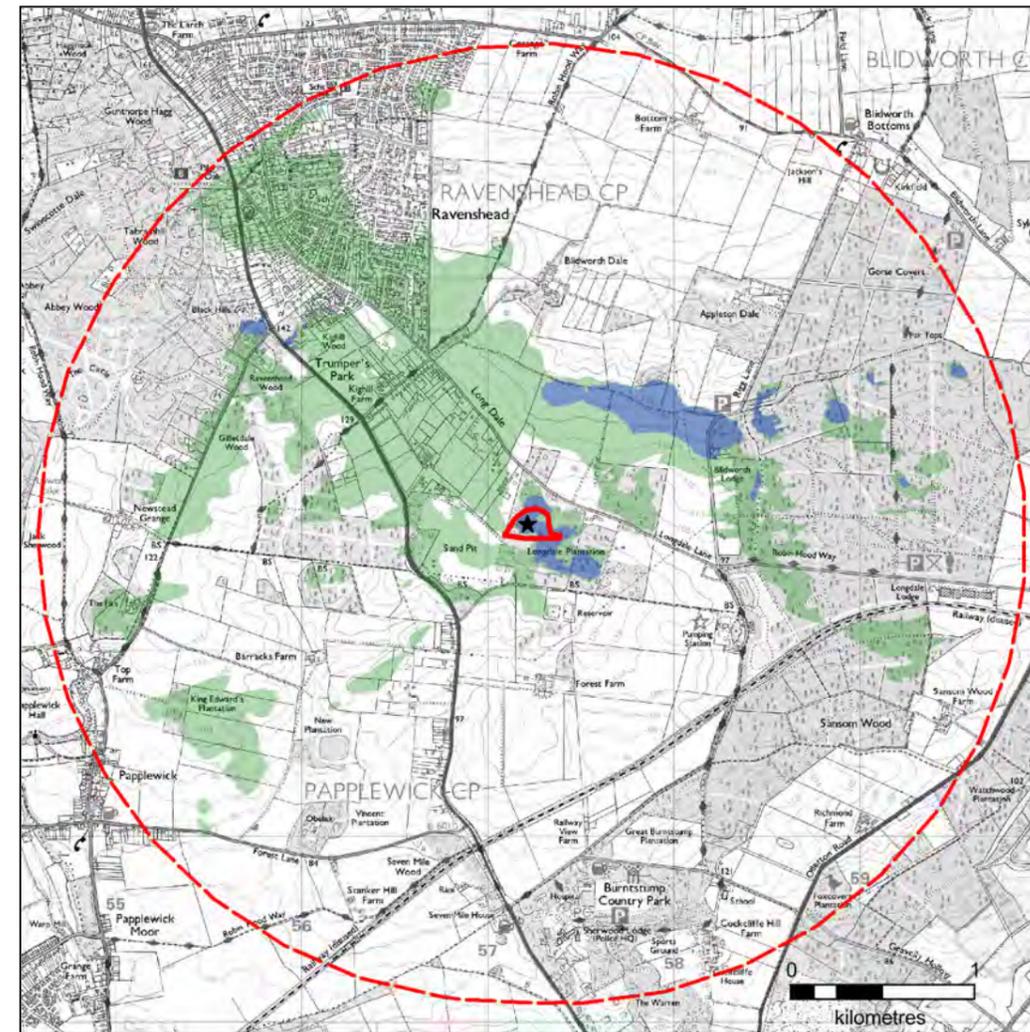
Distant, filtered view of the site from the Robin Hood Way (SK 569/537)

LANDSCAPE SUMMARY

The site is currently part of Longdale Plantation which is a mature deciduous woodland located on a high point in the landscape. It is designated as a SINC and identified as requiring action in the UK Biodiversity Action Plan. Although there is an existing quarry to the south west, the loss of additional woodland would be detrimental to the landscape character of the area.

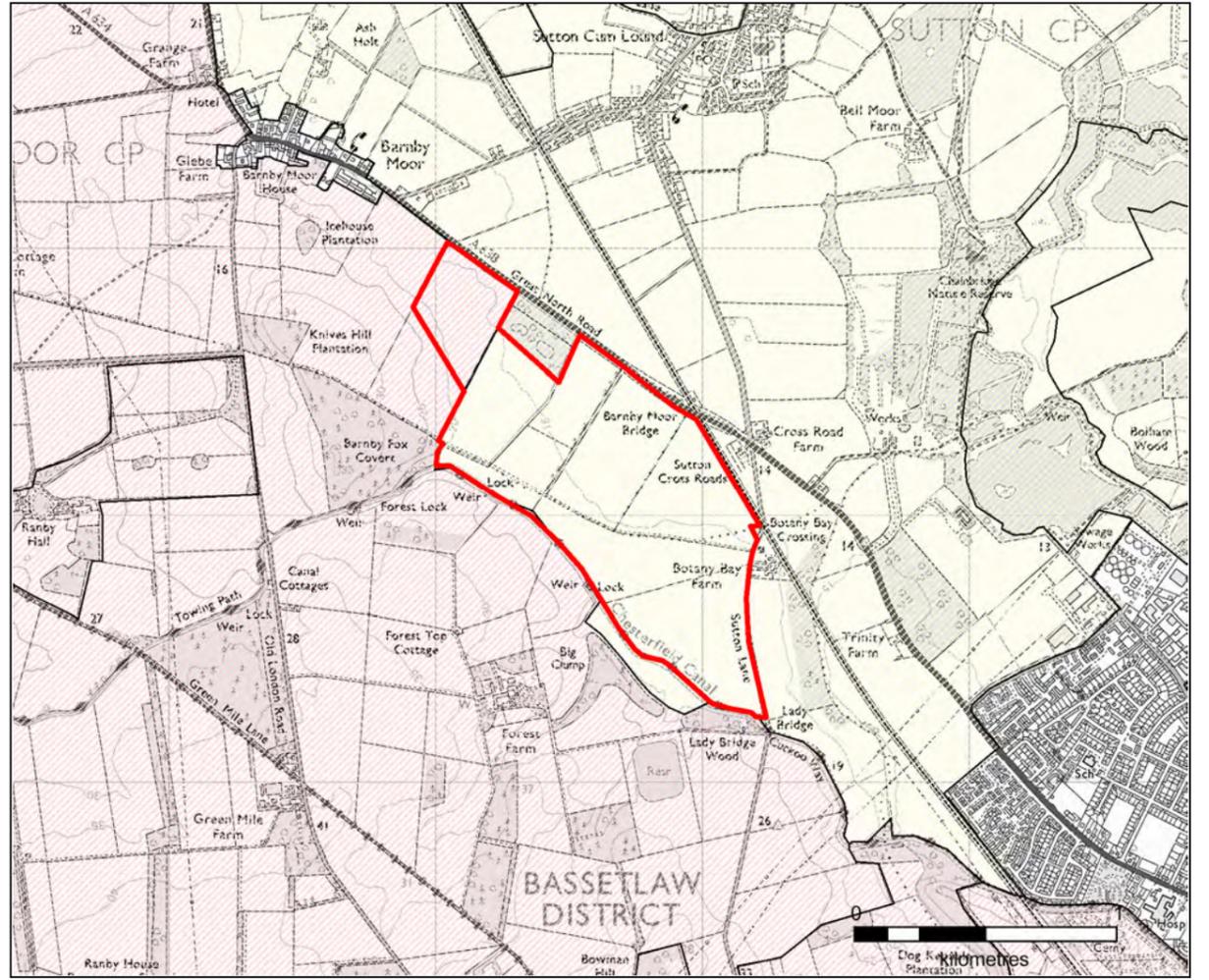
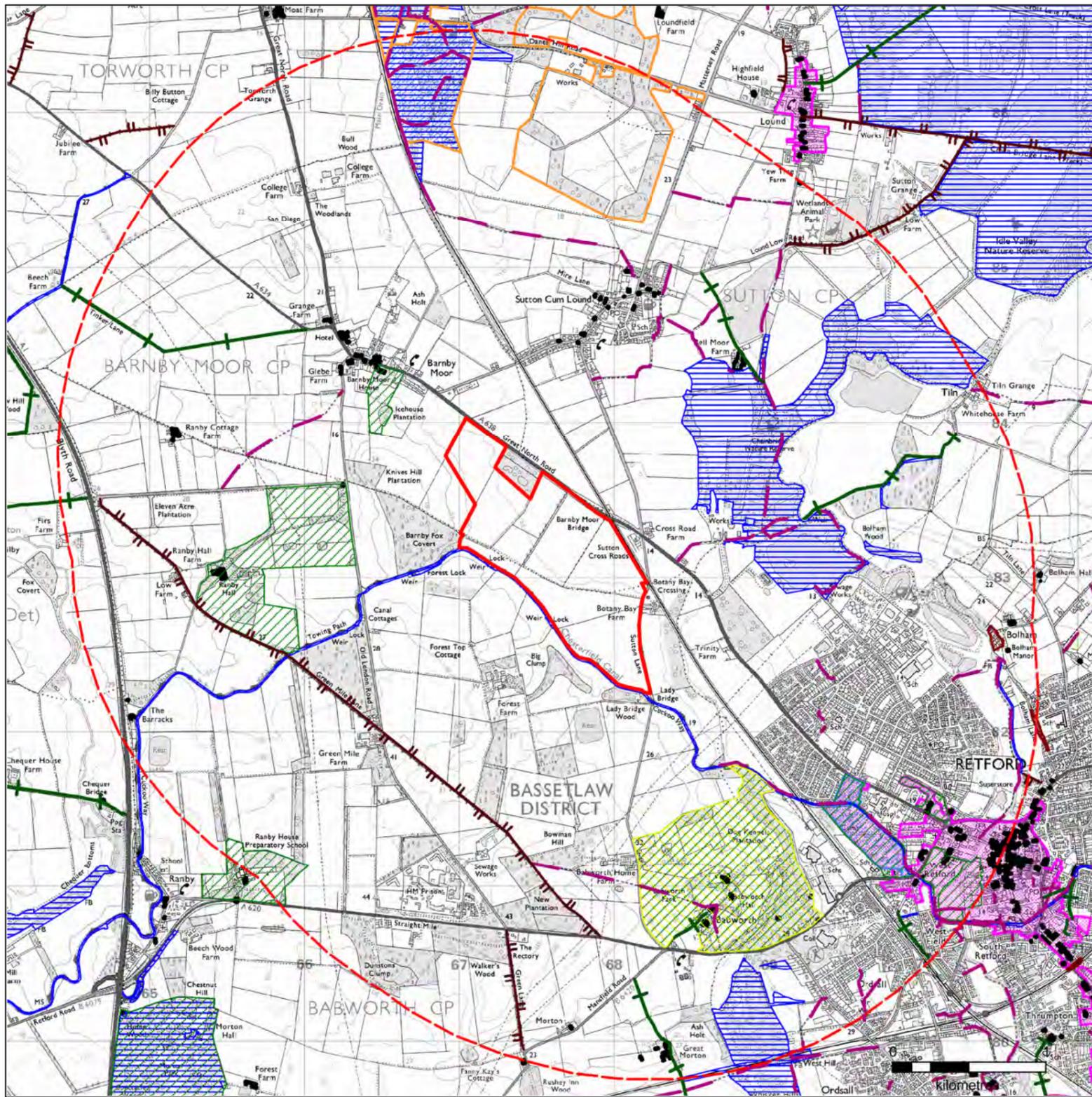
VISUAL SUMMARY

The main visual impact would be on residents of properties along Longdale Lane to the north west of the site and users of the Robin Hood Way to the north.



- KEY**
- ★ High Point
 - ▭ Site Boundary
 - ▭ 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|--|---------------------|----------|--------|----------|------|
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Bestwood II North | | | | | |
| Scale | Drawn | NA | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935 | | | | |
| in partnership with | | | | | |
| www.viaem.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



Landscape Character Key

- Humberhead Levels
- Sherwood

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Botany Bay | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935 | | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View looking south west across application area, from A638 Retford Road



View looking north west across application area, from Sutton Lane



View of well-maintained hedgerows on Sutton Lane, on the eastern boundary of the site



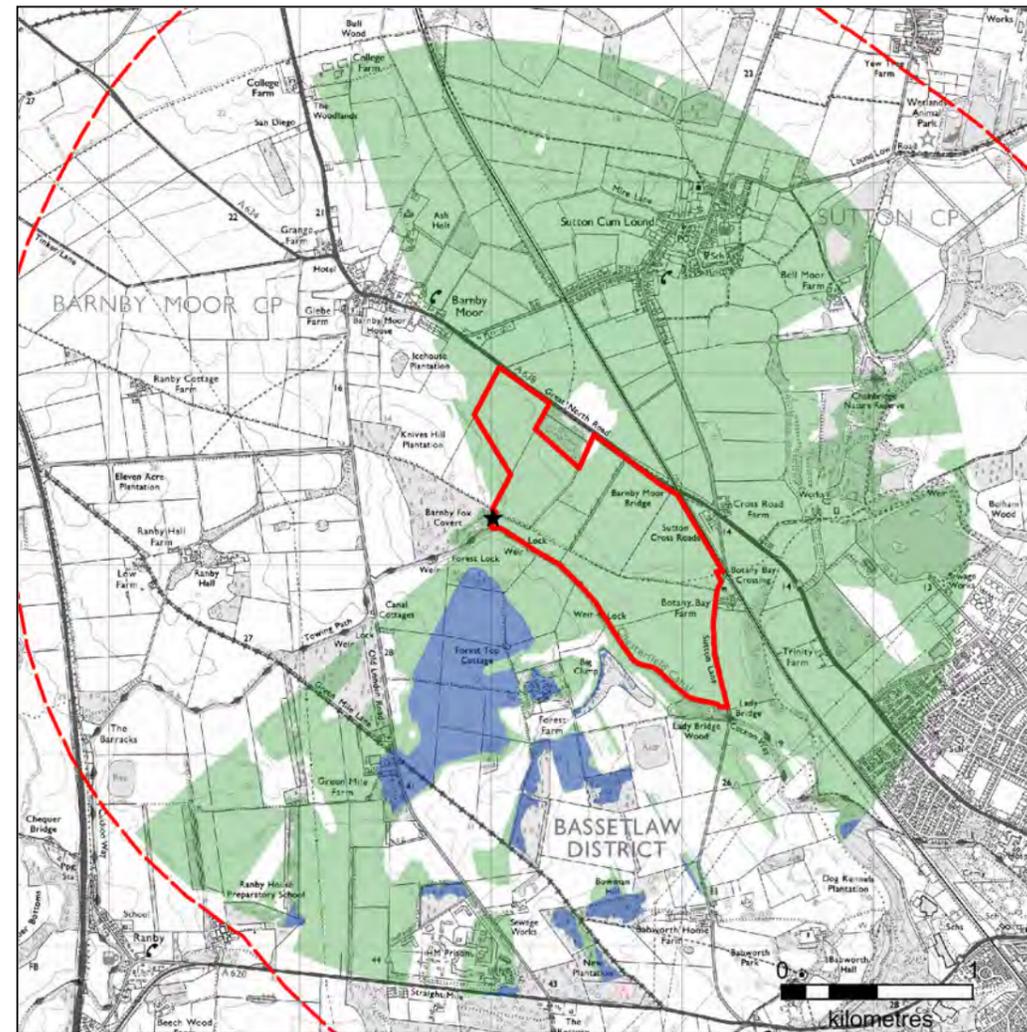
LANDSCAPE SUMMARY

The main landscape impact is the loss of 114 hectares of landscape with characteristic features of IL 10, including hedge lines with isolated mature trees. This is a large site with an adjacent ecological designation for the Chesterfield Canal, and an associated long distance footpath which will attract recreational visitors to the area.



VISUAL SUMMARY

The site is at a level of between 15 and 30 metres and is bounded by the well vegetated boundary to A638, agricultural land to the north west, Barnby Covert plantation and hedgerow along Chesterfield Canal to the south, and well vegetated Sutton Lane to the east. There are bands of vegetation between the site and the outskirts of Retford. The site is overlooked by higher land to the south which rises to 35 metres. The key visual impacts are to traveller and recreational receptors and to a limited number of residential receptors.



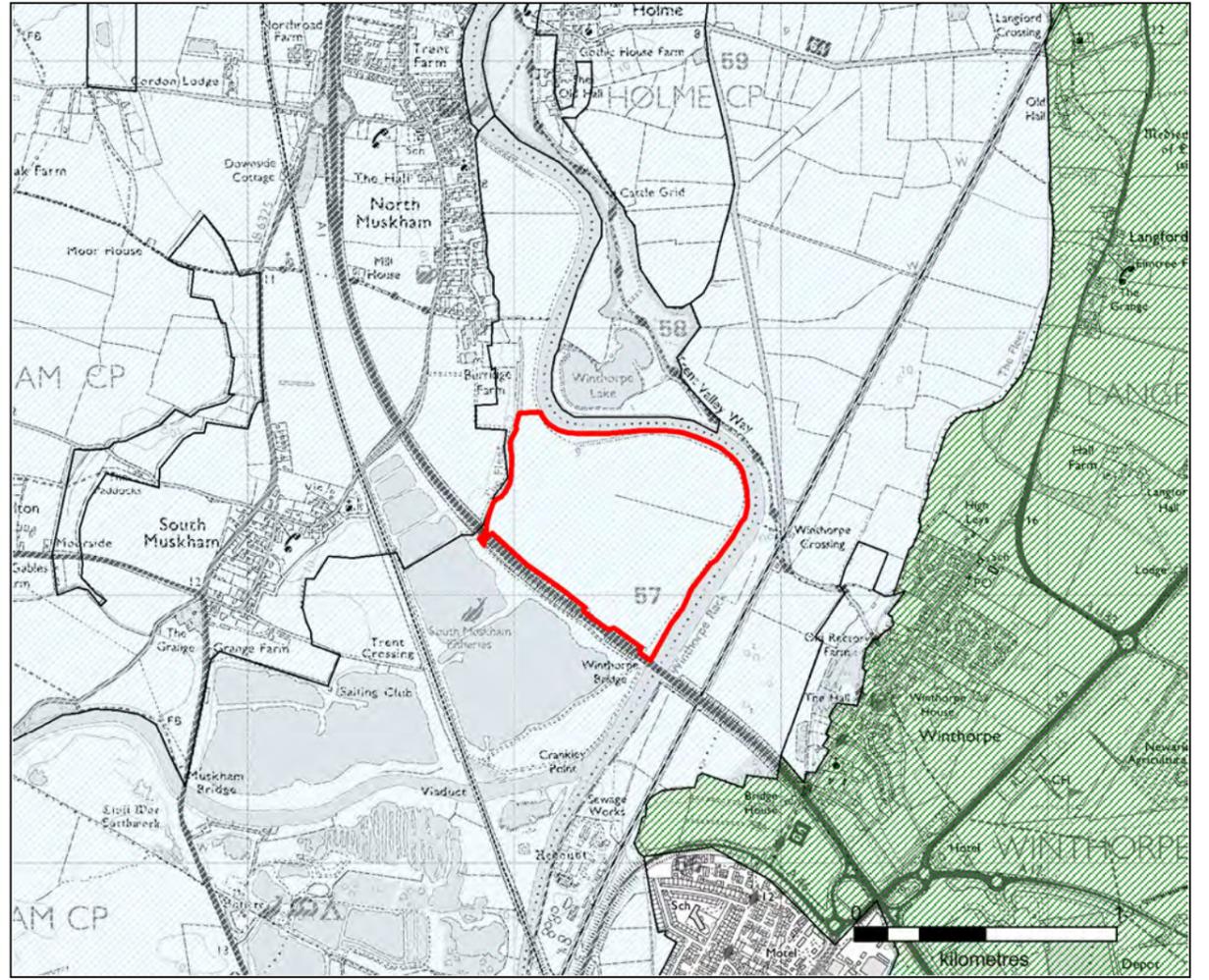
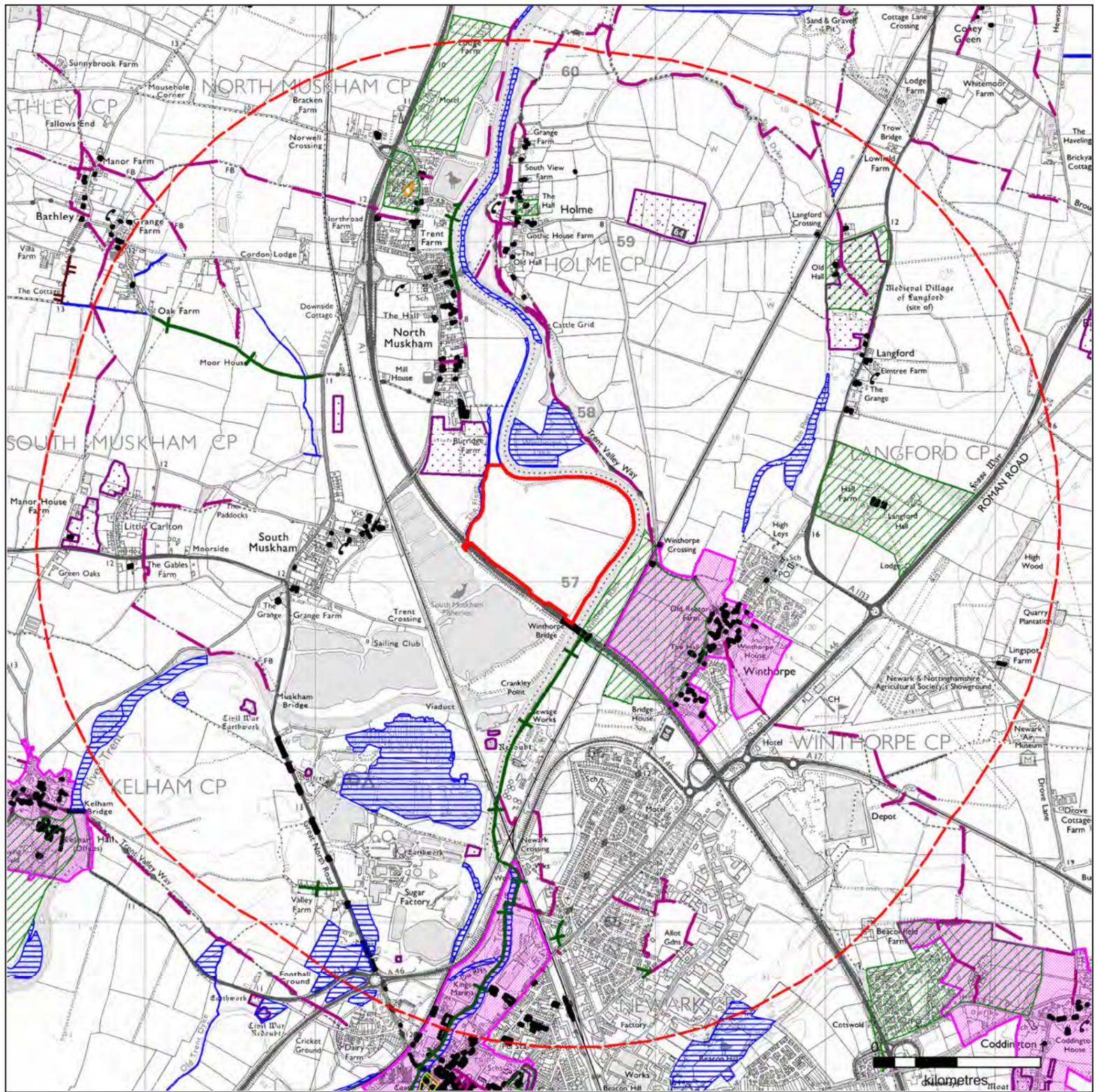
- KEY**
- ★ High Point
 - ▭ Site Boundary
 - - - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Title | | Botany Bay | | | | |
| Scale | | Drawn HJ | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- East Notts Sandlands
- Trent Washlands

Designation Key

| | | | | |
|-------------------|------------------------|------------------------|--------------------------|-------------------------------|
| Site Boundary | RoW - Bridleway | Regional Parks Gardens | SINCSGeo | Historic And Listed Buildings |
| 2.5km Buffer Zone | Row - Footpath | NCC Parks Gardens | Local Nature Reserves | Scheduled Ancient Monuments |
| | RoW - Restricted Byway | Green Estates | National Nature Reserves | Conservation Areas |
| | RoW - BOAT | Local Wildlife Sites | | |

| | | | | | |
|--|---------------------|----------|--------|----------|------|
| Rev Status | Description | Drawn | Chkd | Auth | Date |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Burridge Farm | | | | | |
| Scale | Drawn | CG | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935/ | | | | | |
| In partnership with | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



View A SW from Winthorpe Lakes LNR and Public footpath. Site is far side of river.



View B SE from Church Lane/ A1 overbridge. Site is beyond hedge in middle distance.

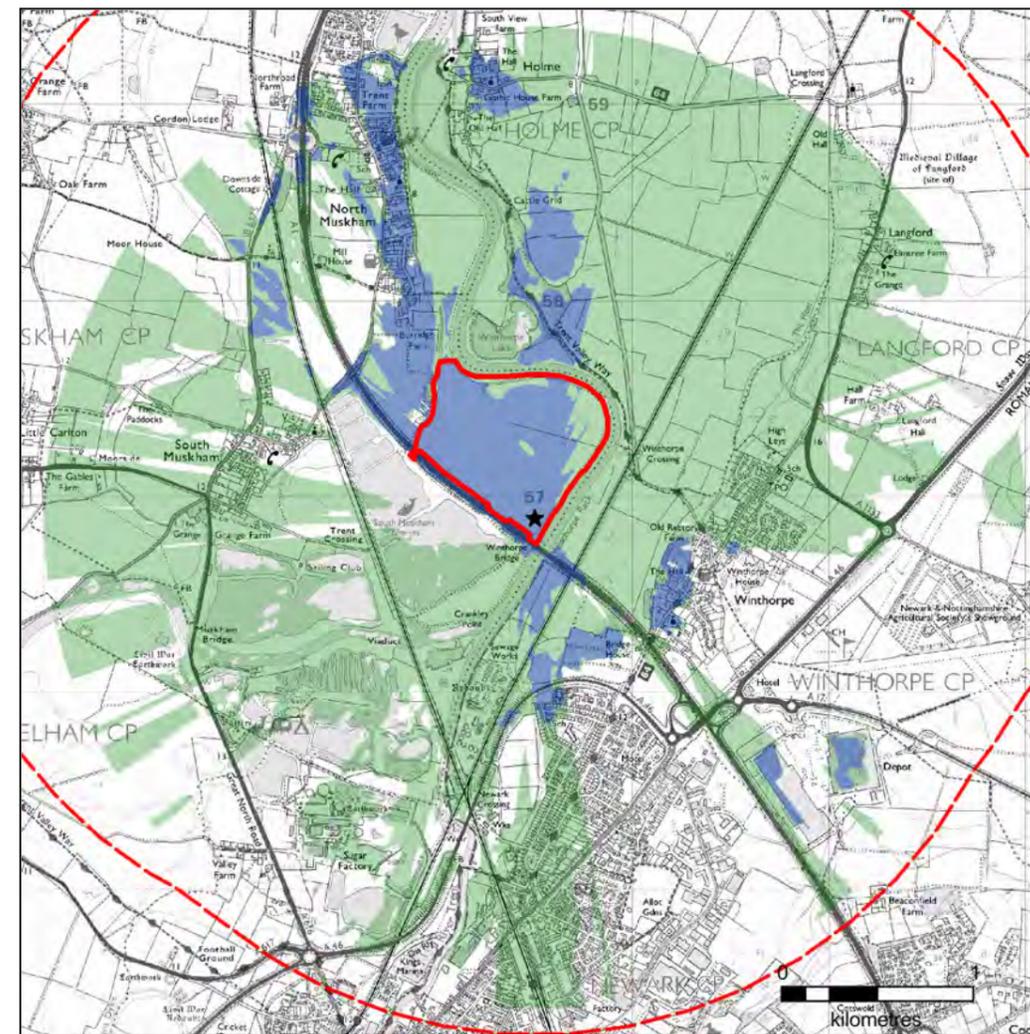


LANDSCAPE SUMMARY

This forms part of a low lying flat landscape following meanders of the Trent. Although a well managed arable landscape, the character is impacted by adjacent A1, and poor quality landscape to south of North Muskham. Mineral working would adjoin restored mineral sites immediately to south west

VISUAL SUMMARY

The site is visible and relatively prominent for users of A1, and overlooked from popular local nature reserve over the river. However post restoration, the magnitude of effect would be much reduced.



- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|----------|--------|----------|------|
| | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Burridge Farm | | | | | |
| Scale | Drawn | CG | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935/ | | | | |

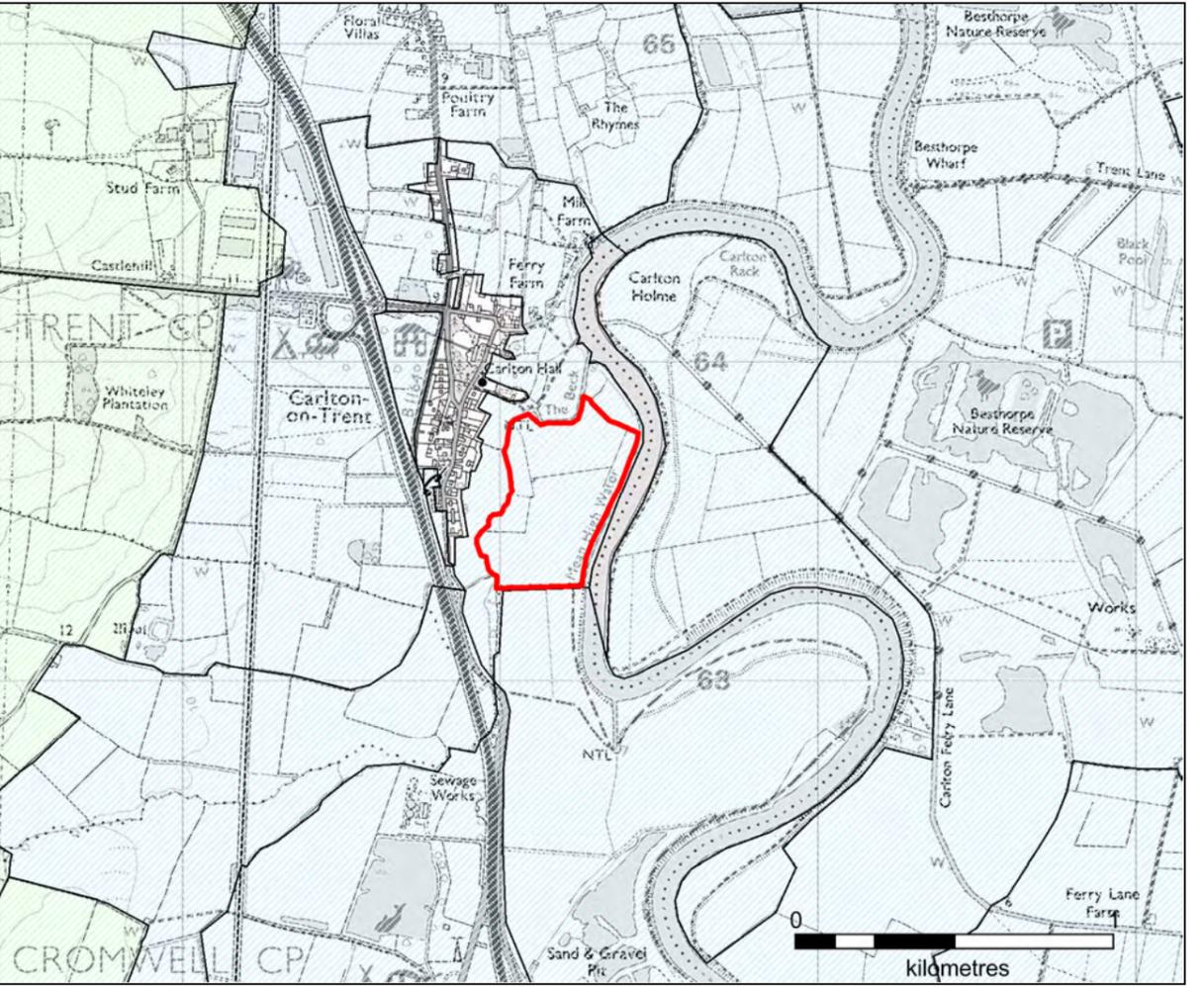
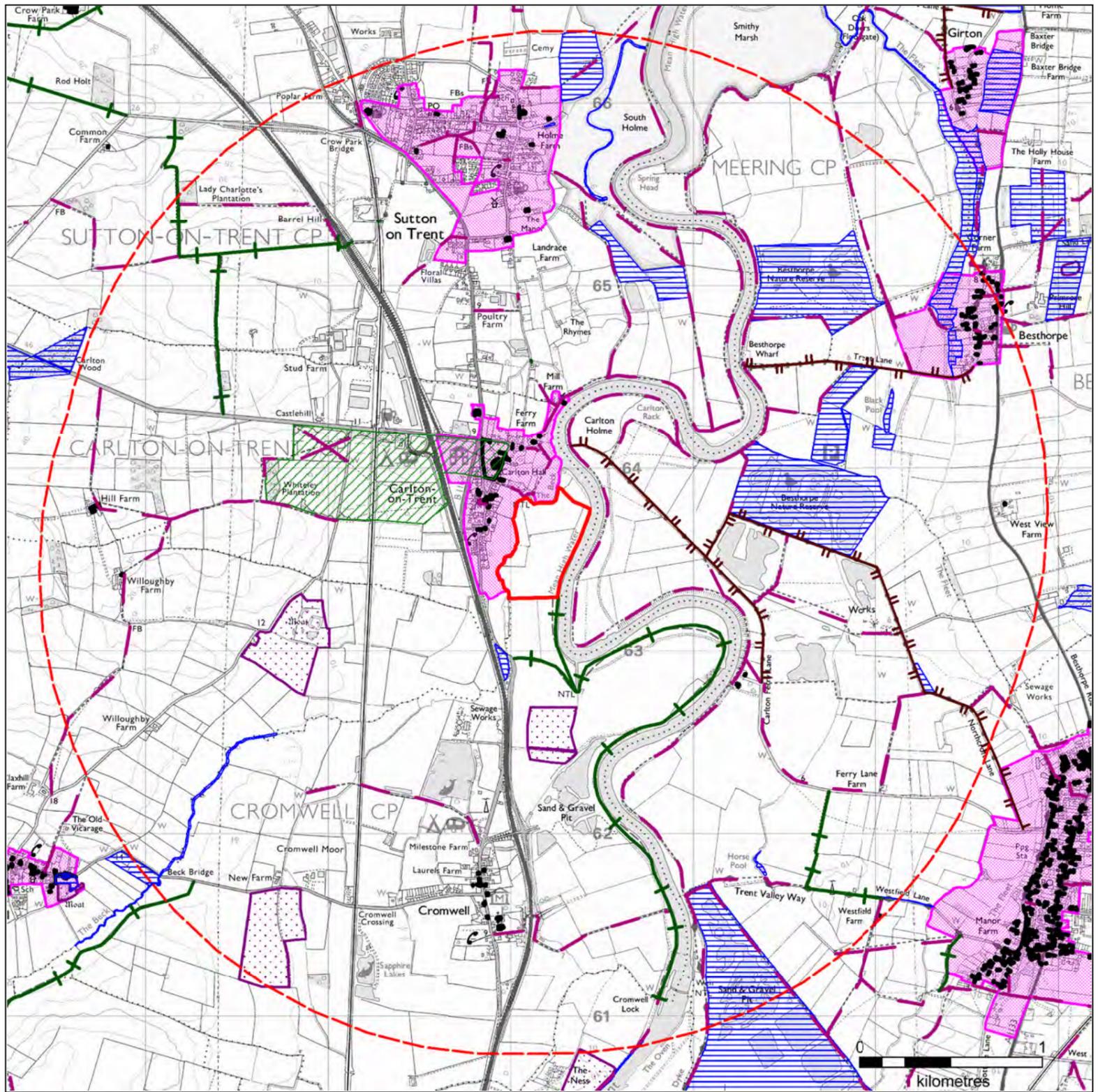
in partnership with

via **Nottinghamshire County Council**

www.viam.co.uk Tel 01623 873873

Bilsthorpe Depot, Bilsthorpe Business Park
Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- Mid Notts
- Trent Washlands

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chk'd | Auth | Date |
|----------------------------|---------------------|----------|---------------|------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Carlton Meadows | | | | | |
| Scale | Drawn | CG | Date 22/05/18 | | |
| As shown | Chk'd | Initials | | Date | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935/ | | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View looking south over site (Far side of Beck) from Public Footpath immediately north of site and adjacent to the beck



View looking south east across site (far side of beck) from Public Footpath returning to and in close proximity of Village



View east across site from Main St (beyond beck in foreground) at southern extent of village

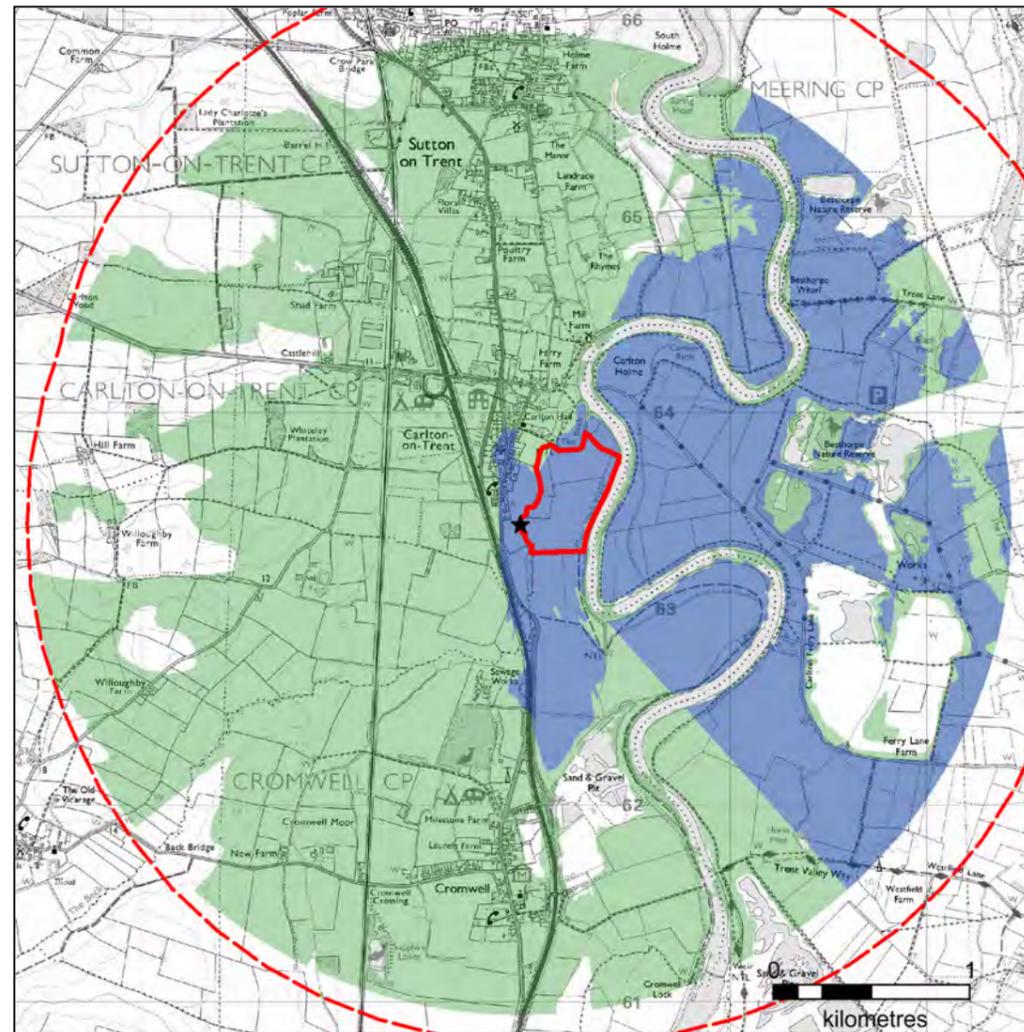


LANDSCAPE SUMMARY

Historic, well maintained river meadowland , adjacent to historic setting of Carlton on Trent.

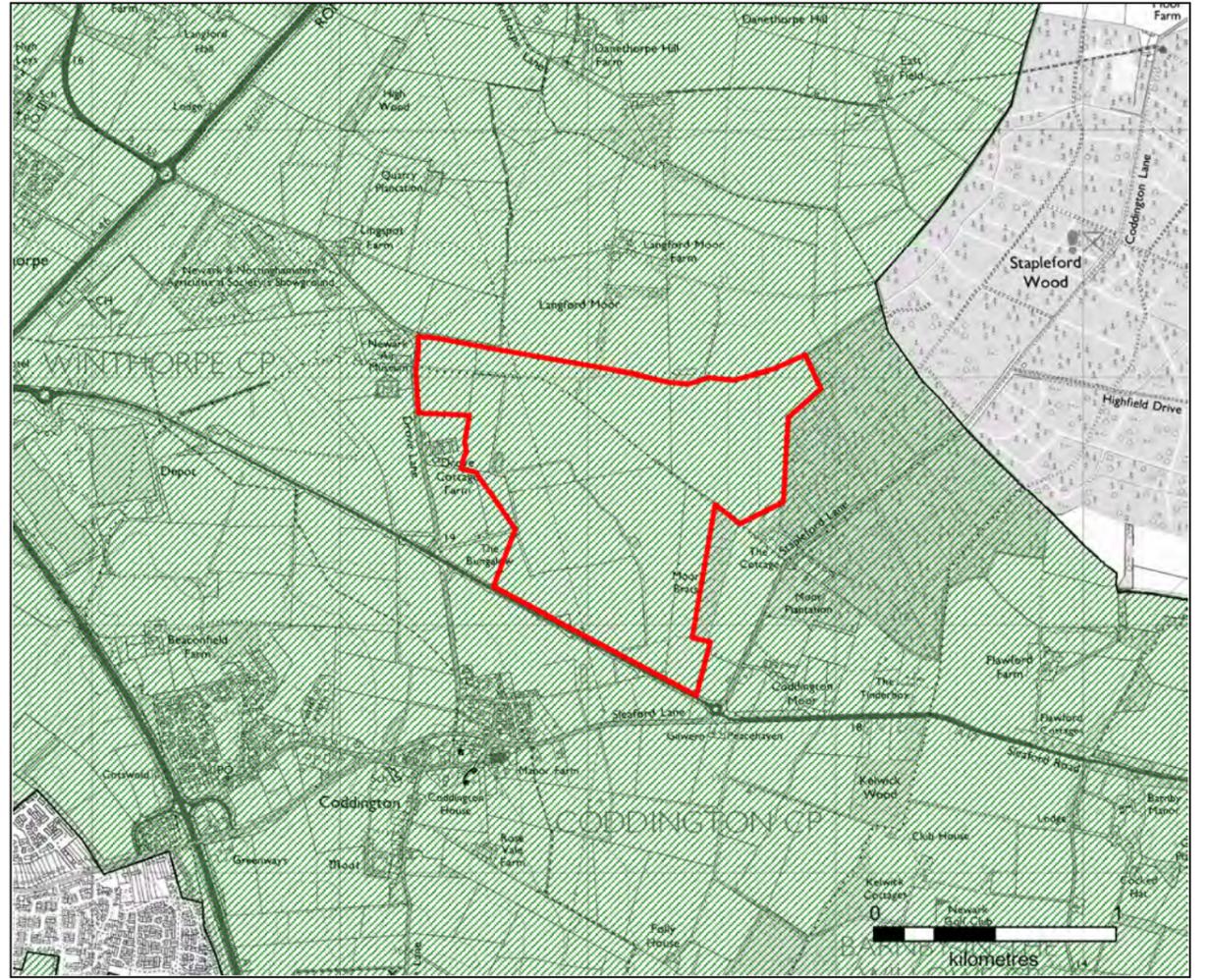
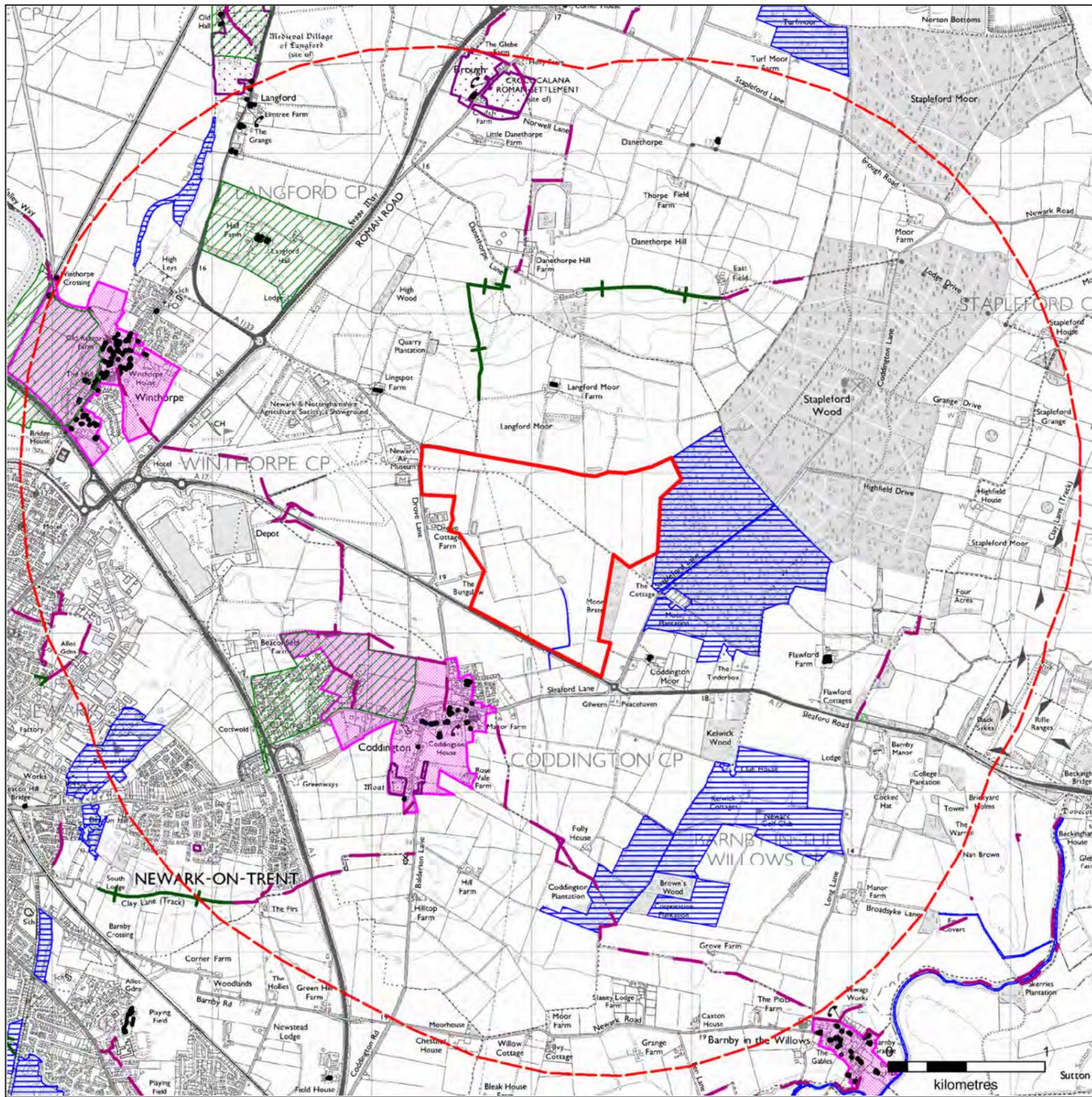
VISUAL SUMMARY

Highly visible to sensitive receptors. Difficult to screen workings without intruding elements at odds with landscape policy zone actions.



- KEY**
- ★ High Point
 - ▭ Site Boundary
 - - - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Carlton Meadows | | | | | | |
| Scale | | Drawn CG | | Date 22/05/18 | | |
| As shown | | Chkd Initials | | Date | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935/ | | | | |
| in partnership with | | | | | | |
| www.viaem.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | | |



Landscape Character Key

 East Notts Sandlands

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-------------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Title | | | | | | |
| Coddington | | | | | | |
| Scale | | | | | | |
| As shown | | Drawn CG | | Date 23/03/18 | | |
| | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | | | | | |
| HW00935/ | | | | | | |

In partnership with




www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View from footpath within Stapleford Woods



Across arable fields from Stapleford Lane, north west towards site showing screening effect of intervening tree belt



View from Drove land near Air Museum looking east

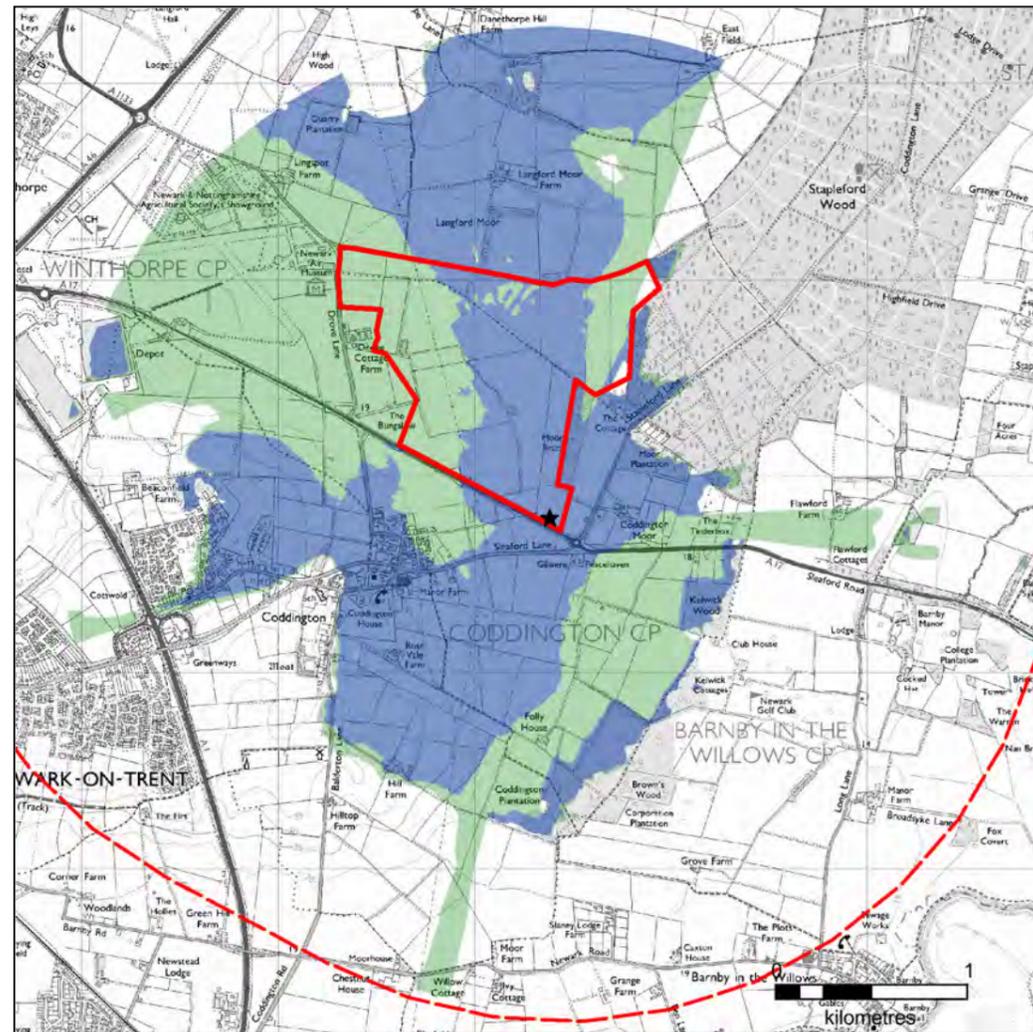


LANDSCAPE SUMMARY

Arable landscape typical of wider policy zone, adjacent to highly popular woodland which is a valued outdoor landscape. Development would add an incongruous element on restoration, which could however achieve some policy zone actions.

VISUAL SUMMARY

A valued landscape, which is however partially screened by woodland. Could be screened by inclusion of further woodland belts which are typical of wider landscape.



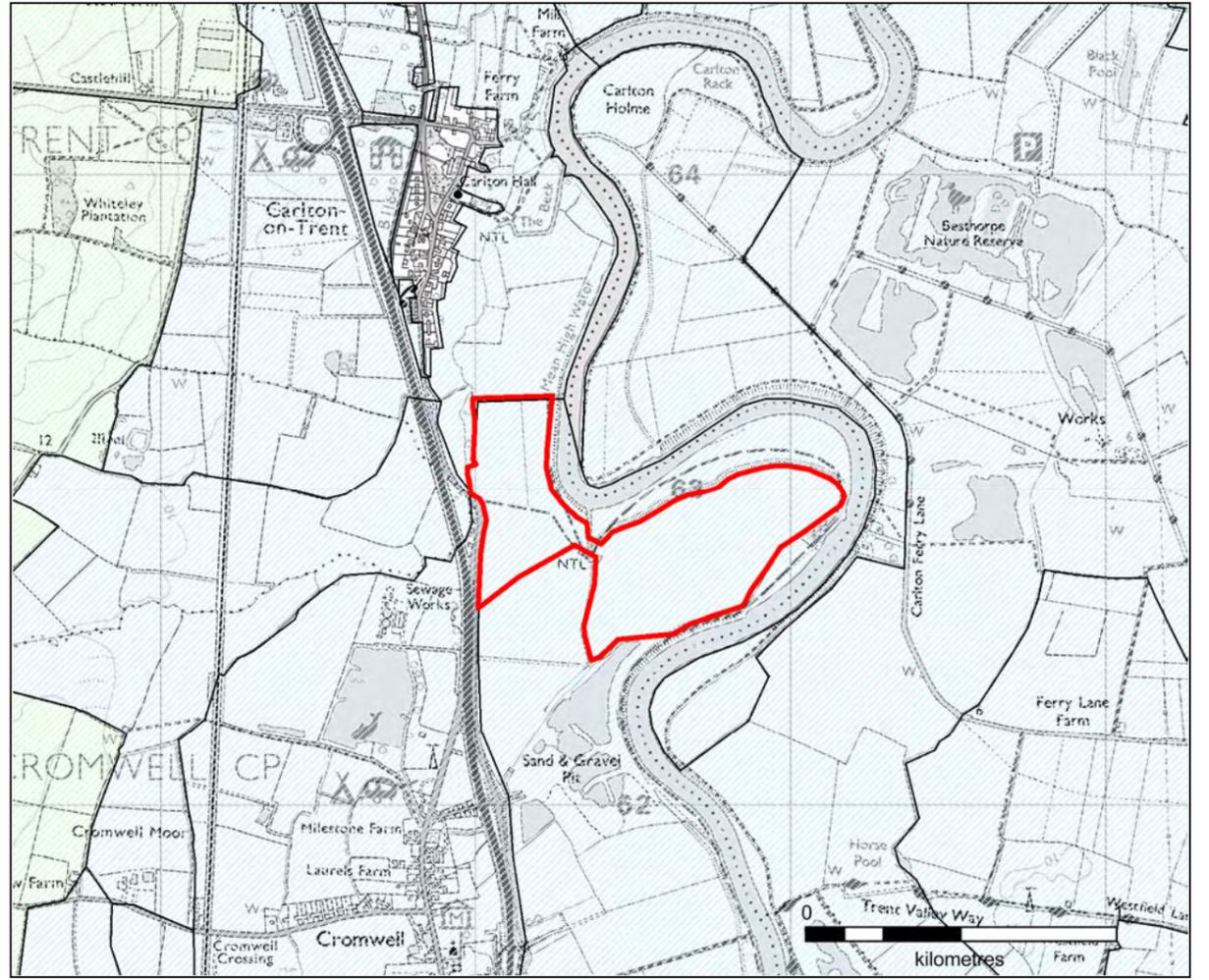
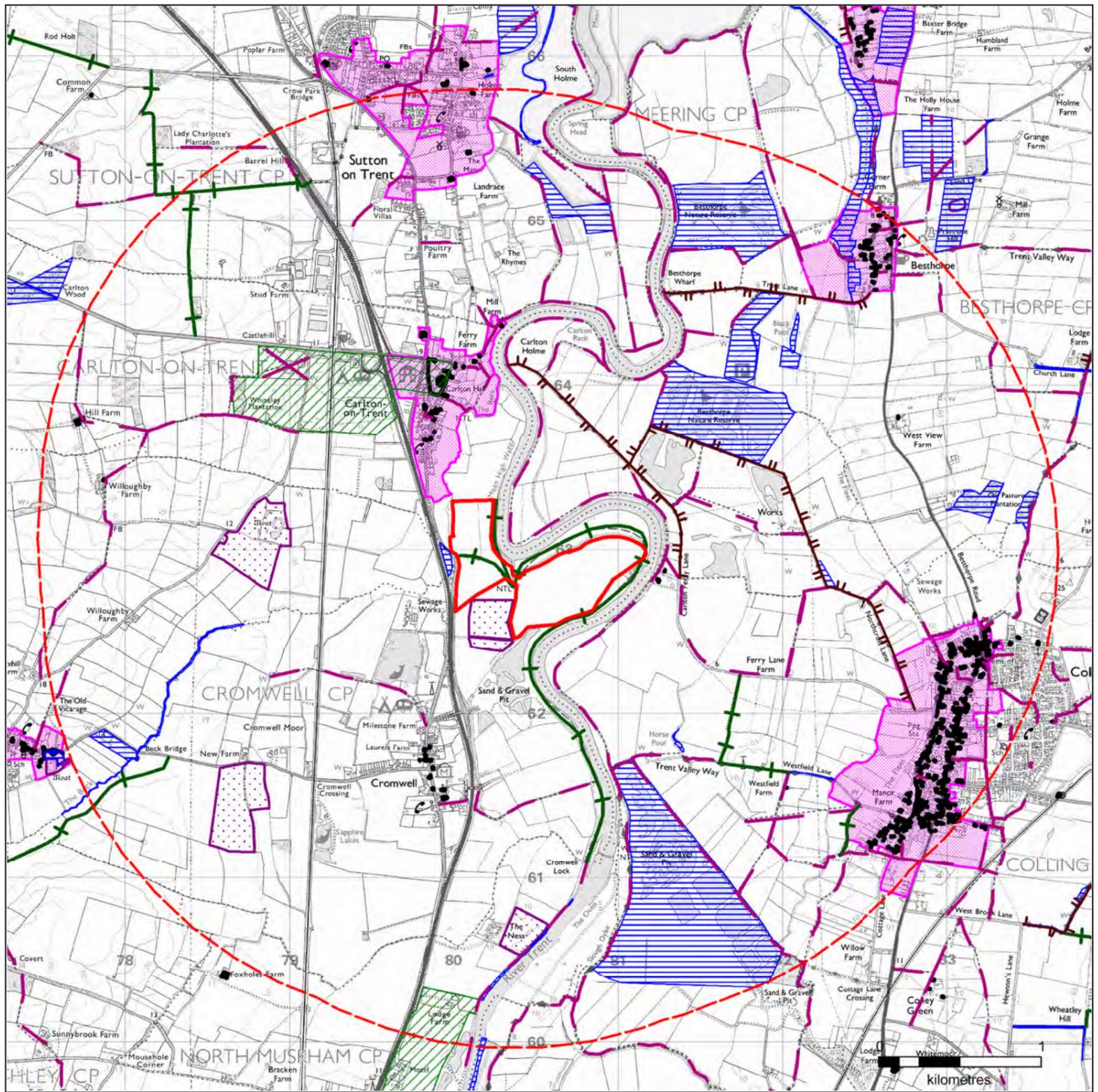
- KEY**
- ★ High Point
 - ▭ Site Boundary
 - - - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|---------------------|-------|---------------|------|------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Coddington | | | | | | |
| Scale | | Drawn CG | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| HW00935/ | | | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- Mid Notts
- Trent Washlands

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|--|-------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Project | HW00935 | | | | |
| Property No. | Cromwell | | | | |
| Scale | Drawn | NA | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935/ | | | | |
| In partnership with | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



View from western extent Bridleway looking east across site towards Trent



View from junction drainage ditch and trent looking across site to north west and Carlton and Trent



View west towards site from eastern river bank, taken from towpath in vicinity of properties at Carlton Ferry

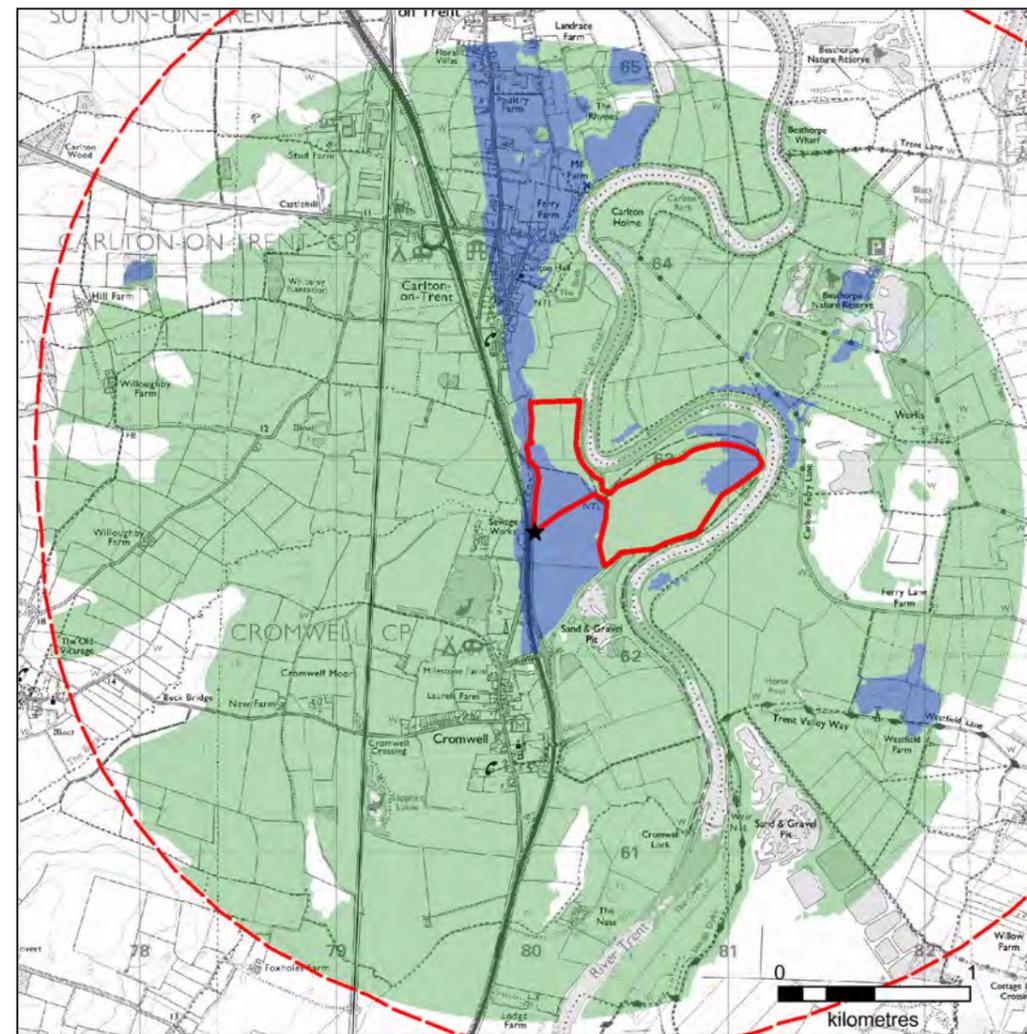


LANDSCAPE SUMMARY

Large scale but attractive low lying arable site, comprising two 'arms', one of which forms a penninsular bordered by the river meander, the other bordered by river bank. Most significant site feature deep drainage ditch with associated hedge and some intermittent trees.

VISUAL SUMMARY

Crossed by Right of Way and visible RoW on far side of river. Overlooked by 3 properties at Carlton Ferry to east although views filtered by riparian treegrowth. Visible from A1.



KEY

- ★ High Point
- ▭ Site Boundary
- - - 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

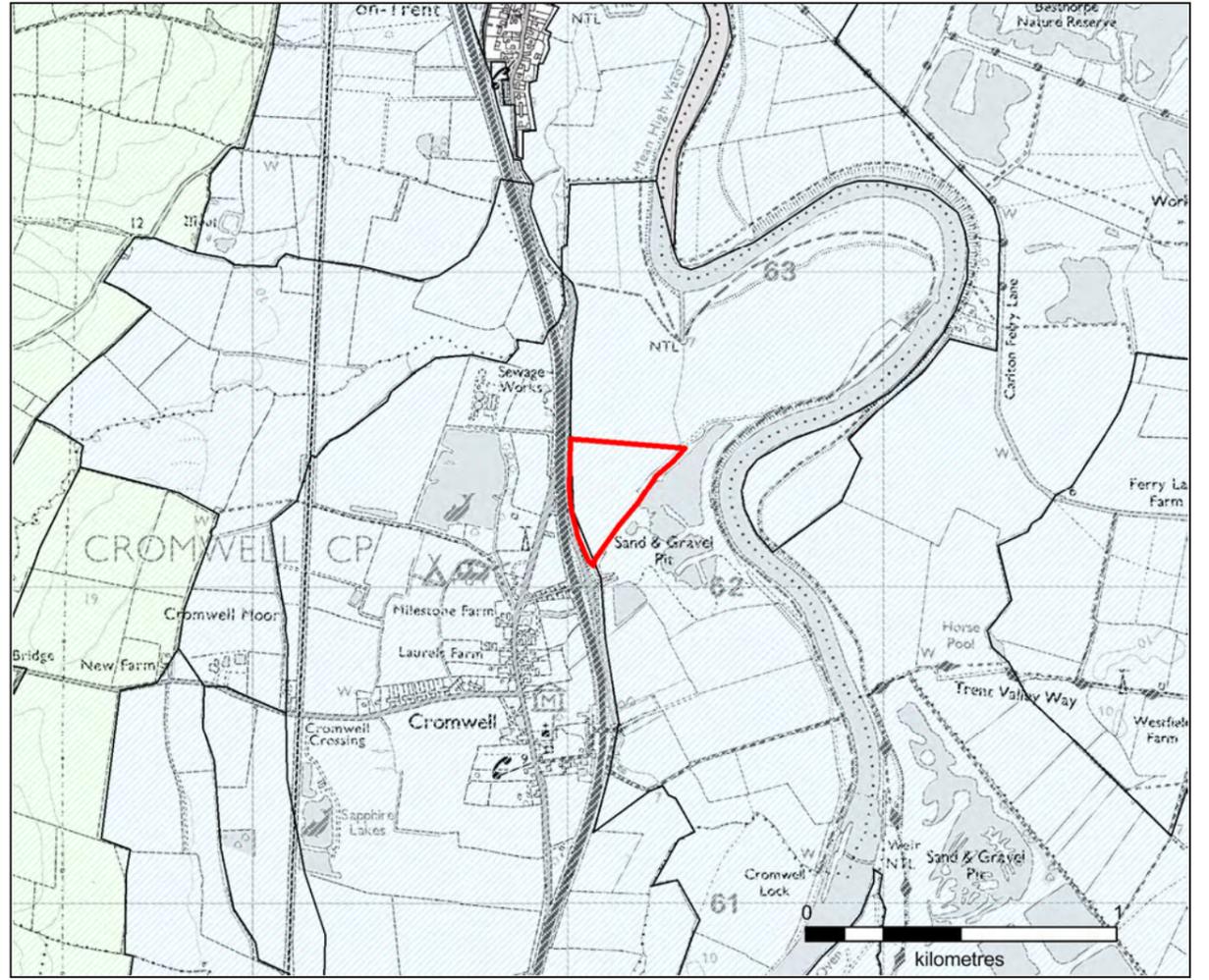
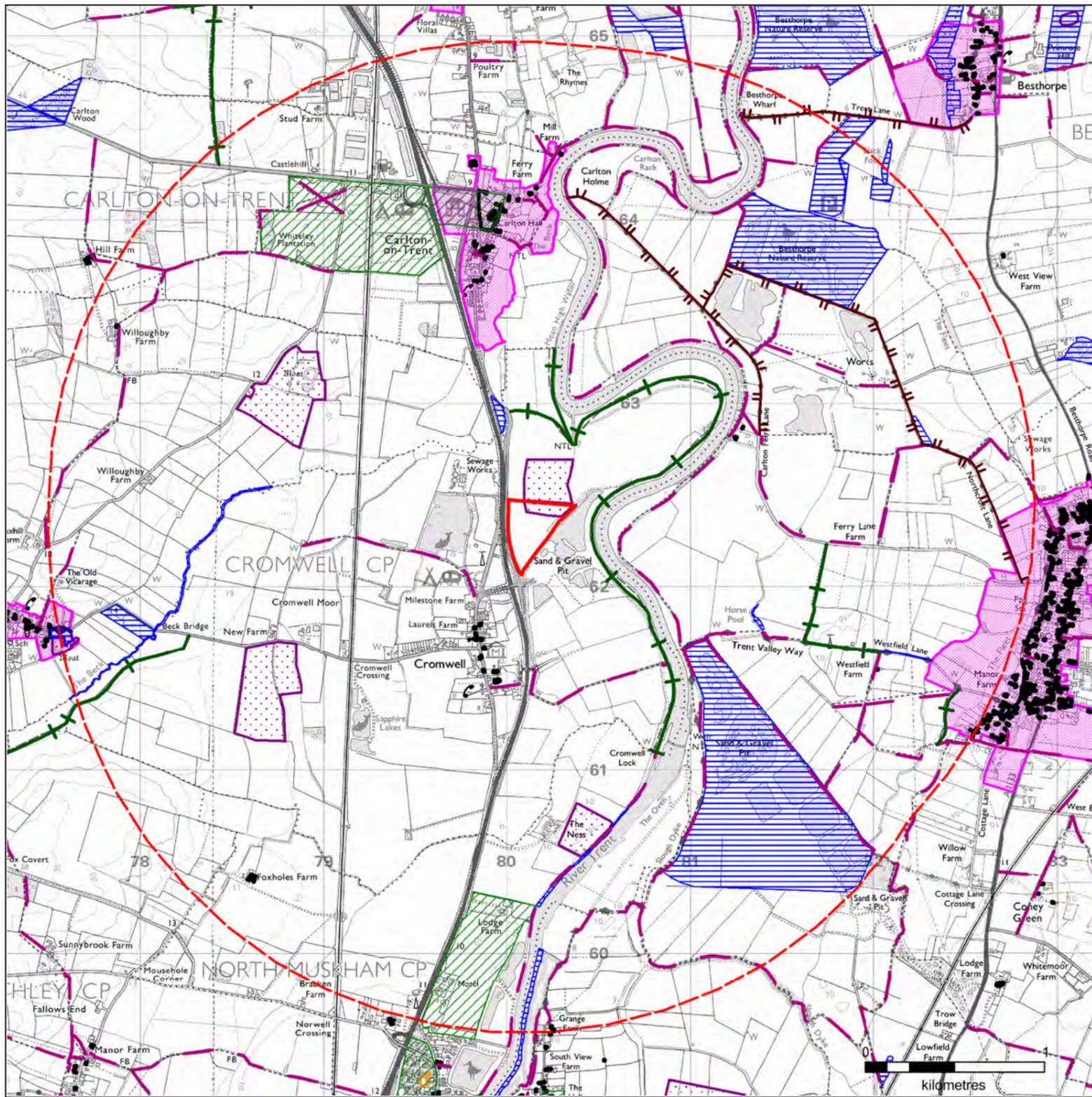
| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | HW00935 | | | | |
| Title | | Cromwell | | | | |
| Scale | | Drawn CG | | Date 23/03/19 | | |
| As shown | | Chkd Initials | | Date 23/03/19 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | HW00935/ | | | | |

in partnership with




www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

-  Mid Notts
-  Trent Washlands

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-----|--------|-------------|-------|------|------|------|
| | | | | | | |

Project: **Minerals Local Plan**

Property No: **HW00935**

Title: **Cromwell Triangle**

| Scale | Drawn | Date |
|----------|-------|----------|
| As shown | CG | 22/05/18 |

Drawing No: **HW00935/**

In partnership with




www.viam.co.uk Tel 01623 873873

Bilthorpe Depot, Bilthorpe Business Park
Bilthorpe Nottinghamshire NG22 8ST



View east towards site (far side A1) from slip road at northern edge Cromwell



View north east across site from slip southbound slip road A1

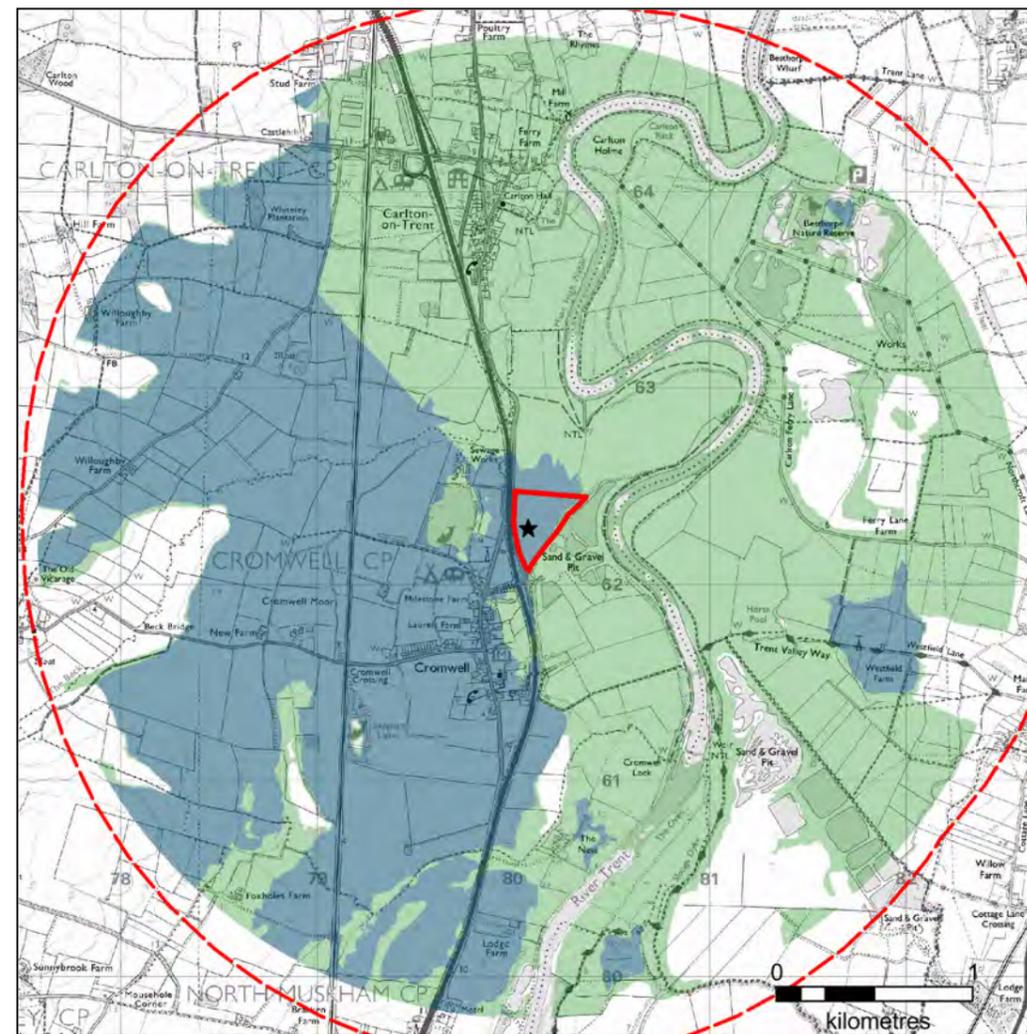


LANDSCAPE SUMMARY

Relatively small, low lying arable site, already somewhat compromised by proximity A1 and adjacent mineral workings.

VISUAL SUMMARY

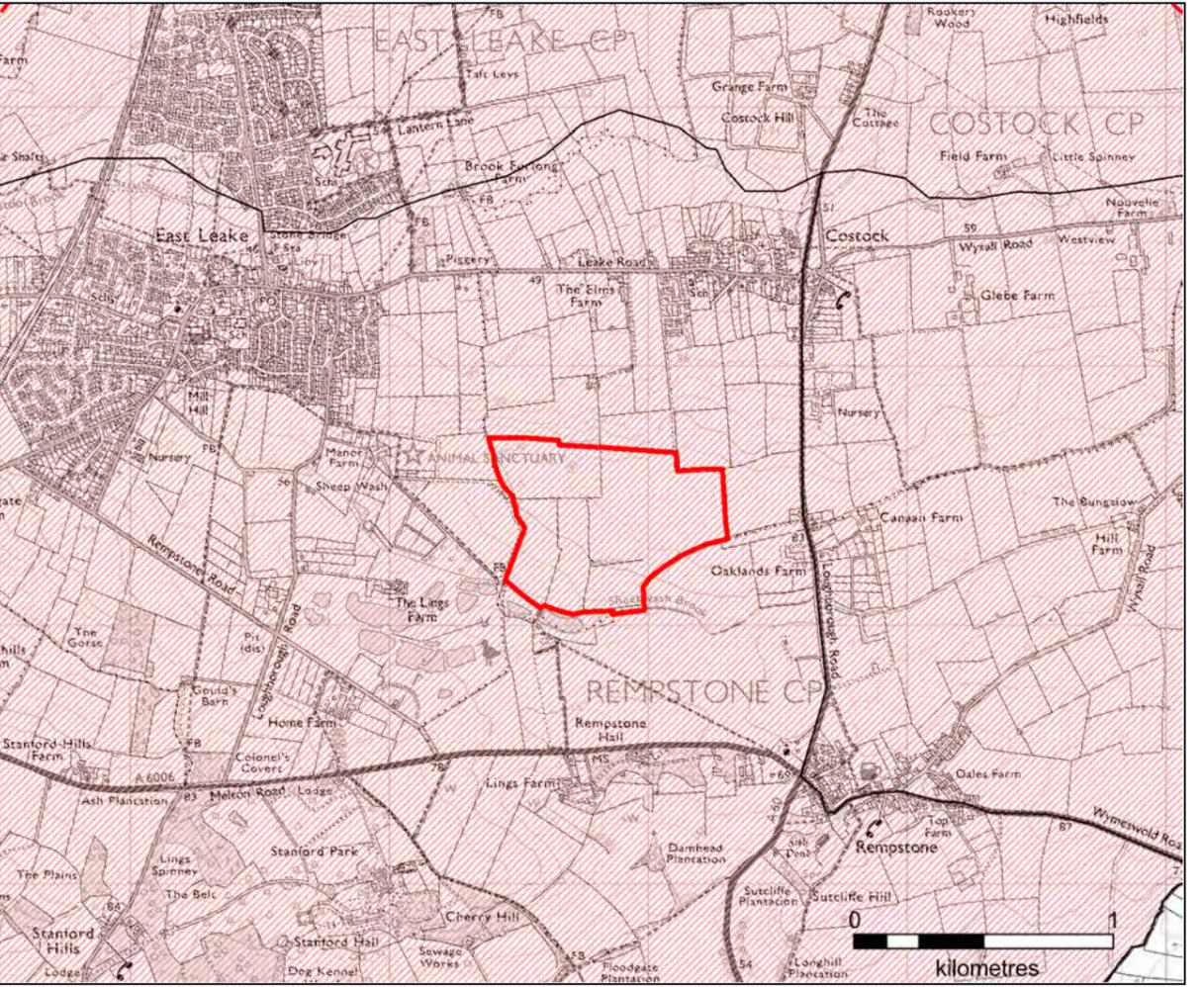
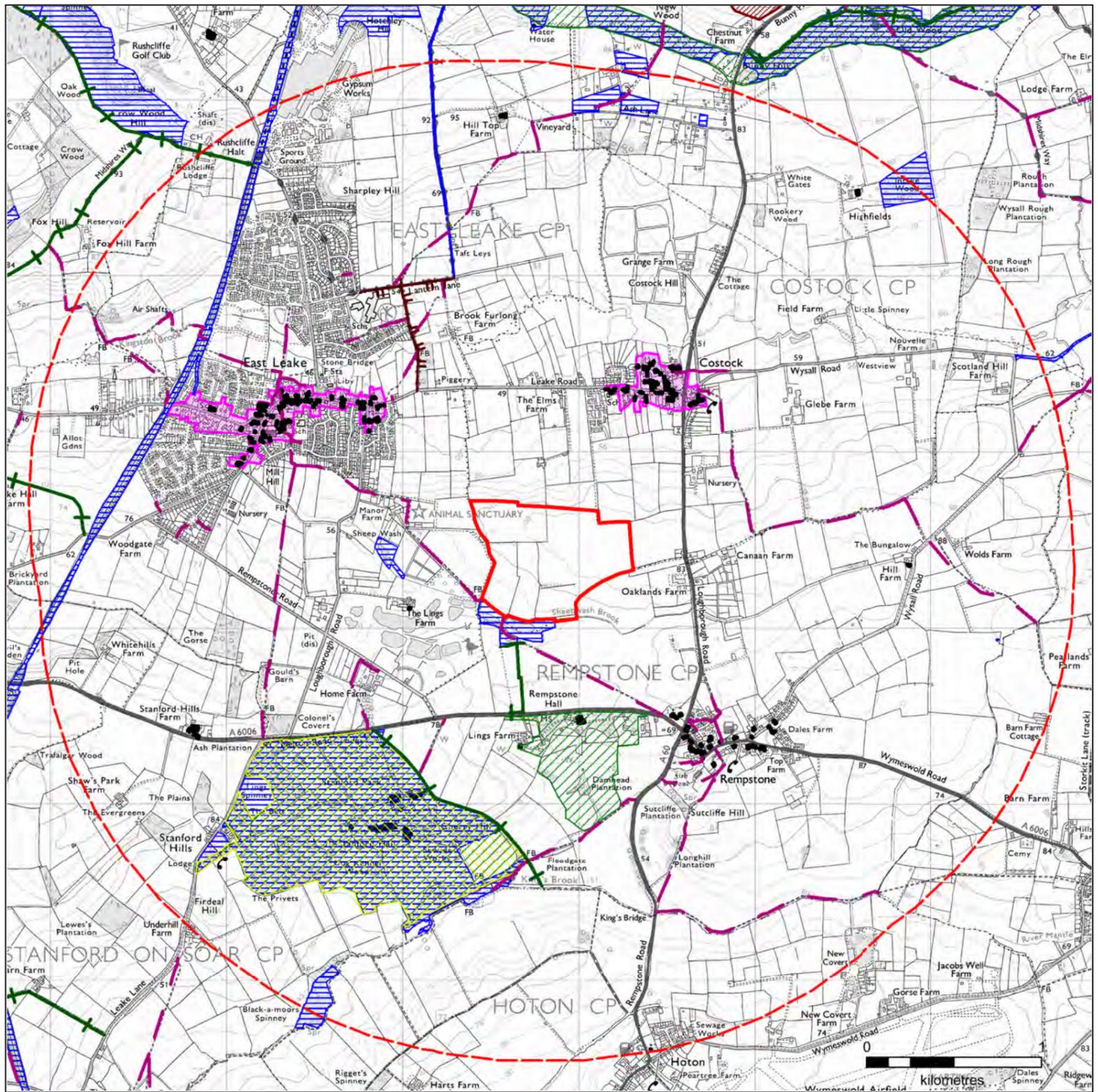
Highly visible from A1, but could be screened with boundary bund and/or vegetation.



KEY

- ★ High Point
- ▭ Site Boundary
- - - 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| | | | | | |
|---|---------------------|----------|--------|----------|------|
| Rev Status | Description | Drawn | Chkd | Auth | Date |
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Cromwell Triangle | | | | | |
| Scale | Drawn | CG | Date | 22/05/18 | |
| As shown | Chkd | Initials | Date | | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935/ | | | | | |
|  in partnership with  Nottinghamshire County Council | | | | | |
| www.viam.co.uk Tel 01623 873873 Bilsthorpe Depot, Bilsthorpe Business Park Bilsthorpe Nottinghamshire NG22 8ST | | | | | |
| © Via East Midlands Limited, Registered in England no.09903246 | | | | | |



Landscape Character Key

 Nottinghamshire Wolds

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|-------------|---------------------|------|---------------|------|
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | | Project No. HW00935 | | | |
| Title | | | | | |
| East Leake | | | | | |
| Scale | | Drawn AS | | Date 23/03/18 | |
| As shown | | Chkd Initials | | Date 23/03/18 | |
| | | Auth Initials | | Traced | |
| Drawing No. | | | | | |
| HW00935/ | | | | | |


 In partnership with


www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

LANDSCAPE SUMMARY

A large scale intensively managed arable landscape across gently rising ground up to a mature deciduous woodland belt and mixed plantation. Hedgerows are trimmed and majority of internal boundaries are fragmented. Hedgerow trees, largely ash, are found along the western boundary. Sheepwash Brook runs along the southern boundary fringed by an outgrown mixed hedge and woodland.

VISUAL SUMMARY

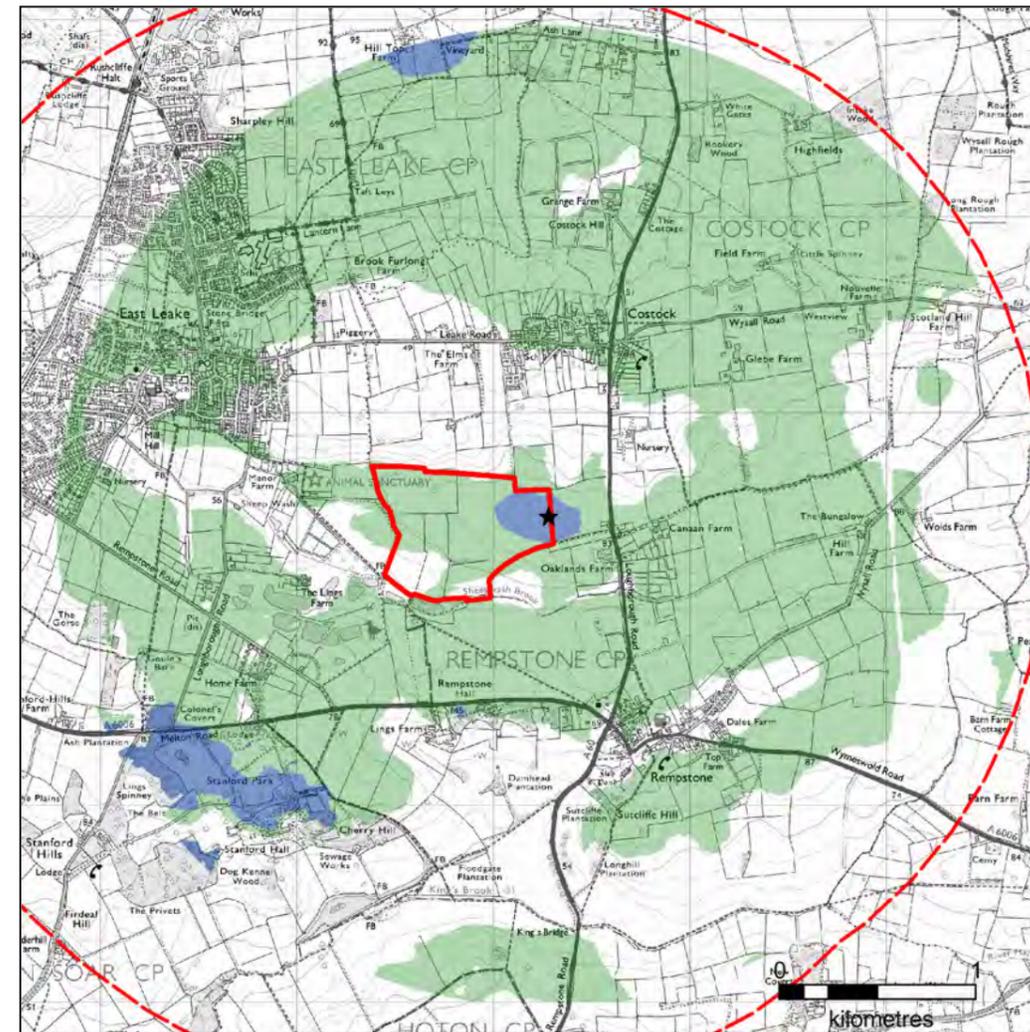
Footpath to southern boundary along Sheepwash Brook. Farm park to west of site. Although a rural landscape evidence of existing mineral sites within wider landscape to the south and residential edge of East Leake to the west. Limited visibility of the site due to landform and lack of access from publicly accessible land.



View north east through outgrown hedgerow along Sheepwash Brook from footpath to the south of the site. Land rises gently up to a shallow ridge line and so landform screen the fields within the site.



View east from footpath across a field of semi improved pasture. Site is in the mid ground. Fragmented hawthorn hedgerows are field boundaries with mature belt of trees within the centre of the site and pine/birch mix as plantation to the north of this.



- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Title | | East Leake | | | | |
| Scale | | Drawn AS | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | HW00935/ | | | | |

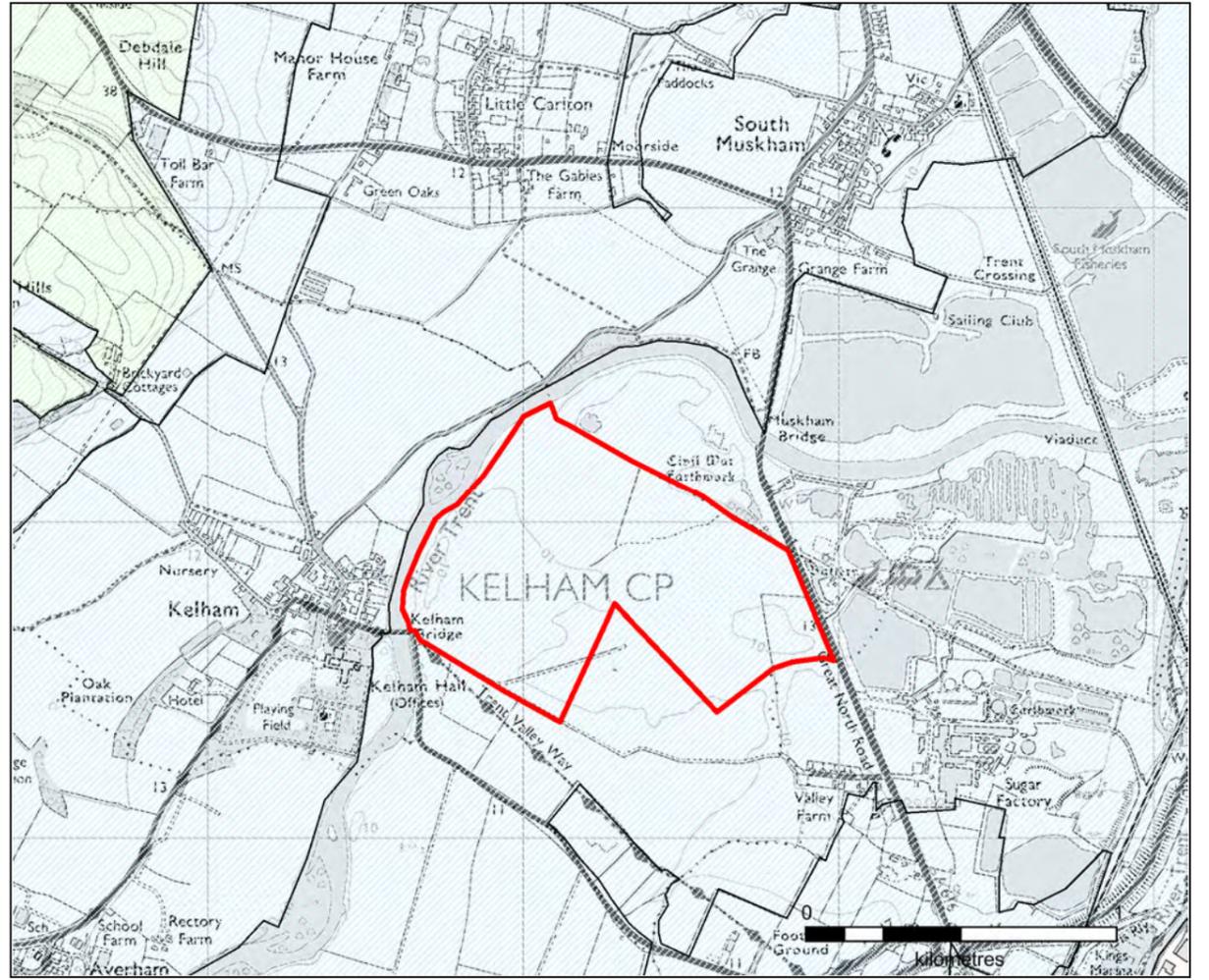
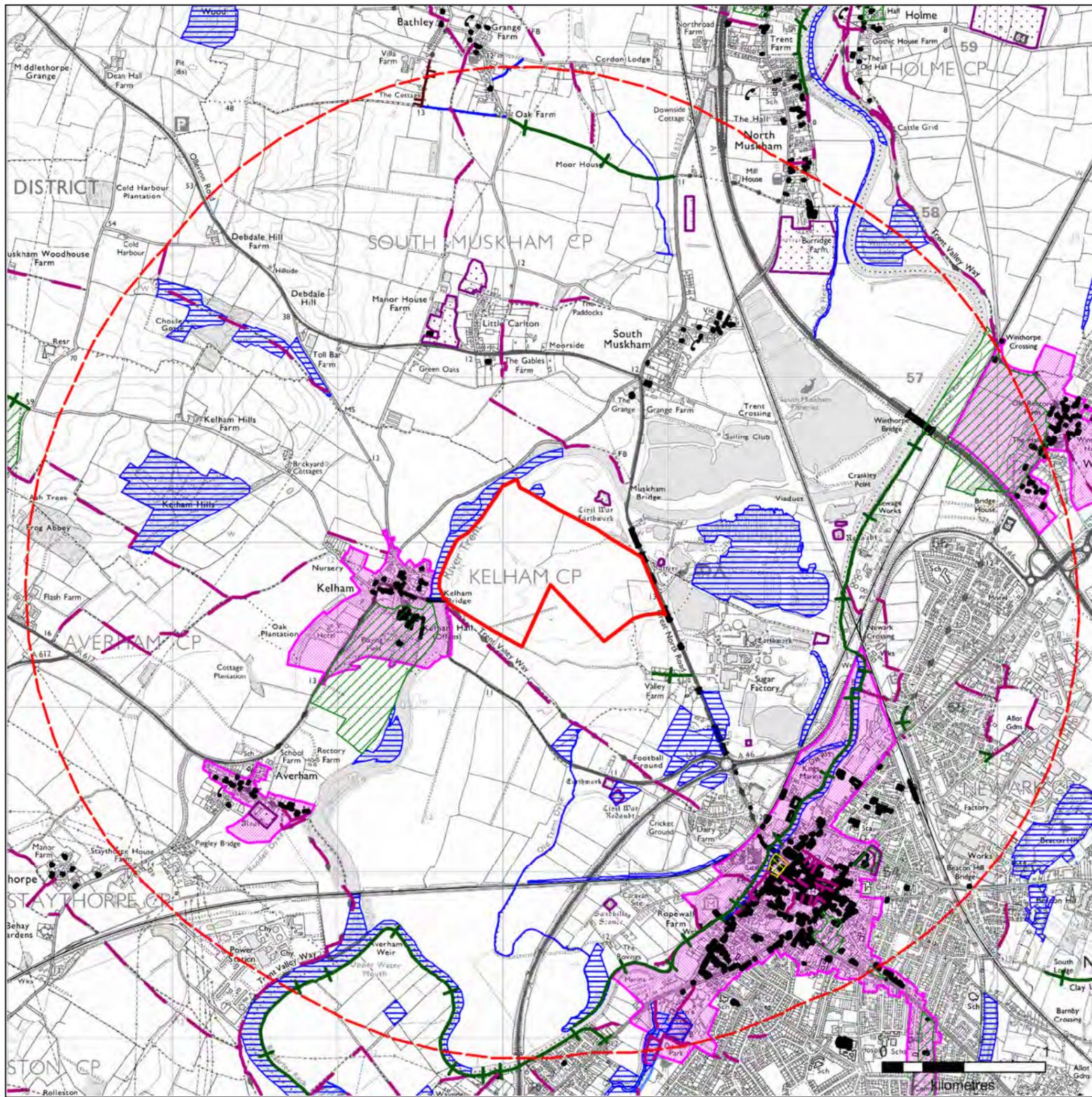
in partnership with

via **Nottinghamshire County Council**

www.viam.co.uk Tel 01623 873873

Bilthorpe Depot, Bilthorpe Business Park
Bilthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- Mid Notts
- Trent Washlands

Designation Key

- Site Boundary
- 2.5km Buffer Zone
- RoW - Bridleway
- Row - Footpath
- RoW - Restricted Byway
- RoW - BOAT
- Regional Parks Gardens
- NCC Parks Gardens
- Green Estates
- Local Wildlife Sites
- SINCSGeo
- Local Nature Reserves
- National Nature Reserves
- Historic And Listed Buildings
- Scheduled Ancient Monuments
- Conservation Areas

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|-------------------------------|-------|----------|--------|----------|
| Minerals Local Plan | | | | | |
| Project No. | HW00935 | | | | |
| Title | Great North Road North | | | | |
| Scale | As shown | Drawn | CG | Date | 23/03/18 |
| | | Chkd | Initials | Date | 23/03/18 |
| | | Auth | Initials | Traced | |
| Drawing No. | HW00935/ | | | | |

In partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View A, from Gt North Rd across site towards Kelham



View B from Gt North Rd across site towards Kelham Hills



View C from Trent Lane RoW across site on far side of river

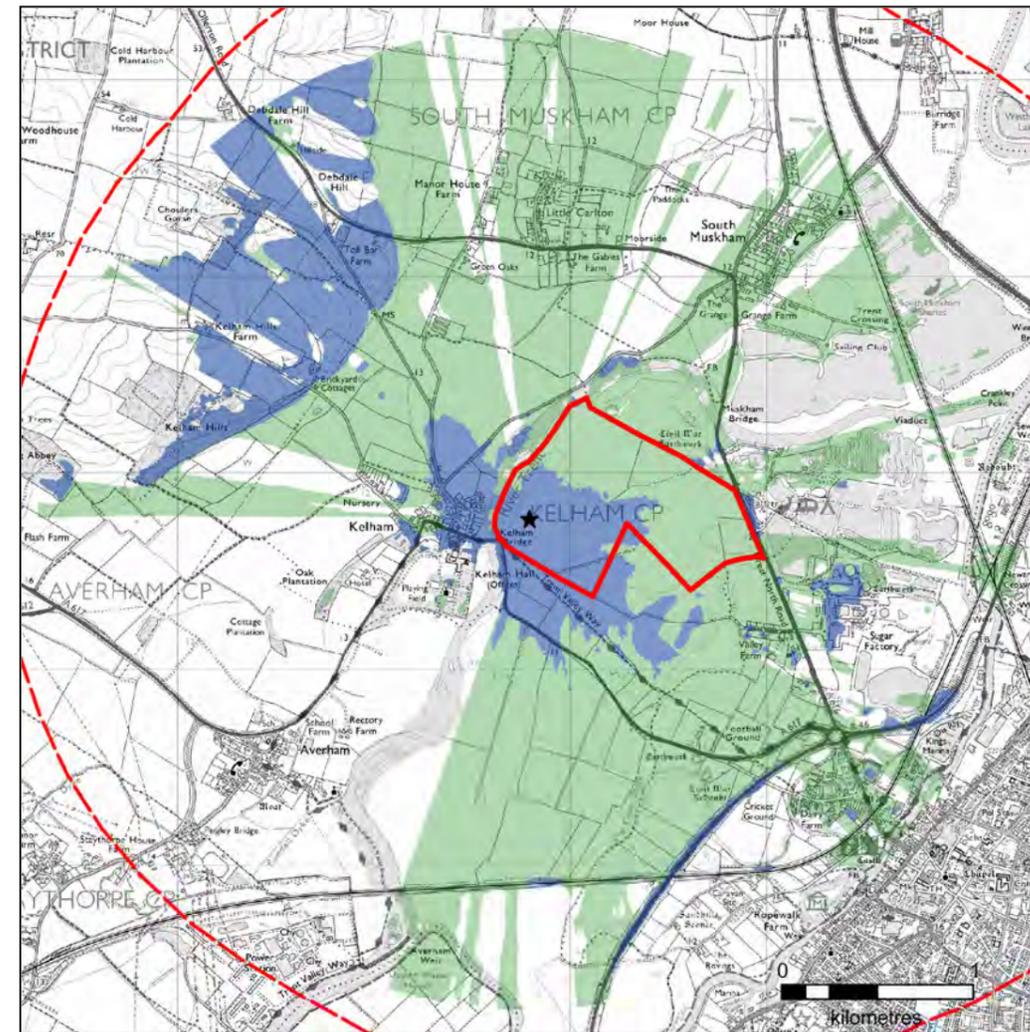


LANDSCAPE SUMMARY

Flat open landscape, bounded by river and close to civil war earthwork. Northern part of site would abut former workings near South Muskham and existing industrialising element of sugar beet factory, but development of more southern part of site would be more incongruous and impact on Kelham Hall.

VISUAL SUMMARY

Site is overlooked by road users and users of Trent Valley Way and forms approach to Newark from the north. Openness and extent would hinder screening, without introducing bunding.



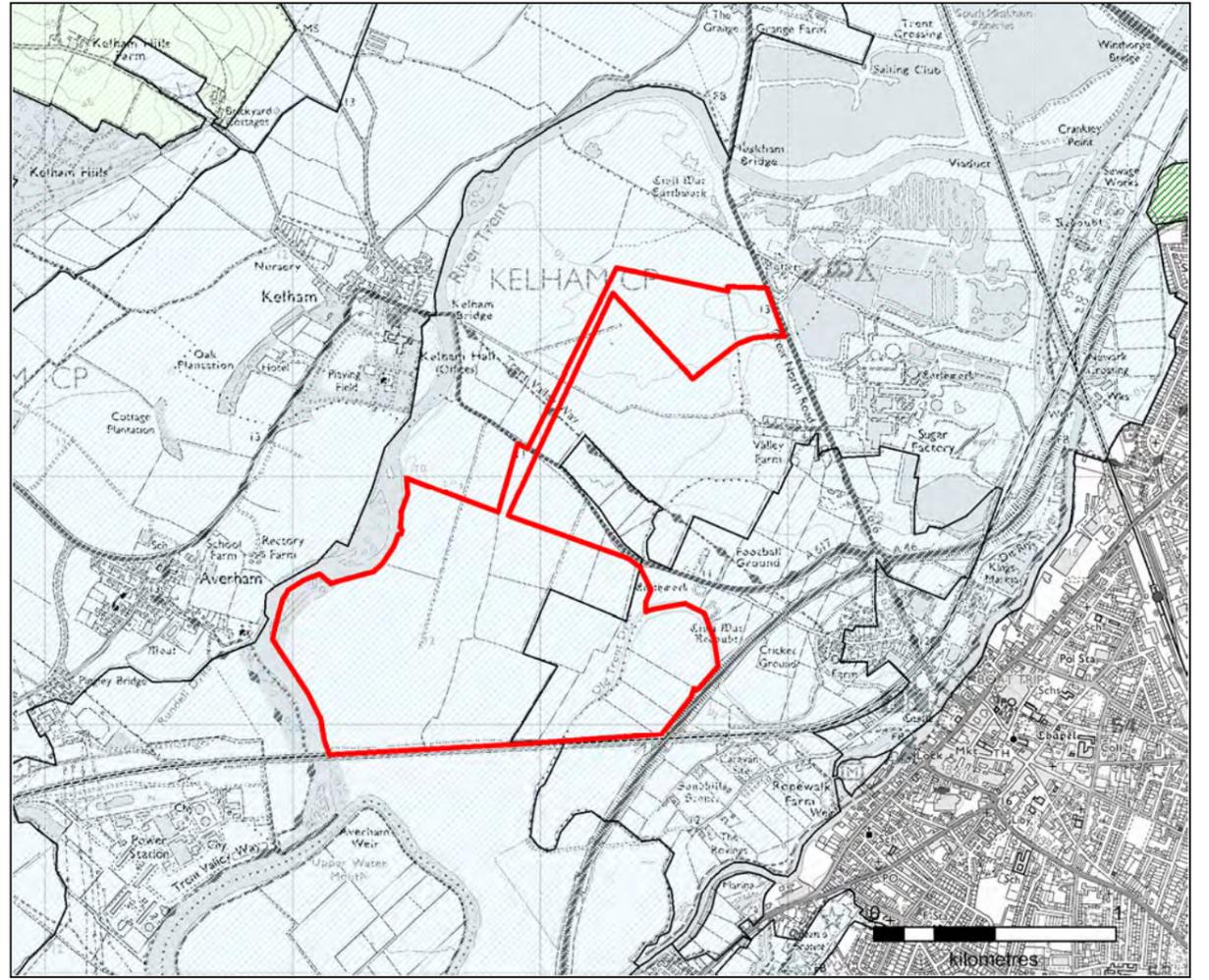
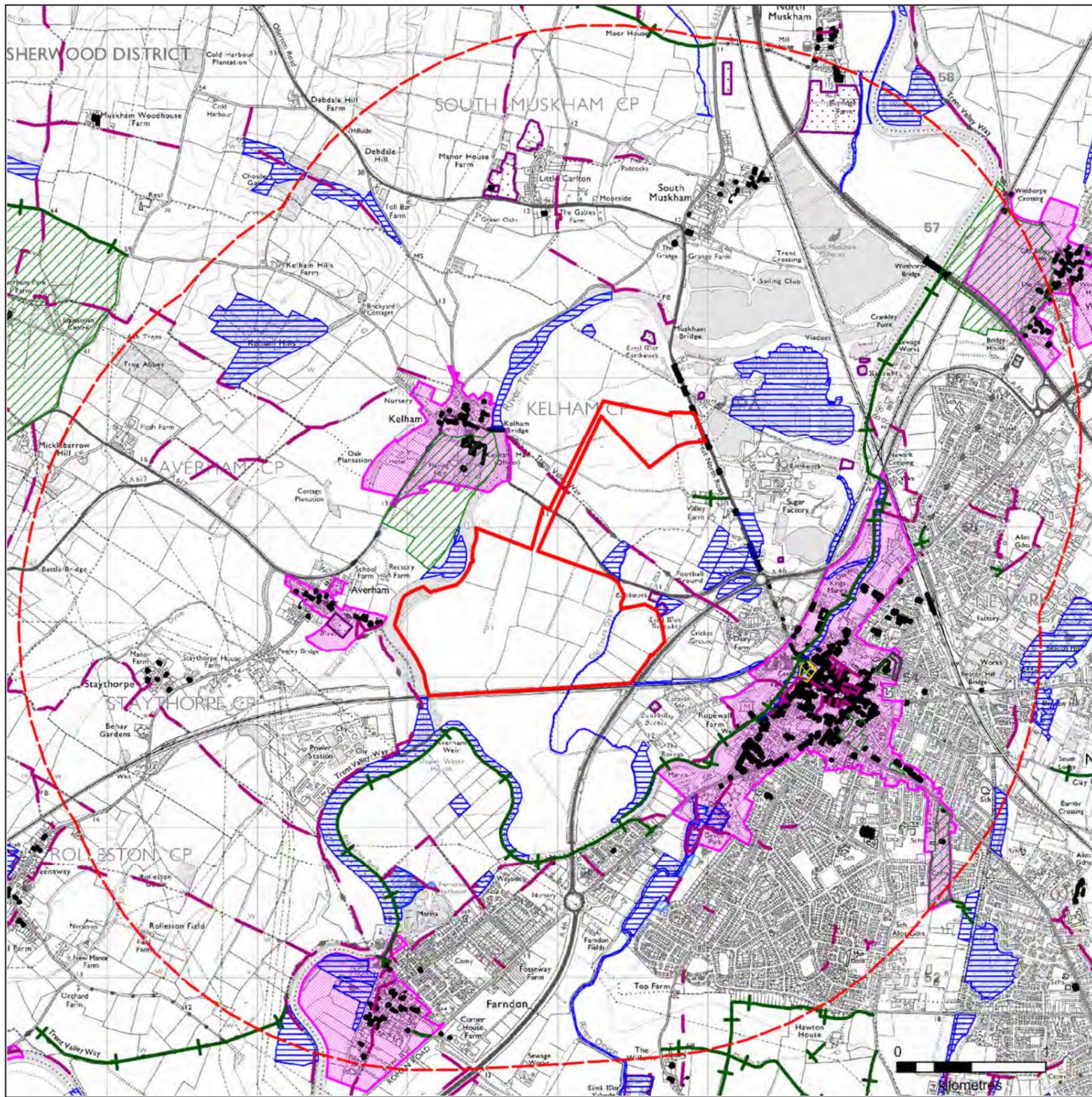
KEY

- ★ High Point
- Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Description | Drawn | Chkd | Auth | Date |
|-------------------------------|--------------------------|----------|--------|----------|------|
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Great North Road North | | | | | |
| Scale | Drawn | CG | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| | Drawing No. HW00935/ Rev | | | | |


 in partnership with


www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Mid Notts
- Trent Washlands

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCsgEO
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|-------------------------------|---------------------|-------|----------|--------|----------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Great North Road South | | | | | |
| Scale | As shown | Drawn | CG | Date | 23/03/18 |
| | | Chkd | Initials | Date | 23/03/18 |
| | | Auth | Initials | Traced | |
| Drawing No. HW00935/ | | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View A from picnic area by Averham Church, site is across river



View B from footpath at Averham, site is directly across river



View C from A617, into site, near Civil War Redoubt and showing tree line along Old Trent Dyke

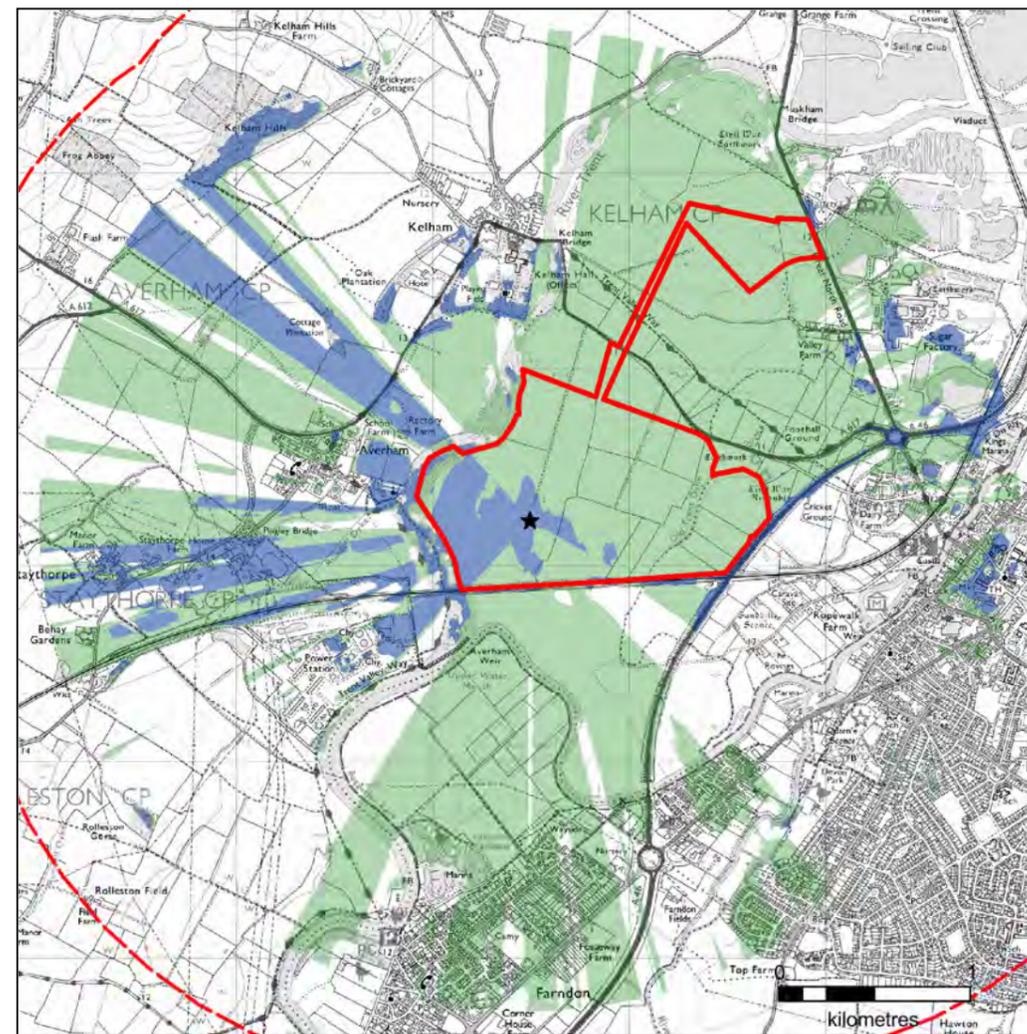


LANDSCAPE SUMMARY

This forms part of a low lying flat landscape following meanders of the Trent. It contains a SINC Old Trent Dyke and adjacent remnant grassland. Given the open nature of landscape and lack vertical elements, hard to screen workings without introducing incongruous elements. Existing character is impacted negatively to some extent by proximity of power station and sugar beet factory.

VISUAL SUMMARY

The site impacts on the setting of adjacent ancient monuments, and Kelham Hall. It is crossed by 1 promoted right of way and forms part of the approach to historic core of Newark from the west.



KEY

- ★ High Point
- Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Description | Drawn | Chkd | Auth | Date |
|-----|-------------|-------|------|------|------|
| | | | | | |

Minerals Local Plan

| | |
|--------------|-------------|
| Property No. | Project No. |
| | HW00935 |

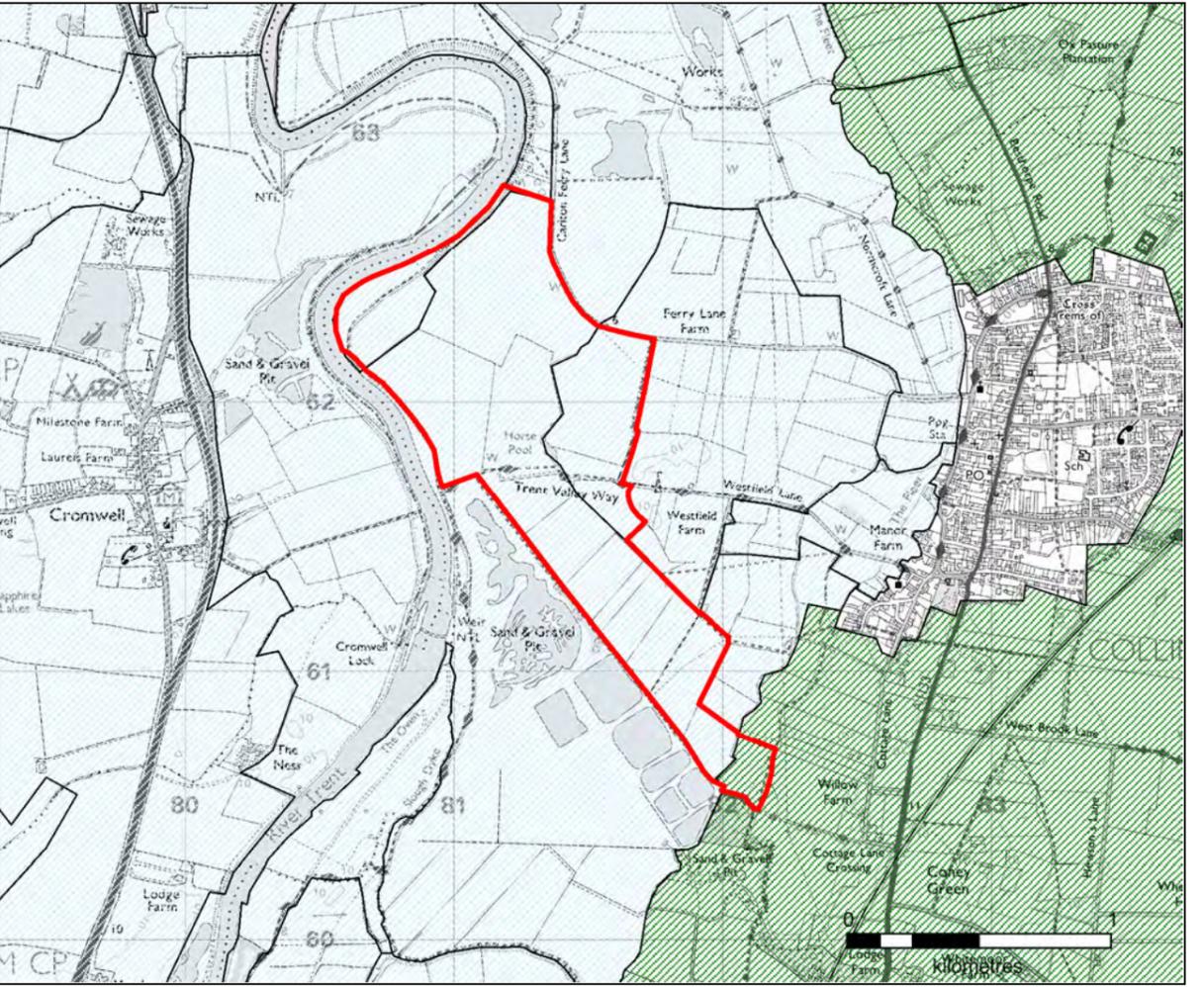
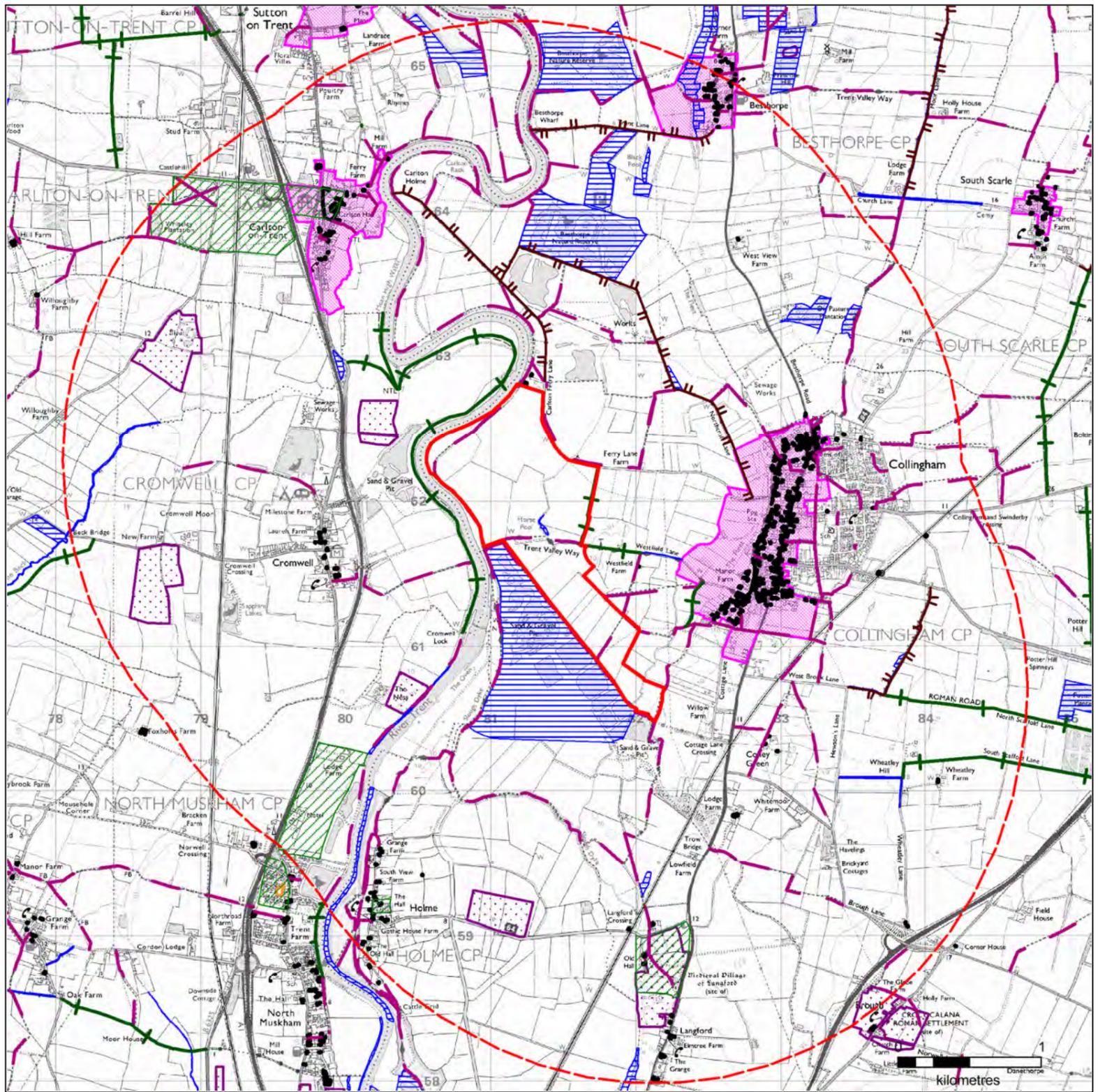
Great North Road South

| | | | | |
|----------|-------|----------|--------|----------|
| Scale | Drawn | CG | Date | 23/03/18 |
| As shown | Chkd | Initials | Date | 23/03/18 |
| | Auth | Initials | Traced | |

| | |
|-------------|-----|
| Drawing No. | Rev |
| HW00935/ | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Trent Washlands
- East Notts Sandlands

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chk'd | Auth | Date |
|----------------------------|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Langford North | | | | | |
| Scale | Drawn | AS | Date | 23/03/18 | |
| As shown | Chk'd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935/ | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

LANDSCAPE SUMMARY

A large scale intensively managed agricultural landscape primarily in arable use. The River Trent meanders around the north-western site boundary. The site is flat apart from a low flood bund that follows the river. Langford Lowfields a former sand and gravel site restored to wetlands, reed beds, water channels and pools lies to the south-west. A working quarry Besthorpe Quarry lies to the north east of the site. This landscape is physically remote being away from Collingham and the main roads. Low level noise from A1 and working quarries is apparent.

VISUAL SUMMARY

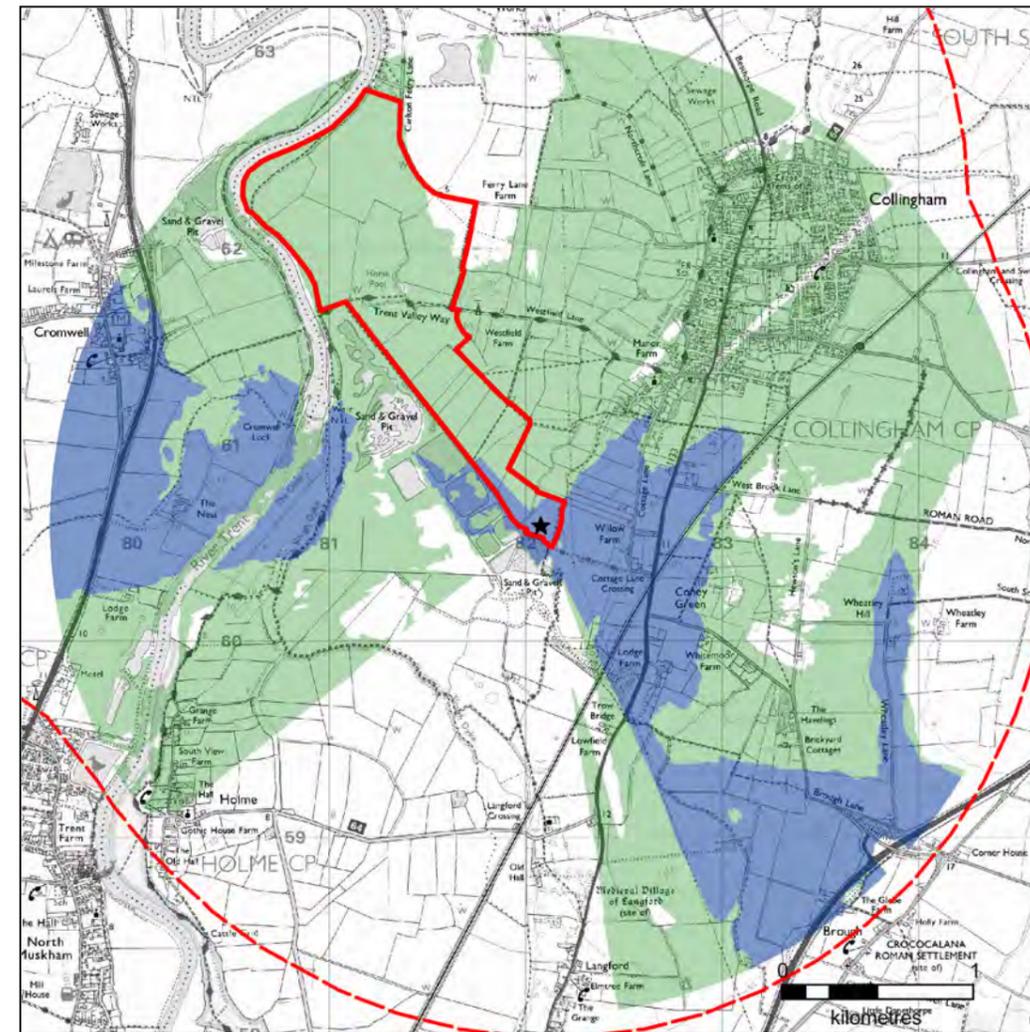
Several Public Rights of Way pass through this site from which there are close direct views. There are distant views from a few adjacent properties including Wharf Cottage. Where hedgerows contain trees and are tall and outgrown, such as along the footpath on the south-western boundary, views north are largely screened.



View north from along flood bund across low lying improved grasslands within Carlton River Meadowlands.



View east from footpath south of Carlton Ferry Lane. Tree lined hedgerow fringes water course that extends down to Horse Pool. Large intensive arable fields with occasional small areas of sheep grazed pasture.



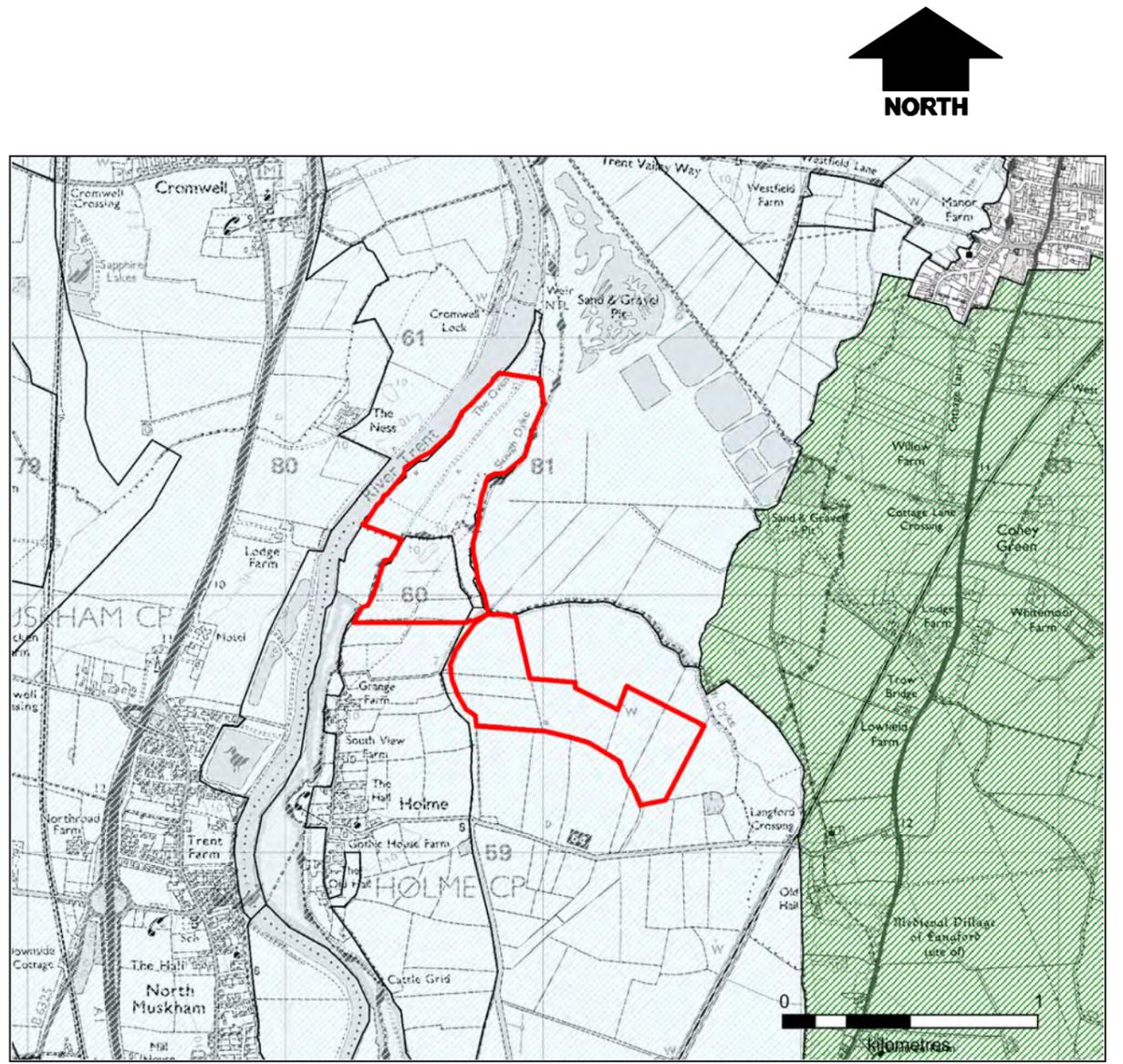
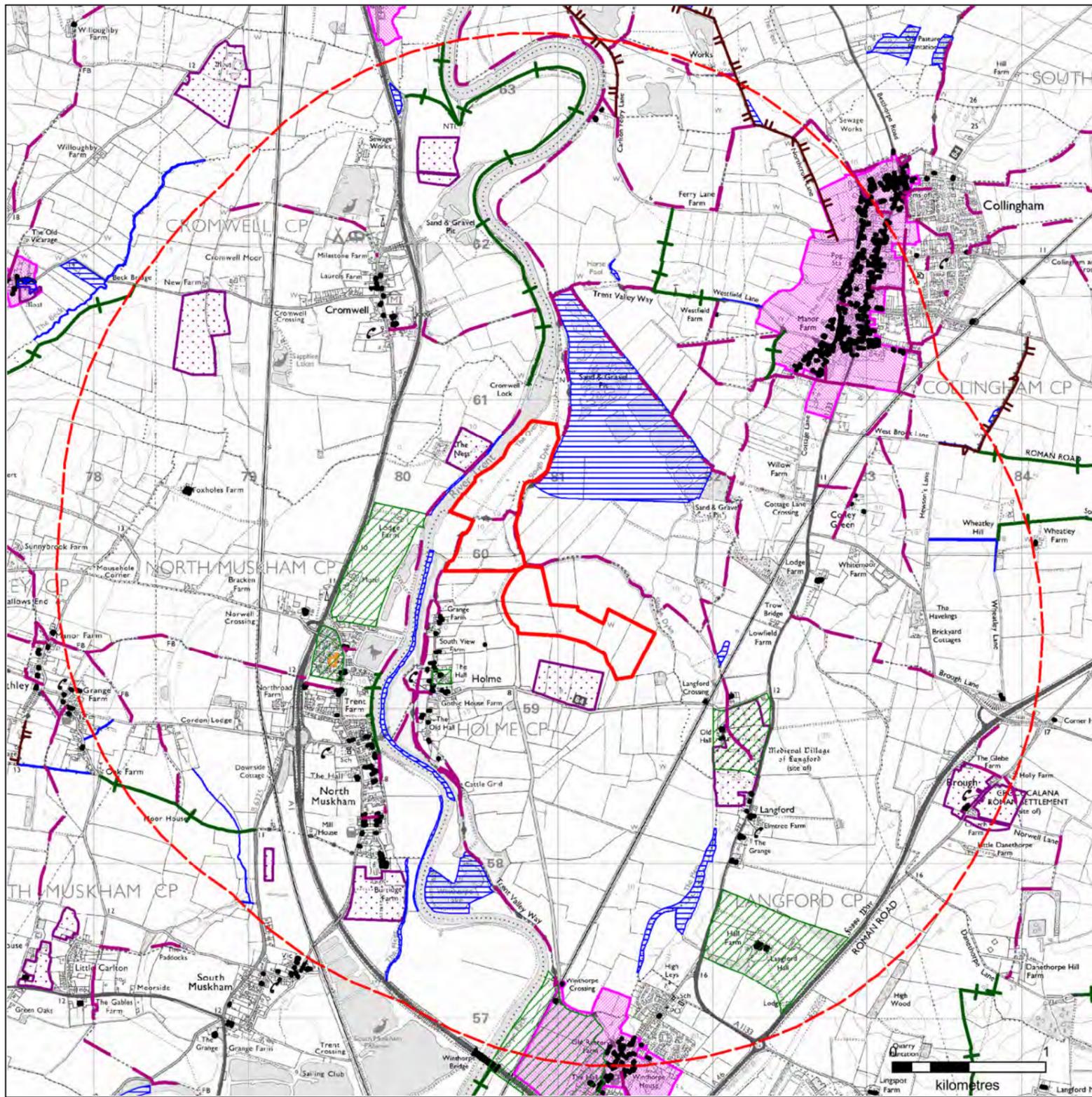
- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|--------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Title | | Langford North | | | | |
| Scale | | Drawn AS | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| Drawing No. | | Auth Initials | | Traced | | |
| | | HW00935/ | | | | |

in partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

-  Trent Washlands
-  East Notts Sandlands

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev | Status | Description | Drawn | Chk'd | Auth | Date |
|----------------------------|--------|----------------------------------|--------|----------|------|------|
| Minerals Local Plan | | | | | | |
| Project No. | | HW00935 | | | | |
| Title | | Langford South & West | | | | |
| Scale | Drawn | AS | Date | 23/03/18 | | |
| As shown | Chk'd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | | HW00935/ | | | | |

 In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

LANDSCAPE SUMMARY

The majority of Langford west is a stretch of closely grazed river pasture that lies adjacent to the River Trent with a medium sized arable field to the south of this. Langford South is a series of medium sized arable fields and hawthorn hedges. A narrow tree belt and hedgerow along Slough Dyke contains views into the existing minerals site.

VISUAL SUMMARY

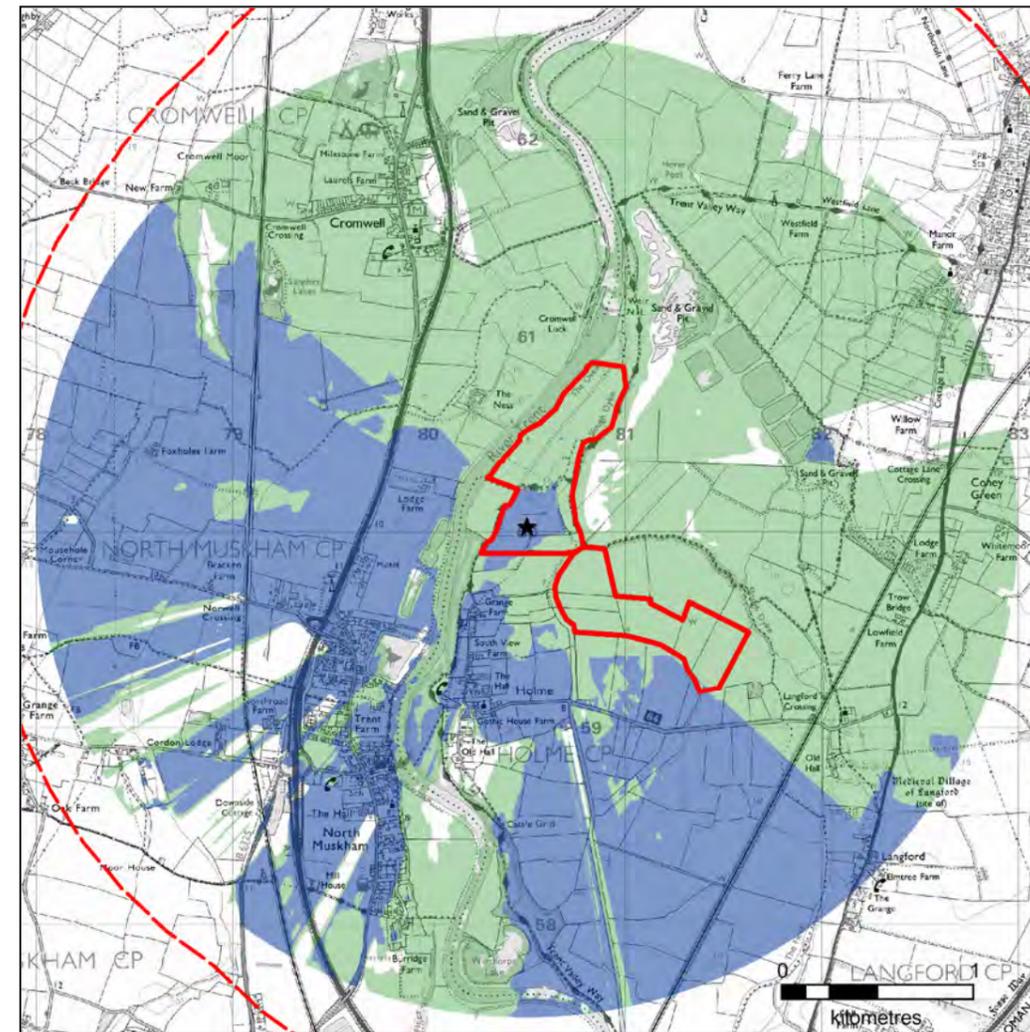
A few properties to the eastern edge of Holme have views north east across the surrounding farmland. A1 traffic and existing mineral sites impart a sense of a working landscape despite its remote location within the Trent Valley. Views are predominantly from Public Rights of Way, such as the Trent Valley Way that passes through in a north to south direction along the River bank.



Langford West: View north from footpath across semi improved pasture lying adjacent to the river. Remnant hedgerows evident as outgrown hawthorn trees.



Langford South: View north west across flat low lying arable land from Holme Lane that lies adjacent to the site. Overlapping hedgerows in the middle-distance screen the fields within the site from Holme Lane.



- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

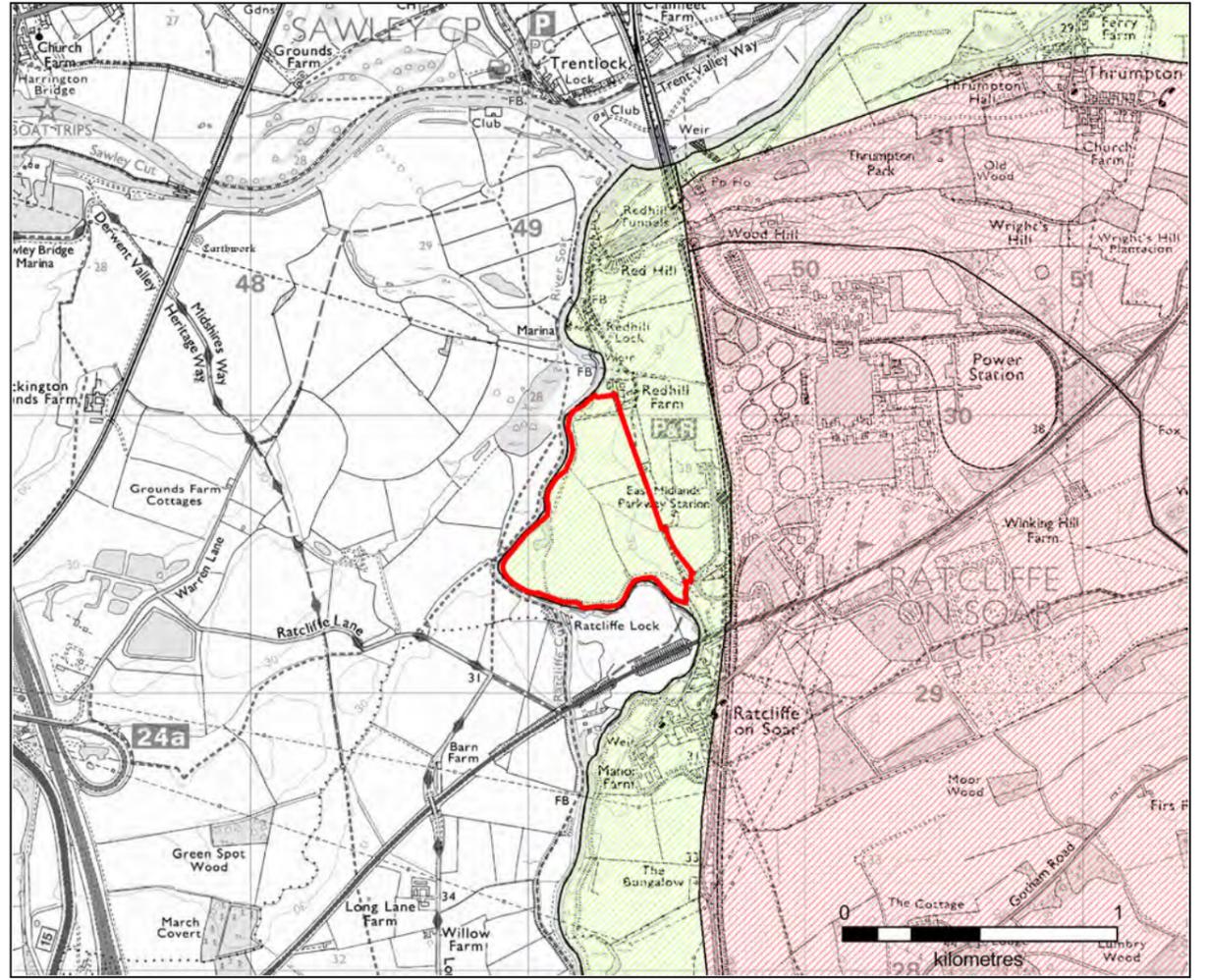
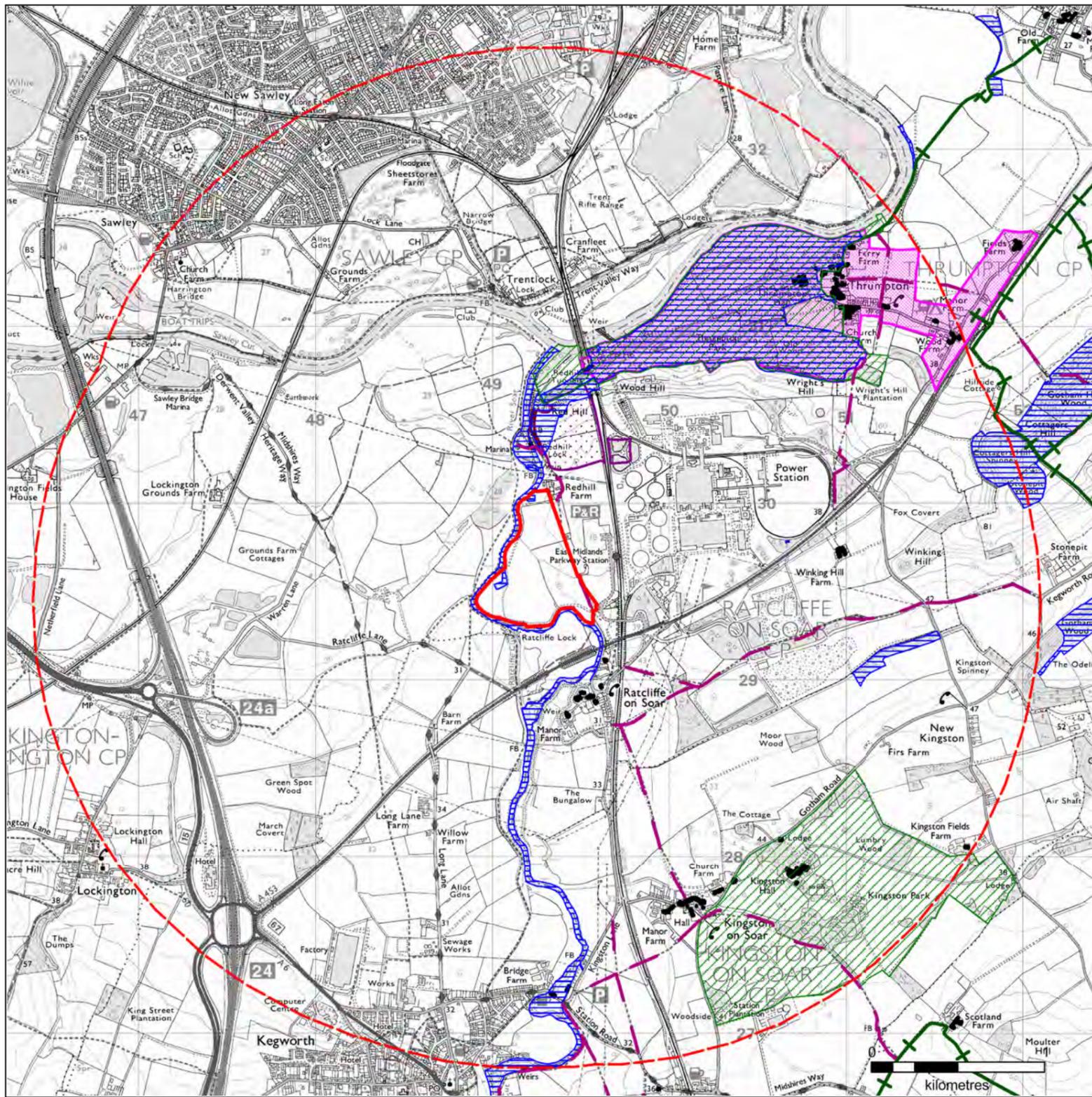
| Rev Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------------|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Langford South & West | | | | | |
| Scale | Drawn | AS | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | Rev | | | | |
| HW00935/ | | | | | |

in partnership with

via **Nottinghamshire County Council**

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

- Nottinghamshire Wolds
- Trent Valley

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|----------|---------------------|---------------|---------------|---------------|---------------|
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Redhill | | | | | | |
| Scale | As shown | Drawn AS | Chkd Initials | Auth Initials | Date 23/03/18 | Date 23/03/18 |
| Drawing No. | | HW00935/ | | | | |

In partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

LANDSCAPE SUMMARY

A low lying large scale improved grassland landscape with meanders of River Soar forming the site's western boundary. The river corridor is a local wildlife site and along its eastern bank are moored boats that are accessed by a track along the flood bund from Redhill Marina directly north of the site. Riparian trees and scrub occurs intermittently along the River Bank and a field pond lies within the southern area of the site.

VISUAL SUMMARY

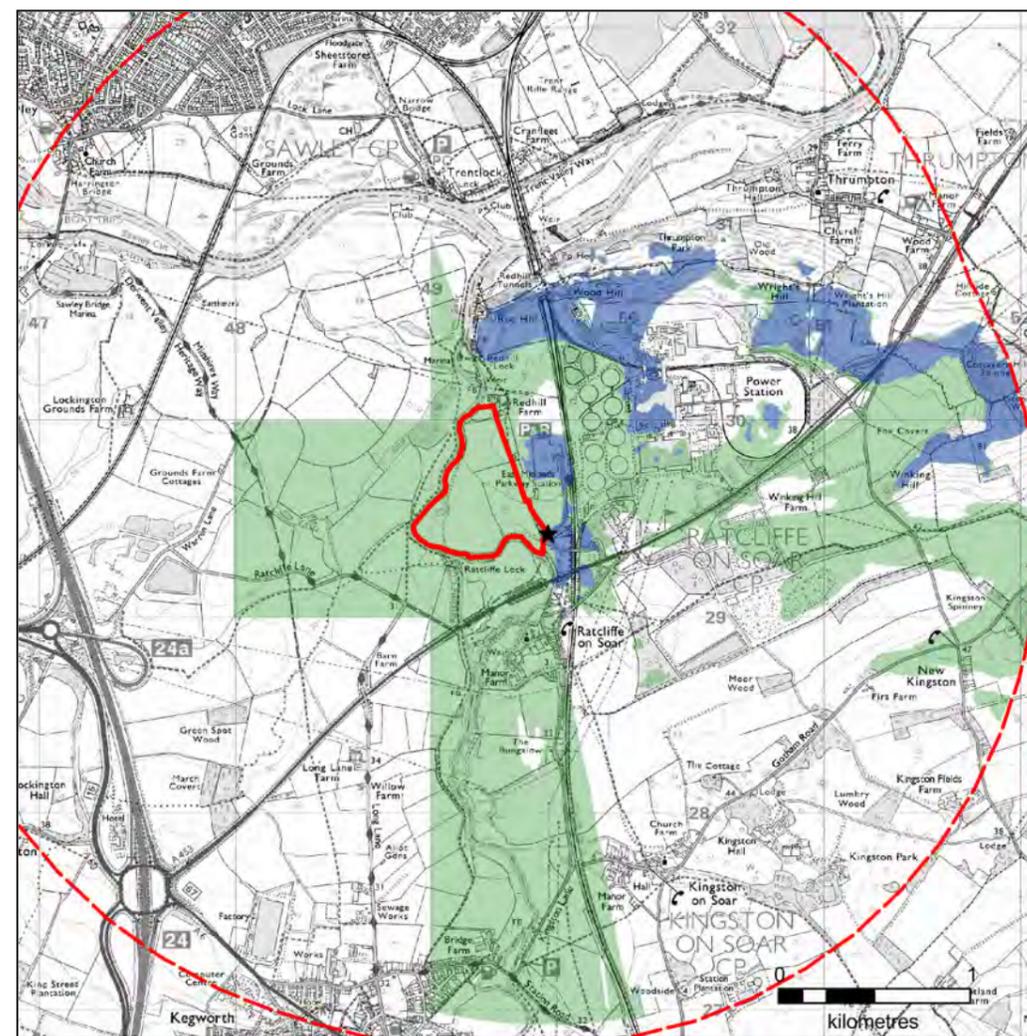
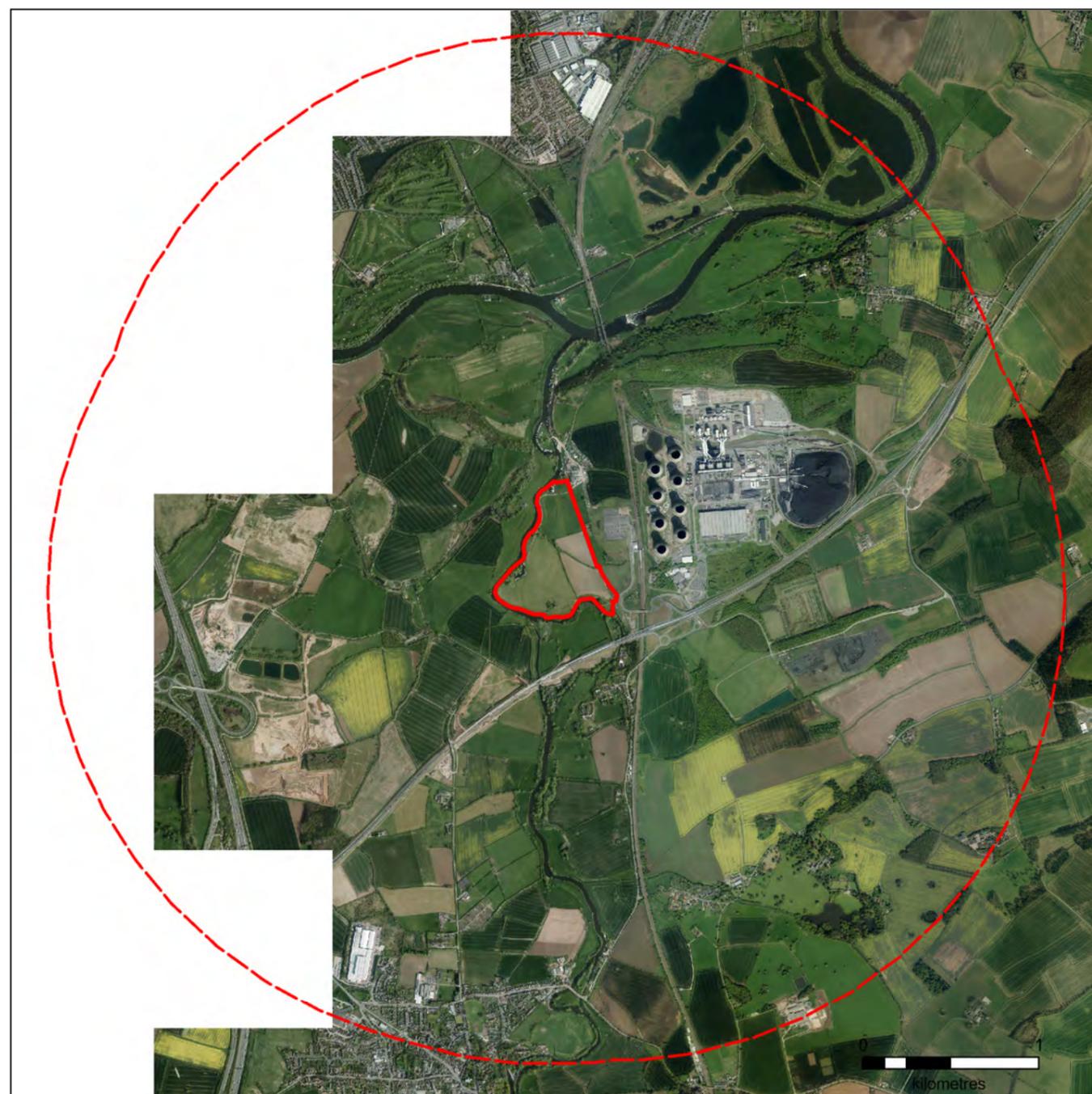
Site is visually contained by large scale cooling towers of Ratcliffe Power Station to the east of the site. Infrastructure dominates the eastern and southern boundaries with A453 and East Midlands Parkway station and Park and Ride and access road overlooking the site. Views from public footpaths both east and west of the site. Redhill Farm and Middlegate cottage also overlook parts of the site.



View north /north-west from footpath to across large flat fields of improved grassland



View east from footpath across a field of semi improved pasture. Site is in the mid ground. Fragmented hawthorn hedgerows are field boundaries with mature belt of trees within the centre of the site and pine/birch mix as plantation to the north of this.



KEY

- ★ High Point
- Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-----|--------|-------------|-------|------|------|------|
| | | | | | | |

Minerals Local Plan

| | |
|--------------|-------------|
| Property No. | Project No. |
| | HW00935 |

Redhill

| | | | | |
|----------|-------|----------|--------|----------|
| Scale | Drawn | AS | Date | 23/03/18 |
| As shown | Chkd | Initials | Date | 23/03/18 |
| | Auth | Initials | Traced | |

| | |
|-------------|-----|
| Drawing No. | Rev |
| HW00935/ | |

in partnership with




www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View looking East across application area towards ECML, from A638 Retford Road



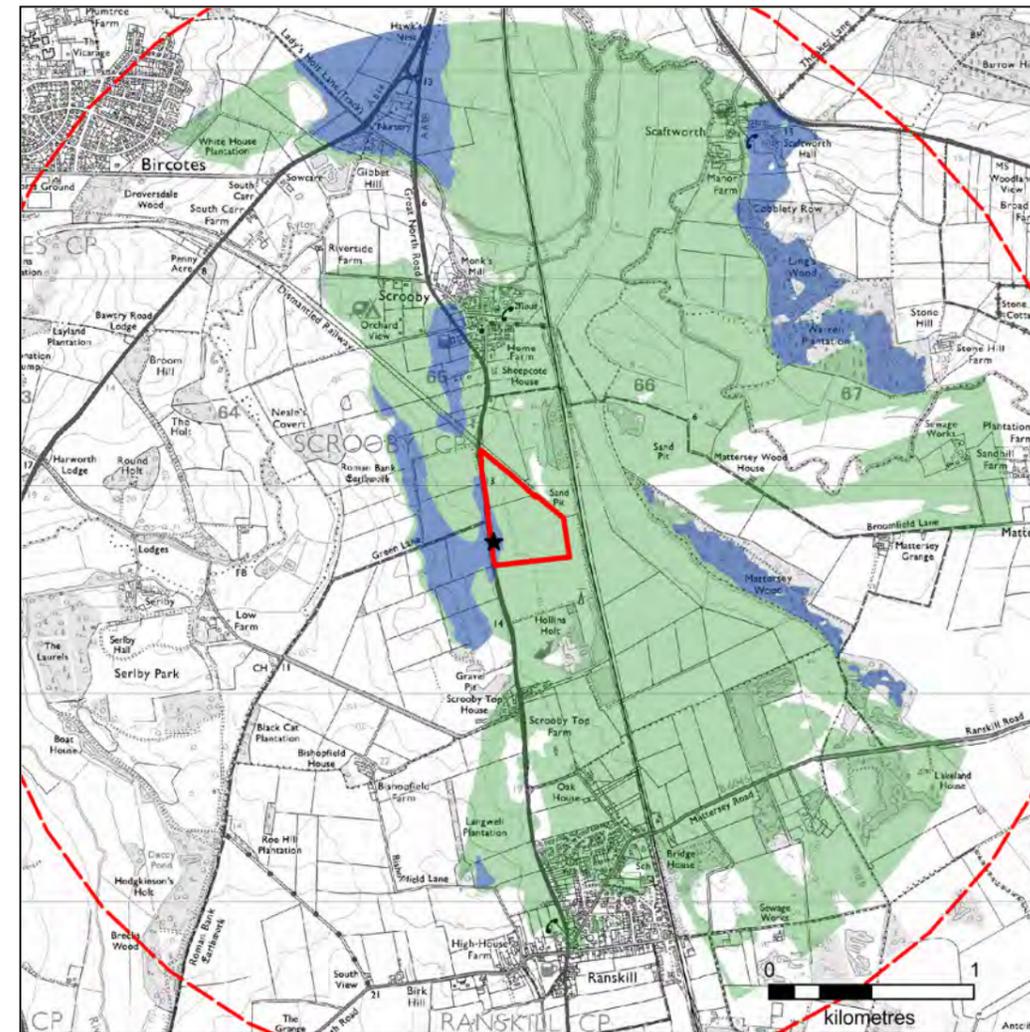
View looking North east across application area towards ECML, from A638 Retford Road

LANDSCAPE SUMMARY

The main landscape impact will be the loss of landscape with characteristic features of IL10, including hedgerows with isolated mature trees.

VISUAL SUMMARY

Serlby Park woodland to the west and the ridgeline to the north east help to screen views of the site from distant points. There are no close residential receptors, and views from Scrooby are unlikely due to intervening vegetation. The main visual impact is on travellers on the adjacent A638 and ECML

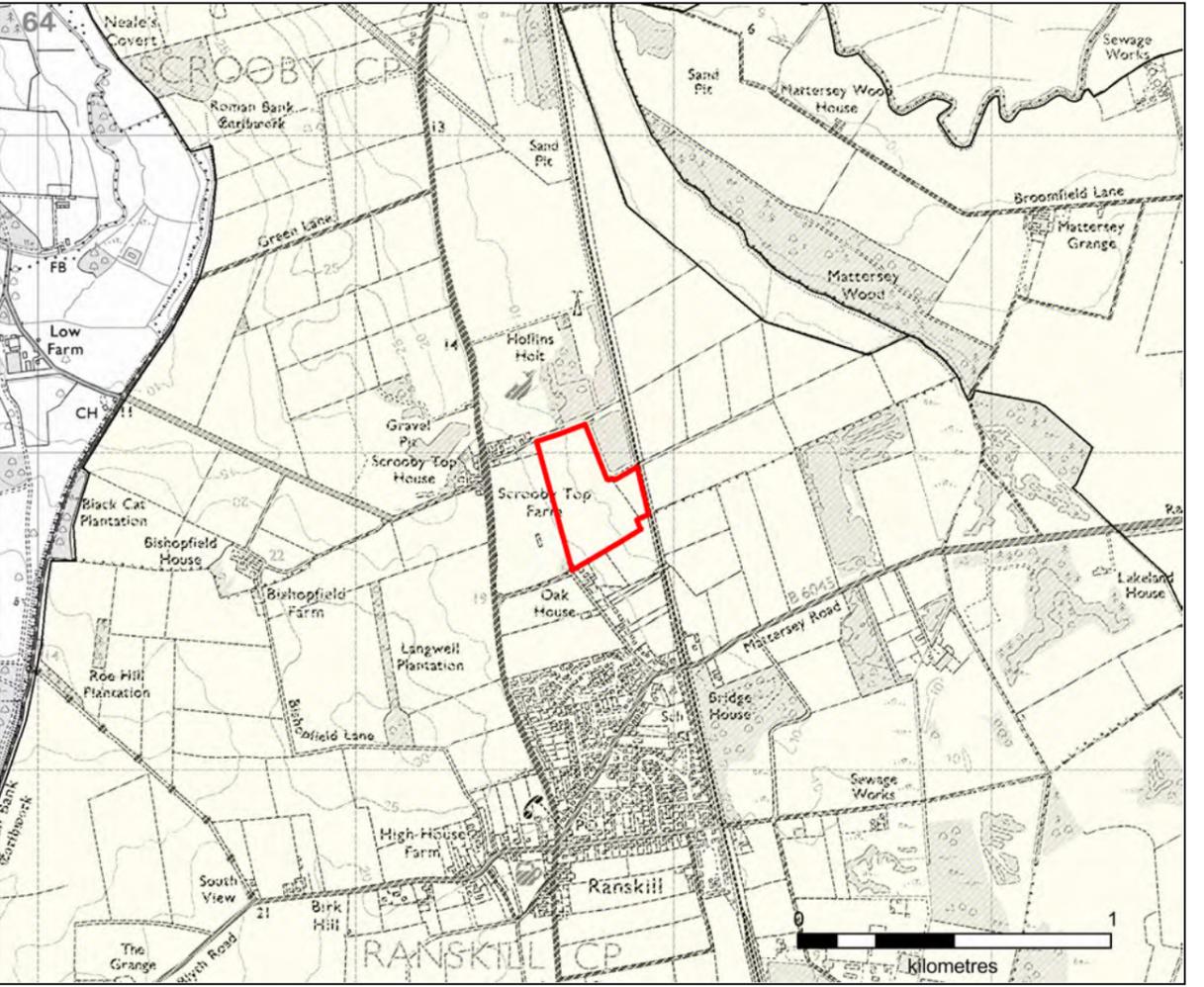
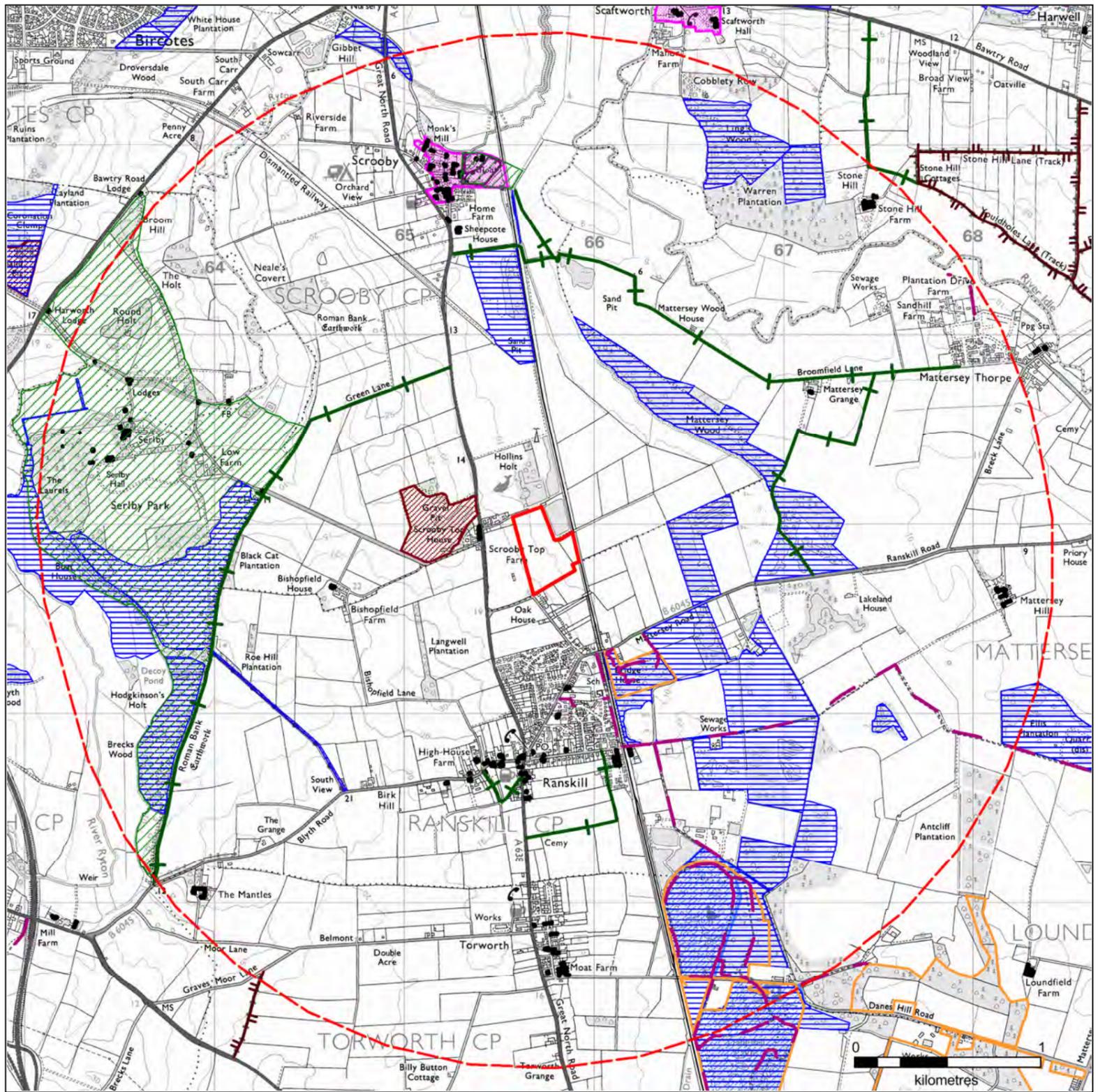


- KEY**
- ★ High Point
 - [Red Solid Line] Site Boundary
 - [Red Dashed Line] 2.5km Buffer Zone
 - [Blue Box] ZTV - 0m height
 - [Green Box] ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Scrooby North | | | | | | |
| Scale | | Drawn HJ | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Humberhead Levels
- Regional Parks Gardens
- SINCSGeo
- Historic And Listed Buildings
- NCC Parks Gardens
- Local Nature Reserves
- Scheduled Ancient Monuments
- National Nature Reserves
- Green Estates
- Conservation Areas
- Local Wildlife Sites

Designation Key

- Site Boundary
- RoW - Bridleway
- Regional Parks Gardens
- SINCSGeo
- 2.5km Buffer Zone
- Row - Footpath
- NCC Parks Gardens
- Local Nature Reserves
- RoW - Restricted Byway
- Green Estates
- National Nature Reserves
- Conservation Areas
- RoW - BOAT
- Local Wildlife Sites

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|------------------------------|---------------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. HW00935 | | | | |
| Scrooby Thompson Land | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. HW00935 | | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View looking south east towards ECML across the application area, from the northern site boundary



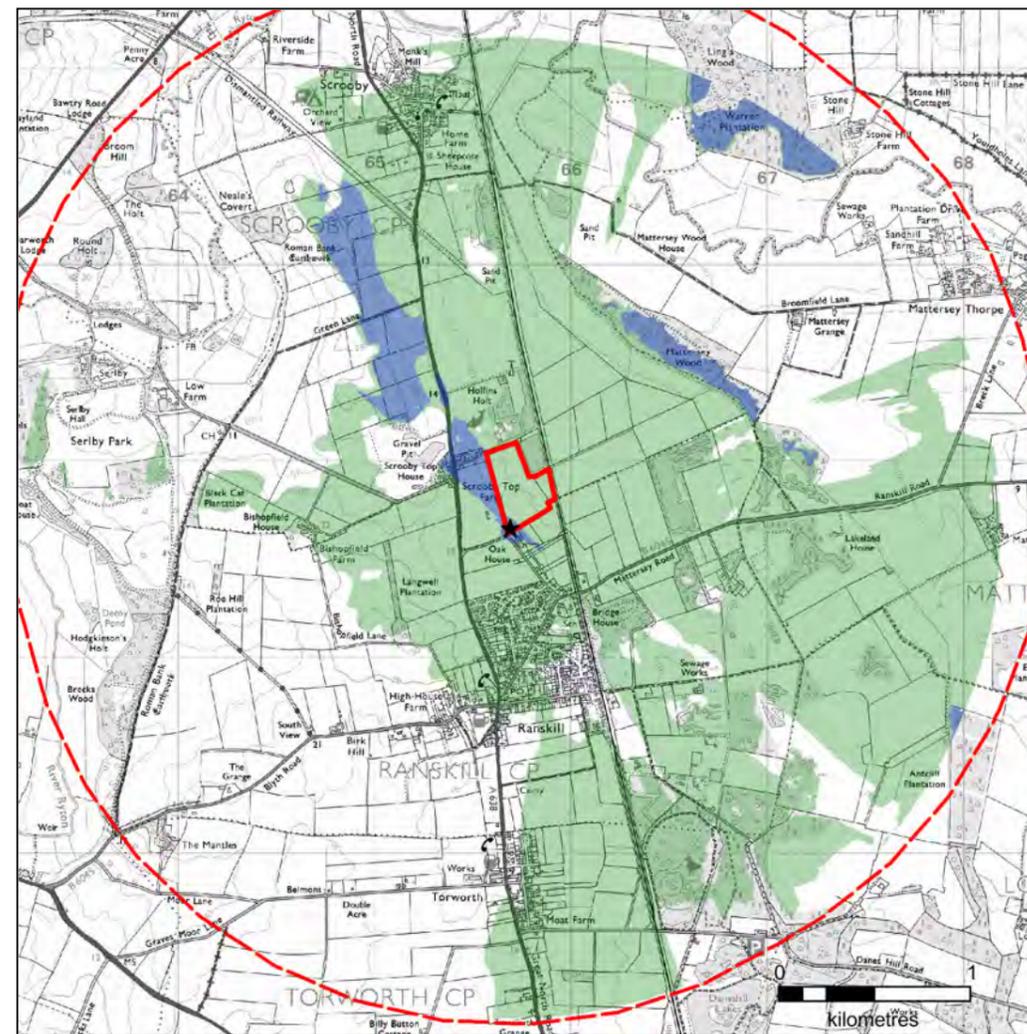
View looking south towards Oak House, across the application area, from the northern site boundary

LANDSCAPE SUMMARY

The main landscape impact will be the loss of characteristic features of IL 10, including hedgerow removal with isolated mature trees.

VISUAL SUMMARY

Serlby Park woodland to the west and ridgeline to the north east help to screen views of the site from distant views. The main visual impacts are open views from the rear of several residential properties, and impact on travellers on A638 and the ECML.



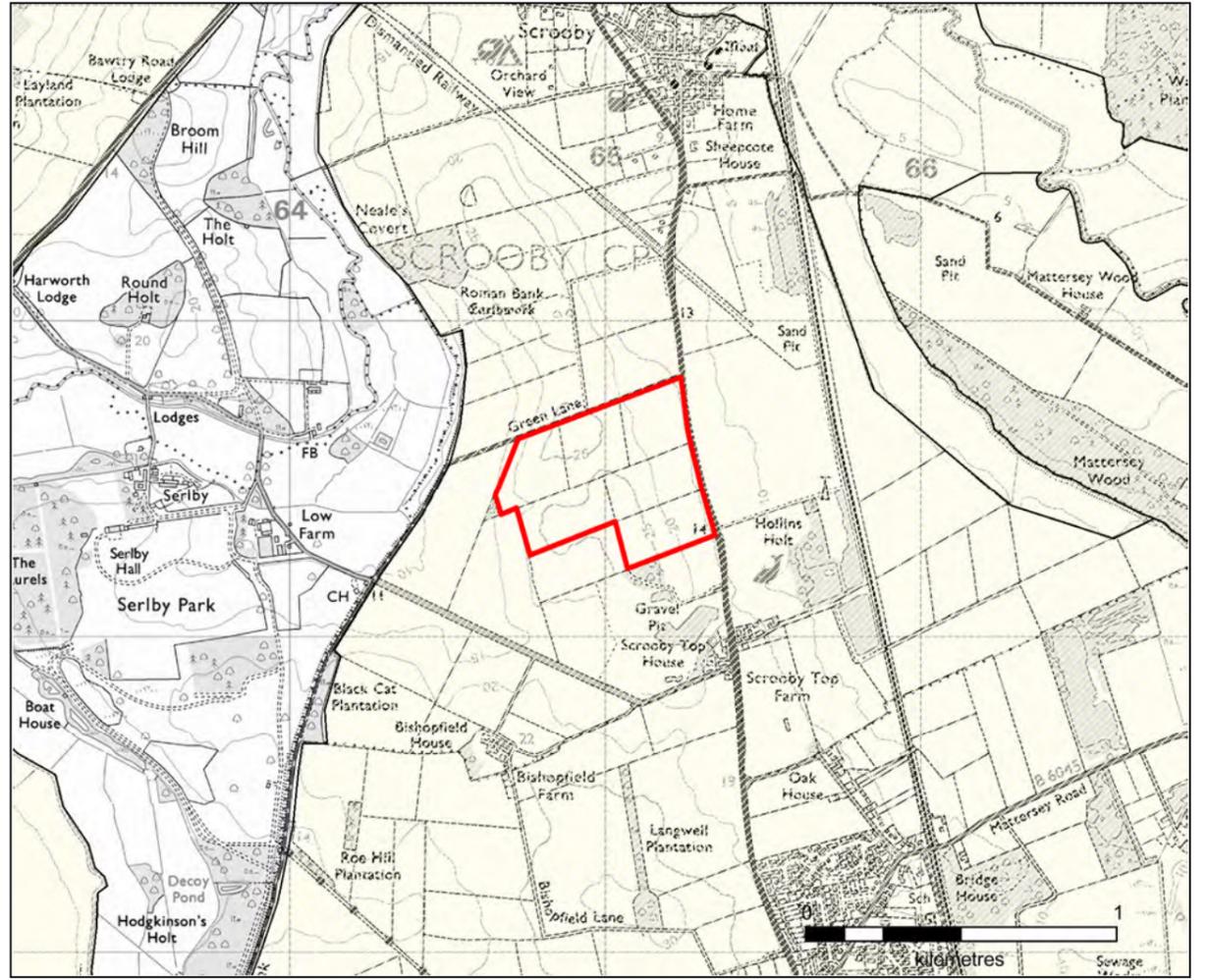
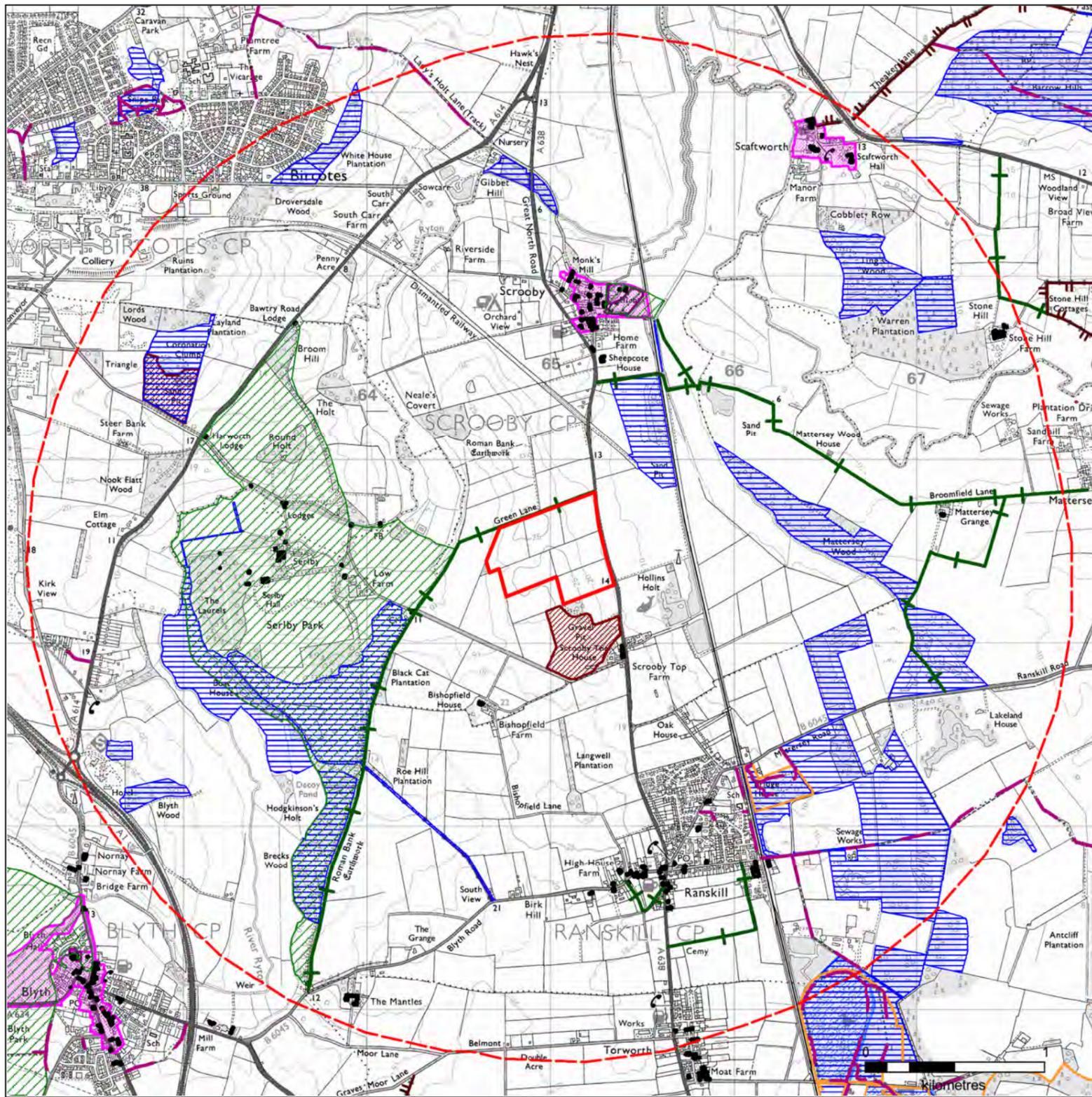
- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-----------------------------|---------|-------------|--------|----------|------|------|
| | | | | | | |
| Minerals Local Plan | | | | | | |
| Project No. | HW00935 | | | | | |
| Srooby Thompson Land | | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | HW00935 | | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST

© Via East Midlands Limited, Registered in England no.09903246



Landscape Character Key

 Humberhead Levels

Designation Key

-  Site Boundary
-  RoW - Bridleway
-  Regional Parks Gardens
-  SINCSGeo
-  Historic And Listed Buildings
-  2.5km Buffer Zone
-  Row - Footpath
-  NCC Parks Gardens
-  Local Nature Reserves
-  Scheduled Ancient Monuments
-  RoW - Restricted Byway
-  Green Estates
-  National Nature Reserves
-  Conservation Areas
-  RoW - BOAT
-  Local Wildlife Sites

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|-------------|--------|----------|------|------|
| Minerals Local Plan | | | | | | |
| Project No. | | HW00935 | | | | |
| Scrooby Top North | | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | | HW00935 | | | | |

 In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View looking south west across application area, from A638 Retford Road



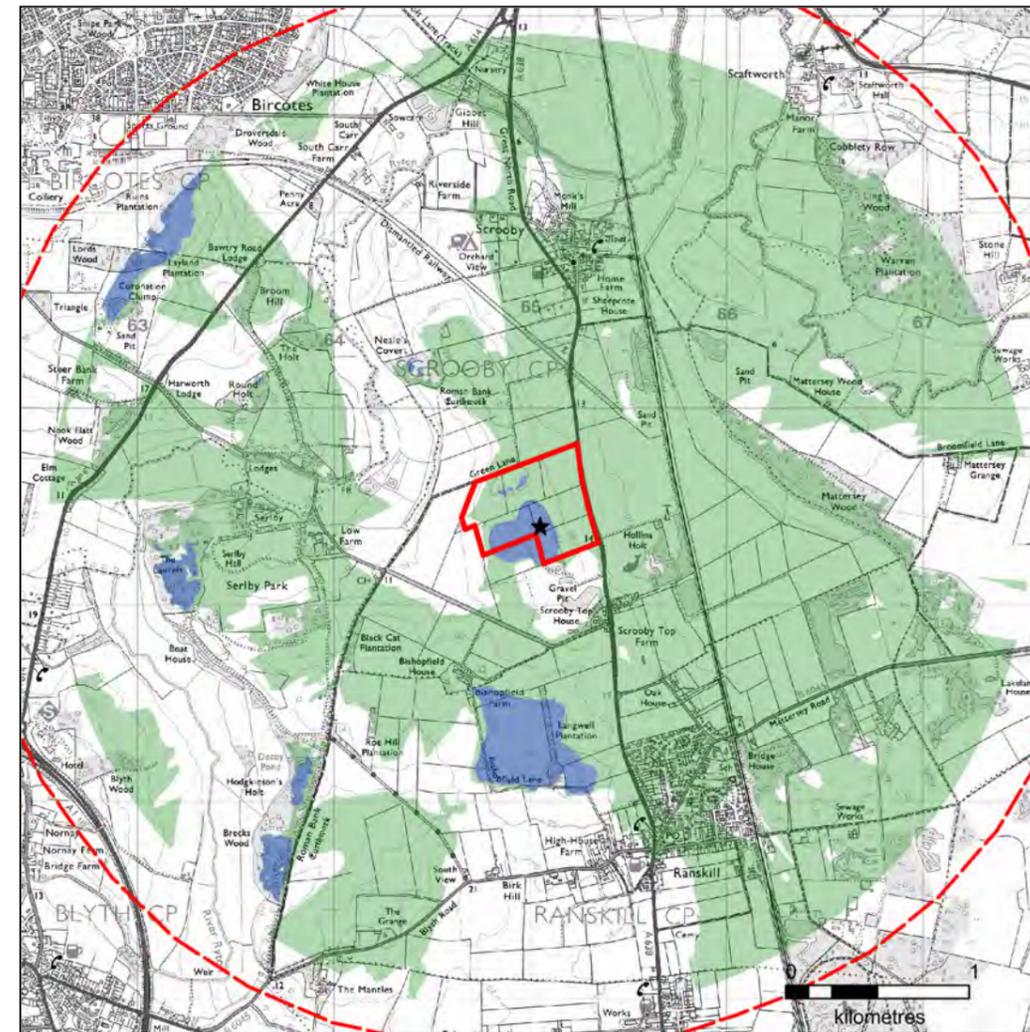
View looking west along Bridleway to north of site, showing mature vegetation alongside this PROW

LANDSCAPE SUMMARY

The main landscape impact will be the loss of landscape with characteristic features of IL10, such as hedgerows with isolated mature trees, and potentially the mature hedgerow to Green Lane (bridleway)

VISUAL SUMMARY

Serlby Park woodland to the west and ridgeline to the north east help to screen views of the site from distant views, there are no close residential properties, views from Scrooby unlikely due to intervening vegetation. The main visual impacts will be on traveller receptors on the A638 and ECML, as well as the Bridleway to the north.

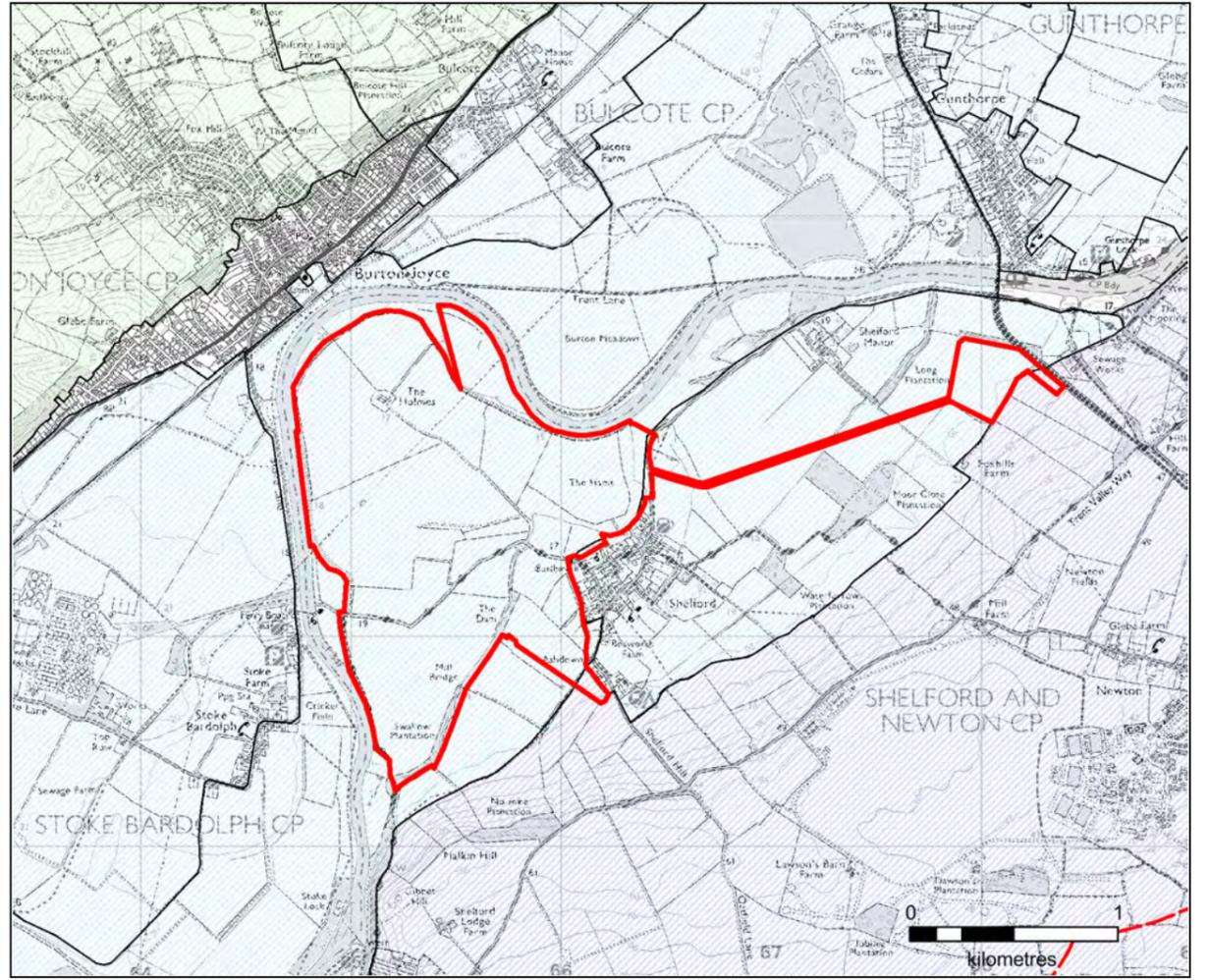
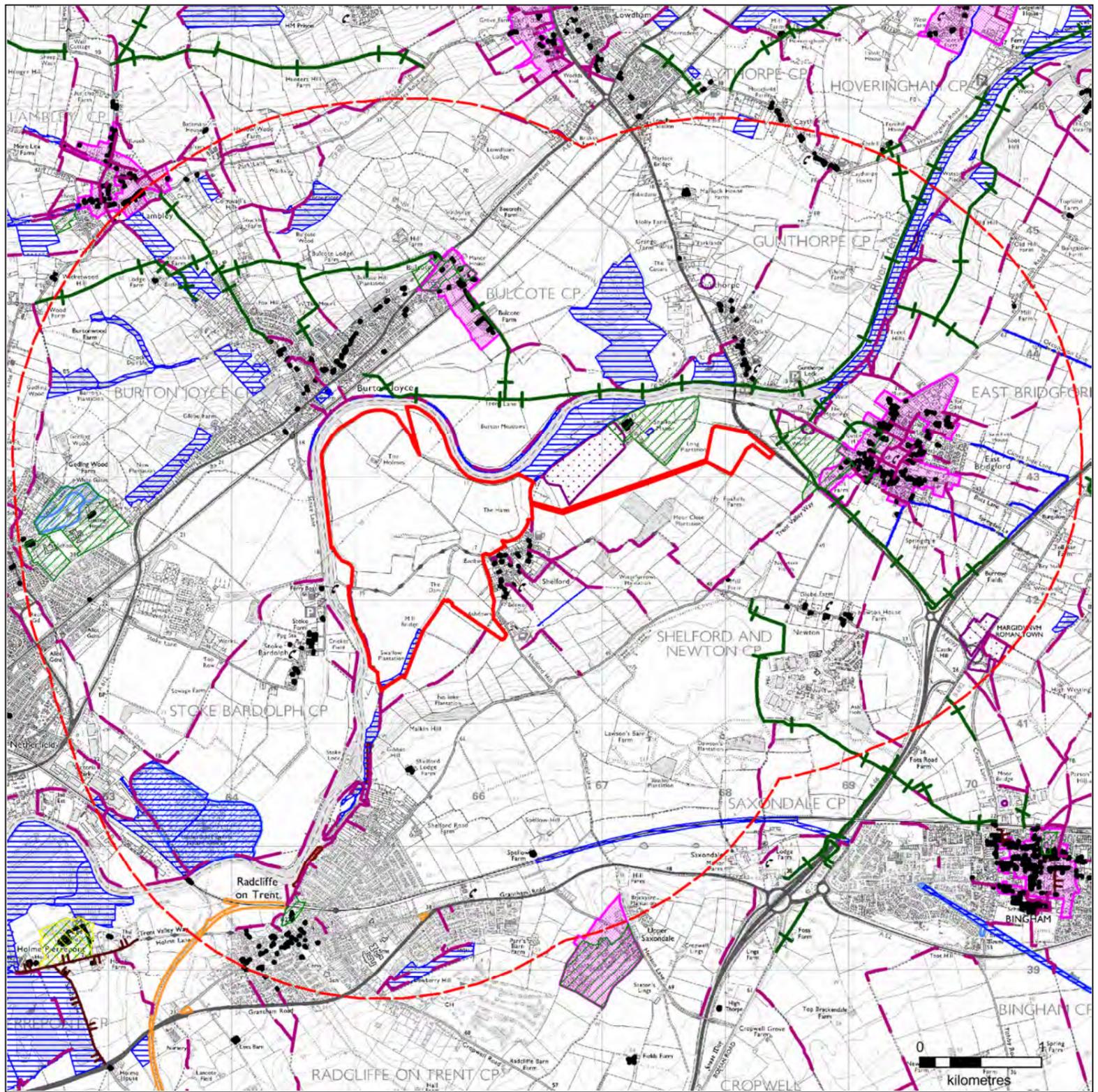


- KEY**
- ★ High Point
 - Site Boundary
 - 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|---------------------|-------------|--------|----------|------|------|
| | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | Project No. HW00935 | | | | | |
| Scrooby Top North | | | | | | |
| Scale | Drawn | HJ | Date | 23/03/18 | | |
| As shown | Chkd | Initials | Date | 23/03/18 | | |
| | Auth | Initials | Traced | | | |
| Drawing No. | HW00935 | | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- South Notts Farlands
- Mid Notts
- Trent Washlands

Designation Key

- Site Boundary
- 2.5km Buffer Zone
- RoW - Bridleway
- Row - Footpath
- RoW - Restricted Byway
- RoW - BOAT
- Regional Parks Gardens
- NCC Parks Gardens
- Green Estates
- Local Wildlife Sites
- SINCSGeo
- Local Nature Reserves
- National Nature Reserves
- Historic And Listed Buildings
- Scheduled Ancient Monuments
- Conservation Areas

| Rev Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|-------------|----------|--------|----------|------|
| Minerals Local Plan | | | | | |
| Property No. | Project No. | HW00935 | | | |
| Shelford | | | | | |
| Scale | Drawn | NA | Date | 23/03/18 | |
| As shown | Chkd | Initials | Date | 23/03/18 | |
| | Auth | Initials | Traced | | |
| Drawing No. | HW00935/ | | | | |

In partnership with Nottinghamshire County Council
www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View of Shelford Church from the site



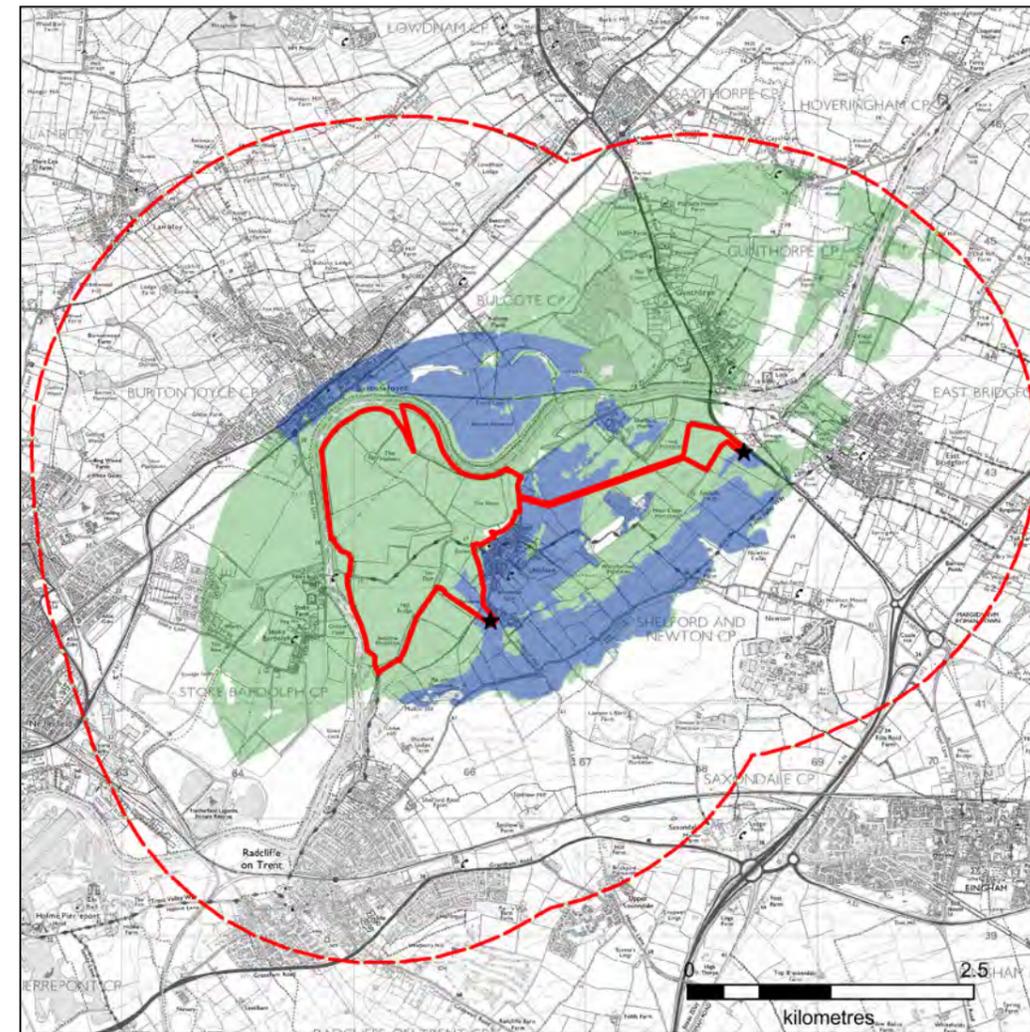
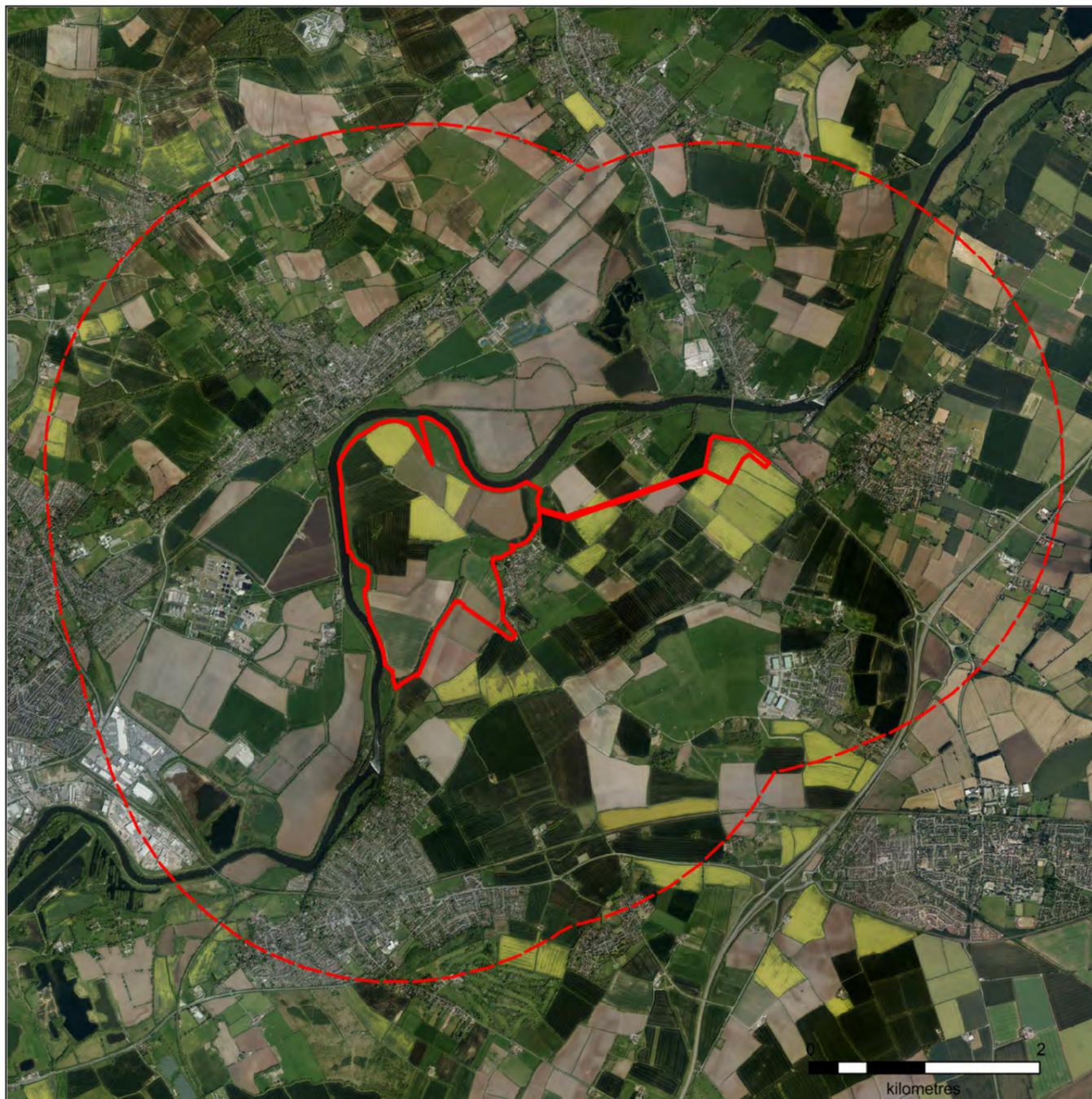
View west across the site from the Trent Valley Way

LANDSCAPE SUMMARY

The site has a strong sense of place, particularly to the east where small fields of pasture provide the setting for the church. Arable land lies further away from Shelford and on the site off the A6097. The access track/conveyor belt would have a negative impact on the setting of Shelford Manor to the north.

VISUAL SUMMARY

The main visual impact would be on residents of Stoke Bardolph to the west and on residents of Shelford to the east. There would also be a negative impact on users of the Trent Valley Way and the public footpath to the north of the river.



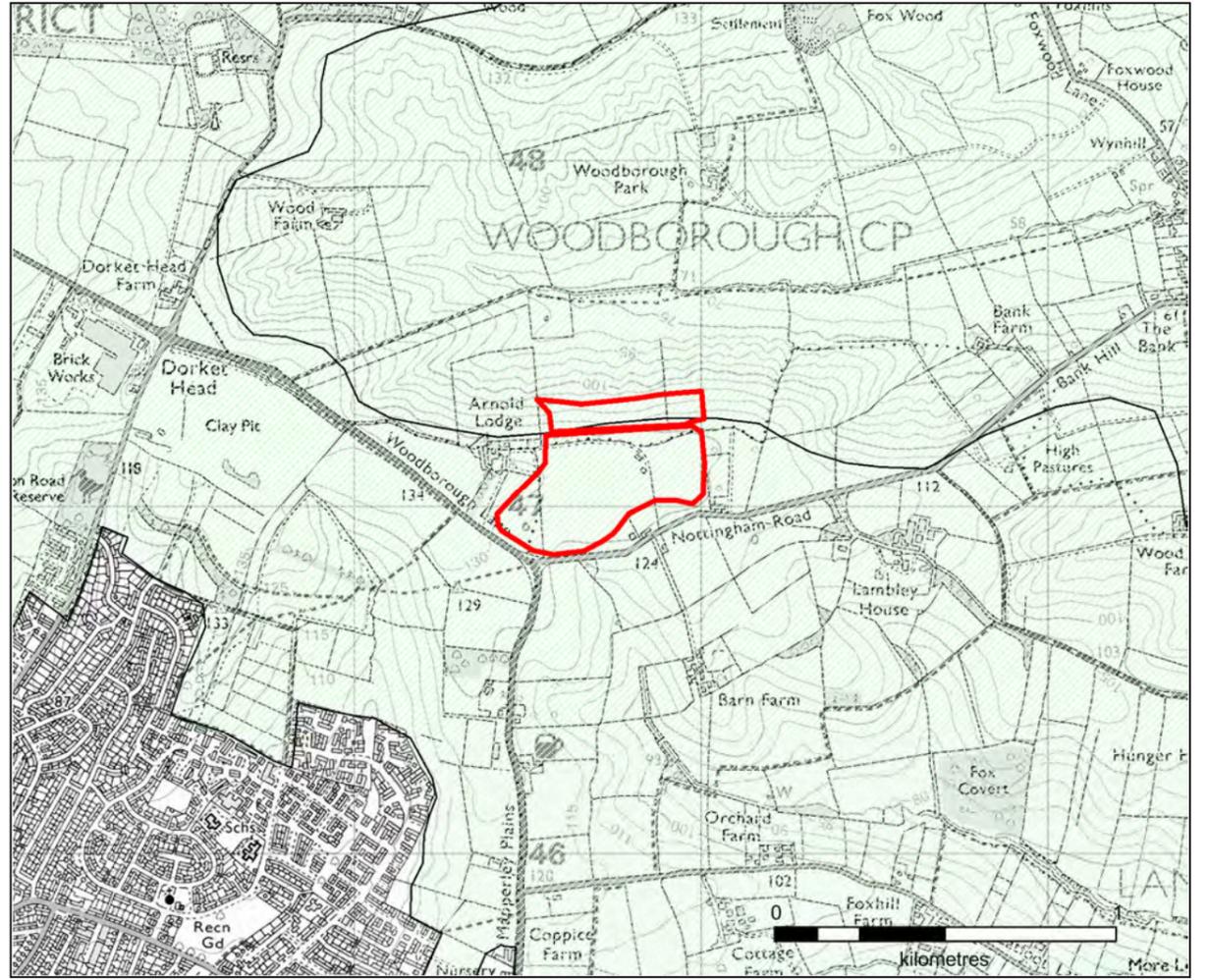
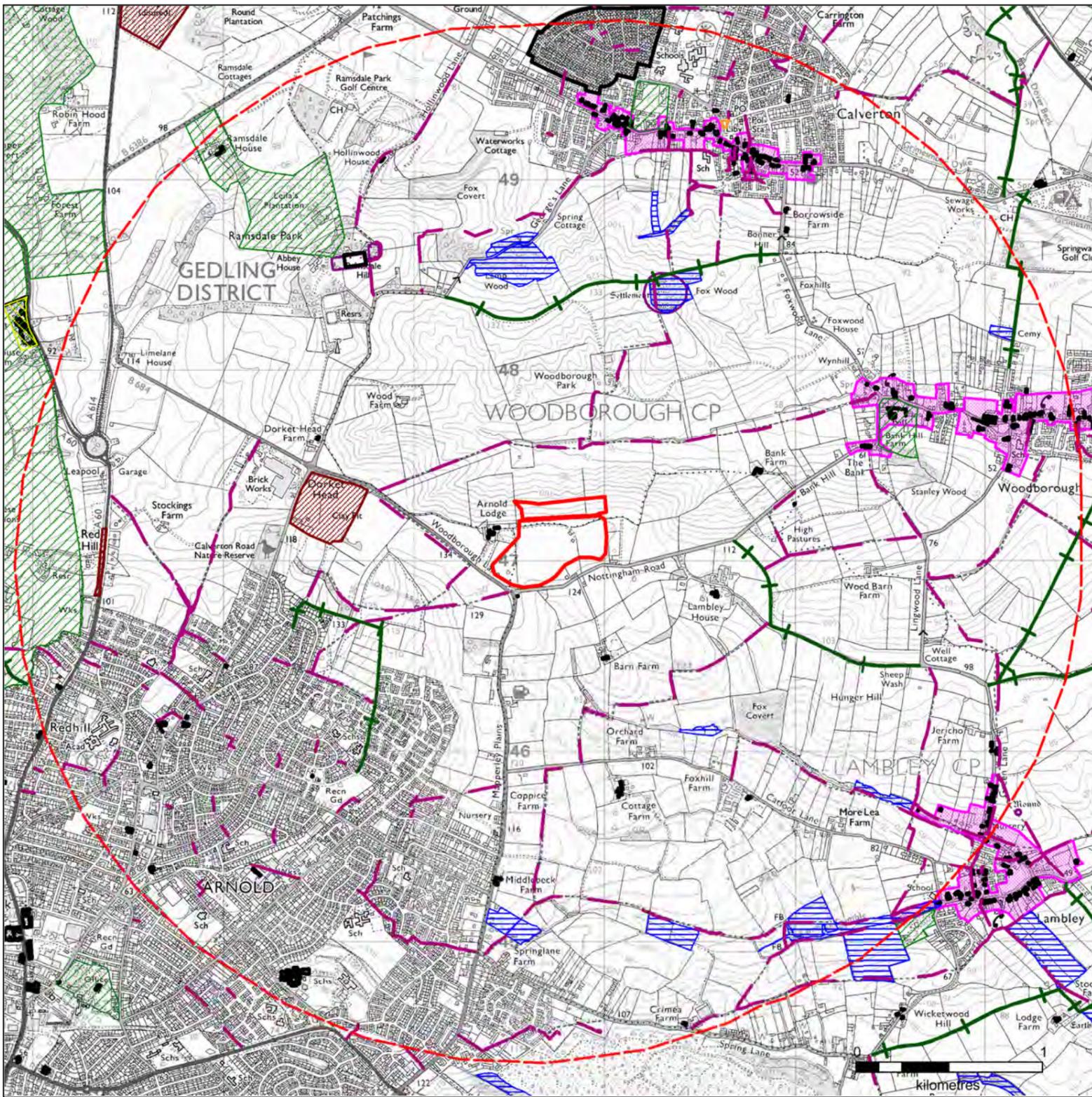
KEY

- ★ High Point
- Site Boundary
- 2.5km Buffer Zone
- ZTV - 0m height
- ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|-----------------|--------|----------------------------|-------|---------------|------|------|
| Project | | | | | | |
| | | Minerals Local Plan | | | | |
| Property No. | | Project No. HW00935 | | | | |
| Shelford | | | | | | |
| Scale | | Drawn NA | | Date 23/03/18 | | |
| As shown | | Chkd Initials | | Date 23/03/18 | | |
| | | Auth Initials | | Traced | | |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |

in partnership with

www.viam.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



Landscape Character Key

- Mid Notts
- Historic And Listed Buildings
- Regional Parks Gardens
- NCC Parks Gardens
- SINCsgo
- Local Nature Reserves
- Scheduled Ancient Monuments
- National Nature Reserves
- Green Estates
- Local Wildlife Sites
- Conservation Areas

Designation Key

- Site Boundary
- 2.5km Buffer Zone
- RoW - Bridleway
- Row - Footpath
- RoW - Restricted Byway
- RoW - BOAT

| Rev | Description | Drawn | Chkd | Auth | Date |
|----------------------------|-------------|---------------------|------|---------------|------|
| Project | | | | | |
| Minerals Local Plan | | | | | |
| Property No. | | Project No. HW00935 | | | |
| Title | | | | | |
| Woodborough Lane | | | | | |
| Scale | | Drawn AS | | Date 21/05/18 | |
| As shown | | Chkd Initials | | Date | |
| | | Auth Initials | | Traced | |
| Drawing No. HW00935 | | | | | |

In partnership with

www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST



View north through field gate across an elevated large-scale field of improved grassland north of Woodborough Lane. Field rises very slightly to ridge line before dropping down out of view. Top section of wind turbine located ridge north of Woodborough Park Farm is just visible on skyline



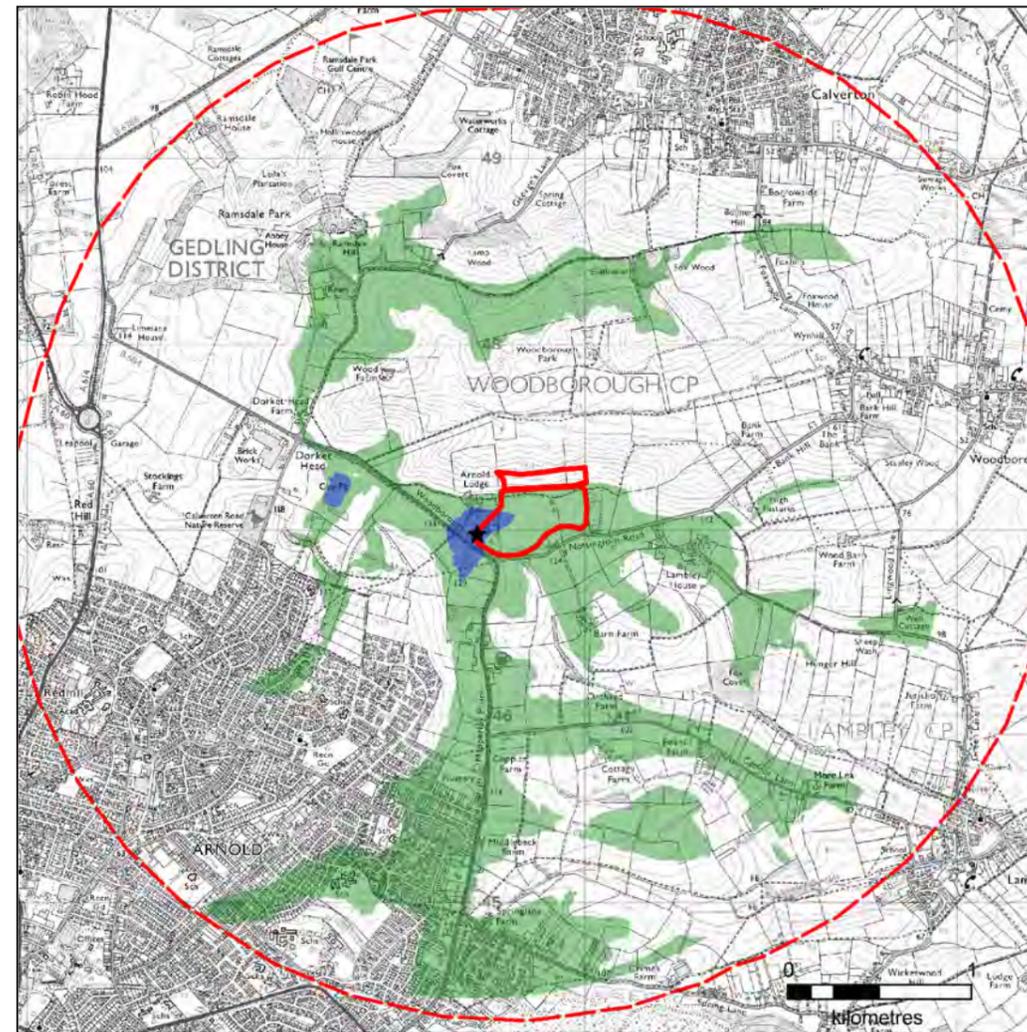
View east along Woodborough Lane, a busy commuter road. Site extends up to residential property which is surrounded by trees cover and a garage. Trimmed hawthorn hedges to 1.4 high allows views out from receptors using Woodborough Lane

LANDSCAPE SUMMARY

A medium scale agricultural landscape on a high plateau on the north-eastern edge of Nottingham. The site is largely sown/improved grassland grazed by sheep surrounded by low trimmed hawthorn hedges. A field pond and willow lies against the western edge. Trees and scrub lie to the north-eastern corner of the site with a hedge and field margin separating the large arable fields to the north. Wind turbine incongruous element on horizon.

VISUAL SUMMARY

A visually prominent landscape marking the transition to open countryside and within Nottingham Derby Green belt and as such is covered by policy 3 Green Belt (page 56) from the Aligned Core Strategy (Adopted 2014). Although the site is inaccessible by rights of way the site is surrounded by busy commuter roads Mapperley Plains, Nottingham Road and Woodborough Lane. The grazed fields are close to the northern fringe of Nottingham and the site is surrounded by busy commuter roads to the south. The elevated plateau drops steeply down beyond to the northern edge and is not visible from the road. Arnold Lodge Farm and a few residential properties lies nearby. A car/scrap metal business lies adjacent to the site. There are views south west from the site across the dumbles landscape to Lambley. An open landscape that would require screening which may impact on landscape character.



- KEY**
- ★ High Point
 - ▭ Site Boundary
 - ▭ 2.5km Buffer Zone
 - ZTV - 0m height
 - ZTV - 4m height

| Rev | Status | Description | Drawn | Chkd | Auth | Date |
|----------------------------|--------|-------------|-------|----------|------|----------|
| Project | | | | | | |
| Minerals Local Plan | | | | | | |
| Property No. | | Project No. | | | | |
| | | HW00935 | | | | |
| Woodborough Lane | | | | | | |
| Scale | | Drawn | | AS | | Date |
| As shown | | Chkd | | Initials | | 21/05/18 |
| | | Auth | | Initials | | Traced |
| Drawing No. | | Rev | | | | |
| | | HW00935 | | | | |


 in partnership with


www.viaem.co.uk Tel 01623 873873
 Bilsthorpe Depot, Bilsthorpe Business Park
 Bilsthorpe Nottinghamshire NG22 8ST